

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MAY 22, 1915

HOW REAL ESTATE RECORDS ARE KEPT

The Early Libers Were Written in Dutch—Purpose of the Register's Office—Changes and Improvements in 1914.

TO those not interested in real estate the work done yearly at the office of the Register of the County of New York means little or nothing, but to others it is of prime importance. Accuracy and speed are two essentials, and that mistakes are almost unknown is due to the system which has been evolved from the one hundred and three years' experience, since the recording office was established.

Prior to 1812 the records affecting real estate were kept by the County Clerk. At that time the county was about one hundred and fifty years old, and about one hundred volumes were necessary to keep the records. These were transferred in 1812 to the care of the Register, and the records, with the exception of a few of the early libers, are now continuous from 1654, during the Dutch regime, to the present day. It is interesting to note that some of the first libers are written in the Dutch language.

Hon. John J. Hopper, the Register of New York County, in his statement and report showing the changes and improvements made in the department during 1914, gives much valuable as well as interesting information, covering as it does the early history of the Register's office down to the present time.

Records Written by Hand.

Until about 1898, the records were written by hand in large volumes, each book containing from 500 to 700 pages. These libers would contain from two to three hundred instruments, each of which was copied out at length. In the early days there were not many instruments, so those recorded were easily located, but to-day there are upwards of two million instruments, of various kinds, on file. There are about one hundred thousand lots in New York County, so that, on an average, there are about twenty instruments which make up the title to each lot. To find the particular twenty instruments, out of the two million on record, is the object of title "searching" and so simply that search is the purpose of indexing.

Each liber is separately indexed, by placing the names in alphabetical order in the back of the book. Later special index books were supplied. The alphabetical system continued until 1891, at which time there were about one million two hundred thousand instruments on record. It has been estimated that not less than four million separate name entries were indexed. The result of this system was an enormous aggregation of names under each letter.

600,000 Names in 1856.

In 1856 the indexes contained about six hundred thousand names and an effort was made to correct the evils resulting from the cumbersome system in vogue. A new alphabetical index was arranged, in which the names for the entire period prior to 1856 were arranged in exact directory order. This system was a decided improvement over the one in force up to that time, and shortened the time required for searching titles.

The agitation for improved indexes



HON. JOHN J. HOPPER,
Register of New York County.

was actively renewed in 1885. At that time about one million instruments were on record and searching conditions were almost intolerable. As a result a Commission was appointed and a measure providing for the block system was passed in 1889 and went into effect January 1, 1891. The law was defective, inasmuch as it did not provide for the re-indexing of the great mass of instruments recorded prior to 1891. A re-indexing law was passed in 1892 and again in 1893 but nothing was done until the organization of the Reindexing Department in 1910.

When first organized the only duty of the Register was to receive real property instruments, record them "at length" and index them. This is still the primary duty of the Register, but in recent years the responsibilities and duties of the office have been greatly increased and broadened. In addition to the current recording and indexing, the Register attends to the satisfaction of mortgages; he receives chattel mortgages, of which more than one hundred thousand are filed and indexed annually; he collects the mortgage tax, which amounts to about \$2,000,000 a year; he is also responsible for recopying and certifying old and mutilated records, and also for the locality reindexing of all old records. The Register is also the Registrar of titles under the Land Title Registration Act, commonly called the Torrens Law.

Three Classes of Instruments.

Real property instruments are divided into three main classes: (1) conveyances, (2) mortgages, and (3) miscellaneous papers. These three classes are each given a separate series of filing numbers, record and index books. Within each classification are a variety of instruments. For example: In the conveyance libers are placed deeds, leases, assignments of leases, releases, party wall agreements, trust agreements and sim-

ilar instruments. The mortgage libers contain mortgages, assignments of mortgages, extension agreements, participation agreements and the like. Among the miscellaneous papers are found general trust mortgages, general conveyances and releases of decedents' estates, and other papers general in character. During last year there were recorded 12,138 conveyances, 12,163 mortgages and 852 miscellaneous papers.

About one hundred papers are received daily for record and to obtain the highest economy of administration a routine has been established so that each division receives an entire day's work to handle. The daily steps for the original instruments are as follows:

Division of the Work.

First Day. The instruments are taken in and pass the notary clerk, the mortgage tax, the receiving clerk, the cashier, the tickler index and the bookkeeper. Each instrument receives its serial number and minute of record, and is abstracted, examined and located by block and lot.

Second Day. Each instrument is copied at length by typewriter in the record libers and the liber and page are noted.

Third Day. The Examining Division compares the typewritten record with the original paper and corrects all errors.

Fourth Day. The Block Index Division completes and verifies the entries in the block index, first written from the abstract slips, which are then sent to the Alphabetical Index Division for use in preparing that index.

Fifth Day. The original papers are sent to the Executive Office for the signature and certificate of the Register. They are entered in the delivery book and delivered by mail, or otherwise, as requested.

The routine of procedure has been so worked out that there is hardly any variation in actual operation. A person recording a paper knows that it will be returned to him at the end of the fifth day without the necessity of making any special request.

Mr. Hopper states that the systematic handling of an entire day's work each day and thus keeping the work up to date does not add to the cost, but on the contrary results in distinct saving.

Use of Typewriters.

The use of typewriters and of the abstract method in indexing current instruments and for checking accuracy was begun early in 1914. Formerly both the block index and the alphabetical index were prepared in preliminary form in "blotters." These were afterwards copied in the permanent books. The use of temporary blotters was discontinued in 1914 and indexing is now made directly into the final books. This system resulted in reducing, by nearly one-half, the staff engaged in preparing these two indexes. The clerks so relieved were assigned to other work.

The budget for 1914, which was prepared before Mr. Hopper went into office, was \$304,468.46, a considerable reduction from 1913, due to the withdrawal of Bronx County, which was

effective January 1, 1914. The total amount spent in 1914 was \$279,277.65. The difference represents a money saving to the city, of which \$14,956.62 was saved in salary accounts, \$10,206.50 in wages of temporary employees, and \$27.63 in supplies, making a total saving of \$25,190.75, which was returned to the City Treasury in unexpended balances.

Budget Appropriation.

The total appropriation allowed in the budget for 1915 is \$291,392.25, a decrease of \$13,076.15 from that allowed for 1914. A great deal of extra work done during 1914, and continued into 1915, was made necessary by the fact that work was allowed to fall behind at certain points in years gone by, and because errors crept into the indexes due to inadequate methods of checking. Beginning with 1914 the record and index entries for each instrument are cross checked in such a manner that it will not be necessary at any future time to go over the indexes again.

An instrument once recorded cannot

be altered except by re-execution. A wrong block may be corrected by paying a small fee, but if the error is in the body of the instrument it must be re-recorded. This, however, is usually a simple matter, if the transaction is fresh, whereas if allowed to remain unnoticed, years might go by, parties move away or die, and a defect in the title result. A record of each error and its manner of correction is kept upon a card or on the abstract slip.

Standardization of Forms.

Every instrument is copied "at length" in a liber. A majority of the instruments are on printed forms. During 1914 a record was kept and it was found that about 46 per cent. of the contents of conveyances and 66 per cent. of mortgages are printed matter. If the varying forms furnished by different printers were the same, the Register's office could have printed pages prepared corresponding to these standard forms and so save copying the printed parts. The copying is paid for by piece work, at the

rate of five cents a hundred words. The sum of \$27,000 was allowed for this work in 1915. About one-half of this amount could be saved annually. As already announced in the Record and Guide, to accomplish this requires other legislation compelling the use of standard forms, or an agreement among printers and conveyancers.

A Transfer to the Bronx.

The formation of Bronx County reduced to some extent the revenues of the New York County Register's office, and the number of its employees. A transfer of the conveyances and other instruments, contained in 1711 volumes, to Bronx County, was made last July. A transfer of 1730 filed maps was made last August and 176 filed maps in October, all affecting Bronx property.

Many attorneys and conveyancers have expressed their approval of the new system of examining instruments immediately upon their receipt and advising those interested of any discovered errors or omissions.

POPULATION VERSUS REPRESENTATION

An Argument for a Geographical Division of the State—Discrimination Against New York City

MUCH has been said relative to the subject of "Population Versus Representation," and in this connection Joseph S. Wood, member of the Westchester Bar, has compiled the following statistics, which bear upon the subject:

"The population of the City of New York, in 1910 and 1914, together with that of the balance of the State, is given in the following table, which also includes an estimate of what the population will be in 1920.

	New York City.	Rest of State.	Whole State.
1910.....	4,766,833	4,346,777	9,113,614
1914.....	5,583,871	4,540,719	10,124,590
1920.....	7,000,000	4,890,000	11,890,000

"Today the City of New York contains more than 1,000,000 inhabitants than the rest of the Empire State. In the State Senate it has only 21 members, out of 51, and in the Assembly, only 64, out of 150. If representation in the Legislature were based on population, New York City would have 28 senators out of 51, and 83 assemblymen out of 150. If the total numbers of senators and assemblymen are not changed, New York City should have, on the same basis, in 1920, 31 senators out of 51 and 90 assemblymen out of 150. This the State Constitution prohibits.

Voters and Representation.

"If representation should be based on the number of voters, then the figures to be considered are as follows:

	Total Number of Voters.	Male Aliens over 21 Years.
New York City....	923,077	510,675
Rest of the State..	1,194,776	208,248
Totals	2,117,853	718,920

"These figures are taken from the United States census of 1910. On the basis of voters only, New York City should, in 1910, have had 22 senators, instead of 21, and 65 assemblymen instead of 64. On this basis of actual voters, New York City had, in 1910, virtually all the representation in the Legislature it was entitled to. In 1914, however, allowing the same percentage of male aliens 21 years old as in 1910, the City of New York should have had 1,083,261 voters, and the rest of the State 1,248,698. The city, therefore, should have had, in 1914, 24 senators instead of 21, and 70 assemblymen instead of 64. In like manner it can be shown that in 1920 New York City will have 1,358,000 voters, and the rest of the State 1,344,750; so, in 1920 the city should have 26 senators instead of 21, and 76 assemblymen instead of 64. Thus, on the basis of the actual number of

male voters, the minority in this State will, unless the Constitution is changed, rule the majority in the Legislature, on and after 1920.

Divide the State.

"New York State has an area of 49,170 square miles, of which 326 are in the city. It would be absurd and unjust to permit the voters who live in 326 square miles of the southeastern corner of the State, to regulate the affairs of those who live on 48,844 square miles, some parts of which are 300 miles from New York City. It is equally unjust and absurd that a minority of the voters in the whole State should be permitted, after 1920, to regulate the affairs of New York City. What then should be done? The answer is: Divide the State.

"My suggestion is let New York City, the rest of Long Island and the whole of Westchester County be one State and the remainder of New York State the other. Rhode Island has only 1,250 square miles, and is only 50 miles long and 35 miles wide. Hamburg and Bremen are independent States of the German Empire, the former having 160 square miles, with a population of 1,000,000, and the latter less than 100 miles, and a population of less than 300,000.

"There are only two States in the Union, outside of New York, having a population of more than 5,000,000 each, namely Pennsylvania, with nearly 8,000,000, and Illinois, with less than 6,000,000.

Assessed Values.

"The assessed valuation of all real estate in the Union, in 1913, was \$50,290,126,002, of which \$7,861,898,890, or nearly one-sixth, was levied on New York City. None of the States in the Union, except New York, has an assessed valuation of real estate aggregating more than \$5,208,131,631. The assessed valuation of New York State is greater than that of twenty-four States in the Union combined, and these States have forty-eight United States Senators.

"In 1914, the assessed valuation of New York State realty was \$10,900,260,883, of which \$8,007,647,861 was in the city, or, in other words, 73 per cent. of the taxable real estate in the State is located in New York City. Yet the city has only 41 per cent. of the State Senate and 42¾ per cent. of the Assembly.

Personal Property.

"The ratio of the value of personal property in the city to that of the rest of the State is greater than that of the real estate. New York City has about one-sixth in value of the real estate in the Union; it has fully one-fifth, if not one-fourth, of the personal property therein.

"It may be difficult to obtain a division

of the State, and it may be unwise to do so, on account of the question of water supply for the city. There is another way of doing justice to some extent, and that is by dividing the State into two tax districts. Let New York City be one and the rest of the State the other.

Two Tax Districts.

"In 1912 the State spent \$42,354,612.99, as follows:

For Education.....	\$9,646,044.29
Agriculture	2,631,729.51
Conservation, etc.	3,015,904.48
Highways and Public Works	4,772,916.95
Hospitals	8,622,839.97
Charities	4,024,726.41
	\$32,714,161.61
Executive & Administration.	\$3,588,102.53
Legislative	2,047,420.09
Judiciary	1,757,922.11
Prisons	2,247,011.97
	\$42,354,012.97

"Out of the \$9,646,044.29 for education, the city received, in 1912, the sum of \$2,198,070.79, leaving \$7,447,973.50, which was paid over to the cities and school districts of the rest of the State. As New York City paid at least 75 per cent. of the whole, which is \$7,234,533.22, and received only \$2,198,070.79, it follows that the city paid \$5,036,462.43 for the education of the children in the rest of the State.

"Out of the \$32,714,161.61 spent by the State for education, agriculture, conservation, highways, public works, hospitals and charities, at least 75 per cent. was paid by the city, which amounts to \$24,535,621.21. Out of this the city received for schools \$2,198,070.79, which means that the city paid, for the benefit of the rest of the State \$22,347,550.42. The city may have some patients in the State hospitals and asylums for the insane and their maintenance should be charged to the city.

"Let each tax district pay for what it gets, and let the State expenses which are general, such as the Executive, Legislative and Judicial, be apportioned in the two districts by the State Tax Commissioners."

An Adverse Recommendation.

Alfred Craven, Chief Engineer of the Public Service Commission, has made a report against the proposed connection of the West Farms branch of the existing subway with the proposed elevated extension of the Lexington avenue subway running through Westchester avenue, in the Bronx. He holds that such a connection would disarrange the traffic scheme for the Bronx and reduce the ability of the West Farms branch to serve its own territory.

"OLDEST" LANDMARK TO BE MODERNIZED

As the Result of the Sale of Historic Site, Dwelling Will Be Reconstructed to Fill Up-to-date Requirements

WHAT is probably one of the oldest houses in the Van Cortlandt, Riverdale and Fieldston districts, was sold recently, as already reported, by the Delafield Estate to Willett R. Skillman, who is to occupy the premises, after extensive alterations which amount practically to reconstruction, under the supervision of Dwight James Baum, architect, Waldo avenue and 246th street. The house is located on the Albany post road, just north of the old southerly line of the Philipse Manor.

The house antedates the famous Van Cortlandt mansion in Van Cortlandt Park, and is so old that the exact date of its erection is not known. Around it are linked a number of historical associations which make it one of the most interesting landmarks, binding present New York with the past. It is estimated to have been built two hundred years ago and represents the type of construction of a period when building materials and methods of construction were almost primitive in their simplicity. The structure seems to have been the guard-house at the southerly entrance to the manor. Tradition has it that it was occupied by the commander of the American army in the days of the Revolutionary War, during the fighting in the section north of New York City. Another old story holds that during these exciting days, George Washington spent a night under its roof. The present tenant has been on the premises for thirty-five years.

The house, in its present condition, presents an interesting study, representing, as it does, in plan and style, an era even before the Revolution. The main portion is about twenty-four feet square and is built of rough stone walls, more than two feet thick, laid up in lime, which is, in the main, mud. Originally its northern division, which is now built of wood, was a small stone annex.

Owner Since 1829.

This part was razed in 1815 and the present wooden or higher portion erected. The property came into the possession of the Delafield family in 1829.

All the materials are hand made; the beams are hand hewn and the nails of wrought iron. The laths were also made by hand and consist of long strips split from rough hewn timbers. The supports on the first floor are about ten inches square, those on the second floor, approximate four inches by six inches. The roof rafters are five inches wide by four inches deep, as compared with two inches wide by six inches deep customary in use at the present day.

One of the unique details noted in connection with the layout of the interior is a slender partition built entirely of stone separating the old kitchen from the dining-room. Its thickness including several coats of whitewash, laid from time to time, is only five and one-half inches. No one has been able

to explain the reason for this type of interior partition and the only plausible cause advanced is that it was constructed to divide the two rooms. Nothing corresponding to it has been found in any of the old landmarks which also represent antiquated types of building construction.

Heavy Floor Timbers.

The flooring consists of boards about ten inches wide, and from one and a half to two inches thick; the wear of two centuries has caused, at various points, spots nearly worn through. From the kitchen there is still a ladder

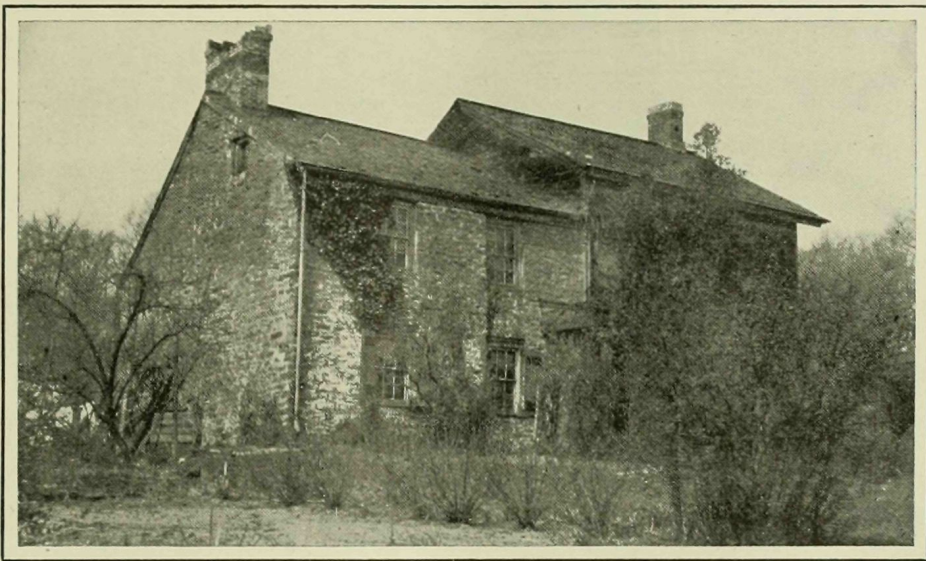
porch at the southeast. The present old kitchen will be utilized as a pantry. The old stairs of black walnut connecting the first and second floors are to remain intact, while in the northerly part of the house a living-room porch is to be built. All these porches will have original columns and the new ones required will be remodelled after the old.

One of the most interesting features in connection with this ancient dwelling house is an unusual growth of vines. These have become so heavy and strong through years of steady and uninterrupted growth that they have forced themselves between the stonework and

can even be seen in some of the rooms. In one place, they have raised a section of the roof rafters.

The house, of course, has the old Colonial garden, typical of all the old-time residences. The old grape arbor has also grown to a remarkable degree; some of the bushes have trunks the size of a full grown tree and one has followed a fence for more than a hundred feet.

Along the line of the road stretches a row of giant boulders and a stone wall about three feet high, which is said to have once marked the southern boundary



REVOLUTIONARY LANDMARK IN RIVERDALE SECTION.

which leads to a small room under the roof, containing one window, two feet square. This space was originally used for slave quarters. The greater part of the southern side is taken up by a huge chimney which makes the wall at this end four feet thick. It opens into an old Dutch oven in the kitchen and a five foot wide fireplace in the dining-room and in the bedroom above. There are two fireplace openings of simple lime-mortar finish with hearths of huge flagstones which have been so used that in places they resemble the rocks worn down by the ceaseless onrush of waters in the bed of a creek. The chimney is topped by brick, probably brought over from Holland.

Wrought Iron Hinges Used.

Both on the east and west sides of the house are porches with square post columns. These are to be saved and used when the building is reconstructed. On the blinds are ancient wrought iron strap hinges of crude make, probably the handiwork of the old-time village blacksmith. These will be duplicated and added to, as part of the reconstruction work.

As much as possible of the old building will be retained and preserved, as outlined by Mr. Baum. The only exterior change will be the lowering of the roof of the wooden or newer section, painting the clap-boards of the new portion white, a similar treatment of the downstairs blinds and the adding of new shutters along the old lines on the upper portion of the house. The old stone work is to be repointed with white mortar. When completely remodelled, the house will represent as near as possible an old New England prototype.

A small new kitchen wing is to be added on the south, with a breakfast

of the old Philipse Manor. As part of the reconstruction a low quaint white picket fence is to be added to the top, which will serve to make the old gray wall even more picturesque. About a hundred feet from the house there is a famous spring which has been in use for a great many years. It is guarded by a huge, equally famous, frog, who has been there in the memory of the oldest residents. He gazes placidly on every curious onlooker within a reasonably safe radius, and vanishes in the depths of the pool at the least approach of danger. In back of the spring is the old Dogwood brook, so called on account of the great number of dogwood trees along its banks.

Crude Construction.

The house, with its crude construction which has resisted the wear and tear of the winters of two centuries and its picturesque surroundings, exemplifies the charm and mystery which every old landmark holds for the imaginative observer. These impressions are intensified by the picturesque wildness of the surrounding country and the almost virginal character of the woodland stretching in every direction, away from the old building.

The Riverdale section has many other historic houses still standing, and is full of Revolutionary lore. Organizations, which have for their object the preservation of relics, a few years ago made a thorough canvass of the section, trying to locate furniture and other things which would serve to perpetuate the memories of past days, and the efforts were rewarded in many instances. The old Van Cortlandt mansion, in the park bearing that name, is used as a museum for the exhibition of these antiques.

WHAT CITY PLANNING HAS DONE FOR NEW YORK

Work of the New York City Improvement Commission
and How Far Its Ambitious Plans Have Been Carried Out*

By NELSON P. LEWIS

VARIOUS schemes have been put forward for modifying the plans of those portions of the city already mapped, but none of them has had the official character of those proposed by the New York City Improvement Commission, created by ordinance of the Board of Aldermen in December, 1903, in a report which was submitted in January, 1907.

This report was accompanied by a number of plans, most of which were commendable, but some of them were ambitious and extravagant beyond possibility of realization, while some of them also ignored conditions which then existed or improvements then under way which would have rendered their execution impossible.

No attempt will be made to describe or even to enumerate all the different projects suggested in this report. Some of them have already been carried out or are under way. Among these, the following may be noted:

The widening of the roadway of Fifth avenue by setting back the curb and the removal of encroachments beyond the building line. Not only has Fifth avenue been treated in this way, but a great number of other streets in the Borough of Manhattan.

The New Seventh Avenue.

The southerly extension of Seventh avenue and the widening of Varick street in order to furnish a much needed continuous thoroughfare on the west side of Manhattan: This project was under consideration by the Board of Estimate before the commission submitted its report, and a special report had been made by the chief engineer of the board, dealing not only with the Seventh avenue and Varick street improvement, but with a number of other changes relating to this part of Manhattan.

The extension of Grand street and the widening of Roebling street in the Borough of Brooklyn: These improvements have been entirely carried out and had been incorporated in the plan of the city before the commission made its report. Their purpose was to furnish a system of adequate approaches to the Brooklyn end of the Williamsburg Bridge.

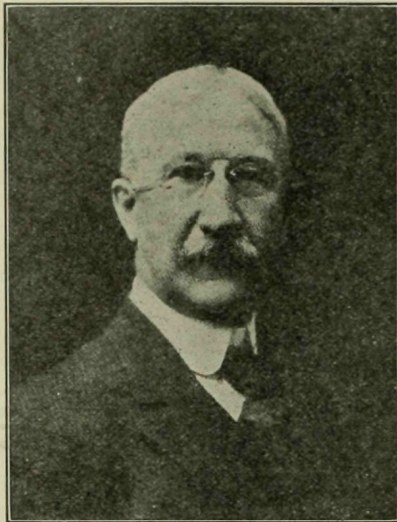
The widening of Thompson avenue in the Borough of Queens: This improvement is now under way on a more comprehensive scale than was suggested in the report of the commission. The street is two hundred feet in width instead of one hundred and sixty feet, as suggested in the report, and extends all the way to Jamaica.

An Ambitious Project.

The creation of a civic center in the Borough of Manhattan: While the commission made no very specific recommendation on this subject, the selection of a site for the new court house of such proportions as to permit the grouping about it of other buildings and connecting it with the City Hall Park, is probably a more ambitious project than the commission had in mind.

Certain other projects suggested by the commission have been at various times discussed by the Board of Estimate, and some of them have gone as far as the preparation and consideration of specific plans, but no action has been taken. Among these are the following:

The separation of grades at Fifth avenue and 42d street: Plans were made for carrying the surface railway tracks



NELSON P. LEWIS.
Chief Engineer to the Board of Estimate.

and the heavy traffic on 42d street under Fifth avenue in a subway. Public hearings were given, but there was so much opposition on the part of the property owners in the immediate vicinity that the project was abandoned.

Approach to the Queensboro Bridge: The commission favored the acquisition of the block between 59th and 60th streets all the way from Fifth avenue to Second avenue, but expressed the belief that this would be too costly and advised the widening of 60th street by taking half the block to the south and the construction of a diagonal connection between 57th street and the end of the bridge. The Board of Estimate has actually laid out on the city plan the entire block between 59th and 60th streets and between Second and Third avenues as an open space and has provided for the widening of Second avenue for several blocks either side of the bridge, but no action has been taken toward the acquisition of the property, pending a final determination as to the arrangement of tracks on the Queensboro Bridge and the connections between these tracks and existing and proposed transit lines.

The southerly extension of Irving place from 14th street to Fourth avenue: This was also considered by the Board of Estimate and the extension was laid out upon the city map in order to provide a route for what was called the Tri-Borough Subway. When the transit plans were changed, this extension was abandoned.

The extension of the Shore Road around Fort Hamilton to connect with Dyker Beach Park in the Borough of Brooklyn: This project appears likely to be realized through negotiations with the War Department permitting the re-establishment of a road which was closed at the time of the Spanish War.

The extension of Flatbush avenue southwardly across Jamaica Bay to Baren Island: This street has been laid out and it is likely that it will be acquired in the near future.

The laying out of Bedford avenue from the deflection at Heyward street to the Williamsburg Bridge Plaza: This street was laid out on the city plan and proceedings to acquire title to it were authorized. Its strategic importance was at once recognized and a rapid transit line was planned to follow it. Owing, however, to the insistent objections of some of the property owners in the territory which would be traversed by the street, on the ground that it would change the entire character of the neigh-

borhood, the project was abandoned. It should be noted, however, that the change in the character of the neighborhood, so much dreaded, has taken place, and many of those who opposed the extension have already found homes elsewhere.

A Brooklyn Civic Center.

The grouping of public buildings in the Borough of Brooklyn: The commission suggested the plaza at the main entrance to Prospect Park as an admirable location for a Brooklyn civic center. Present plans contemplate, however, retaining this center at the Borough Hall, and the location in this vicinity of a notable group of buildings, including a new municipal building and a court house, which, with a reconstructed terminal for the Brooklyn Bridge, would create a center which, while of entirely unconventional shape, would probably be very satisfactory.

The plaza at the main entrance to Prospect Park would have furnished an admirable site for the grouping of the public buildings of Brooklyn, but it is so far removed from the administrative center of the borough it would probably be better to adopt it as the location of a group of educational buildings. The Brooklyn Institute of Arts and Sciences is already there, and the Mount Prospect reservoir, which will probably not be needed when the Catskill water supply is introduced into the city, if lowered a few feet would have furnished an admirable site for a public building. The location of the Brooklyn Public Library on the triangular space in front of the reservoir between Flatbush avenue and Eastern Parkway, a site the selection of which was strongly opposed by many, seems to have effectually prevented any such use of the reservoir site.

The Enormous Cost.

There were many other projects suggested and the above comments relate only to those which have received more or less consideration by the municipal authorities. The report of the commission was referred to the chief engineer of the Board of Estimate for analysis and for an estimate of the probable cost of carrying out those improvements which appeared to be most practicable.

Such report was made under date of September 26, 1907, and included an estimate of the probable cost of carrying out one of the projects which appeared most meritorious, this estimate being based upon the assessed value of the property which would be required with a certain addition which was believed to represent the probable difference between the actual cost of acquisition and such assessed value. The plans for the Boroughs of Queens and Richmond were so little developed at the time that it was impossible to present estimates for any of the projects suggested for these boroughs. The total estimates of the probable cost of acquiring the necessary land in the other three boroughs were as follows: Manhattan projects, \$48,628,000; Brooklyn projects, \$25,490,000; the Bronx projects, \$5,390,000; total, \$79,508,000. The above did not include the estimated cost of the Seventh avenue extension and the widening of Varick street now under way.

—According to reports from excellent sources, the new baseball park of the New York American League team will be established in Long Island City, only a few minutes' ride from the Queensboro Bridge Plaza.—Long Island Star.

*From a paper read before the Advisory Commission on City Plan and printed in connection with the Annual Report of the Committee on City Plan.

BUILDING INSPECTORS' CONFERENCE

The More General Use of Automatic Sprinklers Advocated —Floor Loads and Stairways—Conferences to Continue

THE first subject discussed at the morning session of the Building Inspectors' Conference at the Hotel Astor on May 14, was "The recent tendency toward low floor loads." The discussion brought out the fact that there was a great difference in different cities in this respect. Some of the cities give elaborate lists of buildings and differentiate between different purposes.

The other extreme is represented by the provisions recently adopted by New York City, in which provision is made for minimum floor loads for floors used for residence purposes, for places of assembly, and for business purposes.

It was also brought out that there is a wide variation in the minimum floor loads required. In some cities the minimum floor loads required for residence buildings are as high as 70 lbs. per square foot. New York in its recent action represents again the other extreme in having adopted 40 lbs. per square foot as a fair minimum floor load for residence buildings.

In the case of places of assembly it was contended by some of the Building Inspectors present that loads sometimes run up as high as 150 lbs. per square foot and more, but it appeared that this was only in cases of experiment in which buildings were crowded within a given space as closely as possible. This is an unusual condition that would seldom occur, as under such conditions it would be practically impossible for people to move.

A suggestion was made that in fireproof buildings also floor loads might be permitted lower than in non-fireproof buildings, not only as an encouragement to construct fireproof buildings, but because the proportion of dead load to total load is greater in the case of a fireproof building than in the case of a non-fireproof building.

Certificates of Occupancy.

The discussion of floor loads drifted for a while into one of certificates of occupancy, and resulted in the passage of a resolution to the effect that certificates of occupancy should be issued in all cases of new buildings, and a change of occupancy should be made unlawful unless a new certificate is secured from the proper building official.

Hollow Tile Walls.

Superintendent of Buildings Carlin, of Brooklyn, opened the discussion on Hollow Tile for Outside and Bearing Walls in an interesting paper, in which he outlined the present practice in the City of New York. He contended that hollow tile walls should be at least of the same thickness as brick walls, if not thicker. He also argued for the restriction of hollow tile walls to buildings of limited height, namely, about forty feet. The tendency elsewhere seems to be to higher and thinner walls of hollow tile. Attention was called to a desirable feature in connection with hollow tile walls, that if encouraged by being permitted to be of less thickness than brick they would replace frame construction to a large extent where such construction is permitted. There was some discussion on the strength of hollow tile blocks and the tests made by the National Fireproofing Company in Chicago were referred to, showing that hollow tile walls in cement mortar greatly exceeded in crushing strength ordinary brick walls in lime mortar.

Considerable discussion was evoked by the subject of Automatic Sprinklers. Opinion was divided as to whether au-

tomatic sprinklers should be provided for in building codes. Some contended it was a matter of fire-prevention, but the advocates of automatic sprinklers as a safeguard to life were numerous. The discussion on this subject was continued in the afternoon session, at which time a resolution was drafted advocating the more general use of automatic sprinklers.

Enclosed Stairways.

The Enclosure of Stairways, which was scheduled for the morning session, was not reached until the afternoon. The opinion was quite general that stairways should be enclosed in all buildings except residence buildings, and perhaps other buildings not over two stories in height.

The discussion on the Organization of a Building Department did not proceed very far, for lack of time. Commissioner McKelvey, of St. Louis, outlined the organization of his department. It appeared from the discussion that in the work of many city building departments the planning and supervision of public buildings is included. The senti-

ment was general that this matter is not a proper function of a building official. The presentation of this subject was made more than usually interesting by the submission of several diagrams showing the exact relation of the official to the public and to his staff.

Results of the Conference.

The results of the Conference were considered very satisfactory. The interest aroused was so great that it was decided to hold a Conference annually. The present chairman, Rudolph P. Miller, now Engineer to the Building Committee of the Board of Aldermen in charge of the revision of New York City's Building Code, and the secretary, Hon. Sidney J. Williams, State Building Inspector of Wisconsin, were elected to continue in office, and to act as an executive committee in arranging for a conference some time next year. It was thought wise to hold the next conference somewhere in the West and in connection, if possible, with some national organization interested in some subject closely akin to building construction.

LEGISLATIVE AND CONSTITUTIONAL

An Extra Session Still Demanded by Realty Interests— Labor Unions Want Changes in the Form of Government

GOVERNOR WHITMAN has concluded to sign the bill imposing a direct tax of \$19,560,000 upon the State, notwithstanding all the appeals that have been made to him to be considerate of taxpayers and especially of New York City taxpayers whose burdens will be unusually heavy next year. As he was able to cut only \$2,300,000 from the appropriation bills, he considers there is no need of calling an extra session.

This will be the largest direct tax since the year 1900, when the rate was 1.96 mills. This year it is to be 1.70 mills. The tax will fall rather heavily on New York City because, first, we pay on 77 per cent. of the total assessed valuation, and, second, because real estate here is assessed at its full value, while the largest number of counties are credited with only 70 to 80 per cent. of full value, and in some the assessment is less than half the full value, according to statistics recently published by the president of the New York City Tax Board, Hon. Lawson Purdy.

In a statement issued by the Advisory Council this week, property owners are urged to communicate with the Governor, beseeching him to adopt ways and means to eliminate the economies which he has effected from the Direct State Tax. If this may only be done by calling an extra session of the Legislature, then such a method should be employed and the responsibility for the appropriations placed directly upon the Legislature, for doubtless further savings could thus be accomplished. The Advisory Council, through its special committee, consisting of Messrs. Cyrus C. Miller, chairman, Willard V. King, Alfred E. Marling and Thomas M. Mulry, has been carefully following the hearings at Albany. This committee believes that under the depressed real estate conditions in the city it would be wise for the Governor to adopt heroic remedies to reduce this Direct State Tax, particularly when all property owners have heavy city taxes to meet. Experience has shown that when there is a large unexpended surplus in the public treasury a strong tendency prevails

among public officials to appropriate such moneys for improvements that are not immediately necessary or of vital importance.

Senator William M. Bennett and Stewart Browne, of the United Real Estate Owners' Association, appeared at a hearing before the Governor in opposition to the Mills bill, permitting the new New York court house to be built in sections. Frank DeMuth, of the West Side Taxpayers' Association, and Senator Bennett contended that under the present plans the court house will cost forty to sixty million dollars. L. Laffin Kellogg, of the Court House Board, and Leo Arnstein, representing the Board of Estimate, spoke for the bill.

An injunction to restrain Comptroller Travis from borrowing \$6,000,000 to meet State engagements was denied by Justice Cochran at Hudson last Saturday when application was made by President Browne of the United Real Estate Owners' Association.

Constitutional Convention Matters.

Abram I. Elkus appeared before the Committee on Industrial Relations in the Constitutional Convention and advocated a minimum wage for women but not for men. Representatives of labor organizations will hold a conference in Albany next Monday. In an interview Labor Commissioner Lynch said that workmen's compensation, the short ballot, and woman suffrage are among the broader proposals in which the laboring classes are taking a special interest. He believes that the initiative and referendum and proportional representation are other suggestions that make a large appeal in labor circles.

Specific proposals for a constitutional amendment already brought forward would give the Legislature the right to delegate to a board or commission the power to make regulations for carrying out the labor law, the right to establish a minimum wage, if it should see fit so to do, and the right to regulate or prohibit manufacture in tenement houses. Alfred E. Smith, minority leader of the Assembly, has introduced three proposed amendments designed to bring about these changes.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. W. DODGE, President

F. T. MILLER, Secretary-Treasurer

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

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

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Chicago's eight thousand carpenters were getting \$5.25 a day when they struck for five cents more an hour. The employers, uniting for defense, then locked out everybody in the building trades. A sympathetic lockout is a novelty in Chicago. If a good general arbitration plan develops from the war it will not have been fought in vain.

The Public Service Commission would have great difficulty in proving that subway kiosks on the narrow sidewalks of streets where the Borough President has prohibited sidewalk encroachments, are a public necessity, and so a privileged encroachment not amenable to the law. The Commissioners should watch their step and get in line with the determined will of the people.

The experiment of Labor trying to get along without Capital, and relying upon the Uplifters instead, has been thoroughly tried out. Persistent and unnecessary legislation against employers and property owners under the pretense of improving working conditions has done no one any good. The old saying that the best governed people are governed the least has had ample justification.

The insurance companies which report to the New York State Insurance Department have \$1,761,000,000 invested in real estate deeds and mortgages, a sum which is equal to about one-fifth of the total assessed valuation of all the real estate in New York City. Add to this the sum which the savings banks and some other big lending institutions have invested in the same securities and you will be well on the way to the answer to the question, "Who owns New York?"

The City's Changing Needs.

"More and more the city of New York, if it is to be well governed, must develop toward the city-manager plan."—City Chamberlain Bruère.

Something evidently needs to be done to bring the system of government more into accord with the facts of city life. New York is first of all a business community, the greatest port for commerce in the world, the largest city borrower and spender of money, and it should have a local government conducted with some respect for business principles and with reasonable consideration for the city's economic interests, upon which all its other interests are founded. In recent years the social and altruistic side of government has been so strongly emphasized as to bring reminders from the tangible interests that New York City was not intended to be simply an international melting-pot with endless philanthropic attachments, and that we cannot as a business community contemplate the imprudent use of tax money with the same indifference as in years gone by when the total was comparatively small. That there is not more appreciation at City Hall for the practical affairs of the city is acknowledged to be far more the fault of the plan on which the government is organized than the fault of the members of the government. Therefore when a system of government planned primarily for the benefit of political and social elements becomes incapable of adjusting itself to local economic requirements, a new plan of government is now very often adopted.

Between three and four hundred American cities have taken on the commission or commission-manager form, which concentrates responsibility into the hands of a few experts. The plan eliminates partisan politics entirely and puts local government on an efficient but economical basis, so that public money may not be needlessly spent or the tax and rent payers overburdened. The commissioners and the city manager conduct the affairs of the city as if it were a bank, a railroad or a great industrial establishment. Mr. Bruère, in his report as City Chamberlain, recommends certain steps in the direction of the commission form of government, and would make a beginning by establishing the Department of Finance as the sole fiscal agency for the city government, instead of having a host of departments and bureaus handling city funds. He would also set up a Department of Administration to be a branch of the Mayor's office and "an instrument of day-by-day assistance to the Mayor in the performance of his work as general manager of the city government, which he must increasingly become."

It is important to know that a prominent member of the Mayor's cabinet concedes the need of an entirely new form of government, though advising only partial steps for the present. As there is a committee of the Board of Estimate now engaged in revising the Charter as a whole, the public may be warranted in inferring from the remarks of the City Chamberlain that the product of the revision committee will not be patterned altogether after the commission plan. The piecemeal method, when revision is absolutely necessary, is of course better than no revision at all, and a complete change of plan would be a great deal to expect from members of the existing government. And yet the question may be asked if a complete change is not imperatively required, and if a more certain and distinct departure from the present system would not result from a charter drafted by an independent committee of citizens, especially if they followed a model of known and proved worth? John Stuart Mill once wrote that the precursor of every important period of social and political reconstruction has been "a great change in the modes and opinions of thinking society." We have seen here in New York a great but ineffectual protest go up from the business people against those modes of government that have resulted in over-regulation and excessive taxation. The

protest has been ineffectual simply because the present system is not responsive to the intelligent and authoritatively expressed opinion of the people. Under a straight commission form of government, with the initiative, referendum and recall incorporated, the people would have close control over their governing board.

For the Protection of Homes and Institutions.

While New York City is waiting for the new Commission on Building Districts and Restrictions to recommend the boundaries of districts and the proper regulations to be enforced in each, it is interesting to learn that the city of Philadelphia is also taking steps to control the location, size and use of buildings. Under an act which this week has been signed by the Governor of Pennsylvania, cities of the first class in that State may for the purpose of promoting the public health, safety, order and general welfare, control the types of buildings to be erected hereafter. To the Park Commission is given special authority to regulate the size, location and use of buildings coming within two hundred feet of any park, parkway or public place under its care or management. In a few days the heads of the several departments having in charge the inspection of buildings, the planning of the city and the control of its parks will meet to consider the regulations to be adopted, in order, as we infer, not only that residential districts may be properly protected from incongruous invasions, but also that various types of buildings to be hereafter erected, corresponding to the lines of trade in which they will be engaged, may be located where they will best serve both their own interest and that of the community at large.

One of the most serious charges that can be brought against any city, as well as against any nation, is that it does not protect its citizens in their homes and institutions. In order to preserve certain neighborhoods from contamination our people have not only had to organize societies and keep up a constant vigilance, but also to spend large sums of money. In innumerable other instances have fine residential districts been broken up and old families, with their houses of worship and other institutions, scattered—not so much as the consequence of invasion by legitimate business houses as by the intrusion of activities essentially illegitimate and destructive to the good name, the comfort and the value of the district. A man living in New York cannot be certain of his dwelling for any definite period, or that he will be able to leave it unimpaired to his heirs. He cannot be certain of his church or his club, or who his neighbors will be at any future time. Nor can he be sure that his business will not be ruined by a sudden inrush of outlanders of some sort. Nothing being permanently settled, the fluid elements in population and business dash hither and yon to new points of interest and vantage almost unrestrained. Even old covenants against unwelcome establishments have not served in every instance, for the times change and former designations no longer apply. Thus, restrictions against tenements made in 1873 will not hold against tenements erected in 1915. Stables have become garages and theatres "movies" in common parlance, and a million-dollar office building may be declared a factory building in the eyes of the law.

That assurance of permanence in habitation and business in which a man elsewhere may take comfort and pride is denied to the residents of old New York under existing conditions. Manhattan has suffered irreparable social and institutional losses. In some sections of Brooklyn values are also being disintegrated. For there is little in the city ordinances to hinder a garage, a factory, a picture theatre or any undesirable structure from locating next to the most beautiful dwelling in any borough, if the site can be purchased; and nothing that places a restriction over a

section to apply to all properties, to ensure the permanence of homelife, appreciate values and preserve those things which testify to the refinement and high civilization of a community. But there will be such restrictions when the district regulations are promulgated and the general lines for city development are marked out; when certain areas are set apart for port development, other areas for factories, and when residential neighborhoods are fortified against their enemies. Only in this way can the wealth, health and comfort of the city of the future be assured.

Realty Will Survive.

The Governor finds that he cannot veto the Direct State Tax bill, and real estate must bear the consequences. The decision is a serious one for the Governor as well as for taxpayers, who are persuaded that neither the affairs of the State nor those of the great city have been well managed when such obligations as they are now called upon to meet have been allowed to accumulate. If now there is no escape from the high taxes, it may be said that they won't break real estate, but they may break the present systems of government in State and city which are primarily at fault. The Constitutional Convention with such an example of managerial incompetency before it will undoubtedly change the fundamental law and introduce a plan which will compel the government to conserve in a far more efficient manner than in the past the interests of the people. A remarkable depth of feeling has been sounded throughout the State without regard to political parties against the sort of administration which contracts such mountains of debts to confound the people. New York realty will survive and prosper in spite of everything, and some good will come out of this wrongful treatment.

Commissioners of Deeds.

Editor of the RECORD AND GUIDE:

Section 58 of the Greater New York Charter (Chapter 418 of the Laws of 1913), in relation to Commissioners of Deeds of the City of New York, has been materially amended by Chapter 607 of the Laws of 1915, commonly known as the Hamilton-Fertig bill. This bill was drafted and caused to be introduced by Register Edward Polak of the County of the Bronx, for the purpose of clarifying the language of the old law and of bringing such law into harmony with Section 310 of the Real Property Law.

The new act repeals that portion of the old statute requiring Commissioners of Deeds to file certificates of appointment in the office of the County Clerk or Register, if any, of the county in which they reside and with the Register, if any, of the county in which the acknowledgments are taken, before they may proceed to act. It also repeals the provision making it mandatory upon commissioners to file certificates of appointment in the office of a Register in which such commissioners desire to have instruments accepted for record.

Under the new law, a Commissioner of Deeds, after qualifying in the office of the City Clerk and paying a fee of five dollars, as at present, may then administer oaths, or take acknowledgments, or proofs of deeds, or other instruments, without filing a certificate of his appointment and his autograph signature in any county office whatever.

To safeguard public records, however, it is provided that a commissioner who desires to take an acknowledgment or proof to an instrument to be recorded or to be read in evidence, must either before or after taking such acknowledgment or proof but prior to or simultaneously with the offering of such instrument for record or to be read in evidence: (1) File a certificate of his appointment and his autograph signature in the office in which such instrument is to be recorded, or in the office of the County Clerk in which such instrument is to be read in evidence; and any such instrument shall thereupon be accepted for record or read in evidence without

any further proof; or, (2), as an alternative, such commissioner may file his certificate of appointment and his autograph signature in the office of any County Clerk included in the City of New York, and the said County Clerk with whom such commissioner has filed his certificate and his autograph signature shall, upon demand, authenticate any acknowledgment or proof of deed taken by such officer, without regard to the county in which such acknowledgment or proof was taken, provided such county was wholly included in the City of New York; and any such instrument so authenticated shall be accepted for record or read in evidence in any county of the City of New York or any other county of the State, without any further proof.

The act further provides that a commissioner shall affix to each instrument acknowledged or proved before him, in addition to his signature, the date when his term of office will expire and also his official filing numbers given to him by the clerks of the counties with whom he has filed certificates of appointment; it is also provided that if such acknowledged instrument is to be recorded in the office of a Register with whom such commissioner has filed his certificate, and received an official filing number from such Register, he must also affix that number to said instrument.

It is also made the duty of the City Clerk to issue to a Commissioner of Deeds, upon request, as many certificates of appointment as such commissioner may deem necessary for the proper conduct of his office, and for each such certificate the City Clerk shall collect a fee of 25 cents.

To facilitate the recording of papers, it is suggested that commissioners file their certificates of appointment in the County Clerk's office most convenient to their business or their residence addresses, and also in any Register's office with which they may transact any considerable volume of business.

This is a simple, practical measure, so drawn as to facilitate the taking of acknowledgments of instruments intended for record, and at the same time safeguarding the public interest. The law was approved on May 12, 1915, and became effective immediately.

T. F. DRISCOLL,

Secy. to the Register, N. Y. County.

Public Baths Needed.

Editor of the RECORD AND GUIDE:

Considerable interest attaches to the resolution which will again be presented to the Board of Estimate on Friday next calling for an appropriation of \$22,000 for six public floating baths. The edict of the Board of Health forbidding bathing in the waters around Manhattan on account of sewage pollution, while unquestionably a necessary one for the prevention of disease, has created for the poorer classes of the population a hardship which the floating baths tend to alleviate.

In spite of the economies in city expenditures which have become so urgent within recent times, there is a growing feeling, however, that in this particular instance the failure to provide in some measure bathing facilities during the coming summer, months, would be a false economy.

What constitutes a worthy expenditure more than money directed toward an increase in the efficiency of the toilers, who have been deprived of conveniences formerly enjoyed by them and who, if no adequate substitute is offered, become dissatisfied and more susceptible to the call of other communities? There is a class of workingmen in this city who are indispensable to the industrial and commercial life of the city. Not alone do they encourage the retention of large manufacturing concerns within the city (because the employer will operate his plant only where labor is available), but they also support the small tradesmen and shopkeepers who represent another substantial element in our population. These are the kind of residents who should be encouraged to remain in New York City because they

make definite economic contributions to the city's welfare. Their presence reflects favorably upon real estate and directly benefit the owners.

A small appropriation such as this, to meet an undeniable need in the lives of these people, is in my opinion, a wise expenditure. That it becomes necessary at a time when the cry is heard on every side for retrenchment may be considered unfortunate, but this situation does not detract from its desirability or urgency.

I feel encouraged to ask the Record and Guide, as the medium of the taxpayers, to present the facts as they are, and urge the adoption of the resolution.

LEWIS PHILLIPS.

158 Broadway.

That Long Island Railroad Lease.

In determining the provisions of the agreement between the Long Island Railroad Company and the Public Service Commission for the use of the tracks of the latter company by rapid transit trains from Corona to Whitestone and Little Neck, the Advisory Council of Real Estate Interests believes, according to a statement from the executive committee, that all property owners should give most careful attention as to the exact terms of this contract:

"The recent enabling act passed by the Legislature and approved by the Mayor and the Governor, permits the Public Service Commission to determine under what conditions the city will accept the offer of the Long Island Railroad Company. This enabling act establishes a precedent for the use of the tracks of a private transit corporation by the city. Consequently it is of vital importance that the terms of the agreement be equitable to all parties. If this agreement is consummated there is no doubt that residents of other sections of Greater New York will petition the Legislature for enabling acts to permit the city to use the lines of private transit corporations for bringing the subway to their localities.

"Thus, the basis upon which any future development along these lines may follow should be established upon a very sound and equitable foundation. At present the city's finances are not in a condition to justify the construction of the lines which the company offers. The plans of the Public Service Commissioner were to extend the city's rapid transit line as far as Whitestone. If this line were to be constructed it would parallel similar tracks of the company. Therefore, to avoid this competition, and duplication, the railroad company has offered its tracks to Whitestone and Little Neck, under the following terms:

"A rental charge of \$250,000 per annum, for a period of ten years, with the privilege of renewal for an additional ten years, either party to have the right to terminate the agreement upon a three-years' notice. However, there are additional charges. The city must likewise bear a pro rata charge on the basis of cars handled, for cost of operation and maintenance of tracks and taxes and power consumed. Also, a pro rata share of 7 per cent. interest upon the cost of additional tracks, stations and other facilities required for the joint use, and a pro rata share of 7 per cent. of the amount expended for the elimination of grade crossings.

"With regard to grade crossings, the Long Island Railroad Company is required by law to pay but one-half of the expense, the city one-quarter, and the State one-quarter, so that the city will thus be obligated to pay one-quarter of the cost of eliminating grade crossings, as well as a pro rata charge of 7 per cent. interest on the one-half of the cost expended by the railroad company. The company further reserves the news, vending, advertising and other station privileges, under the provisions of this proposition. The city may use the tracks, stations and facilities of the Long Island Railroad Company under a joint use of the tracks; first, by the railroad company for carrying on its freight and passenger business, as at present, and second, by the city rapid transit trains in carrying on its rapid transit business, without interference one by the other, but over the same line."

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits
Together With Other Current Realty Items

\$3,000,000 OPERATION CLOSED.

Corner of Fifth Avenue and Seventy-Second Street Site of New Apartment House.

THE most important sale of the week, and one which should have a far-reaching effect is the acquisition, by the Wells Brothers Company, of New York and Chicago, of the south corner of Fifth avenue and 72nd street, measuring 115 feet on the avenue and 125 feet in the street. Pease & Elliman were the brokers. The immediate corner, 35 x 125, was acquired from the estate of James A. Burden. This property is improved with the old home of the late Mr. Burden and was under lease to the late Senator Nelson W. Aldrich. The adjoining parcel, 80 x 125, is vacant, and was sold by Cornelius Vanderbilt. The seller acquired the property some years ago from the estate of Seth Barton French, having in mind the erection of a residence for his own occupancy. When the late George Vanderbilt died, he devised the one-time William H. Vanderbilt mansion, at the northwest corner of Fifth avenue and 51st street to the seller in the present deal, and all idea of erecting a residence in upper Fifth avenue was abandoned.

The new owners of the property, just acquired, will improve the site with a twelve-story apartment house, which will have specially designed suites, to meet the desires of the prospective tenants. The entire investment, including the cost of the building, is estimated to be in the neighborhood of \$3,000,000. It is reported that a building loan has been placed to finance the operation.

The sale of the property is interesting from many points of view, but one in particular is the fact that arrangements were made several years ago for the sale of the corner to a syndicate in which the Burden and French families were interested. Cass Gilbert, the architect, was commissioned to prepare plans for the structure, but the operation was abandoned on account of the opposition of some of the neighboring residents. The property then reverted back to the original owners. Those interested in the former deal have no connection with the present transaction. The Vanderbilt plot has been used by the Inter-Club Baseball Association during the last winter, and games were played there several times a week, weather permitting.

The new owners will take title on July 1, when the old Burden house will be demolished. The lease to Senator Aldrich expired on May 1. It is expected that the new building will be ready for occupancy by September 1, 1916.

J. E. R. Carpenter, architect, has been commissioned to prepare the plans. Six floors will be laid out, having only one apartment on a floor, while the remainder of the building will have two suites on a floor. The facade of the structure will be of limestone. The tentative rentals have been placed from \$15,000 to \$25,000 a suite.

The site is admirably adapted to apartment-house construction, having frontages on two wide thoroughfares, and being directly in front of an entrance to Central Park. Directly opposite the site, is the home of James Stillman, and nearby are the residences of Louis C. Tiffany, Henry A. C. Taylor, W. Bayard Cutting, Oliver Gould Jennings and Nathalie E. Baylies. The new \$3,000,000 mansion of Henry C. Frick occupies the entire frontage on the block to the south,

Jamaica Hillcrest Auction.

John H. Judge, Louis B. Hasbrouck, Michael Coleman and Charles B. Barkley, trustees of the Jamaica Hillcrest Company, finding themselves confronted with the necessity of disposing of the remaining lots of the company by the end of the month, in order to carry out the trust agreement with the stockholders, have ordered the sale of about 400 lots, beginning next Saturday, May 29. William P. Rae will conduct the sale, which is to be continued on Monday, May 31, until every lot is sold.

Jamaica Hillcrest is located in a desirable residential section of Jamaica, in the Fourth Ward of the Borough of Queens. It is bounded by Hillside avenue, Home Lawn avenue, opposite Jamaica Estates, and Doncaster road. Fulton street, the main business street of Jamaica, is within two blocks.

The elevated railroad is being extended to Grand avenue, which will be within two blocks of the property at Hillside avenue and Grand avenue. The Jamaica Union Hall street station of the Long Island Railroad is within a few blocks, with direct service within 18 minutes to the Pennsylvania station, Manhattan, and in the same time to Brooklyn, the Flatbush avenue station connecting with subway trains to Manhattan.

The property is fully developed, with streets on established grade adopted by the city, with roads macadamized, sidewalks curbed, large sewer system, water and gas mains, electricity and telephone.

A New Ferry Line.

Property owners in the Dyckman section are rejoiced over the action of the Palisades Park Commission in making a contract with a company just organized, or about to be, for a ferry on the Hudson between the foot of Dyckman street and the Englewood Approach, the fine new road which connects the great Hudson scenic boulevard with the waterside. The ferry will carry automobiles and teams, as well as foot passengers, and will begin operations in June. Temporary landing facilities will in another year be superseded by permanent improvements such as waiting-rooms, etc. The landing place on the New York side will be on premises owned by C. G. K. Billings, just north of the street line, and on park property on the Jersey side, where a large pier for steamboats was built two years ago. The Dyckman street and Englewood Ferry Company is the name of the lessees.

Considerable travel is expected. After a while a barge canal landing place, with loading facilities, is to be built near Dyckman street on the waterfront. Residents of the vicinity are predicting that the time is coming when the Englewood Ferry will be as important as the Fort Lee Ferry, and Dyckman street as busy as 129th street.

Subway Bids Opened.

Bids were opened on Tuesday by the Public Service Commission for the construction of Section No. 2 of Route No. 49, a part of the Culver rapid transit railroad in Brooklyn. This route leaves the Fourth avenue subway at 38th street and runs east to Gravesend avenue and down Gravesend avenue to Coney Island. It will be a three-track railroad, running through an open cut in 38th street and then ascending to an elevated structure and continuing as an elevated railroad through Gravesend avenue. It will be operated by the New York Municipal Railway Corporation (Brooklyn Rapid

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MANAGEMENT OF ESTATES

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Transit) under the Dual System contracts.

Construction work in the 38th street cut has been under way for some time, but no work has yet been done on Gravesend avenue. Section No. 2 is the first section of the elevated portion to be put up for bidding. It extends from a point about 525 feet south of Bay parkway (22nd avenue) produced over Gravesend avenue and Sheel road to a point in Shell road about 525 feet south of Avenue X produced. Oscar Daniels Co. was low bidder at \$863,775.

CITY MORTGAGE INVESTMENTS.

Aims to Dispose of All Mortgage Investments by City.

An aggravated situation has steadily grown up with respect to mortgage investments of the city held by the Chamberlain as trustee for various court funds. Since January 11, 1911, all investments are required to be in the form of city or State bonds, because of certain injudicious investments made in 1910. Prior to that time the Chamberlain was permitted to invest in real estate bonds and mortgages. On January 1, 1914, the City Chamberlain held 104 of such mortgages, all of which represented loans made prior to May, 1910, except one mortgage paid in under a court order in 1912.

It has been the aim of the present administration to dispose of all excessive mortgages as soon as possible. The year 1914 was, however, an unfavorable year for liquidating mortgages. When Mr. Bruère entered upon his duties as City Chamberlain he found \$1,200,000 invested in mortgages, representing 104 separate loans. Of these 104 mortgages, 94 representing \$823,000, were past due, and only 10 mortgages, representing \$377,000, had not yet matured. In some cases overdue mortgages ran back as far as the year 1857. In every case where there were delinquencies, the Chamberlain sought to protect the invested funds by insistently urging the mortgagors to make payments of arrears, and to liquidate part or all of the principal if possible. In five cases this proved unsuccessful, and foreclosures became necessary, representing property assessed at \$111,500, and mortgages aggregating \$79,800.

In this connection Chamberlain Bruère says in a report just made to the Mayor:

"So far as possible it will be my purpose to avoid foreclosures. The practice of the office has, for years, been to continue mortgages past maturity where interest and taxes and other charges are promptly paid. This is advantageous, for the rate of interest on these mortgages is higher than the income which could be produced if foreclosures were insisted upon. Notwithstanding this fact, because of the order of the Appellate Division and the rule of the State Comptroller, I am insistently urging the mortgagors to liquidate their obligations and shall continue to do so as long as the trusts remain in my hands."

According to Mr. Bruère there is no sufficient reason for maintaining a Sinking Fund Commission as an independent body merely for the purpose of the custody of sinking funds. In this connection he says: "As a simplification of the machinery of government I have previously made to you a recommendation which I now reaffirm—that the functions of the Sinking Fund Commission be transferred to the Board of Estimate and Apportionment. Many of these functions are merely survivals of an earlier time when the individual members of the commission were able to give personal supervision to all the details of city business. * * * The transfer of the sinking fund functions to the Board of Estimate would merely mean an occasional lengthening of the calendar of the Board of Estimate and exclusion from consideration of these matters of the Chamberlain and the Chairman of the Finance Committee of the Board of Aldermen. In the suggestion that there be such an amalgamation the present Chairman of the Finance Committee concurs."

MARGINAL R. R. DEAL.

Real Estate Board of New York Takes Action in Opposition.

The Real Estate Board of New York took a stand at the meeting of the Board of Estimate yesterday against the city's deal for the Brooklyn marginal railway.

A request, signed by Elisha Sniffen, secretary, and authorized by the president, Laurence M. D. McGuire, and the board of governors, had been sent to the Board of Estimate asking that the resolution setting aside more than \$6,000,000 for construction of the proposed railway be rescinded.

Mr. McGuire also has sent a letter to Governor Whitman requesting that he defer action on the charter amendment giving the city authorities power to turn the marginal railway over to the trunk line railways until he hears the real estate men in opposition.

It is estimated that without the power to give this \$30,000,000 railway to the railroads it will be impossible for the city to construct it. Numerous letters also have been sent to the Governor asking that he veto the Cullen bill, now before him.

The Great Cost.

The Real Estate Board, in its request to the Board of Estimate, refers to the statement that the cost of the marginal railway was first placed at \$11,226,516, which later was "found to be grossly inadequate."

"Upon the hearing before Governor Whitman," the communication states, "it was admitted by Dock Commissioner Smith and Borough President Pounds that the present city estimate of the cost was \$19,000,000, and it was asserted and detailed figures were exhibited to the Governor by others indicating that the cost of the enterprise would be nearer \$30,000,000.

"Whatever may have been the propriety of the city embarking upon an enterprise costing \$11,000,000 when it would receive interest merely upon \$7,500,000 thereof, there certainly can be no propriety in the city embarking upon this enterprise when it now appears that the cost will certainly be about double and probably triple that amount.

"In our present financial condition we submit that the city should not embark upon any enterprise which the city knows in advance will result in a large annual financial loss to it, which must be made up by taxation, and which it is proposed to carry for a long term."

Brightwaters Pavilion Management.

The Brightwaters bathing pavilion, restaurant and cafe will be opened on June 10, under the new management of H. F. Starin, for many years with the Herald Square Hotel. The Brightwaters Garage, operating a general auto service for Bayshore and Brightwaters, has resumed its summer schedule, so as to include the Pavilion.

Steinway Tunnel Trains Next Month.

The Steinway Tunnel, extending under the East River from Manhattan to Long Island City, will be placed in temporary operation by the Interborough Rapid Transit Company next month, probably about the 15th. Transfers will be given to and from the existing subway.

PRIVATE REALTY SALES.

THAT there is a strong undertone to the real estate market was demonstrated again this week. In addition to a well-distributed budget of sales, involving comparatively small sums of money, several deals of importance were closed, one of which should have a decided influence on the future of the section.

As announced in another column of this issue the south corner of Fifth avenue and 72nd street has been sold to the Wells Brothers Company, builders, for the improvement of the site with a high-class apartment house, twelve stories in

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height. The announcement, which involves the home of the late James A. Burden, and the Vanderbilt plot on the south, has caused wide-spread interest, for it means the invasion of the exclusive Lenox Hill section, and opens the way for other apartment house operations.

In laying out the apartments, the architects are endeavoring to fill any want that a prospective tenant may desire, and the arrangement of the rooms will differ with the various suites. The building will be so constructed that one or more floors can be connected in a single suite, or as little as half a floor constitute an apartment.

There has been a decided demand for houses of this character along Fifth avenue, and buildings of this type, located in the section, notably at 998 Fifth avenue, have been successes from the start. The erection of a building of this type is a step tending to carry further the evolution in apartment house construction. Today a tenant can get an apartment "built to order," and does not have to build a private dwelling in order to satisfy all his requirements.

The leasing market has been strong during the week, a number of important transactions having been closed. The demand has not confined itself to lofts, but stores and apartments play a large part in the reports. That general business conditions throughout the country are on the upward trend, is generally acknowledged, and many brokerage firms are hopeful that before the summer is over real estate will be back again on its old footing. At least, for the present, with the Legislature adjourned, investors have but little fear that new drastic measures can be taken.

From the building standpoint, those interested in this branch of the market are hopeful of an early settlement of the building code, now in course of preparation. The old code, as it stands today, is most confusing, so many changes having been made from time to time that the original is hardly recognizable. Once this question is settled there should be renewed activity from a construction point of view.

The total number of sales reported and not recorded in Manhattan this week was 19, as against 45 last week and 19 a year ago.

The number of sales south of 59th street was 7 as compared with 14 last week and 4 a year ago.

The sales north of 59th street aggregated 12, as compared with 31 last week and 15 a year ago.

The total number of conveyances in Manhattan was 139, as against 147 last week, 15 having stated considerations totaling \$824,725. Mortgages recorded this week numbered 82, involving \$1,895,680, as against 80 last week, totaling \$2,870,508.

From the Bronx 15 sales at private contract were recorded, as against 21 last week and 13 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$744,440, compared with \$1,444,852 last week, making a total for the year of \$33,255,245. The figures for the corresponding week last year were \$1,198,297, and the total from Jan. 1, 1914, to May 23, 1914, was \$18,342,060.

Church Buys in Bronx.

The Roman Catholic Church of St. Angela Merici has purchased from J. H. and F. W. Burton, through Harris & Vaughan, the southerly half of the block bounded by Morris and Grant avenues, 162d and 163d streets. The land has been in the Burton family ownership for sixty years. The church already owns the northerly half of the block, and now controls the entire square block. The plans of the buyer have not yet been announced.

Heights-Bronx Trade.

The Avoca Realty Company, Stephen Ball, president, has sold to the Economy Real Property Company, the eight-story apartment house at the northwest corner of Fort Washington avenue and 170th

street, on plot 101 x 95. In exchange, the buyer gave the vacant plot, 175 x 115, at the southwest corner of University avenue and Boscobel place, at the east end of Washington Bridge.

Sells Astor Leasehold.

Samuel K. Jacobs sold through Nelson, Lee & Green, 3-7 West 35th street, an eleven-story commercial building, an Astor leasehold, with eighteen years to run. The buyer is the Shippan Point Land Company, which gave in part payment twelve acres of waterfront at Stamford, Conn., improved with several dwellings costing about \$15,000 each, roads and a sea wall that cost \$15,000 to build.

Two Houses to Be Made One.

Pease & Elliman and G. L. Gilsey & Company sold for Joel Rathbone, 133 East 61st street, a three-story dwelling, on lot 16.7 x 100, and for the estate of Benjamin Tatham, 135 East 61st street, a five-story dwelling, on lot 17.6 x 100. The buyer will alter and remodel the two buildings into one for his own occupancy.

West Side Apartment Deal.

The McMorro Engineering & Construction Company has sold the twelve-story apartment house at 35-39 West 81st street, held at \$750,000, to Harry P. Davis, who gave in part payment his residence on Stuyvesant Plaza, Chester Hill, Mt. Vernon. The brokers were Slawson & Hobbs.

Sale in Chambers Street.

The estate of Marion Cutting, sold through Wm. H. Whiting & Company, 95 Chambers street, a five-story building, on plot 27.3 x 150.3, through to Reade street. The property is assessed at \$127,000.

Manhattan—South of 59th St.

DOWNING ST.—Kurz & Uren, Inc., re-sold for the Benenson Realty Co., 24-28 Downing st, a 7-sty factory, on plot 60x75.

GREENWICH ST.—L. B. Caldwell sold to George Favour, through Van Vliet & Place, 807 Greenwich st, a 4-sty building, on lot 18.3x50.9, at the southeast corner of Jane st, which has been in the ownership of the seller for 50 years.

DIVISION ST.—Samuel Kaufman has sold the two 3-sty buildings 47-49 Division st, on plot 50.1x68.

14TH ST.—New York Eye & Ear Infirmary, owners of 310-312 East 14th st, has purchased from John J. Aaron, No. 314, a 4-sty dwelling, on lot 22.6x103.3.

56TH ST.—John N. Golding sold to the New York State Realty & Terminal Co., representing the New York Central Railroad, for Dr. James Bishop, the 4-sty house, 82 East 56th st, on lot 16.8x75. The buyer owns the remainder of the block to Park av and now controls a plot 201 ft. on Park av and 66.8 in the street.

Manhattan—North of 59th St.

79TH ST.—Slawson & Hobbs sold for the Broadway Trust Co. 221 West 79th st, a 4½-sty dwelling, on lot 17x102.2.

88TH ST.—Charles F. Noyes Co. has sold for James H. Cruikshank for about \$30,000 the 4-sty dwelling 309 West 88th st, covering plot 19x 100.8½. The house is leased for a term of years with cancellation clause. Stoddard & Mark represented the buyers.

91ST ST.—Joseph Conron has purchased from Charles E. Diefenthaler, the 5-sty dwelling, 303 West 91st. Mr. Conrons daughter is to marry James Butler, Jr., on June 2, and it is said that the deed will be presented to the bride and bridegroom on that day.

123D ST.—Nason Realty Co., Max M. Nathanson president, has sold 449-453 West 123d st, a 6-sty elevator apartment house on plot 75x 100.11. The buyer gave in part payment a dwelling and garage at the corner of Jackson boulevard and Walnut st, Long Beach, L. I.

143D ST.—Paul A. McGorick sold 252 West 143d st, a 4-sty flat, on lot 25x100.

175TH ST.—Nehring Co. sold for the Mose Goodman Corporation, Mose Goodman, treasurer, 571-573 West 175th st, a 6-sty apartment house, to John J. English, who gave in part payment a dwelling and grounds at Belgrove dr and Midland av, Arlington, N. J.

LEXINGTON AV.—Ennis & Sinnott bought from William R. Osborne, 827 Lexington av, a 3-sty dwelling, on lot 20x70. This is the first sale of the property for nearly 50 years.

PARK AV.—H. Hornstein has sold the northwest corner of Park av and 119th st, a 5-sty flat, on lot 25x90. The buyer gave in part payment a plot in Gray st, Fort Wadsworth, S. I.

Bronx.

DORSEY ST.—Ida Brantman has resold the lot, 25x75, in the north side of Dorsey st, 105 ft. east of Zerega av.

KELLY ST.—Paul A. McGolrick has resold to C. O. Bliss 878 and 882 Kelly st, two 5-sty new-law flats, on plot 76x100. The seller acquired the houses last month from the Daily Realty Co. in an exchange for the flat at 56 East 114th st.

SIMPSON ST.—Myrena Realty Co. sold through Alexander Selkin & David Mintz the 2-fam. house, 1149 Simpson st, on lot 25x100.

SIMPSON ST.—D Sylvan Crakow has sold 1076 Simpson st, a 5-sty apartment house, on plot 40x100.

137TH ST.—Kurz & Uren, Inc., have re-sold for the Benenson Realty Co., the two 5-sty flats, 373 and 375 East 137th st, each on plot 27x100.

172D ST.—Eugene J. Busher sold for William C. Arnold, the 2-fam dwelling, 11½ West 172d st, on lot 25x87, to Jewel E. Noble, who gave in exchange the two vacant lots, 50x100, at the southwest corner of Garden st and Prospect av.

172D ST.—William J. Gabel sold for Josephine A. Bertine, 447 East 172d st, a vacant plot, 40x130, 90 ft. east of Park av, to the Benenson Realty Co.

CRESTON AV.—Phelan Brothers have resold, through Richard H. Scobie, the plot of 5 lots at the northeast corner of Creston av and 183d st, 122x95. The seller acquired the property recently from the estate of Richard Webber.

PROSPECT AV.—Eugene J. Busher sold for Joseph I. Berry to William C. Arnold, the plot 98x38, on the west side of Prospect av, 14 ft. south of Garden st.

QUIMBY AV.—Edward J. Moberg sold 4 lots on the south side of Quimby av, 290 ft. east of Castlehill av, and 4 lots on the north side of Story av, 290 ft. east of Castlehill av.

TRATMAN AV.—George Becker has re-sold the vacant plot, 167x110, on the south side of Tratman av, 98.46 ft. east of Zerega av.

WEBSTER AV.—William Evans sold, through Thorn & Co. and R. McLernon, a plot 50x115, on the west side of Webster av, 25 ft. south of 204th st. The plot has been held at \$17,000.

Brooklyn.

HART ST.—James M. Hawley sold for Doctor Lazarus the property at 716 Hart st.

LAWRENCE ST.—Realty Associates sold, through Charles W. Seitz, to John F. Nelson and John L. Edwards the three 3-sty dwellings and one store building at 150-158 Lawrence st, on plot 104.3x100.

MCDONOUGH ST.—Mrs. Arthur J. Moss sold the 3-sty dwelling, 332 McDonough st to M. Vogt, who gave in exchange, the 6-fam. flat, 1295 Decatur st.

SIDNEY PL.—Charles E. Rickerson and Howard C. Pyle & Co. sold for Mrs. Catherine Field, the 3-sty dwelling, 54 Sidney pl.

UNION ST.—John Pullman sold 765 Union st, a 3-sty dwelling on lot 20x100, for Morris Garfinkel.

83D ST, ETC.—Frank A. Seaver & Co. sold the 1-fam. house 1217 83d st for C. R. Bower and the 1-fam. house 2426 85th st for the Gibraltar Construction Co.

EASTERN PARKWAY.—Henry Pierson & Co. sold for Julius Strauss, the plot, 50x175, on the north side of Eastern pkway, 180 ft. east of Plaza st, assessed at \$24,000.

LAFAYETTE AV.—Realty Associates sold through A. J. Waldron the plot 50x100 at 526-528 Lafayette av to Max Solomon, who will build a 4-sty flat.

RYDER AV.—G. Tuoti & Co. sold for the Bond & Mortgage Guarantee Co., the property at 913-915 Ryder av.

Queens.

BROADWAY-FLUSHING.—Dr. C. A. Fones has sold an 80-ft. frontage in the north side of 20th st, 180 ft. from Broadway. To Frederick A. Long, who will build a residence.

LONG ISLAND CITY.—Bernard Spector sold to Richard Hellman, manufacturer of pure food products, the 3-sty reinforced concrete building, on the west side of Steinway av, 100 ft. north of Vanderventer av.

RIDGEWOOD.—G. X. Mathews Co. sold three 3-sty flats, each on plot 27.6x100, at 1877 Madison st to F. E. Phillips; at 1886 Woodbine st to Henry D. Meyer and at 1876 Madison st to Herman Wederman.

ROSEDALE.—New York Suburban Land Co. sold 10x100 on Boulevard to H. S. Ward and 60x100 in Rose pl to C. Gysling.

Rural and Suburban.

GARWOOD, N. J.—New York Suburban Land Co. sold 40x100 on Locust av to R. C. Sterling and 50x100 on Myrtle av to H. A. Thatcher.

GREAT NECK, L. I.—L'Ecluse, Washburn & Co. sold for J. Louis Schaefer his estate to George J. Pidgeon. It is one of the most attractive places in the Lakeville section.

MIDDLETOWN, N. J.—Louis M. Brown sold to Joseph M. Huber a 38-acre estate on Riverside dr, Middletown township, opposite Red Bank, N. J., and fronting on the Shrewsbury River.

MONTCLAIR, N. J.—Dr. S. Rexford Smith has sold the residence at Erwin Park rd and Erwin Park dr to Mrs. Alice McVay.

SCARSDALE, N. Y.—Fish and Marvin sold for the Quaker Realty Co. a tract on the south side of Heathcote rd, adjoining the section known as the Heathcote Association, to Bertrand F. Bell, who recently sold his New Rochelle estate, through the same brokers.

SHARON, CONN.—S. H. Jones has purchased the 66-acre estate, formerly occupied by the late Governor John Cotton Smith. It is one of the landmarks of the state and has been in the family of the seller for more than 150 years.

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LEASES.

Jewelers to Remain Downtown.

George W. Welsh's Son, jewelers, leased from Vincent Astor, through the Charles F. Noyes Company, the corner store in the new seven-story building to be erected at the north corner of Broadway and Vesey street. The store will have about 100 feet of direct display advertising. The business of the lessee is now conducted at 256 Broadway and has been identified with the lower section of the city since 1845. Their selection of a downtown location, in spite of the prevailing uptown movement, indicates the confidence of the firm in the retention of their clientele.

Liberty Bank in Equitable.

The Liberty National Bank, of 139 Broadway, has leased, through Albert B. Ashforth, for twenty-one years, with renewal privileges, the Broadway and Cedar street corner of the Equitable Building, at 120 Broadway, comprising the entire Broadway grade frontage north of the arcade entrance, and also space on the mezzanine and second floors. The Pine street end of the building has been taken by the Empire Trust Company.

Another 23d Street Lease.

Heil & Stern and Albert B. Ashforth leased in the building formerly occupied by Stern Bros., at 28-30 West 23d street, through to 9-19 West 22d street, the seventh floor, containing about 20,000 feet, to Levy & Marcus, manufacturers of men's neckwear, who have been located on lower Broadway for many years.

Haberdashers in Fifth Avenue Lease.

Wm. D. Bloodgood & Company, Inc., have leased for Mme. Simcox the store and basement at 535 Fifth avenue, for ten years, to Kaskel & Kaskel, who have been in business in this city for fifty years. They are now located at 316 Fifth avenue, and will use new location for an uptown store.

New Victoria Building Tenant.

Bernard Ulmann Company, embroideries, silks, etc., for the last sixty years in Grand street, have leased, through Carstein & Linnekin, large space in the Victoria Building, Broadway and 27th street.

Manhattan.

VASA K. BRACHER has leased the ground floor at 82 Broad st to A. Blank & Co. for Samuel Untermyer; also rented stores at 333 West 59th st to A. Gorgiulo and at 326 West 59th st to the Wonder-mist Co., of 1789 Broadway, and to W. J. Jackson.

CROSS & BROWN CO. has leased store and basement at 558 3d av to William A. Slayback; entire 16th floor at 19-25 East 24th st to the Wallace Novelty Co., of 22 East 41st st; space at 396 Broadway to Hyman Hirwitz.

CROSS & BROWN CO. has leased a floor in 1875 Broadway to J. J. Madden and Edward R. Wood; two entire floors at 351-5 West 52d st to Bender, Robinson Co., and offices in 30 East 42d st to Harry J. Robinson.

CROSS & BROWN CO. has leased for the Columbus Circle Realty Co. to the Splittorf Electrical Co., of 20 West 63d st, the store and 2d floor at 3-7 West 61st st, through to 6-10 West 62d st, and space at 396 Broadway to E. J. E. Vollbehre.

DUROSS CO. leased the dwellings 469 West 21st st to John Gratz and 319 West 18th st to Clara C. O'Hara.

DOUGLAS L. ELLIMAN & CO. leased large apartments in 45 East 62d st for the 62d St. Co., E. C. Potter, president, to Mrs. Robert Waller.

DOUGLAS L. ELLIMAN & CO. leased a large apartment for the estate of Ogden Golet, Moore & Wyckoff, agents, in 410 Park av, to Thomas M. McCarter; also apartments in 399 Park av to Alfred E. Cortis; in 901 Lexington av to Dr. Hubert S. Howe; in 114 East 84th st to Mrs. J. I. Ellsworth and renewed the lease in 122 East 82d st to Mrs. J. C. Cooley.

DOUGLAS L. ELLIMAN & CO. leased apartments in 635 Park av (an entire floor) for William A. Slayback to Clarence F. Westin, with an extension of the lease from the owner, Mrs. Robert B. Minturn; in 122 East 82d st for Mrs. Juliet Inness Ellsworth to S. M. Peyser; in 178 East 70th st to Frederick O. Beach; in the new building under construction at 161 East 79th st to Mrs. C. W. Fiske; for the 62d St Co., E. C. Potter, president, in the house under construction at 45 East 62d st to Joshua A. Hatfield; in 114 East 84th st for the Surrey Realty Co. to Edward S. Bladgen; in 103 East 86th st to Mrs. C. J. Valleau; in 28 East 55th st for Miss E. T. Taft to Raymond B. Van Dyke; and renewed leases at 178 East 70th st to George S. Leiner and at 122 East 82d st to Mrs. O. V. Pistoles.

JOSEPH F. FEIST & CO. leased for the Borine Manufacturing Co. the 2d loft at 551 West 42d st to the United Trading Co. of 95 Nassau st.

J. ARTHUR FISCHER leased for the trustees of the estate of Sarah A. Tileston, the 4-sty building 610 6th av for a cafe and grill.

FREDERICK FOX & CO. leased lofts at 12 East 13th st to Neadel & Sternberg; in 42 East 12th st to Schlossberg & Bessner; in 37 East 12th st to Nathan Simmons; in 61 East 11th st to Benedict Weisz; at 54 East 11th st to C. & W. Middy Blouse Co., to Progress Cloak & Suit Co. and to Witoff & Eidenberg; at 40-2 West 17th st to Ortner & Turin; at 20 West 17th st to Singer & Bloom; at 122 Center st to Benjamin Vortrefflich; at 20-22 Waverly pl to Atlas Flower & Feather Co., and at 712 Broadway to Cornelius J. McCarthy.

GAINES & DRENNAN CO. and Stephen H. Tyng, Jr., Co. leased the 1st loft in 240 5th av to J. Duncan Ditheridge, representing Bryce Brothers & Co., cut glass.

GOODWIN & GOODWIN rented for the Lo-werre estate to D. L. G. Elder for 3/4 years the 3-sty dwelling at 123 West 119th st.

GOODWIN & GOODWIN rented for Rosale Kaufmann to Dr. Morris Frucht the 3-sty dwelling 61 West 119th st.

N. BRIGHAM HALL & Wm. D. Bloodgood, Inc., leased for Catherine Furcht the southeify store and basement at 805-807 Lexington av, to Chas. Schwiering, grocer, now at 1058 3d av. This completes the renting of the building.

HEIL & STERN leased lofts for Postal Life Insurance Co. in 530 Broadway to Leon P. Wilder & Sons, of 83 Bowers; for 652 Broadway Co. in 652 Broadway to French Art Novelty Co., of 11 East Houston st; for Jacob Emsheimer in 25-7 West Houston st to Aborn Hat Co.; for estate of Samuel J. Silberman in 14-16 West 17th st to Friedman Bros.; for Aragon Holding Co. in 18-22 West 20th st to Stein, Moss & Co., of 143 West 20th st; for Charles Kaye Renting Co., in 30-4 West 26th st to National Skirt Co., of 72 Grand st; for Antler Realty Co., Inc., in 57-61 West 38th st to Lazarus & Bernhard, of 652 Broadway; also for Atlantic Realty Co. in 968 6th av, store and basement to Neuhaus & Thorman.

M. & L. HESS (INC.) have leased the 7th loft at 19-21 West 36th st to A. Massad & Co., of 43 West 16th st; 3d loft at 42 West 15th st to Goldstein, Piowowitz & Sorotick and the 6th floor at 53 West 24th st to Sweibaum & Co.

M. & L. HESS (INC.) leased for the Hess Building Co. rooms 1408-9 in 354 4th av to the Raw Silk Trading Co. of 1 Madison av; also for 432 4th Av. Corporation rooms 1307-8 in 432 4th av to the Universal Type-Making Machine Co. of Chicago, Ill.

HUBERTH & HUBERTH have leased offices in the Circle Building at Columbus Circle to the Lester Auto Wheel Co.; Century Ball Bearing Co.; Beckert & De Florez, and Anson Jones; also the store at 1846 Broadway to the Hartford Suspension Co., of Newark, N. J.

HUBERTH & HUBERTH leased a store on the Central Park West side of the Circle Building at Columbus Circle to the German Journal of 183 Duane st; also the store at the south-east corner of Broadway and 61st st to the Lozier Motor Car Co. of 1806 Broadway, and offices in the New York American Building, Columbus Circle, to Samuel G. Raines, M. Heidelberg, the Cornfield Resilient Wheel Co. and the Lancia Co.

A. KANE & CO. leased for Eugene Higgins, the 4-sty dwelling, 2201 7th av.

EDGAR A. MANNING has leased for Frances Blum, 114 East 61st st for 5 years to Madeleine & Charles, dressmakers, of 800 Lexington av.

CHARLES F. NOYES CO. has leased the store and basement 32-34 Frankfort st for John V. Black to B. H. Strauss, of 37 Spruce st; cigar privilege in the Masonic Building, 71 West 23d st to Morris Scorsory, and a floor at 118 Beekman st for George W. Bond, Jr., to Harry H. Stearns and Charles H. Blakeman.

PEASE & ELLIMAN leased the store at 13 East 49th st to Lehnert & Hutli, hairdressers, of 309 Madison av, at an aggregate rental of about \$50,000.

PEASE & ELLIMAN leased for the Clark Estates the 5-sty dwelling 30 West 74th st and in 11 East 68th st a 13-room and 4-bath apartment to W. S. Jenney, in conjunction with William R. Ware.

PEASE & ELLIMAN leased for Mrs. Helen R. Anthony to Miss Bella da Costa Greene the 3-sty dwelling, 145 East 38th st; also for Gustav Kayfmann to Dr. William P. Healy, the 4-sty house, 46 East 83d st, and the entire 5th floor in their own building at 340 Madison av to Clarence Whybrow, decorator, of 311 Madison av.

PEASE & ELLIMAN have rented for the Surrey Realty Co. an apartment in 114 East 84th st to Mrs. Martha L. Macy; also made the following renewals of apartment leases: At 27 East 62d st to Mrs. Leo M. Berry; at 875 Park av to T. B. Cowperthwaite; in the "Saint Urban," at 89th st and Central Park West to Max Baer and to Samuel H. Fink, and in 72 East 96th st to Pierre Laird.

PEASE & ELLIMAN rented for the E. A. L. Park Av Co., controlled by Edgar A. Levy, a 12-room and 4-bath apartment in the new building under construction at 525 Park av to S. W. Childs; also rented apartments in 875 Park av to Mrs. Henry Liebmann; subleased for H. Seaton Frank his suite in "Irving Arms," Riverside dr and 94th st, to William Newell; rented for Breckenridge Carroll an apartment in 640 West End av to Cyrus Adler and to J. F. Gibson, a larger apartment in the northwest corner of Madison av and 68th st.

L. J. PHILLIPS & CO. leased to James Butler, the double store at 1246 St. Nicholas av, which will make the 244th in the chain of Butler stores.

MARK RAFALSKY & CO. have leased for the James McCreery Realty Corporation, the 4th loft at 112-14 West 42d st, through to 113-17 West 41st st to the Orsenigo Co., of 675 1st av, which will use entire space as a furniture display room; also leased for Monroe Froehlich to the Feld-Franken Co., the 9th loft at 72-74 Madison av, and in conjunction with Pease & Elliman, the 9th loft at 31-33 East 32d st to W. Bauman.

SHAW & CO. have leased for Peter J. Devine the store 2218 8th av to the George Kern Co., of 496 9th av.

SHAW & CO. leased for J. Harper Skillin, the 3-sty building, 1935 Madison av, to the Eller Mfg. Co., of Canton, Ohio.

HERBERT A. SHERMAN has rented about 30,000 sq. ft in 136-146 West 52d st to the Studebaker Co.

Wants and Offers

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

THOROUGHLY experienced Real Estate man desires connection with live concern or Estate. Specialist in managing property and the collection of rents. Highest credentials. Box 596, Record & Guide.

WANTED—Young man acquainted with Real Estate offices, architects, etc., to solicit Iron Work, such as fire-escapes and alteration work. Box 598, Record & Guide.

TO RENT—Five-story building, 314 West 44th street, suitable for any business, specially in the building line; first floor, driveway and stalls; upper floors, lofts, offices and apartments; cheap rent. See agent on premises.

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TO LET—Sixty Wall Street, fine light private room in law office, particularly desirable for real estate or insurance broker. \$30 a month, also desk room, exceptionally private. Address S. D. JONES, 60 Wall Street.

EXAMINATION FOR**Deputy Tax Commissioner Salary \$2,400 Per Annum**

Candidates must present evidence of at least five years' recent active experience in the real estate business as appraisers, brokers or operators; or at least five years' service in the Department of Taxes and Assessments in positions tending to qualify them for the duties. They must be familiar with real estate values, with methods of real estate appraisal, and the law and practice of taxation in this city. Candidates, at time of appointment, must have been at least one year prior thereto, an elector in the borough from which he is appointed. Subjects and weights are: Experience, 3; Duties, 5; Arithmetic, 2. A qualifying physical examination will be held prior to examination.

Applications will be received at Room 1400 Municipal Building from May 20 to June 4 at 4 P. M.

Minimum age, 21 years; maximum, 45 years on last day of filing applications.

Four cents in stamps must accompany requests for application blanks by mail.

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CHRIS. SCHIERLOH rented the 3-sty-house 559 West 57th st for Rutgers B. Miller to Alexander Marshall.

CHRIS. SCHIERLOH leased the basement store in 70 Murray st; also the 3d and 4th lofts in 72 Murray st to the F. J. Bernard Co., of 70 Murray st.

LOUIS SCHRAG has leased for the Lloyd Realty Co. the 1st loft in 171 Broadway to the Paris Hat Co., of 30 Bond st; for John J. Cavanaugh, the 3d loft in 256 West 23d st to Greenspan & Brownstein; for the District Realty Co., space in the 10th floor of 142-144 West 24th st, to Jetomar & Prestap, and for the Renwick Hurry Estate, the 5th loft in 147 West 24th st to Kotkin & Swengle.

SPEAR & CO. have rented for the Fabian Construction Co. the 3d loft in 31-33 East 28th st to Henry M. Wohl, of 113 West 27th st; for the Eugatnom Realty Co. space in 143-145 West 20th st to Samuel Blum; for the 29th St Construction Co. the 3d loft in 105-107 East 29th st to Frank Hyman; for Emily M Roemer the top loft in 27 East 10th st to Dorfman & Levine.

SPEAR & CO. have rented for the Canebrake Realty Co. the 3d and 5th lofts in 4 West 16th st to Olchin & Golub and Rosenthal & Co.; with Cammann, Voorhees & Floyd space in 38 West 18th st to Shanblum & Floyd; for the Atlantic Dock Co. the 4th and 5th lofts in 143-145 Prince st to Rosen & Co. and Herman Bernstein; for the Broad St Holding Co. the 1st loft in 71-73 Grand st to Kaminsky & Sokel; for M. Morgenthau, Jr., Co. the store in 141 West 24th st to the Royal Pressing Iron Works; for Victor Guinzburg the store and basement in 199 Wooster st to Louis Jacobs.

TUCKER, SPEYERS & CO. leased the 5th floor east in 28-30 West 38th st to William Brill and in conjunction with Bleiman & Co. the 5th floor west to L. J. Schiller.

TUCKER, SPEYERS & CO. and N. Brigham Hall and Wm. D. Bloodgood, Inc., leased the 5th floor in 48-50 West 21st st to Max Newman & Co., of 135 West 27th st.

WM. A. WHITE & SONS leased for J. Hopkins Smith, the 4-sty house, 17 East 47th st, to the Black & Boyd Mfg. Co., gas and electrical fixtures, of 23 East 22d st.

WM. A. WHITE & SONS leased stores at 798 7th av to Frank Rosenfeld; at 985 Lexington av to the Sheffield-Farms-Slawson Decker Co; at 1211 Broadway to the Columbia Trunk & Bag Co., of 412 6th av; and for Joseph Sultan, the easterly half of the store and basement in 140 Reade st to Herman Hesse of 137 Reade st.

WM. A. WHITE & SONS rented offices in 100 Hudson st to the Highland Glass Co.; the Puritan Food Products Co., of 105 Hudson st; Carl O. Lange; Jacob A. Kirsch; J. Bayard Marter, of 105 Hudson st; Seaboard Rice Milling Co. and H. O. Wilbur & Sons; also in 21-23 Maiden la to H. B. Peters Co., of 87 Nassau st and in 12-16 John st to F. W. Gesswein & Co.

Bronx.

WILLIAM J. GABEL leased 3-sty dwellings for Henry S. Sutphen at 1447 Vyse av and for Mrs. Charles W. Hagelstein at 788 East 176th st.

Brooklyn.

BULKLEY & HORTON CO. leased dwellings at 198 Washington av to Mrs. F. Ruttle; 143 Vanderbilt av to John Foley; 39 South Elliott pl to Mrs. Annie R. Sheridan; 141 Adelphi st to Gertrude Wang; 6 Washington av to George Peppel; 1189 Bergen st to William Greer; 880 Park pl to Dr. Charles E. Scofield; 26A New York av to Harry F. Tompkins; 17 Revere pl to F. G. Morris, and also at 1154 Bedford av, a store, to H. Heilmann, delicatessen.

Queens.

CROSS & BROWN CO. leased for the Empire City Pearl Button Works the 2d floor in 79-83 10th st. Long Island City, to the Humboldt Machine & Stamping Co., of 213 West 40th st.

CROSS & BROWN CO. has leased for the Goodyear Tire & Rubber Co. to the Seubert Bearing Co. the 3d floor at Jackson av and Honeywell st.

LEWIS H. MAY CO. leased cottages at Belle Harbor, L. I., for Phyllis Rapelie on Suffolk av to Albert Lassner; for Mrs. Christine Bulwinkle, on Montauk av, to Leonard G. Robinson; at Neponsit, L. I., for Beatrice De Mille, on Bannock Blvd. to H. Fullerton Weaver; for Judge Geo. J. O'Keefe in Huron st to A. Wright.

LEWIS H. MAY CO. leased cottages at Arverne, L. I., for Mary Rutherford on Armerman av to Harry Klein; for Samuel Pollick on Clarence av to Morris Krinsky; for A. Levy on Jessica av to H. Zaidenberg; for Suburban Realty Co. on Remington av to B. Musitan; for Suburban Realty Co. on the Boulevard to A. Millheiser.

Richmond.

JULIA BEVERLY HIGGENS leased for Mrs. Robert Emmet Robinson her place on Bard av, Livingston, S. I., to Charles D. Fuller.

Suburban.

LEON S. ALTMAYER and Allen & Feldstein leased for Victor Herbert to Julius Mautner the Kane Camp at Lake Placid for the summer season.

ROBERT F. BONSALE leased for the Public Service Railway Co. to D. A. Schulte, Inc., the stand privileges of its trolley terminals at Sip av, Jersey City and Hoboken.

L. ECLUSE, WASHBURN & CO. rented the Frederick R. Coudert property, "Rugby," at Oyster Bay, L. I., to Mrs. Amos Morrill.

DOUGLAS L. ELLIMAN & CO. and S. Osgood Pell & Co. leased for Mrs. Emil Baumgarten, her country place at Great Neck, L. I., for the season to Edmund A. Guggenheim.

FEIST & FEIST, INC., leased for Henry F. Starr to Dr. Frederick C. Thornley, of Butler, N. J., the residence at 91 Mt. Pleasant av and for Mrs. Adriana A. Edgar, the store at 16 New st to Edward W. Lintner, musical instruments.

FISH & MARVIN rented for the season, furnished, the property of Franklin T. Root, at Sagamore, Bronxville, to James Lincoln Ashley.

JULIA BEVERLEY HIGGENS has sub-let for E. Halsey Malone the Ashbel Green house at Mount Kisco to Charles N. Edge and for Pierre Jay, his cottage at Mount Kisco to Miss Susan Ellis.

KENNETH IVES & CO. have leased for Kenneth M. Murchison his new house in Seymour pl, Gedney Farm, White Plains, to J. Barfield; also for Edith C. Montayne her residence on Cooper rd, Scarsdale, to Frances Coster White.

MERRY & BOOMER, proprietors of the McAlpin and Claridge Hotel, have leased the Trouville at Long Beach, and propose to make extensive improvements, including the erection of 5 additional stories and the construction of an 8-sty annex.

ADOLPH S. OCHS has leased from John A. Young, his 20-acre estate at Glen Cove, L. I. It overlooks Long Island Sound and is directly opposite the estate of George F. Baker.

PEASE & ELLIMAN rented, furnished, the home of Dr. S. M. Evans, of Wallacks Point, Stamford, Conn., to the Rev. Edwin S. Sander-son.

S. OSGOOD PELL & CO. have leased the Messenger place at Sands Point, L. I., to A. Hawthorne Howard.

S. OSGOOD PELL & CO. has leased for Mrs. Maude F. Battershall, her country place in the Quaker Ridge section of Larchmont, N. Y., to Alexander I. Sinsheimer.

MRS. J. WEST ROOSEVELT has leased "Waldeck," her country place at Oyster Bay, L. I., to C. A. Helm, through S. Osgood Pell & Co.

ALFRED E. SCHERMERHORN has closed the following rentals at Southampton, L. I., for the season of 1915: For Mrs. Edward C. Rushmore her cottage in the east side of Main st to Mrs. Russell H. Headley, Sr.; for Mrs. Edward W. Humphreys her cottage in the East side of Main st to Mrs. G. Eric W. McDonald; for Mrs. H. H. Forriday, "Bonnie Dune" in the south

side of Gin la on the ocean to Stephen C. Clark; for Mrs. Alfred Nelson, "Ingleside," east side of "Fair Lea," near ocean, to Mrs. Jefferson Caddington; for Mrs. W. Rosseter Betts, "Wyllis House," corner of First Neck la and Dune rd, to George F. Maxwell; for B. Ogden Chisolm, Mrs. Robert Weller's "Vyne Croft," in the east side of First Neck la on the lake, to Mrs. Herbert A. Scheffel; for Mrs. DeLancey Nicoll, "Windymere," in the east side of First Neck la, on the lake, to Henry Phipps; for Mrs. Henry Keyer Johnson, "South Cottage," in the west side of First Neck la, to J. Stevens Ulman, and for John B. Abney his cottage on the Shinnecock Hills to Frederick Y. Baliel.

REAL ESTATE NOTES.

WALTER R. LORD has moved from 35 Nassau st to 160 Broadway.

W. F. FUERST has been appointed agent for the southwest corner of Pearl and Cedar sts.

J. ARTHUR FISCHER has been appointed agent for 158 West 54th st.

RUSSELL, SCOTT & ZIEGLER, fire insurance, of 95 William st, are the successors of John M. Talbot & Co.

DR. HOWARD ELLIOTT is the buyer of the apartment house, 555 West 175th st. He gave in exchange an estate at Suffern, N. Y.

HUBERTH & HUBERTH have been appointed agents for 319 Broome st, 397 Manhattan av and 324 East 77th st.

CHARLES BUERMANN & CO. have been appointed agents for 55-61 Jackson st and 684 Water st.

M. MORGENTHAU, JR., CO., has placed a loan of \$45,000 for the Riverview Construction Co., Henry M. Bloch, on the 5-sty apartment at 70 Pinehurst av.

WILLIAM G. LOEW and Florence B. Loew conveyed, on Tuesday, the dwelling, 260 Madison av, to George F. Baker, Jr., as a gift. Mr. Baker is Mrs. Loew's brother.

A. N. GITTERMAN CORPORATION has been appointed agent for 49 Franklin st; 52 Leonard st; 27 Lispenard st; 65 West 52d st, and the northwest corner of Amsterdam av and Manhattan st.

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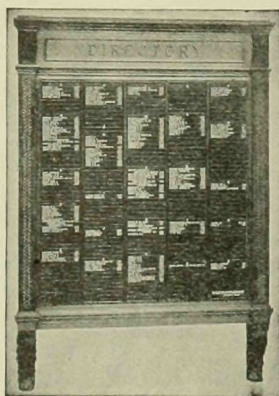
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NEW YORK

OBITUARY

HENRY B. BUCKINGHAM, for twenty-five years, in the employ of the Home Life Insurance Co., died, on Tuesday, aged sixty-one, at his home, 1019 Lefferts av, Morris Park, L. I. He was formerly prominent in the Knights of Pythias.

TOWNSEND FRAZER, treasurer of the North Essex Realty Co. of Montclair and New York, died on Sunday, at his home, 43 Upper Mountain av, Montclair, N. J., aged twenty-five.

WILLIAM E. HOXIE, retired auditor and adjuster, died on Monday, aged eighty-three, at his home, 1317 Dean st, Brooklyn.

HENRY LEER, president of the West New York Board of Trade and prominent in the real estate development of that section, as organizer of the Fillmore Realty Co., died on Thursday, aged fifty-three, at his home, 637 Tyler pl, West New York.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

MARGARET BAKER, Mary Blass and Everett Herrick, details next week.

CAROLINE G. EWEN.—280 Division st, 288-67, 2½-sty bldg, 21.9x49.6, \$9,500; 626 Water st, 260-3, vacant, 26.3x72.6, \$5,250. April 13, 1913.

CHARLES KANTLER.—383 3d av, 908-5, 3-sty bldg, 20.4x70, \$21,000. Dec. 4, 1914.

CHRISTOPHER MOLLER.—223 West 132d st, 1938-23, 3-sty dwg, 15x99.11, one-third interest, \$2,125; deced. owned shares in Vandam Realty Co., whose realty was appraised as follows: 83 Vandam st, 597-64, 9-sty bldg., 25x100, \$26,000; 85 Vandam st, 597-65, 4-sty ten., 25x100, \$19,000; 87 Vandam st, 597-66, 4-sty ten., 25x100, \$19,000; 89 Vandam st, 597-67, 4-sty ten., 25x100, \$19,000; 91 Vandam st, 597-68, 4-sty ten., 25x100, \$19,000; 93 Vandam st, 597-69, 4-sty ten. 25x77, 17,000; 102 Charlton st, 597-50, 4-sty ten., 25x100, \$19,000; 104-106 Charlton st, 597-48, 7-sty bldg., 48.6x123xirreg, \$55,000; 135 West 128th st, 1913-13, 4-sty ten., 29x99.11, \$19,000. Sept. 15, 1913.

GEORGE L. PEABODY.—49 West 38th st, 840-15, 4-sty dwg., 17x98.9, \$57,500; 19 West 12th st, 576-52, 3-sty dwg., 25x100, \$23,000.

WILLIAM B. PROCTOR.—319 West 100th st, 1889-10½, 5-sty dwg, 20x100.11, \$35,000. April 19, 1913.

SARAH ROTHMAN.—537-539 East 5th st, 401-44, 6-sty ten, 41x97, \$62,500; 70 West 114th st, 1597-62½, 3-sty dwg, 16x100.11, \$12,000; 1555 Lexington av, 1627-21, 5-sty ten, 25x95, \$22,000; 303 West 120th st, 1497-28, 5-sty ten, 25x100.11, \$26,500; 9 East 117th st, 1637-7, 5-sty ten, 25x100.11, 53-55 East 112th st, 1618-28, 6-sty ten, 39.9x100.11, \$50,000. Oct 15 1914.

LOUIS SCHAEFER.—10 St Nicholas pl, 2054-44, 2½-sty dwg, 62½x100, \$62,000. Nov 26, 1912.

JOSEPHINE SCHIFFMEYER.—525 East 82d st, 1579-16, 5-sty flat, 27x100.2, \$21,000. Aug. 27, 1914.

WILLIAM F. WHITEHOUSE.—285 Broadway, 149-30, 5-sty bldg, 24x95.11, one-fifth interest valued at \$34,000. April 9, 1909.

LOUIS WOLLSTEIN.—2 West 128th st, 1725-40½, 3-sty dw, 17.6x99.11, \$12,000. Oct. 5, 1914.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

Interest next week will center on the holdings of a number of estates to be offered at the stands of various auctioneers. An entire waterfront block on the Harlem River, from 122d to 123d street, to close the estate of Thomas Patten, will be sold on Wednesday at the stand of Bryan L. Kennelly, who also will offer a Bleecker street corner and Bronx and White Plains vacant land among other properties.

On another of his Special Sales Days, scheduled for Thursday, Joseph P. Day will present a diversified class of properties, also for the accounts of estates, including those of Hugh McCreery, John A. Casey, Elizabeth P. Casey, Francis Higgins and Benjamin G. W. Lichtenberg. The estate of William Farrell will

offer, through Henry Brady, a high-class West Side residence.

Next Saturday at 2 p. m. William P. Rae will sell at auction for the trustees of the Jamaica Hillcrest Company, in liquidation, about 400 lots in Jamaica Hillcrest, Fourth Ward, Borough of Queens.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 21, 1915, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

JOSEPH P. DAY.

Fletcher st, 20-S, see Front, 161.
Front st, 161 (*), nec Fletcher (Nos 20-8), 32.5x93x31.7x93, 4 & 5-sty bk loft & str bldg; due, \$94,886.50; T&c, \$6,462.57; City N Y (corrects error in last issue, when st No was 164). 35,000
54TH st, 223-9 E, see 55th, 226-32 E.
55TH st, 226-32 E (*), ss, 250 w 2 av, runs s100.5xe50xs100.5 to 54th (Nos 223-9) xw125xn100.5xw25xn100.5xe100 to beg. — bk & fr bldgs of brewery; due, \$20,678.81; T&c, \$245.40; sub to pr mtg \$92,000; Viola M Flannery. 115,110
56TH st, 216 W, see Bway, 1744-8.
61ST st, 231 W (*), ns, 324.9 e West End av, 25.3x100.5, 5-sty bk tnt; due, \$11,224.78; T&c, \$1,048.50; Alice R Sprague. 10,000
61ST st, 200 E, see 3 av, 1029.
103D st, 113 E, ns, 95 e Park av, 15x100.11, 3-sty & b stn dwg; due, \$5,080.32; T&c, \$188.15; Matilda Miller. 5,600
103D st, 115 E (*), ns, 110 e Park av, 15x100.11, 3-sty & b stn dwg; due, \$5,-

059.77; T&c, \$186.15; City Real Estate Co. 5,400
136TH st, 6 W (*), ss, 110 w 5 av, 25x99.11, 5-sty bk tnt; due, \$17,885.14; T&c, \$723.50; Gustav Lange. 11,000
136TH st, 14 W (*), ss, 210 w 5 av, 25x99.11, 5-sty bk tnt; due, \$17,782.93; T&c, \$894.45; Gustav Lange. 10,000
136TH st, 12 W (*), ss, 185 w 5 av, 25x99.11, 5-sty bk tnt; due, \$17,782.93; T&c, \$733.50; Gustav Lange. 10,000
Broadway, 1744-S, sec 56th (No 216), 131.9x122.7x120.2x88.7, 7-sty bk tnt; adj June 2.
Lenox av, 507-9, ws, 53 n 135th, runs n 46.5xw56xn.06xw44xs46.11xe100, 2-5-sty bk tnts & str; adj June 3.
3D av, 1029, sec 61st (No 200), 21.5x70, 5-sty stn tnt & str; due, \$21,294.21; T&c, \$1,180.73; Jno J Daly. 34,350

HENRY BRADY.

116TH st, 246 E, ss, 87 w 2 av, 23x100.11, 2-sty bk stable; due, \$14,326.30; T&c, \$529.15; Michl Magaluso. 15,025
Riverside dr (*), ns, 445.1 w 158th, 102.11 x204.7 to 160th, x100x228.3, vacant; due, \$52,634.69; T&c, \$3,117.25; Union Dime Savgs Bank. 57,400
Riverside dr (*), ns, 478.4 w 158th, 110.11x231.11 to cl 160th x39.10x63.2x237.6, vacant; due, \$47,800.52; T&c, \$2,612; Union Dime Savgs Bank. 52,200

SAMUEL MARX.

14TH st, 58 W (*), ss, 125 e 6 av, 25x103.3, pt 5-sty bk str; due, \$123,670.75; T&c, \$—; Guaranty Trust Co, NJ. 100,000
35TH st, 248 W (*), ss, 275 e 8 av, 25x98.9, 3-sty bk tnt & str & 2-sty fr rear tnt; due, \$26,239.12; T&c, \$968.18; Libbie B Hall, extrx. 25,000

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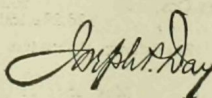
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L. J. PHILLIPS & CO.
125TH st, 524 W, ss, 308 w Ams av, 27x100.11, 5-sty bk tnt & str; Jacob David. 18,979
125TH st, 528 W, ss, 362 w Ams av, 27x100.11, 5-sty bk tnt & str; Jacob David. 22,054
DANIEL GREENWALD.
150TH st, 608-10 W (*), ss, 125 w Bway, 130x99, 6-sty tnt & str; due, \$21,032.77; T&c, \$1,832.15; sub to 2 mtgs aggregating \$148,400; Jacob Strauss. 150,270
 Total \$643,388
 Corresponding week 1914.... 991,472
 Jan 1, 1915 to date..... 30,552,387
 Corresponding period 1914... 15,524,763

Bronx.
 The following are the sales that have taken place during the week ending May 21, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.
Fox st, 651 (*), ns, 231.10 e Av St John, 40.7x125, 5-sty bk tnt; due, \$5,421.47; T&c, \$1,175; sub to mtg \$29,000; Fannie Greenebaum. 35,000
Grand blvd & concourse (*), ws, 748.4 n Bedford Park blvd, 45.4x123.3x39.11x120.2, vacant; due, \$3,458.03; T&c, \$1,125.93; Warren B Sammis. 4,500
Whitlock av, 856, es, 314 s Tiffany, 39x90, 5-sty bk tnt; due, \$24,420.68; T&c, \$1,118.77; withdrawn.

BRYAN L. KENNELLY.
Garfield st, 1720 (*), es, 205 n Van Nest av, 25x100; due, \$3,408.88; T&c, \$210; Minnie Hummel. 3,000
Ogden av, ws, 175 s University av, see University av, es, 175 s Ogden av.
South Oak dr (*), ss, 28.10 w Cruger av, 30.1x106.1x25x89.6; due, \$757.38; T&c, \$160; Wm C Trull. 800
University av (*), es, 175 s Ogden av, 50x77.1x77.1 to Ogden av x50x59.11x59.11 to beg, vacant; due, \$6,528.29; T&c, \$1,472.83; Park Mtg Co. 5,000

CHAS. A. BERRIAN.
Barnes av, sec Wickham av, 65.2x61.6x50x97.6; due, \$1,406.61; T&c, \$39.23; Joshua Haberman. 1,600
Courtlandt av, 910 (*), es, 27.11 n 162d, 27.11x115x25x127.6, 3-sty bk tnt & str; due, \$5,454.61; T&c, \$275.61; Metropolitan Savgs Bank. 6,000
Southern blvd, ws, 129.3 n 179th, 66.1x149.4x—x149.3, vacant; due, \$7,182.29; T&c, \$1,899.04; L Allison. 12,050
Wickham av, sec Barnes av, see Barnes av, sec Wickham av.

HENRY BRADY.
McLean av, 851-3 (*), nwc 240th (Nos 455 to 463), runs n88xw21xn10xw36xs75xe113 to beg, 5-3-stv fr tnts & str; due, \$24,172.95; T&c, \$7,586.20; Herbt Beach et al. 1,000
Webster av (*), ws, — s McLean av, 75x117.5x—x111.4, vacant; due, \$3,880.01; T&c, \$240.84; Caroline Gareiss. 3,800

JAMES J. DONOVAN.
Fox st, 643 (*), ns, 150.7 e Av St John, 40.7x125, 5-sty bk tnt; due, \$7,091.54; T&c, \$1,095.80; sub to mtg \$27,500; Philip A Ehn. 32,500
Vincent av (*), es, 100 n Fairmont av, 55.11x—x42.6x—, due, \$1,217.94; T&c, \$33.38; Jennie Sealy. 500

ANTHONY V. CAGGIANO.
3D av, 4051-7, ws, 100 n 174th, 215x— to Bathgate av (Nos 1742-60), 5-5-sty bk tnts & vacant; Sheriff's sale of all right, title, &c; Abr Pollock. 2,000

JACOB H. MAYERS.
221ST st E (*), ss, 105 w Bronxwood av, 50x114; due, \$973.38; T&c, \$210; Adelaide A Wabst. 1,000
St Lawrence av (*), es, 95 s 174th, 25.3x41.9x25x45.5; due, \$355.64; T&c, \$100; Josephine Moses. 200

Total \$106,952
 Corresponding week 1914.... 206,825
 Jan. 1, 1915 to date..... 2,702,858
 Corresponding period 1914... 2,817,297

Brooklyn.
 The following are the sales that have taken place during the week ending May 19, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.
CANARSIE LA (*), nwc Bedford av, 100x70.4x100x72.10; Stephen Yates... 9,850.00
GOLD ST, es, 80 n Myrtle av, 20x48.9; adj June 4.....
GRAND ST, swc Bedford av, 23.4x75; also GRAND ST, ss, adj above known as Lot 237; Rialto Realty Co..... 35,750.00
3D ST, nes, 228.8 nw 5 av, 26.8x95; Wm F Brown..... 10,800.00
60TH ST, sec 12 av, 20.3x77; Rose E Kley..... 5,575.00
82D ST (*), sws, 100 nw 17 av, 40x100; Eliz A De Mund..... 500.00
BELMONT AV, ns, 81 e Pennsylvania av, 34x125; withdrawn.....
DRIGGS AV (*), es, 60 n Division av, 20x75; W Elmer Paynter et al..... 3,500.00
DRIGGS AV, es, 80 n Division av, 10.6x21.6x75; Carl Schmelzle..... 3,500.00
WASHINGTON AV, es, bet Sullivan & Malbone, Lot 4; Theresa Bridgewater. 1,050.00
WILLIAM J McPHILLIAMY & CO.
DEAN ST, ss, 60 e Franklin av, 20x80; Sarah A Sweedler..... 5,500.00
FLOYD ST, ns, 111 e Nostrand av, 26x100; Morris Reizenstein..... 5,825.00

TERRACE PL, nwc 20th, 75x93; withdrawn.....
61ST ST, sws, 95 se 15 av, 20x100; also 61ST ST, sws, 155 se 15 av, 20x100; withdrawn.....
BEDFORD AV, es, 25 s S 4th, 21x100; Hyman B Rosenson..... 7,250.00
BROOKLYN AV, es, 495 n Glenwood rd, 40x100; Lawyers' Mtg Co..... 6,000.00
ST MARKS AV, nec Troy av, 25.1x83.9; withdrawn.....
17TH AV (*), ws, 19 n 76th, 18x100; Janie M Graham..... 3,000.00

NATHANIEL SHUTER.
LORIMER ST (*), es, 80 s Richardson, 20x75; Nicola Caprio et al..... 6,100.00
WINTHROP ST (*), ns, 2,905.7 e Flatbush av, 140x106; also WINTHROP ST, es, 309.10 e Nostrand av, 60x106; Allan Cowperthwaite..... 1,000.00
61ST ST, ns, 300 w 12 av, 40x100; V Miraglia..... 2,000.00
LOT 34, blk 5392, sec 16; Ellen Smith. 4,500.00
LOT 47, blk 6103, sec 18; J R O'Beirne; def..... 1,655.00
LOT 49 (*), blk 1368, sec 5; Henry Seinfel..... 25.00

JAMES L. BRUMLEY
OCEAN AV (*), es, 78.7 n Foster av, 200x120xirreg; Audley Clarke..... 140,140.00
 Total \$253,020.00
 Corresponding week 1914..... 277,460.00

VOLUNTARY AUCTION SALES.

Manhattan.
JOSEPH P. DAY.

MAY 27.
CHAMBERS ST, 192-4, ss, 92.4 w Washington, 44.6x88.3x44.6x88.1, 5-sty bk loft bldg & 1-sty bk exten (extrics).
DUANE ST, 80, ss, 136.7 e Bway, 25x77.3 to Republican al x25.7x77.3 to beg, 3-sty bk loft bldg (exrs).
28TH ST, 345, ns, 302.6 e 9 av, 18x98.9, 4-sty & b bk tnt (partition).
62D ST, 158, ss, 100 w 3 av, 20x100.5, 3-sty & b stn dwg (trstes).
91ST ST, 151, ns, 90 e Lex av, 20x100.8, 3-sty & b stn dwg (trstes).
121ST ST, 362, ss, 66.8 w 1 av, 16.7x104, 3-sty & b bk & stn tnt (partition).
126TH ST, 141 W, ns, 330 e 7 av, 20x99.11, 3-sty & b stn dwg & 2-sty bk exten (exrs).
130TH ST, 109 W, ns, 170 w Lenox av, 20x99.11, 3-sty & b stn dwg (exrs).
153D ST, sec Riverside dr, 130.5x164.5x98.3, vacant (exrs).
215TH ST, ss, 225 e 9 av, 50x99.11, vacant (partition).
LENOX AV, 507-9, ws, 53 n 135th, runs n46.5xw56xnbxw44x36.11x100 to beg, 2-5-sty bk tnts & str (partition).

BRYAN L. KENNELLY.
MAY 26.
BLEECKER ST, 91-3, nwc Mercer, 50x132x51.10 x146.10, 2-5-sty bk str & loft bldgs (exrs).
80TH ST, 330-2 W, ns, 260 e Riverside dr, 40x102.2, 2-4-sty & b stn dwgs (exrs).
122D ST, E, ns, 74 e Pleasant av, 204.10x230.10 x87.8x201.10, vacant (exrs).
2D AV, 314, es, 37 n 18th, 17x60, 4-sty & b stn dwg (exrs).

HENRY BRADY.
MAY 26.
96TH ST, 65 W, ns, 120.5 e Columbus av, 20.6x100.11, 4-sty & b stn dwg (trstes).

Bronx.
JOSEPH P. DAY.

MAY 27.
FREEMAN ST, sec Intervale av (No 1300), 18.7x65.2x56.7x50, 3-sty fr tnt & str (exrs).
SIMPSON ST, 1226, es, 247.11 n Home, 25x100, 3-sty & b fr tnt (exrs).
SIMPSON ST, 1247, ws, 57.6 s Freman, 17.5x57.8, 3-sty fr tnt (vol).
VYSE AV, 1489, ws, 200 s 172d, 25x100, 3-sty bk & stn tnt (exrs).
VYSE AV, 1491, ws, 175 s 172d, 25x100, 4-sty & b bk tnt (exrs).

BRYAN L. KENNELLY.
MAY 26.
BAINBRIDGE AV, es, 148.7 n Bedford Park blvd, 100x118, vacant (exrs).

Brooklyn.
JOSEPH P. DAY.

MAY 27.
LAWRENCE ST, 146, ws, 110 s Willoughby av, 21x100, 3-sty & b stn dwg (exrs).
LAWRENCE ST, 148, ws, 131.1 s Willoughby av, 21x100, 3-sty & b stn dwg (trstes).

ADVERTISED LEGAL SALES.

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

Manhattan.

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

MAY 22.
 No Legal Sales advertised for this day.
MAY 24.
44TH ST, 15 & 17 W, ns, 200 w 5 av, 50x100.5, 12-sty bk loft & str bldg; Viola M Flannery — 15 West 44th St Co, Inc, et al; Benj Trappnell (A), 170 Bway; Augustine R McMahon (R); due, \$130,171.88; T&c, \$1,965.92; sub to pr mtgs aggregating \$275,000; Herbert A Sherman.
MAY 25.
MOORE ST, 30; ws, 104.10 s Front, 24.6x73.5x24x72.4, 5-sty bk loft & str bldg; Sarah E Townsend—Robt F Parkinson et al; Saml

Lis Pendens, Brooklyn, Continued.

2D AV, nec Bay Ridge av, 90.3x—x101.1x120; Henry Crowley—Danl J Ryan et al; H L Thompson (A).

MAY 15.
WEST ST, ws, 105.10 n 53d, 20x100; N Y Mtg & Sec Co—Geo W Oliver et al; C A Clayton (A).

PUTNAM AV, ss, 37.6 w Marcy av, 17.6x80; Mary W Piper—Matilda McKeegan et al; A W Burlingame, Jr (A).

MAY 17.
BAYARD ST, sec Lorimer, 25x75; Peekskill Savgs Bank—Gilomena Polita et al; T F Redmond (A).

COOK ST, ns, 175 e White, 50x100; Bushwick Savgs Bank—Bernard Lewis et al; R L Scott (A).

DOUGLASS ST, 1820; A Newburger Elec Co—Saml Katz & ano; foreclosure of mechanic's lien; E Cohn (A).

ESSEX ST, es, 96.2 s Atlantic av, 25x100; Gerard R E Corp—Anna Greenthal et al; Kiendl, Smyth & G (A).

MARION ST, ns, 266.8 w Patchen av, 33.4x100; LOT 30, Block 2, Map 264 lots in 9 Ward; Mary E Berthelson—Constantine Kaufman et al; partition; B R Duncan (A).

STAGG ST, ns, 275 w Waterbury, 25x100; Bushwick Savgs Bank—Sophie Fisher et al; R L Scott (A).

36TH ST, nes, 60 se 14 av, 20x100.2; Title G & T Co—Rachel L Weinberg et al; T F Redmond (A).

79TH ST, ns, 84.4 w 20 av, 16.10x100; Fredk S Lovell—Marloe Constn Co & ano; L A Doran (A).

79TH ST, ns, 219 w 20 av, 33.8x100; same—same; same (A).

GREENPOINT AV, swc Newell, 104.2x207.5x 105.6x144.6; Sarah Blum—Sidney J Freidlin et al; foreclosure of mechs lien; E C Rosenbiume (A).

HOWARD AV, es, 80.2 s Dean, 27x90; Henrietta Solomon—Abr Levin et al; I Solomon (A).

HOWARD AV, es, 53.2 s Dean, 27x90; same—same; same (A).

NARROWS AV 1035; also PROP in Suffolk Co; also S Portland av, 95; Edw Crouch—Margt Crouch et al; partition; E B Thompson (A).

PITKIN AV, swc Watkins, 75x100; Natl Savgs Bank of Albany—Annie Palley et al; T F Redmond (A).

ROCKAWAY AV, ws, 550 s Bway, 25x100; Bowery Savgs Bank—Simon Young et al; T F Redmond (A).

STUYVESANT AV, ws, 40 s Macon, 20x80; The Thrift—Martha A Youngs & ano; F Jordan (A).

5TH AV, es, 50.2 n 46th, 20x100; Annie M Greene—Mary A Greene et al; J W Browne (A).

MAY 18.
BALTIC ST, ss, 315 e 4 av, 12.6x55.10; Wm Burrell—Niger R Gjermsstad et al; Belfer & Belier (A).

GRANT ST nec E 32d, 100x102.6; Levin Kronberg & Co—Mass Realty Co; L Lipskin (A).

HOPE ST, 129; Wm Knodel—Aug Oestreicher et al; partition; I N Williams (A).

STERLING PL, ns, 510 e Troy av, 20.6x115.5x 20x120.1; Kath A Carroll—Louisa Penna et al; Watson & Kristeller (A).

WINTHROP ST, 337; Barnett Lashinsky—Rosa Hutter et al; S Lascher (A).

BAY 10TH ST, ses, 180 ne Bath av, 40x96.8; Margt Shepherd—Louise W lfe et al; Phillips & Avery (A).

E 23D ST, ws, 134.8 n Av D, runs n85.3xse83.6x e43.1 to beg; Jno Schauf—Saml Moskowitz et al; J Schauf (A).

26TH ST, ns, 125 e 4 av, runs n48.3xe—xs50xw 25 to beg; Wm King—Thos King et al; partition; Menken Bros (A).

43D ST, ns, 380 e 15 av, 28.6x100.2x20x79.1; Flobert Realty Corp—Josephine Emery; E J Ludvigh (A).

51ST ST, nes, 180.4 nw 9 av, 80x100.2; Eagle Savgs & Loan Co—Fredk Wilcock et al; Latson & Tamblin (A).

AV P, ns, 80 w E 15th, 40x100; Title G & T Co—Annie Fulton et al; T F Redmond (A).

DUMONT AV, ss, 59.10 e Chester, 20.1x50; Bond & Mtg Guar Co—Heskel Engelmayer et al; T F Redmond (A).

LAFAYETTE AV, ss, 40 w S Portland av, 20x 80; Chas A McLoughlin—Cath E McLoughlin et al; T L Walsh (A).

VAN SICLEN AV, es, 100 n Livonia av, 17.6x 100; Harry Litowitz—Max Pasternack et al; S Chugerman (A).

SUTTER AV, es, 20 e Elton, 20x75; also ELTON ST, es, 115 s Sutter av, 20x90; Abr Gluck—Louis J Heil et al; M S Hyman (A).

4TH AV, es, 50.2 n 48th, 25x100; Isaac C Bishop—W L Condy et al; Yankauer & Davidson (A).

4TH AV, es, 75.2 n 48th, 25x100; same—Edwin C Christensen et al; same (A).

4TH AV, es, 25.2 n 48th, 25x100; same—Frances Ringle et al; same (A).

MAY 19.
AINSLIE ST, ns, 150 e Leonard, runs e25xn 111.5xw25.4xsl107.4 to beg; Thos E Rogers—Edw T Buckingham et al; R Johnston (A).

BAY 22D ST, ses, 160.3 ne Cropsey av, 60.1x 96.10; Alfred H Reeves—Carolina A Gallagher et al; H L Thompson (A).

43D ST, ns, 80 e 13 av, 20x100.2; Flobert Realty Co—Louis Bernstein et al; E J Ludvigh (A).

74TH ST, sec 3 av, 20x80; 73D ST, ns, 312.6 e 2 av, runs n100xse86x48.7xw19.9xse40.2xw86.11 to beg; Arnon L Squiers—Sunset Cont Co; to set aside deed; Curtis, Mallet & Prevost & C (A).

AV Q, nwc E 18th, 80x100; Jessie K Battersby—Cecilia R Kelly; C A Clayton (A).

DEKALB AV, ns, 149.6 w Tompkins av, runs n 95xw.06xn5xw50xs100xe50.6 to beg; Mary A Gordin—Jennings—Mary E Dissosway et al; A W Venino (A).

OCEAN PKWAY, es, 365 s Caton av, 40x150; Fanny Lipsky—Henrietta Johnson et al; C L Meckenberg (A).

WILLOUGHBY AV, ns, 330.6 e Marcy av, 19.6x 100; Jeanette Levy—Gertrude Soroch et al; Hirsh, Newman & R (A).

5TH AV, es, 50.2 n 46th, 20x100; Annie M Greene—Mary A Greene et al; J W Browne (A).

5TH AV, 6214; Dora R Bongards—Amalie Avril; specific performance; F L Gross (A).

LOTS 156-7, blk 4764, map of Michael L McLaughlin & Co.'s 2d addition to Bklyn; Thos E Guerin—Martin Langs et al; Howell, McChesney & C (A).

54TH ST, 54 W; Lawrence S Harris—Jessie Gillender, Annie Cornish & Alex J Veitch (52) 250.00

WEST END AV, 378; American Hardware Corp—78th St & West End Av Co, Inc (51) 1,727.42

MAY 18.
ELSMERE PL, nec Marmion av, 96x 100; Salvatore Naccarato—Defender Constn Co; Kramer Cont Co; renewal (57) 260.00

13TH ST, 36-38 W; Bernard Johnson—Van Beuren Estate; Timothy J Kelley; renewal (59)..... 3,195.50

58TH ST, 530 W; Jos Braunstein—Max Sussman & Hannah Goldberg (61) 10.70

61ST ST, 204 W; Jos Braunstein—Max Sussman & Hannah Goldberg (60).... 73.15

163D ST, 549 W; Phelps Bros Co—Dinan Levine; Berlin Renting Agency & Arvintz Cont Co (54) 91.31

CROTONA PKWAY, es, 109.9 s 177th, 109.9 x 90.11 x irreg; ELSMERE PL (proposed), ns, 90.11 e Crotona pkway, 106.1x101.1; CROTONA PKWAY, sec Elsmere pl (proposed), 109.9x126.4x irreg; also ELSMERE PL, ss, 126.4 e Crotona pkway, 76.2x101.1; Salvatore Naccarato—Defender Const Co; Kramer Cont Co; renewal (55)..... 900.00

GRAND BLVD & Concourse, sec Fordham rd, 230x125; Salvatore Naccarato—Edmund Francis Realty Co; Kramer Cont Co; renewal (56)..... 90.00

7TH AV, ws, whole front bet 24th & 25th, 200x275; Fredk J Fleck—National Cloak & Suit Co; W L Briggs (58) 200.00

MAY 19.
MONROE ST, 188-90; Jos C Newman—Jno A Anger; renewal (65)..... 70.00

RUTGERS PL, 24-8; also CLINTON ST, 241-51; also CHERRY ST, 312-4; Jos C Newman—Jno A Anger; renewal (64) 361.05

51ST ST, 511-3 W; Lucks Bros—Benj Schneider & Hemings Contracting Co (62) 88.00

105TH ST, 146-8 W; Louis Stein—Harry C Burdick & Abr I Weinstein (66) 104.50

3D AV, 1708; Knickerbocker Chandelier & Electrical Supply Co—Geo Ehret & Patk F O'Rourke (63)..... 28.00

MAY 20.
31ST ST, 31-7 E; American Hardware Corp of N Y—Crompton Bldg Corp; Geo Backer Constn Co (71) 853.42

56TH ST, 432 W; Goldstein & Oliver—Harris Hausman; Leo Wolins (70).... 170.00

57TH ST, 344 E; Goldstein & Oliver—Claire A Darling; Leo Wolins (69).... 225.00

104TH ST, 346 E; Wm G Hill—St Lucy's Roman Catholic Church; Miller-Reid Co; Grant-Thompson Co (67) 75.00

5TH AV, 411; Empire Pipe Bending & Supply Co—Murray Hill Investing Co, Inc; Jno W Cooney Co (68)..... 2,617.92

MAY 21.
SOUTH ST, 219; Jos Tino & Co, Inc—Wm F Bridge, J M Horton Ice Cream Co & A Patrizio Concrete Co (74).... 67.25

24TH ST, 205 E; Jos Tino & Co—J M Horton Ice Cream Co & A Patrizio Concrete Co (75)..... 21.00

72D ST, 118 W; also 73D ST, 126 W; also 72D ST, 42 W; Jno W Cooney Co—Edw W Browning (80)..... 6,670.00

125TH ST, 66-70 E; Ludwig Levitt & Son—Morris B Baer & Louis Stern (79) 476.75

132D ST, 159 W; Clark & Appleman—Baptist Temple (81) 3,310.00

BROADWAY, nwc 50th, 106x103.1x irreg; Ner Prever—Burnol Fuel Corp (77) 110.00

SAME PROP; Saml Teppenberget al—same (78) 450.00

MANHATTAN AV, es, 45.5 n 103d, 107x 80; Jos Tino & Co, Inc—Millie Raffoer, J M Horton Ice Cream Co & A Patrizio Concrete Co (73) 99.76

PARK ROW, 115; Jos Tino & Co, Inc—Jno H Ives & Frank J Walsh & A Patrizio Concrete Co (72) 16.30

11TH AV, 562; Michl Chernega—Mrs M Knight (76) 35.00

Bronx.

MAY 14.
240TH ST, 414 E; Pittsburgh Plate Glass Co—Estate of Chas Braun & Chas Braun, dec (13)..... 60.00

MAY 15.
TREMONT AV, 531-35; Louis Del Vesco—J Friedhoff; S G Morgan (14).... 184.00

MAY 17.
165TH ST, 491 E; Simon Willens—Louis & Mary Teven (15)..... 195.00

MAY 18.
PARKER ST, ws, 25 n Stern, 25x100; Clyde F Howes—Marx Eller; M Lagano & Sons (16) 41.95

MAY 19.
JESSUP AV, 1407; Christian Vorndran's Sons—Walter S & Susan M Auld (17) 225.00

MAY 20.
PARKER ST, 1629; Pasquale Giacobbe—Rebecca Eller & Michl Lagana & Co (18) 75.00

Brooklyn.

MAY 13.
AMES ST, es, 180.3 s Livonia av, 120x 180; S Holland—Hillel & Nathan Boslofsky & L Lapidus Co 310.00

ESSEX ST, 291-5; Wischerth Mfg Co—Nathan Freedman & Barnett L Davidson 800.00

FROST ST, ns, 100 e Leonard, —x—; S Henken—Abr Weinstein 1,000.00

S 4TH ST, 160; C H Brettler—Jno Bardivovsky 75.00

MECHANICS' LIENS.

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

Manhattan.

MAY 15.
27TH ST, 138 E; Rudolph Oppel—Jno Martin; Benj B or Butler Davenport (48) 241.00

105TH ST, 146-48 W; Louis Stein—Harry C Burdick; Abr I Weinstein... 88.00

106TH ST, 53-59 W; same—53-59 W 106th St Corp; Abr I Weinstein.... 131.00

MAY 17.
47TH ST, 129 W; Potick Constn Co, Inc—Leopold Stern, Eloise M Van Horn & Chas M Dean (53)..... 96.50

“Castles of Comfort”

The wise builder knows that the more comforts and conveniences he places in his new buildings the quicker they will be rented or sold.

That's why the up-to-date apartment house is a veritable “Castle of Comfort.”

Not the least of the many comforts installed is electric lighting service. It places at the fingers' tips of the tenants wonderful opportunities to lessen household cooking and cleaning labors.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

360 Pearl Street
Telephone, 8000 Main
(Connecting All Branches)

Table with columns for address, description, and status. Includes entries for 247-262, 13-28, 54-245, and Borough of Queens.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION. Municipal Building.

(First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.

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

- *A.....Interior Alarm System. DL.....Locked Doors. EL.....Electrical Equipment. Ex.....Exits. FA.....Fire Appliances, Miscellaneous. FD.....Fire Drills. FE.....Fire Escapes. FP.....Fireproofing. Rec.....Fireproof Receptacles. GE.....Gas Equipment and Appliances. DC.....Heating or Power Plants (Dangerous conditions of). O.....Obstructions. Rub.....Rubbish. ExS.....Exit Signs. NoS.....No Smoking Signs. Spr.....Sprinkler System. St.....Stairways. Stp.....Standpipes. SA.....Structural Alterations. Tel.....Telegraphic Communication with Headquarters. TD.....Time Detector for Watchman. Vac.....Vacate Order (Discontinue use of). WSS.....Windows, Skylights and Shutters. CF.....Certificates of Fitness. D & R.....Discontinuances or Removals. FilSy.....Approved Filtering and Distilling Systems. OS.....Oil Separator. RO.....Reduce Quantities. StSys.....Storage System.

*NOTE—The symbols—A—FE—FP—Spr—Stp—Tel—WSS—FilSy—OS—StSys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so specified same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be

Week Ending May 15.

MANHATTAN ORDERS SERVED.

Named Streets.

Ann st, 50—Mary Pasquale.....FA-FP-Rec. Baxter st, 147-151—Samuel Rothman.....FP. Beekman st, 76—Richard H Greene, 235 Central Pk. W.....Spr (R). Broome st, 97—Jacob Morrison, 48 E Bway.....FE. Broome st, 501—Alice Flynn, 200 E 27.....O. Canal st, 245—F. Hollender, 123 Lafayette.....A. Clinton st, 98—Clinton Hat Works.....FD. Delancey st, 336-338, Manhattan Metal Bed Co, 41 Tompkins.....Rec-FD. Delancey st, 336-338—Richard A Rutherford, FD-Rec. Delancey st, 336-338—Eagle Broom Works, Inc., FA-FD-Rec. Eldridge st, 133—Frederick Storm, Lawrence Blvd, Bayside.....FA-FE(R). Elizabeth st, 5—Harris Silverman.....GE. Gansevoort st, 32—Fair, Lennon & Co.....O. Grand st, 281—Samuel Storbinsky.....FD-FP. Grand st, 281—Milman & Rapaport.....FD-FP. Henry st, 142-144—Max Liebovitz.....FD. Houston st, 417 E—Flora Greenfield.....FP(R). James st, 3—Robert Wagner.....FP. Lafayette st, 295-309—William Ottman.....A. Laight st, 13-15—Reliance Metal Spinning Co, Rub-Rec-FP. Ludlow st, 181—Lewis Karp, Inc., GE-FA-FD. Ludlow st, 181—Savatsky & Kesiner.....GE-Rec-FD-FA-FP. Ludlow st, 181—Max Schwartz.....FP-GE-Rec-FD. Ludlow st, 181—Morris Grossman.....FP-Rec-FD. Ludlow st, 181—Bart & Cohen.....FD-GE-Rec-FP. Ludlow st, 181—Rosenbloom, Rensick & Mitenthal.....FP-FA-FD-FP-Rec. Ludlow st, 181—Mike Ackerman, FA-FP-GE-Rec-FD. Ludlow st, 181—Fure & Son, FD-GE-Rec-FA-FP. Ludlow st, 181—Herman Aronson, FD-GE-Rec-FA-FP. Ludlow st, 181—Benjamin Rudetsky, FD-Rec-GE-FA-FP. Ludlow st, 181—Julius Pomerantz, GE-Rec-FA-FP-FD. Maiden lane, 9-13—Flintlock Realty Co, 3 Broad.....WSS-FE

Murray st, 35—Reimers Mfg Co, 130 Church, FP. Nassau st, 28-40—Mutual Life Ins Co., Stp(R). Pearl st, 409-415—Charles B. Johnson, Rec-FA-FP. Pearl st, 409-415—Robert Turner.....Rec. Pearl st, 409-415—Joseph Kern.....FD. Pearl st, 409-415—Wm F Vander Houten, FA-Rec. Pearl st, 460—Consolidated Gas Co, 130 E 15, GE. Reade st, 85—Adolph G. Kaufman.....Rec. Rivington st, 122—Sam Kaniuk.....FA. Union Sq, 32—Wiendenbach Baker Co., FD-Rec. Union Sq, 32—Dave Price & Co.....FD-Rec. Union Sq, 32—Isador Mensch.....Rec-FA. Union Sq, 32—Broadway Ladies Tailors, FA-Rec-FD. Union Sq, 32—United Mfg Co.....FD-Rec-FD. Union Sq, 32—Roth, Rogers & Roth, FA-Rec-FD. Union Sq, 32—Joseph Ross.....FD-Rec. Union Sq, 32—Eugene W. Gustin & Co., Rec-FD. Union Sq, 32—Puritan Chemical Co., FD-Rec. Union Sq, 32—United Cap & Neckwear Co, FD-FA. Union Sq, 32—Ernst Oester & Co., FD-FA-Rec. Union Sq, 32—Bain News Co.....Rec-FD. Union Sq, 32—Review & Herald Pub. Assn, FA-Rec-FD. Union Sq, 32—S Lewenkrohn & Co., FD-Rec-FD. Union Sq, 32—Harry V. Simons.....FA-Rec-FD. Union Sq, 32—Goldfrank Mfg. Co., FD-Rec. Union Sq, 32—M. B. Tailoring Co., FA-Rec-FD. Union Sq, 32—Elias Kamenetzky.....Rec-FD. Union Sq, 32—Norman Garment Co., FD-Rec. Union Sq, 32—Louis Amberg & Son, FA-Rec-FD. Union Sq, 32—Hans Barowsky.....FA-Rec-FD. Union Sq, 32—Paul Rosner & Bro., FD-FA-Rec. Water st, 449-451—M. Berman & Bro., FP-Spr(R)-FA. William st, 197—John Jantzen.....FA. William st, 197—Owl Typo Club.....FA. Wooster st, 73-75—Est James P Kernochan, 44 Pine.....FD. Wooster st, 119-121—Est of Henry Brunner, care of Kate B. Hoppel, 27 W 58.....WSS(R)

Numbered Streets.

3 st, 46-48 W—Consolidated Gas Co, 130 E 15.....GE. 3 st, 46-48 W—London Shrinking & Refinishing Works.....FA-Rec-FD. 3 st, 46-48 W—Goldie Mfg Co., FD-GE-Rec-FP. 4 st, 389 E—Hannah Jacobowitz, care of Chas, 389 E 4.....Rub. 8 st, 38 E—Liberty Cloak Co.....Rec-FD. 8 st, 38 E—Ashpis & Kirstein.....Rec-FD-FP. 8 st, 38 E—Jacob Berkowitz.....FD. 12 st, 16-20 E—Mutual Dress & Waist Co., FD. 12 st, 39-41 E—F A Seitz Realty & Const Co, 1182 Bway.....A. 14 st, 354 W—Mary Van Alen Thompson Est, care of Jas J Van Alen, care of Douglas Robinson, 128 Bway.....Rub-FP-FP(R). 15 st, 60-62 W—Chas W Wittenauer Est, 234 W 21.....A. 16 st, 13 E—Edward V Z Lane, 24 W 49, Stp(R). 19 st, 139 W—Morris Knonick.....FD. 19 st, 139 W—E A Guthman Co.....FD. 19 st, 139 W—Wolff Krernick.....FD. 19 st, 139 W—Joseph Haber.....FD. 20 st, 36-38 W—Art Doll & Toy Co.....Rec-FA. 22 st, 28 E—Samuel A Ross.....Rub. 24 st, 13-15 W—Ewald Mommer, 118 E 28 Stp(R). 26 st, 134-140 W—Meyer Goldberg & Sons, D&R. 29 st, 2 W—Grauer & Herskovitz.....FP. 35 st, 341 W—Emile Odenheimer.....FP. 37 st, 302 E—Elizabeth B Grannis, 5 E 12, Rub-Vac. 41 st, 454 W—Herman Walthausen.....D&R. 42 st, 322 W—C V Oden Hughes.....FP(R). 45 st, 11 E—Home Club Co.....Stp(R). 46 st, 20-22 E—James Pederson.....A. 46 st, 20-22 E—Manhattan Center Co.....FD. 47 st, 7 E—Madeline I Dinsmore, care Wm B, 25 Broad.....A. 51 st, 123 W—Frank Dean.....CF-Rec-OS. 51 st, 149 E—Mary Grosjean.....FP-Rub. 52 st, 15 E—Harley T Proctor, 11 E 52.....A. 56 st, 208 E—Kaiser & Klug, 206 E 56—FD-FP. 57 st, 10 E—Annie Douglass, care Edw V, 970 Park av.....A. 65 st, 123 E—William McKeon.....DC. 72 st, 503-507 E—Godfrey Knoche, 516 E 72, A. 77 st, 213 E—John Valeriono.....Rub. 77 st, 215 E—Jacob Seitz.....Rub. 77 st, 345 E—Abraham Rosenberg.....FA. 78 st, 214 E—George Glines, 450 S, Bklyn., Rub. 78 st, 248 E—Mary Tyler.....Rub. 78 st, 250 E—Paul Senchez.....Rub. 78 st, 351 E—Hungarian Workingman's Home Society.....ExS. 78 st, 351 E—Joseph Herman, 1735 1 av, O-FE(R). 79 st, 204 E—Mrs Luise Bauer.....Rub. 80 st, 240 E—Herman Gossweiler.....FA-ExS. 80 st, 240 E—Elizabeth Daunecker, care John, 2089 3 av.....O. 81 st, 312 E—Paul Ludwig, 310 E 81.....Rub. 85 st, 200 E—Patrick Sheehy Estate, 1505 3 av.....W. 91 st, 139-145 W—N Y Protestant Episcopal School, WSS-ExS-A-FP-FP(R)-Rec-GE-D&R. 91 st, 139-145 W—Consolidated Gas Co, 130 E 15.....GE. 98 st, 303 W—Schuyler Arms Corp, 170 Bway, Tel

Named Avenues.

Bradhurst av & 143 st—Catherine Dardis.....Rub. Bowery, 157½—Wolf Lebfeld.....Rub. Bowery, 159—Callahan Estate, Inc, 135 Bway, Rub. Bowery, 185—Wm T Innes, 30 E 20.....A. Broadway, 2-6—Bolinsky & Feinberg.....FP. Broadway, 2-6—Eagle Waterproof Co.....Rub. Broadway, 314-316—O B Potter Properties, 71 Bway.....A. Broadway, 663-665—663-665 Broadway Co.....A. Broadway, 683-685—Robt Hoe Estate Co, 30 Church.....A. Broadway, 713—Herminie H Clark, 318 W 82, A. Brodway & 44 st—H Merry, Mgr, Claridge Hotel.....ExS. Broadway, s w cor 77 st—Morewood Realty Co.....Ex. Madison av, 1175—N Y Deaconess Home & Training School of M E Church.....Tel. Park Row, 114—James J Phelan Co, 16 Exchange pl, A-ExS-FE-WSS-FP-FA-TD-GE-FP(R). Park Row, 158—Louis Manheim, 302 Bway, Rub-Vac. Park Row, 189-191—Bernard M Cowperthwait Est.....WSS-WSS(R)-FE-(R)-FP(R)-Rub.

Numbered Avenues.

1 av, 398—W R Addicks, care Consolidated Gas Co, 130 E 15.....GE. 2 av, 408—Mathilda Schiemann, 697 Dawson, O. 2 av, 1559—Victor Lowenberg.....FP. 4 av, 395-401—Hewitt Realty Co, 50 Church, A. 5 av, 503—Truly Warner, 811 Bway, FP-Rec-Rub. 5 av, 634—Est Thomas R A Hall.....FD-A. 5 av, 715—705 5th Av Co.....A.

BRONX ORDERS SERVED.

Named Avenues.

So Blvd, 991-3—Bd of Education, 500 Park av, Manhattan.....Rec-FP-WSS-Tel-ExS.

BROOKLYN ORDERS SERVED.

Named Streets.

Adams st, 91-103—Amer Can Co., 93 Adams, A-FD. Decatur st, 1329 front—Dr Isaac N Streep, 230 Covert.....DC. Fulton st, 725—John F James, 193 Montague, GE-DC. Fulton st, 725—Photis Poulos.....GE. Harrison st, 70—Paul G Fourman, 1756 Union, FA. Pellington pl, 32—Jos Hartwig, 28 Pellington pl.....FA. Prospect st, 81-83—Cavanagh Co.....A-FD. Troutman st, 195—Frank V Sparacino, 193 Troutman.....DC. Windsor pl, 203A-251—Wm L Calder Co.....DC.

Numbered Streets.

2 st, 2764 W (C I)—Louis L Richman, 545 Neptune av.....DC. 3 st, 83-109 N—U S Printing Co, 91 N 3 st, A-FD. 5 st, 109-13 S—Fredk Gretch, 104 S 4 st, A-FD. 6 st, 106 N—F F Montenes, 155 N 3 st.....DC. 39 st, 1266—Sarah Dworkowitz.....GE.

Named Avenues.

Eastern pkway, nwc St John's pl—Isaac Levin, 6 Roebing.....CF. Johnson av, 99—Daniel Cisco.....GE-DC. Johnson av, 99—Abr Babith.....DC. Johnson av, 99—Michael Helerstein.....DC. Knickerbocker av, 170—F Guellich, NoS-FA-Rec. Rogers av, 29—Jas A Magill.....DC. St Mark's av, 1188—Chas E DeLorme.....DC. Surf av, ss opp W 29 st (C I)—N Y Soc Improving Condition of Poor, 105 E 22, Manhattan.....Ex.

Numbered Avenues.

5 av, 92—Sang Wo.....DC-GE. 5 av, 92—Harvey Herman.....GE. 5 av, 92—Wm C Danaher.....DC-GE. 5 av, 655—Chas Hutwelker.....GE.

QUEENS ORDERS SERVED.

Named Streets.

Butler st, ws, 150 N Lyon st (E Elmhurst)—Seymour Brunell.....DC. Grove st, 24 (Flushing)—Hugh Reynolds.....DC. Park pl, 2 (Flushing)—Gus Munz Park av, NoS-FA.

Named Avenues.

Bway, 257 (Flushing)—C H Lower, NoS-FA-Rec. Chester av, 160 N Byrne pl (Ozone Pk)—L & M Druckermann.....NoS-FA-Rec. Horan av, swc Ashley (Ozone)—Lutheran Ch Good Shepherd.....FA. Lefferts av, 18 (Morris Pk)—Wm Gernannt, DC. Manor av, 481 (Woodhaven)—Gustav F Richter, Bklyn Manor, L I.....NoS-FA-Rec.

BUILDING MANAGEMENT

ILLUMINATION OF BUILDING EXTERIORS

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

MANY gems of architecture are lost to view several hours of the day. Public buildings, edifices of worldwide renown, and other buildings of note with their beautiful and intricate tracery of stone or their dignified simplicity of outline can now be enjoyed and appreciated by night as well as during the daytime. Advertising signs also, instead of "shutting up shop" as night closes in, can be made to tell their message just as effectively as through the day.

The new flood-light projector has been designed to economically and brilliantly illuminate building exteriors and advertising matter at night.

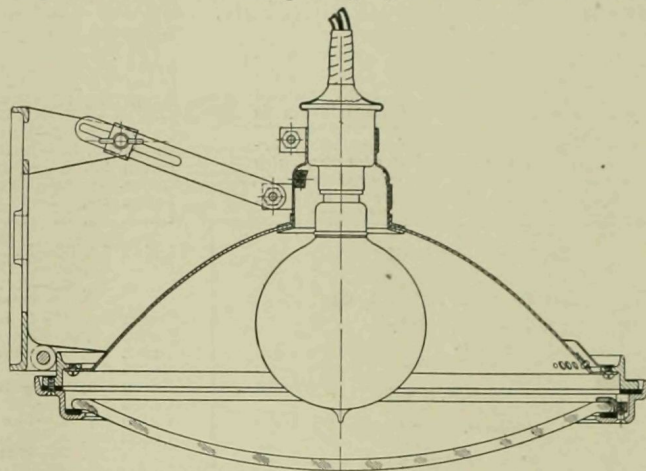
This projector consists of a highly polished aluminum parabolic reflector, 16 inches in diameter and mounted in an iron frame. The front is covered with curved heat-resisting glass. This is clamped to the reflector frame and packed so that the whole unit is thoroughly water-proofed, and can, therefore, be operated out of doors. All exposed parts are either of non-corroding alloy or weatherproof coated. The projector itself is well ventilated by a cur-

surface. The very fact that the spread of the beam and its effective distance can be controlled easily and accurately by moving the lamp in and out of focus makes this equipment an ideal one for this type of lighting. The beam may be concentrated to about 6 degrees divergence with an apparent candle-power in the center of slightly more than 400,000 by locating the filament exactly at the focus; or, by drawing the filament behind the focus, the beam may be spread to 18 degrees, with an apparent candle-power of approximately 150,000 in the center of the beam.

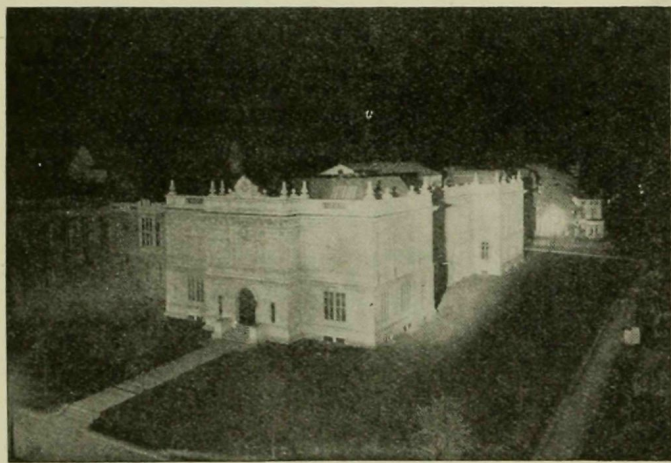
The locating of the filament at the focus is accomplished by directing the beam on any convenient surface 100 to 150 feet away and moving

from 2 to 10 foot-candle produce very satisfactory results.

For lighting long, narrow surfaces, such as a row of bill-boards, it is desirable wherever possible to locate one projector at an angle at each end. By locating the projector at the sides of the



SECTIONAL DRAWING OF PROJECTOR.



MORGAN MEMORIAL LIBRARY, HARTFORD, CONN.

rent of cool air which enters near the base of the lamp, circulates around the stem and bulb and passes out at the front top of the reflector.

The installation of the outfit is simple. The most convenient location within a distance of from 25 to 500 feet from the surface to be lighted is selected and the projector bolted or screwed in place. It may be located on the roof of a building, the side of a wall, or mounted on brackets on a telegraph pole. The base of the projector has slotted bolt-holes, which permit of a slight adjustment before the final location is made. The best illuminating effect can quickly be determined by test before permanently fastening the unit in place. Since the power consumed by the lamp is only 500 watts at 110 volts, the projector may be connected to an ordinary lamp circuit. The entire outfit weighs about 30 pounds.

The lamp most commonly used is a 500-watt focus type Mazda "C" lamp in a "G-40" bulb with a mogul base. The focus-type lamp has its filament concentrated into a very small space and, by locating the filament at the focal point of the reflector, a narrow beam of light may be projected a great distance. If, however, the surface to be lighted is close to the projector, the lamp filament should be located behind the focal point of the reflector (drawn further into the reflector) in order to spread the beam sufficiently to cover the

the lamp backward or forward until the smallest spot of light is obtained on the lighted surface. When this is determined, the focusing device may be locked by tightening a clamp provided for that purpose. This keeps the lamp from moving after it had been properly adjusted.

If the lamp filament is drawn too far behind the focal point of the reflector, a dark spot will appear in the center of the beam. This should be always avoided.

With the projector

located 100 feet away and the beam concentrated to 6 degrees, the minimum spread of about 10 feet will be obtained with an average intensity across its diameter of 30 foot-candles. By spreading the beam to 18 degrees, the maximum spread will be about 30 feet, with an average intensity of 6 foot-candles. If two projectors are trained on the same area, the intensity will be doubled; if trained side by side, thus keeping the intensity constant, the area lighted will be doubled.

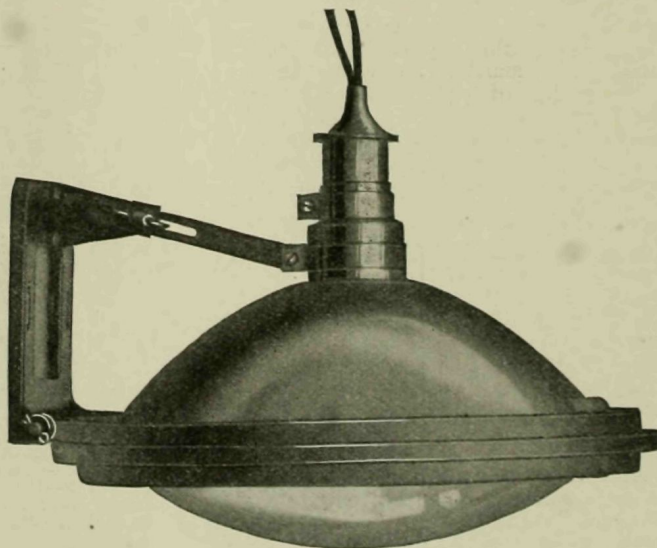
The question of the intensity of light required is one which depends largely on local conditions. If the lettering of the sign is white on a dark background, a low intensity is ample. If, on the other hand, the sign is dark and surrounded by powerful street lamps or viewed against other light backgrounds, it may be necessary to use a very high intensity to make the sign stand out conspicuously. For average conditions

board, each one will cover a greater area than if located in front and the beam projected perpendicularly to the surface lighted. For flood-lighting the fronts of buildings, it is desirable to locate the projectors at several different points, so as to eliminate the sharp shadows which might result if all the light came from one direction.

When the area of the surface to be lighted and the probable location of the projectors are known, it is a simple matter to calculate the number of projectors required.

The beam of the projector is conical, and if it is directed perpendicularly it will light up a circular area; but if it strikes the surface at an angle the area lighted will be elliptical.

This flood-lighting projector should find a wide use for advertising purposes. Its first cost and maintenance are low, the installation is easy, and it requires



EXTERNAL VIEW OF PROJECTOR.

no attention whatever, beyond an occasional rubbing up of the reflector and replacing the incandescent lamp at the end of its life.

This class of lighting opens up an attractive field to the central station, since the load is steady and occurs for the most part "off the peak." For the consumer, it affords an economical method of utilizing advertising signs.

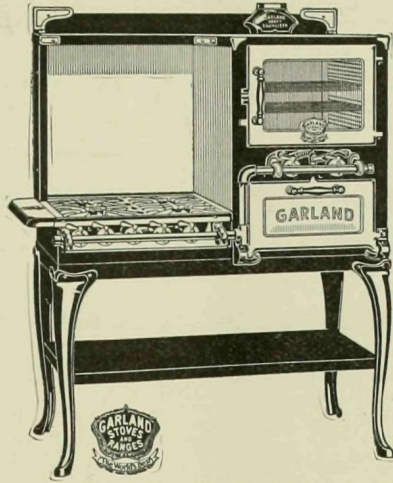
USEFUL APPLIANCES

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

More Modern Gas Stoves.

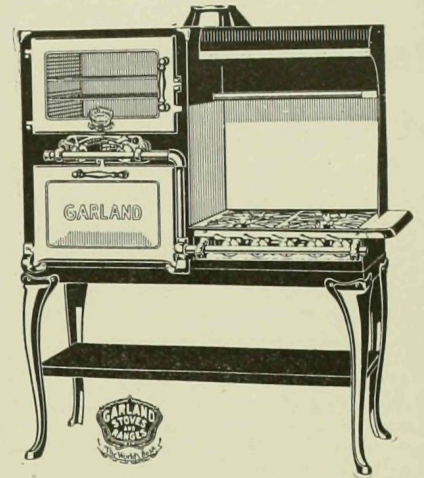
FOLLOWING the article appearing in last week's Record & Guide in which some of the latest styles of gas stoves and ranges were shown for the guidance of prospective owners and architects specifying kitchen equipment for new buildings, some more styles are shown in this week's issue.

In the large cuts appear two ranges that have special application for good sized kitchens. A gas appliance to be useful must be substantially built, especially in apartment houses where rough usage is likely to be given to kitchen

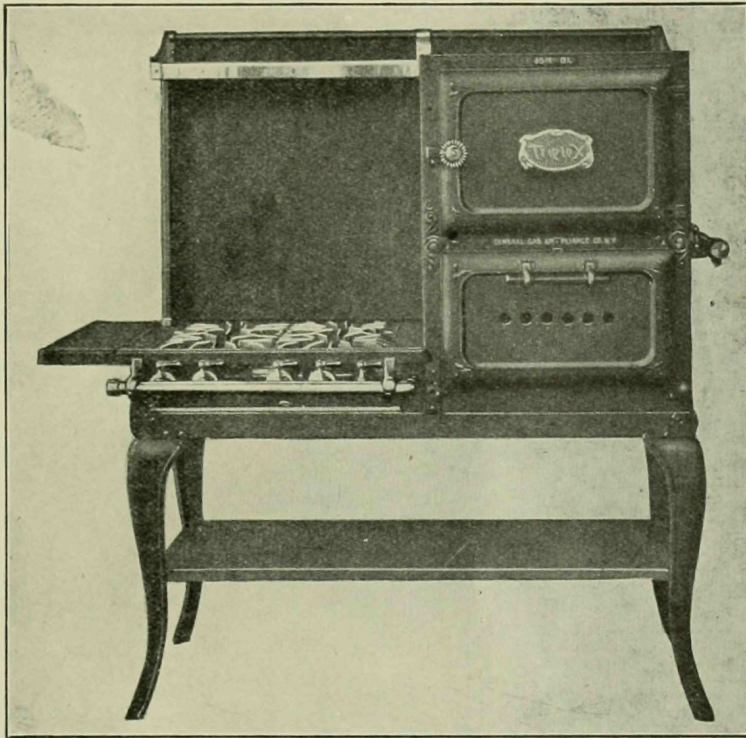


into consideration the fact that a great many kitchens are now tiled in white. In such kitchens even the refrigerators are in white and the stove has been the

manufacturers of the two stoves shown have designed a right and left hand small gas range that do away entirely with the old time cabinet gas stove which has two ovens, one on top of the other, requiring painful stooping for long periods while cooking articles of food requiring careful baking or broiling. In the new style both the broiler and the ovens are raised above the cooking plates and in both ovens there are glass doors per-



mitting a ready view of the condition of the article being prepared. These ranges are 48 inches over all, and have aluminum linings, ventilating doors, and either plain or glass doors may be had.



Solution Works Wonders.

THERE is being introduced on the market a chemical compound that, among other things, will clean clogged up soil pipes and take every vestige of grease off a gas stove, no matter how long the accumulation has existed.

It is also useful in thawing frozen pipes. In use all that is required is to make a warm water solution of the compound and await results, according to the manufacturers. Those who are introducing it say that this compound will dissolve accumulations of lint, cloth, hair, grease, sponge, chamoise, vegetable matter, cigar and cigarette butts, chewing tobacco and even leather. There seems to be a demand for such a compound in large buildings where the public is admitted to the toilets. It can

equipment by different types of tenants. These stoves will meet all the requirements of a good sized family with or without servant. Contemplating, however, the presence of a servant in the kitchen special stress has been laid upon the simplicity of operation, convenience of cleaning and fine cooking and baking qualities. The continued demand for high grade ranges has led manufacturers to make a line of cabinet ranges representing the highest excellence in design, workmanship and material.

The bodies of both the types shown in the large illustrations are of blue planished steel with double walls and intervening non-radiating air space confining a large percentage of the heat generated by the burners to the inside of the oven and insuring uniform temperature. The linings are electric welded and are interlocking, extra heavy die stamped and are made of cold roll steel. They are readily placed in position without bolts or screws and are easily removable. The heavy cast frame and base, protect the steel bodies and give rigidity as well as proper anchorage for oven doors. Substantially built frames and doors insure a more lasting fit. The legs are heavily cast and are interchangeable with each other. The gas cocks are fitted with phosphor-bronze springs of an improved type. A washer holds the valve barrel tightly in place and automatically takes up all the wear.

The two types are new models and contain all the latest and most approved features of the gas range.

Stoves Match Tile Walls.

THERE are shown herewith two types of gas stoves of modest design, but with a very distinctive feature; namely, white enameled backs over the cooker plate. The manufacturers have taken



only piece of equipment that has been out of harmony with the sanitary appearance of the culinary department.

With the idea of carrying out the idea to the farthest possible extent the

be purchased in small tins or in large quantities for big buildings. The statement is made that the use of this material has resulted in saving of large sums for plumbing repairs.

CURRENT BUILDING OPERATIONS

New Structure to be Erected in West Twenty-eighth Street—Designed to Carry Heavy Floor Loads

ANOTHER building, designed primarily for the accommodation of the printing, lithographing and allied trades, is soon to be erected in the section now generally occupied by those lines of business. The latest project for this district is to be known as the Caxton Building, and will be erected by John J. Radley, owner, 34 West 33d street, at 229 to 239 West 28th street, between Seventh and Eighth avenues. This location is convenient to many direct lines of transit and transportation, making it advantageous to employees and also for the shipment and receiving of freight.

Plans and specifications for the new building have been prepared by William M. Farrar, architect, 1269 Broadway. Mr. Farrar has had a wide experience in planning buildings of this type, and in this particular one has combined the best features of his former operations, and has designed a structure which, from every viewpoint, should meet the specific demands of tenants in the printing and allied trades. As all floors in this building will no doubt be subjected to heavy loads, the architect has made provision, in the store floor, for a live load of 300 pounds a square foot and in the upper floors for a 250-pound load a square foot. This construction provides for all possibilities with a generous margin of safety.

The Caxton building is to be twelve stories in height with basement and sub-basement. It will be erected on a plot, extreme dimensions of which are 124.4 by 94 feet. The building will be 124 by 84 feet. The floor area will be approximately 10,500 square feet. Owing to special demands of tenants, the floor heights in this building have been made unusually high. The first story will have a ceiling 15 feet 4 inches in the clear and the upper stories will have heights of 11 feet 4 inches. A pent house on the roof has been especially designed to suit the needs of lithographers.

Notwithstanding the fact that the Caxton Building is to be built primarily for manufacturing purposes, the ornamental design of the front, which is to be constructed of granite, Indiana limestone and buff brick, will give it more of the appearance of an office building. The main entrance of this structure will be a distinct feature and will include an entrance corridor 23 feet long and 15 feet wide with tile floor, marble walls and ceiling of ornamental plaster decorated in a simple and dignified manner.

In construction, this building will be as near fireproof as it is possible to make it. The floors throughout will be of cement, and the floor arch construction of reinforced concrete. Enclosed iron stairs and smoke-proof fire towers are included to protect lives in the event of a fire panic.

For the further protection of life and property from the fire hazard the owner has planned to install throughout the building a 100 per cent. automatic

sprinkler system, and in addition to this a complete stand-pipe and fire-alarm system. The State Labor Department, Fire Prevention Bureau and Building Department have already approved of these plans and the Board of Fire Underwriters have been consulted with the view of obtaining the lowest possible insurance rates. According to the Board of Fire Underwriters an eight-cent rate on the building and a rate varying from 14 to 20 cents on the contents will be secured. These rates are among the lowest at present procurable for any

have electric lighting outlets in each panel of the ceiling and have power conduits to columns. According to the present plans the building will be completed and ready for occupancy by February 1, 1916.

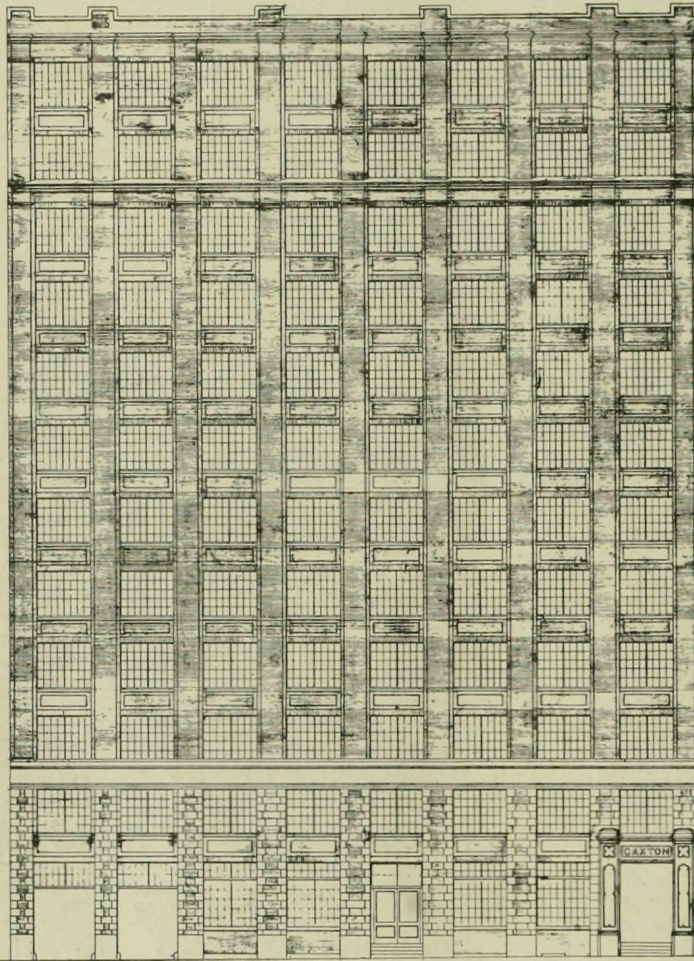
Julius M. Cohn, 341 Fifth avenue, will also erect a printing building at 212 to 232 West 26th street, from plans by Schwartz & Gross, architects, 347 Fifth avenue. Lawrence A. Ball, 25 East 24th street, is the structural steel engineer. This structure will be sixteen stories in height, 223 by 90 feet, and will cost approximately \$350,000. The plans have been completed, and it is understood that contracts for construction will soon be awarded. This structure will be completely equipped for the uses of concerns in the printing and allied trades.

At 406 to 426 West 31st street, construction is well under way for what is probably one of the largest loft buildings in the city. This structure is also designed primarily to house the printing interests. The property is owned by the 406 West Thirty-first Street Company, Inc., 259 West 34th street, and has been planned by Edward L. Larkin, of the same address. The structure is fifteen stories in height, with the approximate dimension of 250 by 72 by 103 feet. Its cost has been placed at \$800,000. No general contract was awarded for the construction of this building, the architect having taken all estimates and awarded contracts separately for the various branches of the work.

Herman Lee Meader, architect, 200 West 33d street, has plans in progress for a loft building to be erected at 138 and 140 West 32d street, for the Pennlane Realty Company, care of Joseph Brewster, attorney, 165 Broadway. This building will have a facade of Indiana limestone, brick and terra cotta. It will be twelve stories in height, and erected on a plot 40 by

31 by 49 by about 40 irregular. It is expected that these plans will be completed in a few weeks, when estimates will be taken on the general contract.

Another important structure in this section, while not exclusively for business purposes, but interesting as a building operation, is the Irvin Hotel for Women, to be erected at 308 to 312 West 30th street, between Eighth and Ninth avenues. Jackson, Rosencrans & Waterbury, 1328 Broadway, are the architects, and Jaul J. Piatti, 47 West 44th street, is the consulting engineer for steam heating and ventilating. This building will cost about \$250,000 to erect, exclusive of the furnishings. It will be twelve stories high, 66 by 100 feet, and include assembly-room, commodious dining-rooms and accommodations for more than five hundred women. Estimates on the general contract have been taken recently by the architect, and it is expected that the award will be made in the near future. It is expected that this operation will be ready for occupancy early next winter.



William M. Farrar, Architect.

NOS. 229 TO 239 WEST 28TH STREET.

building of its character in the city.

This building will be equipped with two electric high-speed passenger elevators, having a speed of 250 feet per minute, and two freight elevators which can also be used for passengers, if necessary, with a capacity of 6,000 pounds each. The arrangement of the freight elevators is somewhat unusual. On the ground floor both elevator openings face the street and are set back so that the loading and unloading of trucks can be accomplished from a loading platform and driveway located within the confines of the building, thus eliminating obstruction to the sidewalk and street. On the upper floors the doors of one freight elevator will open towards the front of the building and the doors of the other will open toward the center of the lofts, so that loading and unloading from both elevators may be carried on at the same time without conflict or congestion. Electric current for power and lighting will be delivered on each floor as the structure will be completely wired for both classes of current. Each floor will

John T. Brady & Co., Obtain Contract.

A general contract was awarded this week to John T. Brady & Co., builders, 103 Park avenue, for the construction of a church building at the southeast corner of Lexington avenue and 66th street. The owner of the new building will be the Church of St. Vincent Ferrer, Rev. Father F. C. Fitzgerald, pastor. The plans for this structure have been prepared by Bertram G. Goodhue, architect, 2 West 47th street, and call for a structure constructed of limestone and New York ledge stone. The dimensions of the new building will be about 225x100 feet, and its cost will be approximately \$650,000. At the time the general contract was awarded the contract for the heating and plumbing was let to J. F. McKeon & Bros., 882 Lexington avenue, and the electric wiring and installation was awarded to the E. L. Electric Installation Co., 221 West 33d street.

Contract Awarded for Brooklyn Church.

Another imposing edifice will soon be added to Brooklyn's already large group of fine churches. P. J. Carlin Construction Co., 1123 Broadway, Manhattan, was recently awarded a general contract for the construction of a new building for the Roman Catholic Church of the Nativity, Rev. John L. Belford, pastor, on the east side of Classon avenue, between Madison street and Putnam avenue. The plans and specifications from which the structure will be built were prepared by Raymond F. Almiral, architect, 185 Madison avenue. The building will be fire-proof, with walls of brick and limestone. It will cover a plot 89 x 195 feet and will cost nearly \$150,000. The new church will have a seating capacity of 1,200.

New Structure for Barnard College.

Charles A. Rich and F. Mathesius, Jr., associated architects, 320 Fifth avenue, are preparing the plans and specifications for a students' building to be erected in 119th street, between Broadway and Claremont avenue. The new building will be erected on what is now part of the college athletic field. It will be five stories in height, 200x200 feet, and in design will conform to the style of the present buildings.

Plans for West Side Apartment.

Neville & Bagge, architects, 105 West 40th street, have nearly completed plans for a high-class apartment house, to be built by the Charmion Construction Co., Henry Mayer, president, 2309 Broadway. The new building will occupy 321-329 West End avenue and 303-307 West 75th street. The plot measures 142x105 feet. The structure will be twelve stories in height and will have facades of brick, limestone and terra cotta. The cost is given as \$500,000.

New Brooklyn Factory.

John Thatcher & Son, builders, 60 Park avenue, Brooklyn, have been awarded a general contract to construct a ten-story factory building, 52x100 feet, for the Grand Union Tea Co., Arthur A. Jones, president, 68 Jay street. The exact location of this structure has not as yet been announced. The plans and specifications for the new building, which will cost about \$100,000, have been prepared by William Higginson, 13-21 Park Row, Manhattan. The structure will be fire-proof, built of brick and concrete.

Large Residence at Englewood, N. J.

Preliminary plans are being prepared in the office of J. Martin Haenke Co., Inc., 15 Broad street, Manhattan, for a residence and garage to be erected at Englewood, N. J., at a cost of nearly \$100,000. The buildings will be of brick and stucco, in the Colonial style of architecture. The name of the owner and additional details of construction will be announced in a later issue.

Subway Bids Invited.

On May 28, at 12.15 p. m., the Public Service Commission will open bids for the completion of certain finish work in the Fourth avenue subway, Brooklyn. This work will not delay the beginning of operation, which is scheduled for next month.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—H. U. Singhi, Jerome av and Fordham rd, contemplates the erection of an 8-sty apartment house at the northwest corner of Fordham rd and Morris av, to cost about \$175,000. No architect selected.

PATERSON, N. J.—St. Joseph's R. C. Orphan Asylum, Rev. Dean McNulty, corner of Grand and Main sts, contemplates the erection of a brick orphan asylum in Main st, to cost about \$50,000. Definite action will probably not be taken until January 1. No architect selected.

NEWARK, N. J.—George Stengel, Inc., on premises, contemplates rebuilding the 3-sty brick factory building at Western av and P. R. R. No architect selected.

ORANGE, N. J.—The Nitram Mfg. Co., Robert Martin, 90 Orange st, Bloomfield, president, contemplates the erection of a factory and power plant in Lawrence st. No engineer or architect have been selected.

SCARSDALE ESTATES, N. Y.—Verne E. Minich, 52 Vanderbilt av, Manhattan, contemplates the erection of a 2½-sty residence here to cost about \$15,000. No architect retained.

EAST ORANGE, N. J.—The Board of Education, George S. Hulbert, president, contemplates the erection of a gymnasium and swimming pool here. No architect retained. Cost, about \$40,000.

RUTHERFORD, N. J.—The Board of Education, W. W. Rich, president, contemplates the erection of a 2-sty high school on Passaic av, to cost about \$115,000. Proposition will probably be voted on soon. No architect selected.

BUFFALO, N. Y.—The Parkside Lutheran Church, Amherst and Fairfield sts, Rev. F. E. Jensen, 606 Parkside av, pastor, contemplates the erection of a church at Parkside, Depew and Linden avs. No architect selected, and no funds have been appropriated.

BUFFALO, N. Y.—Visitation Convent, Sister M. Austin McDermott, C. F. Thomas, advisor, 528 East 22d st, Baltimore, Md., contemplates the erection of a convent here. No architect has been retained.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.
BROOKLYN.—R. Zirin, 76 Allen st, has had plans prepared and is ready to take bids on all subs and materials at once for the building at Manhattan av and Powers st.

DWELLINGS.

HARTSDALE, N. Y.—Hutton & Buys, 103 Park av, Manhattan, architects, are taking bids on general contract for a 2½-sty residence on Greenacres av, for Roderick Stephens, 138th st and Canal st, Manhattan.

LODI, N. J.—A. L. Nocito, Church st, owner and builder, is taking bids for a 2½-sty frame residence, 24x40 ft, at the corner of Church st and Green Court, from plans by A. L. Vegliante, Garfield, N. J. Shingle roofing, electric wiring, cesspool, city water will be required. No heating. Cost, about \$3,000.

HOSPITALS & ASYLUMS.

FORT TERRY, N. Y.—The U. S. Government, John W. McKie, Fort H. G. Wright, N. Y., Construction Quartermaster, owner, is taking bids to close May 28 for an addition to the rear annex of the Hospital Building, from plans by J. A. Wetmore, Washington, D. C. Cost, about \$25,000.

CENTRAL ISLIP, L. I.—The Hospital Commission of the State of New York, E. S. Elwood, secretary, Capitol, Albany, owner, is taking bids to close at 2.30 p. m., May 26, for additions to the 2-sty storehouse and refrigerating plant at the State Hospital. Lewis F. Pilcher, Capitol, Albany, state architect.

MUNICIPAL WORK.

BROOKLYN.—Plans are being figured, bids to close May 26 at 11 a. m., for the 2-sty pumping station, 76x128 ft., at the southwest corner of West 10th st and AV V, for the City of New York, Louis H. Pounds, president, Borough Hall, Brooklyn. A. L. L. Martin, Tower Department, 215 Montague st, engineer. Cost, about \$100,000.

GREENWICH, CONN.—The Board of Sewer Commissioners, Wilson Heaton, Town Building, is taking bids for disposal plant No. 9 from plans by Clyde Potts, 30 Church st, Manhattan. Cost, about \$20,000. Bids close at 8 p. m., May 24, at office of owner.

HIGHLAND PARK, N. J.—The Borough of Highland Park, Frank A. Netzrath, borough clerk, School House, Benner st and 2d av, is taking bids to close May 26 at 8 p. m., for an extension and fire alarm tower to engine house on the north side of Raritan av, from plans by Alexander Merchant, 363 George st, New Brunswick, N. J.

SCHOOLS & COLLEGES.

SYRACUSE, N. Y.—Plans are being figured for the vocational school and gymnasium in Seneca st, near Tully st, for the Board of Education, Albert E. Larkin, president. S. M. Randall, care of owner, architects.

KEARNY, N. J.—The Board of Education, George Alexander, president, is taking bids to close June 2 at 8 p. m., for alterations to P. S. 2, at Kearny av and Johnston avs, from plans by Chas. P. Baldwin, 45 Clinton st, Newark. Cost, about \$25,000.

STABLES AND GARAGES.

BROOKLYN.—Peter F. Reilly, 618 Dean st, owner, is taking bids on general contract for a 2-sty garage, 50x100 ft. in the north side of Bergen st, 425 ft. west of Vanderbilt av, from plans by H. G. Dangler, 215 Montague st. Cost, about \$15,000.

CONTEMPLATED CONSTRUCTION.**Manhattan.****APARTMENTS, FLATS & TENEMENTS.**

178TH ST.—Neville & Bagge, 105 West 40th st, are preparing plans for a 6-sty apartment, 100x100 ft., at the southeast corner of 178th st and Wadsworth av, for Wm. Haigh, 252 West 138th st, owner and builder. Cost, about \$125,000.

ELWOOD ST.—Benjamin W. Levitan, 20 West 31st st, has prepared plans for a 5-sty apartment in the north side of Elwood st, 137.7 ft east of Broadway, for the Haven Construction Co., 215 Audubon av. Cost, about \$50,000.

BROADWAY.—Plans have been prepared by Benjamin W. Levitan, 20 West 31st st, for a 5-sty apartment on the east side of Broadway, 124 ft south of Elwood st, for the Haven Construction Co., 215 Audubon av. Cost, about \$75,000.

AV. A.—Chas. B. Meyers, 1 Union Square West, has prepared plans for a 6-sty flat at the northeast corner of Av A and 2d st, for the Claws Realty & Construction Co, Inc, 47 East 67th st. Cost, about \$38,000.

BROADWAY.—Benjamin W. Levitan, 20 West 31st st, has prepared plans for a 5-sty apartment at the southeast corner of Broadway and Elwood st, for the Haven Construction Co., 215 Audubon av. Cost, about \$110,000.

CLINTON ST.—Morris Schwartz, 194 Bowery, has completed plans for alterations to the 6-sty tenement 79 Clinton st, for Anna Goldstein, 71 St. Marks pl.

DOWNING ST.—The Church of Our Lady of Pompeii, 210 Bleecker st, has had plans prepared by Anthony Vendrasco, 183 Spring st, for alterations to the 5-sty tenement 8 Downing st.

3D AV.—Otto Reissmann, 147 4th av, has completed plans for alterations to the 5-sty tenement 1672 3d av, for Anna C. Weiner, 2 West 86th st. Cost, about \$4,000.

115TH ST.—Plans have been prepared by B. F. Thompson & Co., 1679 Carter av, for alterations to the 3-sty apartment 341 East 115th st, for Lena Manzino, 341 East 115th st.

114TH ST.—George Dress, 1931 Madison av, has completed plans for alterations to the 5-sty tenement 56 East 114th st, for David Rieser, 26 East 124th st.

115TH ST.—Samuel Levingston, 101 West 42d st, has prepared plans for alterations to the 5-sty apartment 119 West 115th st, for Rebecca Feuerstein, 1361 5th av. Cost, about \$4,000.

28TH ST.—John H. Knobel, 305 West 43d st, has completed plans for alterations to two 4 and 5-sty apartments 226 West 28th st, for Jacob Kaplon, 441 10th av.

5TH ST.—Plans have been prepared by O. Reissmann, 147 4th av, for alterations to the 5-sty tenement 403 East 15th st, for Norbert Landau, 246 East 5th st.

150TH ST.—George Fred Pelham, 30 East 42d st, has been commissioned to prepare plans for two 5-sty apartments, 50x100 ft. each, in 150th st, east of Broadway, for Albert Sokolski, 354 Grand st, owner and builder, who will take bids on subs about June 1. Cost, about \$100,000.

WEST END AV.—Robert E. Moss, 126 Liberty st, steel engineer, is preparing plans for the 12-sty aptm house at 321-329 West End av, for the Charmion Construction Co., 2309 Broadway, owner and builder. Neville & Bagge, 105 West 40th st, architects. Cost, about \$500,000.

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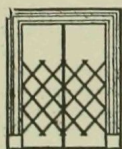
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Contemplated Construction—Continued.

VERMILYEA AV.—Sass & Springsteen, 32 Union sq, have completed plans for a 5-sty apartment, 50x116 ft., on Vermilyea av, 175 ft. east of Hawthorne av, for the Becker Realty Corp., 811 Ritter pl, owner and builder. Cost, about \$40,000.

172D ST.—Sommerfeld & Steckler, 31 Union sq, have completed plans for two 5-sty apartments in the south side of 172d st, 100.14 ft west of Broadway, for the Raymond Construction Co., 507 West 113th st. Cost, about \$110,000.

AUDUBON AV.—Plans have been completed by Chas. B. Meyers, 1 Union Square, for two 5-sty apartments on the west side of Audubon av, 25 ft south of 179th st, for the V. R. Building Corp., 1029 East 163d st. Cost, about \$84,000.

144TH ST.—A. E. Nast, 546 5th av, has completed plans for the 12-sty apartment at the northeast corner of 144th st and Riverside Drive, for Paterno & Son Construction Co., 204th st and Prescott av. Cost, about \$500,000.

COLUMBUS AV.—William H. Gompert, 171 Madison av, has completed plans for a 5-sty flat at 875 Columbus av, corner of 103d st, for Ellen A. Ashman, 2030 Broadway.

AV A.—William A. Kenny, 420 West 259th st, has completed plans for alterations to three 5-sty tenements, 177-81 Av A, for the Estate of D. O'Connor, 902 West End av.

HALLS & CLUBS.

48TH ST.—Harry Allen Jacobs, 320 5th av, is preparing plans for a 5-sty club, 61x95 ft, at 106-110 West 48th st, for the Friars Club, George M. Cohan, president. Cost, about \$130,000. Bids will be received about June 12 by architect.

HOTELS.

3D AV.—Foundations are under way for the 3-sty hotel, 38x60 ft, at the southwest corner of 3d av and 19th st, for P. J. O'Keefe, 126 3d av. John M. Baker, Jackson av, L. I. City, architect. Andrew Brose, 1 Madison av, general contractor. Phillip Menges, 328 East 122d st, structural steel. Cost, about \$25,000.

STORES, OFFICES & LOFTS.

BROADWAY.—Foundations are under way for the 16-sty store and loft building at the northeast corner of Broadway and 26th st, for Frank Aver, Boston, Mass. Maynicke & Franke, 25 East 26th st, architects. Pattison Bros., 1182 Broadway, steam and electrical engineers. Chas. A. Cowen & Co., 1123 Broadway, masons. Standard Iron Works, 540 West 58th st, ornamental iron. Cost, about \$800,000.

50TH ST.—Chas. E. Knox, 101 Park av, has been selected as electrical engineer for the 11-sty store and loft building, 56x100 ft., at 18-20 East 50th st, for Hampton Shops of the Grand Rapids Furniture Co., 34 West 32d st, Rouse & Goldstone & Steinam, 40 West 32d st, architects. Bing & Bing Construction Co., Inc., 119 West 40th st, general contractor. Cost, about \$200,000.

THEATRES.

8TH AV.—S. B. Eisendrath, 500 5th av, is preparing plans for a 3-sty moving picture theatre and roof garden, 40x100 ft, at 693-697 8th av, for the Salomon Rich Estate, care of Mrs. M. Rich, 50 West 38th st. L. S. Bolognino, Flatiron Building, Manhattan, lessee of land and owner of building. Cost, about \$35,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

163D ST.—Moore & Landsiedel, 148th st and 3d av, have been commissioned to prepare plans for two 5-sty apartments at the northwest corner of 163d st and Stebbins av, for the Northern Cornice & Roofing Co., 1681 Carter av, Harry Gillman, president.

TINTON AV.—Gorman & Schwartz, 367 Fulton st, Brooklyn, are preparing plans for a 5-sty apartment, 45x110 ft, at 1140 Tinton av, for Isaac Schoffer & Brodsky, 103 5th av, owners and builders. Cost, about \$40,000. Owners build and require bids on slag roof, steam heat, electric wiring, marble and tile parquet floors, clothes dryers, dumbwaiters.

PARKER AV.—The C. & M. Construction Co., 2956 Paine st, contemplates the erection of a 3-sty apartment, 25x63 ft., on the north side of Parker av, 68 ft. east of Castle Hill av, from plans by Matthew W. Del Gaudio, 1910 Webster av. Cost, about \$9,500.

159TH ST.—Plans are being prepared by Matthew W. Del Gaudio, 1910 Webster av, for a 5-sty apartment, 50x88 ft., in the north side of 159th st, 21 ft. east of Melrose av, for the Hermax Realty Co., 1836 Wallace av. Cost, about \$60,000.

184TH ST.—Matthew W. Del Gaudio, 1910 Webster av, is preparing plans for a 5-sty apartment at the southwest corner of 184th st and Valentine av, for the Nista Construction Co., 2434 Cambreling av. Cost, about \$80,000.

BRIGGS AV.—Foundations are under way on the west side of Briggs av, 142

ft. south of 197th st, for the two 5-sty high-class apartment houses, 54x84 ft., for the J. H. M. Construction Co., of which Jos. H. Miles, 54 Maiden lane, is president. Goldner & Goldberg, 391 East 149th st, architects.

CLINTON AV.—Chas. B. Meyers, 1 Union sq, is preparing plans for two 5-sty apartments at the northwest corner of Clinton av and 180th st, for Adelstein & Avrutine, 71 Nassau st, owners and builders. Slag roofing, steam heating, electric wiring will be required. No wrecking or elevators. Cost, about \$150,000.

DWELLINGS.

RIVERDALE, N. Y.—Dwight J. Baum, Waldo av and 246th st, Manhattan, is preparing plans for alterations and additions to the 2½-sty residence on Albany Post rd, north of the southerly line of Phillips Manor, for Willett R. Skillman, Morris Plains. Cost, about \$5,000. Owner will take bids on subs.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

WILSON ST.—Sass & Springsteen, 32 Union sq, Manhattan, are preparing plans for a 6-sty apartment, 50x87 ft, at 156-158 Wilson st, for Charles Lehrian, 207 Hooper st, owner and builder.

MAUJER ST.—Farber & Markwitz, 189 Montague st, are preparing plans for a 4-sty apartment in the south side of Maujer st, 200 ft east of Union av, for the Havemeyer Construction Co. J. H. Small, 1104 Broadway, owner and builder. Cost, about \$25,000. Tar and gravel roof, stoves.

14H AV.—Gorman & Schwartz, 367 Fulton st, are preparing plans for four 3-sty apartments, 20x70 ft, at the northeast corner of 14th av and 37th st, for H. Levine, care of architects. Cost, about \$7,500 each. Slag roofing, electric wiring, dumbwaiters, tile or parquet floors, and no heating will be required.

31ST ST.—Kallich & Lubroth, 215 Montague st, are preparing plans for a 4-sty apartment, 36x90 ft, at 402 East 31st st, southwest corner of Av D, for the Adeline Realty Co., Samuel Kaiser, 367 Fulton st, president and builder. The specifications will call for tar and gravel roofing, electric wiring, dumbwaiters, no heating. Cost, about \$23,000.

68TH ST.—Shampan & Shampan, 772 Broadway, have prepared plans for four apartments in the north side of 68th st, 142, 167, 192 and 217 ft east of 4th av, for the Boyd Realty Co. Cost, about \$80,000.

CLYMER ST.—Shampan & Shampan, 772 Broadway, have completed plans for two 6-sty apartments in the south side of Clymer st, 125 ft west of Lee av, for M. Solomon & Son, 217 Havemeyer st, owners and builders. Cost, about \$100,000.

PARK PL.—Clarence L. Sefert, 110 West 40th st, Manhattan, has completed plans for a 4-sty tenement, 70x111 ft, on the south side of Park pl, 350 ft east of Brooklyn av, for Frank Wilson, 1514 Union st, owner and builder. Cost, about \$75,000.

OCEAN AV.—W. T. McCarthy, 16 Court st, is preparing plans for two 4-sty apartments at the southwest corner of Ocean av and Avenue H, for the Loyal Building Co., care of architect. Cost, about \$100,000.

15TH ST.—Cohn Bros., 361 Stone av, are preparing plans for four 4-sty apartments, 50x78 ft, in the south side of 15th st, 304 ft west of 10th av, for the Kraslow Construction Co., W. Kraslow, president, 188 Montague st, owner and builder. Cost, about \$125,000.

DWELLINGS.

ST. MARKS AV.—Thos. Bennett, 303 52d st, is preparing plans for four 3-sty residences, 18x50 ft, on the south side of St. Marks av, 266 ft. east of Rogers av, for O. B. Lofremier, Atlantic av, owner and builder. Cost, about \$14,000. Owner builds and requires bids on electric fixtures, wiring, steam heat.

ST. MARKS AV.—Thos. Bennett, 303 52d st, is preparing plans for four 2½ or 3-sty residences on St. Marks av, between Nostrand and Rogers av, for O. B. Lofemiere, 3007 Atlantic av. E. Strayer, 3007 Atlantic av, general contractor, who will take bids on subs. Cost, about \$36,000.

16TH ST.—A. E. Fischer, 367 Fulton st, is preparing plans for five 3-sty residences, 20x60 ft, in East 16th st, near Newkirk av, for the Mann Construction Co., Max Helmann, 1223 46th st, owner and builder. Slag roofing, steam heating, electric wiring, parquet floors, combination fixtures, dumbwaiters and hardwood trim are specified. Cost, about \$9,000 each.

FACTORIES & WAREHOUSES.

HART ST.—Cannella & Gallo, 60 Graham av, are preparing plans for a 2-sty

factory, 25x50 ft, at 790 Hart st, for Frank Manino, 705 Hart st. Cost, about \$5,000.

NOSTRAND AV.—Benjamin Driesler, 153 Remsen st, has completed plans and will take bids on general contract for a 2-sty laboratory, 25x40 ft, on the east side of Nostrand av, 200 ft south of Av I, for The Tropenas Converter Co., 50 Church st, Manhattan. Cost, about \$10,000. Electric fixtures and wiring, tar and gravel roof, steam or hot water heat, separate contracts.

HOSPITALS & ASYLUMS.

FLUSHING AV.—Plans have been prepared privately for three contagious disease unit buildings at the Naval Hospital, for the U. S. Government, Navy Department, H. R. Stanford, chief, Bureau of Yards & Docks, Washington, D. C. Cost, about \$15,000. Bids will soon be taken by owner.

SCHOOLS & COLLEGES.

31ST ST.—C. B. J. Snyder, 500 Park av, Manhattan, is preparing plans for an addition to P. S. 89 at East 31st st and Newkirk av, for the Board of Education. Cost, about \$50,000.

STABLES & GARAGES.

POWELL ST.—Cohn Bros., 361 Stone av, are preparing plans for a 2-sty frame lumber shed and stable, 40x100 ft, at Powell st and Pitkin av, for S. Winorsky, on premises. Cost, about \$5,000.

STORES, OFFICES & LOFTS.

FULTON ST.—Seymour & Schonewald, Grand Central Terminal Building, Manhattan, are preparing plans for a 6-sty department store, 50x125 ft, at the southwest corner of Fulton and Smith sts, Brooklyn, for Balch, Price & Co., 376 Fulton st. Cost, about \$75,000. Bids will be taken by architects about May 28, including steam heat, electric wiring and fixtures, electric passenger elevator, dumbwaiter, etc.

Queens.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—Frank Chmelik, 796 2d av, has completed plans for a 4-sty tenement, 44x88 ft, in the east side of Woolsey st, 103 ft south of Hoyt av, for Louis Lewin, 566 Steinway av, owner and builder. Cost, about \$16,000.

RIDGEWOOD, L. I.—Plans have been prepared by L. Berger & Co., 1652 Myrtle av, for three 3-sty tenements, 28x70 ft, on the west side of Fresh Pond rd, 147 ft north of Myrtle av, for the Montauk Building Corp., S. Talhoff, president, 578 Essex st, Brooklyn.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for a 3-sty tenement, 27x76 ft, on the west side of Fresh Pond rd, 120 ft north of Myrtle av, for the Montauk Building Corp., S. Talhoff, president, 578 Essex st, Brooklyn. Cost, about \$8,000.

DWELLINGS.

RICHMOND HILL, L. I.—L. J. Frank, 206 Crescent st, Brooklyn, is preparing plans for eight 2-sty frame residences, 16x30 ft, on the east side of Morris av, 368 ft south of Jamaica av, for John Deinhardt, 376 Hamburg av, owner and builder. Tin roofing, steam heating and electric wiring required. Cost, about \$24,000.

JAMAICA, L. I.—L. J. Frank, 206 Crescent st, Brooklyn, is preparing plans for four 2-sty frame residences, 18x42 ft, on the west side of Manor av, 471 ft south of Jamaica av, for John Deinhardt, 376 Hamburg av, owner and builder. Cost, about \$14,000. Tin roofing, steam heating and electric wiring specified.

JAMAICA, L. I.—H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill, have completed plans for two 2-sty frame and clapboard residences for George Waat, Rockaway rd, owner and builder, who will take sub bids on shingle roofing, steam heating, electric wiring, tile bathrooms, concrete foundations, cesspool, city water and gas and electric fixtures. Total cost, about \$6,000.

FLUSHING, L. I.—L. Danancher, Fulton st, Jamaica, has completed plans for two 2½-sty frame and shingle residences on the south side of Cypress av, 100 ft west of Parsons av, for Max Frankel, Bandman av, Jamaica, owner and builder, who will take bids on all subs, including shingle roofing, steam heating, electric wiring, tile bath room, concrete foundations, city sewage, city water, and gas and electric fixtures. Total cost, about \$10,000.

WOODHAVEN, L. I.—C. Infanger & Son, 2634 Atlantic av, Brooklyn, are preparing plans for eight 2-sty frame residences, 16x40 ft, on the east side of Thrall av, 52 ft north of Fulton st, for Fred and George Eiermann, 1512 Woodhaven av, owners and builders. Cost, about \$28,000.

Suffolk.

HALLS & CLUBS.

SAYVILLE, L. I.—I. H. Green is pre-

paring plans for a 2-sty masonic temple, 30x60 ft, on Gillette av, for the Sayville Lodge Connetquot F. & A. M. Work will probably start about July 12.

RIVERHEAD, L. I.—Work is ready to start on the 1-sty frame parish house, 30x85 ft, which will include kitchen, auditorium, pool room and bowling alley, for Grace Episcopal Church, Rev. J. W. Burras. Cost, about \$5,000.

Westchester.

DWELLINGS.

YONKERS, N. Y.—M. W. Del Gaudio, 401 East Tremont av, has completed plans for a 2½-sty frame residence, 22x53 ft, at the southeast corner of Mile Square rd and Crescent pl, for Jos. Tisoro, mason, 395 Kimball av. Cost, about \$6,000.

WHITE PLAINS, N. Y.—Gross & Kleinberger, 75 Bible House, Manhattan, have about completed plans for a 2½-sty brick residence, 46x53 ft, for H. Kaufman, care of architects, who are ready for bids on general contract. Cost, about \$13,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

IRVINGTON, N. J.—Plans have been pre-

pared privately for two 2-sty apartments and stores, 22x50 ft, at 540 20th st, for J Sroczek, 47 Montrose Terrace, Newark. Cost, about \$4,500. Probably electric wiring in store, metal ceilings, no heat.

MONTCLAIR, N. J.—O. C. Gonnelli, 800 Broad st, Newark, has completed plans for a 3-sty flat, 42x42 ft, at 15 Pine st, for George W. Usher, 147 Bloomfield av. Cost, about \$9,000. Dumbwaiter, electric wiring, tiling, slag roof, required. Owner will take bids.

EAST RUTHERFORD, N. J.—Frank Pirrone, 104 Midland av, Garfield, N. J., is preparing plans for three stores and tenement, 53x53 ft, on Patterson av, for Cesare Vazzoler, 222 Paterson av, to cost about \$14,000. Bids will be taken on separate contracts about June 3.

CHURCHES.

PATERSON, N. J.—The Church of the Covenant, Peter Quackenbush, 190 Main st, president of Consistory, contemplates the erection of a stone and brick church at Broadway and 27th st, to cost about \$50,000. Architect's name will be announced later.

PATERSON, N. J.—T. John Folks, 2d National Bank Building, has completed

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plans for a 1-sty granite church and Sunday school room, at the southeast corner of Summer and Ellison sts, for the African Methodist Episcopal Zion Church, Rev. Chas. C. Williams, pastor, 693 East 24th st. Cost, about \$40,000. Architect is ready for bids on general contract.

DWELLINGS.

HACKENSACK, N. J.—Chas. B. Waterhouse, 257 Main av, Passaic, has completed plans and will take bids at once for alterations to the 2½-sty residence at West Clinton pl, for Fred Fisher, on premises. Cost, about \$5,000.

EAST RUTHERFORD, N. J.—A. Ginsburg, 225 Main av, Passaic, has completed plans for six 2½-sty residences, 20x37 ft, for Miller & Ellovitch, 80 Van Beuren st, Passaic, owners and builders. Cost, about \$3,500 each. Electric wiring, slag roofing, no heat.

PERTH AMBOY, N. J.—Jensen & Brooks, 190 Smith st, are revising plans for the 3½-sty residence, 23x60 ft, at State and Market sts, for Dr. F. C. Henry, 263 State st. Architects will take bids on separate contracts at once. Cost, about \$10,000.

RIDGEFIELD PARK, N. J.—Plans have been prepared privately for a 2-sty frame residence, 28x34 ft, at Hackensack rd and Brewster av, for G. H. Sherin, Brinkerhoff st. Cost, about \$4,000.

21ST ST.—Emanuel Kaiser, 713 7th av, Manhattan, is preparing plans for a 2-sty stone residence, 40x100 ft, in East 21st st, 100 ft south of Av J, for Parkin & Steiner, 5 Canarsie la. Cost, about \$5,000.

ORANGE, N. J.—I. Zuckerman, 219 Day st, contemplates the erection of a 2½-sty frame residence in Day st, from plans by S. S. Colt, 31 Essex st. Cost, about \$4,000.

SHORT HILLS, N. J.—Fred R. Hasselman, 8 R. R. pl, East Orange, has completed plans for a 2½-sty residence, 40x48 ft, at the corner of Parkway and West rd, for The Safety Realty Co., East Orange. Cost, about \$9,000.

FACTORIES & WAREHOUSES.

JERSEY CITY, N. J.—W. O. Davey & Son, on premises, contemplates the erection of an additional storage building at 164 Laidlaw av, from private plans.

HOSPITALS & ASYLUMS.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, has about completed plans and will take bids about May 28, for a 4-sty home for the aged at 138 Lembeck av, for St. Ann's Home for the Aged, Sister Rose, Mother Superior, Lembeck av. Cost, about \$75,000.

PUBLIC BUILDINGS.

MAYWOOD, N. J.—Frank Eurick, Hackensack, N. J., has about completed plans for a 2-sty Borough Hall, 32x80 ft, for the Borough of Maywood, to cost, about \$12,000.

EDGEWATER, N. J.—Hobart A. Walker, 437 5th av, Manhattan, has been commissioned to prepare plans for a library north of the ferry house, for the Borough of Edgewater.

STABLES & GARAGES.

ELIZABETH, N. J.—C. Godfrey Poggi, 2 Julian pl, has completed plans and will soon take bids on general contract, including steam heat, electric fixtures, for a 1-sty garage, 91x128 ft, in South Union st, for The Commercial Free Delivery Co., West Jersey st. Cost, about \$6,000.

Other Cities.

BANKS.

ROME, N. Y.—Metzger & Bullock, 18 East 41st st, Manhattan, have been commissioned to prepare plans for remodeling the bank building at the southeast corner of James and Dominick sts, for the Rome Trust Co., 103 South James st. Cost, about \$75,000.

DWELLINGS.

POUGHKEEPSIE, N. Y.—E. C. Smith, 39 Market st, is preparing sketches for a 2½-sty frame and stucco residence, 28x48 ft, at 14 Adriance av, for George J. Lumb, 42 Market st. Cost, about \$12,000.

HALLS & CLUBS.

KINDERHOOK, N. Y.—A. M. Fredenburgh, 24 North st, Pittsfield, Mass., has completed plans for a masonic temple for the Kinderhook Chapter 264, F. & A. M., George Wilkins, chairman of building committee, Robert Van Deusen, care of owner, donor. Cost, \$15,000 to \$20,000. Bids will be taken about June 2.

SCHOOLS AND COLLEGES.

SYRACUSE, N. Y.—The Board of Education of Syracuse, Albert E. Larkin, president, owner, is taking bids to close June 1 at 11 P. M. for a 1-sty frame and stucco gymnasium, 85x176 ft, to contain swimming pool, in the rear of the new vocational school in Seneca st, near Tully st,

from plans by Merrick & Randall, 705 S. A. & K. Building, Syracuse. Cost, about \$50,000.

SYRACUSE, N. Y.—James A. Randall, 705 S. A. & K. Building, has nearly completed plans for a 2-sty reinforced concrete school, for the Board of Education. Thomas Wooley, City Hall, city engineer. E. E. Palmer, 610 Snow Building, heating and ventilating engineer. Eugene McCarthy, 411 South West st, plumbing engineer. Bids will probably be taken about June 1. Cost, about \$200,000.

TROY, N. Y.—Lawlor & Haase, 59 Wall st, Manhattan, are preparing plans for a dining hall and six dormitories at 15th av, Av D and The Campus, for the Rensselaer Polytechnic Institute, Dr. Palmer C. Ricketts, president. Cost, about \$200,000. Bids will be called about July 13.

HARRIMAN, N. Y.—Plans are before the State Department of Education for approval and it is expected that bids will be received about May 26 on general contract by owners, for the high and grade school in the south side of Main st, west of R. R. Station, for the Board of Education of the Village of Harriman. Peabody, Wilson & Brown, 389 5th av, Manhattan, architects. Louis E. Eden, 1 Madison av, Manhattan, electrical engineer. Nygren, Tenney & Ohmes, 101 Park av, Manhattan, steam and ventilating engineers. Cost, about \$40,000.

POTSDAM, N. Y.—Appropriation of \$300,000 has been granted for additional buildings at the State Normal School, for the Board of Education, Hon. J. H. Finley, commissioner. Lewis F. Pilcher, Capitol, Albany, will prepare plans during the summer.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—McDermott & Hanigan, 103 Park av, have received the contract for alterations to the building at 318 Broome st, from plans by Jas. Maher, 431 West 14th st.

MANHATTAN (sub.).—The Gurney Elevator Co., 62 West 45th st, has received the elevator contract, and the Brooklyn Fireproof Sash & Door Co., 101 Richardson st, Brooklyn, the metal sash, for the 12-sty apartment, 100x156 ft, at the southwest corner of 160th st and Edgecombe av, for Albert J. Schwartzler, 369 East 167th st. Schwartz & Gross, 347 5th av, architects. T. Champoli, 2380 Hughes av, brick mason.

BRONX.—The contract for two apartments on Woodycrest av, north of 164th st, for the Woodycrest Building Corp., has been awarded to McDermott & Hanigan, 103 Park av. T. E. Dunn, architect. Cost, about \$90,000.

BROOKLYN (sub.).—The structural steel and ornamental iron work necessary for the apartment at Church av and Story st, for Morris G. Williams, has been awarded to the Buckingham Steel Co., Inc., 25 West 42d st, Manhattan. Rupp Bros., architects.

CHURCHES.

BRONX.—McDermott & Hanigan, 103 Park av, have received the general contract to erect a 1-sty stone and brick church, 92x145 ft, at 138th st and Cypress av, for St. Luke's R. C. Church, Father J. J. Boyle, pastor, 623 East 138th st. Anthony F. A. Schmidt, 604 Courtland av, architect. Cost, \$100,000.

BROOKLYN (sub.).—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has received the contract for placing concrete piles in the foundation for the Church of St. Gregory, Brooklyn av and St. Johns pl. Frank J. Helmle, architect.

GLEN MORRIS, L. I.—Levin Bros. Co., Inc., 320 5th av, Manhattan, have received the general contract to erect a 1-sty stone chapel, 34x58 ft, for St. Andrews Lutheran Church, Harry Cortright, secretary, in charge. Harry Dean, care of Wm. Higginson, 13-21 Park Row, Manhattan, architect. Cost, about \$10,000.

WESTBURY, L. I.—Miller-Reed Co., 103 Park av, Manhattan, has received the general contract to erect a rubble stone church, 79x130 ft, for St. Bridget's R. C. Church, Rev. Father Wm. F. McGinnis, Post av, pastor. F. Burrell Hoffman, Jr., 15 East 40th st, architect. Cost, about \$20,000.

PITTSBURGH, PA. (sub.).—The contract has been awarded to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan, for the concrete piles in foundations for the new Syria Temple. Huehl, Schmid & Holmes, architects. Golden & Crick, general contractors.

DWELLINGS.

EAST ORANGE, N. J.—Allison P. Clark & Co., Crane Building, Montclair, has re-

ceived the general contract to erect a 2½-sty residence on Linwood av, for Walter L. Campfield, 79 North Park st. Renshaw & Barton, 25 Midland av, have the mason work. Cost, about \$7,500.

WESTFIELD, N. J.—William Harper, this place, has received the general contract to erect a 2½-sty frame residence at 720 Clark st, for Mary Harper, this place. Cost, about \$5,000. Electric wiring, fixtures, steam heat (American Ideal boiler).

SPRINGFIELD, N. J.—Alfred W. Warner, Springfield, N. J., has received the general contract to erect a 2½-sty residence on Short Hills av, for George N. Reed, care of general contractor. Cost, about \$4,000. Boynton boiler, electric fixtures, steam heat necessary.

YONKERS, N. Y.—(sub.)—Miller Bros., 344 Riverdale av, have received the mason work and A. Phillips, John st, the carpentry, for the 2-sty residence, store and warehouse, 40x50 ft, at 19 School st, for J. D. Cochran, 73 Van Cortlandt Park av. Jos. A. Watson, Reeves Building, architect. Cost, about \$8,000.

ASBURY PARK, N. J.—Horace H. Moore, 3d av, Spring Lake, N. J., has received the general contract to erect a 2½-sty hollow tile, stucco and tapestry brick residence on 4th av, for H. W. Spink, care of architect, C. W. Brazer, 1133 Broadway, Manhattan.

LOCUST VALLEY, N. Y. (sub.)—The Buckingham Steel Co., Inc., 25 West 42d st, Manhattan, has received the structural steel work necessary for the Tully residence here. Kenneth M. Murchinson, architect. Amsterdam Building Co., general contractor.

ROSELLE PARK, N. J.—Weinstein Bros., 657 South Park st, Elizabeth, have received the general contract to erect a 2½-sty store and residence, 22x50 ft., at the corner of Sherman and Grant avs, for Edward Kubick, 833 Martin st, Elizabeth. Cost, about \$4,000. Shingle roofing and electric wiring are specified.

SYRACUSE, N. Y.—W. J. Burns, Bastable Building, has received the general contract to erect a 2½-sty brick and tile wall residence in James st, near Sedgwick av, for John Wilkinson, 101 West Marcellus st. Henry Wilhelm Wilkinson, 15-17 West 38th st, Manhattan, architect. Cost, about \$35,000.

FACTORIES & WAREHOUSES.

MANHATTAN (sub.)—The contract has been awarded to the Raymond Concrete

Pile Co., 140 Cedar st, for the foundation of a warehouse for the Eagle Pencil Co., 707 East 13th st. Buchman & Fox, architects. Chas. A. Cowen & Co., general contractors.

LONG ISLAND CITY (sub.)—Miscellaneous iron and steel required for the Ford Motor factory has been awarded to the Buckingham Steel Co., Inc., 25 West 42d st, Manhattan. Wm. L. Crow Construction Co., general contractor.

McKEESPORT, PA. (sub.)—The National Tube Co., Pittsburgh, Pa., has awarded the contract to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan, for concrete piles for foundation at their Christy Park works. P. C. Patterson, chief engineer.

WATERBURY, CONN.—The Turner Construction Co., 11 Broadway, Manhattan, have received the contract for a 5-sty manufacturing building for the Scovill Mfg. Co., at East Main st and Hamilton av. Hugh L. Thompson, 57 North Main st, architect and engineer. The building will be 200x70 ft, of reinforced concrete construction with brick panel walls.

SYRACUSE, N. Y. (sub.)—Dawson Bros., 231 Union Building, have the contract for the foundation; Provo Construction Co., 103 Hiawatha st, piling; and L. H. Huntley, excavating, for the 7-sty cold storage plant, 100x100 ft., in North West st, for the Syracuse Cold Storage Co., J. M. Coldwell, 101 North West st, president. W. C. Jarvis, Indianapolis, Ind., architect. Cost, about \$125,000.

POUGHKEEPSIE, N. Y.—Kingston & Campbell, 1 Washington st, have received the general contract, and P. C. Doherty, 112 Main st, heating and plumbing, for the factory in North Hamilton st, along C. N. E. R. tracks, for Smith Bros., 13 Market st. Wm. J. Beardsley, 49 Market st, architect. Cost, about \$60,000.

BRANDFORD, CONN. (sub.)—The MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, has received the contract for the foundation of addition to Malleable Iron Fittings Co. Philip Sellers, New Haven, architect.

CLAREMONT, N. J. (sub.)—The MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, has received two contracts for pedestal concrete piles at the Eagle Oil Works of the Standard Oil Co.

PITTSBURGH, PA. (sub.)—The Raymond Concrete Pile Co., 140 Cedar st,

Manhattan, has received the contract for concrete pile in foundation for the new reinforced concrete warehouse for the P. H. Butler Co., at 17th and Pike sts. Hunting-Davis Co., architects and engineers.

BALTIMORE, MD. (sub.)—The contract for placing concrete piles for the foundation of a warehouse for Louis Miller, has been awarded to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan. Lewis Levi, architect.

HARRISON, N. J. (sub.)—The Crucible Steel Co. of America, Pittsburgh, Pa., has awarded to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan, the contract for the design and construction of the foundations, tunnels, etc., for their Atha plant.

LEONIA HEIGHTS, N. J.—The John Boyd Plumbing & Heating Co., 284 Columbus av, Manhattan, has received the plumbing contract for the three studio, administration and laboratory buildings, for the Universal Film Co., this place. Ernest Flagg, 199 Broad st, Manhattan, is architect.

HALLS AND CLUBS.

MANHATTAN.—Wm. Flanigan, 118 East 28th st, has received the general contract to make alterations to the 4 and 6-sty clubhouse 39-41 Madison av, southeast corner of 26th st, for the Manhattan Club, Phillip Britt, president. Hopkin & Koen, 244 5th av, architects. Russell & Co., 444 Columbus av, have the electrical work; Jas. F. Griffin Co., 321 West 44th st, plumbing; Gillis & Geoghegan, 537 West Broadway, heating. Cost, about \$25,000.

MANHATTAN (sub.)—The Hartman Wrecking Co., 198 Broadway, has received the contract for wrecking at 132-138 East 45th st, for the 8-sty general club for nurses, 75x100 ft, for the Y. W. C. A., 600 Lexington av, Mrs. Jas. S. Cushman, president. Parish & Schroeder, 12 West 31st st, architects. Cost, about \$400,000.

HOBOKEN, N. J.—Gabler Construction Co., 339 West 18th st, Manhattan, has received the general contract for alterations to the Fellows Home at 412-414 Washington st, for Max Hurwitz, 316 Washington st, for lodge rooms and dance hall purposes. Fagan & Briscoe, 95 River st, architects. Cost, about \$70,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Smith & Goldberg, 785 Hewett pl, have received the general contract to make alterations to the two residences 9-11 Montgomery st, for a Hebrew

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Contracts Awarded—Continued.

school, for the Jeshibath Elz Chain, Jacob Hecht, president, 166 East 95th st. M. Joseph Harrison, 230 Grand st, architect. Cost, about \$10,000.

ORADELL, N. J.—(sub.)—T. E. Voorhis, this place, has received the mason work, and Winters & Lynch, the carpentry work, for the 2½-sty Sunday school and parish house, 30x60 ft, for the Reformed Church of Oradell, Rev. E. I. McCully, pastor. R. H. Storm, chairman of building committee. Marshall R. Grimes, 39 East 42d st, Manhattan, architect. Paul H. Fabricius, 311 Madison av, Manhattan, steam engineer. Cost, about \$8,000.

YONKERS, N. Y.—Lynch & Larkin, 195 Riverdale av, have received the general contract to erect a 3-sty addition to P. S. 19 in Jackson st, near Highland av, for the Board of Education of Yonkers. Geo. Howard Chamberlin and Anton Schonbach, 18 South Broadway, associated architects.

STABLES AND GARAGES.

BROOKLYN.—McGough & Hoey, 16 Court st, have received the general contract to erect a 2-sty stable, 25x50 ft, at East 84th st and Ditmas av, for Beckers Aniline & Chemical Co., premises. Benjamin Driesler, 153 Remsen st, architect. Cost, about \$6,000.

STORES, OFFICES & LOFTS.

MANHATTAN.—(sub.)—The wiring contract has been awarded to the Lord Electric Co., 105 West 40th st, for the store and loft building at the northeast corner of Broadway and 26th st, for Frank Ayer, Boston, Mass. Maynicke & Franke, 25 East 26th st, architects. Pattison Bros., 1182 Broadway, steam and electrical engineers. Chas. A. Cowen & Co., 1123 Broadway, masons. Standard Iron Works, 540 West 58th st, has the ornamental iron work. Cost, about \$800,000.

MANHATTAN.—(sub.)—The Passaic Structural Steel Co., 30 Church st, has received the steel contract for the 12-sty store and loft building at 29-33 West 30th st, east of Broadway, for the Wallack Construction Co., Inc., Moses Crystal, 37-39 East 28th st. Schwartz & Gross, 347 5th av, architects. F. A. Burdett & Co., 16 East 33d st, steel engineers. Cost, about \$200,000.

MANHATTAN.—The Hasco Building Co., 245 West 55th st, has received the general contract to make alteration to the loft and store building, 25x100 ft, at 605 Madison av, from plans by Walter Haeffeli, 245 West 55th st. Cost, about \$12,000.

MANHATTAN.—(sub.)—The Hedden Iron Construction Co., 30 Church st, has received the structural steel contract for the 12-sty loft, store and office building, 250x125x84 ft, at the northwest corner of 5th av and 31st st, for the Strathcona Construction Co., Inc., Harry Falk, president, 3785 Broadway. George & Edward Blum, 505 5th av, architects. Cost, about \$350,000.

MANHATTAN (sub.)—The Underpinning & Foundation Co., 290 Broadway, has received the foundation contract for the building at 302 5th av, northwest corner of 31st st, for the 302 Fifth Av Co., 3785 Broadway. George & Edward Blum, 505 5th av, architects.

MANHATTAN.—E. A. Carpenter Co., 120 West 32d st, has received the general contract to make alterations to the 6-sty store and loft building, 25x100 ft., at 119 West 42d st, for Christiana A. Ely, 251 West 95th st. Thain, Hewlett & Reddy, 1181 Broadway, architects. Cost, about \$20,000. The alteration work consists of new stairs, rebuilding front and rear walls and raising floor.

BROOKLYN (sub.)—The Buckingham Steel Co., Inc., 25 West 42d st, Manhattan, has received the structural steel and ornamental iron work for the studio building at 55 Church av, for Morris G. Williams. Rupp Bros., architects.

ATLANTA, GA. (sub.)—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has received the contract for concrete piles for the foundation of the Connally Building, Whitehall and Alabama sts, from plans by W. L. Stoddard. Wells Bros. Co., general contractor.

NEWARK, N. J.—(sub.)—Lord Electric Co., 105 West 40th st, Manhattan, has taken the electric wiring contract; Leonard Sheet Metal Works, 1270 Broadway, Manhattan, roofing; Otis Elevator Co., 11th av and 26th st, Manhattan, elevator, and Rockwood Sprinkler Co., 123 William st, Manhattan, sprinkler system, for the 8-sty theatre and office building at 114-116 Market st, for F. F. Proctor, 88 Park pl. Albert E. Westover, Keiths Theatre Building, Philadelphia, Pa., architect. F. T. Ley & Co., 30 East 42d st, Manhattan, general contractors. Cost, about \$300,000.

MISCELLANEOUS.

KENSICO, N. Y. (sub.)—The Bucking-

ham Steel Co., Inc., 25 West 42d st, Manhattan, has received the structural steel and ornamental iron work for six superstructures at the Kensico Water Works, for the New York Board of Water Supply. F. W. Burnham, general contractor.

CHICAGO, ILL. (sub.)—The contract for foundations of the new fountain in Grant Park has been let to the MacArthur Concrete Pile & Foundation Co., of 11 Pine st, Manhattan. H. Eilenberger & Co., Chicago, general contractors.

BOSTON, MASS. (sub.)—James E. Gaffney Contracting Co., Inc., this place, has awarded the contract for the foundation work of the new Boston National League Baseball Co. grandstand, to the MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan. Osborn Engineering Co., Cleveland, O., architect.

KANSAS CITY, KAN. (sub.)—The Kansas City Missouri Board of Fire & Water Commission has awarded a contract to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan, for concrete piling for the foundation of a new stack for the Quindaro Pumping Station.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
RIVERSIDE DRIVE, n e cor 161st st, 6-sty brick apartment house, 110x213; cost, \$750,000; owner, Melvin Construction Co., Inc., 189 Broadway; Henry Friedman, Pres.; Chas. Friedman, Sec.; architects, Young & Wagner, Inc., 347 5th av. Plan No. 175.

HOSPITALS.

5TH AV, e s, 99th to 100th st (three buildings), 9, 3 and 3-sty, fireproof hospital, 67.8x101.9, 60x72, 42x91; cost, \$450,000; owner, Mount Sinai Hospital, Philip J. Goodhart, vice-president, 21 West 81st st; architect, Arnold W. Brunner, 101 Park av. Plan No. 178.

THEATRES.

THOMPSON ST, 238, 1-sty brick moving picture theatre (open air), 45x75; cost, \$2,000; owner, Elena Realty Co., Pres., Dominick Abbate, 59 South Washington sq; architect, Frank E. Vitolo, 3156 Kingsbridge Terrace, N. Y. Plan No. 177.

MISCELLANEOUS.

125TH ST, 418-24 West, & 124th st, 1-sty frame meeting room, 90x72; cost, \$500; owner, Mrs. Scott Cameron, 31 East 38th st; architect, Harry Schuler, 123 East 23d st. Plan No. 176.

11TH ST, n s, and 12th st East, s s, 100 e 1st av, 1-sty brick toilets and offices, 18x52; cost, \$1,200; owner, Frank D. Schlitt, Jersey City; architect, Hugh Friendly, 1887 Vyse av, Bronx. Plan No. 179.

BROADWAY, n w cor 95th st, 1-sty brick public market, 164.6x125; cost, \$200,000; owner, Vincent Astor, 23 West 26th st; architects, Tracy & Swartwout, 244 5th av; builders, James McWalters & Sons, 1497 Broadway. Plan No. 180.

Bronx.

DWELLINGS.

BYRON AV, w s, 271 n 236th st, 2-sty brick dwelling, shingle roof, 22x50.11; cost, \$4,500; owner, Lillian W. Haslun, 489 East 183d st; architect, Frank P. Schiavone, 4182 Park av. Plan No. 283.

STORES, OFFICES AND LOFTS.

GRAND CONCOURSE, s w cor Fordham rd, two 1-sty brick stores, 95.3x59.3, 100x95.10, slag roof; cost, \$35,000; owners, The Gaines Roberts Co., Furman V. Gaines, on premises, Pres.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 278.

MELVILLE AV, s s, 225 e Van Nest av, 1-sty brick store, slag roof, 15x15; cost, \$700; owner, Giuseppe Boufats, on premises; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 284.

STORES AND TENEMENTS.

SHERMAN AV, e s, 141 n 163d st, two 5-sty brick tenements, slag roof, 43x85.6; cost, \$70,000; owner, Kingsley Contracting Co., W. H. Bingham, 509 Willis av, Pres.; architect, Edw. J. Byrne, 148th st and 3d av. Plan No. 275.

BECK ST, s w cor Leggett av, two 5-sty brick tenements, 55x95, 46.8x91, slag roof; cost, \$120,000; owners, Macy Constn. Co., Isaac Shiven, 574 Tinton av, Pres. architect, Jacob M. Felson, 1130 Broadway. Plan No. 281.

FAIRMOUNT PL, s s, 101.03 w Southern blvd, 5-sty brick tenement, 50x93, slag roof; cost, \$50,000; owners, H. C. Jackson Realty Co., Harry C. Jackson, 1904 Vyse av, Pres.; architects, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 279.

INTERVALE AV, e s, 211.5 s 165th st, 5-sty brick tenement, 50x87.6, tar and gravel roof cost, \$45,000; owners, Daveck Realty Co., Inc., Hayman Eckman, 1054 Grant av, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 282.

GRAND CONCOURSE, n e cor 198th st, two 5-sty brick tenements, 61.1x74.7, 73.4x78, slag roof; cost, \$125,000; owners, J. L. S. Bldg. Co., Inc., Frank Lages, 110 West 34th st, Pres.; architects, Neville & Bagge, 105 West 40th st. Plan No. 276.

WEBSTER AV, w s, 1,047.49 n 169th st, two 6-sty brick tenements, 62.5x66.8, plastic slate roof; cost, \$100,000; owners, Sikora Realty Corp., Ludwig Sikora, 8 9th av, L. I. City; architects, Moore & Landseid, 3d av and 148th st. Plan No. 277.

FAILE ST, n s, 205 s Aldus st, five 5-sty brick tenements, slag roof, 47.9x88; cost, \$250,000; owner, B. & W. Bldg Co., Inc., Jos. M. Brody, 1630 Park av, Pres.; architects, Young & Wagner, Inc., 347 5th av. Plan No. 286.

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JAMAICA.—Elm st, e s, 350 s Bandman av, 2-sty brick dwelling, 25x71, slag roof, 2 families; cost, \$2,500; owner, Anna Casa, 58 Catherine st, Jamaica; architect, A. Loda, Shore av and West st, Jamaica. Plan No. 1702.

JAMAICA.—Jeffrey av, e s, 100 n Pette av, 2½-sty frame dwelling, 20x35, shingle roof, 1 family, steam heat; cost, \$3,200; owner, Ernest E. Severt, 326 Fulton st, Jamaica; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 1689.

JAMAICA.—Lincoln av, n e cor Dean st, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$4,200; owner, Adam Fialkowski, 10 Sylvester av, Jamaica; architect, Robert Kurz, Fulton st, Jamaica. Plan Nos. 1687-88.

RICHMOND HILL.—Lefferts av, s e cor Central av, 2-sty frame dwelling, 35x32, shingle roof, 1 family, steam heat; cost, \$7,000; owner, Mrs. Parson Price, Ozone Park; architect, N. M. Woods, 48 West 34th st, Manhattan. Plan No. 1694.

RICHMOND HILL.—Vine st, e s, 320 s Jamaica av, five 2-sty frame dwellings, 15x37, shingle roof, 1 family; cost, \$7,500; owner and architect, Henry E. Haugaard, Richmond Hill. Plan No. 1701.

RICHMOND HILL.—Beaufort st, s s, 82 n South Curtis av, 2-sty frame dwelling, 16x38, shingle roof, 1 family; cost, \$2,000; owner, Louis Graf, Church st, Richmond Hill; architect, H. G. Arnold, 429 No. Vine st, Richmond Hill. Plan No. 1691.

ROCKAWAY PARK.—Triton av, n w cor Monmouth av, 1½-sty frame dwelling, 13x25, shingle roof, 1 family; cost, \$2,000; owner, Mrs. Edw. Wren, Rockaway Park; architects, Smith & Holler, 82 Wall st, Manhattan. Plan No. 1700.

WOODHAVEN.—Emma pl, n s, 160 e Leggett av, four 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$7,000; owner, Jacob Wills, 17 Essex st, Brooklyn; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan Nos. 1704-5.

WOODHAVEN.—Ferry st, e s, 125 s Atlantic st, 2-sty brick dwelling, 20x47, tin roof, 2 families; cost, \$2,700; owner, Tony Fiamini, Ferry st, Woodhaven; architects, Cehio & Monda, 1129 Boyd av, Woodhaven. Plan No. 1696.

WOODHAVEN.—Grafton av, s s, 75 e Bigelow av, 2-sty brick dwelling, 20x51, tin roof, 2 families; cost, \$3,200; owner, Erasmus Tafuta, 75 Bigelow av, Woodhaven; architect, R. Kurz, Fulton st, Jamaica. Plan No. 1690.

STABLES AND GARAGES.

BROOKLYN MANOR.—Manor av, w s, 30 s Elmwood st, two 1-sty tile garages, 12x18, tile roof; cost, \$400; owner, Wm. Chappelle, 20 Vandever av, Woodhaven; architect, L. J. Frank, 206 Crescent st, Brooklyn. Plan Nos. 1633-34.

FLUSHING.—20th st, w s, 177 n Broadway, 1-sty frame garage, 12x17, shingle roof; cost, \$300; owner, Mrs. Edith M. Long, Flushing. Plan No. 1632.

FLUSHING.—Beech st, n s, 110 w Parsons av, 1-sty tile garage, 24x15; cost, \$500; owner, A. D. Nast, premises. Plan No. 1605.

FLUSHING.—Broadway, n e cor 16th st, 1-sty frame garage, 19x19; cost, \$350; owner, Annie Martin, premises. Plan No. 1628.

JAMAICA.—Avalon av, n s, 170 w Fulton av, 1-sty tile garage, 13x25, tile roof; cost, \$400; owner, Otto Geise, premises. Plan No. 1627.

FLUSHING.—Farrington st, e s, 70 s State st, 1-sty frame garage, 16x22, tin roof; cost, \$250; owner, A. Finkelstine, premises. Plan No. 1650.

FLUSHING.—Sandford av, 412, 1-sty frame garage, 14x16, tin roof; cost, \$100; owners, Allison & Tischett, 126 Wilson av, Flushing. Plan No. 1643.

WINFIELD.—Meyers av, n w cor Queens Boulevard, metal garage, 20x20; cost, \$200; owner, A. Borselli, premises. Plan No. 1638.

WOODHAVEN.—Dennington av, s s, 50 e Oswego st, 1-sty frame stable, 31x25, gravel roof; cost, \$600; owner, Nathan Feld, premises. Plan No. 1648.

EAST ELMHURST.—Columbus blvd, n s, 40 w Bay 4th st, 1-sty frame garage, 12x18, slag roof; cost, \$120; owner, John DeBlasi, 94 East Jackson av, Corona. Plan No. 1667.

HOLLIS.—Sagamore av, e s, 50 n Carpenter av, 1-sty frame garage, 10x18, tin roof; cost, \$100; owner, Chas. Lapp, on premises. Plan No. 1661.

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BUILDING MATERIALS AND SUPPLIES

ITALY'S ENTRANCE INTO EUROPEAN EMBROGLIO WILL MEAN SHARP ADVANCE IN ART BUILDING METAL—RADIATORS LOW

Lumber Cutters Curtailing Shipments for Big-Profit Foreign Trade

ITALY'S entrance into the European war should immediately send the price of copper, brass and spelter at least five cents higher than prices prevailing a week ago, which even then were unprecedented. Thirty-cent copper and brass is almost a certainty, said a well-known wholesaler. This will represent a jump in copper of six cents for soft and five for hard. It will mean almost a ten-cent jump for sheet brass. Some of the manufacturers showed signs of being wary about protecting purchasers on specifications running more than a week, and one house refused to take anything but spot business.

Italy, ever since the war, has been the great clearing house for shipments of cartridge-making metals for Germany and Austria as well as for France. The shutting off of this market from Germany will mean the shipment of materials of this sort by roundabout routes entailing higher cost, and so great is the demand for these two commodities at present that domestic prices are based entirely upon the demand from abroad.

Spelter was again high and excited this week, affecting galvanized materials of all sorts. No quotation was made upon New York delivery as the week closed, although July and August sales were reported to be as high as fourteen cents. Some who bought spelter toward the end of the week paid as high as 16¼ cents a pound for it. That is one reason why plumbing interests figuring on pending building operations have not been able to drop their prices very much and have in consequence temporarily checked some speculative operations.

Pipe works are buying all the iron they can carry in anticipation of a continued advance in prices. No. 1 X Foundry northern pig iron is quoted today at 14.25c. a pound, and the demand from equipment companies is increasing, probably in anticipation of a sharp rise resulting from possible eventualities abroad.

Radiators, in marked contrast to almost every other department of the equipment market, are being sold lower than ever before with a single exception. This is due to a struggle for supremacy between various clusters of manufacturers against others and what is being spent for high-priced copper can almost be saved, according to one authority, in the current price of radiators.

Portland cement is without feature, save for increased orders for road work. Building orders in places outside of Manhattan continue to be fairly active. There was some attempt to stimulate building orders by offering of attractive concessions to dealers, but this movement was not concurred in by impor-

tant companies, who are in on some of the road business and railroad work now coming out. The generally accepted level of Portland cement in the New York market today is \$1.23 and \$1.32 a barrel, wholesale.

Common brick has a good, steady call, practically all of that moving out of the wholesale dock going into construction work above the Harlem. Prices range from \$6 to \$6.50 a thousand.

Lumber is in a doubtful tone, depending upon location of yards. There is a great deal of concern in some quarters regarding the state of supply in the autumn, if the European situation becomes more tense. There is fear of a general scarcity of building grades here because of the already scant cut at the manufacturing centers and the difficulty of getting boats to bring the lumber to New York.

Manufacturers, according to information at hand, have not been getting hardly a profit-taking price for their material for a long time. If the war is protracted much longer and more countries become involved, the cutting interests believe that America will be deluged with lumber orders from abroad at the termination of the war. They profess to see in the future handsome prices for dressed building lumber, with spot cash payments and no shipping risk. Some idea of what this curtailment of cutting and shipment means may be gathered from an official table compiled by the Lumber World Review which shows that during March, 1914, 737,300,000 feet of soft and hardwoods were cut, while in March, 1915, only 676,700,000 feet were cut. Shipments in March, 1914, totalled 668,800,000 feet, whereas March, 1915, showed a total shipment for both hard and soft woods of only 629,300,000 feet. That is one reason why dealers have not been over willing to shade price lists for speculative building operations and builders have found terms very limited. If the European situation becomes more critical prices will be sure to move up rather than go lower.

Plan filings in the five boroughs for the week ending May 21, follow. In the same week last year 279 new building plans were filed, with an estimated value of \$2,907,925. The notable difference in estimated value of plans filed last week was due to the filing of plans for the new court house, which alone was estimated to cost \$10,000,000.

	Week ending	
	May 14	May 21
Manhattan...	12 \$10,976,375	8 \$1,403,700
Bronx.....	19 780,200	22 895,300
Brooklyn....	100 780,800	94 618,100
Queens.....	105 289,080	126 365,195
Richmond....	14 44,326	6 34,415
Total.....	250 \$12,870,781	256 \$3,316,710

LUMBER.

Some Figures Showing Why War May Boost Prices.

IF every builder could be impressed with the necessity of doing his prospective building now he would be a richer man than he will be if he delays his purchases or his building operations. For instance, those behind the scenes in the lumber world know that there is being shaped a plan to conserve a tremendous supply for the European reconstruction period that is to follow the war. Italy's entrance into the melee will hasten the day when the long-expected demand will develop and the American consumer who hesitated when he had the chance to buy cheap, will take the consequences of his over-conservatism.

Practically the same conditions prevail in other lines, including Portland cement, copper, brass, iron, and many equipments. But these are reliable figures, compiled by the Lumber World Review from the reports as sent in to the National Lumber Manufacturers' Association, and cover the states of Alabama, Arizona, Arkansas, California, Georgia, Florida, Idaho, In-

diana, Iowa, Kentucky, Louisiana, Michigan, Minnesota, Mississippi, Missouri, Oklahoma, Montana, North Carolina, Ohio, Oregon, South Carolina, Tennessee, Texas, Virginia, Washington, West Virginia and Wisconsin.

Manufacturers are holding back their cutting and their shipments. For some time they have not been able to make the business profitable. The demand has been too spotty and competition has been too keen. They warned the dealers some time ago that they were going to reduce their cut. The dealers smiled, said it was only the usual bluff of the manufacturers to make them buy, and they let their stocks run down. Today, they are finding not anywhere near as big a stock on hand at the mills and they are not so keen about cutting their prices to speculative builders as previously. This is why speculators are not getting as attractive prices as formerly. Also, it is why the dealers are somewhat worried about getting building grades in sufficient quantity.

The cut in soft woods in March, 1914, for the states named was 656,800,000 feet. In March, 1915, it was 615,900,000. Shipments in March, 1914, were 627,700,000 feet. In March, 1915,

587,600,000. Cutting in hardwoods March 1914, totalled 80,500,000 feet. In March, 1915, 60,800,000. Shipments in this department were about even between the two months in the respective years, because there was a large stock on hand that the manufacturers wanted to work off. The shipments in March, 1914, were 41,100,000 feet. In March, 1915, 41,700,000 feet. The total cutting of all kinds of lumber in March, 1914, was 737,300,000 as against 676,700,000 feet last March. The shipments in March, 1914, were 668,800,000 feet. Those in March, 1915, were 629,300,000 feet.

There is shown a decrease in soft wood cut of 6.2 per cent., a decrease in hardwood cut of 24.6 per cent. and a decrease in total cut of 8.2 per cent. The decrease in soft wood shipments amounts to 6.4 per cent. The increase in hardwood shipments was 1.5 per cent., but the total decrease in shipments was 5.9 per cent.

CEMENT.

Natural Cement in Strong Demand—Portland Active.

ONE of the surprising things about the late depression was the steady upward demand for natural cement. According to William C. Morton, of the Consolidated Rosendale Cement Company, of 50 Church street, there is more natural cement being used in this city today than for years. This may reflect the unstable condition existing in the Portland market to a certain degree, at least. The price of ninety cents has steadily prevailed throughout the winter.

Portland cement in this market is being held steadily at prices ranging from \$1.23 to \$1.32 a barrel alongside of dock. The relinquishment of road orders and the releasing of some railroad contracts have made eastern dealers a little less dependent upon the builders and, in consequence, there has been a steady strengthening in the levels now ruling. There are some dealers who have been able to exercise old options or back contracts and have taken some cement at low prices from certain companies, but these quotations do not make the market, which may be said to be steady and firm.

IRON AND STEEL.

Fabricating Business Here Slightly Improved.

STEEL and iron orders in this market have been of more sizable character this week. The Levering & Garrigues Company was awarded the contract for 1,000 tons for the Riverside power station at Albany and Milliken Brothers will supply 350 tons for the extension to the Lambs' Club. Inquiries developed this week for 1,500 tons for the John J. Radley loft building and for 1,500 tons of steel to be used in the construction of the Third Presbyterian Church in Newark.

Pipe works are heavy buyers in the iron market. There were more sales of low phosphorus iron and galvanized iron pipe stiffened. The U. S. Steel Corporation increased its output.

COMMON BRICK.

Dealers Report Moderate Demand for Hudsons and Raritan.

MANUFACTURERS of common brick in both the Hudson and Raritan districts feel what they call a satisfactory pulse in the present market. There was a slight easing off on prices this week, following the rain on Monday. The range has not changed for good brick. Raritan brick interests are holding their brick firm and are equipped for any emergency, providing they can take a profit on the brick they make. The Hudson river manufacturers have been inclined to ship rather freely, but the quick easing off of prices sufficed to warn them of the consequences of flooding the market at this time. The bear movement on prices failed to develop any strength and the market today is as strong as it was a week ago for well burned material.

Official transactions for Hudson River brick covering the week ending Thursday, May 20, in the wholesale market, with comparison for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follows:

1914.		1915.	
Left over Friday, A. M., May 14—9.		Arrived. Sold.	
Friday, May 14.....	7	8	8
Saturday, May 15.....	8	4	4
Monday, May 17.....	17	11	11
Tuesday, May 18.....	11	7	7
Wednesday, May 19.....	8	6	6
Thursday, May 20.....	3	3	3
Total.....	54	39	39

Reported en route, Friday, May 21—7.
Conditions of market, steady. Prices: Hudsons, \$6.00 and \$6.50. Raritan, \$6.25 and \$6.50 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7.00 and \$7.25 (yard). Cargoes left over Friday A. M., May 21—24.

1914.		1915.	
Left over Friday, A. M., May 15—27.		Arrived. Sold.	
Friday, May 15.....	16	15	15
Saturday, May 16.....	9	5	5
Monday, May 18.....	16	14	14
Tuesday, May 19.....	1	6	6
Wednesday, May 20.....	9	10	10
Thursday, May 21.....	7	6	6
Total.....	58	56	56

Condition of market, firm. Price: Hudson, — to \$5.75; Newark, yard, \$7.25 to \$7.50, dull. Left over Friday a. m., May 22—29.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to May 20, 1915..	604
Total No. bargeloads sold Jan. 1 to May 20, 1915.....	580
Total No. bargeloads left over May 21, 1915	24
Total No. bargeloads left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over, Jan. 1 to May 21, 1914.....	463
Total No. bargeloads sold Jan. 1 to May 21, 1914	434
Total No. bargeloads left over May 22, 1914	29