

NEW YORK, MAY 29, 1915

## GOVERNMENTAL ATTITUDE TOWARD REALTY

As Observed at Albany and City Hall—No Strong Desire for Economy  
—Public Opinion Must Be Changed—Views of Two Leaders

HON. Cyrus C. Miller, chairman of the executive committee of the Advisory Council of Real Estate Interests (formerly Borough President of the Bronx and member of the Board of Estimate), when asked for an expression of opinion on the meaning and effect of recent city and State legislation and the apparent attitude of officialdom toward business interests, dictated the following:

### Ex-President Miller's Views.

"There seems to be an idea in the minds of some real estate owners that city and State officials have a settled enmity towards real estate. I think this is an error. To be sure, isolated cases of indifference to real estate interests may point to such a condition of mind, but I think it is far from general.

"The record of the last Legislature towards real estate has been a mixed one. In the first place, it passed a good many bills, such as the Lockwood-Ellenbogen bill, and others to ameliorate the condition of real estate. On the other hand, the percentage of waste in the bills making a direct State tax necessary was prejudicial to real estate.

### The People Were the Spenders.

"The spending record of the municipal government for the past twenty years has been the result of pressure by citizens themselves.

"We must not forget that one of the functions of officials is to appropriate and disburse the moneys necessary to carry on the government, and that eventually all taxes get back to bear directly on real estate. Appropriations therefore, be they little or big, must fall eventually on real estate. The question is not how to avoid such taxes, but how to see that they are expended economically. Here must arise a difference of opinion.

"Social workers and persons who do not own real estate naturally do not take the same direct interest in limiting expenditures as the owners of real estate do who pay the taxes in the first instance.

"Of course, everybody in a community pays taxes directly or indirectly, but the indirect payers are not so apt to realize it. Large organized bodies in the community, which are composed of indirect payers, constantly press officials to make expenditures which are designed to further plans for educational, charitable, religious or social work, or to grant exemptions of taxes or assessments which fall on the rest of the community; accompanying such pressure with laudatory articles in the public prints which tend to make the official popular and to favor his political fortunes. Many of these schemes are good, and in line with our advance in civilization, but many are bad.

"The real estate interests, on the other hand, which are directly interested in such expenditures, are individualistic and unorganized. It must not be forgotten that in the past many of the official extravagances have been urged by real estate people themselves, and also that every good reform for the betterment of housing and working conditions in the

WHAT is the attitude and purpose of official and social forces in New York City and State toward real property interests, as evidenced, for example, by the results of the late session of the Legislature and, for another example, by the record of the municipal government?

The question was asked of two gentlemen prominently identified with real estate interests, in order to obtain a definite expression of opinion. Disappointment over the unwillingness of the Mayor to sanction the Lockwood-Ellenbogen bill to reduce the over-regulation of buildings, and resentment at the imposition of an extraordinary direct State tax on top of an increased city tax, have been very marked in business circles, and coupled with expressions of conviction that the law-making powers were either hostile or indifferent to the general welfare.

city has been made despite the opposition of some of the less intelligent real estate interests. This is apt to create in the minds of officials the impression that all reforms will be opposed by real estate, which is an unfortunate condition for both parties.

### Social Workers Skillfully Advised.

"While we see the forces for spending money organized and exerting constant pressure, the real estate interests are unorganized and do not bring their intelligence to bear on the subject in a concerted way. The mercantile interests, the banking interests and all other large interests in the city are organized to present their best arguments to city, State and National officials. They retain the most talented men in their ranks to advise them.

"Real estate should do likewise. It should not maintain the attitude of opposition to progress, but should adopt an enlightened policy to advance with the progress of the city, and at the same time to prevent waste.

"There are many questions of policy in fields of expenditure which have not been worked out in the best way. The city has not had a settled financial policy. Until recently not even a beginning had been made in this most necessary part of the municipal government. Until this is done we must drift along in the haphazard way of the past. Perhaps the Constitutional Convention supplemented by the best thought of the city expressed in the new charter will give us the relief we need."

### False Impressions, Says Pres. McGuire.

President Laurence M. D. McGuire of the Real Estate Board, remarked:

"My experience with the city, Legislature and Governor has convinced me that the most important work before the real estate interests to-day is to effect a radical change in public opinion and in official opinion.

"Through the zealous efforts of certain types of social uplifters, unfortunately given wide publicity in the newspapers and through extensive circularization for mercenary purposes, there has been created in the minds of the ordinary citizens a false idea of the property owner and landlord.

"He is represented as a scheming, heartless and avaricious man, careless of the lives and comfort of his tenants and seeking only to wring the last cent of profit out of his investment.

"To the official the property owner is a mere minority, whose vote is not worth considering, when it is remembered that there are eighty-six tenants to fourteen landlords.

"There is also an impression in official circles that the landlord is what the tenant considers him, and that, in addition, landlords as a class are absolutely without gratitude.

"The Lockwood-Ellenbogen bill, an eminently meritorious measure, was vehemently opposed by the press and by a large class of well meaning citizens who believed the misrepresentations of interested office-holders and social uplifters. This bill, which made for economy and simplicity in building inspection, should have received the unanimous support of the community.

"It is for the reasons given above that economy in city administration does not receive the support it should.

### Economy Measures Vetoed.

"None of the various measures introduced in the Legislature looking toward economy received enthusiastic support, and even when we succeeded in getting them passed by the Legislature they were vetoed either by the Governor or the Mayor.

"The Sanders bill, introduced at my suggestion, to do away with an entirely unnecessary labor building bureau in cities which have competent building bureaus, would have saved the State several hundred thousands of dollars. But it was vetoed by the Governor, and I am not aware that there was any adverse editorial comment in the daily press anywhere in the State on this veto.

"The Department of Purchase bill, which, it is estimated, would have saved the city \$2,500,000 a year, was vetoed by the Mayor because it took some patronage from him and gave it to the Board of Estimate, and again there was no adverse editorial comment in the daily press. City officials have indulged in a great deal of talk regarding mandatory legislation, yet the city gave no support whatever to a bill giving the city absolute control over all city and county salaries; and again there was no criticism of their action.

### The First Duty.

"In my opinion there is no strong desire, either among city or State officials, or among people generally, for economy in government administration. It should be the first duty of the real estate interests to educate public opinion and show that the tenant and landlord are partners and that municipal misgovernment and all governmental waste affects everyone in the community.

# STATE LABOR DEPARTMENT REORGANIZED

Industrial Board and Office of Labor Commissioner Abolished—  
New Commission Heads Department—Members Appointed

THE Governor has signed one new piece of legislation which holds great consequences for good or evil for real estate. The Spring bill, which he signed on Monday, the last day under the law, completely reorganizes the State Department of Labor. It abolishes the office of the Commissioner of Labor, the Industrial Board and the Workmen's Compensation Commission, and establishes a new body called the Industrial Commission, with five members, who were appointed this week.

The new commission is the head of the Department of Labor and will take over the duties of the offices which have been abolished and will meet in June to organize its work. Meanwhile all the rules, regulations and orders of the former Industrial Board, Compensation Commission and Labor Commissioner will continue in force until changed. The law uses the word "commission" to designate the new body, and nowhere refers to it as a board of commissioners, but always as "the commission," or as "the members of the commission."

The appointed members are John Mitchell of Mount Vernon, chairman; James H. Lynch of Syracuse, H. H. Rogers of Rochester, Edward B. Lyon of Brooklyn, Louis Wiard of Batavia. Messrs. Mitchell and Lynch have been prominent in labor counsels for many years. Mr. Lyon is president of the Brooklyn Y. M. C. A., and Messrs. Rogers and Wiard are said to be manufacturers. No one of them has the point of view of the New York owner or manager of a building used in whole or part for factory or mercantile purposes, who is equally responsible with the tenant, under the terms of the law. It will be perceived that the board will be dominated by welfare workers.

## Particulars of the Spring Bill.

The term of office of each commissioner will be six years, except that the terms of the commissioners first appointed will expire, one on Jan. 1, 1917, and the others in rotation each succeeding year. Each commissioner will receive an annual salary of \$8,000.

To advise the commission there will be an Industrial Council of ten members appointed by the Governor, five to represent the interest of employees and five to represent the interest of employers (but none to represent the interests of the owners of the property). The councilmen will receive no compensation or expenses.

## Three Deputy Commissioners.

The Industrial Commission will appoint a First Deputy Commissioner of Labor, to have charge of the Bureau of Inspection; a Second Deputy Commissioner to have charge of the Workmen's Compensation Bureau; a Third Deputy Commissioner to be in charge of the Bureau of Mediation and Arbitration. The first and second deputies will receive a salary of \$6,000 each, and the third deputy \$5,000.

The bill amends the law so that the new commission takes over all the duties formerly discharged by the Commissioner of Labor, as well as by the Industrial Board. The administrative work is to be apportioned among the members of the commission. Authorization is given for the appointment of a secretary at an annual salary of \$6,000, additional deputy commissioners, statisticians, secretaries, accountants, physicians, experts and other assistants as may be necessary for the exercise of the commission's powers under both the Labor law and the Workmen's Compensation law. The commission will meet at least once

a month at Albany or New York City, and other meetings when called. All meetings shall be open to the public. It is to have the power of subpoena, power to make, amend and repeal rules and regulations for carrying into effect the provisions of the chapter, and to prescribe means, methods and practices to effectuate such provisions.

## The Industrial Code.

The rules and regulations to be made by the commission will constitute the Industrial code. In the meantime the rules, regulations and orders of the Commissioner of Labor, the Industrial Board and the Workmen's Compensation Commission are continued in force, and shall be operative until modified.

## Powers of the New Commission.

Power is given to the commission to make, amend and repeal rules and regulations for proper sanitation, in all places to which the Labor Law applies, with respect to (a) the construction, alteration, equipment and maintenance of all such places; (b) the arrangement and guarding of machinery, and the storing and keeping of property and articles; (c) the places where, and the methods and operation by which trades and occupations may be conducted, and the conduct of employees, employers and other persons.

Discretionary power to vary a provision of the law is conferred upon the commission.

While the new amendments abolish the offices of Commissioner and Deputy Commissioners of Labor, the Industrial Board and the Workmen's Compensation Commission, all other officers, assistants, inspectors and employees of the Department of Labor are continued in office.

## Other Bills Signed.

When Governor Whitman signed the bill levying a direct tax of \$19,560,000 upon the State he issued an elaborate explanation of his action. Premising it with a charge that on assuming office he found State finances exhausted through failure of the Glynn Administration to provide means for payment of obligations, the Governor's statement points out that he has eliminated \$2,565,000 from the appropriation bills, leaving \$63,370,000 as the final budget. The Governor then seeks to answer New York City's protest by saying that while it is true that New York City pays about 70 per cent of the taxes of the State, the city benefits proportionately from the expenditures.

"I wish to assure the people of the State," says Governor Whitman, "that the appropriations, which I have approved, represent necessities that are actual and that the total of these appropriations, no matter what the amount, gives opportunity only for carrying out the functions of the State with decency and the maintenance and protection of structures, canals and highways against wasteful deterioration."

Acting Mayor McAneny suggests that the city may yet escape the proposed increase of seventeen points in the tax rate by the intervention of a special session of the Legislature in the early fall. He says that the effect of the proposed direct tax will be to pile up a surplus in the general fund of the State Treasury, which might be further increased if the Constitutional Convention should release a part of the \$27,000,000 in the sinking fund of the State. Mr. McAneny declares that analysis of the appropriations for this year and last showed that the greatest increases are not in allowances for the current cost of govern-

ment, but in the so-called special or other unusual items.

## The Brooklyn Marginal Road.

Governor Whitman also signed the Cullen bill, authorizing the construction of the Brooklyn Marginal Railroad.

The purpose of the amendment embodied in this bill is to allow railroad companies to hold stocks, bonds, or other evidences of indebtedness in a freight terminal company, which it is proposed to incorporate, to operate the terminal facilities in the Boroughs of Brooklyn and Queens. The Governor says:

"The bill is opposed on these grounds: That the city's proposal to construct, equip and lease to trunk line railways will result in a large annual loss to the city. That the estimated cost is inadequate. That there will ultimately be an investment of \$22,000,000, of which the city will receive interest on only \$7,500,000. That the measure is designed for the benefit of certain land owners. That there have been purchases of unnecessary property at excessive figures.

"Objections of cost, business policy, whether the city has paid exorbitant prices for unnecessary land, are not germane to the question of whether I should approve or not.

"Refusal to approve would not prevent conditions complained of. A contract must be entered into between the Board of Estimate and Apportionment and a freight terminal company.

"The city has invested a large amount. It should not be prevented from securing the benefit it claims would be obtained through approval of this bill."

The Governor has signed the Court House bill, providing for building the New York County Court House by stories.

## National Conference on City Planning.

The City of Detroit will entertain the Seventh National Conference on City Planning on Monday, Tuesday and Wednesday, June 7 to 9. There will be an exhibition of city planning, illustrating the program of the meeting and the work of the Plan Commission of Detroit, at Hotel Statler. Frederic Law Olmsted is president of the Conference; Nelson P. Lewis, vice president. Among the speakers and their topics will be Flavel Shurtleff, secretary of the conference, on "Six Years on City Planning in the United States"; Edward H. Bennett of Chicago, on "The City Plan of Detroit."

The report of the conference committee on "Best Methods of Land Subdivision" will be presented by E. P. Goodrich, consulting engineer to the Borough of Manhattan. The committee's report is based on data received from local committees which have been gathering the facts about the more important types of subdivisions that have been tested in the United States and Canada.

Paul A. Harsch, vice president of the E. H. Close Realty Company of Toledo, will speak on the "Best Methods of Land Subdivision from the Viewpoint of the Real Estate Developer." Burt L. Fenner, of McKim, Mead & White, on "City Planning and Civic Designs." Robert H. Whitten, secretary of the City Planning Committee of the New York Board of Estimate, will present the report of the committee of the conference which has been studying "The Constitution and Powers of a City Planning Authority." Frank B. Williams, New York, will speak on "European Planning Administration."

# NEW \$3,000,000 AUTOMOBILE SPEEDWAY

Improvement of Old Coney Island Jockey Club Holdings—  
Two Mile Track and Mammoth Grand Stand the Features

**A**FTER spending ten months in research and preparation on plans, Koehler, Spyr & Farrington, architects, 489 Fifth avenue, have designed an automobile speedway which should prove, when completed, to be one of the fastest and safest ever projected. Its grandstands will be among the largest built in this section of the country. In general, it will be a pleasure-ground for national and international sports of all kinds.

The property involved is the old Coney Island Jockey Club holding, on Ocean avenue, Sheepshead Bay, Brooklyn.

The track is a two-mile circuit, composed of two half-mile straightaways and two half-mile semi-circular turns varying in width from 70 feet on the straightaways to 76 feet on the turns. The latter, or bents, as they are technically called, will be built upon steel trestles, 25.6 feet higher on the outside than on the inside of the track, forming true parabolas in cross section, and allowing for speeds on these turns ranging from 60, at about midway of roadbed, to 120 miles an hour on the high area of the curves. These curves are mathematically designed for mechanical, automatic safety for excessive speeds. Spiral easements approach the main curves for a distance of 720 feet, starting from the straightaway on both sides and at both ends. The roadbed will consist of 2 by 4-inch planed long-leaf yellow pine strips, set on edge, and laid in the direction of the course. The architects decided upon a wood roadbed, set upon substantial foundations and rigid supports, after obtaining most complete data, feeling sure that it makes the fastest track with the least wear on the tires.

This roadbed construction is a radical departure from the Brooklands track, in England, which is of concrete and lumpy, or the Indianapolis track, where the bed is of vitrified brick, which creeps. Both of these defects cause a jarring or jumping of the cars when travelling at excessively high speed. The strain on racing drivers travelling 500 miles at a two-mile-a-minute clip is minimized by a scientifically designed track with a perfectly smooth roadbed.

The public has been safeguarded first by placing the grandstands along the straightaways, accidents generally occurring on the turns, and by encircling the track on the outside for its entire length by a reinforced concrete wall, 30 inches high, and on the inside by a wall hub-high. The reduced height on the inside line is, for obvious reasons, for the benefit of racing drivers and their mechanics.

The grandstand, a picture of which is published herewith, will be among the largest structures of its kind in the world, and can be increased, if need be, by adding sections, to double its present capacity. The design, as can be seen from the cut, shows a two-tier stand, roofed, built along the west straightaway. It will be 1,850 feet in length and

136 feet in depth, from front rail to rear of concourse, and measuring 90 feet in height from ground to top of roof. There will be fifty rows of individual seats on the two tiers, making about twenty miles of seats. Ramps of easy grade give access to the first tier and broad stairways at every section extend from the lower tier to the upper concourse.

The entire front of the stand is given up to nine hundred boxes with separate access from the arena and about fifty boxes de luxe opposite the pits. These boxes will accommodate from six to ten persons each. A concourse, 25 feet wide, extending along the entire rear of the

In addition to the work above described the architects have designed an elaborate country clubhouse, to contain one hundred rooms, unique in so far as it caters to the special requirements of automobilists touring Long Island. It is to be located on Ocean avenue, at the main entrance to this Speedway Park. Ten tennis courts will be built on one side so that play may be watched from the balconies of the clubhouse. The estimated cost of this building is \$300,000.

Hangars have been planned for the southerly end of the front on Ocean avenue, so arranged that the track field is accessible thereto as an aviation

ground. It is intended to make this the principal demonstration plant for improvements in flying apparatus of all kinds in the East, to which it is exceptionally well adapted. The beautiful property of Henry Payne Whitney, on Garretson's Pond, adjoining the track property on the east, has been purchased, and the architects have planned golf links for a course of eighteen holes and a course of nine holes. The links will involve an expenditure of some \$50,000.

The credit for the enterprise is largely due to J. C. Nichols, an automobile enthusiast, who bought an option of the

property; Anderson T. Herd, a real estate operator, who, together with Horace M. Kilborn, vice-president of the National City Bank, and the architects, Koehler, Spyr & Farrington, succeeded in interesting Charles E. Danforth, of Van Emburgh & Atterbury, bankers, and Percy R. Pyne, 2nd. The latter two gave the project prestige by interesting their friends in the purchase of stock. The title passed from the Jockey Club to the Sheepshead Bay Speedway Corporation on April 15, and the contract for the entire work was awarded to the Coast & Lakes Contracting Corporation, who started a large force of men at work May 19. The work is to be completed on September 1.

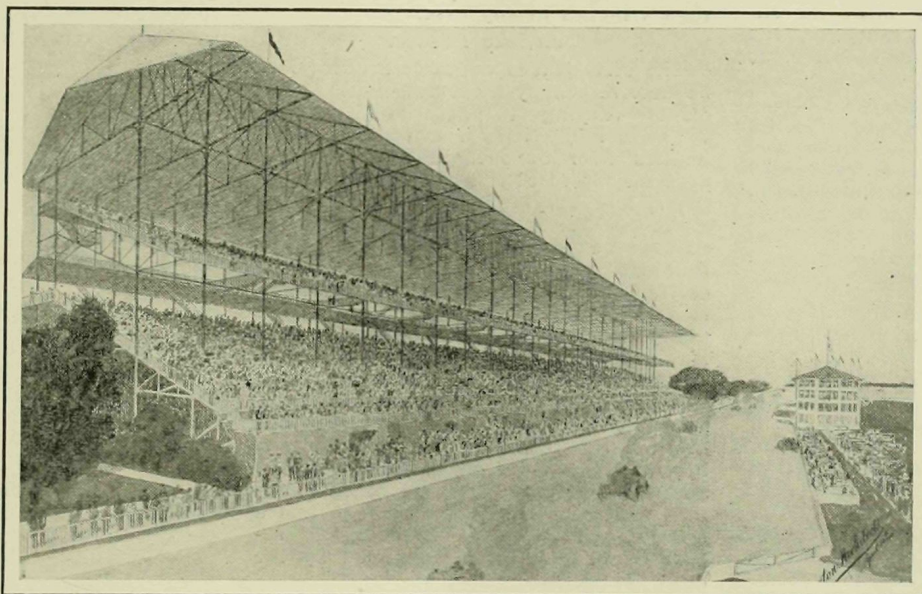
The first race is scheduled for Labor Day, September 6, and the great 500-mile race on Columbus Day, October 12.

### Income Tax Information.

For failure to file the Federal income tax return the Commissioner of Internal Revenue has decided to assess a fine of \$10 in the case of corporations and \$5 in the case of individuals. Should this failure be repeated a second time the fine will be one-half as great again. A notice to this effect was sent to the collectors by the Commissioner.

### Building Code Hearing.

Public notice is hereby given that the committee on buildings of the Board of Aldermen will hold a public hearing in the Aldermanic Chamber, City Hall, Borough of Manhattan, on Thursday, June 3, at 2 P. M., on the following matter: No. 1758. An ordinance relating to masonry construction in buildings (Minutes of May 11, 1915).



Koehler, Spyr & Farrington, Architects.

GRANDSTAND AT SHEEPSHEAD BAY MOTORDROME.

stand, will be accessible from the various entrances by inclines, thus keeping the seatholders on a raised platform above the vehicular traffic.

This mammoth stand will be constructed of steel, rigidly braced and well anchored into massive masonry foundations. The platforms and risers will be of wood. Refreshment and retiring rooms, also the lavatories and toilets, are distributed along the concourses.

Opposite the grandstand and along the straightaway on the east side of the track will be a heavy bolted timber stand with comfortable individual seats similar in every respect to those on the grandstand, with accessories in every way equal thereto. This stand will not be covered and has been designed in one tier to seat about 30,000 people. It will be deeper and longer than the main stand and can be increased at a later date, if desired, to the extent of about one-third of its present capacity.

Inside the track the field has been divided into sections to park about 30,000 automobiles. In back of the grandstand ample parking space is provided for accommodating automobiles of seat-holders.

In addition to these features, there will be fifty garages for racing cars, about sixty pits, and four-decked judges', reporters' and refreshment buildings; also pavilions inside the field. Handsome entrance gateways, good roads, and walks have been laid out.

The architects estimate the cost of the work to be completed before the fall meet approximately at \$1,100,000. This estimate includes the builders' profit, but does not allow for architects' fees, accountants' fees, or the salaries of officials and employees or administration cost, during construction.

## NEW RULES FOR FIREPROOF CONSTRUCTION

### Preliminary Draft of an Ordinance for the Building Code—Reinforced Concrete is Rated as Fireproof—Stone Lintels Prohibited, Except for Decorative Purposes

THE preliminary draft of another article of the Building code has been prepared in the revision now being undertaken by the Building Committee of the Board of Aldermen. This article, which is No. 17 of the Building Code, deals with Fireproof Construction.

In this proposed article the exterior walls of fireproof buildings must be of approved masonry or reinforced concrete.

When the interior construction of a fireproof building consists of steel frame or steel construction of any kind it must be, with certain exceptions, entirely encased in fireproofing materials.

Exterior wall columns must be encased in 8 inches of masonry on the outside and 4 inches on the inside, as is now required by law.

Interior columns must be encased with at least 2 inches of fireproofing material, securely applied. Lugs and brackets are permitted, however, to come within 1 inch of the face of the fireproofing. Where columns are liable to damage from trucking, sheet metal jackets are required around the bottom.

#### Beams and Girders Protected.

Beams and girders in walls must be encased in at least 2 inches of fireproofing, and beams and girders in the interior with at least 1½ inches.

Iron or steel lintels over wall openings will not be required to be fireproofed if the openings are not more than 4 feet or the lintels are supplemented by arches of approved masonry that carry the walls independent of the lintels.

Stone lintels are prohibited, except for decorative purposes, on the outside, in which case they must be supplemented by arches or steel lintels back of them.

The members of trusses must be encased with 2 inches of fireproofing except in the case of such trusses which carry roof loads only over large assembly rooms or other interior open spaces at least 20 feet high below the lower chords of the trusses.

The materials that may be used for encasing columns, beams or trusses are enumerated, and a general provision provides for any material that will pass the specified test. Some of the materials that may be used are brickwork, stone or cinder concrete, terra cotta and gypsum.

It is not permitted to embody pipes, wires or cables in the fireproofing protection.

Provision is also made for the use of masonry piers on the interior instead of steel construction where it may be desired to make such a substitution.

Stone masonry for purposes of support, however, is prohibited unless it is supplemented by approved masonry or properly protected steel construction.

Reinforced concrete is rated as fireproof construction.

#### Floor Arches.

For the floor arches of buildings the acceptance of the materials in general use is provided for. The usual specification for brickwork arches is included. Terra cotta arches are accepted either in flat or segmental form. The depth of arch blocks for flat arches is fixed at 1½ inches per foot of span, exclusive of the portion which projects below the underside of the beams as fireproofing. Segmental arches must be at least 6 inches in depth. When necessary on account of the span or floor loads, the depth of the blocks and the thickness of the shells and webs must be increased. The basis on which rein-

forced terra cotta arches are accepted is given.

Concrete floor arches may be either of stone concrete or cinders, the proportions fixed for either case being 1:2:4. Reinforcement is required only in flat slabs, and must be placed at least 1 inch above the underside of the slab. The limitations as to its use are practically that when wire is used nothing smaller than No. 7 can be used, and when rods are used the 5/16 round rod or its equivalent is the minimum.

When the concrete is used in segmental form, it must be at least 4 inches thick. The thickness of flat slabs is fixed at 1/18 of the span, and not less than 4 inches in any case.

#### Concrete Arches.

The strength of concrete arches is to be determined by a formula with coefficients varying in accordance as to whether loose rods are used or rods hooked over or secured to the beams or steel fabric continuous over the supports, and varying also with cinder or stone concrete. This formula has been so drawn that it provides for the arches that are now approved by the Bureau of Buildings. It is felt that this formula is a more logical arrangement than the table which was incorporated in the Building Code proposed by the Herbst Committee and which, it is understood, was generally acceptable to the fireproofing interests. An advantage in the use of this formula over the table is that for the more usual conditions of apartment house work and office buildings a greater freedom of design and a greater possibility of economy is secured over the limitations fixed by the table referred to.

Provision is also made for the figuring of the strength of concrete construction in forms other than flat slabs, the stresses to be used in these cases being given.

Other forms of floor filling than those enumerated can be used, provided they meet the prescribed fire test, which is the same as provided in the present law.

#### Loading Tests.

Provision is also made for a method of making load tests. There is nothing in the present law requiring load tests, and up to within a year these tests have been conducted in a very slipshod manner.

In the case of mansards, dormers, roofs of bulkheads and roofs having a pitch of more than 30 degrees book tile construction is provided for.

All arches of segmental form must have a rise of 1 inch to the foot of span. Tie rods may be omitted in buildings of skeleton construction, provided reinforcement in the floor construction is continuous over the supports or securely fastened to the beams. Floor arches are limited to spans of 8 feet, except in the case of arches designed as reinforced concrete arches or in the case of reinforced terra cotta arches.

The space between the top of the arch and the underside of the flooring is required to be filled with a lean concrete mixture or other incombustible materials approved by the Superintendent of Buildings.

To meet criticisms from the Fire Department, provision is made for waterproofing the floor arches.

The present requirement forbidding the cutting of floors to a greater extent than 2 square feet without framing is continued.

#### Partitions.

Interior partitions, not including those around elevator shafts, hallways or fire

walls, are specified to be of incombustible materials. Any material or construction meeting the fire test of 1 hour may be used for partitions. The materials enumerated as acceptable without further test are those now in general use, as follows: brick; concrete, either stone or cinder; terra cotta; concrete blocks; gypsum blocks; metal lath and plaster.

Unless partitions are built as approved masonry walls, they must be carried independently at each floor, and must be constructed of sufficient lateral strength. The fire test in use at present is made the criterion of their acceptance in the future.

Ordinary wood is permitted for floor sleepers, door bucks and grounds when they are covered on all sides, but the use of wood for ceiling construction or ornamental plaster work is prohibited.

When the height of the building does not exceed 150 feet, doors, windows, flooring and interior trim when solidly backed with fireproofing material may be of wood. When the building exceeds 150 feet in height, the floor surface must be of incombustible material or of fireproofed wood, except that in the public halls and stairways only incombustible materials may be used. The inside window frames, doors, trim and other interior finish is required to be of metal or wood covered with metal or of fireproofed wood or any incombustible material or composition that will show a fire resistance equal to that required for fireproofed wood.

#### Fireproofed Wood.

For the acceptance of fireproofed wood the superintendents must prescribe rules providing not only for the test of the material but the inspection and marking of the material so that assurance may be had that the proper material eventually gets into the building.

In buildings over 150 feet in height the outside windows and the frame and sash shall be of metal or wood covered with metal.

Any approvals heretofore issued by the superintendents of buildings are continued in effect, except that the constructions must comply with any specific provisions of the article. New materials and constructions may be accepted under the test or rules prescribed by the superintendent of buildings. Authority is also given to the superintendent to accept duly authenticated tests when it is clear that the intent of the law is secured.

The provisions of the article are not applicable to work that is in progress of construction, but this does not include relief from a failure to comply with provisions heretofore existing.

#### New Subway Route.

A new route for a connection between the Bronx Park branch of the existing subway at Simpson street and the proposed Pelham Bay Park branch of the Lexington avenue subway in the Bronx has been adopted by the Public Service Commission, and sent to the Board of Estimate. The commission advised the Board that "the necessary money for the construction of the connection should not be deducted from the existing funds appropriated to carry out the construction provisions" of the Dual System contract, and that if the connection is built it will be necessary for the Board of Estimate to appropriate additional money. Residents of the eastern part of the Bronx have been urging the construction of this connection for some time. The new route provides for an elevated railroad running through Westchester avenue so as to join the two lines.

# LEGAL VICTORY FOR TENEMENT OWNERS

Held Not to be Responsible for Negligence of Tenants  
—New Regulations for Commissioners of Deeds

THE Advisory Council of Real Estate Interests, through its Board of Counsel, Hon. Morgan J. O'Brien, chairman, calls to the attention of property owners the determination of two important legal matters, the first by the Court of Appeals, in the case of the Tenement House Commissioner vs. Lucy A. McDevitt.

In the past there has been considerable complaint on the part of property owners who have been held directly responsible for conditions upon the premises which they own when, as a matter of fact, these conditions are directly attributable to the negligence and the carelessness of the tenants. It has been claimed that the Tenement House Law in this respect has been very severe upon property owners, for it holds them directly liable, in many cases, for the actions of their tenants.

This condition of affairs has doubtless arisen due to the fact that it is much easier to hold the property owners liable than the tenants, who may move out upon immediate notice. This same tendency to impose all the responsibility upon the property owner was also evident in the case of the Fire Commissioner vs. the Greenwood Cemetery Corporation, where the Fire Commissioner endeavors to place the cost of extinguishing the fire, probably caused by the tenants' negligence, upon the property owner.

### An Unconstitutional Law.

However, in the recent case cited above, the Court of Appeals decided that the amendment to the Tenement House Law making the owners of property responsible for the character of their tenants was unconstitutional.

The amendment provides \$50 fine for convictions of the maintenance of disorderly tenements, and \$1,000 fine for subsequent convictions. By the enforcement of this amendment the Corporation Counsel believed that disorderly persons would be kept out of tenement houses. The facts adduced show that the property owner had no knowledge of the character of the people occupying his tenement and the question involved was whether such a property owner could be made to pay a fine for a legal violation of which he had no knowledge and could neither prevent nor control. The Court of Appeals decided that he could not be held liable, under the facts stated.

Naturally, if any property owner were cognizant of the conditions prevailing upon his premises such as stated in this particular case, real estate interests would heartily approve of the enforcement of the most drastic laws to prevent the repetition of such conditions; but when the property owner can not reasonably know of such conditions, as in this case, it would seem rather exacting to hold him responsible for the same.

Although, in the opinion of the Corporation Counsel, it may seem that the amendment to the law is the only method that can be devised to keep irreputable persons from reputable persons in tenements, nevertheless the very harshness of the law has apparently worked its undoing. There is every reason to believe that the real estate interests would heartily co-operate with the Corporation Counsel in seeking a remedy for the problem confronting the city authorities, without making the solution entirely too drastic.

### Powers of Commissioners of Deeds.

The other legal matter which is of particular interest to property owners

relates to the powers of Commissioners of Deeds of the City of New York to take acknowledgment and proofs of instruments for record and to administer oaths. The law in this respect has been changed in important particulars by Chapter 607 or the Laws of 1915. It repeals the present requirement that before a Commissioner of Deeds can act he must file his certificate of appointment and autograph signature in the office of the Clerk or Register of the county in which he resides and in which the acknowledgment is taken. This act empowers a commissioner to take acknowledgments and to administer oaths as soon as he has been appointed and has qualified by taking the constitutional oath of office and filing his autograph signature in the office of the City Clerk. He may then take acknowledgments or administer oaths in any part of the City of New York.

A Commissioner of Deeds is authorized to file his certificate of appointment and autograph signature in the office of any or all of the Clerks and of the Registers of the several counties wholly included in the City of New York, upon payment of fees as at present. A cer-

tificate authenticating his certificate of acknowledgment may be obtained from any County Clerk with whom the Commissioner has filed his certificate of appointment without regard to the county in said city in which the acknowledgment was taken. A Commissioner of Deeds must add to his signature the date when his term expires and all of his official numbers given to him by the County Clerks and the Registers with whom his certificate of appointment has been filed.

The public records are safeguarded by the provision that no instrument acknowledged or proved before a Commissioner of Deeds can be recorded unless there is on file in the office of the recording officer the autograph signature of the Commissioner of Deeds and a certificate of his appointment, or unless his certificate of acknowledgment is authenticated by a County Clerk's certificate. It is, therefore, necessary for a Commissioner of Deeds to file his certificate of appointment and signature in at least one County Clerk's office in the city, and he should also file his certificate and his signature in each Register's office in the city.

## A NEW GROUPING OF APPROPRIATIONS

Shows the Per Capita Cost and the Relative Proportion Which Each Group Bears to the Whole—City Financial Statistics

THERE are no direct State taxes included in the Budget of 1915. The notable decreases in the Budget of 1915, as compared with 1914, include a reduction of \$813,018.62 in the total for Protection of Life and Property; \$1,070,812.04 for Care and Maintenance of Streets, Highways and Bridges, and \$730,082.39 in Docks and Municipal Ferries.

The Health Department estimate of 1914 gave the city's population as 5,583,871, and its estimate of the population at the mid-period of 1915 is 5,806,532. The total appropriations in 1914 for Interest on and Redemption of the

City Debt; for Education, Health and Sanitation; Protection of Life and Property and for Charitable Purposes were \$152,875,021.22, or 80.25 per cent. of the total Budget appropriations for said year. For 1915 the appropriations for these purposes aggregate \$161,087,332.04, or 83.52 per cent. of the total Budget.

In other words, of every \$1,000 provided in the Budget of 1915, \$835.20 is for these five functions or purposes.

The most notable increases in the Budget of 1915 over that of 1914 are for Debt Service, \$7,220,863.39; for Education, \$1,576,115.38; for Charitable Purposes, \$321,223.80, and Judicial, \$372,725.73.

Group No.	Grouping of Appropriations According to General Purpose.	Budget of 1915 Group Total.	Percentum of each Group Total.	1915 Per Capita Cost.	Increases and Decreases Compared with 1914 Budget.
1	Administrative.....	\$3,702,288	1.9	\$0.64	\$264,058
2	Legislative.....	300,167	.1	.05	7,948
3	Judicial.....	9,683,144	5.0	1.67	372,725
4	Educational.....	42,449,578	22.0	7.31	1,576,115
5	Recreation, Science and Art, viz.:				
	(a) Parks and Drives.....	2,192,717	1.1	.38	*99,720
	(b) Museums, etc.....	1,176,095	.6	.20	*17,337
6	Health and Sanitation.....	17,858,014	9.2	3.08	*92,873
7	Protection of Life and Property.....	31,383,584	16.2	5.40	*\$13,018
8	Correctional Purposes.....	1,320,895	.6	.23	*16,523
9	Charitable Purposes.....	9,563,774	4.9	1.65	321,223
10	Streets, Highways and Bridges.....	5,188,939	2.6	.87	*1,070,812
11	Docks and Ferries.....	1,946,515	1.0	.34	*730,082
12	Public Buildings and Offices.....	1,209,551	.6	.21	43,562
13	Board of Elections.....	1,313,752	.6	.23	*22,962
14	Printing.....	1,142,705	.5	.20	*139,843
15	Taxes, Rents, Pensions, etc.....	2,604,588	1.3	.45	*4,411,180
	Totals of Groups 1-15 inclusive.....	\$133,045,313	68.9	\$22.91	*\$4,838,720
	DEBT SERVICE.				
16	Interest on the City Debt.....	\$42,428,903	21.9	\$7.31	\$4,683,067
16a	Redemption of the City Debt.....	{ 1,083,477 }	4.3	1.46	*359,378
16a	Amortization of the City Debt.....	{ 7,400,000 }			
	Totals for Debt Service.....	\$50,912,381	26.3	\$8.77	\$4,323,688
16b	Redemption of Special Revenue Bonds.....	8,920,000	4.6	1.54	2,897,175
	Totals for Debt Service.....	\$59,832,381	31.0	\$10.31	\$7,220,863
	Total Budget Appropriations per se...	\$192,877,694	100.0	\$33.22	\$9,806,497
					\$7,424,354
	Increases 1915 over 1914.....				\$2,382,142
	To provide for Deficiencies in the Collection of Taxes.....	6,112,092		Increase	3,612,092
	Grand Totals.....	\$198,989,786		Net Increase	\$5,994,234

\*Indicates decreases. †Gross increase. ‡Less decrease.

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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## TABLE OF CONTENTS

(Section One).

	Page.
Governmental Attitude Toward Realty.....	907
Labor Department Reorganized.....	908
A \$3,000,000 Automobile Speedway.....	909
New Rules for Fireproof Construction....	910
Legal Victory for Realty Owners.....	911
New Grouping of Appropriations.....	911
Efficient and Economical Building Management; Anthony Merlo.....	930
College of the Immaculate Conception.....	932
Advertised Legal Sales.....	924
Auction Sales of the Week.....	922
Attachments.....	927
Building Loan Contracts.....	927
Building Management.....	930
Building Material Market.....	946
Chattel Mortgages.....	927
Classified List of Advertisers.....Third Cover	
Current Building Operations.....	932
Departmental Rulings.....	928
Directory of Real Estate Brokers.....	923
Foreclosure Suits.....	925
Judgments in Foreclosure Suits.....	925
Leases.....	917
Lis Pendens.....	925
Mechanics' Liens.....	926
Orders.....	927
Personal and Trade Notes.....	944
Private Realty Sales of the Week.....	915
Real Estate Notes.....	921
Real Estate Appraisals.....	920
Useful Appliances.....	931
Satisfied Mechanics' Liens.....	927
Statistical Table of the Week.....	921
Voluntary Auction Sales.....	924

Out in Missouri, statues framed with the object of limiting personal liberty are called in popular parlance, "Lizzie laws." They are not unknown in New York.

"The health, safety and welfare of three million people is of far greater importance than the convenience of the building interests."—Mayor Mitchel.

Which is far from being the issue. But as a play to the galleries it seems to serve its purpose.

The Bureau of Municipal Research has called attention to the fact that the city has spent \$186,000 during the last few years for standardization purposes, but without result. Really, the taxpayers ought to get something for their money.

Very much in the way of thorough business legislation is not to be expected from a Constitutional Convention not dominated by business men. In this country we have always had a government by lawyers, and no doubt will continue to have in a very large degree; and preferably so. But more and more other professions and callings will take a part in government, to its greater efficiency and economy.

The Western and Northwestern country people, having had bumper crops with big prices for two years or more, now have more money to do with collectively than they ever had before, and it is their money mostly that has lifted the stock market out of despondency by assimilating the securities which Europe is selling. The crops have actually been the main dependence of the whole country during the last two years, and now with war orders reviving Eastern manufacturing in so many lines, the combined impulse is being felt everywhere,

### Hostility to Business Interests.

The world is passing through the furnace of affliction. The European powers with their colonies in other continents are engaged in a frightful war. America has been worried by long years of financial depression and is at the moment anxious about her international relations. The times are such as the world has not seen before. They find New York City filled with the spirit of unrest. After enduring a long siege of unfriendly legislation, her business interests are being called upon to withstand not only the deprivations which war brings even to neutral countries, but also to meet unexpected domestic exactions.

They feel, these business men do, that the substantial affairs of the city and State have not been rightly attended to, that the municipal resources have not been conserved, that more thought has been given to spreading the gospel of uplift than to ensuring efficiency and economy in government, and that prejudices strongly socialistic in their origin and especially hostile to real estate have been purposely engendered in order to make an atmosphere to sustain social activities which provide thousands of men and women with either their livelihood or their position in society.

Society is groping for the unattainable; the politicians are helping her to grope, and the taxpayers are footing the bill. It is important that this state of affairs should be recognized by every business man with a stake in the city. The extent to which imported ideas of paternalistic government have been written into the textbooks of some of our universities and into the laws of some of our free States, to lead the feet of our people out of the paths of old-fashioned American democracy, will surprise the investigator. If New York City taxpayers could afford to play the part of Lady Bountiful moderately, or had to stand for the load of taxes that the people of some countries are compelled to pay, the case would be different; but they are not obliged to, and New York needs, all its resources to finance such prosaic things as subways, water-supply, sewers and docks.

The week now closing has seen a mountain of obligations put upon the City of New York, including the principal part of a tax levy of \$19,500,000, the project for a marginal railroad to cost \$20,000,000 and the authority for building a Court House by stories, which, under the city's extravagant way of doing things, may cost as much as \$30,000,000 before it is fully completed and furnished sometime in the dim future. The city needs both the marginal railroad and the Court House, but what business men object to in this connection is the excessive cost and the extent to which costs invariably exceed official estimates. The selection of a site for the Court House on lands which were found to be so unfit that they had to be abandoned after purchase is an example of official oversight which a really efficient government would not have been chargeable with. The city needs more subways, port facilities, water supply and sewers, besides parks, playgrounds and school buildings, but unnecessary costs should be avoided. One great defect in the present form of government is that it is not a good buyer and manager.

But more particularly, regarding the hostility being engendered against the business community by those who exploit it,—what should realty and related activities do to fight and counteract it? They certainly ought to act in concord, set up good standards and demand that officialdom adhere to them. An old aspersion particularly against real estate interests was that they couldn't get together. In the last year or two they have been doing better in this respect. Once they were mere bushwackers in a militant sense; now indeed they are regimented, but they have not yet formulated one general strategic plan. Real estate investors, builders and managers, bankers, insurance men, manufacturers and merchants must come together and

face the fact that there are elements in society and politics hostile to them and that they must give both moral and material support to those who are going to the front on their account.

### Tax-Exempt Property.

In these times when loose municipal management in the past finds the City of New York unwilling, if not unprepared, to meet the financial storm now beating upon it, more or less is heard about the large amount of property exempt from taxation. The total value of the real estate which pays no taxes is, as everybody knows, very large, amounting to \$1,423,000,000 for premises owned by the city, and to \$381,000,000 for property exempted under Section 4 of the Tax Law. The largest beneficiaries after the city itself are the churches, together with their parish houses, mission buildings, schools, seminaries and cemeteries, the total value of their property being about \$189,000,000, as can be learned from the last annual report of the Department of Taxes and Assessments. As there are about 1,800 churches of all denominations in the greater city, the average of all the exemptions is \$105,000, which is not large when the size and cost of many of the edifices are considered; and the more one considers the case of the churches as non-taxpayers, the more he will be convinced that they make more than a full return for their exemption. While sometimes they make an apparent profit by selling their premises and rebuilding on a cheaper site, in many more cases it will be found that the value of their property has been impaired and the congregation scattered because the municipal government has not protected the environments against contamination.

The case of Trinity Church as the holder through its corporation of a large amount of property is often indefinitely referred to because of its wealth and prominence. Yet Trinity parish ended the year with a financial deficit—like most other churches, only in Trinity's case it was a large deficit. A very timely reference to the discussion of tax exemption that has been going on is made by the rector in his annual statement, from which it appears that Trinity parish pays taxes on every piece of property from which it derives a revenue and which is not used for religious and charitable work, and that the total amount of taxes paid last year was \$188,337, which sum took a very large share of the total available from its endowments of every sort, including its appropriations for work outside the parish, amounting altogether to \$425,952. By far the greater part of the value of the untaxed property of the parish is in the two ancient churchyards from which no revenue is derived but which are of incalculable value to the community as places of historic interest and civic beauty.

The tax expert with the pruning knife will have to pass over church property and look for deadwood among the other branches of the municipal vine. There are next the asylums and homes and hospitals and dispensaries exempted in the sum of \$68,000,000, and there are small exemptions for parsonages, pensioners and libraries which nobody would think of molesting. But when the pruner comes to a formidable array of profit paying cemeteries valued at \$28,000,000, and then to a long list of social, moral, mental and benevolent associations with nurseries, lodging houses, and what not, valued at \$36,000,000, he must stop and ponder. After all the greatest waste will be found in the list owned by the municipality itself, a list which totals up to nearly a billion and a half of dollars, and among which are numerous idle premises that should have been disposed of years ago. If the city and State are going to heap more and more taxes upon property that cannot well bear the increase in these dull times, then it is very proper that the real estate boards should demand, as the Brooklyn Board has done, that the city's own exempt property list shall first be carefully scrutinized and revised.

**Reclamation of Broadway.**

Investors will discover presently that the section of Broadway south of 14th street has once again come into its own. At the present time there is a great amount of property which can be purchased for sums far less than what the assessment rolls called for several years ago. There has been a quiet absorption of several prominent corners during the past six months, and it is noteworthy that in the majority of cases the buyers are investors of large means. The trend of the prices is upward. That these interests firmly believe in the future of the section is fully demonstrated by the fact that they are investing capital in the district; and there are several other influences at work to bring this section of Broadway back to where it was several years ago as a real estate proposition.

The fact that Broadway was more or less inaccessible was one of the reasons why many large firms moved farther uptown, but this adverse condition will be righted when the new subway is in operation. The unwillingness of owners to improve and modernize their properties was another reason for moving into the newer buildings in other sections. That some of the firms which moved now repent of doing so and wish they were back in "old Broadway" is unquestionably true. But at that time there seemed little else for them to do. It is a fact, nevertheless, that, given a reasonable opportunity, they will return to the neighborhood of their old stands, which will, of course, mean the reclaiming of that section of the thoroughfare.

Another reason for the tenants wishing to get back to the old neighborhood is that their identity is now clouded by their presence in a large loft building, whereas formerly they occupied an entire structure and derived thereby a certain distinction in their trade. There are many reasons, and some good ones, for the segregation of concerns in the same line of business, and in this way tall loft buildings fulfill an important function.

It is a well-known fact that rentals today on Broadway south of Union Square are lower than four years ago, and owners have received such small returns from their investments that they are willing to modernize their structures to meet the demand, a thing they were loath to do in the old days, for they felt that the tenants were compelled to remain in the section. This change of heart is sure to rebound in favor of Broadway.

When all is said that can be said against Broadway, its name is one to conjure with, especially for clients who do business with other cities. Some may contend that the day has passed when this is true; but the fact remains that Broadway is known the world over, and that a certain standing in the public mind is given to a concern located on that artery. Some of the largest fortunes from real estate are directly traceable to investments made along the line of Broadway, and the day is approaching when other investments there will be proportionately rewarded.

The section west of City Hall is in the same condition that lower Broadway was in a few years ago. There are hundreds of antiquated buildings, tenanted at the present time, but with no assurance as to how long this condition will last. Even now there is an uneasy feeling in some quarters. Tenants wish the replacement of the old hand-hoists with modern elevators and other up-to-date improvements, so that business can be conducted on modern lines. Unless these improvements are made, there will be wholesale removals from the district, and then the same complaints from owners will be heard as in the case of Broadway. At the present time the buildings are tenanted, and owners and agents should not resent a note of warning.

—Builders say that 25 per cent. more copper is used in the construction of skyscrapers than ten years ago. It is now in great demand.

**TAX RATES IN NEW YORK STATE.**

**And the Ratio of Percentage at Which Property Is Assessed in Various Cities.**

The Record and Guide has received from Secretary Horace G. Tennant, of the State Department of Taxes, the following table of tax rates in the various cities of the State and the ratio of percentage at which the property is assessed in those cities. The statistics are of timely importance in view of the proposed levying of a direct tax upon the State 1.7 mills in order to raise \$19,560,000, upon an assessed valuation of which 77 per cent. represents New York City's share:

In the table it will be noted that some of the counties are assessed only 60 to 70 per cent. of full value. Some experts assert that actually they are assessed at not more than half value. New York County is recorded as paying on 91 per cent. of full value, where, as our Tax Department asserts, we are assessed 100 per cent., and owners often express the opinion that their property is rated for taxation purposes at more than it is worth.

Cities.	1914 Tax Rate.	Ratio P. C.
Albany	.0246	90
Amsterdam	.032611	75
Auburn	.0331	75
Batavia	.03111	72
Eaon	.01859	80
Binghamton	.0232	83
Buffalo	.03018	77
Canandaigua	.02561	71
Cohoes	.0221	90
Corning	.0298	75
Cortland	.0379	80
Dunkirk	.02373	74
Elmira	.0275	76
Fulton	.0213	80
Geneva	.016658	71
Glens Falls	.0333	50
Gloversville	.036	68
Hornell	.028	75
Hudson	.0301	80
Ithaca	.02848	80
Jamestown	.03451	74
Kingston	.02596	75
Lackawanna	.0301	77
Little Falls	.02902	66
Lockport	.036702	70
Middletown	.03808	68
Mount Vernon	Not Reported	81
Newburgh	.03677	62
New Rochelle	.02799	81
New York, Greater:		
Bronx	.0177	91
Brooklyn	.0184	91
Manhattan	.0178	91
Queens	.018	89
Richmond	.019	89
Niagara Falls	.02758	70
North Tonawanda	.028	70
Norwich	.034009	74
Ogdensburg	.035012	77
Olean	.026522	70
Oneida	.03481	80
Oneonta	.03064	77
Oswego	.0314	80
Plattsburgh	.0386	50
Poughkeepsie	.0227356	80
Port Jervis	.06558	62
Rensselaer	.02984	86
Rochester	.02386	75
Rochester	.02386	75
Rome	.0336	75
Salamanca	.050499	70
Schenectady	.03119	82
Syracuse	.023711	82
Tonawanda	.02732	77
Troy	.02872	86
Utica	.03018	75
Watertown	.02418	80
Watervliet	.0375	90
Yonkers	.02376	81

**Business Efficiency in Public Affairs.**

Elihu Cunyngham Church, C. E., A. M., will begin in the June Bulletin of the Real Estate Board of New York a series of articles on the general topic of "Business Efficiency and Its Application to Public Affairs." Mr. Church was formerly secretary of the New York Water Supply Department. The Record and Guide is indebted to Secretary Chittick for advance proofs. In his Introduction Mr. Church says:

"Public affairs should be administered like a private business, for most of such activities are of an engineering or a business nature, and very few are political. They call for high, technical skill, sound business sense and executive ability. The public interests now at stake represent so huge an investment that their very vastness should no longer permit of even the possibility of ignorance, waste, or inefficiency in their management.

"Where taxes due to poor public administration have been small in amount, proportionately speaking, business men in the past have chosen to ignore the matter rather than incur the expense,

suffer the bother, and give the time necessary to right the difficulty. When, however, as is now the case, increases in the tax rate resulting from the improper conduct of public affairs threaten to—nay, rather actually do impose a burden on the private enterprises of the citizens of the community that deprives their labor of its reward and turns their prospective and rightful profits into actual loss—then the time has come for no uncertain action.

"The competition of present day business is so keen that the margin between success and failure is daily becoming less and less, with a resulting decrease in the amount that can be spared for taxes to cover even the necessary public expenses. Add to this the growing tendency to spend public funds for much that may be considered philanthropically helpful—but actually unnecessary, the knowledge that a great deal even of the necessary work is carried on with far less economy than might be, and the further fact that in many cases there is grave reason to believe that much needful maintenance work is being slighted to make a 'showing' of so-called economy, and a situation arises of actual menace to continued business prosperity.

"The high cost of governmental operation, and the all too frequent waste and extravagance of carrying on the public activities day by day have so absorbed public attention that the equally important though less noticeable subject of the gradual depreciation of the value and effectiveness of much of the public property itself has passed all unnoticed. The railroad directorate that would let its ties rot and its rails wear out, and its locomotives and cars run down and get out of repair would surely be censured and held to account; but how about the city whose water mains are old and not capable of withstanding the high pressure of modern requirements, whose pavements do not receive repairs equal to their wear and tear, and whose sewage system has become antiquated to the point where millions will be required some day—quite unexpectedly and all at once—to make it continue longer to serve its purpose?

"The most stupid and wasteful officials can and often do try to claim that their administrations are or were economical merely because they refused to spend money really needed for maintenance, with the result that the value of the plant entrusted to them may have deteriorated by millions of dollars in consequence of their petty savings. One of the temptations to this sort of thing, and one of its greatest dangers, is the fact that the conditions just mentioned may not be apparent to a superficial examination, and may only be revealed when the fell moment arrives to suddenly make good the fault. Then the taxpayer is called on—but the damage has been done.

"The purpose of these articles is to consider some of the business, the engineering, and the executive aspects of public work; and to indicate to the men out of whose pockets the money to run them comes, what they get for it, and what steps are being taken, or should be taken to give them one hundred cents worth of value for every dollar spent."

**The Utica Avenue Subway.**

The Public Service Commission has directed its Chief Engineer to begin work immediately in preparing plans for the Utica avenue subway in Brooklyn.

The Utica avenue subway is proposed as a branch of the Eastern Parkway subway, which is an extension of the existing subway, and will be operated by the Interborough Rapid Transit Company. The Utica avenue route was not included in the Dual System contracts and the city has not appropriated money for its construction. Property owners in the vicinity, however, have petitioned the commission to have it built upon the assessment plan, the cost to be assessed against the property benefited. This method is permitted by the Rapid Transit Act. The route adopted by the Commission extends from Eastern parkway down Utica avenue to Flatbush avenue,

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**REAL ESTATE NEWS OF THE WEEK**

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

**HAVEMEYER HOME SOLD.**

**Speculators Buy Madison Avenue Corner  
for Improvement With Tall Loft  
Structure.**

As another evidence of returning confidence in the real estate situation, a prominent Madison avenue corner, just inside the Murray Hill restriction, has been acquired by a prominent building concern.

W. Butler Duncan, as executor of the estate of Emily Havemeyer, sold, through Clark T. Chambers, the southwest corner of Madison avenue and 38th street, having a frontage of 98.9 feet on the avenue and measuring 95 feet in the street. The present house is four stories in height and occupies the greater portion of the plot, though it is set back on the south side, to provide for a driveway. The property has been vacant for the last three years. Clarence Mackay was the tenant prior to that time and it was reported that he paid an annual rental of \$30,000 for the house, furnished. The property has been on the market for a long time, and created some notice when a sign was placed on the facade stating that title policies would be issued to permit the erection of an apartment house. The property was held, until recently, at \$750,000, but this price was said to have been reduced to \$650,000, and it is understood that approximately this figure was obtained.

It is understood that the new owners will erect a sixteen-story mercantile building. Title will be taken in the name of the No. 244 Madison Avenue Company, but the personnel of the new concern could not be learned. It is known that Arnstein & Levy and George Backer were negotiating for the property, but no verification could be obtained that they were the actual buyers.

Outside of the Morgan property, in the east side of Madison avenue, between 36th and 37th streets, the Havemeyer house is probably the best known property in the Murray Hill section. The sale of the property is in itself one of great interest, but aside from this fact the contemplated improvement adds importance to the deal. If the projected building becomes a reality, there is but little doubt but that a legal battle will result.

The opposite southeast corner of Madison avenue and 38th street, for years occupied by the Old South Church, has recently been the subject of a law suit, and the last decision is that an apartment house can be erected on the site without infringing on the Murray Hill restriction.

When it comes to the matter of a business structure, the recent decision does not apply, nor does the one affecting the Cameron building, at 34th street, which was only partially upon restricted property, as was the new Professional Building, at the northwest corner of Madison avenue and 38th street. This latter corner was formerly the site of the old Alston apartment, and shortly after the decision in the Cameron case, the property was sold and a commercial building projected. The steel work was up several stories when George F. Baker bought the property, giving the builders their price.

Mr. Baker, tiring of the vacant lot next to his residence, at 256 Madison avenue, decided to erect the Professional building, four stories in height, which would conform with the other buildings in the neighborhood. No signs, however, are allowed on the outside of the structure. Mr. Baker has made subsequent purchases to protect his property.

According to one who is well informed it is said that the deal just closed was made on the assumption that the Havemeyer property is really not restricted. It seems that six years prior to the placing of the restrictive clause upon the Murray farm, the plot upon which the Havemeyer house stands was sold by one of the members of the Murray family. The supporters of the restriction concede that such a transfer was made, but they contend that it was of a dummy nature and further was not recorded until a considerable period had elapsed, and is consequently a part of the Murray farm.

**REAL ESTATE GOLFERS.**

**Spring Tournament of the Real Estate Board at the Englewood Golf Club.**

The fourth golf tournament of the Real Estate Board of New York was held at the Englewood Golf Club on May 25, and was a most successful affair. The list of entries numbered 80, with about 60 actual players. The eight prizes awarded to the winners will be kept before the eyes of those who failed to get them, as an incentive to polish up their clubs, and practice during the summer, so that they may be in better condition to try again in the coming fall tournament.

The weather clerk had made the proper arrangements, and sunshine and perfect playing conditions awaited the ar-



CHAIRMAN ALBERT B. ASHFORTH.

rival of the players. Any omissions on his part were well supplied by the Englewood Golf Club in charge of the management of the links.

Every courtesy was extended to the guests. A luncheon was furnished all of the visiting board members, and a most enjoyable dinner was served to the faithful eighteen who remained after the tournament was over. This latter feature should be made more important in future events, as it serves to unite the members in friendly relation as nothing else can do.

The successful players received prizes as follows:

	Gross.	Hdep.	Net.
CLASS A.			
Donald Carr, low gross.....	89	0	89
Edgar A. Levy, low net.....	94	13	81
Townsend Horner, sel. gross..	85	5	80
Herbert Weil, sel. net.....	86	5	81
CLASS B.			
F. M. Zittel, low gross.....	102	14	84
W. C. Lester, low net.....	102	18	82
Chas. G. Keller, sel. gross....	91	9	82
J. W. Peet, sel. net.....	93	8	85

Albert B. Ashforth, chairman of the committee, was unavoidably called away and could not attend the dinner. Mr. DeSelding, secretary of the committee, took Mr. Ashforth's place at the head of the long table and presented the



prizes. President McGuire acted as toastmaster. One of the pleasant features of the after-dinner speeches was the invitation by Mr. Sniffin of the Golf Committee to dine with him at the Hotel Biltmore in the month of June.

**R. E. Owners Take an Appeal.**

J. Bleecker Miller, as attorney for the United Real Estate Owners' Association, is taking an appeal from the opinion of Justice Cochrane in the Supreme Court, Special Term, at Hudson, to the Appellate Division, Second Department, in the case against the State Comptroller for an injunction to restrain him from issuing certificates for six million dollars.

The brief on behalf of the plaintiff-appellant says the act threatened to be done by the Comptroller is plainly in violation of Article 7 of the State Constitution, which limits to one million dollars the borrowings by the Comptroller to meet unforeseen expenses; that the question of policy cannot be considered at this time; that the very question at issue in this case was decided in *Newell vs. People* (7 N. Y., page 1), where it was held that such a proceeding would be unconstitutional and void. Further, the fact that the debt for which the tax is laid is authorized by the Legislature is no defence; neither is it any defence that the debt to be paid by the tax is unnecessary.

**President Browne to the Constitutional Convention.**

Stewart Browne, president of the United Real Estate Owners' Association, pays an annual realty tax of \$53,000. He has attended every meeting of the Board of Estimate for eight months, and has made a more or less thorough examination of a number of the municipal departments. In a letter which he has sent to the Constitutional Convention he expresses the belief that if New York City is to be efficiently and economically managed the Legislature should have no power to pass mandatory legislation; the city government should be centralized under the Mayor and not decentralized by counties and boroughs; the five present counties should be merged into one; the Borough Presidents should have no seat or vote in the Board of Estimate, which should have power to combine or abolish all departments and bureaus and fix and determine salaries and wages.

The Aldermen, he also states, should be reduced in number to ten and elected by cumulative voting, not as at present; all county offices, except the judges and District Attorney, should be appointed by the Mayor.

**PRIVATE REALTY SALES.**

DESPITE the fact that uneasiness prevails relative to the war situation, confidence is expressed by investors and business concerns through the number of sales and leases closed during the week. While the volume of transactions was not much more than last week, still the character of the deals speaks well for the future of high-priced parcels. Business concerns have committed themselves to large space for a long term of years and speculative builders are buying corners for improvement with apartment houses and office buildings which will command high rentals.

One of the interesting sales of the week involved the southeast corner of Fifth avenue and 43d street, 63x123, owned by the Melissa C. Wilson estate. The immediate corner, 25.5x108, is vacant, and has been used as a playground for some dogs for several years. This corner, together with the Wendel plot, just north of 39th street, on the avenue, are the only two Fifth avenue plottages which have been devoted to similar purposes since property values increased to their present prices. The remainder of the plot just sold is improved with an old four-story building, but this will be razed and on the combined site a new sixteen-story mercantile structure will be erected.

This improvement disposed of the entire block front, as adjoining to the south is the Walton Building, the Columbia Bank Building, an eighteen-story structure erected some years ago by Henry Corn, and on the 42d street corner an old building, which was remodeled a few years ago into a business building. The value of the plot has been estimated at \$2,000,000, exclusive of the cost of the structure, which has been placed at an additional \$1,000,000.

Another deal of interest is the assembling of a plot, 110x100, on West End avenue, southeast corner of 99th street. A prominent building concern acquired the property, now improved with seven dwellings, from various interests, and will erect on the site a twelve-story apartment house. The deal involves about \$1,000,000.

The sale of the Havemeyer mansion, at the southwest corner of Madison avenue and 38th street, is most important, as it forecasts the improvement of the site with a modern mercantile building. The property has been on the market for some years, and the willingness of builders to take over the site and erect a building, involving a total outlay reaching seven figures, is another sign of returning confidence.

A large tract of water front, in Brooklyn, was purchased by the F. & M. Schaefer Brewing Company, for improvement with a plant of the most improved type. The concern about a year ago sold part of its holdings on Park avenue, between 50th and 51st streets, to St. Bartholomew's church.

The leasing branch of the market also was a feature of the week's budget, several important transactions having been closed. The acquisition of the four-story buildings, on plot 100x400, at the northeast corner of Eighth avenue and 49th street, forming the south half of the block, for twenty-one years, disposes of a property which has been occupied for garage purposes. The lessees will utilize the site as a public market, and will install about 200 stands.

Union Square also came in for its share of the week's transactions, when the top floor of the old Tiffany Building, at the southwest corner of Union Square West and 15th street, was leased to a prominent wholesale concern. The lease completes the renting of the entire structure, which was vacated by Tiffany & Company some years ago when they moved to Murray Hill.

The total number of sales reported and not recorded in Manhattan this week was 27, as against 19 last week and 39 a year ago.

The number of sales south of 59th street was 12 as compared with 7 last week and 11 a year ago.

The sales north of 59th street aggregated 15, as compared with 12 last week and 28 a year ago.

The total number of conveyances in Manhattan was 137, as against 139 last week, 21 having stated considerations totaling \$741,526. Mortgages recorded this week numbered 82, involving \$1,771,392, as against 82 last week, totaling \$1,895,680.

From the Bronx 7 sales at private contract were recorded, as against 15 last week and 9 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,391,838, compared with \$744,440 last week, making a total for the year of \$34,647,083. The figures for the corresponding week last year were \$529,959, and the total from Jan. 1, 1914, to May 30, 1914, was \$18,872,019.

**Wilson Corner Sold.**

Harry Fishel, as head of a syndicate, has purchased from the Wilson estate, the property at the southeast corner of Fifth avenue and 43d street with a frontage of 63 feet on the avenue and 123 feet in the street, assessed at \$1,090,000. The property consists of two parcels, the immediate corner being vacant and the adjoining plot occupied by a four-story old style dwelling for many years the home of the late Richard T. Wilson. The site is to be improved with a sixteen-story office and loft building to cost about

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\$1,000,000. It is reported that the Guar-  
anty Trust Company, now at Fifth ave-  
nue and 43d street, will take the base-  
ment, ground floor and first floor, under  
a long term lease. Mr. Fishel is presi-  
dent of the Times Square Improvement  
Company, and owner of the Hobart  
Building, at the northeast corner of  
Broadway and 37th street, which was  
completely leased soon after its com-  
pletion. The brokers in the present  
transaction were the Douglas Robinson,  
Charles S. Brown Company and H. D.  
Baker. The Wilson property has figured  
in a number of reported transactions  
within recent years. It is in the center  
of the high class Fifth avenue retail dis-  
trict and is highly desirable for improve-  
ment along the lines contemplated by the  
present purchasers. The corner has  
always attracted considerable attention  
because it had remained for so many  
years in a practically unimproved con-  
dition in spite of the unusual activity  
around it, and the great demand for Fifth  
avenue locations by leading firms.

**Macmillan Company Buys.**

The Macmillan Company, publishers,  
at 64-66 Fifth avenue, have purchased  
the northerly half of the Thomas F.  
Ryan property at Fifth avenue and 12th  
street. The sale involves 62 Fifth ave-  
nue, a three-story dwelling, on plot  
51.6x125, and a four-story rear dwelling  
at 11 West 12th street, on lot 25x103.3.  
With this purchase the Macmillan Com-  
pany now controls a frontage of 103  
feet on Fifth avenue, with a 25-foot "L"  
in 12th street. E. H. Ludlow & Co.  
were the brokers in the transaction. The  
publishing company is at present adding  
two stories to its six-story home, and  
eventually the new site will be reim-  
proved with an addition to this main  
building.

**Jamaica-Hillcrest Deals.**

The Jamaica-Hillcrest Company sold  
the entire block bounded by Hillside,  
Highland, Akroyd and Home Lawn  
avenues to the Degnon Contracting Co.,  
M. J. Degnon president. The property  
is known as block 12, comprises thirty-  
six lots and has been purchased to  
straighten the line of and open a street  
on their property, which immediately  
adjoins Jamaica Hillcrest on the east.  
Jamaica Hillcrest Company also sold to  
the Fairchild Realty Company, Darwin  
R. James, president, ninety-three lots  
along the westerly boundary of the com-  
pany's property on Grand avenue, op-  
posite Doncastle road. The properties  
sold are near the remaining improved  
lots at Jamaica Hillcrest to be sold at  
auction by William P. Rae Company,  
auctioneers, today.

**\$1,000,000 West Side Operation.**

The McMorrow Engineering & Con-  
struction Company bought from the Wil-  
son estate, W. H. Fransioli, S. M.  
Hickey and Eleanor Knowles, through  
Slawson & Hobbs and Marston & Com-  
pany, the seven dwellings forming a plot  
110x100, at the southwest corner of  
West End avenue and 99th street, which  
is to be improved with a twelve-story  
apartment house. The dwellings are  
known as 789-797 West End avenue, and  
300-302 West 99th street. The opera-  
tion will involve more than \$1,000,000.  
The buyer recently sold to Harry B.  
Davis a twelve-story apartment house  
at 35 West 81st street.

**Schaefer Brewery in Brooklyn.**

F. & M. Schaefer Brewing Company  
has purchased from the West Street  
Improvement Company the block bound-  
ed by 9th and 10th streets, Kent avenue  
and East River, Brooklyn, with a 200-  
foot frontage along the waterfront. On  
this site an up-to-date brewery plant is  
to be erected. The main business office  
of the firm will be located in the Grand  
Central Terminal district. Part of the  
present brewery property on Park ave-  
nue, between 50th and 52d streets, was  
sold some time ago to St. Bartholomew's  
Church as a site for a new edifice.

**\$600,000 Trade.**

The Lenox Hill Realty Company,  
Samuel A. Herzog, president, sold 25  
and 27 West 32d street, a six-story store

and loft building, on plot 48x100, to John  
S. Melcher, who gave in exchange the  
nine-story office building at 37 and 39  
East 28th street, on a plot 41.8x98.9, ad-  
joining the northwest corner of Fourth  
avenue. John H. Berry negotiated the  
transaction, which involved about  
\$600,000.

**Big Heights Plot for Builder.**

Samuel Blumenthal has purchased  
from Robert S. Clark, for apartment  
house improvement, eleven and a half  
lots in the south side of West 171st  
street, 286x95, the entire block front,  
between Fort Washington avenue and  
Broadway, excepting the two corners.  
The broker was the F. R. Wood, W. H.  
Dolson Company.

**Bleecker Street—Suburban Trade.**

H. Rosenbaum sold, through the  
Nehring Company, 150-152 Bleecker  
street, two seven-story mercantile build-  
ings, on plot 50x125. Large suburban  
tracts on the Palisades and in Flushing  
were given in part payment.

**Division Street Deal.**

Meyer Vesell sold 41-43 Division  
street, two seven-story loft buildings, on  
plot 50x68, to Winkler & Schultz, cloaks  
and suits, of 54 Division street, who will  
use the buildings for a distributing  
center. The brokers were Jacob Finkel-  
stein & Son, and Jacob Levitt.

**200 Long Beach Lots Sold.**

J. Harry Myers bought from the  
estates of Long Beach, 200 lots along  
Bay Boulevard, from Laurelton Boule-  
vard to the extreme west end of the  
beach at Long Beach, L. I., for develop-  
ment with detached dwellings.

**Manhattan—South of 59th St.**

GREENWICH ST.—George Faour has resold  
807 Greenwich st, a 4-sty building, on lot 18.3x  
50.9, at the southeast corner of Jane st, to  
Avord Joseph Veidan, for a hotel.

16TH ST.—James F. Crossen sold to Bernard  
Block 236 West 16th st, a 5-sty flat, on plot  
27.1x103.3.

35TH ST.—J. Arthur Fischer sold for Jose-  
phine and Rosa Voelker, as committee for the  
estate of Louis Voelker, 160-162 West 35th st,  
two 4-sty buildings, on plot 36x61.8x irreg., to  
William H. Hussey.

35TH ST.—At a reported price of \$35,000, C.  
C. Tegethoff, one time secretary to the late E.  
H. Harriman, has purchased through the Dou-  
glas Robinson, Charles S. Brown Co. the private  
stable of the late Mrs. Morris K. Jesup, at 157  
East 35th st, on lot 25x98.9. The buyer is said  
to represent a woman friend, who will remodel  
the building for studio purposes.

39TH ST.—Mrs. Frances Morgan sold to Sam-  
son Wallach, through the Gaines & Drennen Co.,  
two 5-sty tenements 327-329 East 39th st, on  
plot 50x98.9, which she has owned since 1895.

44TH ST.—Adelbert Huber sold to Ann Linden  
405 West 44th st, a 4-sty dwelling, on lot 25x  
100.5.

**Manhattan—North of 59th St.**

60TH ST.—Frederick Brown purchased from  
Max Smith and Morris Rosenfeld, 137 West 60th  
st, a 5-sty flat, on lot 25x100.

63D ST.—Fredericka Levy sold to Frederick  
Brown, 128 West 63d st, a 5-sty apartment  
house, on lot 25x100.5.

89TH ST.—Jennie H. Lary sold 66 West 89th  
st, a 4-sty dwelling, on lot 20x100.8, to Fre-  
derick C. Beach, who owns abutting property at  
63-65 West 88th st.

95TH ST.—Mrs. L. Rice sold, through Good-  
ale, Perry & Dwight, 25 West 95th st, a 3-sty  
dwelling, on lot 17x100.8.

101ST ST.—D. H. Jackson Co. has sold the  
5-sty flat, 50 East 101st st, on lot 25x100, held  
at \$24,000.

106TH ST.—Lewis M. Thiery sold for the  
estate of Catherine Reilly the 5-sty dwelling  
302 West 106th st, on lot 17x100.11.

108TH ST.—Selara Holding Co. is reported to  
have sold 109 East 108th st, a 4-sty tenement, on  
lot 25x100.11.

163D ST.—Morris W. Levine sold to Frederick  
Brown 549 West 163d st, a 6-sty apartment  
house, on plot 110x100, at the northeast corner  
of Broadway.

168TH ST.—John Lawson sold, through Slaw-  
son & Hobbs, to John Leasenfeld, "Westwood  
Court," 511 West 168th st, 5-sty apartment  
house, on plot 75x107.5. In exchange, the buy-  
er gave four lots, 100x100, in the north side  
of Cooper st, 100 ft. west of 204th st, which it  
is said Mr. Lawson is to improve with two  
5-sty apartment houses.

LEXINGTON AV.—Goodale, Perry & Dwight  
sold for Mathilde E. Weber to Frederick Brown,  
1795 Lexington av, a 5-sty flat, on plot 27x75.

RIVERSIDE DRIVE.—Frederick Brown is re-  
ported to have resold "Onandaga Court," a 6-sty  
apartment house, at the southeast corner of  
Riverside drive and 152d st, on plot 104x140.

**Bronx.**

133D ST.—H. M. Weill Co. sold for Margaret Weill to Raffaele Paradiso, 359 East 133d st, a 4-sty flat on lot 20x100.

ANDREWS AV.—The Hurley Construction Co. sold through McLernon Brothers the two new 5-sty apartment houses on the east side of Andrews av, south of Fordham rd.

BELMONT AV.—Klein & Roth sold 1992 Belmont av, a 3-family house, on plot 27.2x94.9, through Alexander Selkin.

CAMBRELING AV.—D. H. Jackson Co. bought through John P. Finneran from the estate of Henry Wendt the vacant plot 50x150 on the east side of Cambreling av, 100 ft. south of 189th st, through to Beaumont av.

CAULDWELL AV.—Kurz & Uren, Inc., sold for Harry Meyer the 1-family dwelling 695 Cauldwell av, on lot 18x100, to Mrs. Schonfeld, the present tenant.

FORDHAM RD.—N. Weston has sold to Louisa Weston the 5-sty new law house, 613-615 East Fordham road, on plot 39.8x100.

UNIVERSITY AV.—Kurz & Uren, Inc., sold for the 173d St. Improvement Co., 2190 University av, a 1-family house, on plot 37.6x110.

**Brooklyn.**

DECATUR AV.—Mrs. E. Frey has sold her 2-sty house 597 Decatur av, on lot 17.4x100.

GARDEN PL, ETC.—F. M. Smith sold for Louis Jurgens the dwelling 37 Garden pl and for Mrs. S. S. Stapleton 2 lots in the south side of 59th st, 520 ft. east of 17th av.

HENRY ST.—E. T. Newman sold for Mary Kelly the 3-family house 419 Henry st to B. Smith.

HOOPER ST.—Joseph Levy & Charles F. Shaughnessy sold for the Herms estate the southwest corner of Hooper and South 6th sts, a plot 225x95. The new owner will improve with an apartment house.

PARK PL.—Henry Pierson & Co. sold for J. S. Edgar to K. M. Conlon, the 3-sty dwelling, 191 Park pl.

SCHAEFFER ST.—Richard Goodwin sold 88 Schaeffer st for Mrs. Girard; also 501 Hancock st for Mrs. Danvers and 295A Bainbridge st for Louis Klepper.

WOODBINE ST.—G. X. Mathews Co. sold 1858 Woodbine st to Frederick R. Winder and 1866 Madison st to W. B. Grimm.

10TH ST.—John Pullman has sold 654 10th st, a 3-sty dwelling, on lot 20x100, for Frank B. Colton.

75TH ST.—Meister & Bache Realty Co. sold 1123-a 79th st, a 3-sty dwelling.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for Frederick Damrau, the 2-sty building, on the west side of Flatbush av, 227 ft north of Albemarle rd, on lot 20x113.

GRAND AV.—Charles E. Rickerson sold for Jessie M. Smith, 609 Grand av, a 2-sty store building.

GRAND AV.—Nicholas J. Occhinfanto sold for Jessie M. Smith, of Oyster Bay, the 3-sty dwelling, with store, at 607 Grand av, on lot 16x55, to Mario Calcante et al.

3D AV.—Frank A. Seaver & Co. sold for Agnes Henker, 7217 3d av, a 6-fam house, with 2 stores.

4TH AV.—Frank A. Seaver & Co. sold for Anna Martin, the frame house at 7803 4th av. The buyer gave in part payment, a cottage on plot 88x285, on Bayport av, near the Merrick rd, Bayport, L. I.

5TH AV.—Samuel Galitzka Co. sold for the John W. Sands Realty Corporation to Lillian Blakemore 7716 5th av, a 3-sty building on lot 20x100.

**Queens.**

LONG ISLAND CITY.—Elesco Lace & Embroidery Co. bought from Joseph Stilz, 4 lots in the south side of 21st st, between Jackson and Polk avs, to build an addition to their present factory.

ROSEDALE.—New York Suburban Land Co. sold 40x100 on Union av to H. J. Pollard and 80x100 on Park av to A. M. Howard.

**Richmond.**

ST. GEORGE.—Cornelius G. Kolff has resold for Michael J. Drummond, the cottage on plot 50x144, at 59 Hamilton av, which he recently purchased at foreclosure, to William Schmohl, Jr.

**Rural and Suburban.**

CROTON LAKE, N. Y.—Dorothy Donnelly, the actress has purchased the Colin Campbell farm, comprising 6 acres of cultivated fields, with a modern farmhouse and outbuildings.

GARWOOD, N. J.—New York Suburban Land Co. sold 50x100 on Willow av to A. M. Hyatt and 40x100 on Myrtle av to S. Cowing.

GREAT NECK, L. I.—Frank Crowell, vice-president of the Crowell Realty Co., has sold a plot fronting 330 ft. on Myrtle and Ash Drives, at the estates of Great Neck, to F. Fitz Gibbon, who will improve with a residence.

IRVINGTON, N. Y.—Mrs. Lee B. Goddard bought, through the Robert E. Farley Organization the 3-acre estate, "Sunnycrest," from Mrs. E. L. Emory.

MONTCLAIR, N. J.—William S. Kahnweiler bought from Edwin S. Prieth the residence at Crestmount and Nassau rds.

RIDGEWOOD, N. J.—Capt. John G. Greenlaw has purchased from the National Nassau Bank of New York three residential lots on Mountain av, 300x205.

YONKERS, N. Y.—Robert E. Farley Organization sold on Nepperhan Heights lots on Marl-

boro rd to N. Samuelson; in Albermarle pl to W. A. Hershey, and for Mrs. Van Dyle her house at Linden av and Morningside rd.

WHITE PLAINS, N. Y.—Robert E. Farley Organization sold for the Westchester Syndicate to Henry W. Rothstein, an 8-room cottage, on plot 100x100, at Battle Hill Park.

149th street and Courtlandt avenue, where it is erecting a one-story market.

**New Altman Corner Deal.**

Frank B. Taylor has concluded a ground lease on the northwest corner of Fifth avenue and 50th street for the trustees of Columbia College to the newly-formed Somersworth Realty Company. The corner, now covered by the former residence of the late Benjamin Altman, measures 35.5x131. The new lease is for a twenty-one-year term, at an aggregate rental of about \$600,000 net. The property was recently sold to C. Grayson Martin by the Altman estate. It is reported that a six-story building will be erected, which has been leased for a long term to A. De Pinna & Company, of 394 Fifth avenue.

**Electrotypers Move.**

Charles F. Noyes Company and M & L. Hess (Inc.), have leased to the Charles Craske Company, Electrotypers, the seventeenth floor of the new Hallenbeck-Hungerford Building, Lafayette, White and Franklin streets, at an aggregate rental of approximately \$100,000.

**LEASES.**

**New West Side Public Market.**

The People's Big Market, Inc., Samuel E. Jacobs, president, has leased from the New York Railways Company, through the Douglas Robinson, Charles S. Brown Company, the three and four-story buildings, on plot 100x400, at the northwest corner of Eighth avenue and 49th street, forming the south half of the block front, between 49th and 50th streets, on the west side of the avenue, formerly occupied as a garage by the Electric Vehicle Company and the Yellow Taxicab Company. The lease is for a term of twenty-one years. The premises will be altered for about 200 stands, to be leased for the sale of food stuffs. The same lessee also is undertaking a similar project at the southeast corner of

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There is now only one floor left in this seventeen-story building. The fact that the agents have leased over 300,000 square feet of space to representative printers, binders, electrotypers and engravers emphasizes the fact that modern buildings erected in this downtown district are quickly filled with desirable tenants.

### Golf Star Forms Firm.

L. Pierre Valligny leased, through Albert B. Ashforth, Inc., the ground floor store in 14 East 44th street to the Low & Hughes Golf Shop. This is a new firm composed of George Low and Harry J. Hughes. Mr. Low is the professional at Baltusrol Golf Club. He was the Metropolitan Open Golf Champion in 1906 and 1907. Mr. Hughes started in the golf business with F. L. Slazinger many years ago when golf was new in America and for the last nine years has been manager of the golfing department of Von Lengerke & Detmold.

### Land for Temporary Church.

The Chapin Home for the Aged and Infirm leased through Pease & Elliman, the plot 150x100 in the south side of 67th street, 170 feet east of Lexington avenue, comprising six lots, to the St. Vincent Ferrer's Church, now located at the southeast corner of 66th street and Lexington avenue, which will build a temporary building for church purposes, during the time of construction of the new church to be built on its present site.

### Firm Again Goes North.

Dr. Peter Kahler & Sons, shoes, have leased through Nelson, Lee & Green, Inc., the store in the new building at 15-17 West 44th street, at an aggregate rental of about \$120,000. The firm was established about fifty years ago, on lower Broadway, and the uptown movement has found them successively at Nos. 813, 928 and 1160, their present location.

### Lease Near New Post Office.

Brett & Goode Company leased the fourteenth floor containing approximately 20,000 square feet in the fifteen-story building at 406-426 West 31st street, for the 406 West 31st Street Company, to Stahl & Jaeger, lithographers and printers, located for the last thirty years at Mulberry and Grand streets. The lease is at an aggregate rental of about \$100,000.

### Old Tiffany Building Rented.

Nelson, Lee & Green have completed the renting of the one-time Tiffany Building, at Union Square West, and 15th street, by leasing the top floor, to the Standard Depository of New York, publishers, agents and forwarders. This

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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.

Municipal Civil Service Commission

entire section is being taken over by wholesale lines of business, moving from further downtown.

### Liquor Firm Changes Location.

Annie F. Leverich leased, through Heil & Stern, the building, 1179 Broadway, to Schwab Brothers, wines, liquors and cigars, for the last fifteen years at 747 Broadway. The aggregate rental involves about \$100,000.

### Manhattan.

BASTINE & CO., as agents, leased the 6th loft in 36 East 22d st to Jacoby & Sondheimer.

BASTINE & CO., as agents for the Bloomingdale estate, rented in 78 5th av the 4th floor to Goldberg & Shatter.

CARSTEIN & LINNEKIN, INC., leased space in 221 4th av to the Peg Lock Block Co. of 42 West 67th st; in conjunction with Stephen H. Tyng, Jr., & Co., the 4th floor in 19 Madison av to Howlett & Hockmeyer; a store in 207 Lenox av to Felle & Di Iorio; offices in 347 5th av to Edward C. Trowbridge, of 200 5th av; Chelt-Marshall, Inc.; Ellis & Hulbert; Stafford Waters; Young & Wagner of 1204 Broadway; F. C. Canfield; Beekman, Nash & Oakman and Elizabeth Allen; offices in 320 5th av to the Knickerbocker Mail Order Co., Inc.; Stammers & Botsford and Herman Strauss; offices in 1161 Broadway to George E. Hudson and Edward D. Thornton.

CROSS & BROWN CO. has leased space in 136-146 West 52d st to Jimenes, Rosenbloom & Keenan, and at 1765 Broadway to Springs & Co.

DOUGLAS L. ELLIMAN & CO. leased the 4-story house, 137 East 38th st, for Cornelius Gallagher to Mrs. James B. Taiter; also apartments in 399 Park av to S. Bryce Wing and in 114 East 84th st to John McE. Ellis and Edward N. Perkins.

DOUGLAS L. ELLIMAN & CO. leased apartments in 969 Park av for the Randolph-Walker Corporation to Mrs. Lillian H. Abbett; in 122 East 76th st, under construction, for Julius Tishman & Sons to Horace D. Newson; also renewed leases in 246 West End av to Julius Schullinger, and in 34 East 58th st to W. Shields Gurley.

DOUGLAS L. ELLIMAN & CO. leased the 4-story house, 120 East 65th st for Mrs. I. Chauncey McKeever, to E. P. Mellon; also apartments in 969 Park av to Raymond F. Almirall; in 399 Park av to C. Monteith Gilpin; in 114 East 84th st to Edwin W. Andrews and in 13 East 49th st to Miss May B. Sterling; also renewed apartment leases in 18 East 48th st to A. E. Bechstein; in 34 East 58th st to Clifford Trevor; in 901 Lexington av to Mrs. William W. Rossiter and the store, 426 Madison av, to Alfred Kottmiller, florist.

DOUGLAS L. ELLIMAN & CO. leased for Bing & Bing in 1155 Park av, two apartments which will be made over into one large suite of 18 rooms and 6 baths, to John C. Breckenridge; also apartments in 399 Park av for the Horatio Realty Co. to Charles B. Dillingham; in 28 East 55th st for Mrs. C. R. Hylands to Miss Ethel Pearl; in 36 East 49th st to Miss Kate C. Crawford; in 45 East 62nd st for the Sixty-Second Street Co., E. C. Potter, president, to Mrs. Paul A. Sorg; in conjunction with S. Osgood Pell & Co. in 399 Park av to F. H. McAdoo, and an apartment in 114 East 84th st for the Surrey Realty Co. to Mrs. F. D. Sherman.

JACOB FINKELSTEIN & SON leased for the Travelers Shoe Co. a store in 254 Grand st; store in 54 Bowery, for Citizen's Saving Bank, and space in the Garrick Theatre, 65 West 35th st; also store and basement at 17 & 17½ Bowery for Morris Jacoby to Herman Sperber, for 5 years.

FREDERICK FOX & CO. leased a loft in 45-51 West 25th st to S. Silberblatt; space in 159-63 West 25th st to Honigstern, Glanz & Moskowitz; store and basement in 130-2 West 25th st to Chaitin & Bobrow; loft in 14-18 West 24th st to Donner Negligee Co.; loft in 38-44 West 26th st to Freedman, Wolbarst Skirt Co., of 110 West 25th st; store and basement in 159-63 West 29th st to Crescent Cloth Sponging Co.; loft in 17 East 48th st to Harry Ackerman; space in 220 5th av to N. F. Monjo Co., of 1 Union sq; store in 710-20 7th av to Paul Herber; store in 636 6th av to Alexander Baer; store in 1580 Broadway to Morris Gross, and in conjunction with Forman & Co. lofts in 38-44 West 26th st to Silberfard & Halprin, of 130 West 28th st; Kaufman & Reutlinger and Fiedelbaum & Reitner, and a loft in the same building, in conjunction with Frederick Southack & Alwyn Ball, Jr., to Samuel Herzog.

A. N. GITTERMAN CORPORATION leased the building 174 2d av to the Jewish Agricultural & Industrial Aid Society and The Industrial Removal Society; also the store 39 East 4th st to Vidak & Russ; the north store at 232 3d av to Kavafes & Nicholas; and the entire upper part of the same building to Mrs. Mary Katin.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., and Wm. Bloodgood & Co. leased for Philip Rhineland, the 4th loft in 46 West 21st st to Oringer & Halpern, of 279 7th av.

HEIL & STEIN leased for John J. Geraty 4th loft in 14-18 East 32nd st to Bernstein, Levine & Icove of 18 East 16th st; for 76 Fifth Ave., Inc., 5th loft in 22-8 West 21st st to Caro & Co. of 126 West 22d st; for Cleveland Holding Co. 6th loft in 40-2 West 27th st to Simon, Wolf & Co. of 147 West 25th st, and for 20 West 17th St. Co., Inc., 10th loft in 20 West 17th st to Kessler & Kolber.

M. & L. HESS (INC.) leased the store and basement in 124 East 25th st to W. B. Friend & Co., of 373 4th av; the 3d loft in 22-26 West 15th st to Sperling & Waxman, of 25 West 15th st, and the 5th loft in 6-8 West 20th st to Samuel Baron, of 440 4th av.

M. & L. HESS (INC.) leased the 4th loft at 32-38 West 18th st to A. Hyman & Co., of 65 West Houston st; the westerly store and basement in 139-141 West 29th st to Herzog & Hart and the 6th loft in 138-144 West 25th st to Hyman & Binder, of 20 West 17th st.

M. & L. HESS (INC.) leased for Colonel Marcuau the 2d loft in his new building on 5th av, southwest corner of 50th st, to James M. Cahn & Bro., tailors, at present located at 736 Broadway, where they have been for the last 20 years. The lease is for a long term of years at a rental aggregating about \$50,000.

HOUGHTON CO. leased for Harriet J. Weiss the 3-sty dwelling, 131 West 93d st to M. V. Miller.

E. H. LUDLOW & Co. leased the store in 47 and 49 Barclay st to Malkami & Co., dealers in church goods and ornaments; the store and basement in 53 Beaver st to the Polygraph Printing Co. of 82 Broad st; the 3d loft in 58 Warren st to Lonsdale & Bartholomew, Ltd., of Bradford, England; the upper part of 51 and 53 Beaver st to Mount & Robertson; the 1st loft in 43 and 45 Broad st to David Kramer, and offices in 11 to 17 Moore st to the Manufacturers Trading Co. of 15 Whitehall st.

GEO. W. MERCER & SON rented the dwelling, 273 West 22d st, to Lillian Meyer.

MOORE, SCHUTTE & CO. leased for Benjamin Winter 144 West 141st st, a 6-sty apartment house.

MOORE & WYCOFF leased apartments in 118 East 54th st to Mrs. A. M. Richard and in 115 East 53d st to Stuart G. Gibboney.

CHARLES F. NOYES CO. leased offices in 160 Broadway for the Lawyers Title & Trust Co. to Neier & Van Derveer, of 141 Broadway; space on the 19th floor of the Madison Square Building for the Jacob Ruppert Realty Corp'n to Kornhauser, Rosenbluth & Felberbaum; in 1 Liberty st for H. L. Moxley & Co., agent, to G. Berry; in the Market & Fulton Bank Building to the Public Service Commission; and in 102-104 Fulton st for John J. Burton, president, to Charles A. Ballou, of 102 Fulton st.

CHARLES F. NOYES CO. leased the store, basement, sub-cellar and 1st loft of 162 William st for Rudolph Wirth to Jas. H. Rhodes & Co. of 87 Front st for 5 years, from July 1st; a portion of the 2nd loft at 24-26 Murray st for John Gilgar, agent, to Royal Palm Fruit Co.; for Perry J. Fuller, agent, the store and basement in 127-9 White st to the Burgess Supply Co., Inc., of 480 Pearl st; the store in 70-2 Wooster st for Jacob Corday to N. Dodd; two floors in 118 Beekman st for George W. Bond, Jr., to Edwin D. Chaplin; a floor in 3 Burling Slip for Estate of H. V. B. Frankel, Inc., to the Rappeport Luxenberg Co. and a loft in 12 Dutch st for C. S. Phillips, treasurer, to Isaac Goldman.

PEASE & ELLIMAN leased a large apartment in the southeast corner of Park av and 61st st for the E. A. L. Park Av Co. to W. C. Atwater, and the 4-sty building 52 Beaver st for the Zabriskie estate to M. I. Pitou.

PEASE & ELLIMAN leased for W. W. & T. M. Hall, a loft in 634 5th av to Monte Sano & Verga, dressmakers, of 9 East 48th st; also rented for Douglas Robinson, Charles S. Brown Co., agents, the 3-sty dwelling, 213 Madison av, to Charles H. Forbes.

PEASE & ELLIMAN and Davis & Robinson have leased in the new house at 850 Park av apartment of 10 rooms and 4 baths to Mrs. William Jay, completing the renting of the 49 apartments in the building, which was opened last Fall; also leased for 161 East 79th St Corporation, an apartment in the house being constructed at that address to Mrs. A. Freeborn.

PEASE & ELLIMAN leased for Hamilton Carhart the 2d floor in 1989 Broadway to George Strobridge; also apartments in 27 East 62d st to Clifford Langley; in 116 West 59th st for Dr. Julian Sachs to Miss Jane J. Hall and in 43 East 27th st to Mrs. Mary M. Metzinger; also made renewals of leases in 150 West 80th st to Mrs. Rose Winters; in the "Saint Urban," at 89th st and Central Park West, to Simon J. Klee and to Albert Mayer; in 39 East 27th to Mrs. Anna J. Evans, and in 56 West 58th st to Mrs. Frances E. Hidden.

PEASE & ELLIMAN leased for Irving Cox the 4-sty dwelling at 134 East 62d st to Dr. W. N. Berkeley; the apartment of Mrs. Dora C. Paige in 27 East 62d st to Miss H. C. Bryant, and leased Mrs. Paige a new apartment in 157 East 81st st; for the Lorington Co. an apartment in the "Lorington," at 70th st and Central Park West, to Mrs. F. Taylor; renewed leases of apartments as follows: in 56 West 58th st to D. G. W. McKee; in 49 West 57th st to Mrs. Mary A. Neale, and in 144 East 40th st to Miss A. V. S. Mitchell; and rented apartments in 150 West 80th st to Samuel Michaels, and in 133 West 11th st to Christian S. Gudebrod.

PORTER & CO. leased for the Lawyers' Mortgage Co. the 3-sty dwelling, 347 West 122d st to John F. Mellady.

PORTER & CO. leased for the estate of Robert F. Ballantine to Alice Sullivan the store at the southwest corner of Amsterdam av and 84th st.

PORTER & CO. rented for D. & J. H. Tonjes to Joseph Goldberg the store at 310 West 125th st, and for Emma Norton to Ella Wood the 3-sty dwelling 138 West 127th st.

GEO. R. READ & CO. leased to the Merchants Exchange National Bank, of 42 Wall st, the ground floor in the Home Life Building at 256 and 258 Broadway; the Jaminis Co. 2d floor in 63 Wall st, and space to H. Robertson; to Henry Willard Bean, of 26 Exchange pl, offices in the Equitable Building; for R. F. Kilpatrick the 6-sty building at 818 and 820 Greenwich st to the Columbia Smelting and Refining Works, of 365 West st; store and basement in 346 Canal st to N. W. & S. Garson, and 2d loft to Joseph Weber; 1st loft in 76 Greenwich st to the Automobile Sundries Co., of 18 Broadway; and space in 6 to 10 Church st to C. P. Gray, of 38 Park pl.

DOUGLAS ROBINSON, CHARLES S. BROWN CO., rented for Franklin D. Roosevelt, his 5-sty residence, 49 East 65th st, furnished, to Thomas W. Lamont.

LOUIS SCHRAG leased for the estate of Ichabod T. Williams the building 18 West 36th st, to Lelia B. Wall.

G. SEIDE & SON leased for the estate of Adolph Brussel, the 4-sty house, 1535 Madison av to Dr. Louis Hubert.

SHAW & CO. have leased for the Public Bank the 3-sty dwelling, 62 West 113th st, to the Young Men's Democratic Club, 31st A. D., Inc.

LOTON H. SLAWSON CO. leased in 171 Madison av space to Walter S. Kupfer.

SLAWSON & HOBBS rented for James Hazen Hyde 218 West 58th st, to be altered for a private garage; also for Theodore Myers, offices in the Empire Theatre Bldg at Audubon av and 180th st; for William Parsons, the 3rd loft at 2328 Broadway, and for Julia Roberts, the store 327 Columbus av.

L. TANENBAUM, STRAUSS & CO. leased for the United Cigar Stores Co. to the Ideal Holding Co. for a bakery and lunch room, the store, basement and 1st floor in 398-400 4th av.

E. A. TURNER leased for the estate of Alice J. Brantingham, the dwelling 117 East 26th st to Mrs. Anna Deutsch; also for Lila J. Fairbairns 128 East 25th st to Bernard Kaff; for the Wilmore Realty Co. the stable 128 East 32d st to Morris J. Friend, and for the Acme Press, a loft at 7 East 28th st to a photographer.

WILLIAM R. WARE leased dwellings at 117 West 87th st to Dr. John Murray; at 302 West 93d st to Charles Aelter and for E. O. Roessle, 23 West 83d st to Anna de la Pena; also leased apartments, for Sharp & Co., in 309 West 86th st to D. B. Arnold; for Dr. Amedee Debon in 536 West End av to Dr. John F. Griffin; and for M. Dean in Euclid Hall, Broadway and 85th st, to Dr. Charles Haubold.

SIDNEY L. WARSAWER leased the building at 210 West 40th st, for M. & L. Hess (Inc.) to R. Sherry; the store in 626 6th av, for George Cantrell, to Antoni Gowin, and the store in 549 8th av, for W. J. Colt, to Kraemer Bros.

SIDNEY L. WARSAWER leased stores at 613 8th av for the Drury Lane Theatre Corpora-

tion to Joseph H. Mendel; at 356 West 42d st to R. F. Jenkins; and at 671 8th av to Sigmund Landes.

WM. A. WHITE & SONS rented for the Cruikshank Co. the building, 61 Front st to the Bell Bag Co., of 63 Front st.

WM. A. WHITE & SONS rented the store in 10 and 12 Old slip to Edwin I. Thompson, and building at 20 West st for Abraham Gabriel to the Bloch Forwarding Co., of 31 West st; and the store at 71 John st to Wilson G. Cornell.

**Bronx.**

PORTER & CO. have leased for Thomas Simpson to the Demarest Hay & Grain Corporation, space in the Spies Building at Lincoln av and East 133d st.

**Brooklyn.**

DOUGLAS L. ELLIMAN & CO. leased for H. E. & C. W. Mehrer, 7923 13th av, Bay Ridge, to Captain. H. McDougall.

HOWARD C. PYLE & CO. have rented the dwellings, 44 Pierrepont st; 26 Pierrepont st; 15 Schermerhorn st; 263 Hicks st; 185 Joralemon st and 14 South Portland av.

CHARLES E. RICKERSON rented for Thomas F. Scott the 4-sty dwelling, 46 8th av.

**Queens.**

H. FRANKFORT made cottage rentals at Far Rockaway: For Madeline G. Meehan to George Veit, for Charles Brodek to Harris Cohen, for Harry Vaughn to E. Benjamin, for Mrs. George Gallagher to Louis Salant, for Helen Mott to A. W. Ast, for John H. Reardon to L. Fribourg, for George Form to Sydney Slomon; for John Mulholland to Mrs. H. Hertz and for J. J. Michaels to Max Wilhelm.

GREELEY SQUARE REALTY CO. leased at Seaside, Rockaway Beach, L. I., the University

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REAL ESTATE STATISTICS

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

(Arranged with figures for the corresponding week of 1914. Following each weekly table is a resume from January 1 to date.)

MANHATTAN. Conveyances.

Table with columns for 1915 and 1914, showing Total No., Assessed value, No. with consideration, Consideration, and Assessed value for May 21 to 27 and Jan. 1 to May 27.

Mortgages.

Table with columns for 1915 and 1914, showing Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, and Unusual rates for May 21 to 27 and Jan. 1 to May 27.

Mortgage Extensions.

Table with columns for 1915 and 1914, showing Total No., Amount, To Banks & Ins. Cos., and Amount for May 21 to 27 and Jan. 1 to May 27.

Building Permits.

Table with columns for 1915 and 1914, showing New buildings, Cost, and Alterations for May 22 to 28 and Jan. 1 to May 28.

BRONX. Conveyances.

Table with columns for 1915 and 1914, showing Total No., No. with consideration, and Consideration for May 21 to 27 and Jan. 1 to May 27.

Mortgages.

Table with columns for 1915 and 1914, showing Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, and Unusual rates for May 21 to 27 and Jan. 1 to May 27.

Mortgage Extensions.

Table with columns for 1915 and 1914, showing Total No., Amount, To Banks & Ins. Cos., and Amount for May 21 to 27 and Jan. 1 to May 27.

Building Permits.

Table with columns for 1915 and 1914, showing New buildings, Cost, and Alterations for May 21 to 27 and Jan. 1 to May 28.

BROOKLYN. Conveyances.

Table with columns for 1915 and 1914, showing Total No., No. with consideration, and Consideration for May 20 to 26 and Jan. 1 to May 26.

Mortgages.

Table with columns for 1915 and 1914, showing Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, and Interest not given for May 20 to 26 and Jan. 1 to May 26.

Building Permits.

Table with columns for 1915 and 1914, showing New buildings, Cost, and Alterations for May 21 to 27 and Jan. 1 to May 27.

QUEENS. Building Permits.

Table with columns for 1915 and 1914, showing New buildings, Cost, and Alterations for May 21 to 27 and Jan. 1 to May 27.

RICHMOND. Building Permits.

Table with columns for 1915 and 1914, showing New buildings, Cost, and Alterations for May 21 to 27 and Jan. 1 to May 27.

REAL ESTATE NOTES.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., have been appointed agents for 20 East 88th st by Frederick de P. Foster.

SAMUEL SEINIGER & CO. have moved to 120 Broadway, from 10 Wall st, where they have been located for 15 years.

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Lis Pendens, Brooklyn, Continued.

E 17TH ST, es, 230 s Av N, 30x100; Title G & T Co—Florence Poole et al; T F Redmond (A).

MAY 21. FULTON ST, ns, 100.7 w Smith, runs s126.8xw 26.5x127.1xe26.5 to beg; Ely J Rieser—Chas H Genung & ano; warrant of attachment; Goldman, Helde & U (A).

NEW LOTS RD, ss, 40 e Atkins av, 20x100; Thos J Bell—Maurice Young & ano; specific performance; F M Franklin (A).

MAY 22. ELTON ST, es, 80 n Liberty av, 20x52.6; Farmers' & Mechanics' Savgs Bank of Lockport—Francesca P Catapano et al; H L Thompson (A).

BATH AV, sws, 25.11 se 15 av, 35x100; Abr Bessie—Philippine Blind et al; M Neugass (A).

MAY 24. KOSCIUSKO ST, ss, 391 w Reid av, 19.6x100 Jos Roth—Jonas Ecker & wife; partition; Mann, Bauxbaum & S (A).

JAMAICA AV, ss, 21.3 e Sheffield av, 21.3x64.9x 20x57.7; JAMAICA AV, ss, 42.6 e Sheffield av, 21.3x71.1x20x64.9; JAMAICA AV, sec Sheffield av, 21.2x57.7x20x50.5; JAMAICA AV, ss, 63.9 e Sheffield av, 21.1x79.1x20x71.11; Minnie Bennett—Isaac Fisher et al; Torborg & Lazrus (A).

MAY 25. BERRIMAN ST, ws, 100 s Sutter av, 18.9x100; Green Point Savgs Bank—Jessie G Morris et al; C & T Perry (A).

EWEN ST, es, 25 n Wyckoff, 25x100; MAUJER ST, ss, 150 e Humboldt, 25x100; Jacob Staats—Juliana Staats et al; partition; R M Johnson (A).

UNION ST, ss, 375 e 8 av, 75x90; Newburgh Savgs Bank—Gilbert M Stratton et al; T F Redmond (A).

WILLOW ST, 2; Kate B Woodhull—Saml R Munson et al; W J Carlin (A).

E 2D ST, ws, 380 s Av J, 20x125; Title G & T Co—Carl H Pearson et al; T F Redmond (A).

MAY 26. BERGEN ST, ns, 60.6 e Hoyt, 20x80; David L Harris—Chas C Skilton et al; A A Forman, Jr (A).

66TH ST, nes, 374 nw 20 av, 17x100; same—same; same (A).

ALABAMA AV, es, 110 n Glenmore av, 40x100; Sam Kahn—Anna Rozenberg et al; S Schack (A).

MAY 22. MORTON ST, 9-11; G Goldberg & Sons, Inc—Estate of Miriam L Trigg; Robt La Valle (82) 60.64

MAY 24. RIDGE ST, 154; Arthur J Panoff—Joseph Burger; Jacob Shapiro (95) 92.50

MAY 25. ALBANY CRESCENT, es, 100.5 n Bailey av, 68.1x112; Victor Zambetti—Michl J Martin Corp & Michl J Martin (23) 890.10

MAY 26. PROSPECT PL, nec Troy av, 27.6x80; Empire City Lumber Co—Johnson Realty Corp 130.85

MAY 27. PROSPECT AV, ws, whole block front bet 166th & 167th, 100x200; Guseippe Baldi—Angel Constn Co, Inc (20) 501.65

MAY 28. BROADWAY, 2182-6; also 77TH ST, 225-31 W; A W Gerstner Co—Eva J Coe & N Y Improved Properties Co & Louis C Van Riper (112) 259.17

MAY 25. MANHATTAN ST, 78; Jos Tino & Co, Inc—N Y Public Library Astor Lenox Tilden Foundations & A Patrizio Concrete Co (104) 99.76

MAY 26. 71ST ST, 432-34 E; Jno J Hearn Constn Co—Leissner Realty Co, Inc (107) 4,116.99

MAY 27. 31ST ST, 31-37 E; American Hardware Corp of N Y—Crompton Bldg Corp; Geo Backer Constn Co (109) 478.42

MAY 28. BROADWAY, 2182-6; also 77TH ST, 225-31 W; A W Gerstner Co—Eva J Coe & N Y Improved Properties Co & Louis C Van Riper (112) 259.17

MAY 29. LIBERTY AV, ss, 40 w Ashford, 25x 100; Block & Greenberg—Carmella Dia Diazza & Grazia Lamesta 77.61

MAY 30. 45TH AV, 455; Frank J Malloy—Hannah Miller & Max Reese; J Totten, agent (111) 27.00

MAY 31. 45TH AV, 455; Frank J Malloy—Hannah Miller & Max Reese; J Totten, agent (111) 27.00

MAY 1. No Mechanics' Liens filed this day.

MAY 2. 218TH ST, ns, 280.3 e Bronxwood av, 25x144.3; Vincenzo Palmieri—Louis Satriale (19) 4,000.00

MAY 3. BEAR SWAMP RD, nec Pierce av, 74.3 x141.6; Isaac Saltman—V Bonomo; B & B Constn Co (21) 150.00

MAY 4. LIEBIG AV, ws, 250 s 261st, 22x60; Michl Friedel—Hanna Neyden & Louis J Schoeffel (24) 24.50

MAY 5. 142D ST, nwc Wales av, 108x144.8; Robt Elze—Ward Baking Co; Wm Henderson Co, Inc (25) 500.00

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 22. MORTON ST, 9-11; G Goldberg & Sons, Inc—Estate of Miriam L Trigg; Robt La Valle (82) 60.64

Brooklyn.

MAY 20. POWELL ST, ws, 80 s Riverdale av, 100 x100; L Brook—Plymouth Impt Co 228.50

Table with columns for date (e.g., MAY 25, MAY 26), property address (e.g., HULL ST, 70; A E Jacobs—Theo A & Frances A Van Horen), and amount (e.g., 9.25, 300.00).

SATISFIED MECHANICS' LIENS.

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

Manhattan.

Table listing Manhattan mechanics' liens with columns for date, address, and amount. Includes entries for WADSWORTH AV, DIVISION ST, MANHATTAN AV, etc.

Bronx.

Table listing Bronx mechanics' liens with columns for date, address, and amount. Includes entries for PROSPECT AV, 165TH ST, 199TH ST, etc.

Brooklyn.

Table listing Brooklyn mechanics' liens with columns for date, address, and amount. Includes entries for 280TH ST, E 12TH ST, TROY AV, etc.

Table listing various other mechanics' liens with columns for address, amount, and date. Includes entries for STATE ST, 175; STERLING PL, sec Rochester av, etc.

ATTACHMENTS.

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

Manhattan.

Table listing Manhattan attachments with columns for date, name, and amount. Includes entries for MAY 20, MAY 21, MAY 22, etc.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

Table listing Manhattan chattel mortgages with columns for date, address, and amount. Includes entries for MAY 20, 21, 22, 24, 25 & 26.

Brooklyn.

Table listing Brooklyn chattel mortgages with columns for date, address, and amount. Includes entries for MAY 20, 21, 22, 24, 25 & 26.

BUILDING LOAN CONTRACTS.

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

Manhattan.

Table listing Manhattan building loan contracts with columns for date, address, amount, and terms. Includes entries for MAY 22, MAY 24, MAY 25, MAY 27.

Bronx.

Table listing Bronx building loan contracts with columns for date, address, amount, and terms. Includes entries for MAY 21, MAY 22, MAY 24.

Table listing Bronx building loan contracts (continued) with columns for date, address, amount, and terms. Includes entries for MAY 25, MAY 27.

Table listing Bronx building loan contracts (continued) with columns for date, address, amount, and terms. Includes entries for MAY 27, MAY 29.

ORDERS

Brooklyn.

Table listing Brooklyn orders with columns for date, address, and amount. Includes entries for MAY 21, MAY 26.





# BUILDING MANAGEMENT

## EFFICIENT AND ECONOMICAL MANAGEMENT

By ANTHONY MERLO

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

**A**PARTMENT house management in New York City has become a business in itself, and one who desires to make a success of it, must devote his entire time and attention to the properties he has in charge; whether he be an owner or an agent, for there are many things which are the result of either good or bad management.

The fact that one is able to obtain tenants does not mean that his work ends there, as that really is only the beginning of his efforts to produce results. It is necessary to work just as hard in retaining them as in obtaining them. Extraordinary good judgment and tact must be used in handling tenants, as it must be borne in mind, that while they all have the same thing in common, mainly, the comfort of their home, each has a different disposition to which the manager must adapt himself and therefore it requires a great deal of patience. One without this requisite is very likely to prove a failure.

### Good Judgment and Patience.

Of course the manager will come in contact with a certain percentage of unreasonable tenants who neither respect personal feelings, the comforts of other tenants, nor the interests of the owner, and that is where the good judgment, tact, and patience comes in. One who does not possess these qualities very often will avoid seeing these tenants and procrastinate until it is too late. There is an old saying, "Anyone can swim with the tide, but it takes a good man to swim against it," and a successful manager of apartments is one who is able to handle these tenants in a manner that they can be retained to the mutual satisfaction of all concerned; for after all they are the ones who are paying the taxes and the income to the owner on his investment by reason of paying him rent.

There are many things in connection with the management of apartment houses that the manager must have a thorough knowledge of, aside from the handling of tenants, which are all contributing factors in maintaining the building in good physical condition.

### "Jack of All Trades."

The successful manager has to be more or less a "Jack of all trades," and must possess a superficial knowledge of all branches of the building business, so that the mechanics dealt with, such as plumbers, decorators, masons, carpenters, etc., will not be able to take advantage of any lack of knowledge as to the exact nature and cost of the job. It will also be an aid to know the value of the superintendent employed in the building, as there are many small jobs that he can take care of that he otherwise would not, if he thought his superior was not conversant with the mechanical end of the management, and therefore it would entail a great expense, as one of the things that the present day owners find fault with is, the unnecessary expense in keeping up a building.

I was called upon, at a recent meeting, to discuss the most essential duties of an agent; and while I thought all the duties of an agent were essential, I selected five which, in my opinion, covered the situation thoroughly.

No. 1: The first duty of an agent is to bear in mind that he is managing the building for the owner.

No. 2: To see that the tenants receive prompt and courteous attention at all times.

No. 3: To make daily visits to the property,

No. 4: Supervising all work done in the building,

No. 5: Periodically inspecting the entire building from roof to cellar.

When I say that an agent's first duty is to bear in mind that he is managing the building for the owner, I mean that it is his duty to comply with his wishes and instructions, and his policy in general, so far as the spending of money is concerned, providing that same is consistent with good management and without injuring the dignity or the reputation of the agent in charge.

### Duties of Manager.

In every instance it is an agent's duty to advise the owner of any large expenditure of money, such as the necessity of installing new machinery, redecorating main halls, repainting fire-escapes, etc. It is his bounden duty to suggest or recommend any concessions or decorations to be made for tenants, if it is to the owner's interests in retaining the tenant in question, or for the upkeep of the apartment. In so doing an agent should practice economy. I would say in a judicious manner and not in the "Penny wise and pound foolish" scale, either for the sake of making a showing to the owner at the expense of the building, or rather at his ultimate expense in neglecting to make any necessary repairs which at some future time will have to be made at double the initial cost.

### "Penny Wise, Pound Foolish."

By that I mean for instance: if there is a leak in a radiator which may not be of a nature that can be repaired by the superintendent on the premises, and in order to avoid any possible criticism on the part of the owner for employing a mechanic to take care of such a job, the agent will ask the superintendent to take care of it in the best way that he can, as he wishes to keep expenses down. The leak will probably become worse, causing water to penetrate through the floor, spoiling the ceiling in the apartment below, and finally the radiator will have to be fixed plus the expense of the floor and the ceiling.

### Agent Must Be Courteous.

It is the agent's duty at all times to give prompt and courteous attention to the tenants and to see that all the minor complaints are attended to; and in cases where the tenant reports uncivility or inattention on the part of an employee, it is his first duty to inform the tenant that the matter will receive his careful and prompt attention, after which he will investigate the complaint and impress upon the employe in question, to change his attitude, and in turn, report to the tenant and explain what action he has taken, such as the case may warrant. That makes the tenants feel that they have not been neglected and when they come they will feel that they are receiving every consideration. By so doing their co-operation (by reason of gaining their confidence) is indirectly invited, in overcoming little matters that may become troublesome and would never have come to attention if the tenant did not complain. This also inspires confidence which makes it easier for an agent to handle the tenants. News of this kind spreads very rapidly.

It is an agent's duty to make daily visits to the property which he manages, and if perchance he may not be in a position to visit that property by reason of an engagement or some other matter of importance, it is his duty to get in touch with the building by telephone. There are things which come up from day to day that must be disposed of

without delay. In making these daily visits there are many things which come to an agent's notice and that would otherwise accumulate, such as messages left with the superintendent and with the hall boys by tenants in the building who wish to see him. In so doing, an agent will keep in constant touch with the building and also demonstrates to the tenants that he is managing the building and not the janitor, and that he keeps his eyes open and makes it his business to see that they receive good service and the same attention that he personally gives them.

### Essential Duties.

The supervising of all work in the building is a very important duty of an agent, as it embraces many things.

First: To see that the tenants have their work done promptly and as desired by them.

Second: To protect the owner's interests.

Third: Seeing that the mechanics do the work as they contract to do it and not overcharge or charge for any work not done by them.

In making a thorough periodical inspection of a building, the most important duty of an agent should be done in the following manner:

First: Make an examination of the amount of coal on hand, motor room and motor, roof, all vacant apartments, dumbwaiters, cellars and areaways.

Second: Make an examination of the steam heat and hot water system and personally see that there is sufficient amount of water in the boilers and ascertain if they are fed automatically or have to be fed by hand. This last, of course, is only necessary to find out once, after which the agent will never forget.

### Important Details.

Third: Examine the sidewalks and entrances, and direct the elevator boys and telephone operator to announce all visitors calling upon tenants, as it may not be the tenant's desire to see every one that calls. This, of course, will have to be done regularly, due to the change of employes, and as a constant reminder to those who may neglect to follow these instructions.

Fourth: Instruct the superintendent to see that the boys do not permit soliciting of any kind throughout the building and not to allow the playing of mud gutter bands, singing, amusements of any kind in or about the premises for the purpose of soliciting money from tenants. This inspection of course is beneficial to all parties concerned; the tenant, owner and agent.

If the above were followed out by all who manage their own buildings or agents managing buildings for the owners, there would be fewer complaints and more satisfied owners.

### No Overproduction.

Many believe that there has been an overproduction on the East Side, but the evidence is overwhelmingly to the contrary, and with the present attitude of the lending institutions against new operations there is absolutely no fear of it for some time to come.—Douglas L. Elliman.

### A Prediction.

I frankly believe that the assessed valuation of all property along the new subway lines (in Brooklyn) will at least double in value within the next decade; in fact I think that this is far too conservative an estimate.—William C. Demorest.



**USEFUL APPLIANCES**

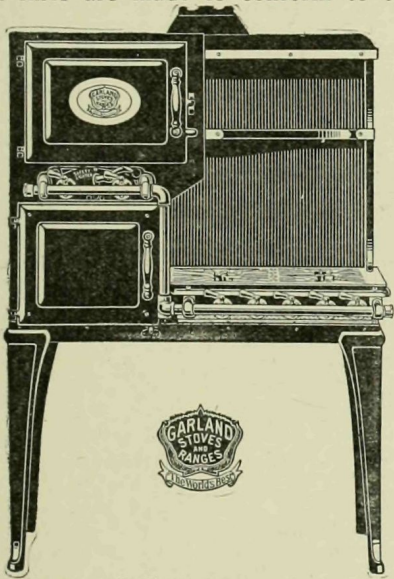
Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

**More Progress in Gas Stoves.**

**G**AS stove manufacturers for more than a year have been preparing for the complete evolution of the gas stove business commemorated by a country-wide introductory movement which has been called Gas Stove Week. The Record and Guide for the last two weeks has shown serially the new various types. This week's installment shows several more. There have been shown styles and builds that have indicated to architects, building managers and prospective builders that the presence of an old style cabinet gas range in an otherwise modern apartment or residential building stamps it at once as being out of date. The types shown in this week's issue are made by standard manufacturers and have been officially approved.

**A Colonial Style Range.**

**S**TYLES in kitchen equipment have come to be just as important as styles in clothing, the parlor, den or dining room. Here, then, is the first attempt to carry period architecture and decoration into the kitchen. It is called the Colonial gas range because its general lines are made to conform to the



rigid but stately lines so popular in home building in the suburbs. The manufacturer argues that if there is to be a colonial house with colonial furnishings in the hall, parlor, bedroom and dining room, the same idea should be carried into the kitchen by having the gas stove as equally distinctive as the parlor piano or the four poster in the master room.

This range is all black enamel save for nickel trimming. It measures thirty-nine inches over all, has four top burners and a simmerer. In suburban homes it should be tremendously popular.

**Novel Ideas in This Stove.**

**D**IETICIANS have reduced the art of cooking down to an exact science. It is no longer unusual in the modern cook books to give instructions for preparing foods in degrees of heat for different lengths of time. For instance, to cook a roast, one cook book says: "To conserve the meat juices and to bring out the great wealth of proteins in meat, the degree of heat applied to a roast should be graduated. Set the thermometer or thermostat at 155 degrees for the first fifteen minutes. This sears the outside of the roast and seals the juices within. Then lower the degree of heat for the next twenty minutes from four, then eight and then in jumps of ten until the roast is of a rich brown color on the outside. By following these instructions the full richness and maximum food value will be retained."

Here is shown the value of the stove herewith illustrated because its oven is

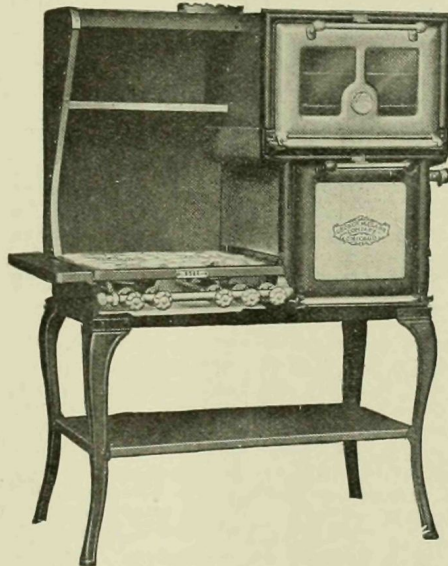
equipped with a thermometer that gauges the degree of heat applied to cooking of all kinds. The stove is so built that the tired housewife can sit down to the cooking plate when there is much stirring to be done, and yet the oven and



warmers are placed at a convenient height for that sort of cooking. The roller door plate warmer is out of the way and plenty of shelf room is provided.

**Two Size Oven Stove.**

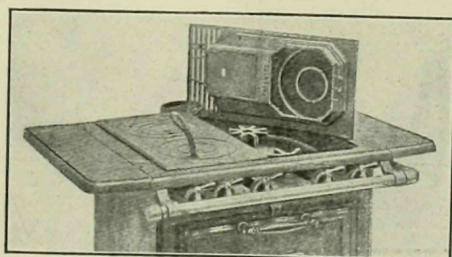
**T**HE chief novelty in the stove illustrated in this sketch is that there are two sizes of oven. This in some cases, especially around Thanksgiving time when a large turkey has to be roasted, is a decided advantage and com-



mends itself strongly to the prospective tenant who is accustomed to have considerably company. This stove is equipped with glass oven door and thermometer and has a one coat enameled splasher side.

**Multiplies Heat, But Saves Gas.**

**A**MONG the newest gas equipments to be introduced this year is a special gas stove top that is said to multiply heat and yet save gas. The principle involved is that of making use of every bit of heat that is generated by the gas



burners. The illustration shows the top of a stove with one of the panels lifted up to display the principle of the heat distribution. The manufacturers say that this device saves labor and prevents fires as the flame is entirely protected

from coming in contact with lifting cloths. They have the additional value of keeping kitchens cool in warm weather. These covers fit all modern gas ranges.

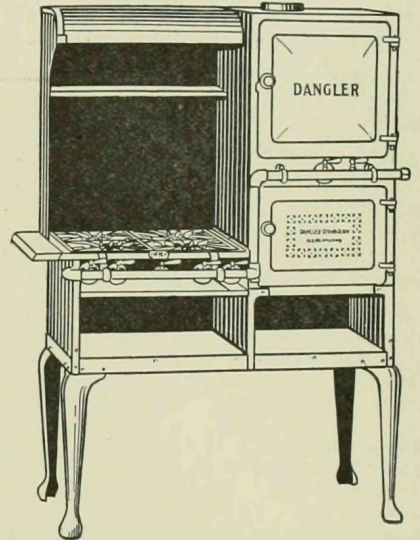
The manufacturers say that these plates will keep a whole meal warm without drying it, as is the case with the ordinary gas stove not thus equipped.

The heat is distributed by means of a box flue which is shown in the upraised section. There is nothing about this equipment that can get out of order and the first cost is moderate.

**Full Enamel Stove.**

**H**ERE is a gas stove designed for a "Newlywed's cote," to borrow the words of the manufacturer's press agent. This stove is especially designed for that type of apartment house that has been finding great popularity among newly married couples in the upper part of Manhattan in the Washington Heights section and in some of the Kings Bridge apartments of recent design.

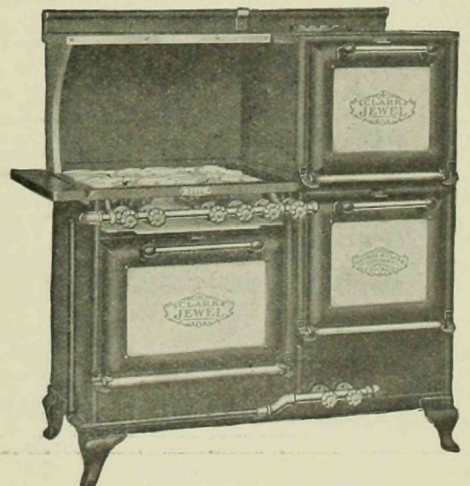
The appearance of an all tile and white trimmed kitchen with even the gas



range enameled presents an appearance so attractive as to be practically the deciding argument for immediate rental. This stove is brand new. It has all the capacity and features of a full size range yet is only thirty-eight inches wide. It has all burner valves in front and has patent rotary-flame star burners. The door panels are of white porcelain enamel of double heavy coat with oven racks and linings aluminized with a dust slide of galvanized iron. The legs, warmer shelves and side apron are all done in heavy white enamel.

**Three Oven Stove.**

**H**ERE is a stove calculated to give large baking capacity, and is designed more for residences, although for large apartments where there is considerable cooking to be done this type of gas range has decided advantages over the coal range. It has three roasting or baking cabinets, one of which can also be used as a broiler. The stove is equipped



with a warming shelf and a side apron, four burners and a simmerer. Its enameled doors give it place in a tiled kitchen. It has the advantage of wasting very little space.

## CURRENT BUILDING OPERATIONS

### Work Progressing on College of the Immaculate Conception, in Brooklyn—Unique Treatment For Interior of Store

OPERATIONS are now well under way for the first of a group of buildings to be erected on Atlantic avenue, northeast corner of Washington avenue, Brooklyn, which will be used as a preparatory school for boys. According to present plans, the group will consist of five buildings, and, when finally completed, will be one of the most imposing of the borough's many fine educational institutions. The school will be under the supervision of the Roman Catholic Diocesan authorities and will be known as the College of the Immaculate Conception. The Right Rev. George W. Mundelein, Auxiliary Bishop of Brooklyn, will be directly in authority. The primary object of the institution is to prepare boys, who will later enter the priesthood, for college, and it will have accommodations for about 500 students.

The site selected for this institution is a neighborhood which for many years has been one devoted to high-class residences, and which has peculiar adaptabilities for an institution of this character. It is accessible from all points of Brooklyn and Long Island and gives promise of unusual growth and improvement in the near future.

Gustave E. Steinback, architect, 15 East 40 street, Manhattan, has prepared the plans and specifications for this group of buildings. In design they follow somewhat that of the Cathedral Chapel of the Queen of All-Saints recently completed at the corner of Greene and Vanderbilt avenues, which was also designed by Mr. Steinback. The architecture is modified French Gothic, which is a style well suited to an educational group of this character.

The facades of the structure will be of granite and limestone, ornamented and enriched with carvings in relief. The buildings will be absolutely fire-proof and will represent the last word in building construction. They will average in height about four stories.

occupy this entire plot, with the exception of the space reserved as an interior court to be used for light and ventilation. One of the principal features of the design of this group is the central tower, which will rise to a height of approximately 300 feet, and which will be visible from all points of Brooklyn. The tower will be, architecturally, the key or central motif of the entire group. Through it there will be an entrance or driveway to the court. It will contain the executive offices of the seminary, reception rooms and library. The other buildings, which will complete the

shop. In one of his new stores which has been fitted up at 262 Broadway, Mr. Warner has amplified this idea and has carried the treatment out within the store. The result is unique.

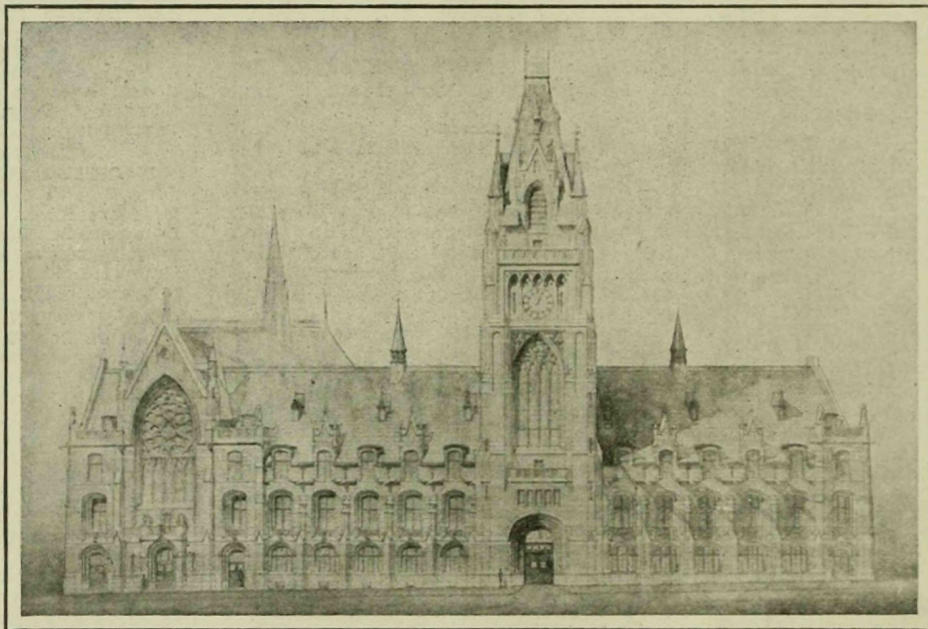
As reconstructed, the interior of the shop represents an old English village street with its one and two story houses and shops, with their dormers and gables of tile. There is no illusion, however, as the work has been completed in the materials as shown in the photograph of the model herewith illustrated. Each group of show cases represents a separate cottage or shop. The gables and dormers are roofed with small sized mission tile of terra cotta, some flat and others of Spanish shapes. These tiles are of various colors which blend harmoniously with the scheme in general. The half timbering and uprights on the show cases and gable ends are rough faced to imitate adzing. The brickwork for the bases is built up of pony sized brick laid in random style. The columns in the store have been covered with brick to represent chimneys.

In the treatment of the floor of this store an unusual method has been employed for work of this kind. Strict regularity was not to be thought of, as

it would conflict with the general idea. The floor, as laid, is composed of varicolored and irregular pieces of concrete stone laid with wide joints in brown mortar. This has proved to be good, as it carries out to the best advantage the idea of a village street.

The woodwork throughout the store for showcases, trim, etc., is chestnut stained to represent weathering. Hanging lanterns fitted with tungsten lights supply the necessary artificial light and have been designed in the antique style, as found on old English inns. They are hand-hammered, wrought iron, with a rusty finish.

Back of the show-cases and against the wall a landscape has been painted which represents surrounding country.



Miller-Reid Co., General Contractor.

Gustave E. Steinback, Architect.

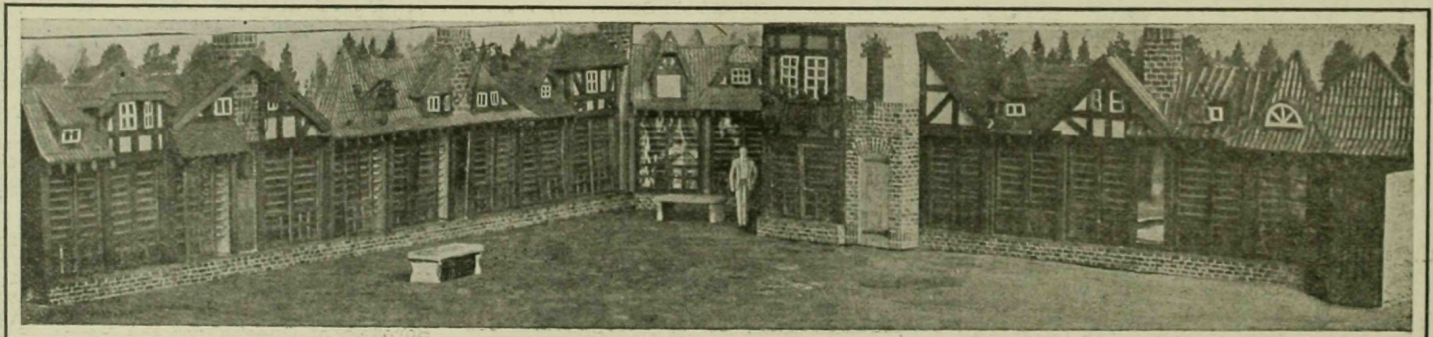
CATHEDRAL COLLEGE OF THE IMMACULATE CONCEPTION.

group, consist of a chapel and lecture hall, refectory and two buildings devoted to class and recitation rooms and dormitories.

At the present time the work under contract calls for the construction of one school wing with frontage on Washington avenue, and refectory. This work is in charge of the Miller-Reid Company, 103 Park avenue, Manhattan, under a general contract. The completed group is estimated to cost over \$500,000, exclusive of the cost of the land.

#### Unique Interior Treatment.

**D**ISTINCTIVE and easy to locate are the Truly Warner hat shops, by reason of the novel and ornamental



ATTRACTIVE METHOD OF DISPLAYING GOODS.

Conrad Ritterbusch, Architect.

The property has a frontage of 191 feet on Atlantic avenue, 131 feet on Washington avenue and has an extreme depth of 260 feet. The buildings will

treatment given to their entrances and show windows, with their quaint gables executed in flat and Spanish tile in imitation of the front of an old English

Conrad Ritterbusch, architect, 156 Fifth avenue, has planned and worked out the details of this store after much study and research.

**GEO. A. FULLER COMPANY.**

**Thirty-five Large Contracts Last Year Facts from the Annual Report.**

Among the thirty-five large contracts taken on by the Geo. A. Fuller Company during the fiscal year just ended, were the Lumber Exchange building, Chicago, Ill.; the Canadian Pacific Railway station alterations, Montreal; the Martha Cook Dormitory for the University of Michigan; the City Hall, Waterbury, Conn.; the People's State Bank, Detroit, Mich.; the Wm. Penn Hotel, Pittsburgh, Pa.; the Garden Theatre, Baltimore, Md.; the interior of the City Hall, Cleveland, Ohio; the Central Dormitory for Wellesley College; the Bowery Y. M. C. A. building, New York City; the Memorial Amphitheatre and Chapel for the United States of America at the Arlington National Cemetery, and the Riverside Power station, Albany, New York. Through its engineering and construction department the company has also contracted with the City of New York for a section of the subway extending from 26th to 28th street in Broadway. Work is progressing rapidly on all three sections of the subway which this department has under contract, with a total of business on its books of \$6,774,022, and work executed during the year of \$2,709,324, unfinished business at this date is \$4,064,698. This gives a total of unfinished business on the books of the company at this date of \$15,262,710.

The annual report of the United States Realty & Improvement Company for the year ended April 30, 1915, shows a balance available for dividends of \$808,136, equal to 4.99 per cent. earned on the \$16,162,800 capital stock, as compared with 8.18 per cent. in the preceding twelve months. Gross earnings amounted to \$2,904,509, against \$3,419,609.

The regular income from the real estate and other investments continues to be more than sufficient to pay all expenses and the interest upon the company's bonds. The balance of the income from these investments, the profits from the George A. Fuller Co., the real estate operating department and the general construction work will be applicable to dividends."

**Fifth Avenue Office Building Project.**

Interesting among the building announcements of the week is the projected sixteen-story office building to be erected at the southeast corner of Fifth avenue and 43d street, on a plot with an avenue frontage of 64 feet and 123 feet in the street. The site has been bought by a syndicate, headed by Harry Fischel, president of the Times Square Realty Co., and it is the owner's intention to improve it as soon as the details can be arranged with a modern office building. It is said that the Guaranty Trust Company, of New York, is about to close a long term lease for the ground floor, first floor and basement as a home for its Fifth avenue branch. Definite details of construction and the name of the architect who will prepare the plans are not obtainable at present. A complete report of the transfer of this property appears in another column of this issue.

**Contractor for New Brooklyn Theatre.**

George Thomas, builder, 32 East 42d street, Manhattan, has been awarded a general contract for the construction of a theatre on the west side of Fifth avenue from 43d street to 44th street, Brooklyn. The structure will occupy the entire block front and will cover a plot 200x100 feet. The owner is the One Hundred Nintieth Street Holding Co., Hyman Horowitz, president. Thomas W. Lamb, 644 Eighth avenue, Manhattan, prepared the plans and specifications. The building will be two stories in height, fireproof, with facade of brick and limestone. The theatre will have a seating capacity of more than 2,000 people and will cost about \$100,000.

**Another West End Avenue Apartment.**

McMorrow Engineering & Construction Co., 271 West 125th street, has purchased the southwest corner of West End avenue and 99th street and intend to improve the site by the erection of a

high class apartment house. The plot measures 110 feet on the avenue and 100 feet in the street. The structure to be built will be planned by Neville & Bagge, architects, 105 West 40th street. It will be twelve stories in height and have suites arranged in five, six and seven rooms each. The operation will involve the expenditure of more than \$1,000,000.

**Hospital Plans Completed.**

Plans have been completed by Edward M. Adelson, architect, 1776 Pitkin avenue, Brooklyn, for the Brownsville and East New York Hospital, soon to be erected at Rockaway Parkway and Avenue A, on a plot 100 by 100 feet. Estimates will be called for in a few days. The building will be five stories high and entirely of fireproof construction. The outer walls will be of brick with limestone trimming. It will be modern in every respect. The estimated cost of the structure is \$100,000.

**NO ARCHITECTS SELECTED.**

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

**WESTONS MILLS, N. Y.**—The Catholic Church of Westons Mills, Father Culligan in charge, Portville, contemplates the erection of a church here. No architect selected.

**BINGHAMTON, N. Y.**—O'Neil & Murphy, 4 Halsey st, contemplate the erection of a brick office building at 121 Washington st. No architect retained.

**GLOVERSVILLE, N. Y.**—The Board of Education, J. Schuyler Hewitt, president, 15 North Main st, contemplates the erection of a school in North Main st. No architect selected. An appropriation of \$75,000 will be asked for the latter part of the summer.

**RIDGEWOOD, N. J.**—The Board of Education of Ridgewood, Dr. H. S. Willard, president, E. M. Bull, chairman of building committee, contemplates the erection of a 1-sty hollow tile and stucco public school to cost about \$17,500. No architect selected.

**ST. JOHNSVILLE, N. Y.**—The Board of Education, S. I. Hoffman, president, is receiving competitive sketches for a 2-sty brick school in Main st, to cost about \$35,000.

**HARPERSVILLE, N. Y.**—The Trustees of the Board of Education, J. W. Bristol, president, contemplates the erection of a 2-sty brick school in the town of Colesville. No architect retained.

**HERKIMER, N. Y.**—John Campbell, 118 Church st, contemplates the erection of a 2-sty brick store and flat building, 24x93 ft, in East Albany st, to cost about \$10,000. No architect retained.

**PLANS FIGURING.**

**APARTMENTS, FLATS & TENEMENTS.**

**BRONX.**—Henry W. Wisch, 1876 Park av, owner and builder, is taking bids on subs, for the 4-sty tenement, 28x71 ft, at the northeast corner of Castle Hill av and Ludlow av, from plans by Anton Pirner, 2069 Westchester av. Cost, about \$20,000. Plans have been completed.

**CHURCHES.**

**MANHATTAN.**—Sub bids are desired by the J. J. Hearn Construction Co., 69 West 46th st, for the church at 346-348 East 68th st, for the First Magyar Reformed Church of N. Y., Rev. Z. Cother, 349 East 68th st, from plans by Emery Roth, 405 Lexington av. Cost, about \$40,000.

**DWELLINGS.**

**BRONXVILLE, N. Y.**—Bids will close June 1 on general contract for the 2½-sty hollow tile and stucco residence, 28x60 ft, for William Wiese, Sagamore st, from plans by Gustave E. Steinback, 15 East 40th st, Manhattan.

**FLUSHING, L. I.**—A. E. Richardson, 100 Amity st, architect, is taking bids for a 2½-sty frame and stucco on metal lath residence in 35th st, 240 ft from State st, for Mrs. J. Standil, care of architect. Slate or tile roofing, hot water heating, electric wiring, tile bath, parquet floors, refrigerators and one dumbwaiter. Cost, about \$7,500.

**HOLTSVILLE, L. I.**—George Hof, Jr., 371 East 158th st, Bronx, architect, is taking bids on general contract for a 2½-sty frame and stucco residence and stable for D. C. Morris, 628 East 161st st., Bronx. Cost, about \$5,000.

**HALLS AND CLUBS.**

**MANHATTAN.**—Parish & Schroeder, 12 West 31st st, architects, are taking bids for an 8-sty general club for nurses, 75x

100 ft, at 132-138 East 45th st, for the Y. W. C. A., 600 Lexington av. Cost, about \$400,000.

**MANHATTAN.**—Donn Barber, 101 Park av, architect, is taking bids for the 10-sty Central Y. W. C. A., 100x103 ft, at 608-614 Lexington av, for the Y. W. C. A. of the City of New York, 600 Lexington av. F. A. Burdett & Co., 16 East 33d st, steel engineers. Henry C. Meyer, 101 Park av, steam and electrical engineer. Cost, about \$340,000.

**NEW ROCHELLE, N. Y.**—The J. J. Hearn Construction Co., 69 West 46th st, Manhattan, is figuring the contract and desires sub bids for the club house at 25 Bank st, for the B. P. O. Elks No. 756. Ferguson & Kapp, New Rochelle, architects.

**HOSPITALS & ASYLUMS.**

**MANHATTAN.**—The J. J. Hearn Construction Co., 69 West 46th st, desires sub bids for the 4-sty sanitarium at 150th st and St. Nicholas av, from plans by George J. Hardway, 347 5th av. Cost, about \$30,000.

**BAYONNE, N. J.**—The Hudson County Parental Home, Fred Rider, Court House, is taking bids to close June 4 at 10 A. M., for the parental home on the east side of Hudson Boulevard, West 54th to West 57th sts, from plans by John T. Rowland, Jr., 98 Sip av, Jersey City. Cost, about \$18,000.

**NEW HARTFORD, N. Y.**—Bids will close June 10 for the 4-sty hospital building, 186x120 ft, in Genesee st, for St. Elizabeth Hospital, Sister Ambrosia, 722 Columbia st, Utica, in charge. Thos. P. Barnett Architectural Co., 924 Central National Building, St. Louis, Mo., architect. Edward J. Berg, Jones Building, Utica, supervising architect. Cost, about \$350,000.

**MUNICIPAL WORK.**

**HACKENSACK, N. J.**—Bids will close June 1 at 11 a. m. for an addition to the jail here for the Board of Freeholders of Hackensack, Chas. N. Cumberland, Maywood, member of building committee. Haenke & Sherman, 15 Broad st, Manhattan, architects.

**MANHATTAN.**—The John J. Hearn Construction Co., 69 West 46th st, desires sub bids for the 5-sty municipal court building at 146 Grand st, for the 1st District Municipal Court, from plans by Frank H. Hines, for the City of New York. Cost, about \$25,000.

**SCHOOLS & COLLEGES.**

**KEARNY, N. J.**—Bids will close June 2 at 8 p. m. for alterations to P. S. 2, at Kearny and Johnson avs, for the Board of Education. Chas. P. Baldwin, 45 Clinton st, Newark, architect. Percy B. Taylor, Essex Building, Newark, consulting engineer. Cost, about \$25,000.

**STABLES & GARAGES.**

**MANHATTAN.**—The John J. Hearn Construction Co., 69 West 46th st, is figuring the contract and desires sub bids on the garage at 354 East 66th st, for H. Des Fosses. Maurice Cropper, lessee. George W. Spitzer, 42d st and Lexington av, architect. Cost, about \$30,000.

**FACTORIES & WAREHOUSES.**

**BRONX.**—Sub bids are desired by the John J. Hearn Construction Co., 69 West 46th st, for the 6-sty garage and storage at Kingsbridge av and West 236th st, for the Ames Transfer Co. John C. Kleinhouse, 1839 East 12th st, Brooklyn, architect. Cost, about \$75,000.

**STORES, OFFICES & LOFTS.**

**MANHATTAN.**—Sub bids are being received by the J. J. Hearn Construction Co., 69 West 46th st, for the 4-sty store building at 117 East 18 th st, for the Estate of Ellen M. Hennessey. George Provot, 104 West 42d st, architect.

**MANHATTAN.**—Plans are being figured by the J. J. Hearn Construction Co., 69 West 46th st, who desires sub bids for alterations to the 5-sty loft at 31 West 46th st, for The 31 West 46th St. Co. William Froendhoff, 407 West 14th st, architect. Cost, about \$15,000.

**MANHATTAN.**—Pace & Leisinger, Inc., 37 East 28th st, are figuring the general contract and desires bids on subs for remodelling the 7-sty loft building at 208 5th av, for Harry C. Hallenbeck, 497 Pearl st. Timmis & Chapman, 315 5th av, architects. Work consists of interior alterations, partitions, etc.

**MISCELLANEOUS.**

**LONG ISLAND CITY.**—A. C. Shand, Broad St Station, Phila., Pa., engineer, is taking bids to close June 7 for grading and masonry on the N. Y. Connecting Railroad, from Bowery Bay Rd South in Borough of Queens, for the Penna. R. R. Co. Samuel Rea, president. Cost, about \$250,000.

**OVERBROOK, N. J.**—Bids close at 4:30 P. M., June 2d, for an addition to the 2½-sty fire apparatus building, 64x70 ft, at the Essex County Hospital, for the Board of Chosen Freeholders of Essex County. Jos. B. Allen, 11 Sanford av, Irvington, N. J., architect. Cost, about \$20,000.

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## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS & TENEMENTS.

187TH ST.—Chas. E. Meyers, 1 Union Square, is preparing plans for two 5-sty apartments, 50x88 ft each, in the north side of 187th st, 125 ft east of St. Nicholas av, for the V. R. Building Corporation. S. Rosenberg, president and builder. Cost, about \$100,000. Slag roofing, steam heating, electric wiring, no wrecking, stores or elevators.

1ST AV.—A. L. Kehoe, 1 Beekman st, architect, will take bids on general contracts about June 1, for alterations to two tenements at 83-85 1st av, for Jos. Spektorsky, 396 Broadway. Cost, about \$10,000.

WEST END AV.—Neville & Bagge, 105 West 40th st, have prepared plans for a 12-sty apartment, 105x131.6 ft, at the northwest corner of West End av and 75th st, for the Charmion Construction Co., 2309 Broadway. Cost, about \$600,000.

BROADWAY.—George F. Pelham, 30 East 42d st, has completed plans for a 12-sty apartment, 100.8x164.1 ft, at 2400-6 Broadway, and 88th st, for the 89th Street Construction Co, 200 West 72d st. Cost, about \$500,000.

COOPER ST.—Plans have been prepared by Neville & Bagge, 105 West 40th st, for two 5-sty apartments in the south side of Cooper st, 150 ft east of Academy st, for the 15 Cooper St. Co., 578 West 130th st. Cost, about \$90,000.

WEST END AV.—Emery Roth, 405 Lexington av, has prepared plans for a 12-sty apartment, 44x80.6 ft, at 601 West End av, corner of 89th st, for the 601 West End Av. Inc., 525 West End av. Cost, about \$260,000.

WADSWORTH AV.—Plans have been prepared by Otto Reissmann, 147 4th av, for alterations to the 5-sty apartment, 177 Wadsworth av, corner of 182d st, for the Schuykill Realty Co., 177 Wadsworth av. Cost, about \$6,000.

LEXINGTON AV.—Eugene Cotter, 31 East 27th st, has completed plans for alterations to the 4-sty apartment, 1207 Lexington av, for Arthur Ochs, 1391 Madison av.

6TH ST.—Otto Reissmann, 147 4th av, has completed plans for alterations to the 5-sty tenement, 330 East 6th st, for Louis Rosenswaike, 788 Riverside Drive.

#### STORES, OFFICES AND LOFTS.

PARK AV.—La Farge & Morris, 101 Park av, have completed plans for an addition to the 17-sty store and office building, 98x151 ft, at 101 Park av, northeast corner of 40th st, for the Architects Offices, Inc., 101 Park av. Cost, about \$25,000. Bids will soon be taken.

8TH AV.—Heidelberg & Levy, 12 West 31st st, have been commissioned to remodel the 2-sty brick and steel market, 100x400 ft, at the northwest corner of 8th av and 49th st, for the People's Big Market, Samuel E. Jacobs, 30 East 42d st, president. Bids will be received on general contract about June 4 by architects.

#### THEATRES.

42D ST.—Thomas W. Lamb, 644 8th av, is preparing final plans for alterations to the 3-sty Victoria Theatre, 100x131 ft, at 201-207 West 42d st, for Oscar Hammerstein, 201 West 42d st, and will take bids on general contract about June 15. Alteration will consist of installing stores and offices, removing present balcony and gallery and building new balcony. Cost, about \$40,000.

### Bronx.

#### APARTMENTS, FLATS & TENEMENTS.

MOHEGAN AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 5-sty apartment on the east side of Mohegan av, 99 ft north of 179th st, for Benny Saviro, 2444 8th av. Owner is taking bids on subs. Cost, about \$60,000.

MARMION AV.—M. Zipkes, 405 Lexington av, has completed plans for two 5-sty apartments, 50x100 ft, on the west side of Marmion av, 50 ft south of 178th st, and in the south side of 178th st, 100 ft west of Marmion av, for the Eifel Construction Co., Peter Comes, president, 1822 Mohegan av, owner and builder, who will soon take bids on subs.

BATHGATE AV.—Lucian Pisciotta, 391 East 149th st, is preparing plans for a 5-sty apartment, 48x86 ft, on the west side of Bathgate av, 125 ft north of 182d st, for the Infantino Realty Co., Inc., Joseph Infantino, president, 11 Prince st, owner and builder, who will take bids about June 1 on slag roofing, steam heating, electric wiring, steel and concrete arches, garbage closets, dumbwaiters, marble and tile. Cost, about \$45,000.

### Brooklyn.

#### APARTMENTS, FLATS & TENEMENTS.

PRESIDENT ST.—Plans have been pre-

pared by Cohn Bros., 361 Stone av, for two 4-sty tenements in the north side of President st, 50 ft west of Utica av, for the Ettlinger Construction Co., A. Koepfel, 330 Utica av, owner and builder. Cost, about \$44,000.

PRESIDENT ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 50x90 ft, at the northwest corner of President st and Utica av, for Abraham Koepfel, 330 Utica av, owner and builder. Cost, about \$25,000.

LINCOLN PL.—Cohn Bros., 361 Stone av, have completed plans for three 4-sty tenements on the north side of Lincoln pl, 425 ft east of Underhill av, for the Pine Realty Co., J. Strauss, president, 796 Franklin av, owner and builder. Cost, about \$45,000. Tar and gravel roofing, steam heating and electric wiring.

CROOKE AV.—W. T. McCarthy, 16 Court st, has completed plans for two 4-sty apartments, 53x92 ft, on the north side of Croke av, 128 ft east of St Paul's pl, for the Delto Building Co., 842 Gravesend av, owner and builder. Tar and gravel roofing, steam heating and electric wiring required. Cost, about \$80,000.

CHRISTOPHER ST.—E. M. Adelson, 1776 Pitkin av, has completed plans for a 4-sty tenement, 64x89 ft, on the west side of Christopher av, 100 ft south of Livonia av, for Harris B. Senft, 810 New Jersey av, owner and builder. Cost, about \$40,000.

PROSPECT PARK W.—Cohn Bros., 361 Stone av, have completed plans for four 4-sty tenements, 50x70 ft, on the south side of Prospect Park West, 84 ft east of Park Circle, for the Kraslow Construction Co., I. Klapper, 188 Montague st, owner and builder. Cost, about \$100,000.

UNION ST.—Cohn Bros., 361 Stone av, are preparing plans for five tenements at the northwest corner of Union st and Troy av, for Rudolph Norek, 1622 48th st, owner and builder. Cost, about \$50,000. Tar and gravel roofing, steam heating and electric wiring.

LAFAYETTE AV.—Walter B. Wills, 1181 Myrtle av, has been commissioned to prepare plans for a 4-sty apartment at 526-8 Lafayette av, for Max Solomon, Willoughby av.

INDIA ST.—Gustave Erda, 826 Manhattan av, has completed plans for a 4-sty tenement, 50x88 ft, in the north side of India st, 320 ft east of Franklin st, for Ike Birnbaum, Oakland and India sts, owner and builder. Cost, about \$25,000.

BARTLETT ST.—Shampan & Shampan, 772 Broadway, have prepared plans for an apartment in the south side of Bartlett st, 225 ft east of Harrison av, for Solomon B. Krauss, to cost about \$40,000.

#### CHURCHES.

45TH ST.—M. Cantor, 373 Fulton st, is preparing plans for a synagogue at the southwest corner of 45th st and 14th av, for the First Congregation Anshe Sfard of Borough Park, Wolf Nadler, 1491 51st st, president. Slag roofing, steam heating, electric wiring, stained and leaded glass, ornamental plaster, ornamental terra cotta, pipe organ and ornamental iron will be required. Cost, about \$30,000.

NEW UTRECHT AV.—Kallich & Lubroth, 215 Montague st, have completed plans for a 1-sty brick synagogue, 45x78 ft, on the east side of New Utrecht av, 100 ft north of Benson av, for the Congregation Chara Tfila, Nathan Englehardt, 8915 Bay 15th st, will take bids on subs about June 10. Cost, about \$10,000 to \$15,000.

#### DWELLINGS.

7TH ST.—Benjamin Driesler, 153 Remsen st, is preparing plans for two 2½-sty frame and stucco residences in the west side of East 7th st, 320 ft south of Av M, for the East 7th St. Construction Co., H. Lewis, president, 2055 Washington av, Manhattan, owner and builder. Cost, about \$8,000. Shingle roofing, steam heating and electric wiring will be required.

OCEAN PARKWAY.—Benjamin Driesler, 153 Remsen st, is preparing plans for two 2½-sty frame and stucco residences on the east side of Ocean Parkway, 320 ft south of Av M, for the East 7th St. Construction Co., H. Lewis, president, 2055 Washington av, Bronx, owner and builder. Cost, about \$8,000.

CHRISTOPHER AV.—Brook & Rosenberg, 350 Fulton st, are preparing plans for alterations to two residences at 102-104 Christopher st, for Schneider Bros., at site, owners and builders. Total cost, about \$3,000.

22D ST.—Emanuel Kaiser, 713 7th av, Manhattan, has completed plans for three 2½-sty residences, 22x32 ft, and 1-sty garage, 11x22 ft, at the northeast corner of East 22d st and Canarsie la, for John W. Parkin, 2202 Beverly rd, owner and builder. Tar and gravel roofing, steam heating, electric wiring, parquet floors, tile baths, combination electric and gas fixtures. Total cost, about \$14,000.

#### FACTORIES AND WAREHOUSES.

18TH ST.—William Higginson, 13 Park Row, Manhattan, is preparing plans for

three 3-sty factory buildings at 18th st and 3d av, for the R. H. Comey Co., 78 18th st.

**LAFAYETTE AV.**—William E. Lehman, 738 Broad st, Newark, is preparing new plans for the 4-sty reinforced concrete auto service building, 60x100 ft, at Lafayette av and Rockwell pl, for the Cadillac Motor Co., 1819 Broadway, Manhattan. Cost, about \$80,000.

#### THEATRES.

**ROCKAWAY AV.**—Cohn Bros., 361 Stone av, are preparing plans for a moving picture theatre on the west side of Rockaway av, 100 ft north of Pitkin av, for M. Sterling, 1706 Pitkin av, owner and lessee. Cost, about \$25,000.

#### Queens.

**APARTMENTS, FLATS & TENEMENTS.**  
**LONG ISLAND CITY.**—F. Chmelik, 796 2d av, has completed plans for a 4-sty tenement, 44x14 ft, in the east side of Woolsey st, 103 ft south of Hoyt av, for Louis Levin, 566 10th av, owner and builder. Cost, about \$12,000. Owner desires bids at once on tar and gravel roofing, steam heating, electric wiring, city sewage and water, one dumbwaiter, tile bathrooms and halls trimmed with marble.

**LONG ISLAND CITY.**—Frank Chmelik, 796 2d av, has completed plans for a 4-sty tenement, 50x63 ft, at the northwest corner of Wilson av and Grace st, for Karel Novotny, 376 Woolsey av, owner and builder. Cost, about \$17,500.

**ELMHURST, L. I.**—George H. Wells, 10 East 43d st, Manhattan, has completed plans for a 5-sty tenement, 70x83 ft, in the east side of 25th st, 320 ft south of Fillmore av, for the Roosevelt Av Building Co., Inc., J. F. Murphy, president, Bridge Plaza, L. I. City, owner and builder. Cost, about \$46,000.

#### DWELLINGS.

**QUEENS, L. I.**—M. A. Cantor, 373 Fulton st, Brooklyn, is preparing plans for ten 3-sty residences, 20x53 ft, on the south side of Jamaica av, from Manor av to Vandever Place, for the American Construction Co., Louis Levine, president, 135 Henry st, Manhattan, owner and builder. Cost, about \$55,000. Slag roofing, steam heating, electric wiring, hardwood trim, metal store fronts, metal bar windows, parquet floors will be required.

**JAMAICA, L. I.**—Hans Lieubau, Post Office Building, has completed plans for a 2½-sty frame and brick veneer residence on the north side of Highland av, 270 ft east of Park av, for Robert T. Brown, 53 Highland av. Bids will be received from a selected list of general contractors. Shingle roofing, steam heating, electric wiring, city sewage and water, brick fireplace, tile bath rooms and parquet floors. Cost, about \$7,000.

**MALBA, L. I.**—John E. Nitchie, World Building, Manhattan, has about completed plans for a 2½-sty frame and stucco residence, 28x33 ft, for Henry P. Gant, this place, owner and builder, who will take bids on sub contracts, to include shingle roofing, steam heating, electric wiring, city sewage and water. Cost, about \$4,500.

**JAMAICA, L. I.**—Max Heisch, 367 Fulton st, Brooklyn, is preparing plans for six 2-sty residences, 16x50 ft, at Maple av and Chilton st, to cost about \$18,000. Slag roofing, steam or hot water heating, electric wiring, parquet floors, metal ceilings, metal bar store front, tile baths and wainscoting. Owner's name for the present withheld.

#### Richmond.

**APARTMENTS, FLATS & TENEMENTS.**  
**STAPLETON, S. I.**—Samuel Levingson, 101 West 42d st, has completed plans for alterations to two 3-sty tenements, 108-10 Canal st, for Samuel Cohen, 110 Canal st. Cost, about \$4,000.

#### Nassau.

#### DWELLINGS.

**GLEN COVE, L. I.**—A. E. Fischer, 367 Fulton st, Brooklyn, is preparing plans for a 2½-sty frame colonial residence near the Nassau County Club, to cost about \$12,000. Owner's name for the present withheld.

#### HOSPITALS & ASYLUMS.

**VALLEY STREAM, L. I.**—Ludlow & Peabody, 101 Park av, Manhattan, and Chas. E. Cutler, Westport, Conn., associated architects, have been commissioned to prepare plans for a 2-sty home for the Board of Managers of Wayside Home, 356 Bridge st, Brooklyn.

#### MUNICIPAL WORK.

**SEA CLIFF, L. I.**—Excavating is under way for the 1-sty stucco and hollow tile municipal building on Sea Cliff av, for the Sea Cliff Club, F. H. Maidment, president, S. J. Stammers, 320 5th av, Manhattan, architect. John M. MacAdam & Co., 29 West 34th st, Manhattan, general contractors. Cost, about \$18,000.

#### Suffolk.

#### CHURCHES.

**LINDENHURST, L. I.**—Morris Whinston, 459 Stone av, Brooklyn, is preparing plans for a 2-sty synagogue, 50x100 ft, for the Lindenhurst Hebrew Congregation, Abraham Weinstein, president. Cost, about \$15,000. Tin roofing, steam heating, electric wiring, cesspool, city water, tile floor, balcony and brass railing.

#### Westchester.

#### DWELLINGS.

**MOUNT VERNON, N. Y.**—Plans have been prepared privately for a 2½-sty residence at 652 Lafayette av, for John F. Fairchild, 8 South 2d av. Cost, about \$4,500. Shingle roofing, hot water heating, electric wiring, city water and sewage required. N. Y. Interurban Development Co., 8 South 2d av, general contractor.

**TUCKAHOE, N. Y.**—George M. Bartlett, 103 Park av, Manhattan, is preparing plans for four 2½-sty frame residences at Allendale Park, for the Adams Diefendorf Co., Lucas Building, Depot sq, Mt. Vernon. Cost, about \$9,000 each.

**MT. VERNON, N. Y.**—Gross & Kleinber-

ger, 75 Bible House, Manhattan, have about completed plans for a 2½-sty frame residence for E. Ellinger, care of architects. Samuel Gibson, 40 North 9th av, general contractor. Cost, about \$14,000.

**LARCHMONT, N. Y.**—Clarence C. Merritt, care of the Amsterdam Building Co., 140 West 42d st, Manhattan, contemplates the erection of a 2½-sty frame residence at Howell Park, from private plans. Cost, about \$6,000.

**YONKERS, N. Y.**—Plans have been prepared privately for two 2-sty residences, 23x52 ft, on Winifred av, for Robert A. Hoffstedt, 77 Winifred av, owner and builder. Cost, about \$5,000 each.

**TARRYTOWN, N. Y.**—Patterson & Dula, 15 East 40th st, Manhattan, have completed plans for a 2½-sty frame and stucco residence at Phillips Manor, for William S. Dinspaugh, this place. Cost, about \$15,000.

**YONKERS, N. Y.**—The American Real Estate Co., North Jamieson, Park Hill, is preparing sketches for a residence on Bailey av, for George B. Cornell, 796 Palisade av. Architect will take bids on subs and materials about June 17. Shingle roofing, steam heating, electric wiring, city sewage and water. Cost, about \$7,000.

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### Contemplated Construction—Continued.

#### STORES & TENEMENTS.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Building, is preparing plans for a 2-sty store and apartment, 25x63 ft, in 3d st, between 6th and 7th avs, to cost about \$8,000, and will take bids on separate contracts, to include slag roofing, electric wiring, city water and sewage, patent store fronts, metal ceilings, exterior marble and interior tile. No heating and no prism glass. Owner's name for the present withheld.

#### New Jersey.

##### BANKS.

WEST HOBOKEN, N. J.—Leo S. Feinen, 3697 Boulevard, Jersey City, has nearly completed plans for a 2-sty bank building, 23x50x70 ft, at the intersection of Summit av, Paterson Plank rd and DeMott st, for the National Bank of North Hudson, John Warren, president. Bids will be received by architect about June 15. Cost, about \$50,000.

##### DWELLINGS.

BERNARDSVILLE, N. J.—Lord & Hewlett, 345 5th av, Manhattan, are preparing plans for a residence and garage for Edward A. LeRoy, 969 Park av, Manhattan.

PALISADE PARK, N. J.—C. G. Mettberg, Hudson Heights, is preparing plans for a 2-sty residence, 32x45 ft, for A. J. Pirrone, Palisade Park, and will take bids on general contract about June 1. Slag roofing, steam heating, electric wiring, marble and tile, possible terra cotta will be used. Cost, about \$6,000.

NEWARK, N. J.—Dorfmann & Norelli, Orange National Bank Building, Orange, are preparing plans for a 2½-sty residence, 23x40 ft, for Joseph Falcone, 14 Mulberry st, Newark, N. J. Cost, \$5,000.

NUTLEY, N. J.—Plans are being prepared for a 2½-sty residence for A. Ginsburg, 225 Main av, Passaic, owner, builder and architect. Shingle roofing, steam heating, electric wiring, town sewage and water, hardwood floors. Cost, about \$5,000.

##### FACTORIES & WAREHOUSES.

JERSEY CITY, N. J.—Plans are about completed for the factory in Maple st, for the J. C. Printing Co., William Dear, 37 Montgomery st, treasurer. John W. Ferguson Co., United Bank Building, Paterson, general contractor. Work will be started June 15.

JERSEY CITY, N. J.—R. W. Sailor, 76 Montgomery st, is preparing plans for a 2-sty baking plant, 100x125 ft, at Montgomery and Colgate sts, for the National Grocery Co., Henry Cole, 488 Montgomery st, president, and will take bids on general contract about June 1. Cost, about \$75,000.

##### PUBLIC BUILDINGS.

MAYWOOD, N. J.—Frank Eurich, Jr., Hackensack, has nearly completed plans for a 2-sty borough hall, for the Borough of Maywood. Appropriation will be voted upon early next month. Cost, about \$12,000.

##### SCHOOLS & COLLEGES.

MAYWOOD, N. J.—Frank Eurich, Jr., Hackensack, is preparing plans for an addition to the school, 55x27 ft, for the Board of Education of Maywood, Chas. H. Mabir, president. Cost, about \$12,000.

CALDWELL, N. J.—Holmes & Winslow, 103 Park av, Manhattan, have nearly completed plans for a school on Arlington av, for the Board of Education, and plans will be ready for estimates about June 5. Cost, about \$15,000.

ENGLEWOOD, N. J.—Ernest Sibley, Palisade Park, N. J., and J. J. Ferry, Dean st, Englewood, associated architects, have been commissioned to prepare plans for a public school in Engle st, for the Board of Education, Graham Sumner, president. Cost, about \$150,000.

##### STABLES AND GARAGES.

NEWARK, N. J.—Frederic Bigelow, 1 Clinton st, is preparing plans for a 2½-sty brick private garage with living quarters, 25x60 ft, on Saybrook pl, for Frederick Frelinghuysen, 18 Park pl. Slate roofing, steam heating, electric wiring, city sewage and water.

##### THEATRES.

KEARNY, N. J.—C. J. Zachau, 45 Clinton st, Newark, is preparing plans for a 1-sty moving picture theater, 34x100 ft, at Peoples Square, to cost about \$15,000. Owner's name for the present withheld. Slag roofing, steam heating, electric wiring, steel metal ceiling, tiled vestibule floor, small stage and curtains will be required.

##### Other Cities.

##### HALLS AND CLUBS.

GENEVA, N. Y.—The Masonic Lodge of Masons, Ark Lodge, Charles Root, grand master, contemplates the erection of a 3-sty masonic temple building, 80x90 ft, in Castle st, near Main st, from plans by I.

Edgar Hill, Loan Association Building, architect. Cost, about \$50,000. Bids will probably not be received until late this year.

##### MUNICIPAL WORK.

ELMSFORD, N. Y.—Ward Carpenter & Co., Inc., 95 Franklin st, Tarrytown, engineers, are preparing preliminary plans for a water system for the village of Elmsford, William J. Moore, president. Cost, about \$38,000.

##### SCHOOLS & COLLEGES.

ITHACA, N. Y.—Driscoll Bros. & Co., 135 South Aurora st, are preparing sketches for a parochial school for the Church of the Immaculate Conception, Rev. Fr. Wm. H. Harrington, 113 North Geneva st, pastor. Cost, about \$35,000.

UTICA, N. Y.—Edward J. Berg, 223 Elizabeth st, is preparing plans for a 3-sty parochial school, 95x48 ft, at the southwest corner of Huntington and West Cooper sts, for St. Patrick's R. C. Church, Rev. Father Nicholas J. Quinn, 619 Columbia st, pastor. Bids will be received about July 1. Cost, about \$50,000.

BINGHAMTON, N. Y.—S. O. Lacey, 415 Phelps Building, has completed plans for a 3-sty school in New st, for the Board of Education, Wm. R. Ely, mayor. Plans and specifications are before the State Board for approval. Cost, about \$100,000.

### CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.  
MANHATTAN.—A. Sonken, 151 East 103d st, has received the general contract for alterations to the 4-sty apartment and store, 152 Lexington av, for the Estate of Mary J. Beate, care of E. A. Turner, 34 East 28th st. Wortmann & Braun, 114 East 28th st, architects. Cost, about \$10,000.

MANHATTAN. — (sub.) — Christopher Hafers Iron Works, 407 West 37th st, have received the steel and iron work, and Henry Hanlein & Son, 417 North 103d st, cut stone, for the 5-sty apartment, 50x87 ft, at 464 West 152d st, for Daniel T. Mahoney, 101 West 42d st, owner and builder. Edmund L. Ellis, 3 West 29th st, architect. Cost, about \$40,000.

MANHATTAN.—The Aldus Construction Co., 600 West 181st st, has received the general contract to make alterations to the store and apartment building, 1358 St. Nicholas av, for Joseph Ennis and William Sinnott, 55 Liberty st. Moore & Landsiedel, 148th st and 3d av, architects. Cost, about \$4,000.

MANHATTAN. — (sub.) — The Passaic Structural Steel Co., 30 Church st, has received the steel contract for the 12-sty apartment, 100x155 ft, at the northeast corner of 88th st and Broadway, for Jacob Axlerod, 200 West 72d st, owner and builder. George F. Pelham, 30 East 42d st, architect. Chr. J. Jeppesen, Inc., 56 West 45th st, engineer. Cost, about \$300,000.

BRONX.—George & Edward Blum, 505 5th av, have completed plans for a 5-sty apartment, 75x150 ft, on the north side of Vermilyea av, 150 ft east of Academy st, for the Bendheim Construction Co., Julius Bendheim, 128 Broadway, owner and builder. Eagle Wrought Iron Works, 580 Robbins av, has the steel contract. Cost, about \$100,000.

BROOKLYN.—M. Armendinger & Son, 1153 Myrtle av, have received the general contract to erect two 3-sty tenements, 20x58 ft, on the east side of Bushwick av, 20 ft north of Vanderveer st, for the J. F. Trommer Evergreen Brewery, Geo. F. Trommer, president, 1632 Bushwick av. Koch & Wagner, 26 Court st, architects. Cost, about \$14,500.

YONKERS, N. Y.—Lynch & Larkin, 195 Riverdale av, have received the general contract to erect a 4-sty store and apartment house on Palisade av, for the Board of Commissioners of American Foreign Missions, care of architect, Thos. Philips, 9 John st, Yonkers, and is taking bids on materials and subs, to include tin roofing, sheet metal work, ornamental iron, tile mantels, patent store fronts, metal ceilings, water and sewage and no heating. Cost, about \$20,000.

##### CHURCHES.

LONG ISLAND CITY.—P. M. O'Brien, 22 East 42d st, Manhattan, has received the general contract to alter the church at the northwest corner of Newtown av and Crescent st, for Our Lady of Mt. Carmel Church, Rev. Father Chas. F. Gibney, pastor. T. H. Poole & Co., 13 West 30th st, Manhattan, architects. Cost, about \$20,000.

ORADELL, N. J.—(sub.)—F. & W. V. Engelberger Co., 157 Jelliff av, Newark, has received the heating contract for the

2½-sty Sunday school and parish house, 30x60 ft, for the Reformed Church of Oradell, Rev. E. I. McCully, pastor. Marshall R. Grimes, 39 East 42d st, Manhattan, architect. Paul H. Fabricius, 311 Madison av, Manhattan, steam engineer. T. E. Voorhis, this place, mason. Winters & Lynch, this place, carpenters. Cost, about \$8,000.

**DWELLINGS.**

**BROOKLYN.**—Thos. Drysdale, 26 Court st, has received the general contract to erect a 3-sty brick residence, 20x44 ft, and garage, at Ocean av and Rutland rd, for T. A. Fairbault, 375 Fulton st. Cost, about \$6,000.

**SCARSDALE, N. Y.**—H. G. Larzelere, 44 Hill st, New Rochelle, has received the general contract and is taking bids on subs and materials for a 2½-sty stucco residence at Greenacres for E. W. Fowler, care of Ward Leonard Electric Co., Swain st, Bronxville. Eugene J. Lang, 477 5th av, Manhattan, architect.

**WESTBURY, L. I.**—Thomas J. Steen Co., 30 Church st, Manhattan, has received the general contract to erect a 2½-sty frame and brick residence for Robert L. Bacon, 105 East 53d st, Manhattan. John Russell Pope, 527 5th av, Manhattan, architect.

**SCARSDALE, N. Y.**—F. W. Mumford, Walton av, White Plains, has received the general contract to erect a 2½-sty stucco residence, 30x60 ft, at Greenacres, for Mrs. James Harden, care of E. W. Fowler, of the Ward Leonard Electric Co., Swain st, Bronxville, N. Y. Eugene J. Lang, 477 5th av, Manhattan, architect.

**FACTORIES AND WAREHOUSES.**

**MANHATTAN.**—(sub.)—Jas. H. Young Stone Co., Locust av and 136th st, has received the limestone contract; Stockinger Bros., 435 East 101st st, bluestone; and Smith Concrete Construction Co., 162 East 23d st, fireproofing, for the 10-sty storage and office building, 60x90 ft, in the north side of 13th st, between Av B and Av C, for the Eagle Pencil Co., 377 Broadway. Buchman & Fox, Madison av and 42d st, architects. Chauncey Matlock, 30 East 42d st, engineer. Chas. A. Cowen & Co., 1123 Broadway, general contractors. Cost, about \$150,000. Razing is in progress.

**MUNICIPAL WORK.**

**PERTH AMBOY, N. J.**—Watson-Flagg Engineer Co., 27 Thames st, Manhattan, has received the contract for the municip-

pal lighting plant for the city of Perth Amboy. Runyon & Carey, 845 Broad st, Newark, consulting engineers. Cost, about \$150,000.

**PUBLIC BUILDINGS.**

**BRONX.**—Richard Deeves & Son, 309 Broadway, have received the general contract to erect a 2-sty addition, 20x40 ft, to the Tremont Branch of the N. Y. Public Library, 476 5th av. Carrere & Hastings, 225 5th av, architects. Cost, about \$20,000.

**SCHOOLS & COLLEGES.**

**SCOTCH PLAINS, N. J.**—W. H. Dennick, Plainfield, N. J., has received the general contract to erect the 1-sty hollow tile and brick school No. 3, for the Board of Education of Fanwood Township. George A. Palcanio, Scotch Plains, N. J., architect. Johnston Heating Co., 131 East 26th st, heating. Cost, about \$8,000.

**STABLES & GARAGES.**

**MANHATTAN.**—The Tager Construction Co., 243 West 46th st, has received the general contract to make alterations, consisting of the erection of a brick electric shaft, at 208-210 West 18th st, for the Kennedy Estate, 208 West 18th st. Samuel Roth, 1269 Broadway, architect. Cost, \$5,000.

**QUEENS, L. I.**—John M. MacAdam & Co., 29 West 34th st, Manhattan, have received the general contract and are taking bids on all sub-contracts for a 1-sty hollow tile and stucco garage and distributing station on Madison av, for Wheeler Bros., 16 Court st. Walter H. Jackson, 320 5th av, Manhattan, architects. R. H. Macy & Co., lessees.

**COLD SPRING HARBOR, L. I.**—Rogers & Blydenburgh, Babylon, L. I., have received the general contract to erect farm buildings for Effingham Lawrence, Mill rd, owner. Foster & Gade, 15 West 38th st, Manhattan, architects.

**STORES, OFFICES & LOFTS.**

**MANHATTAN.**—Rohdenburg Co., Inc., 110 West 40th st, has received the general contract to make alterations to the store and loft building, 520-522 Broadway, for the Equitable Life Assurance Society. Maynicke & Franke, 25 Madison Sq. North, architects. Cost, about \$10,000. The alteration will consist of sprinkler system throughout, tanks and supports, pent house, rearranging toilets, involving small amount of masonry and carpenter work.

**MANHATTAN.**—(sub.)—The Hay Foundry & Iron Works, 15 Madison Square North, has received the steel contract for the 16-sty loft and office building and moving picture theatre at the southeast corner of 7th av and 49th st, for the 727 Seventh Av Co., 56 West 45th st, owner of building and lessee of land. Arthur Loomis Harmon, 3 West 29th st, architect. Chris J. Jeppesen, Inc., 56 West 45th st, steel engineer. Owner will handle general contract. Cost, about \$750,000.

**MISCELLANEOUS.**

**SAILOR'S SNUG HARBOR, S. I.**—E. Corning Co., 52 Vanderbilt av, Manhattan, has received the general contract to erect a 2-sty brick recreation building, 52x120 ft, for the Sailor's Snug Harbor, 61 Broadway, Manhattan. Lewis E. Jallade, 37 Liberty st, Manhattan, architect. Robert W. Boyd, 105 West 40th st, Manhattan, steel engineer. Cost, about \$40,000.

**PLANS FILED FOR NEW CONSTRUCTION WORK.**

**Manhattan.**

**APARTMENTS, FLATS AND TENEMENTS.**

**150TH ST,** 533-39 West, n s, 300 e Broadway, two 5-sty brick tenements, 50x85; cost, \$100,000; owner, 533 West 150th St. Construction Co., 354 Grand st, Albert Sokolski, Pres.; architect, Geo. Fred Pelham, 30 East 42d st. Plan No. 191.

**WEST END AV,** 601, n w cor 89th st, 12-sty fireproof apartment house, 44x80; cost, \$260,000; owner, 601 West End Av, Inc., 525 West End av, Albert Saxe, Pres.; architect, Emery Roth, 405 Lexington av. Plan No. 186.

**AV A,** 24, n e cor 2d st, 6-sty brick stores and tenement, 59.10x57.5; cost, \$38,000; owner, Claws Realty and Construction Co., Inc., 32 Liberty st; Arthur S. Doying, Pres., 384 West 84th st; architect, Charles B. Meyers, 1 Union Square West. Plan No. 185.

**178TH ST,** s s, 100 w Marmion av, 5-sty brick tenement, slag roof, 43.8x87.2; cost, \$40,000; owners, Eifel Const. Co., Peter Comes, 1822 Mohegan av, Pres.; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 403.

**HEATH AV,** e s, 169.86 s Hub terrace, 5-sty brick tenement, slag roof, 75x92.2½; cost, \$60,000; owner, Clent Const. Co., Frank Willetts, 1887 Vyse av, Pres.; architect, John P. Boyland, 2526 Webster av. Plan No. 304.

**AUDUBON AV,** n s, 25 s 179th st, two 5-sty brick stores and tenement, 50x88; cost, \$84,000; owner, V. R. Building Corporation, Samuel Rosenberg, Pres.; 1029 East 163d st; architect, Charles B. Meyers, 1 Union Square West. Plan No. 184.

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SHEPHERD AV, w s, 90 s Belmont av, seven 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$24,500; owner, South Side Bldg. Co., 287 Vermont st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 3840.

12TH AV, w s, 40 n 79th st, three 2-sty frame dwellings, 17x42, shingle roof, 1 family each; total cost, \$10,500; owner, Reinhard Hall Realty Co., 1655, 42d st; architect, B. F. Hudson, 319 9th st. Plan No. 3861.

CARROLL ST, n s, 100 e Brooklyn av, two 2-sty brick dwellings, 20x37, gravel roof, 1 family each; total cost, \$14,000; owner, Harold A. Hansen, 308 President st; architect, Geo. Alexander, Jr., 1681 Union st. Plan No. 3883.

CROWN ST, n s, 100 e New York av, six 3-sty brick dwellings, 20x50.4, slag roof, 1 family each; total cost, \$31,500; owner, Crown Builders, 327 E. Parkway; architect Crown Builders, 327 E. Parkway. Plan No. 3906.

ELTON ST, w s, 57 s Vienna av, 2-sty brick dwelling, 20x33, tin roof, 1 family; cost, \$2,500; owner, Dominic Palazzo, 940 Linwood st; architect, E. Dennis, 241 Schenck av. Plan No. 3896.

FENIMORE ST, n s, 45 w New York av, eight 2-sty brick dwellings, 20x53, gravel roof, 2 families each; total cost, \$36,000; owner, Mass Realty Co., 3203 Snyder av; architect, Macdonald Mayer, 8204 Ridge Blvd. Plan No. 3884.

WEST 4TH ST, e s, 120 n Av R, two 1-sty frame dwellings, 18x35, shingle roof, 1 family each; total cost, \$5,000; owner, Christian M. Jorgeson, 4916 6th av; architect, Wm. Richter, 4411 18th av. Plan No. 3885.

EAST 19TH ST, w s, 180 n Av N, two 2-sty frame dwellings, 16x38, shingle roof, 1 family each; total cost, \$4,400; owner, John S. Dahl, 114 East 8th st; architect, J. C. Wandell, 4 Court sq. Plan No. 3898.

EAST 56TH ST, e s, 380 s Av O, 2-sty frame dwelling, 16x35, shingle roof, 1-family; cost, \$2,500; owner, Jas. P. Reilly, 1945 Flatbush av; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 3880.

74TH ST, n s, 140 w 13th av, two 2-sty brick dwellings, 18x34, gravel roof, 1 family each; total cost, \$5,000; owner, R. Erick Erickson, 4 Court sq; architect, J. C. Wandell, 4 Court sq. Plan No. 3899.

CROPSY AV, n s, 50 East 28th av, 2-sty frame dwelling, 21x35, gravel roof, 2 families; cost, \$3,000; owner, Annie Rossomando & ano, 437 West 27th st; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 3881.

FACTORIES AND WAREHOUSES.

BOND ST, e s, 67.8 s Fulton st, 7-sty brick factory and restaurant, 125x60x200, slag roof; cost, \$225,000; owner, Jason S. Bailey, Thomas ville, Ga.; architects, Parfitt Bros., 26 Court st. Plan No. 3767.

TAAFFE PL, e s, 242 n Myrtle av, 1-sty brick storage, 22x28, concrete roof; cost, \$1,000; owner, Concetto Esposito, on premises; architect, F. P. Imperato, 356 Fulton st. Plan No. 3784.

FULTON ST, s w cor Smith st, 6-sty brick store and factory, 48.9x125.5, — roof; cost, \$150,000; owners, Balsh Price & Co., 378 Fulton st; architects, Seymour & Schonewald, Grand Central Terminal, Manhattan. Plan No. 3838.

JAY ST, n w cor Front st, 10-sty brick factory, 51.4x100.3, tile roof; cost, \$100,000; owner, Grand Union Tea Co., 68 Jay st; architect, Wm. Higginson, 21 Park Row. Plan No. 3886.

THATFORD ST, e s, 140 s Riverdale av, 2-sty brick factory, 45x70, tin roof; cost, \$8,000; owner, S. & S. Woodworking Co., 62 Glenmore av; architect, Tobias Goldstone, 49 Graham av. Plan No. 3903.

STABLES AND GARAGES.

RUGBY RD, w s, 252 s Ditmas av, 1-sty frame garage, 12x18, shingle roof; cost, \$200; owner, Isadore Bergs, 924 East 10th st; architect, Wm. C. Winters, 106 Van Sielen av. Plan No. 3758.

LIBERTY AV, s s, 60 w Milford st, 1-sty brick stable, 11x15, tin roof; cost, \$500; owner, Sam Silver, 496 Dumont av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 3813.

ALABAMA AV, n w cor Stanley av, 1-sty brick stable, 14x11, gravel roof; cost, \$300; owner, Sam Kadean, 256 New Lots rd; architect, Morris Rothstein, 601 Sutter av. Plan No. 3790.

15TH AV, s e cor 54th st, 1-sty frame garage, 18x23, iron roof; cost, \$400; owner, Sarah Oshinsky, on premises; architects, Farber & Markwitz, 189 Montague st. Plan No. 3805.

POSTER AV, s w cor Marlboro rd, 1-sty brick garage, 18.6x22 shingle roof; cost, \$1,000; owner, Louis Gold, 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3850.

PRESIDENT ST, s s, 200 w Albany av, 1-sty brick garage, 16.6x20, shingle roof; cost, \$400; owner, Fred Gretsch, on premises; architect, Herbert Gretsch, 42 Sidney pl. Plan No. 3870.

EAST 8TH ST, e s, 100 s Ditmas av, 1-sty frame garage, 10x14, shingle roof; cost, \$200; owner, Saml. Gillman, on premises; architect, Kallich & Lubroth, 215 Montague st. Plan No. 3895.

STORES AND DWELLINGS.

ROCKAWAY AV, e s, 200 n Livonia av, 3-sty brick shop and dwelling, 25x50, gravel roof, 2 families; cost, \$5,500; owners, Mirkin & Son, premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3756.

ROGERS AV, e s, 508 s Sterling pl, 2-sty brick store and shop, 25x100, slag roof; cost, \$2,500; owner, Tacitus Gaillard, 137 Rogers av; architect, Tacitus Gaillard, 137 Rogers av. Plan No. 3820.

PROSPECT PL, n w cor Franklin av, 3-sty brick store and dwelling, 19.6x55, slag roof, 2 families; cost, \$6,500; owner, Geo. Potts Co., 1379 Carroll st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3892.

STORES, OFFICES AND LOFTS.

AV M, s s, 10.11 e East 16th st, 1-sty brick store, 11x24.7, gravel roof; cost, \$400; owner, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 3904.

ROEBLING ST, s w cor South 9th st, 1-sty brick store, 10x43.4, slate roof; cost, \$1,800; owner, Chas. Mandel, 193 Broadway; architects, Sars & Springsteen, 32 Union sq, Manhattan. Plan No. 3700.

ROEBLING ST, s w cor South 9th st, 1-sty brick store, 56.8x10, slate roof; cost, \$1,500; owner, Chas. Mandel, 193 Broadway; architects, Sars & Springsteen, 32 Union sq, Manhattan. Plan No. 3701.

SKILLMAN ST, e s, 111.10 s Myrtle av, 1-sty brick store, 25x50, gravel roof; cost, \$2,500; owner, Rosario Corabi, 79 Skillman st; architect, D. Salvati, 525 Grand st. Plan No. 3778.

FULTON ST, n s, 165.7 e Marion st, 1-sty brick store, 19.7x41, gravel roof; cost, \$800; owner, Charles Schurmeister, 310 Ocean pkwy; architect, Jas. Boyle, 367 Fulton st. Plan No. 3853.

SOUTH 1ST ST, s s, 75 w Berry st, 2-sty brick bakery, 50x100, slag roof; cost, \$30,000; owners, Dugan Bros., 287 Broadway; architect, L. S. Beardsley, 55 West 32d st, Manhattan. Plan No. 3830.

17TH ST, s s, 200 w 4th av, 2-sty brick office, 13x40, cement roof; cost, \$400; owner, Frank Nahodyl, 158 17th st; architect, Wm. Kurtzer, 1753 Boston rd. Plan No. 3827.

LIBERTY AV, s s, 60 w Milford st, 1-sty brick office, 15x14, tin roof; cost, \$500; owner, Sam Silver, 496 Dumont av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 3814.

STORES AND TENEMENTS.

PROSPECT PARK SOUTHWEST, s s, 84.6 e Park Circle, four 4-sty brick tenements, 50x70.4, gravel roof, 16 families each; total cost, \$100,000; owner, Kraslow Const. Co., 188 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 3754.

68TH ST, n s, 142.11 e 4th av, four 3-sty brick tenements, 25x70, slag roof, 6 families each; total cost, \$40,000; owner, Boyd Realty Co., 432 Senator st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3763.

CLYMER ST, s s, 125 w Lee av, two 6-sty brick tenements, 50x86.9, slag roof, 35 families each; total cost, \$100,000; owners, Morris Solomon & Son, 215 Havemeyer st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3706.

PARK PL, s s, 44.6 w Vanderbilt av, 4-sty brick tenement, 59x82.9, slag roof, 20 families; cost, \$35,000; owner, Park Operating Co., 254 Park pl; architect, W. T. McCarthy, 16 Court st. Plan No. 3705.

PARK PL, s w cor Vanderbilt av, 4-sty brick store and tenement, 44.6x89.11, slag roof, 13 families; cost, \$40,000; owner, Park Operating Co., 254 Park pl; architect, W. T. McCarthy, 16 Court st. Plan No. 3704.

ST. JOHNS PL, s s, 140 w Rochester av, two 4-sty brick tenements, 40x95, slag roof, 16 families each; total cost, \$80,000; owner, Adolph Bldg. Co., 72d st and 14th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3728.

WEST ST, n e cor Av F, 4-sty brick tenement, 53x90, tin roof, 21 families; cost, \$25,000; owner, Gustaf Adolph Realty Co., 17th av and 79th st; architect, Hy. Volweiller, 696 Bushwick av. Plan No. 3726.

WEST ST, e s, 53 n Av F, 4-sty brick tenement, 27x88, tin roof, 8 families; cost, \$18,000; owner, Gustaf Adolph Realty Co., 17th av and 79th st; architect, Hy Volweiller, 696 Bushwick av. Plan No. 3725.

54TH ST, n w cor 4th av, 5-sty brick tenement, 50x90, slag roof, 26 families; cost, \$35,000; owner, Gustaf Adolph Realty Co., 17th av and 79th st; architect, Hy Volweiller, 696 Bushwick av. Plan No. 3724.

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ford Holding Corp., 743 Saratoga av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1742.

**STORES AND TENEMENTS.**

**RIDGEWOOD.**—Madison st, s, 771 w Shaler st, six 3-sty brick tenements, 28x68, slag roof, 6 families; cost, \$48,000; owner, Chas. Grosch, 2570 Hughes st, Ridgewood; architects, L. Berger & Co., Myrtle av, Ridgewood. Plan Nos. 1720-21.

**RIDGEWOOD.**—Seneca av, e s, 72 n Stephen st, four 3-sty brick store and tenements, 28x68, slag roof, 3 and 6 families; cost, \$32,000; owner, Kilian Schurger, 875 Woodward av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 1716-17-18-19.

**FLUSHING.**—Prince st, e cor State st, 4-sty brick tenement, 53x61, slag roof, 21 families; cost, \$40,000; owner, Mrs. Fannie B. C. Boardman, 411 Lafayette av, Buffalo, N. Y.; architect, Frank J. Schefcik, 4168 Park av, Bronx. Plan No. 1745.

**L. I. CITY.**—Radde st, e s, 88 n Freeman av, 5-sty brick tenement, 40x88, slag roof, 24 families; cost, \$30,000; owner, Louis Vancorra, 252 Radde st, L. I. City; architect, Frank J. Schefcik, 4168 Park av, Bronx. Plan No. 1744.

**L. I. CITY.**—Steinway av, w s, 239 s Graham av, 4-sty brick tenement and store, 50x74, slag roof, 21 families; cost, \$25,000; owner, Jere J. Ryan, 1 Bridge Plaza, L. I. City; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 1769.

**L. I. CITY.**—3d av, n w cor Pierce av, 5-sty brick tenement, 50x81, slag roof, 29 families; cost, \$25,000; owner, Percy Jacobs, 225 West 83d st, Manhattan; architect, Gustave Erda, 826 Manhattan av, Brooklyn. Plan No. 1768.

**MIDDLE VILLAGE.**—Metropolitan av, n w cor La Forge st, 1-sty frame store, 12x20, slag roof; cost, \$175; owner, Augusta A. Rikert, premises. Plan No. 1770.

**MISCELLANEOUS.**

**FLUSHING.**—Jackson av, s s, 1,800 w Flushing Bridge, frame sign, 50x8; cost, \$50; owner, Degnon Terminal Imp. Co., 30 East 42d st, Manhattan. Plan No. 1750.

**RICHMOND HILL.**—Jerome av, n s, 40 w Church st, 1-sty frame office, 16x20, tin roof; cost, \$250; owner, N. Kamarano, on premises. Plan No. 1738.

**L. I. CITY.**—Steinway av, 53, brick chimney; cost, \$900; owner, Borden Condensed Milk Co., premises. Plan No. 1707.

**EDGEWATER.**—Boulevard, n w cor Rockaway av, frame shed, 8x16, paper roof; cost, \$75; owner, J. Zafonte, premises. Plan No. 1761.

**FOREST HILLS.**—Tennis pl, w s, bet Burns and Dartmouth st, steel grand stand, 191x65; cost, \$15,000; owner, West Side Tennis Club, Forest Hills. Plan No. 1780.

**L. I. CITY.**—Diagonal st, s s, 125 e Jackson av, metal stand, 13x15; cost, \$200; owner, H. J. Bealer, 378 Jackson av, L. I. City. Plan No. 1781.

**UNION COURSE.**—Atlantic av, 32 e Shaw av, frame sign, 60 ft. long; cost, \$100; owner, L. I. R. R. Co., Penn. Station, Manhattan. Plan No. 1759.

**Richmond.**

**DWELLINGS.**

**DAVID ST.**, s w cor Nelson av, Great Kills, 1-sty frame bungalow, 20x22.6; cost, \$700; owner, Mr. Rheinheimer, 256 West 88th st, Manhattan; architect, Wm. Peters, Great Kills. Plan No. 470.

**TOMPKINS ST.**, s s, 150 w Brownell st, Stapleton, 2½-sty brick dwelling, 28x30; cost, \$3,500; owner, Mrs. C. Pape, 7 Brownell st, Stapleton; architect, John Davies, Tompkinsville, S. I. Plan No. 478.

**3D ST.**, w s, 127 s Midland av, Midland Beach Park, 1-sty frame bungalow, 12x32; cost, \$50; owner, Adrienne Robyns, Midland Beach Park. Plan No. 475.

**5TH ST.**, s s, 350 Midland av, Midland Beach, 1-sty frame bungalow, 6x11; cost, \$13; owner, Geo. Briggs, 159 Tinton av, Bronx; builder, Paul Sluk, 713 Tinton av, Bronx. Plan No. 462.

**BARNES AV.**, n w cor 6th st, Midland Beach, 2-sty frame bungalow, 20x40; cost, \$800; owner, J. B. Jones, 259 55th st, Brooklyn; architect, P. H. Wheeler, 163 Locust st, Flushing, L. I. Plan No. 466.

**MARINE WAY.**, n e cor Roma av, New Dorp, 1-sty frame bungalow, 20x30; cost, \$200; owner, Francesco Marrano, cor Marine way & Roma av; builder, Benedetto Marrano, New Dorp la, New Dorp. Plan No. 461.

**MONROE AV.**, s s, 85 w 4th st, Midland Beach, 1-sty frame bungalow, 14x30; cost, \$150; owner, H. L. Griffin, 190 Claremont av, Manhattan; builder, R. Lamphier. Plan No. 484.

**OCEAN AV.**, n s, 2,500 s e Mill rd, Oakwood Beach, 1-sty frame bungalow, 12x34; cost, \$300; owner, Emil R. Fuchs, 205 East 9th st. Plan No. 479.

**POST AV.**, s s, 50 w Madison av, Port Richmond, 2-sty frame dwelling, 19x30; cost, \$2,300; owner, Peter Larsen, 50 Decker av, Port Richmond. Plan No. 469.

**PROSPECT AV.**, e s, 165 n Crescent av, Arrochar, 2½-sty tile dwelling, 40.10x30.10; cost, \$8,000; owner, David Elder, 64 Wall st; architect, Norman McGlashan, 1123 Broadway, Manhattan. Plan No. 457.

**RICHMOND AV.**, e s, 155 n John st, Port Richmond, 2-sty frame dwelling, 20.6x30; cost, \$2,600; owner, Wm. Birmingham, 40 Water st, W. B.; architect, Peter Larsen, 50 Decker av, Port Richmond. Plan No. 468.

**SEASIDE BLVD.**, s s, 1,200 w Sand la, South Beach, two 1-sty frame bungalows, 16x20; cost, \$400; owner, Martin Meller, Steuben st, Concord; architect, R. H. Kressin, Centre st, Richmond. Plan No. 485.

**SCHOPP AV.**, e s, 350 e Bayview, Princes Bay, 1-sty frame bungalow, 15x20; cost, \$100; owner, Chas. Schopp, Princes Bay. Plan No. 487.

**WIMAN AV.**, e s, cor King st, Great Kills, S. I., 1-sty frame bungalow, 20x22; cost, \$500; owner, Sol. Goldsmith, Great Kills; builder, L. E. Decker, Great Kills. Plan No. 467.

**WIMAN AV.**, e s., nr boulevard, Great Kills, two 1-sty frame bungalows, 16x26; cost, \$800; owner, Mr. Caulhlin, 276 West 22d st; architect, Wm. Peters, Great Kills. Plan No. 477.

**WIMAN AV.**, e s, 153 s Southside blvd, Ctescent Beach, 1-sty frame bungalow, 17x30; cost, \$400; owner, Geo. Knowlton, 77 Barrow st, Manhattan. Plan No. 474.

**BEACH OAKWOOD.** Oakwood Beach, 1-sty frame bungalow, 14x20; cost, \$15; owner, Geo. Mead, 12 Eldridge st, Brooklyn. Plan No. 471.

**WAVECREST.**, e s, 400 n Cedar Grove, Cedar Grove, 1-sty frame bungalow, 20x25; cost, \$700; owner, Florence M. Campbell, New York; architect, Emil Peterson. Plan No. 465.

**STABLES AND GARAGES.**

**WILLIAM ST.**, s s, 125 e Jackson, Stapleton, 1-sty frame garage, 12x18; cost, \$150; owners, Tilzer Bros., 142 Westervelt av, N. B.; builder, Peter Larsen, 20 6th av, N. B. Plan No. 483.

**LEONARD AV.**, n s, 60 w Dean av, Westerleigh, 1-sty frame garage, 12x20; cost, \$400; owner, A. J. Hinton, Westerleigh, N. B.; builders, A. W. Osborn & Son, Mariners' Harbor. Plan No. 463.

**WARDELL AV.**, s w cor Leonard av, Westerleigh, 1-sty brick garage, 12x18; cost, \$225; owner, H. A. Broberg, 242 Wardwell av. Plan No. 476.

**STORES AND DWELLINGS.**

**RICHMOND RD.**, s s, 100 w Seaview av, Dongan Hills, 2-sty brick store and dwelling, 22x47; cost, \$5,000; owner, Emma A. Brust, Tompkinsville; architect, Jas. Whitford, Tompkinsville; builder, J. C. Haabestad, Port Richmond. Plan No. 486.


**SEASIDE BLVD.**, n s, 175 e Surf av, South Beach, 1-sty frame store and dwelling, 26.6x35; cost, \$900; owner, Carilina Ottini De Angello, Seaside blvd; architect, M. F. Nastasi, Seaside blvd. Plan No. 472.

**MISCELLANEOUS.**

**NEPTUNE ST.**, w s, 100 n Cedar st, concrete cesspool, 5x5; cost, \$40; owner, C. Chabrau, Broome st, Manhattan; builder, Wolff, Seafoam st, N. D. B. Plan No. 473.

**NEPTUNE ST.**, w s, 320 n w Cedar Grove av, New Dorp Beach, brick cesspool, 5x5; cost, \$25; owner, H. Redeke, 234 East 88th st, Manhattan. Plan No. 481.

**NEW DORP LA.**, w s, 120 n Cedar st, New Dorp Lane, brick cesspool, 5x5; cost, \$20; owner, Mr. Poetz, New Dorp Lane; builder, Ed. J. Field, 322 Jew. av, W. B. Plan No. 482.



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## PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

**TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., May 12, 1915.**—Sealed proposals will be received at this office until 3 p. m., July 13, 1915, and then opened, for the construction of the Building, Interior Department Offices, at Washington, D. C., in accordance with drawings and specifications, copies of which may be had at this office, at the discretion of the Supervising Architect. Applications must be accompanied by a certified check for \$250.00 for each set, made payable to the order of the Treasurer of the United States, the proceeds of which will be held until the return of the drawings and specifications in good condition to this office. The building is approximately 680,000 square feet, occupying a site approximately 400 by 400 feet, seven stories and basement, having face brick and limestone facing. Drawings and specifications will be ready June 1, 1915. Contractors may estimate upon (1) the construction including the mechanical equipment (except elevators); (2) the construction except the mechanical equipment and elevators; (3) the mechanical equipment only (except elevators) or (4) the elevators. Jas. A. Wetmore, Acting Supervising Architect.

**TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., May 21, 1915.**—Sealed proposals will be opened in this office at 3 p. m., June 25, 1915, for the construction complete of new wharf, etc., for the Cape Fear (N. C.) Quarantine Station, near Southport, N. C. Drawings and specifications may be obtained from the custodian of the Quarantine Station, Southport, N. C., or at this office, in the discretion of the Acting Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

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### Plans Filed—Richmond (Continued).

NEPTUNE ST, s s, 75 e Britton la, New Dorp Beach, brick cesspool, 6x7; cost, \$30; owner, Leo. Gabriel, 2073 Vyse av, Bronx; architect, Adam Marks, Jr., Grant City. Plan No. 458.

4TH ST, e, s, 120 s Lincoln av, Midland Beach, brick cesspool, 4x4; cost, \$25; owner, I. Clarke, 307 Smith st, Brooklyn; builder, M. Clarke, Midland Beach. Plan No. 459.

OLD STONE RD, w s, 212 s Merrill av, Grantville, 1-sty frame wagon shed, 20x30; cost, \$300; owner, Genaro Cuirrinio, 1236 Old Stone rd. Plan No. 460.

RICHMOND AV, s e cor, Ocean av, Arrochar, 1-sty frame dining room, 28x25; cost, \$450; owner, Paulo Delle Dorne, 96 Richmond av, Arrochar. Plan No. 464.

SEASIDE BLVD, e s, South Beach, 1-sty frame fruit stand, 12x8; cost, \$80; owner, Isaac Jannone, South Beach; builder, L. Garavanta, South Beach. Plan No. 480.

WATERSIDE, s s, 180 e Britton la, New Dorp Beach, brick cesspool, 6x7; cost, \$30; owner, Fred Imhoff, 2502 Bainbridge av, Bronx; architect, Adam Marks, Jr., Grant City. Plan No. 456.

### PLANS FILED FOR ALTERATIONS.

#### Manhattan.

CHERRY ST, 171, s s, 26 e Market slip, remove partitions, stair walls, etc., new staircase, partitions, bath rooms, toilets and rooms, fireescapes, etc., to 5-sty brick clubhouse; cost, \$5,000; owner, John Whalen, 206 Broadway; architect, Otto Reissmann, 147 4th av. Plan No. 1254.

CROSBY ST, 89 and Lafayette st, new stairs (2-3x14 spruce beams) to 4-sty brick warehouse; cost, \$70; owner, Ellen M. Hennessy Estate, Forbes J. Hennessy, executor, 220 4th av; architect, John Cox, Jr., 30 East 42d st. Plan No. 1190.

DELANCEY ST, 55-59, s e cor Eldridge st, remove stairs, new dumbwaiter, mezzanine in store to 6-sty brick stores and tenement; cost, \$100; owner, Delancey Realty Co., 51 Chambers st, Alfred Hahn, Pres.; architect, Geo. Fred Pelham, 30 East 42d st. Plan No. 1211.

DIVISION ST, 96-98, n s, 73 w Allen st, lower tier beams, remove and replace columns and girders, new pier, steel beams, remove entrance hall and stairs, new balcony and cellar, copper frame, show window to 5-sty brick store and tenement (16 families); cost, \$4,000; owner, Bertha Goldman, 1454 Lexington av; architect, Michael Bernstein, 185 Madison av. Plan No. 1212.

DIVISION ST, 10-16, and Bowery, lower cellar floors, new store fronts, extension, partitions, stairs and toilets, change doors, windows and plumbing to 5-sty brick stores, lofts and lodging house; cost, \$10,000; owner, Modern Cloak and Suit Co., 11 Bowery, Isidor Fielene, Pres., 683 Southern boulevard, Bronx, and Samuel Williams, 132 Nassau st; architect, Oscar Lowinson, 5 West 31st st. Plan No. 1255.

EAST BROADWAY, 138, install toilet and bath compartments to 3-sty brick store and dwelling; cost, \$550; owner, John C. Wendel, care Diaz, 138 East Broadway; architect, Harry Hurwitz, 230 Grand st. Plan No. 1205.

FULTON ST, 129-133, and Nassau st, construct steel tank support to 6-sty brick store and lofts; cost, \$2,100; owner, John M. Raymond, on premises; architect, The Rusling Co., 39 Cortlandt st, Joseph L. Rusling, Pres. Plan No. 1180.

GREENE ST, 255, w s, 100 n Waverly pl, new stairs, bulkhead, g. i. skylight, 6x8-in. spruce header to 4-sty brick factory; cost, \$300; owners, James Henry & W. A. Euenber, 61 Broadway, trustees of Sailors Snug Harbor; architect, Mortimer C. Merritt, 1170 Broadway. Plan No. 1210.

GREENWICH ST, 472, w s, 49 n Watt st, fireproof enclosure, fireproof s. c. doors, extend stairs to roof, new bulkhead, fireproof ceiling to 7-sty brick lofts; cost, \$350; owner, S. Charles Welsh, 256 Broadway; architects, Velekening & Holler, 82 Wall st. Plan No. 1209.

HUDSON ST, 161-63, s w cor Laight st, add to pent house, raise pent house to 8-sty fireproof offices and mercantile building; cost, \$3,000; owners, Frank E. Habicht, 161-63 Hudson st, and Herman W. Braun; architects, Habicht, Braun & Co., 161-63 Hudson st. Plan No. 1252.

RIDGE ST, 87, w s, 153 s Rivington st, change moving picture vaudeville house to push cart stable to 3 and 4-sty brick push cart stable; cost, \$100; owner, Charles Decker Estate, William J. Amend, exr., 5 Backman st; architect, David Bleler, 545 East 139th st. Plan No. 1243.

SHERIFF ST, 100-116, n e cor Stanton st, window opening, brick-up jambs, insert steel channel lintels and bluestone sill window frame to 5-sty fireproof public school 22; cost, \$200; owner, City of New York, care Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1245.

STANTON ST, 239, s w cor Willett st, divide 1st sty to stores, remove portion of wall, new show windows to 5-sty brick stores and tenement; cost, \$1,000; owner, Bernard Turkel, 133 East 58th st; architects, Gronenberg & Leuchttag, 303 5th av. Plan No. 1201.

WALL ST, 114, n s, 82 w South st, remove front and rear wall and rebuild, increasing height 7 ft., cut door openings to 4-sty brick store, offices and apartments; cost, \$7,000; owner, Union Trust Co., of New York, 80 Broadway, Carrel C. Rawlins, vice-president; architect, Ludwig Lindenmeyer, 37 West 28th st. Plan No. 1195.

WASHINGTON ST, 281, remove posts and suspend shed to 5-sty brick wholesale produce; cost, \$50; owner, Seaman Lichtenstein Estate, 107 Barclay st, care Seaman Lichtenstein, care architect, Milton Zeisler, 433 East 74th-st. Plan No. 1214.

13TH ST, 649 East, n s, 63 w Av C, remove brick walls, reset sinks and wash tubs, new water closet compartments, brick piers and 1' c. i. boxes, openings to 5-sty brick stores and tenement; cost, \$800; owner, Irma Schneider, 649 East 13th st; architect, Charles B. Meyers, 1 Union Square West. Plan No. 1206.

17TH ST, 110 West, new fire escapes (rear), fireproof doors to 7-sty brick and steel stores and lofts; cost, \$700; owner, Chas. Kempner, 37 Liberty st; architect, Adolph Rosenbaum, 540 West 58th st. Plan No. 1192.

18TH ST, 208-10 West, erect fireproof elevator shaft (brick), remove well hole to 3-sty brick stable; cost, \$5,000; owner, Kennedy Estate, 208 West 18th st, E. Euphemia Kennedy, trustee; architect, Samuel Roth, 1269 Broadway. Plan No. 1197.

23D ST, 32-46 West, and 22d st, remove store front, new store front, marquise, cabinet partitions and columns to 5-sty brick store and lofts; cost, \$500; owner, Louis Stern, 32 West 23d st; architect, George Hof, Jr., 371 East 158th st. Plan No. 1217.

25TH ST, 422-26 East, enlarge elevator shaft, angle iron and terra cotta partitions to 4-sty brick factory; cost, \$1,500; owner, Bishop Gutta Percha Co., 422 East 25th st, Henry A. Reed, Pres.; architect, David Scott, 119 West 33d st. Plan No. 1224.

36TH ST, 533-43 West, n s, 225 e 11th av, erect 20,000-gal. gravity tank (steel) and two 7,500 steel pressure tanks and steel support to 5-sty brick meat packers; cost, \$3,300; owners, Rohe & Brother, 527 West 36th st, Chas. Rohe, Pres.; architect, L. G. House Engineering Co., 143 West 40th st. Plan No. 1219.

38TH ST, 8-14 West, s s, 145 west 5th av, erect fireproof bridge (reinforced concrete floor, terra cotta and iron roof, terra cotta block walls, fireproof doors, angle iron frames and steel beams and columns) to 12-sty fireproof store and lofts; cost, \$1,500; owner, Joseph J. Steindler, 210 Riverside rd; architect, Edward Neacsulmer, 507 5th av. Plan No. 1203.

40TH ST, 29 East, n s, 150 e Madison av, remove partitions, new stud partitions (asbestos boards) and entire ceiling, fireproof, s. c. doors to 3-sty brick dwelling and garage; cost, \$800; owner, Juliet P. Hamilton, 29 East 40th st; architect, Otto Reissmann, 147 4th av. Plan No. 1191.

42D ST, 25 West, and 43d st, remove brick walls, new foundations and c. i. columns and steel girders, new brick walls, roof and skylight to 2, 5 and 6-sty brick stores and offices; cost, \$200; owner, Charles Frederick Hoffman Estate, Inc., Charles V. Hoffman, Pres., 258 Broadway; architect, John H. Scheier, 47 West 42d st. Plan No. 1247.

47TH ST, 18-20 West, s s, 270 w 5th av, remove partitions, stairs, walls, new partitions, stairs, walls, show windows, water closet compartments, windows, doors, openings and fireescapes to 4-sty brick stores and dwelling; cost, \$6,000; owners, Gustav & Hugo Blumenthal, 5 Wall st; architect, Joseph C. Cocker, 2017 5th av. Plan No. 1251.

49TH ST, 21 East, remove front and rear of building, extensions (rear) and reinforce existing walls, new walls, 2-sty addition to 7-sty brick store and studio; cost, \$45,000; owner, Mary C. Seaton, 21 East 49th st; architect, David Scott, 119 West 33d st. Plan No. 1204.

53D ST, 153-157 East, enclose stairs, new stairs, bulkhead, frame beams to 6-sty brick garage; cost, \$500; owner, James Naughton estate, 611 Lexington av, John H. & Lawrence Naughton, executors, 153 East 53d st; architect, Geo. Fred. Pelham, 30 East 42d st. Plan No. 1177.

54TH ST, 146 West, s s, 243 e 7th av, new partitions, lath and plaster ceiling, etc., to 4-sty brick veterinary hospital and dwelling; cost, \$300; owner, Dr. Frank H. Miller, 146 West 54th st; architects, Ogden & Day, 320 5th av. Plan No. 1257.

61ST ST, 151 East, remove wall, new iron girder, changes in basement and stairs, steel shaft and skylight to 4-sty brick residence; cost, \$2,500; owners, Margaret & Charles C. Nott, 126 East 34th st; architect, Alfred H. Taylor, 138 West 65th st. Plan No. 1218.

69TH ST, 125 East, enlarge front window to 4-sty brick dwelling (1 family); cost, \$100; owner, Albert Gallatin, 125 East 69th st; architect, Marshall R. Grimes, 59 East 42d st. Plan No. 1198.

74TH ST, 433 East, remove rear wall and extend 1st floor, fireproof construction to 2-sty frame iron shop; cost, \$100; owner, Walter Jefferson Moore, 15 William st; architect, Milton Zeisler, 433 East 74th st. Plan No. 1215.

96TH ST, 153-55 East, n s, 26 e Lexington av, erect stores (1st floor), lower 1st tier of beams, install bath rooms and plumbing to two 5-sty brick stores and tenement; cost, \$4,000; owner, Metropolitan Holding Corporation, 149 Broadway, Raphael Prager, Pres.; architect, Raphael Prager, 149 Broadway. Plan No. 1196.

96TH ST, 243-53 West, n w cor Broadway, alter stage, remove wall and rebuild at rear, fireproof tunnel, new dressing rooms and alter fire escapes to 3-sty fire proof theatre and office building; cost, \$15,000; owner, Broadway & 96th Street Realty Co., 126 W. 46th st, William Fox, Pres.; architect, Thos. W. Lamb, 644 8th av. Plan No. 1200.

100TH ST, 315 West, remove walls, bay window (terra cotta blocks), new stairs, dumbwaiter shaft and 1-sty light shaft to 5-sty brick dwelling (1 family); cost, \$7,000; owner, Efrem Zimbalist, 20 West 43d st; architect, Grosvenor Atterbury, 20 West 43d st. Plan No. 1249.

107TH ST, 409-413 East, will fireproof present stairway and staircase and new fire stairway to 5-sty brick loft building; cost, \$2,000; owner, Edwin Blum, 59 West 109th st; architect, Peyton M. Hughes, 404 West 34th st. Plan No. 1186.

111TH ST, 412 East, s s, 174 e 1st av, erect blacksmith shop to 1-sty brick blacksmith shop; cost, \$500; owner, Consolidated Gas Co.





**KERNER CONSTRUCTION CO.** has opened offices at 405 Lexington av, where a general building contracting business will be conducted.

**TUTTLE & BAILEY MANUFACTURING CO.** has moved its offices from 76 Madison av to the Vanderbilt Concourse Building, 52 Vanderbilt av.

**HEDDEN CONSTRUCTION CO.**, general contracting, has moved its offices from 1 Madison av to the Vanderbilt Concourse Building, 52 Vanderbilt av.

**ARMAND SCHULE**, architect, is practicing his profession at 360 Avenue C, Bayonne, N. J., and desires catalogues and samples from manufacturers interested in the building trades.

**HEDDEN CONSTRUCTION CO.**, general contracting, has moved its offices from 1 Madison av to the Vanderbilt Concourse Building, 52 Vanderbilt av. Telephone 8560 Murray Hill.

**C. H. MITCHELL**, general contractor, formerly head of the C. H. Mitchell Co., has opened offices at 74 State st, Binghamton, N. Y., where he is conducting a general building business.

**W. MAHLER**, formerly connected with the B. & S. Leoneb Electric Co., is now manager of the Modern Electric Machine Co., of 2927 Third av, which specializes in electric fire alarms.

**GEORGE W. FOSTER**, formerly a member of the firm of Tandy & Foster, architects, has opened an office for the practice of his profession in the World Building, 61 Park Row, Room 1101.

**JOHN SAWYER**, architect, formerly located at Mill Rift, Pa., has moved to Binghamton, N. Y., where he will continue the practice of his profession and also conduct a general building business.

**G. EDMUND TUPPER**, architect, has moved his offices from 511 to 601 Press Building, Binghamton, N. Y. In his new offices, Mr. Tupper has greater facilities for handling his increasing business.

**COMMISSIONER JOHN J. MURPHY**, of the Tenement House Department, addressed the Men's Club of the Holy Innocents Roman Catholic Church, Flatbush, at its smoker held Thursday evening, May 27.

**ROBERT M. BANKS**, architect, for the last four years connected with the office of Wm. Neil Smith, 101 Park av, is now with the sales department of the Akron Tile Co. at 101 Park av, represented by Orrin D. Person.

**CHARLES R. PRATT** has opened offices at 55 Liberty st, where he will practice as a consulting engineer, specializing in the system which he has recently devised for the conversion of hydraulic elevators to electric operation.

**HERBERT C. BOWMAN** has become a member of the firm of Jno. B. Snook Sons, architects, 261 Broadway. The firm now includes Thomas E. Snook, Thomas E. Snook, Jr., John W. Boylston, Curtis P. Snook and Herbert C. Bowman.

**CHARLES A. PLATT**, architect, 11 East 24th st, will move his offices to the additional story to be erected over the front half of the Architects Building, 101 Park av. Plans for the extra story have been prepared by La Farge & Morris, architects, 101 Park av.

**NELSON P. LEWIS**, chief engineer Board of Estimate, New York City, and D. L. Turner, deputy engineer of subway construction and member of the City Plan Commission, New York City, will be among the speakers at the annual Conference of Mayors and Other City Officials of New York State, to be held at Troy, June 1-3.

**ARTHUR LACEY AND MISS GENEVIEVE LACY** are continuing the business of the firm of T. I. Lacey & Son, architects, under the old firm name and at the former address. The firm is active in Binghamton and vicinity and the work in hand at this time includes a number of contracts which were arranged for by the late Trumen I. Lacey.

**J. X. COHEN**, who for the last eight years has been associated with Rudolph Hering, first with the firm of Hering & Fuller and later with Hering & Gregory, consulting engineers, 170 Broadway, has resigned, in order to accept an appointment as Designing Engineer of the Syracuse Intercepting Sewer Board, for the projected sewage-disposal works of Syracuse, N. Y.

**BALLINGER & PERROT**, architects and engineers, of Philadelphia and New York, celebrated the opening of their new Philadelphia offices with an informal luncheon and reception Monday afternoon, May 24. Many well-known local architects and builders were present. The new offices occupy the entire top floor of the Church Building, at the corner of 17th and Arch sts.

**CHARLES R. SOMMER AND EDWARD C. SOMMER**, both formerly of the Roeser & Sommer Co., manufacturers of gas and electric lighting fixtures, have purchased the plant and stock of merchandise of the Roeser & Sommer Co., and have organized the Sommer Lighting Fixture Co., Inc., which will carry on the business of manufacturing all kinds of lighting fixtures at the former location, 386-390 Second av.

**WALTER F. KEENAN & BRO.** recently established a place of business at 17 New Chambers st as dealers and jobbers in pipe and other engineers' and steamfitters' supplies, steam and hot water accessories and factory and office building supplies. Walter F. Keenan of this firm has been connected with the John Simmons Company for the last twenty-four years, and is thoroughly familiar with all branches of the supply business.

**CHRISTIAN O. PETERSEN**, a prominent Staten Island builder, was shot near his home in Wood av, Tottenville, Friday evening, May 21. It is thought that the assault was the result of Mr. Petersen's refusal to employ union plumbers on some of his building operations, as he had received letters threatening him with bodily harm. The wounds are not of a serious nature and it is expected that Mr. Petersen will soon be able to be about again and resume his building activities.

**COUNTRY LIFE PERMANENT EXPOSITION**, in the Grand Central Terminal, has erected and

furnished a full sized house within the terminal, to demonstrate the advantages of suburban living to its patrons. The house was planned by Patterson & Dula, architects, 15 East 40th st. Architects and others in the building trades were accorded a private view of this unique building within a building, Thursday and Friday, and is now to be seen by the general public. The house is complete in every particular and equipped with many labor saving devices.

**DEPUTY FIRE CHIEF PATRICK MAHER**, of the 11th Division, has received the administration medal offered last July by Fire Commissioner Adamson for the best suggestion for improving the efficiency of the fire fighters. Deputy Chief Maher urges the introduction of a system of rating for firemen based on a man's working record. He proposes that the department keep records such as will distinguish between the skillful, energetic and efficient members and the mediocre and indifferent ones. The purpose is to give the best men the benefit of their superior skill, ability and initiative when they enter examinations for promotion.

**RICHEY, BROWN & DONALD**, Astoria, L. I., manufacturers of ornamental iron and the "Browne" window, have been awarded a contract to supply all of the windows in the addition being erected to the Munsey Building, at Washington, D. C. The work includes nearly five hundred windows. The "Browne" window was personally selected by Mr. Munsey from among a number of the best known windows submitted for his consideration. McKim, Mead & White, architects, prepared the plans for the addition to the above building, which is being erected under a general contract by the George A. Fuller Co.

**ARCHITECTS** prominent in New York, who are graduates of Columbia University, have submitted examples of their work, including water colors, oil paintings, pastels, etchings, plaster casts and art photographs, were placed on view Tuesday, May 25, in the Avery Library, Columbia University, to show what the graduates have accomplished in allied branches of art. There are more than 150 examples in the exhibition, which will continue until June 15. Among the exhibitors are Chester A. Aldrich, William A. Delano, James Monroe Hewlett, Julian C. Levi, W. C. Francis, Arthur Ware, W. A. Boring, Ernest F. Tyler, Herbert Congdon, James Perry Wilson, Prof. A. D. F. Hamlin and Talbot Hamlin.

**AN INTERESTING LECTURE**, illustrating the construction of the Panama Canal, was given last Thursday evening, at the offices of Julius Franke, architect, 25 Madison Square North, by William E. Van Ingen, who recently completed some large mural paintings for the United States Government. The lecture was given to the students of Miss Schoonmaker's school and their friends, and was followed by a dance, which was held in the large drafting room on top of the building. The lecture was illustrated with lantern slides showing the various stages in the construction of the canal locks and cuts, from the commencement to the completion of the gigantic project.

**OBITUARY**

**LEOPOLD E. GEORGI**, a retired plumbing and heating contractor, died at his home, 1349 Fulton av, the Bronx, Friday, May 21. He was born in Germany seventy-one years ago, and came to America as a young man.

**MARTIN MURRAY**, a general contractor, prominent for many years in Central New York, died at his home in Troy, Thursday, May 20, aged sixty-nine years. During the last twenty-five years he carried out a number of large contracts for New York State and the United States Government.

**SAMUEL H. MILLIKEN**, president of the Pioneer Iron Works, 140 Pioneer st, Brooklyn, for the last fifteen years, died at his home, 117 Prospect Park West, Brooklyn, Thursday, May 20. Mr. Milliken was born in Manhattan seventy-three years ago and had lived in Brooklyn practically all his life. He had been connected with the Pioneer Iron Works for forty-five years. He was a veteran of the Civil War, a member of the Society of Old Brooklynites and the Twelfth Assembly District Republican Club.

**JACOB GRAFF**, who twenty-five years ago was quite prominent among the architects and builders of New York City, and who assisted in drawing the plans for the old Grand Central Terminal, which stood until a few years ago, died at his home at 200 South 5th st, Brooklyn, Tuesday, May 25. Mr. Graff was born in Alsace eighty-three years ago, and came to America when eighteen years of age. When the Grand Central Railroad built its old Manhattan Terminal, which was a few years ago, replaced by the present building, Jacob Graff was selected to have a part in the preparation of the plans for the edifice, which at that time was considered an imposing structure. He also made the plans for many other buildings for the New York Central Railroad and other interests, many of which are still in existence. During the last few years of his active business career and until the time of his retirement, twenty-five years ago, Mr. Graff engaged in iron and steel structural work. Mr. Graff was well known in Masonic circles, and was a member of Copernicus Lodge No. 545, F. and A. M. He did not belong to any other organizations. He is survived by one son and two grandchildren.

**TRADE AND TECHNICAL SOCIETY EVENTS.**

**NATIONAL HARDWOOD LUMBER ASSOCIATION** will hold its annual convention in Chicago, June 10-11. Secretary, F. F. Fish, Chicago.

**NATIONAL ELECTRIC LIGHT ASSOCIATION** will hold its annual convention in San Francisco, Cal., June 7-11. T. C. Martin, 29 West 39th st, N. Y. C., secretary.

**NATIONAL CONFERENCE ON CITY PLANNING** will be held in Detroit, Mich., June 7-9. Secretary, Flavel Shurtleff, 19 Congress st, Boston, Mass.

**NATIONAL DISTRICT HEATING ASSOCIATION** will hold its seventh annual convention in Chicago, Ill., June 1-3. Headquarters at the Hotel Sherman. Secretary, D. L. Gaskill, Greenville, O.

**BRONX CHAMBER OF COMMERCE** will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

**NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS**, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

**NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS**, regular meeting second Wednesday of each month, except July, August and September, at the Fine Arts Building, 215 West 57th st.

**ILLUMINATING ENGINEERING SOCIETY** will hold its ninth annual convention at the new Willard Hotel, Washington, D. C., September 20-23. E. S. Marlow, Potomac Electric Power Co., Washington, D. C., is the chairman of the convention committee.

**NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION** of the United States will hold its fifteenth annual convention in San Francisco, July 21-24. Secretary, George H. Duffield, 41 Martin Bldg., Utica, N. Y.

**INTERNATIONAL ASSOCIATION OF MUNICIPAL ELECTRICIANS** will hold its annual convention at Cincinnati, O., August 24 to 27. Headquarters will be at the Gibson Hotel. Secretary, Clarence R. George, Houston, Tex.

**PAN-AMERICAN ROAD CONGRESS**, under the joint auspices of the American Road Builders' Association and the American Highway Association, will be held at Oakland, Cal., during the week of September 13. It is expected that this congress will bring together those interested in highway improvement not only from all parts of the United States and Canada, but also from the South American countries, all of which will be officially invited to participate.

**CONFERENCE OF MAYORS** and other city officials will be held at Troy, N. Y., June 1 to 3, inclusive. This will be the sixth annual meeting of this conference, which consists of the city officials of all of the 54 cities in the State. In connection with this conference, an exhibit of the implements and manufactured wares which are commonly purchased and used by municipalities, will be held in the State Armory. General secretary, C. Arthur Metzger, Troy Chamber of Commerce, Troy, N. Y.

**MUNICIPAL ART SOCIETY** has awarded prizes in its competition for the best architectural solution of the intersection of an avenue and a street. More than two hundred drawings were submitted in the contest. The awards were as follows: First prize, John Floyd Yewell; second prize, John Ambrose Thompson and Ernest F. Lewis; third prize, Herbert E. Davis and Calvin Kiessling, and first honorable mention to A. I. McLaughlin. Others to receive mention were Lewis Mayers, Albert R. Ross and Alfred Geiffert and John R. Harris. The jury of awards consisted of E. P. Goodrich, consulting engineer of the city; Lawson Purdy, president of the Department of Taxes and Assessments; Lawrence B. Dunham, Third Deputy Police Commissioner; Daniel L. Turner, Deputy Engineer of Subway Construction; Alfred Ludwig, Superintendent of Buildings; Nelson P. Lewis, Chief Engineer of the Board of Estimate and Apportionment; George W. Breck, of the Art Commission; George B. Ford, consultant of the Committee on the City Plan; Richard H. Hunt, president of the American Institute of Architects; Charles W. Stoughton; president of the Municipal Art Society; Charles R. Lamb, William N. Taylor and Harry Allan Jacobs.

**ENGINEERING FOUNDATION** held its first regular meeting Tuesday, May 25, at which Rules of Administration were adopted and the following officers elected: Gano Dunn, chairman; Edward D. Adams, vice-chairman; F. R. Hutton, secretary; Joseph Struthers, treasurer. This is a professional engineering trust organized along the lines of the Cleveland, Carnegie, Rockefeller and Sage Foundations, by the United Engineering Society representing jointly the national organizations of Electrical, Mining and Mechanical Engineers, with the co-operation of the national organization of Civil Engineers, combining about 30,000 members. The Engineering Foundation was made possible through the generosity of a distinguished engineer, Ambrose Swasey, of Cleveland, who made the initial gift of a quarter of a million dollars, to be devoted to the benefit of mankind through fostering engineering researches. The distinguished board administering this trust consists of Mr. Edward D. Adams, banker; Mr. Gano Dunn, President The J. G. White Engineering Corporation; Mr. Howard Elliott, President New York, New Haven & Hartford Railroad; Dr. Alexander C. Humphreys, President Stevens Institute of Technology; Dr. Charles Warren Hunt, Secretary American Society of Civil Engineers; Dr. A. R. Ledoux, Past-President American Institute of Mining Engineers; Dr. M. I. Pupin, Professor Electromechanics, Columbia University; Mr. Charles E. Scribner, Chief Engineer Western Electric Company; Mr. J. Waldo Smith, Chief Engineer, Board of Water Supply, Gas & Electricity, City of New York; Mr. Jesse M. Smith, Past-President, American Society of Mechanical Engineers, and Mr. Benjamin B. Thayer, President Anaconda Copper Company. The Board telegraphed Mr. Swasey greetings and appreciation of his generosity and pledged itself to carrying out his cherished aims. Applications for the use of the funds were received in large numbers and a committee was appointed to consider them, consisting of Dr. A. R. Ledoux, Chairman; Mr. J. Waldo Smith, Dr. M. I. Pupin and Dr. Alexander C. Humphreys. Most of the applications were in such form that they could not be considered and the committee is preparing a schedule of requirements with which applications will have to comply. The Engineering Foundation is the first of its kind devoted to engineering interests.

## BUILDING MATERIALS AND SUPPLIES

### MANUFACTURERS WARN CEMENT DEALERS OF DANGER OF DELAYING SHIPPING ORDERS—BRICK WILL FOLLOW JUMP

Copper and Brass Sheets, Linseed  
Oil Up—Plate Glass May Follow

MAY closes with all basic building materials higher in wholesale price than they were on the first of the month. Many advances occurred since the 15th, when it became evident that the complexity of the European war would become more acute. Further advances may be expected to be reported in June. By August 1, an actual shortage of material in some lines now seems assured. Manufacturers are more independent in the matter of filling dealers' orders, not only here in the metropolitan district, but throughout the west, with the single exception of Chicago environs. Even in the south there is a stiffening reported in building materials. Reports from reliable agencies for May indicate complete return to normal building conditions for ninety-eight districts. In April national building construction was withn 6.3 per cent. of normal.

The real strength of the building situation has been shown in lack of retraction in building loan negotiations, increase in interest rates or boosting of accommodation premiums since the national crisis developed. So far as current building reports are concerned, construction seems to be unabated. Real estate movements have, in fact, not only held their own, but actually show improvement in some sections, notably the suburbs and some congested commercial districts.

The leading active building materials this week were common brick, Portland cement, copper, brass, spelter, linseed oil and some grades of lumber, including spruce, North Carolina pine and lath.

Hudson common brick fell from \$6.50 per thousand this week to \$6. Then went to \$6.25 where it held weak and then toward the close rebounded firmly to \$6.50. Raritan brick ruled at \$6.25, but no quotations were made on district deliveries later than July 1, indicating that manufacturers are preparing for a further stiffening of the market as soon as the price situation in Portland cement improves.

While there was nothing definite given out by the manufacturers of Portland cement this week regarding a change in prices on the first of the month, dealers in several instances were secretly informed that they would have to get all the cement they wanted at the current seventy cents mill level into their hands before July 1. In view of the fact that thirty day delivery terms usually prevail, it was assumed that various com-

panies would independently advance their prices five cents a barrel on June first. This will make the local wholesale price level \$1.32 to \$1.37. Present low level is \$1.23 a barrel.

It is said that manufacturers have been forced to act regardless of the actions of the two belligerent companies responsible for the cut. The shipments for the month of May are sure to show at least a 5 per cent. gain over those of last month and possibly the same increase per cent. over the shipments for May of last year, with 182 kilns in operation in both districts, the Lehigh and the Hudson, not a single company has been able to pile up a reserve of either finished cement or clinker, a significant fact for the prospective user of cement to remember, as it is natural to suppose that if supply is below demand, prices will operate accordingly. At least one company will raise its price for this reason on Tuesday.

Sheet copper advanced one cent immediately upon announcement that Italy had gone to war. Prices of sheet brass promptly followed suit with a two cent advance. Spelter, opening the week nervous, moved up another cent and so did linseed oil which is now rapidly reaching a seventy cent basis at sixty-seven and sixty-eight cents a gallon at the week-end. Lath has dropped from its former stiff level at \$4.25 to \$4, but this is only because of the arrival of an unexpected quantity within the last ten days. Spruce is hard to get and is stiffening. North Carolina pine is said to be in greater demand than the cutters are willing to exceed in view of the low prices now prevailing and an upward change in list is expected on Tuesday. There is a chance that the discount on plate and window glass will be changed downward, making the actual purchase price higher, between now and the first of July. Iron and steel are without change.

Plan filings in the five boroughs for the week follow. In the same week last year there were 362 new building plans filed with an estimated value of \$7,264,995.

	Week ending	
	May 21	May 28
Manhattan...	8 \$1,403,700	12 \$731,000
Bronx.....	22 895,300	24 723,350
Brooklyn.....	94 618,100	136 1,789,700
Queens.....	126 365,195	139 737,975
Richmond....	6 34,415	34 29,203
Total.....	256 \$3,316,710	345 \$4,011,228

#### GYPSUM.

#### Report for 1914 Shows Big Gain in U. S. Company's Earnings.

CONSPICUOUS among building materials was gypsum last year, when, despite disturbing conditions in the last half, there was apparently more of this material used than any time before. The annual report of the U. S. Gypsum Company, just issued, shows net earnings of \$900,593, as against \$778,812 for the previous year. During last year \$111,210 was written off the property account through depreciation, while \$195,652 was expended on plant extension.

#### CRUSHED STONE OUTPUT.

#### Country Developed Value in Product of \$31,000,000.

CRUSHED stone is the largest factor of the stone industry in the United States. Figures showing the value of crushed stone were first published by the United States Geological Survey in 1898 and amounted to \$4,031,445. By 1913 the output was valued at over \$31,000,000. Of late years stone crushed for concrete making has largely taken the place of building and foundation stone.

#### BUILDING STONE.

#### Great Increase Last Year in National Production.

STONE production in the United States in 1913 reached a total of \$83,732,995, according to E. F. Burchard, of the United States Geological Survey. This is an increase of \$5,539,775 or 7 per cent. over the former record-breaking figures for 1912.

#### PORTLAND CEMENT.

#### General Belief That Prices Will Be Higher After June 1.

MANUFACTURERS of Portland cement intimated this week that after the first of June prices for this commodity would be higher in this district, but none of them would admit just how much of an advance there would be. At least one company stated definitely that it would quote a higher price after the first of the month and other companies asserted that some manufacturers had advised their dealers to get all the cement they would require into their hands within the next thirty days. This was interpreted to mean that orders placed this week at current quotations of \$1.23 or \$1.32 would still have the thirty day delivery privilege, but that after that time the lowest price for which Portland cement will be sold by any company would be \$1.32.

A glimpse at conditions at the Lehigh and Hudson valley mills shows that general consumption is taking care of all the 182 cement kilns can produce, that there is no appreciable reserve stock and that pending road contracts would more than make up for the deficiency in cement being used in metropolitan building construction.

Most of the Newark, Hoboken, Elizabeth and Perth Amboy dealers have had their stocks considerably depleted by reason of an increase in general construction work, and it was said that when they came into the Building Material Exchange this week they found less aggressiveness on the part of the manufacturers to quote at the low prices previously quoted.

#### LUMBER.

#### Suburban Dealers Find Lists Firmer on General Grades.

GENERAL lines of building lumber are expected to be stiffer on list after the first of the month. Suburban dealers, operating under reduced stock this season, have found that with the improvement in general building construction, they have not been able to buy additional supplies with quite as much ease in the shaded quotations as formerly. Jobbers and wholesalers here have not been inclined to be as free with concessions as formerly owing to the disposition of the cutters to restrict mill operations until prices reach more profitable levels.

The tremendous amount of shoring and street surfacing lumber required in the subway work has resulted in a restricted amount of cutting in building sizes and has forced the cutting timber farther from the saw camps, so that there is more expense required in marketing ordinary building grades. One cutter said that he would not be enthusiastic about taking on this extra over-head until more sizable orders developed either from this country or from abroad. Another factor is that shipyards have been taking an almost unprecedented amount of lumber in the construction of sailing ships to carry goods to the South American and later to the European markets.

#### LINSEED OIL.

#### Advance of Cent a Gallon Brings Price Near 70 Cents.

THERE are reasons for believing that there will be a lowering in the discount on plate glass within the next few days owing to the increased demand at home and the complications arising through the entrance of still another nation in the European war crisis. American manufacturers are now supplying the world in this commodity. Heretofore domestic demand has been low owing to the moderate amount of building construction work in progress, but the South American trade has been shifted from Italy to this country and the capacity of the domestic mills is likely to be considerably taxed during the remainder of the year at least. Window glass, being in larger stock, has not yet been affected.

#### COMMON BRICK.

#### Prices Stiffen as Report of Cement Advance Spreads.

SIMULTANEOUSLY with the receipt on the Building Material Exchange this week of reports to the effect that Portland cement prices were going to be advanced after the first of the month, the speculative element in the brick market ceased to buy brick in the belief that they could thereby bear prices. Instead of a general slump occurring, however, Hudson prices held firm at \$6.25 and \$6.50.

The manufacturers heard of the expected change in cement prices and shut off some of their shipments so that the market at the week end was normal as regards held-over brick, and there were no signs of a general sacrificing movement.

Hudson River brick manufacturers intimate that as soon as the price of Portland cement moves up, they, too, will put their prices where there is some chance of taking a profit. One man said that with cement as low in price as it has been for some time, it would have been bad business policy to have put prices up to the point where demand normally would warrant, because it might have diverted brick business into the cement market, by encouraging substitution of cement for brick. The sharp reduction of over-supply up the river is now such as to give manufacturers a little more independence, partly because the unsettled condition of the weather this week interfered with open yard drying and delayed the preparation of 1915 brick now in process of manufacture.

Official transactions for Hudson River brick covering the week ending Thursday, May 27, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.		1914.	
Open barges, left over, Friday A. M., May 21—24.	Arrived.	Sold.	
Friday, May 21.....	8	10	
Saturday, May 22.....	7	1	
Monday, May 24.....	13	7	
Tuesday, May 25.....	3	1	
Wednesday, May 26.....	6	3	
Thursday, May 27.....	8	5	
Total.....	45	27	

Reported en route, Friday, May 28—4. Condition of market, steady. Prices: Hudsons, \$6.00 and \$6.50. Raritans, \$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 28—42.

#### 1914.

Left over Friday, A. M., May 22—29.		Arrived.		Sold.	
Friday, May 22.....	3	13			
Saturday, May 23.....	5	2			
Monday, May 25.....	9	6			
Tuesday, May 26.....	2	2			
Wednesday, May 27.....	7	5			
Thursday, May 28.....	10	7			
Total.....	36	35			

Condition of market, dull. Price: Hudson, \$5.60 to \$5.87½; Newark, yard, \$7.25 to \$7.50, dull. Left over Friday a. m., May 29—30.

#### OFFICIAL SUMMARY.

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to May 27, 1915..	649
Total No. of bargeloads sold Jan. 1 to May 27, 1915.....	607
Total No. bargeloads left over May 28, 1915	42
Total No. bargeloads left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over, Jan. 1 to May 28, 1914.....	499
Total No. bargeloads sold Jan. 1 to May 28, 1914	469
Total No. bargeloads left over May 29, 1914	30