

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, APRIL 25, 1914

## REAL ESTATE BOARD'S NOTABLE VICTORY

Drastic Factory Laws For Low Buildings Modified By New Legislation—How the Amendments Were Obtained and What They Mean.

THE biggest victory that has been won by the real estate interests during the past ten years was gained through the untiring efforts of the Real Estate Board to secure amendments to the drastic labor laws that became operative October 1 last. These laws, passed last year after the State Factory Investigating Commission had filed its report, were particularly severe and drastic, as they related to comparatively safe four, five and six-story buildings. Unintentionally the laws as they were enacted meant confiscation of equities in many small store and loft structures, buildings that are practically safe, but which, because the definition of a factory "is a place where one or more persons are employed at labor," are brought within the scope of the law. They were placed in the same class as factory structures, like the Triangle Waist factory. The burning of that building, and the resultant loss of life, were chiefly responsible for this legislation of 1913.

The Real Estate Board encountered stubborn opposition at every move when it began to seek relief. The opposition came mostly from self-constituted bodies of uplift workers who were insistent that no change in the law was necessary. But the moment the State authorities commenced to enforce the laws a strong sentiment against certain provisions that were both drastic and unfair swept over the city, and was shared by both owners and tenants. Protests were raised on every hand, and it only needed a powerful body, such as the Real Estate Board of New York, to take up the fight and secure the desired results.

Early in March President McGuire called a meeting of fifteen real estate men to discuss ways and means of securing amendments. The situation was discussed, and a special committee consisting of President Warren Cruikshank and Chas. F. Noyes was appointed, with authority to handle the subject. At the meeting of fifteen there were present: Charles F. Noyes, Albert B. Ashforth, Frank Lord, of Daniel Birdsall & Co.; Gerald R. Brown, of the Equitable; W. T. Ropes, of Horace S. Ely & Co.; Lawrence M. D. McGuire, Lawrence B. Elliman, of Pease & Elliman; Chas. D. Cone, of Douglas Robinson, Chas. S. Brown Co.; Alwyn Ball, Jr., of Southack & Ball; F. M. Hilton, of Wm. A. White & Sons; M. J. Engel, of the Central Iron Works; James Walker, of Wm. C. Walker's Sons; Lewis D. Sampson, Warren Cruikshank, of the Cruikshank Company.

The special committee immediately took up in an active way the matter of securing necessary relief from the Legislature, and received much valuable assistance from the Industrial and Building Codes Committee of the Board, of which committee Mr. Noyes is chairman.

A hearing before the State Factory Investigating Commission was secured about the middle of March, and while it was thought that only a few would be present, more than two hundred real estate men, representing not only the



CHARLES F. NOYES  
Chairman Industrial and Codes Committee.

Real Estate Board but the United Real Estate Owners, the Merchants' Association, the American Institute of Architects and several engineering societies appeared at this hearing.

The State Factory Investigating Commission and Abram I. Elkus, its counsel, recognizing the tremendous sentiment against the legislation as it affected low buildings—those of four, five and six stories—immediately co-operated with the real estate interests, and several conferences were held between the special committee of the board, the counsel of the State Factory Investigating Commission and the Industrial Board. The result of these conferences was that the amendments were finally passed on March 27, the day that the Legislature adjourned. The Governor has now signed both bills.

Great credit is due to the committee of three having charge of this legislation, as well as to the Industrial and Building Codes Committee. Alfred R. Kirkus and William P. Bannister also worked hard for the Real Estate Board to accomplish the desired results, as did also Alfred E. Smith, Democratic leader of the Assembly, and the Hon. Robert F. Wagner, majority leader of the Senate. In this connection it is of interest to real estate owners to know that Mr. Kirkus has been placed on one or two committees by the Industrial Board, and from now on the Real Estate Board is to be represented in all matters of importance that come up before the Industrial Board. Special credit is also due to Mr. E. A. Tredwell, who has always taken a profound interest in this

phase of the board's work, both during his term as president of the board, and more recently as a member of the Fire Hazards Committee of the Industrial Board.

The Industrial Board, consisting of Maurice Wertheim, Pauline Goldmark, Richard J. Cullen and Charles C. Flaesch, is doing everything it can fairly to interpret the laws, and it is thought that this board will be practical in all of its interpretations of the law.

The amendments secured not only relieve the owners of buildings five stories or less in height from costly structural charges, but place the responsibility for proper ventilation, etc., in factories upon the tenant, instead of the owner. The following are the amendments:

Senate Bill Print. 1670 Int. 1223:

Fire escapes can be used as a required means of exit on buildings of five stories or less in height, except when in the opinion of the Industrial Board they do not furnish adequate means of escape from fire.

Fire escapes on buildings over five stories in height may be used as the required means of exit, when in the opinion of the Industrial Board they can be safely used.

Interior stairways, serving as a required means of exit, do not have to be enclosed in buildings of five stories or less in height, unless the Industrial Board, because of conditions, deems it necessary.

Window frames and sashes can be covered with metal instead of being of metal.

Senate Bill Print. 1670 Int. 1224:

These amendments are summarized as follows:

Openings in elevators and hoistways can be provided with a gate of suitable height instead of a 6 ft. gate as formerly required.

Fire-escapes erected on buildings constructed before Oct. 1, 1913, of five stories or less in height, need not comply with the new laws as to the cutting down of openings to the floor and the construction of such openings are to be governed by the present law applicable to fire escapes.

Persons operating factories are now compelled to look after the ventilation instead of the owner.

Persons operating factories are now compelled to provide dressing and emergency rooms instead of the owner.

Water closets may have suitable ducts leading to the outer air, as well as windows.

### A Hearing Called.

The New York State Factory Investigating Commission, of which Senator Wagner is chairman, will give its first public hearing of the present year at City Hall next Tuesday morning at 10 o'clock.

A series of questions have been submitted to property owners concerning the fire hazard in mercantile establishments, so as to guide the commission in drafting its recommendations. Among the questions asked are these:

1. Shall all vertical openings between floors be enclosed in fireproof partitions,

or partitions of fire-resisting materials, and all openings from these enclosures to the various floors be protected by self-closing, fireproof doors or windows?

2. How many required means of exit shall there be from every floor of a building used as a mercantile establishment? What types of exits shall be accepted as required exits?

5. Shall all doors in buildings used for mercantile purposes open outward or be double swinging doors?

6. Shall doors from all interior rooms

which are used as workrooms or from any interior room, where more than five persons are permitted, open outward or be double swinging doors?

7. Shall revolving doors be allowed at any entrance?

8. Shall the width of the hallways, vestibules and required exit doors leading therefrom to the street be not less than the aggregate width of all stairways and exits leading to them?

9. What provisions shall be adopted for adequate and sufficient exit facilities in existing and future mercantile estab-

lishments based upon area, height of building, number of occupants, etc.?

10. What special provisions shall be made for exits from the main floor.

11. Is it practicable to limit the number of occupants in mercantile establishments in accordance with the exit facilities provided? If so, on what basis should this be done?

12. In what classes of mercantile buildings should an automatic sprinkler system be required?

14. Shall the open floor area between fire walls be limited?

## NEW LAWS TO RELIEVE REAL ESTATE BURDEN

### Recording Taxes Can Be Saved by Assigning Mortgages— Brooklyn and Queens Plead for Favorable Railroad Legislation.

**D**URING the week Governor Glynn signed all but one of the New York City bills remaining on his desk. Among these were a number of bills which Mayor Mitchel had approved. Altogether, ninety-four city bills were passed by the Legislature and the Mayor fifty-six.

The two bills of first importance contained amendments to the factory laws which relieve low buildings from the operation of the new fireproofing requirements, and also relieve owners from the responsibility of providing ventilation, dressing rooms and emergency rooms, and placing the responsibility on the operators of the factory.

#### Assignment of Mortgages.

Gov. Glynn has signed the bill affecting borrowers on real estate, which provides that mortgagees on the expiration of mortgages must assign them to others if that is the desire of the owner of property involved. In other words, by this law, if a person owns a piece of property on which he has borrowed from a title company and, on the mortgage falling due the title company refuses to extend or renew it, he can go to another company, get it to take the mortgage and, by paying the amount to the original lender, have the mortgage assigned to the second company. The idea of this is to save recording taxes to the borrower and to protect him from other costs. This is the wording of the measure:

"Whenever a mortgage upon real property shall be due and payable the mortgagee or the owner and holder of the mortgage shall execute and deliver to any person or persons, or corporation, named by the owner of the land upon which the same is a lien, an assignment of the mortgage, duly executed, which may, by its terms, be without recourse to the assignor in any event, and discharge such assignor from any liability thereunder to the assignee; provided a demand has been made of the holder of the mortgage by the owner of the land upon which the same is a lien for such assignment, in lieu of a certificate of discharge of the same, and the full amount of principal and interest due on the mortgage and the usual fee for drawing the assignment is tendered or paid."

#### New Banking Law.

The Governor signed the Griffen bill, which amends Section 295 of the penal law by prohibiting the reception of any deposit by an officer or employee transacting any banking business as a banking corporation when such corporation is insolvent. This law becomes Chapter 383 of the Laws of 1914.

The Governor signed the McClelland bill (Senate Int. 944), giving the Commissioner of Docks and Ferries power to make rules and regulations for the government of his department, as heretofore he has had to obtain special authority by means of an ordinance whenever he desired to make a new regulation,

Mayor Mitchel on Wednesday afternoon gave consideration to the act before him for approval that will amend the transportation corporation law (Introductory No. 1138, Senate No. 1305), in relation to the ownership or control of stock and bonds of freight terminal companies by certain corporations and joint stock associations. Appearing against the act were Frank S. Gardner, secretary of the New York Board of Trade and Transportation, and W. E. Youker, secretary of the Citizens' Union, William Liebermann, chairman of the Industrial Committee of the Brooklyn League, appeared in favor of the measure.

#### Transportation Corporation Law.

The appeal exempts Brooklyn and Queens from the general act passed by the Senate and Assembly, prohibiting railroads from owning stock and bonds of freight terminal companies. The idea is to safeguard the harbor facilities against monopoly of the railroads upon the completion of the Barge and the Panama canals.

Mr. Gardner outlined the history of the measure, pointing out that if the appeal is approved and goes to the Governor for signature 248 miles of Brooklyn and Queens water front will be under the virtual control of railroad corporation. He besought the Mayor to weigh the whole question carefully in the light of the possible effect such an approval would have upon the welfare of the business and realty interests of the entire city, but especially to Brooklyn and Queens.

Mr. Youker ventured the opinion that if the bill became operative, there was no law that would prevent the exemption being made applicable to Manhattan and other boroughs through possible ownership of terminal stock in holding companies in Manhattan.

Mr. Liebermann in pleading for the Mayor's approval of the act feared that if this bill was not signed all the years of study and planning devoted to the commercial, residential and industrial welfare of Brooklyn and Queens would be set at naught and that it would stifle much of the progress that has been made in the past. He said that Brooklyn and Queens were straining at the leash for the right to proceed and develop, but that this development has been hampered because the railroads would not invest money in undertakings of such doubtful constitutionality. He said the exemption was made to encourage the railroads which now had the key to the situation to come in and open up Queens and Brooklyn to its commercial and industrial possibilities.

During the week Chairman Edward E. McCall, of the Public Service Commission, issued a statement criticising the action of Mayor John Purroy Mitchel in vetoing the bill, which had been favored by the commission, amending the Rapid Transit Act. The chairman stated that the Mayor's veto would undoubtedly be pleasing to the

Contractors' Association, as that association, so far as he knew, was the only body to oppose the bill, either in Albany or before the Mayor. The proposed bill clothed the commission with power to do actual construction work on the new rapid transit lines, in the event of this becoming necessary by reason of some contractor not being able to perform the whole of his contract. It also raised the amount from \$10,000 to \$25,000, for which the commission could let contracts without formal competitive bidding. Before doing any work under either amendment it would have been necessary for the commission to secure the consent of the Board of Estimate and Apportionment, and in this manner the consent of the Mayor would be necessary, as he is a member of that Board.

#### Water Bill Vetoed.

News of the action of Governor Glynn in vetoing the Foley-Maier water bill was received with great satisfaction all over Queens, and especially in the Second Ward. The provisions of the bill that appear to have impressed the Governor most unfavorably are those that virtually prevented the city introducing the Catskill system, where a private company already exists. This would be unjust to the taxpayers who have paid for the construction of the Catskill system.

#### Smokeproof Towers.

Woodruff Leeming, past president of Brooklyn Chapter, American Institute of Architects, is a great believer in the efficacy of smokeproof towers as a life-saving device. Every new factory should have at least one, he advises, as open fire-escapes have proved time and again to be useless because of the smoke pouring out of the lower floors and cutting off those above, and interior fireproof stairs offer the same objection, as the doors, though fireproof and self-closing, must be kept open for an appreciable length of time, thus causing a draught and filling the upper flights of stairs with smoke.

—The subject of exclusive agency is interesting the real estate brokers of Westchester County, and steps are being taken to have this method generally adopted there. In the smaller cities this method of marketing property is very generally followed, and it is contended that it would be.

—There were 7,336 real estate conveyances and 5,439 mortgages filed in the Bronx last year, the latter totalling over \$38,000,000. Fifteen miles of streets were graded and nearly fourteen miles were paved.

—The cost of living is declining, Bradstreet's index figure for April 1 being 8.7562, against 9.2976 a year ago. The declines in commodity prices were greatest in food products.

## UNIVERSITY HEIGHTS A HOME COLONY

Builders Find Demand For Apartment Houses, and Vacancies Are Scarce—Educational Institutions Exert Refining Influence on District.

UNIVERSITY HEIGHTS section of the Bronx is destined to become a high-class residential section with detached dwellings and modern apartment houses, the prevailing type of construction. From the point of view of a builder who figured prominently for many years in the private house development of that portion of the Bronx, an architect who designed a great many buildings on University Heights, an investor and a local real estate broker, the probable growth will be along these lines.

That district bounded by 181st street, 183d street, University avenue, and Sedgwick avenue, with the exception of about five lots, is restricted until 1940 to private houses and has been improved in recent years with residences ranging in price from \$14,000 to \$40,000. There has been no particular apartment house construction, although William Evans built, about two years ago, just north of this restricted territory, a row of four-story apartments, and the Gaines & Roberts Company erected similar structures, which are fully rented for prices ranging as high as \$8.50 a room. On Sedgwick avenue, adjoining the restricted area, the Colonial Holding Company erected about four years ago from plans by Andrew J. Thomas, apartment houses which are bringing to the owners as high as \$10 a room, an exceedingly high rental, considering the location, but justified by the character of the surroundings and the type of construction. Similar structures are being erected at St. James Park and 193d street, Aqueduct avenue and 190th street. Others having been recently completed at Aqueduct avenue, corner Fordham road, and at Fordham road and Valentine avenue. A ten-story apartment hotel is contemplated at the northwest corner of Morris avenue and Fordham road, consisting of one, two and three-room suites with all modern improvements, including kitchenettes, etc.

### Character of Construction.

The chief characteristic of University Heights has not been extensive apartment house construction, but rather the high class detached dwelling. William C. Bergen built about two years ago a row of residences on University avenue, from 181st to 183d streets, nearly all of which were sold from the plans; one house was recently bought by District Attorney Francis Martin, of the Bronx, for his own occupancy. That University Heights will retain its residential character and will continue to attract the same class of buyers is probable.

The refining influences of New York University, with its many stately buildings, and the presence of a number of educational and other institutions such as the Webb Academy and Home for Shipbuilders, Roman Catholic Orphan Asylum, Hebrew Infant Asylum, St. James' Episcopal Church, the University Heights Presbyterian Church, and the Church of St. Nicholas of Loretine, all tend to offset the invasion of influences usually detrimental to residential property. This fact, coupled with the natural high elevation and the present and proposed transit facilities, aid in strengthening the opinion that University Heights will retain its residential character. A station of the New York Central Railroad places the district within twenty minutes of the Grand Central Station, and a number of cross-town trolley lines connect with 181st street subway station on the west side and the West Farms station on the east side. Other trolley lines place University Heights in touch with all sections of Westchester and the Bronx, including the shopping and theatrical center

at 149th street. The continuation of the subway along Jerome avenue when operated will place University Heights in the five-cent zone and put the whole section in close touch with the entire city.

### Opinion of a Builder.

William C. Bergen, the builder, said this week: "To-day University Heights is the only exclusive residential section of the Bronx, principally on account of its proximity to New York University and the restricted area on University avenue. The territory south of the University has not been particularly active in recent years, but is now ripe for improvement with either private houses or high class apartment houses. The fact that there is not a single vacant apartment in those structures recently erected between Washington Bridge and Fordham road shows that builders of such properties have been highly successful.

"The beauty of the distance is not marred by the small, unsightly buildings characteristic of many of the other sections of the borough. The older structures retain the same new up-to-date appearance that make the recently constructed buildings so attractive. I know of no other section of the Bronx which offers more possibilities than University Heights, particularly that district lying north of Washington Bridge and south of Fordham road."

Andrew J. Thomas, the architect, is another firm believer in the future of University Heights as a residential center. "The section," he said, "is particularly well adapted for residential purposes, not only on account of its high elevation but on account of its unusual scenic beauty. The fact that such excellent conditions prevail in those apartment houses already built proves that the speculative builder has an excellent opportunity in the construction of buildings of a similar type. With municipal improvements installed, the Jerome avenue subway in sight, and even the contour of the ground inviting in itself, it offers in my mind a most excellent field for the erection of either up-to-date apartment houses or high class detached dwellings."

### Activity Anticipated.

Henry U. Singhi anticipated a revival of building activity on account of the proposed subway extension which will be put in operation in a short time. He expressed the opinion that Fordham road with a subway station at Jerome avenue would become the business hub of that portion of the Bronx. Mr. Singhi recently erected a two-story taxpayer at the northeast corner of Jerome avenue and Morris avenue, and adjoining it a 2-story moving picture theatre. Similar taxpayers are being erected in the immediate vicinity.

### No More Private Houses.

"Private house construction is a thing of the past throughout the University Heights section of the West Bronx," said H. Nelson McLernon, of McLernon Brothers, real estate brokers, last week. "Builders who erected this type of house a few years ago were able to dispose of their product to advantage upon completion and very often from their plans. With the increase in land values which have occurred during the past few years, they found that they could not obtain so ready a market at the increased price this necessitated and either turned to new fields where land values were lower or went into the construction of apartment houses. Owing to the fact that there have been no new houses erected, the owners of the existing private residences are able to demand

and obtain a very good price for their properties when they wish to sell.

"Builders who entered the apartment house field have been very successful. High class houses have been erected on University avenue, Andrews avenue, Loring place and Sedgwick avenue. These houses rented quickly and to a most desirable class of yearly tenants. There are now several new operations under way which will be ready for the autumn season. The average obtained runs from seven to ten dollars per room.

"It should not be hard to conceive the wonderful growth of this west side of the Bronx upon completion of the Jerome avenue extension of the Lexington avenue subway route. In addition to operating subway trains on this line, there is to be a connection with the Sixth and Ninth avenue elevated roads, for the operation of whose trains track-age rights were reserved in the agreement made with the Interborough company. We predict and anticipate that a building movement greater than that which occurred on Washington Heights or in the Hunts Point section will ensue with the completion and operation of this new transit line. University Heights, being the choicest of the property affected, will naturally be one of the first sections in which the development will show itself."

### Will Test the Market.

Whether the general public is in a receptive mood for investments in real estate ripe for development or not, will doubtless be determined on next Tuesday, when Joseph P. Day and J. Clarence Davies will offer 134 lots in the University Heights section of West Bronx. The land, the property of the heirs of the estate of Ellen M. Hennessy, is to be sold without reserve. Some of the heirs wanted to hold the land for sentimental reasons, it having been an heirloom for nearly half a century, while others insisted upon a sale, even though the lots might not bring as much as under more favorable market conditions.

The Hennessy lots adjoin the grounds of New York University and are accessible to lower Manhattan via the Harlem and Putnam divisions of the New York Central Railroad, the West and East side elevated lines, the existing subway and a comprehensive system of trolley lines. The Jerome avenue subway will have a station at Burnside avenue.

### Last of Grand Union Hotel.

Next Saturday will witness the closing of the Grand Union Hotel, occupying the block front in the east side of Park avenue, between 41st and 42d streets. The property was condemned by the Public Service Commission in order to facilitate the construction of the subway system connecting the Fourth and Lexington avenues routes and title will be taken by the city as soon as a commission can determine the value of the property, which has been roughly estimated to be worth \$3,500,000.

The closing of the hotel will mark the passage of another famous hostelry in this section of the city. Several well known hotels in the district between 17th and 42nd streets have been closed down during the last few years to make way for modern loft and office buildings. In all probability the city will resell the Grand Union Hotel property, subject to a subway easement, as soon as the system is constructed.

—The Merchants' Association of New York has adopted a resolution condemning the proposed increase in the weight limit of the parcel post to one hundred pounds.

# FIRE PREVENTION AND PROTECTION

American Institute of Architects and Board of Fire Underwriters  
Cooperate in Order to Protect Property Owner Against Conflagrations.

IN order to disseminate among architects, builders and property owners an outline of the main points in the science of fire prevention and protection, and to indicate where detailed information of these important subjects may easily be obtained, a pamphlet has been issued regarding fire insurance requirements.\* The New York Chapter of the American Institute of Architects, represented by Julius Franke, of Maynicke & Franke, architects, and the New York Board of Fire Underwriters, represented by F. J. T. Stewart, have cooperated in this matter not only that the property owner may thereby be benefited in regard to his insurance, but also to stimulate the adoption of higher standards of construction and equipment. It is hardly necessary to call the attention of technical men to the enormous fire waste of our country, amounting to more than two hundred million dollars annually.

Broadly speaking, there are six important considerations which enter into the "hazard" in fire insurance, and likewise in the science of fire prevention and protection, namely:

## Exposure to Fire From Without.

The architect may have little to do with this, as the site is generally chosen before he is called in. The exposure depends upon the width of streets or courts, the space between the new buildings and the neighboring buildings, and the nature of such neighboring buildings.

This hazard may be reduced, however, if the building is planned without openings facing the danger, or if wired glass windows (1), shutters, doors (2) and skylights (11) facing such exposure furnish standard protection. Outside sprinklers (3) and fire hydrants (4) can also be provided to reduce the danger.

## Construction of the Building.

The hazard here is affected by the materials and workmanship entering into the construction, wall thickness and strength. An approved Building Code is generally utilized by the Underwriters in judging the adequacy of wall thicknesses and the strength of materials.

Structural steel members are required to be thoroughly covered with fire resistive material; as terra cotta, brick, concrete or other approved material of adequate thickness. The material and workmanship should also be of such that, in case of fire, a powerful hose stream will not destroy the protection and expose the steel to the flame.

The National Fire Protection Association at its annual convention in May, 1913, adopted regulations for a "Standard Fire Resistive Building of the Highest Type" (6). This standard is for a building that would resist a temperature of 2,000° Fahrenheit for four hours without material injury to its structural parts. Although impractical to erect all buildings as prescribed by this document, it is, nevertheless, an ideal that can be approached in any building at least in part. A suggested building ordinance especially intended for small towns and villages (5) was also adopted in 1913 and treats especially of protection for the "non-fireproof" buildings.

\*In the appendix appears a list of standards issued by the National Board of Fire Underwriters, many of which are recommendations of the National Fire Protection Association. In the design of new buildings it will be helpful to consult the Underwriters if the cost of fire insurance is considered. The numerals appearing in this pamphlet in parenthesis ( ) refer to the number opposite the standards listed in the appendix.

The hazard here includes questions of height, area, the location of fire stops, facilities for the escape of the occupants and facilities for access for firemen. The height of a building seriously affects its insurance, because, beyond a certain height the Fire Departments cannot be depended upon, for the present at least, for effective work.

## Plan of the Building.

It is evident also that the larger the area the greater the danger of fire getting beyond control. When the area of any floor exceeds 5,000 square feet the insurance cost is generally higher. Fire stops are provided to decrease the area.

For the purpose of allowing communication between the various areas in a horizontal direction and between the floors in a vertical direction, doors (2) are provided which should be standard.

Of other elements included in plan and construction are the electric wiring (7) and fittings (8), protection against lightning (10), whether the building be fire resistive or mill construction (13) and windows of wired glass with metal frames (1). Special standards have also been adopted for the construction of railway car houses (12) and for gravity tanks (31).

## Fire Extinguishing Equipment.

The hazard here is affected by the character of the protective apparatus, either stationary or movable, such as sprinklers (3), standpipes (14), pumps (15), valves (18), water supply, hand extinguishers, watchman's clock, fire drills (29), fire alarms (16), hose (17), etc., all designed to extinguish fire in its incipient stage.

## The Nature of the Occupancy.

The consideration of this hazard includes these points: Whether the merchandise and temporary fixtures are combustible or not, whether explosives or highly inflammable materials are stored, whether there are few or many employes, the nature of the work being done, whether or not the place is kept clean, whether or not the fire extinguisher apparatus is kept in order, and whether or not the special mechanism or apparatus being used is standard and properly taken care of. Gas machines (19) and engines (20), incubators and brooders (22), kerosene oil pressure systems (23), oxy-acetylene heating and welding apparatus (24), waste cans and ash cans (25), films (26), oil storage (27) and gasolene stoves for cooking (28) are all, if improperly installed, hazards of this nature.

The danger of fire due to carelessness or viciousness on the part of the owner, is commonly known among Underwriters as the moral hazard. It is quite distinct from the physical hazard, but a careful investigation of the moral hazard is essential in insurance.

## Public Fire Protection.

This part of the hazard which depends on the efficiency of municipal departments—notably the Fire, Water and Building Departments, has an important bearing on the fire loss and consequently the cost of insurance. Architects, builders and property owners can exert an important influence in fire prevention by encouraging the enactment of adequate laws on these subjects and insisting on an efficient administration of such laws (30).

## Appendix.

The principal publications referred to in the preceding pages by numbers or letters are listed herewith. Many of the standards described in detail in these publications will be of invaluable assistance to architects, builders and

others interested in building construction and maintenance.

Any of these pamphlets may be procured from the New York Board of Fire Underwriters; they may be secured through insurance brokers, and they may be had on application to the National Fire Protection Association, No. 87 Milk street, Boston.

A. General information of the Underwriters' Laboratories with facsimiles of labels.

B. List of fire appliances.

C. List of gas, oil, mechanical and chemical appliances.

D. List of electrical fittings.

E. Index of publications on the subject of fire prevention and fire protection issued by the National Fire Protection Association.

1. Wired glass and metal window frame construction.

2. Fire doors and shutters.

3. Sprinkler equipments, automatic and open systems.

4. Fire hydrants.

5. Construction of buildings in small towns.

6. Standard fire resistive building.

7. Electric wiring and apparatus (National Electrical Code).

8. Electrical fittings, list of approved.

9. Underwriters' Laboratories—General information in reference to the nature of its work and the terms and conditions under which tests of fire appliances and materials are conducted.

10. Lighting, protection against.

11. Skylights.

12. Railway car houses (storage and operating), construction and protection of.

13. Uniform requirements—Standard mill construction, "inferior" construction, general hazards, oil rooms, general protection, stairway and elevator enclosures, watchmen, thermostats, etc.

14. Standpipes.

15. Fire pumps—steam, electric, centrifugal, rotary; steam pump governors and auxiliary pumps.

16. Signaling systems, used for the transmission of signals affecting the fire hazard.

17. Fire hose—for Fire Department use, for private department mill yard use, unlined linen, for use inside buildings; hose couplings and hydrant fittings, for public fire service; hose houses, for mill yards.

18. Valves, indicator posts and hydrants, for mill yard use.

19. Gasolene vapor gas lighting machines, lamps and systems; acetylene gas machines and storage of calcium carbide; coal gas producers (pressure and suction system).

20. Gas and gasolene engines.

21. The story of the National Fire Protection Association and a list of its publications.

22. Incubators and brooders.

23. Kerosene oil pressure systems.

24. Oxy-acetylene heating and welding apparatus.

25. Waste cans, ash cans, refuse barrels, fire pails and safety cans for benzine and gasolene.

26. Nitro-cellulose films (storage and handling).

27. Oil storage (fuel), storage and use of fuel oil and construction and installation of oil-burning equipment. Oil storage (inflammable), systems for storing 250 gallons or less of fluids which at ordinary temperatures give off inflammable vapors.

28. Gasolene vapor stoves, for cooking and heating.

29. Fire Departments, private.

30. Municipal fire alarm systems.

31. Gravity tanks.

### NEW ARBITRATION PLAN.

#### How Amicable Relations Are Maintained in the Building Trades.

For several months a plan of settling jurisdictional disputes has been in vogue in the building trades of Greater New York and Long Island that is proving both expeditious and satisfactory. Since 1908 there has been no general arbitration agreement, but the essential principles that were contained in the plan of 1903 have persisted in the separate trades since the general board was dissolved and have served to keep the trades comparatively free from strikes and lockouts. An informal plan now being followed dispenses with local formalities and brings the question at issue directly to the attention of the higher powers.

Under this plan it is now the custom for the Emergency Committee of the Building Trades Employers' Association to meet in conference a committee from the Executive Council of the United Board of Business Agents, when, if there be any complaint on file from either a general contractor, subcontractor or trade union, because of any alleged unfairness, the complaint is heard at once, testimony taken and decision rendered. Two disputes of a jurisdictional nature over work on the Lord & Taylor building were quickly settled in this way.

So effectual have these conferences proved in preserving amiable relations, that it is now proposed that there shall be created a permanent joint committee, to consist of five employers and five union men, with delegated power to settle jurisdictional disputes when regularly presented for arbitration. A jurisdictional dispute is one arising over a question as to which of two trades is entitled to do certain work. Final action on the joint-committee plan has not yet been taken.

Before the general arbitration pact was signed, upon the conclusion of the great labor war of 1903, strikes and lockouts were of frequent occurrence. A large percentage of unnecessary cost of building operations was a consequence. During the five years which have passed since the closing of the general arbitration court even fewer strikes have occurred than during the five preceding years when the court was sitting. This is accounted for by the fact that the respective rights of employers and journeymen were so clearly defined in the decisions handed down by General Arbitration Board, that these decisions, with the principles on which they were founded, have continued to be recognized as standards of conduct in the trades. The good work of the Arbitration Board lives after it. Samuel B. Donnelly, late U. S. Public Printer, and former Secretary of the Arbitration Board, is now executive secretary of the Building Trades Employers' Association; and Roswell D. Tompkins is secretary of the United Board of Business Men; both are trained men in labor administration affairs. Should a general revival of building operations come this year, as hoped for, it is very certain that real estate operators and investors can safely continue to omit from their calculations such contingencies as labor strikes.

### SUBWAY PROGRESS.

#### Two More Sections Put Under Contract—More Difficult Work Ahead.

The contract for building Section 1, of Route 33, of the new rapid transit railroad has been awarded to Booth & Flinn (Ltd.), the lowest bidders, for \$2,059,182. Section No. 1 connects the new Broadway subway with the proposed East River tunnel to Montague street, Brooklyn, and runs from Trinity place and Morris street mainly through Whitehall street to South street, Manhattan. It will be a two-track line, with a station in Whitehall street extending from State street to Bridge street, for operation by the New York Municipal Railway Corporation. During the week the Commission also awarded the contract for Section No. 1 of Routes Nos. 4 and 38, the Seventh avenue subway in

Manhattan, for operation by the Interborough Rapid Transit Company, to the Rapid Transit Construction Co., for \$2,121,077. Section No. 1 begins under Battery Park and extends northerly to Greenwich street and Vesey street, where it will connect with Section No. 2. This section will be a two-track line, and at the Battery Park end it will connect with the existing subway.

The commission is advertising for bids, to be received May 12, 12:15 p. m., for the construction of Section 2 of Route No. 20, the Canal street cross-town subway in Manhattan, for operation by the New York Municipal Railway Corporation. This subway will connect the tracks coming over the Manhattan Bridge from the Fourth avenue subway and the Brighton Beach lines with the Broadway subway in Manhattan. This line will be the key of the whole Brooklyn rapid transit system. There will only be one station, which will extend from Centre street to near Broadway. This will be a general transfer point, where passengers coming from lines crossing the Williamsburgh Bridge may transfer to the Broadway subway and vice versa. The station will also have stairway communication with the Canal street station of the Centre street loop subway.

Owing to the depth of the line and the swampy character of the ground in this vicinity, the engineers of the commission have prepared two alternative plans. One method of construction is the usual "cut and cover" method, in which sheet piling will be driven on either side of the structure and the excavation made from within the pillage. The other type of construction calls for both the usual "cut and cover" method and for tunnel construction methods. There are to be two cast iron, concrete-lined tunnels, each large enough to contain one track, which are to be constructed by compressed air methods, using a shield which is advanced from one end, the same as in the construction of river tunnels.

The Public Service Commission has

adopted plans and contract forms for the two tunnels under the East river from lower Manhattan. The commission will advertise for bids at once, and will open proposals May 22. Provision will be made for any contractor to bid on one tunnel or both. The work in the construction of these tunnels will be the most difficult and expensive in the dual system. Each will have two circular cast iron tubes, one for each track, and will be built by the shield method. The total expenditures for these tunnels will range from \$12,000,000 to \$16,000,000.

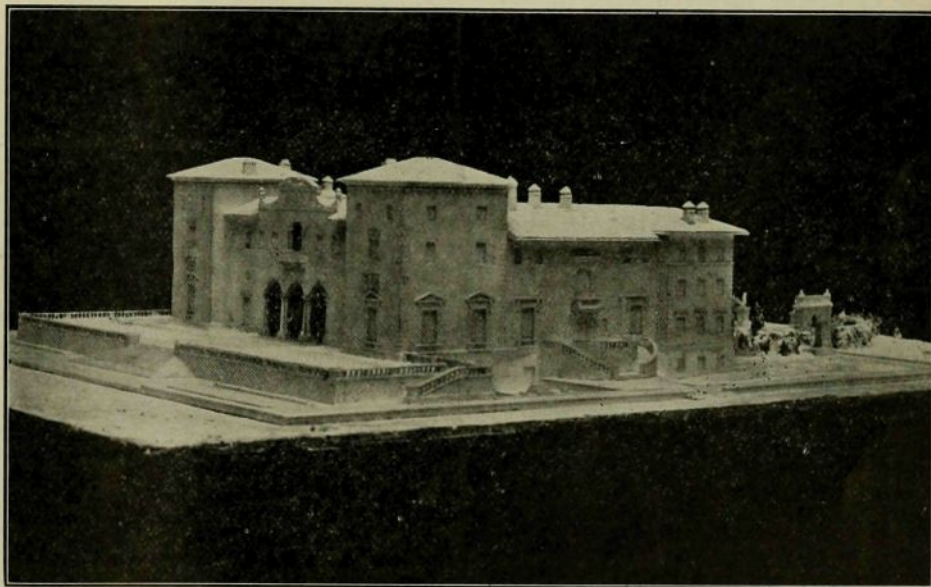
#### Historic Duane Street Station Is Passing Out of Existence.

One of New York City's electrical landmarks, which had its origin in the mind of Thomas A. Edison and was developed under his skillful guidance, is about to pass out of existence, into the discard of things which have passed their day of usefulness. The old Edison generating station at Duane, Elm and Pearl streets, which is being vacated by the company, is of historical importance in the annals of electricity, for the experiments and developments worked out there have been adopted the world over.

Mr. Edison gave to New York the first large electric lighting system in the world, worked out by himself and now bearing his name. The Duane street station, which was built in 1891, was then held to be a wonderful achievement, says the Electrical Review—a show place which engineers came from everywhere to see. They laughed as they compared it with its predecessor, the Pearl street station, in which Edison used to sleep all night during the period of its construction. The comparison between the half-million-horsepower Waterside generating station of today and the Duane street station of that day is just as startling.

The general offices of the company have been moved to Irving place, and placards on the building advertise floors to rent.

### RESIDENCE AT MIAMI FOR JAMES DEERING.



F. Burrall Hofman, Architect.

THE new residence, which James Deering, Esq., of Chicago, has just contracted for, will be located about two miles south of the town of Miami, Florida, and will be one of the finest private residences in that section of the country, as well as one unique in many respects. The architect is F. Burrall Hoffman, Jr., of 17 East 40th street, Manhattan, and the building will be erected under his supervision. It will have a height of two stories, with a basement above ground and two towers. The dimensions of the building are about 120 by 120 feet, with a 60-ft courtyard in the center. The grounds will be beautifully laid out with terraces in two tiers, with shrubbery and flower beds.

The facades will be of stucco facing on concrete, with a trim of native cut stone and a special mission tile roof. The first

floor is arranged for nine rooms, with an especially large reception hall and library. On the second floor are seven master bedrooms and two salons, each with private baths. There will be rooms for about fifteen servants, with baths connecting. The equipment includes an automatic electric passenger elevator, electric dumbwaiter and car controller service elevator of Otis make, an ice-making plant, gas plant, vacuum cleaners, indirect steam heating system, electric plant, sewage disposal system, bowling alleys, a salt-water swimming pool and a pipe organ.

The George Sykes Company, of 314 East 34th street, Manhattan, has the contract to erect the building, exclusive of the interior which will not be awarded before next autumn. Excavating is to start about May 1.

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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

Founded March 21, 1868, by CLINTON W. SWEET.

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. W. DODGE, President

F. T. MILLER, Secretary-Treasurer

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

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

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The first of May was in former years, before arbitration became the rule, a time of trouble in the building trades; but the times have changed, men have changed with them, and an entirely different order of things prevails.

War times have usually been good times for general business in this country. Coincident with the breaking out of the late war with Spain the long financial depression following the panic of 1893 disappeared. War is, of course, too heavy a price to pay for prosperity; but if it is inevitable, let it come.

A considerable advantage to the Tenement House and some other departments of the city will result for the time being from having the full and specific addresses of the purchasers of property made a part of the record of the conveyances, but no regulation prevents a buyer from changing his address afterward without notice to the authorities.

The Record and Guide congratulates the Real Estate Board upon the success which has rewarded its fight for an amelioration of drastic factory laws; and now that the State authorities have learned of the general public feeling on the subject, it is hoped that in their enforcement of the laws they will give fair and due consideration at all times to the rights of property.

Building operations in both Brooklyn and Queens are beginning the season at a good pace, and are considerably ahead of last year's record to date, as will be observed in our weekly statistical table. As in Brooklyn last year construction work reached nearly normal proportions, in the view of Superintendent Carlin of the Bureau of Buildings, the larger number of plans being filed there this spring is decidedly encouraging to real estate interests generally, while the builders, on their part, anticipate a good buying demand.

### The Advisory Council of Real Estate Interests.

The announcement of last week that the Advisory Council of Real Estate Interests had been formed was received by real estate brokers, operators and owners with very general approval. The council has been organized for the purpose of mutual consultation and for that of public recommendations in respect to legislation, municipal ordinances, and all other matters affecting real property. Its plan of action is broad and is based upon the lessons learned from the failure of previous attempts at general real estate organization. There is no intention of adding to the number of existing associations. The object matter is to strengthen the prevailing local and trade organizations by bringing about their co-operation for common purposes. The committee consists consequently of representatives of the strongest and most useful existing societies, together with some few members at large, selected because of their ability, public spirit and high standing in the community.

It includes such men as John Claffin, Charles A. Peabody, Clarence H. Kelsey, Cyrus C. Miller, Frederick B. Platt, Albert G. Milbank, Alfred E. Marling, and others. The effectual influence of such a committee depends, of course, largely upon the personal influence of its members, and it is, consequently, very fortunate in securing the assistance of so many strong men. It remains to be seen whether it will constitute a better method of organizing the real estate interests than those which have already been tried. Our own guess would be that its value will depend entirely upon the intelligent and persistent activity of its constituent members. The work of such a committee cannot be performed by a paid secretary. The members will have to attend the regular meetings and give a good deal of time and attention to the work. If they will give the necessary time, they are bound to exercise an ameliorative influence both upon public policy and upon public opinion.

It is particularly encouraging that such a committee should be formed, not during an emergency, but during a period of comparative legislative and administrative inactivity. It is the result, apparently of a real and lively sense of the adverse effect on real estate of the present disorganized condition of its owners. Its work should be watched with solicitude by the property owners of New York, and its advice should be followed whenever it is necessary for the real estate interests to combine for a common purpose.

### What the Tax Commission Can Do.

Another advisory committee has also been formed, whose work may have a beneficial effect upon real estate interests. The Mayor has appointed a commission to study the systems of local taxation here and abroad, and to report upon any changes which may be desirable in the existing methods of taxing real estate and personal property. This commission is, of course, the result of the attempt to increase the land tax made during the last session of the Legislature. Its object fundamentally is to study the economic questions involved by such an increase. At present grave divergence of opinion exists as to its probable effect. The tax reformers expect very much more from the increase in land taxation than the majority of economists are willing to grant. The matter needs, consequently, to be investigated, for the purpose, if possible, of reaching an agreement upon the facts.

It is not to be supposed that the commission will be able to agree to recommend a particular method of dealing with the problem, but it should be able to supply the information needed by intelligent men in making up their minds on this important matter. Every humane man cannot help but sympathize with this attempt of the tax reformers to diminish congestion, and to place the

poor people within reach of cheaper land. The question is whether the increased land tax will produce any such results without the help of improved transit; and as soon as means of transit have been improved, would the increased land tax serve to increase its social efficacy?

### Why Districting Is Necessary.

The United Real Estate Owners' Associations have decided to oppose both in and outside of the courts the attempt to establish zones within which buildings of a certain class only can be erected. It is natural that they should assume an attitude of resolute opposition to the placing of limitations upon the right of a real estate owner to build upon his property the kind of structure most satisfactory to himself, but the Record and Guide suspects that in the course of time their opposition to the establishment of zones will disappear, just as their opposition to the restriction to the height of buildings has disappeared. Time was when practically all real estate owners regarded the limitation of the height of buildings as an unwarranted interference by the city with individual rights. But little by little it has been clearly proved that the lack of building restrictions injures far more property owners and much more property than it benefits.

The members of the United Real Estate Owners' Associations are themselves now in favor of restriction, and inasmuch as they have committed themselves to restriction, they should bear in mind that restriction can be made both more effective and less injurious to individual interests in case it is united with the zone system. A method of restriction which is applied rigidly to a city in which local conditions vary as widely as they do in New York, is necessarily a compromise which permits certain property owners to build higher than is desirable and prevents others from building as high as they might very well be allowed to build. The report of the Heights of Buildings Commission showed clearly that the rule governing building heights should be adjusted to local conditions. But an adjustable rule implies in practice the establishment of zones; and real estate owners will find that this zone system will in the long run benefit them in the same way as will a restriction of the height of buildings. Its effect will be to give a desirable stability to real estate conditions and so prevent those fluctuations in the use of neighborhoods and in the price of property, which is just as often a source of loss to the property owner as a source of gain.

### The Central Terminal District?

The removal of St. Bartholomew's Church to Park avenue will have an extremely good effect on the future of that avenue immediately north of the station. So far the efforts of the management of the New York Central Railroad Company to lease the building sites over its tracks to public institutions have proved to be a failure. The directors of the Metropolitan Opera House have definitely decided to remain where they are. The Fine Arts Building, which was to be erected near the station, has been abandoned. The only association of any prominence that is building on New York Central property is the Yale Club, and it seems improbable that any other club will follow its example. One cannot help wondering, consequently, how and when the blocks immediately north of the station will be improved. Either the railroad company will have to change its policy and permit the erection of commercial or residential buildings, or else the property will go unimproved for a long time. The removal of St. Bartholomew's to Park avenue will, however, help the situation by distinctly improving that part of the avenue. It will not only get rid of the brewery, which has always been an impediment to the building up of this neighborhood, but it will relieve the monotony of the apartment houses, which up to date are the only kind of edifice which private capital

seems inclined to erect. As soon as building revives, other similar projects are likely to be announced, for there can be no doubt that the whole Central Terminal district will be one of the first to feel the effects of a revival in interest in speculative real estate operating, leasing and building.

**Dangerous Building Conditions.**

*Editor of the RECORD AND GUIDE:*

With the disastrous fall of a derrick at the Equitable Building with its accompanying fatality, there is brought to mind the fact that during the last two years there have been several serious falls of building material onto the streets of the city. Fortunately none except this last fall has had fatal results. This good fortune has been due to nothing but chance, as all these falls have taken place during business hours when the streets are busy with people.

The writer has seen two of these falls of material, one being new material from the Metropolitan Tower and the other the brick ornamentation from the Western Union Building. The fall at the Metropolitan Building was that of several planks slipping from a sling load being hoisted from 24th street to the top of the tower. When about ten stories above the street, the load slipped in the sling and several planks fell out. The first plank came straight down and landed underneath the load on the south side of 24th street. The second plank rode the air on its side and sailed over to above the roof of the Madison Square Presbyterian Church, upon which it landed and rebounded to the street below. There were several pedestrians in the street at the time, none of whom would have been able to have dodged the planks had they come their way. The cause of this accident was purely carelessness on the part of the city and the man doing the hoisting, the fault of the city's to be explained later; the man's fault self-evident.

The fall of the brick corbels from the Western Union Building came without warning. The overhanging portions of the corbels broke under the weight above them and fell to the sidewalk below. Several people narrowly escaped being hit. This fall can be attributed to the carelessness on the part of the city and poor design on the part of the architect.

The fall of a girder being hoisted up the elevator shaft of the Equitable Building a few weeks after the fall of the derrick illustrated yet again the danger to which the people in the streets of New York are subjected by the erection of new buildings.

The city can be shown to be at fault when hoisted material falls into the street for allowing such hoisting to be done over the sidewalks which are open to the public. Although these sidewalks are shielded by means of heavy timbers, such shields cannot be made strong enough to withstand the force of a heavy object falling from the height of several stories. The fall of the derrick illustrated that fact. It was a wise regulation on the part of Supt. Rudolph P. Miller when he insisted that the sidewalks should be protected by heavy timber roofs; but when heavy stones and girders are being hoisted several hundred feet into the air over these sidewalks, it is a good policy to walk in the middle of the street instead of trusting to the protection of the timber tunnels.

Such hoisting should be confined inside the building lines of the lot upon which the work is being done. This would necessitate hoisting all the material up through a shaft in the middle of the building. The architect and the contractor would have to exercise some ingenuity to arrange the building in such a fashion that the hoisting would not interfere with the proper progress of the work. This is a small problem when compared with the fatal results of a fall under the present style of hoisting over the streets.

The fall of overhanging ornamentation on a building already erected can be easily prevented by forbidding and removing such overhangings. In cases where overhangs are deemed necessary such as window sills and lintels, the por-

tion that projects beyond the wall should be a small fraction of the part embedded in the wall. For instance, a rowlock course of common brick should not project more than 1/2 inch for its 4 inches of depth and 8 inches of length. Ornamentation which is now effected by means of cornices and projecting ornaments, can be produced by the use of different shades and surfaces of building material. This opens up a broad field of design for the manufacturer of building material in order to avoid the monotony of a smooth front to the building.

In this age of "Safety First" any trouble and expense incurred while protecting the busy and unconscious-of-danger passerby should be considered when designing the building and in estimating its cost. H. G. N.

New York, April 16.

**INCOME TAX RULING.**

**What Is Meant by Deductible Interest?—As to Interest on Mortgages.**

Questions have been raised as to the proper construction of the provisions of the Income Tax Law relating to deductions which corporations, especially corporations formed to buy and sell real estate, may make on account of interest paid on indebtedness. The provisions of the act permit a deduction on this account, but, just exactly what it is, neither the Act nor the General Regulations issued in January, 1914, make clear. Articles 113 and 148 of the General Regulations deal with this subject, but they give no formula which determines whether the amount, interest on which may be deducted, is one-half of the sum of the capital stock and indebtedness or is made up in some other way.

The Treasury Department has recently adopted a construction of the Act and its own regulations, being Treasury Decision No. 1960. This decision states that in the case of a corporation having capital stock, the deductible interest is interest actually accrued and paid within the year on an amount of indebtedness not exceeding the entire capital stock outstanding at the close of the year, increased by the addition to such entire capital stock of one-half the interest bearing indebtedness outstanding at the close of the year. This gives a definite formula which differs from the previous understanding of the Act.

The Commissioner of Internal Revenue has therefore instructed collectors that as many corporations did not take credit in their return for the full amount of the interest deduction to which, under the foregoing ruling they are entitled, collectors are instructed to advise all such corporations that they may have filed an amended return in which they deduct the full amount of interest authorized by the law as now construed by the Treasury decision.

If assessments have been made before the receipt of amended returns, the corporations may file claims for the abatement of any excess tax by reason of their failure to deduct the full amount of interest authorized as an allowable deduction by Treasury Decision 1960.

The Treasury Department has, however, not ruled in favor of the contention of corporations dealing in real estate on another more important subject. The Act provides that deduction may be made as an expense of doing business of all interest secured and paid by the company on indebtedness wholly secured by collateral the subject of sale in ordinary business of such corporation. Real property being the subject of sale in the ordinary business of a corporation formed to deal therein, it would seem that this provision clearly authorizes the deduction by way of expense of all interest paid on mortgages by corporations of that character. This question ought to be forced to a decision in favor of real estate corporations. There is no good reason why a corporation dealing in stocks and bonds which it pledges as collateral may treat the interest on its obligations as expense, while a corporation which deals in land as its ordinary commodity, must pay income tax on its debts. WALTER LINDNER.

**BARGE CANAL TERMINALS.**

At the hearing before State Engineer Bensel and Borough President Connolly, held yesterday afternoon in the Borough Hall, Long Island City, regarding the selection of Barge Canal terminals on Dutch Kills Creek, Halletts Cove, Bowery Bay and Flushing Creek, recommended by the Chamber of Commerce of the Borough of Queens, Walter I. Willis, secretary of the Chamber of Commerce of Queens, spoke in favor of the projects.

In the arguments presented by Mr. Willis facts showing the industrial growth of Queens and a comparison of its rank with other cities in the State were made. The following table shows the increase in manufacturing in Queens Borough for the past fifteen years:

Year	Value of Products	No. of Factories
1899	\$35,428,000	395
1904	92,941,000	513
1909	151,680,000	771
1914 (Est.)	225,000,000	1,050

It was also pointed out that the value of manufactured products in Queens Borough for the year 1909—the last official Census taken by the Department of Commerce and Labor of the United States—was as great as the combined products of the cities of Syracuse, Utica, Amsterdam, Schenectady, Troy and Albany. In fact, for that year Queens was exceeded by only the Borough of Manhattan and Brooklyn and by Buffalo. The following table gives a comparison of the value of products in Queens Borough and the principal cities along the Barge Canal for the year 1909:

City	Value of Products	No. of Factories
Queens Borough	\$151,680,000	771
Rochester	112,076,000	1,103
Yonkers	59,334,000	158
Syracuse	49,444,000	738
Bronx Borough	42,000,000	931
Schenectady	38,165,000	134
Troy	37,980,000	363
Utica	21,199,000	317
Albany	22,826,000	395
Amsterdam	22,449,000	97
Niagara Falls	28,652,000	156

Complete information is now being tabulated by the Chamber of Commerce, of just what articles and amounts will be shipped and received via the Barge Canal by the various factories throughout the borough.

**Railroad Improvements Helping Real Estate.**

Although the railroad situation throughout the country is not particularly cheering in its outlook to investors, the Long Island Railroad, which is not a trunk line and depends for its primary profits on heavy summer passenger traffic and all-year suburban business is an anomaly in American railroad conditions. The traffic of the road is steadily increasing, physical improvements are constantly being made and the rolling stock is being added to and modernized.

There are no large centers on Long Island except Brooklyn, Jamaica, Long Island City and Flushing; and, all of them except Brooklyn, are in Queensborough. Here another anomaly presents itself.

The Long Island Railroad did not make its vast terminal or union station improvement at Jamaica for the purpose of handling Queens traffic, but with the object of providing sufficient track facilities for the handling of trains bound to and from points east of the city line where growth of population is extensive. This is evident to any observer who stands in the Jamaica station and observes the arrival and departure of trains.

There has been, during the last twelve months, a marked increase in train service on all divisions of the road.

All of this salutary railroad condition is reflected in the general real estate situation. Each is correlative of the other. Long Island was the last comparatively vacant territory available for real estate exploitation and improvement. Ten years ago there were hundreds of acres within twenty-five miles of New York awaiting development, whereas now there are practically none. Steadily the suburban area on Long Island has been extended eastward into rural territory until the demand for all year homes has extended into Suffolk.

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## THE WEEK'S REAL ESTATE NEWS

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Loans, etc., Together With Brief Personal Items.

Little Improvement in Conditions May Be Noted.

### REALTY OWNERS COMBINE.

#### To Consider Revision of Tax Laws.

Representatives of twenty-two real estate associations met at the Vesey street salesroom on Tuesday afternoon under the auspices of the Realty Owners of New York. It was decided that the organization should confine its activities to taxation matters. After addresses had been made by ex-Tax Commissioner Judson B. Wall, Allan Robinson, Henry Bloch and Charles H. Fuller, the following resolution was adopted: Resolved: That the chairman be authorized to appoint a committee of two from each of the boroughs of this city, to act as a standing committee for the associations affiliated with the "Realty Owners of New York," for the purpose of representing these associations before the special committee recently appointed by His Honor the Mayor to consider the revision of our tax laws, this committee to have such further power as it may deem necessary in order to oppose all legislation intended directly or indirectly to inaugurate the theory of the Single Tax in the City or State of New York. The committee shall have power to enlarge its membership.

### THE MORTGAGE MARKET.

#### More Difficult to Secure Good Mortgages in Manhattan at Satisfactory Rates.

The situation in the mortgage market is such that it is becoming more and more difficult to secure good mortgages in Manhattan yielding satisfactory rates of interest. Small guaranteed mortgages, covering properties in Brooklyn, are steadily growing in favor with the investing public. The experience of the Bond and Mortgage Guarantee Company proves that in point of safety they are fully on a par with mortgages in Manhattan and the Bronx. The percentages of the arrears of interest and taxes and the amounts under foreclosure show that these small borrowers are more prompt in their payments than the owners of larger properties in Manhattan and the Bronx. This class of lending is certainly safe if the mortgages are chosen with judgment and cared for with attention. These loans average \$6,000 in amount, generally do not exceed 60 per cent. of the appraisal and are in many cases for a considerably less percentage of valuation.

#### Periodic Payments Recommended.

The directors of the Bond and Mortgage Guarantee Company strongly favor a change to a practice of mortgage lending which will provide for amortization or a systematic reduction of the principal of a mortgage during its term. The borrower, by making periodic payments on account of the principal during the life of the mortgage, will, at maturity, find himself in an essentially improved position. If the mortgage is called it will be replaced the more readily and fewer foreclosures will result.

In their annual report the directors express the belief that, "it is safe to say that if this practice had been generally adopted ten years ago the real estate market would not today be in so unpleasant a condition. This is a hard rule for weak holders to follow and will perhaps cut them out of the market, but everyone admits now that they should keep out of the market. They have brought about its present plight and are being eliminated by the much sterner

process of foreclosure. No one should ever mortgage real estate who is not strong enough to make annual payments on account of his mortgage indebtedness."

#### City's Real Estate in Queens.

Thousands of dollars can be saved the taxpayers of the city by the utilization of the properties it now owns, instead of acquiring new lands, it is believed by those who favor a plan which the United Civic Associations of Queens Borough are about to consider. The subject will be considered at the next meeting of the associations, and it is likely that a resolution will be adopted suggesting that a map be prepared to show the number and dimensions of the parcels owned by the city in the borough.

Prior to consolidation the old Town of Flushing owned much property here and there in the various villages, and the villages, themselves, were in possession of many pieces. With the coming into effect of the Greater New York Charter in 1898 all of these properties became invested in the City of New York.

#### Taxes Due May 1.

On Friday, May 1, one-half of the real estate tax becomes a lien and all personal taxes become due. A discount at the rate of 4% per annum will be allowed on the second half of realty taxes which will become due on November 1, and which may be paid any time prior to that date, if the first half shall have been paid.

### PRIVATE REALTY SALES.

PURCHASES of apartment houses presumably for investment was the only important development of the week. The more important deals involved Picken Court on Riverside Drive, and Donald Court on upper Broadway. The spring building season has brought with it comparatively little buying for improvement, although the Bronx contributed the sale of a big plot on Grand Boulevard and Concourse which is to be the site of a tall apartment house. Another interesting deal concerned a Hunts Point theatre and Columbus Circle holdings. The transactions in the main involved common place properties indicative of no particular trend or interest in any particular section of the city other than the upper West Side.

The total number of sales reported and not recorded in Manhattan this week was 28, as against 32 last week and 40 a year ago.

The number of sales south of 59th street was 12, compared with 16 last week, and 13 a year ago.

The sales north of 59th street aggregated 16, as compared with 16 last week and 27 a year ago.

The total number of conveyances in Manhattan was 165, as against 143 last week, 19 having stated considerations totaling \$379,625. Mortgages recorded this week number 95, involving \$2,822,764, as against 79 last week, aggregating \$2,573,073.

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

The amount involved in Manhattan and Bronx auction sales this week was \$1,320,170, compared with \$795,400 last week, making a total since January 1 of \$13,736,094. The figures for the corresponding week last year was \$900,230, and the total from January 1, 1913, to April 26, 1913, was \$19,982,056.



**New Tall Bronx Apartment House.**

Apex Construction Co., Edward S. Napolis, president, bought from ex-Register John H. J. Ronner, Henry Sherman and Louis Reiss, the plot of nine lots, 100x215, at the northeast corner of 160th street and Grand Boulevard and Concourse. It is reported that a 12-story apartment house will be erected on the site. The broker was Richard H. Scobie.

**Shuberts Buy Bronx Theatre.**

The Cecil Spooner Theatre at Southern Boulevard and 163d street, one of the group of community buildings erected by James F. Meehan, has been purchased by Shubert Brothers through Arnold, Byrne & Baumann. In exchange the Shuberts gave the row of six 5-story flats at 5 to 15 West 63d street, occupying a frontage of 150 feet. This property is directly opposite the Century Opera House and was acquired by the Shuberts a few years ago. The deal involves about \$900,000.

**Up-state Investors Buy Picken Court.**

Charles M. Rosenthal sold through Calder, Nassoit & Lanning "Picken Court," the 10-story apartment house on plot 99.11x105, at the south corner of Riverside drive and 148th street, to the Mechanicville Associates of Mechanicville, N. Y., a group of bankers, who gave in part payment a tract of 44 acres at Mineola, L. I. Picken Court was built in 1912 at a cost of about \$350,000, exclusive of land, by the George F. Picken Construction Co. and was purchased by Mr. Rosenthal, subject to a mortgage of \$440,000.

**Donald Court in Deal.**

Donald Robertson, the builder, sold to a syndicate of investors represented by Charles P. L. Huston the 10-story apartment house, "Donald Court," on plot 103x138.9 at the southwest corner of Broadway and 179th street. The building was completed last November and is assessed at \$550,000.

**Manhattan—South of 59th Street.**

FRONT ST.—Douglas Robinson, Charles S. Brown Co. sold for the Ronalds Estate, William H. Page and Alfred R. Conking, executors, to William H. Douglas, 106 Front st, a 4-sty building on a lot 20.8x73. The property has been in the Ronalds family for more than 100 years. The buyer owns adjoining property.

22D ST.—Marie A. Dubar is reported to have sold the three dwellings on plot 41.10x98.9, at 451-455 West 22d st. The houses were recently purchased by the seller as defendant in a partition suit.

25TH ST.—Pease & Elliman have sold for Thomas Robins, trustee, two 4-sty dwellings, 44-46 East 25th st, on lot 50x100. These properties are situated 175 ft. east of Madison av, directly adjoining the new building recently erected by A. Fillmore Hyde. This property has been held at \$150,000.

28TH ST.—Douglas L. Elliman & Co. have sold for Dr. John D. Quackenbos, 331 West 28th st, a 4-sty dwelling, 25x100.

48TH ST.—Horace S. Ely & Co. and Daniel Casey sold for the Travellers Aid Society the 3-sty dwelling at 238 East 48th st, on lot 18.9 x100. The seller has outgrown these quarters and will move on May 1 to 465 Lexington av, a 4-sty dwelling, 40.5x100, recently leased.

50TH ST.—Samuel Wacht sold to Louis Marks the vacant plot, 71x100.5, at 235-241 East 50th st. The buyer will improve with a new law apartment house.

BOWERY.—Jacob Finkelstein sold for Freedman & Mishkind, 338 Bowery, a 3-sty building, on lot 17x106x irreg, to the Leppien Construction Co., for about \$25,000.

LEXINGTON AV.—Henry Morgenthau Co. has bought from the Lexington Av. Property Co., through Walter B. Parsons, the Odell stable property at 694-696 Lexington av, on plot 40x 90. In part payment was given 907-915 Fox st, three 5-sty apartment houses, on plot 120x100.

8TH AV.—Henry Brady has sold for Samuel A. Teets 507 8th av, a 4-sty flat on lot 20.3x35, near 35th st, to a client of James A. Lynch, attorney.

11TH AV.—Van Norden & Wilson sold for the estate of Bertha Volkening the southeast corner of 11th av and 53d st, plot 109.9x50x irreg, to Mrs. William Emerson, who plans to erect a model tenement. This will be adjoining the school of the Children's Aid Society at 552-554 West 53d st, and the first floor of the new building will communicate with and be used by the school.

**Manhattan—North of 59th Street.**

67TH ST.—Pease & Elliman sold for Heilner & Wolf 135 West 67th st, a 5-sty flat on a lot 25x100.5.

72D ST.—The 5-sty dwelling at 43 West 72d st, on lot 25x102.2, between Columbus av and Central Park West, has been reported sold. The owner of record is George J. Smith.

78TH ST.—James McLean sold through Francis Brown and the Douglas Robinson, Charles S. Brown Co., the 4-sty residence, 22 East 78th

st, on lot 15x102.2, near Madison av. The property, which is directly opposite the home of Mrs. Stuyvesant Fish, has been held at \$55,000.

81ST ST.—Pease & Elliman sold for J. N. Slattery Building Construction Co., John N. Slattery, president, 157 East 81st st, a 9-sty apartment house, 56.6x102.2. The building, which was completed about two years ago, has been held at \$240,000.

87TH ST.—William R. Ware sold for the estate of Sara Gonsenheim, 128 West 87th st, a 3-sty dwelling, on lot 18x100, to Dr. L. F. Sturges.

93D ST.—Charles S. Reed is reported to have sold 262 West 93d st, a 5-sty residence on lot 17x100.8.

102D ST.—Arnold, Byrne & Baumann sold for the Fair Deal Realty Co. to Mary F. Martin, 15 West 102d st, a 5-sty apartment house, 18.6x100, for investment. This property was acquired by the seller in December, 1913.

112TH ST.—Alpha Holding Co., Wyatt M. Waitt, president, sold through Sharp & Co., the "Berkshire," a 6-sty elevator apartment house at 540-542 West 112th st, on plot 50x100.11, to the Wilmore Realty Co., which gave in part payment the 3-sty building at 190 Lexington av, and a plot 50x100 on the east side of Walton av, near 183d st. The Berkshire was purchased by Mr. Waitt in November, 1912, from the Kiltonga Realty Co.

134TH ST.—Revenue Realty Co. sold 28 West 134th st, a 4-sty dwelling, on lot 25x99.11, adjoining the southwest corner of Madison av.

163D ST.—Placid Realty Co., John Katzman, president, sold the two 5-sty apartment houses, known as the Woodstock and the Wallingford, at 535 and 541 West 163d st, on plot 155x99.11. The buyer gave in part payment the 5-sty tenement at 231 East 95th st, and Brooklyn property. The brokers were O'Reilly & Dahn.

HAVEN AV.—Casper Iba sold to Charles M. Rosenthal the plot, 50x103, on the west side of Haven av, 50 ft. north of 171st st. The buyer now controls a plot 86x103.

PARK AV.—Eleanor Frank has resold 1384 Park av, a 4-sty dwelling on lot 25.11x80, between 103d and 104th sts.

**Bronx.**

CHARLOTTE ST.—Alexander Selkin and David Mintz have resold for the John J. Tully Construction Co. 1517 to 1525 Charlotte st, five 5-sty apartment houses, each on plot 40x100, near 170th st. The transaction involves about \$200,000.

CHARLOTTE ST.—John J. Tully has sold the northwest corner of Charlotte and 170th sts, a 5-sty apartment, on plot 37x100, to H. Hornstein. This is the seventh house sold of a row of 16 recently purchased by Mr. Tully.

CHARLOTTE ST.—Alexander Selkin and David Mintz resold for the John J. Tully Construction Co. 1503 Charlotte st and 1458 Wilkins av, two 4-sty apartment houses, each 37.5x100.

CHISHOLM ST.—Samuel Cowen sold for William G. Doig two dwellings with garage at 1291 and 1293 Chisholm st.

165TH ST.—George Ryder sold 862 East 165th st, a three-family house, on lot 18.2x91, between Prospect and Stebbins avs.

172D ST.—William C. Arnold has sold through E. J. Busher 11½ West 172d st, a 3-sty two-family house, on plot 25x82.1, between Jerome and Inwood avs.

205TH ST.—The Arthur J. Scholz Co. and H. E. Connolly has sold for Mrs. M. Bartner, of Brooklyn, six free and clear lots in 205th and 207th st, near White Plains av, east of the Botanical Garden in the Bronx, to James C. Gaffney, who gave in payment a 5-sty tenement, on lot 25x100.5, at 323 East 48th st. The deal involved about \$40,000.

ANTHONY AV.—Alfred Freund has sold 1984-1986 Anthony av, two 2-sty dwellings, on plot 50x145.8, between 178th and 179th sts.

BARNES AV.—A. Mantinband sold for Bertha Grimes to Annie Epstein, 1883 Barnes av, Van Nest, a two-family frame house on a lot 25x100.

CRESCENT AV.—The Daily Realty Co. has sold the 5-sty flat, 660 Crescent av, on plot 51x100, near 183d st, to John B. Telesca, who gave in part payment a dwelling and 5 lots in 23d st. The deal involved about \$50,000, and was negotiated by Simon J. Bloom.

JACKSON AV.—W. E. & W. I. Brown, Inc., sold for B. Epstein 1110 Jackson av, a 3-sty two-family house, on lot 20x87.5, to Dr. G. J. Petit for occupancy.

UNION AV.—Louis E. Kleban sold to Mrs. Tillie Johnson the 5-sty flat on plot 40x100 at the southwest corner of Union av and 167th st. In part payment the buyer gave her residence, 1714 Crotona av, on plot 50x100. Lowenthal & Son negotiated the transaction.

UNIONPORT.—Frank Gass has sold for Philip Maier the 2-sty house at 2518 St. Raymond av, on lot 20x100, for William J. Hines; the two family house at 1443 Commonwealth av; also lot 334 on map of Hudson P. Rose, situated in the east side of Parker st, 25 ft south of Castlehill av.

WHITLOCK AV.—Henry Morgenthau Co. sold to the Weber-Turek Building Co., southeast corner of Whitlock av and Tiffany st, plot 55x 100, to be improved with a 5-sty flat. Anthony Arent was the broker.

**Brooklyn.**

HOOPER ST.—Robert Melvaine sold for E. F. Haight the 2-sty dwelling at 262 Hooper st, on lot 20x100.

4TH ST.—John Pullman Real Estate Co. has sold 490 4th st, between 7th and 8th avs, a 3-sty dwelling on lot 20x100, for Bernard Adler.

62D ST.—Frank A. Seaver & Co. have sold 1911 and 1943 62d st, two one-family brick houses, for C. H. Schultheis; also 1048 73d st, one-family cottage, for William Searing to John Cavanaugh for occupancy; plot of five lots on the southwesterly corner of 6th av and 72d st for George Graham; plot, 88x100, in the southerly side of 70th st, 160 ft. east of 17th av, for Benjamin Schwartz, and five lots in the south side of 87th st, 201 ft. east of 4th av, for William Wharton.

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## Wants and Offers

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

TO LET to American real estate or business man, private room in Brooklyn lawyer's office, near Borough Hall; newly renovated; partly furnished; \$15 monthly. Box 96, Brooklyn Post Office.

BOOKS ABOUT ELEVATORS.—Bolton's Elevator Service, \$5.00; Baxter's Hydraulic Elevators, \$2.50, and others. WM. A. MORSE, 21 Union Place, Yonkers, N. Y.

WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908; June 14, July 5, July 12, and July 19, 1913. We will pay 20 cents for these numbers if both sections are delivered to us in good condition. We also need BROOKLYN Edition of July 5 and October 25, 1913. We will pay 15 cents for these numbers if both sections are delivered to us in good condition. This offer will expire on April 28, 1914. Record and Guide Company, 119 West 40th St.

GREENE AV.—Bulkley & Horton Co. resold for L. I. Grimes to L. M. Hoffman, for occupancy, the 3-sty dwelling at 462 Greene av.

NOSTRAND AV.—McInerney Klinck Realty Co. sold for Albert Goeser, the 3-sty business building on lot 20x105, on the east side of Nostrand av. 100 ft. south of Martense st, for about \$10,000.

ST MARKS AV.—Charles E. Rickerson sold 137 St. Marks av, a 3-sty dwelling, on lot 20x90, for Mrs. Mary D. Wheeler to Chas. H. Ryan.

6TH AV. ETC.—Jerome Property Corporation sold 378 6th av, northwest corner 6th st, to Mrs. George O'Neill; also 176 8th st, 3-sty flat, for the Rogers Improvement Co.; a detached one-family residence in the south side of 73d st, between 10th and 11th avs, to a Mr. Rosenberg; 174½ Garfield pl, a 3-sty dwelling, to F. Quinn; 424 1st st, 2-sty residence, for J. S. Corrigan; 166 Garfield pl, of the estate of the widow of ex-Mayor Schroeder, and 424 3d st, a 3-sty residence for John J. Connelly to a Mr. Albrechtsen.

### Queens.

ARVERNE.—D. A. Karelson has sold the block fronting 300 ft on the east side of Vernon av, extending south from Amstel Boulevard, to John Jamieson, who will erect a row of private cottages. The property has been held at \$20,000.

RIDGEWOOD.—The G. X. Mathews Co. has bought from Richard and Joseph Meyerrose and M. Bruges 19 lots with a frontage of 382 ft. in Madison st, for about \$27,000, for improvement.

ROCKAWAY PARK.—The Lewis H. May Co. sold for Frederick Weisbrod, Jr., cottage and garage on the southwest corner Washington and West End avs, 100x100, to Dr. Hugh De Groot for occupancy.

SPRINGFIELD.—Mendel Presberger has sold to Darr Realty Co. 56 lots on the east side of New York av, about 400 ft. south of Cherry av, map of Jamaica Court.

### Near-By Cities.

JERSEY CITY, N. J.—Howard B. McGeorge, of Summit, N. J., purchased from Mrs. Alexander White the plot at the southwest corner of Hudson blvd and Highland av, Jersey City, for about \$25,000. The purchaser will improve the plot with a 10-sty apartment house.

NEWARK, N. J.—Feist & Feist have resold for Ephraim Bass, of New York City, to Julius Koch, of Long & Koch, jewelers, 4 West Park st, between Broad and Halsey sts a 3-sty commercial building on lot 25x108.

### Rural and Suburban.

ARLINGTON, N. J.—H. G. Eilshemius sold at Arlington, N. J., for the Estate of Henry G. Eilshemius, to the Orrok Coal & Ice Co., a corner plot, 60x100, Devon st and Columbus av, for improvement and to the Arlington Co., a plot 105 ft. frontage on east side of Schuyler av.

BRONXVILLE.—Fish & Marvin have sold to W. A. Bostwick the Wellington property on Sunny Brook road at Lawrence Park West, Bronxville, and for the Lawrence Park Realty Co. to the same buyer an adjoining parcel. The property was held at \$35,000.

DOBBS FERRY, N. Y.—William E. Morrell, Inc., sold for the estate of John H. Landers ¼ acres on Dobbs Ferry rd, adjoining the Century Club, to John H. Lauren, who will erect a greenhouse; also sold to W. S. Randolph 4 lots on Lester Hill.

EDGEWATER, N. J.—Erie Railroad has bought, through its subsidiaries, the Erie Land & Improvement Co. and the Susquehanna Railroad, an 11-acre tract at Edgewater, extending from the railroad tracks of the Terminal to the river. Contemplated improvements include a large coal station and additional docking facilities.

GLADSTONE, N. J.—Henry Payne Whitney has sold to Channing P. Wiley his estate at Gladstone, N. J. The property consists of about 105 acres, with a large dwelling and numerous barns and outhouses. Whitney Kernochan and F. W. Jones, Jr., were the brokers in the transaction.

HEMPSTEAD, L. I., ETC.—The Windsor Land & Improvement Co. sold at Hempstead to G. Eldridge and D. Fogarty each 40x100 and to J. O'Brien, 40x120, on Kane av; to S. Modelsky and N. M. Casey each, 40x100, on Homan boulevard; to A. Guttman, 40x125, on Willow av; to E. A. Ayton, 40x100, on Windsor Parkway; to L. McCarthy, 40x100, in Weir st, and to J. Yeaman, 40x100, in Allen st; also at Rosedale to G. M. O'Dell, 60x100, on Cambridge rd; at Oceanside to W. T. Quinn and J. J. Dermody each, 40x100, on Yost Parkway; to K. Koenig, 40x100, on Windsor Parkway; to F. Meyer, 40x135, on Anchor av, and at Rockville Centre to D. Lutjen, 120x100, on Harvey av.

YONKERS, N. Y.—The American Real Estate Co. sold to Dr. Cyrus Townsend Brady, the novelist, a plot in Edgecliff terrace, Park Hill, for improvement with a Colonial residence. The plot runs through to Valley road, lying approximately 100 ft. below Edgecliff terrace. The same company also sold a strip of land adjoining his present holdings to Earle C. Bacon, on which he will build a hanging garden.

### LEASES.

#### Ninety-Nine-Year Bronx Lease.

H. M. Weill Co. has leased for John R. Slattery, of Paris, France, the plot bounded by Carter avenue, Anthony avenue and 173d street, consisting of 3½ lots fronting on the latter street, for a term of 42 years, with privilege of renewal for 57 years more. Plans are being prepared for its improvement.

### Truly Warner Leases "Original" Store.

Charles F. Noyes Co. has leased to Truly Warner for fourteen years the north store of the "Smith Gray Building" at Broadway and Warren street, size 12.6x60, at an aggregate rental of about \$119,000. The Truly Warner business was started in the same premises in 1902, at which time his annual rental was \$2,000, as against \$8,500 in the lease just made. With this lease Mr. Warner has twenty-six stores, and while his total rent twelve years ago was \$2,000 per annum, he is now paying an annual rental of over \$260,000 per annum in various cities.

### Feather Novelty Co. in 34th Street.

H. Freud leased for Revillon-Freres the 5-story building at 17 West 34th street, to the London Feather Novelty Co., for 13 years, at an aggregate rental of about \$300,000, with the privilege of two 21 year renewals. The new tenant will extensively alter the building for occupancy.

### High Store Rental.

Oswald Ottendorfer, for twenty-seven years in the Grand Union Hotel, has leased for about \$10,000 a year a store in the Vanderbilt Building at Vanderbilt avenue and 42d street, for a barber shop. The brokers were Frederick Southack & Alwyn Ball, Jr.

### Manhattan.

AMES & CO. leased for A. D. Juillard store in 32 to 36 West 18th st to B. T. Babbitt Soap Co., of 11 Broadway; store in 352 West 50th st to H. Senior, and for Terminal Realty Co., top loft in 26 West 31st st to Morris & Rosenfeld.

THE LOUIS BECKER CO. leased for Hubert B. McClellan, the 3-sty dwelling at 548 West 160th st, on lot 15.4x99.11, to a physician for 2 years from May 1.

DANIEL BIRDSALL & CO., INC., leased 44 West Broadway to the General Gas Light Co., of 46 West Broadway, and, in conjunction with Cruikshank & Co., the 1st floor in 18 White st to Alexander F. Reid & Sons, Inc., of 137 Duane st.

GEORGE W. BRETTELL leased for a Miss Clark to Mrs. Vogel 155 East 127th st, a 3-sty dwelling; also for Mrs. J. A. Hays to Frank Barriack 212 East 128th st, and for Valentine Zaworski to Mr. Levine, 514 East 121st st.

N. BRIGHAM HALL & WM. D. BLOOD-GOOD, INC., rented the store in 807 Lexington av to R. Uabozo, dealer in bric-a-brac and antiques, for more than 14 years located at 51 East 62d st.

THE CLARK ESTATES leased the 4-sty dwelling 49 West 73d st to Leonard A. Hockstader.

CORN & CO. leased for the Guarantor Realty Corporation, as agents, a suite of offices in the Knabe Building, at 5th av and 39th st, to Toyo Kikuchi, photographer, of 418 5th av, for 5 years, and in conjunction with Pease & Elliman & Taylor-Sherman Co. the store and basement in 11 West 28th st, to Frank Simone.

THE CROSS & BROWN CO. leased for Arthur S. Lewis to the Rex Specialty Co., of 4 West 33d st, the store and basement in 22 West 46th st, and for F. Weckers' Sons, to Columbia, Ltd., the easterly half of the store in 25 West 34th st, and for Louise Hashin to S. Van Vliem, part of the store in 44 West 34th st.

THE CROSS & BROWN CO. leased in 245 to 249 West 55th st, the 10th floor to Emanuel Silverman; part of the 5th floor to the Brady-Murray Motors Corporation of 245 West 55th st and the balance to Thos. F. Little and William A. Bell, and in the Strand Theatre building, Broadway and 47th st, office to Dr. Henri Iskowitz, and the cigar stand in the same building to Samuel Rafsky; for the Mitchell Motor Co. to the Dayton Rubber Manufacturing Co. the store and basement in 1851 Broadway, and in conjunction with De Selding Bros., as agents, the store in 1659 Broadway, to the American Voiturette of New York.

THE CROSS & BROWN CO. leased for Robert Goelet to Greenfield & Co. space on the 5th floor in 1926 Broadway.

CROSS & BROWN CO. and J. K. Van Vranken & Co. leased the store and basement in 1700 Broadway to the Benz Auto Sales Corporation.

THE CROSS & BROWN CO. leased for Martin Beck to Shapiro Bernstein & Co., Inc., music publishers, of 1416 Broadway, the building at 224 and 226 West 47th st.

THE CROSS & BROWN CO. leased offices in the new building at 18 and 20 East 41st st to the Newspaper Advertiser Publishing Co.; D. J. Boylan, Jacob A. Zimmermann of 505 5th av, Julius Tishman & Sons of 209 Broadway, International Peace Forum of 185 Madison av, Smith, Hauser & MacIsaac, Inc.; Henry D. Winans, James Britte of 1170 Broadway, and Edwin Outwater of 208 5th av.

THOMAS E. DEMPSEY and Fowler Bros. leased for the Lee Brothers Storage and Van Co. to John F. Haase & Co., of 101 East 125th st, the store at the northeast corner of Park av and 125th st for 10 years at a gross rental of about \$100,000.

DOUGLAS L. ELLIMAN & CO. leased for the Clark Estate the dwelling at 127 East 73d st, to Dr. John D. Quackenbos.

JOSEPH F. FEIST & CO. leased for George Reichard, the 3-sty loft building at 537 West 43d st to the B. D. Q. Transfer, Express & Storage Co. of 570 7th av for 3 years.

FREDERICK J. FEUERBACH leased for William H. Frey, lessee of the premises at the corner of 125th st and Lenox av. the store in 79 West 125th st to Joseph Kruh and the 2d floor loft in 77 West 125th st to George M. Worden, to be used as a billiard parlor.

J. ARTHUR FISCHER leased for the Oakwood Building Co. to Dr. Ward the 4-sty dwelling at 216 West 34th st; also for the Photodrome Co. the 2d loft in 683 6th av to J. Hernandez, and for the Arco Realty Co. the 5-sty dwelling at 26 West 60th st to O. & M. Depew.

THE JULIUS FRIEND, EDWARD M. LEWIS CO. leased for the Mutual Real Estate Co., 22,000 sq. ft. of space in 610 to 618 Broadway, to N. H. Borenstein & Sons, of 46 Wooster st.

THE JULIUS FRIEND, EDWARD M. LEWIS CO. leased for the Rexton Realty Co. 4,600 sq ft in 37 and 39 West 28th st to the Seil-Hollander Co.

THE JULIUS FRIEND, EDWARD M. LEWIS CO. leased from the plans, for the Aeon Realty Co., the 8th floor containing 11,500 sq. ft., in 36 to 46 East 31st st, to Louis Cohen, manufacturer of cloaks and suits.

FROMAN & TAUBERT leased for Lester Goodkin the dwelling at 118 East 82d st, to L. Linberg; for Edwin Henes, dwelling at 128 East 93d st, to J. E. Fitch; for Frank Sheehy, the dwelling at 120 Lexington av, to Mrs. M. Foerster, and an apartment in 104 East 1st st, for Estate of T. J. O'Reilly, to Dr. Rosenberg.

THE GAINES & DRENNAN CO. leased for Mrs. Annie W. Gould the store and basement in 54 West 23d st to C. B. & J. Warner, Inc., of 47 Warren st, and the 2d loft in 23 West 23d st to F. W. Reichenbacher of 25 West Broadway for the Fifth Avenue Building Co.

MORRIS C. HAMEL leased space in 1919 to 1929 Broadway to the Ryner Art Publishing Co., of 1265 Broadway, for the Oak Crest Realty Co.

M. & L. HESS, INC., leased space in 7 to 11 West 45th st to Altman & Szalkai; the 6th loft in 25 West 15th st to Spierling & Waxman, and the 2d loft in 83 Chambers st to Foulds & Ferere, Inc., of 110 Chambers st.

EDWARD J. HOGAN leased to the New York Central & Hudson River Railroad for its freight traffic department the north wing of the 14th floor in the Woolworth building.

THE HOUGHTON CO. leased for Charles S. Hirsch, the 3-sty dwelling at 161 West 95th st to David Winters.

JAMES KYLE & SONS leased the dwelling at 582 Lexington av to Annie Vallin for George W. Bond, Jr.

THE LONGACRE LAND CO. leased space at the northeast corner of Broadway and 42d st to the A. H. Andrews Co., of 1165 Broadway; the A. M. Briggs Co., of 1789 Broadway; Percival K. Frowert Co., Inc., of 23 West 42d st; the Norwood Improvement Co.; Merritt & Gilbert Co.; the W. G. Lynch Realty Co., of the Times Building; the Griffith Investing Co., of 1328 Broadway; the Harroun Carburetor Co., of 1476 Broadway; the Yerkes Bells & Chimes Co., of 1465 Broadway; Jones Sullivan, of 121 West 42d st; Henry Mager; A. C. Abadie; H. C. White; A. E. Sheridan, of 1451 Broadway; Louis Halpert; Arthur Woodward; Frederick S. Dickinson; Schimmel & Weber, of 1 Madison av; Dujardin-Leers Co.; the Interstate Tobacco Co., of 212 East 99th st; the Far Western Travelers' Association, of 13 Astor Place; Morris Rose, and the Long Island Properties Co., of 200 5th av.

SAMUEL H. MARTIN has leased the store and basement at 479 9th av to William Koch.

WILLIAM B. MAY & CO. leased to Charles H. Keep, president of the Columbia-Knickerbocker Trust Co., the residence of Mrs. Mary Blodgett, at 7 East 62d st; for Joseph B. Dickson, the 5-sty American basement dwelling at 38 East 39th st to Walter E. Gurnee; the dwelling at 148 East 74th st to Dr. William N. Bradshaw, and the dwelling 146 East 71st st for David A. Clarkson to Dr. Baldwin Mann for 3 years.

JOHN MILLER leased 210 East 60th st for Mrs. Rose Abrams to John Lintner; 157 East 65th st for Cruikshank Co. to Ignatz Sacher; an apartment in 134 East 57th st for Morris Blum to Mr. de Festetics; also an apartment in 748 Lexington av for Bloomingdale Brothers to Mrs. Fannie Rains.

J. P. & E. J. MURRAY leased the dwelling at 388 Pleasant av to A. Grippie.

THE NEW YORK REALTY OWNERS, Andrew S. Bronnell, president, leased the 5th floor in 290 Madison av, corner of 41st st.

THE CHARLES F. NOYES CO. leased offices in the Market & Fulton Bank building at 81 and 83 Fulton st to A. Y. Van Amringe; space in the Hanover Square Building at 130 and 132 Pearl st to Johnstone, Whitworth & Co., of 130 Pearl st, and for the Lawyers' Title Insurance & Trust Co. offices in 37 and 39 Liberty st to Marshall S. Marden, of 68 William st, and Hermann G. Friedman and Willis B. Ehlers.

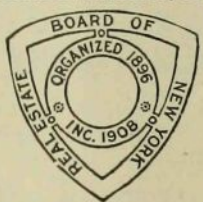
THE CHARLES F. NOYES CO. leased the store in 28 and 30 Frankfort st to Emperor Mills, Inc.; of 28 Frankfort st; a store in 320 and 322 Pearl st to Gustav H. Liebau; lofts in 217 to 221 Washington st to the Phoenix-Hermetic Co., of 194 Chambers st; in 124 Front st to Eppens Smith Co., of 107 Warren st; and in 228 Pearl st to Nicholas P. Handley and the Empire Bookbinding Co., of 159 William st. The rental of the 2 lofts in 228 Pearl st completes the renting of this building, which was renovated a few months ago from plans of Frederick Putnam Platt.

PEASE & ELLIMAN leased in the Strand Theatre Building, at the northwest cor. Broadway and 47th st, the large store directly south of the entrance, to Charles Wiener, for the Mitchell H. Mark Realty Co., through Cross & Brown, agents; for Jules Montant, the 4-sty high stoop residence on a lot 25x100 at 36 West 49th st, to Col. W. G. Bates, of the 71st Regiment; offices in Aeolian Hall to W. F. Ottanson, and an apartment of 7 rooms and 3 baths in 103 East 75th st, to George G. Murray.

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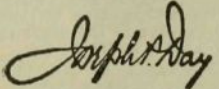
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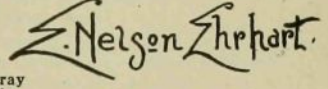
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AMES & CO. leased for Dr. Fossum his residence at Great Neck to Edward Josephy; also for Mrs. H. Allen her residence to William Boyd, the actor; and for Charles Younger his 42 acre estate at New Brunswick, N. J., to H. Finnegan for 3 years.

BEDELL CO. has obtained a 17-year lease on the southwest corner of Broad and West Park sts, known as 679-81 Broad st, Newark, now occupied by Aaron Ward & Sons, grocers. The Bedell Co. has purchased the unexpired term of the Ward House, and has obtained a 10 year renewal from the owner of the property, Mrs. Betty Straus. Possession will be taken May 1, 1916, when the Bedell Co.'s present lease expires in the Arcade Building. The deal was negotiated by Robert T. Neely, of the Willard S. Burrows Co.

THE PAYSON McL. MERRILL CO. leased for Winthrop D. Smith his property on Wildwood av, Llewellyn Park, West Orange, N. J., consisting of dwelling, garage, outbuildings and about 4 acres of land, to Orson D. Munn.

## REAL ESTATE STATISTICS

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

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

### MANHATTAN.

#### Conveyances.

	1914		1913	
	April 17 to 23	April 18 to 24	April 17 to 23	April 18 to 24
Total No.....	165	151	165	151
Assessed value.....	\$12,027,500	\$7,186,500	\$12,027,500	\$7,186,500
No. with consideration...	19	17	19	17
Consideration.....	\$379,625	\$704,600	\$379,625	\$704,600
Assessed value.....	\$438,000	\$955,000	\$438,000	\$955,000

Jan. 1 to April 23 Jan. 1 to April 24

Total No.....	2,234	2,599
Assessed value.....	\$139,927,083	\$157,681,412
No. with consideration...	237	350
Consideration.....	\$8,850,003	\$17,069,295
Assessed value.....	\$9,395,017	\$16,175,962

#### Mortgages.

	April 17 to 23		April 18 to 24	
	Total No.....	95	73	95
Amount.....	\$2,822,764	\$1,144,979	\$2,822,764	\$1,144,979
To Banks & Ins. Cos....	32	14	32	14
Amount.....	\$1,942,500	\$417,000	\$1,942,500	\$417,000
No. at 6%.....	39	30	39	30
Amount.....	\$861,414	\$192,439	\$861,414	\$192,439
No. at 5½%.....	6	.....	6	.....
Amount.....	\$62,000	.....	\$62,000	.....
No. at 5%.....	27	14	27	14
Amount.....	\$857,850	\$338,000	\$857,850	\$338,000
No. at 4½%.....	3	4	3	4
Amount.....	\$84,000	\$84,000	\$84,000	\$84,000
No. at 4%.....	1	.....	1	.....
Amount.....	\$5,000	.....	\$5,000	.....
Unusual rates.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....
Interest not given.....	19	25	19	25
Amount.....	\$952,500	\$530,540	\$952,500	\$530,540

Jan. 1 to April 23 Jan. 1 to April 24

Total No.....	1,382	1,693
Amount.....	\$41,680,840	\$69,371,811
To Banks & Ins. Cos....	333	403
Amount.....	\$23,328,600	\$38,260,850

#### Mortgage Extensions.

	April 17 to 23		April 18 to 24	
	Total No.....	62	32	62
Amount.....	\$2,045,300	\$1,003,500	\$2,045,300	\$1,003,500
To Banks & Ins. Cos....	14	9	14	9
Amount.....	\$1,011,000	\$460,500	\$1,011,000	\$460,500

Jan. 1 to April 23 Jan. 1 to April 24

Total No.....	718	682
Amount.....	\$33,920,885	\$30,140,335
To Banks & Ins. Cos....	228	253
Amount.....	\$20,983,950	\$18,849,900

#### Building Permits.

	April 18 to 24		April 19 to 25	
	New buildings.....	4	21	4
Cost.....	\$412,500	\$1,155,200	\$412,500	\$1,155,200
Alterations.....	\$228,225	\$150,580	\$228,225	\$150,580

Jan. 1 to April 24 Jan. 1 to April 25

New buildings.....	152	210
Cost.....	\$15,162,290	\$22,279,085
Alterations.....	\$4,417,799	\$3,335,089

### BRONX.

#### Conveyances.

	April 17 to 23		April 18 to 24	
	Total No.....	92	123	92
No. with consideration..	3	18	3	18
Consideration.....	\$20,033	\$126,452	\$20,033	\$126,452

Jan. 1 to April 23 Jan. 1 to April 24

Total No.....	1,769	2,090
No. with consideration..	30	240
Consideration.....	\$2,102,918	\$2,426,912

#### Mortgages.

	April 17 to 23		April 18 to 24	
	Total No.....	58	94	58
Amount.....	\$659,656	\$901,691	\$659,656	\$901,691
To Banks & Ins. Cos....	6	7	6	7
Amount.....	\$28,800	\$50,400	\$28,800	\$50,400
No. at 6%.....	27	46	27	46
Amount.....	\$459,799	\$481,396.	\$459,799	\$481,396.
No. at 5½%.....	6	7	6	7
Amount.....	\$24,000	\$35,000	\$24,000	\$35,000
No. at 5%.....	6	13	6	13
Amount.....	\$41,000	\$104,960	\$41,000	\$104,960
Unusual rates.....	4	3	4	3
Amount.....	\$5,682	\$46,685	\$5,682	\$46,685
Interest not given.....	15	25	15	25
Amount.....	\$129,175	\$233,650	\$129,175	\$233,650

Jan. 1 to April 23 Jan. 1 to April 24

Total No.....	1,345	1,469
Amount.....	\$39,517,732	\$15,658,307
To Banks & Ins. Cos....	307	159
Amount.....	\$21,414,900	\$3,026,679

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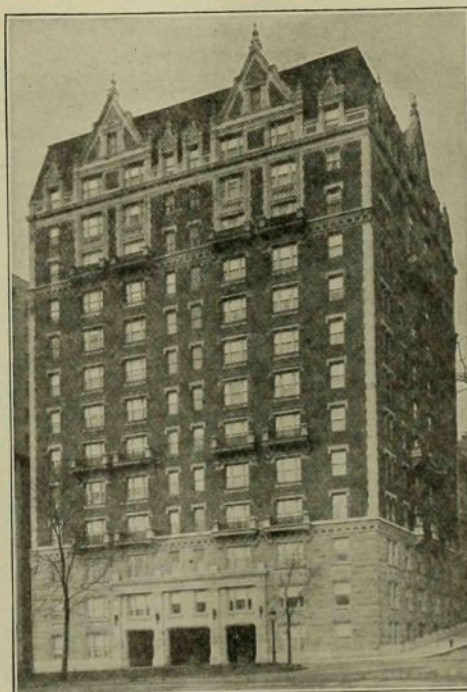
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**Mortgage Extensions.**

	April 17 to 23	April 18 to 24
Total No.	20	8
Amount	\$724,000	\$191,500
To Banks & Ins. Cos.	5	5
Amount	\$340,000	\$173,000

	Jan. 1 to April 23	Jan. 1 to April 24
Total No.	269	215
Amount	\$5,210,100	\$3,828,900
To Banks & Ins. Cos.	44	42
Amount	\$1,368,000	\$1,395,500

**Building Permits.**

	April 17 to 23	April 18 to 24
New buildings	17	26
Cost	\$436,500	\$270,450
Alterations	\$38,900	\$25,300

	Jan. 1 to April 23	Jan. 1 to April 24
New buildings	249	347
Cost	\$5,445,955	\$9,158,716
Alterations	\$385,905	\$323,325

**BROOKLYN.**

**Conveyances.**

	1914	1913
	April 16 to 22	April 16 to 23
Total No.	419	465
No. with consideration	46	49
Consideration	\$320,568	\$178,815

	Jan. 1 to April 22	Jan. 1 to April 23
Total No.	6,978	7,742
No. with consideration	773	573
Consideration	\$5,585,932	\$4,029,348

**Mortgages.**

	April 16 to 22	April 17 to 23
Total No.	292	351
Amount	\$1,085,225	\$1,231,546
To Banks & Ins. Cos.	64	75
Amount	\$446,050	\$476,850
No. at 6%	146	211
Amount	\$401,751	\$610,015
No. at 5 1/2%	69	50
Amount	\$409,650	\$218,550
No. at 5%	63	70
Amount	\$243,080	\$354,775
Unusual rates	1	2
Amount	\$3,000	\$3,200
Interest not given	13	18
Amount	\$27,744	\$45,006

	Jan. 1 to April 22	Jan. 1 to April 23
Total No.	4,772	5,490
Amount	\$20,062,104	\$20,350,989
To Banks & Ins. Cos.	980	1,309
Amount	\$8,098,641	\$9,308,343

**Building Permits.**

	April 17 to 23	April 18 to 24
New buildings	69	113
Cost	\$348,250	\$705,943
Alterations	\$60,679	\$116,826

	Jan. 1 to April 23	Jan. 1 to April 24
New buildings	1,356	1,316
Cost	\$12,537,335	\$10,406,888
Alterations	\$869,974	\$1,180,916

**QUEENS.**

**Building Permits.**

	April 17 to 23	April 18 to 24
New buildings	114	130
Cost	\$609,595	\$477,270
Alterations	\$43,318	\$24,913

	Jan. 1 to April 23	Jan. 1 to April 24
New buildings	1,405	1,527
Cost	\$6,239,392	\$4,670,153
Alterations	\$334,978	\$356,897

**RICHMOND.**

**Building Permits.**

	April 17 to 23	April 18 to 24
New buildings	42	43
Cost	\$59,815	\$50,370
Alterations	\$8,525	\$5,525

	Jan. 1 to April 23	Jan. 1 to April 24
New buildings	266	266
Cost	\$416,192	\$428,692
Alterations	\$77,407	\$68,407

**REAL ESTATE NOTES.**

DUNLOP & SMITH have moved their law offices to 67 Wall st.

LUDWIG C. TRAUBE has been appointed agent of 371 East 179th st.

NEW YORK REALTY OWNERS have moved from 489 5th av to 299 Madison av.

HORACE S. ELY & CO. will remove their uptown office to 489 5th av on May 1.

GROSS & GROSS CO. have been appointed agent for the 16-sty American Exchange National Bank Building at 128 Broadway.

DR. JAMES BISHOP is the reported purchaser of 416 Madison ac, sold recently for James A. Farley by Pease & Elliman.

A. H. MATHEWS, located for over half a century at 82 Nassau st, has moved to 181 Broadway.

PEASE & ELLIMAN have been appointed agents by William S. Rogers of the 6-sty apartment house 110 Riverside Drive.

SMITH & PHELPS have placed for the Cedar Construction Co. a first mortgage loan of \$33,000 at 5% on the 5-sty apartment house in the south side of 159th st, 100 ft. west of Elton av.

PERMISSION has been given the Corn Exchange Bank, by the Banking Department of the State of New York, to open a branch at 126 East 86th st.

NEW YORK SUN has obtained a mortgage of \$565,000 from the Mutual Life Insurance Co. on its property at the southeast corner of Nassau and Frankfort sts.

SAMUEL WILLIAMS, formerly agent of the Evening Post Building, and Edmund C. Eastman, formerly with Duff & Conger, are now associated with the office of Douglas L. Elliman & Co.

GEORGE FENNELL & CO., furniture dealers, are negotiating for a lease for 21 years of the new 5-sty building to be erected by J. Clarence Davies at 2929 3d av, from plans by Buchman & Fox.

SILSHIRE CONSTRUCTION CO., Lazarus Shiran, president, is the buyer of the plot, 50x114, on the west side of Bathgate av, 100 ft south of 175th st, sold recently by the Benenson Realty Co.

L. J. PHILLIPS & CO. have been appointed agents of the Cleburne apartment house, at Broadway and 105th st and West End av, title of which passed to Lawrence C. Phipps, of Denver, on Tuesday.

NICHOLAS-RITTER-GOODNOW REALTY CO. have been appointed sales agents of the Stewart Manor property comprising about 2,000 lots near Garden City, L. I., which former Governor Brown, of Pennsylvania, gave in exchange last week for Madison av apartment houses.

UNITED REAL ESTATE OWNERS' ASSOCIATIONS will hold a regular meeting on Tuesday, April 28, in Parlor A of the Grand Union Hotel. Among other matters, the questions of lower accident insurance premiums, pensions for city employees and the billboard ordinance will be considered.

NEGOTIATIONS are pending for the leasing of Oscar Hammerstein's new opera house, on the east side of Lexington av, from 50th to 51st sts, to a theatrical producing company. At Mr. Hammerstein's office it was stated this week that the deal had not yet been closed. The structure will be ready for use in a few weeks.

WILLIAM J. ROOME & CO. (INC.) have been appointed agents of the Murray Hill Chambers, at the southeast corner of Madison av and 33d st. This building will be ready for occupancy on June 10, 1914. The same brokers were also appointed agents of the Palher Chambers, at 179 Madison av, which has been reconstructed, and will be completed by May 1, 1914.

FORREST C. HIRLEMAN and Edwin Vaughan, Jr., announce that they have formed a co-partnership for the general practice of law, under the firm name of Hirleman & Vaughan. Mr. Vaughan, who has resigned as manager of the Bronx office of the Lawyers Title Insurance & Trust Co., with which office he has been connected for the last nine years, associated with Mr. Hirleman, will devote special attention to real estate law.

ST. BARTHOLOMEW'S EPISCOPAL CHURCH, now located at Madison av and 44th st, is the buyer of the F. & M. Schaefer Brewing Co. property, comprising the block front on the east side of Park av, from 50th to 51st sts. Their present structure is too small for present needs and a new church is to be erected on a portion of the plot just purchased. It was reported this week that the northeast corner of Park av and 51st st, opposite, had been obtained under option by apartment house builders for about \$800,000, but nothing regarding this transaction could be learned. This property also belongs to the F. & M. Schaefer Brewing Co.

GEORGE F. LADUE, for the last eight years associated with Pease & Elliman, as director and manager of their bond and mortgage department, recently severed his connection with that corporation and has opened offices in the Liberty Tower, 55 Liberty st, at which address he will conduct a mortgage business in his own name. During his connection with Pease & Elliman, Mr. Ladue states, he negotiated loans on many prominently located improved properties, aggregating more than \$8,500,000. The loans were placed upon office and mercantile buildings, hotels, apartments, residences, tenements and theatres, located in almost every section of Manhattan. Since opening his own offices Mr. Ladue has obtained a loan of \$300,000 for the Dreicer Realty Co. upon 10-12 West 57th st, a 9-sty mercantile building, leased for 21 years to Henri Bendel, milliner.

**REAL ESTATE APPRAISALS.**

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

ESTATE OF PIETRO RONCORN—premises at 74, 76, 78 Vesey st, valued at \$40,000.

FRANK J. PARKER—118 East 55th st, \$31,000.

LOUISE MOELLER—2193 3d av, \$32,500, 1809 Washington av, \$20,000.

JACOB SHAMBERG—52 West 69th st, \$42,500.

CATHERINE A. STEVENS—17 West 74th st, \$37,500; 548 Greenwich st, \$11,000; and 529 Washington st, \$18,000.

**OBITUARY**

JOHN O'DONNELL, large property owner and real estate broker in Queens, died at his home in Jamaica, April 20, aged 81. Thirty years ago Mr. O'Donnell conducted "The Jamaica Standard" in the interests of farmers' rights and progressive farming. He was active in getting for the county an agricultural experiment station. At one time he was superintendent of ponds for the Brooklyn water system. In recent years he had devoted most of his time to work for civic progress and the care of his realty holdings.

ROBERT PARKMAN BLAKE, a real estate and insurance broker of Boston, died on Wednesday morning in his home at Millis, of pneumonia, after an illness lasting about a week. Mr. Blake, who was forty-three years old, was born in Boston and was a member of the Union Club, the Union Boat Club and the Norfolk Hunt Club, and of the Harvard Club of New York.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

Out of the unusually large number of offerings this week at the Manhattan and Bronx Exchange Salesrooms, outside buyers obtained nine properties, parties-in-interest thirty-six and five were either withdrawn or adjourned. Operators purchased the northwest corner of Third avenue and 109th street for \$50,-400. A noticeable feature in the week's business in the Salesrooms was the spirited bidding by outsiders for properties offered at voluntary sale.

For the coming week interest will center largely on the Hennessy tract of 134 lots on University Heights, to be offered by Joseph P. Day on Tuesday. On Thursday the same auctioneer will offer a row of residences on Fordham Heights. Tenements and dwellings comprise the bulk of the other offerings.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending April 24, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

- JOSEPH P. DAY.
Burling sl, 11, nwc Water, 19.6x56x19.9x 54.10, 4-sty bk loft bldg (vol); Isidor M Levy, 17,050
Catherine st, 53-5 on map 53 (\*), es, 48.2 n Monroe, 27x105.1x27x104.2, 5-sty bk tnt & str; due, \$9,142.73; T&c, \$1,018.96; sub to two pr mtgs aggregating \$33,000; Robt McGill, 35,000
Clinton st, 133, ws, 50.2 n Broome, 25x100.5, 3-sty bk bldg & str (vol); Dorothy F Sakolsky, 18,200
Houston st, 32 W (\*), ns, 65 e Greene, 20x83, 2 & 3-sty bk loft & str bldg; due, \$17,298.19; T&c, \$886.30; Margt Demarest et al, 15,000
12TH st, 605 E, see Av E, 195-203.
23D st, 155-9 E, ns, 84 w 3 av, 78x98.9, 5-sty & b bk loft bldg (vol); withdrawn.

- 25TH st, 274 W, ss, 119.11 e 8 av, 17.2x98.9, 4-sty dwg (vol); bid in at \$11,150.
33D st, 311 W, ns, 182 w 8 av, 22.8x98.9, 3-sty stn dwg (vol); bid in at \$30,000.
35TH st, 412 W, ss, 125 w 9 av, 25x98.9, 4-sty bk tnt & str & 2-sty fr rear tnt; partition; Jacob J Tabolt, 11,700
65TH st, 433 E, ns, 175 w Av A, 37.7x100.5, 6-sty bk tnt; due, \$14,070.27; T&c, \$878; Walter Kohn, 7,000
106TH st, 50 W, see Manhattan av, swc 106th.
125TH st, 543 W (\*), ns, 175 e Bway, 25x99.11, 5-sty bk tnt & str; due, \$15,234.41; T&c, \$280.20; sub to 1st mtg \$20,000; Tessie D Herman et al, 20,100
131ST st, 205 W (\*), ns, 125 w 7 av, 17.8x99.11, 3-sty & b bk dwg; due, \$10,891.85; T&c, \$85.92; Anna E Donald, 7,000
134TH st, 102 W (\*), ns, 100 w Lenox av, 25x99.11, 5-sty stn tnt & str; due, \$14,870.90; T&c, \$269.60; Gustavus Sidenberg et al, exrs, 12,000
Av B, 195-203 (\*), nec 12th (No 605), 129 x93, three 6-sty bk tnts & str; due, \$111,068.91; T&c, \$3,924.62; Peerless Holding Co, Inc, 229,000
Amsterdam av, 1414, swc 130th (No 500), runs s24.11xw43xs4xw-x87xsw-xn51xe100 to beg, 3-sty bk tnt & str & 4-sty bk rear tnt; withdrawn.

- Manhattan av, swc 106th (No 50), 17.4x75, 3-sty & b bk dwg; Partition; Lillian P Dyer et al, defts, 11,350
1ST av, 1957-9 (\*), ws, 63.5 n 100th, 37.6x100, 6-sty bk tnt & str; due, \$37,120.80; T&c, \$1,955.24; The Roosevelt Hospital, 35,000
3D av, 1984-8, nwc 109th, 60.11x95, 3-4-sty bk tnts & str (vol); Maurice & Harris Mandelbaum, 50,400

- BRYAN L. KENNELLY.
48TH st, 546 W, ss, 200 e 11 av, 30x100.5, 3-sty bk tnt & str & 2-sty bk rear tnt (vol); Jos T Feist, 9,950
110TH st, 336 E (\*), ss, 200 w 1 av, 25x100.11, 6-sty bk tnt & str; due, \$21,280.26; T&c, \$1,023.97; Niagara Life Ins Co et al, 15,000
111TH st, 186-90 E, see 3 av, 2012-8.
160TH st W, swc Ft Washington av, see Ft Washington av, 25-33.
Ft Washington av, 25-33 (\*), swc 160th, 131.11x126.5x185.7x78.4, 6-sty bk tnt; due, \$169,900.76; T&c, \$24,000; Manhattan Savings Inst, 160,000
West End av, 346-8, es, 62.6 n 76th, 39.8x90, vacant (vol); C D Bailey, 71,750
3D av, 2012-8 (\*), swc 111th (Nos 186-90), 100.11x100, five 4-sty bk tnts & str & 4-sty bk tnt; leasehold; due, \$1,244.22; T&c, \$2,615.93; Mary Wood, 1,000

- JACOB H. MAYERS.
108TH st E, see 5 av, see 5 av, 1263-9.
117TH st, 536 E (\*), ss, 354.11 e Pleasant av, 18.1x100.10, 3-sty & b bk dwg; due, \$4,190.59; T&c, \$384.06; Anna R Morris, 3,500
129TH st, 107 E, ns, 115 e Park av, 25x99.11, 4-sty bk tnt & str; adj sine die.
5TH av, 1263-9 (\*), sec 108th, 100.11x84, two 6-sty bk tnts & str on cor; due, \$43,496.07; T&c, \$4,644.86; Peerless Holding Co, Inc, 175,000

M. MORGENTHAU, JR., Co.

97TH st, 24 E, see Mad av, 1392-8.
Madison av, 1392-8 (\*), swc 97th (No 24); 100.11x103.4x103.4x81.1, two 6-sty bk tnts & str; due \$6,523.91; T&c, \$4,357.55; Peerless Holding Co, Inc, 176,025

HENRY BRADY.
9TH st, 226 E (\*), ss, 245 w 2 av, 21x75, 4-sty bk tnt & str; due, \$16,624.27; T&c, \$1,193.92; Hermine Hinze, 15,000

HERBERT A. SHERMAN.
South st, 242 (\*), ns, 26 e Pike, 27x60x26.11x60, 5-sty bk loft & str bldg; due, \$20,942.16; T&c, \$219.70; Alfred W Kiddle, trste, 18,000

D. PHOENIX INGRAHAM.
St Marks pl, 119 (\*), ns, 113 w Av A, runs n93.10xw25xn2xw12.6xs94xe37.6 to beg, 6-sty bk tnt & str; due, \$12,474.01; T&c, \$158.50; Chas H Bohland; corrects error in last issue, when consideration was \$18,000, 48,000

119TH st, 36-8 E, see Madison av, 1828-30.
Madison av, 1828-30 (\*), swc 119th (Nos 36-8), 40.11x75, 6-sty bk tnt & str; due, \$9,470.12; T&c, \$2,642.98; sub to mtg \$50,000; Helen Fuld, 54,250

DANIEL GREENWALD.
Madison st, 353 (\*), ns, 192 e Scammel, 24x96, 5-sty bk tnt & str; due, \$3,122.90; T&c, \$600; sub to 1st mtg \$18,000; Adelaide K Thomas, 19,000

Table with 2 columns: Description and Amount. Total \$1,187,275

Bronx.

The following are the sales that have taken place during the week ending April 24, 1914, at the Bronx salesroom, 3208-10 3d av.

- JOSEPH P. DAY.
Jennings st, 745 (\*), ns, 110 e Union av, runs e46xn44.6xnw36xsw26.1xs64.8, 5-sty bk tnt; due, \$6,042.50; T&c, \$628; sub to 1st mtg \$20,000; Henry Krauth, 22,500
233D st, 776 E (\*), ss, 65.2 e Barnes av, 18.9x100; due, \$4,337.16; T&c, \$214.18; Title Guarantee & Trust Co, 3,500
241ST st, 315 E (\*), ns, 427.4 w Martha av, 25x100, 2-sty fr dwg; Action 1; due, \$5,214.29; T&c, \$—; Jos Hall, exr, 4,500
241ST st, 321 E (\*), ns, 377.4 w Martha av, 25x100, 2-sty fr dwg; Action 2; due, \$5,043.32; T&c, \$—; Jos Hall, exr, 4,500
241ST st, 327 E (\*), ns, 327.4 w Martha av, 25x100, 2-sty fr dwg; Action 3; due, \$5,473.15; T&c, \$—; Jos Hall, exr, 4,500
241ST st, 333 E (\*), ns, 252.4 w Martha av, 25x100, 2-sty fr dwg; Action 4; due, \$5,611.68; T&c, \$—; Jos Hall, exr, 4,500
Cedar av, 1874, es, 274.4 n 177th, 2-sty fr dwg (exr); bid in at \$5,800.
Bronx Park E, es, 50.1 s Waring av, 50x116.4x50x115.1; partition; Ralph L Reiss, 2,570

- Crescent av, 614 (\*), swc Hughes av (No 2315), 36.8x82.3x28.6x105.3; also CRESCENT AV, 618, ss, 79 w Hughes av, 49.6x24.6x38.6x55.6, 2-4-sty bk tnts & str; due, \$1,848.01; T&c, \$—; Theo Wentz, 31,000
Crotona av, 1979 (\*), ws, 191.8 s 179th, 16.8x90.6x17.9x95.6, 2-sty fr dwg; due, \$4,017.38; T&c, \$43; Trustees of the Northern Dispensary of the City NY, 3,500
Hughes av, 2315, see Crescent av, 614-8.
Old Boston Post rd (\*), ns, adj lands of Geo Paile & Thos Secord, abt 125.7x—; partition; Mt Vernon Trust Co, 3,100
Olinville av, es, 150 n Mace av, 100x139.1x101.7x120.9; partition; Bertha Levy & Wm Lichtenfels, 1,000

- M. MORGENTHAU, JR., Co.
Clinton av, 1972 (\*), es, 75 s 178th, 25x100, 2-sty fr dwg; due, \$2,619.06; T&c, \$49.77; Wm Fink, 3,700
Longfellow av (\*), ws, 350 n Lafayette av, 153.1x100x133.10x101.10; due, \$10,926.87; T&c, \$899.68; Albt J Leon, 9,500

D. PHOENIX INGRAHAM.
Marmion av, 2017 (\*), ws, 39.1 s 179th, 36x78.2, 4-sty bk tnt; due, \$1,725.08; T&c, \$588.81; sub to 1st mtg \$17,000; Margaretha Altman, 18,900

DANIEL GREENWALD.
Whitlock av, 832-44 (\*), es, 431 s Tiffany, 156x90, 4-5-sty bk tnts; due, \$12,459.65; T &c, \$1,172.10; Frieda Uffman, 10,100

JOHN S. MAPES.
Greene av, ss, 150 e Mapes av, 25x100; due, \$151.08; T&c, \$36.85; Jas Hennessey, 500

HENRY BRADY.
225TH st E, ns, 371.8 e Bronxwood av, 25x100; also 225TH ST E, ns, 300 w Paulling av, 25x109; due, \$1,211.60; T&c, \$100; Fredk W Fuhrman, 2,025
225TH ST E, ns, 300 w Paulling av, see 225th st E, ns, 371.8 e Bronxwood av.
CHAS. A. BERRIAN.
215TH st, 762 E (\*), ss, 80.5 w Barnes av, 25x125; due, \$3,905.89; T&c, \$630.67; Wm H Weygandt, 3,000

Table with 2 columns: Description and Amount. Total \$132,895

Brooklyn.

- The following are the sales that have taken place during the week ending April 22, 1914, at the Brooklyn Salesrooms, 189 Montague street:
WM. H. SMITH.
FLEET PL, es, 210.2 s Tillary, 26x41.6; withdrawn.
FULTON ST, swc Richmond, 132.1x; 115.9; withdrawn.
16TH ST (\*), nec 8 av, 88x28; South Brooklyn Savgs Inst., 8,000.00
E 17TH ST (\*), es, 200 n Av G, 50x100; Mary E Woodworth, 9,000.00
E 24TH ST (\*), ws, 212.6 n Av L, 37.6x100; Westminster Heights Co., 250.00
46TH ST, sws, 300 nw 15 av, 40x100.2; Jay Holding Co., 2,000.00

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Directory of Real Estate Brokers

MORRIS AV, 997, ws, 100 n 164th, 23x105, vacant; Lien Investing Co—Anna C Wildey et al; Arthur O Ernst (A), 170 Bway; Chester Mayer (R); due, \$1,507.77; T&c, \$—; Danl Greenwald.

RD to Westchester Docks, nwc Thomas, see Thomas, nwc rd to Westchester Docks.

APRIL 30.

JENNINGS ST, 759 (No 1005), ns, 293 e Union av, 40x134.4x42.6x119.11, 5-sty bk bldg; Bertha Tim—Alfred C Bachman et al; David Tim (A), 280 Bway; Peter J Everett (R); due, \$29,294.99; T&c, \$560.75; Henry Brady.

BRYANT AV, nwc Randall av, see Randall av, nwc Bryant av.

EASTBURN AV, 1752, es, 188.4 n 174th, 25x 95, 2-sty bk dwg; Lucy E Wallace—Sarah Cohen et al; Chas H Beckett (A), 135 Bway; Jno Gruenberg (R); due, \$7,321.18; T&c, \$733.47; M Morgenthau, Jr, Co.

HUNT'S POINT AV, ss, 218.11 e Coster, 50x —, vacant; Jno G Borgstede—Rebecca Hast et al; Action 1; Appell & Taylor (A), 51 Chambers; Julian A Leve (R); due, \$4,761.86; T&c, \$38.25; Joseph P Day.

MORRIS AV, 1001, sws, 146 n 164th, 23x105, vacant Edw Henshaw—Anna C Wildey et al; Arthur O Ernst (A), 170 Bway; Phelan Beale (R); due, \$1,482.64; T&c, \$—; Henry Brady.

RANDALL AV, nwc Bryant av, 50x100, vacant; Jno G Borgstede—Rebecca Hast et al; Action 2; Appell & Taylor (A), 51 Chambers; Jos L Egan (R); due, \$3,663.85; T&c, \$—; Joseph P Day.

MAY 1.

ELWOOD PL, nec Briggs av, see Briggs av, Old Boston rd, &c.

BRIGGS AV, OLD BOSTON RD & ELWOOD PL, 243x—x175.6x519.8; Sound Realty Co—Louis Celler et al; Lewis S Marx (A), 128 Bway; Chas C Marrin (R); due, \$7,453.02; T&c, \$9,819; Chas A Berrian.

OLD BOSTON RD, nec Briggs av, see Briggs av, Old Boston rd, &c.

MAY 2.

No Legal Sales advertised for this day.

MAY 4.

MANIDA ST, 859, ws, 183.1 s Garrison av, 25x 100, 2-sty bk dwg; Chas D Williams—Meehan Building Co et al; Andw Wilson (A), 149 Bway; Winter Russell (R); due, \$8,175.05; T&c, \$270.35; mtg recorded May 8 '12; Henry Brady.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.

APRIL 25.

No Legal Sales advertised for this day.

APRIL 27.

YORK ST, ss, 25.7 e Jay, 25x75; Eliz Crimmins —Wm Carey et al; York & York (A), 271 Bway, Manhattan; Geo W Martin (R); Wm H Smith.

W 9TH ST, es, 547 n Av R, 17x100; Herman H Doehler—Otto Singer et al; Action 1; Harry E Lewis (A), 215 Montague; Chas J Ryan (R); Wm P Rae.

W 9TH ST, es, 496 n Av R, 17x100; same—same; Action 2; same (A); Geo W Sickles (R); Wm P Rae.

W 9TH ST, es, 394 n Av R, 17x100; same—same; Action 3; same (A); Saml Marks (R); Wm P Rae.

41ST ST, ns, 315.2 e 8 av, 20x100.2; Eugene P Martin—S Casola & Bro, Inc, et al; Katz & Sommerich (A), 15 William, Manhattan; Eugene Sherk (R); Jas L Brumley.

AV K, ss, 66 e E 9th, 40x100; Gustave Selner—Christian Gaul et al; Jacob M Peyser (A), 26 Court; Maurice L Rippe (R); Chas Shongood.

5TH AV, es, 82.8 s 74th, 20.8x87.2; Michl Shellen—Jno E Sullivan Co et al; Matthew W Wood (A), 233 Bway, Manhattan; Henry S Goodspeed (R); Wm P Rae.

5TH AV, ses, 82.4 ne 72d, 20.7x110.2; Albt B King et al—Jno E Sullivan et al; Action 3; Henry A Ingraham (A), 189 Montague; Chas W Philipbar (R); Jere Johnson Jr Co.

APRIL 28.

BARBEY ST, ws, 312.8 s Dumont av, 19.4x100; Wm Hawkins—Brown-Weiss Realities et al; Henry J Davenport (A), 375 Pearl; Wm M Benedict (R); Wm H Smith.

HULL ST, ns, 135 e Rockaway av, 15x100; Susan C Kiernan—Anna Barnes et al; Hirsh & Newman (A), 391 Fulton; Ephraim Byk (R); Wm H Smith.

MELROSE ST, ses, 271.3 sw Hamburg av, 26.3 x100; Dime Savgs Bank of Williamsburgh—Jno H Bauer et al; Otto F Struse (A), 260 Bway; Jos P Conway (R); Wm H Smith.

NEVINS ST, es, 60 n Baltic, 20x75; City Savgs Bank of Bklyn—Bridget Duffy et al; Woodford, Bovee & Butcher (A), 1 Mad av, Manhattan; Fremont Cole (R); Wm H Smith.

ST JOHNS PL, ns, 191.8 e Underhill av, 41.8x 123.6; Oswego City Savgs Bank—Eddy Glickman Bldg, Concreting & Impt Co et al; Hirsh & Newman (A), 391 Fulton; Robt H Haskell (R); Wm H Smith.

STERLING PL, ns, 100 w Saratoga av, 175x 110.1; Isidore Silberberg et al—Commonwealth Impt Co et al; Simon Berg (A), 714 Bway; Jos J Reiber (R); Wm H Smith.

E 9TH ST, es, 80.6 s Foster av, 80x100; Fanny T Sing et al—Chas F Greenawait et al; Chas S Stephenson (A), 27 Cedar; Chas F Murphy (R); Wm H Smith.

39TH ST, ss, 160 e 10 av, 20x95.2; Rufus C Read—Halberg Realty Co et al; Bradford W Hitchcock (A), 165 Bway; Jos J Speth (R); Wm H Smith.

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

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

SHEEPSHEAD BAY RD, ns, 40 w W 3d, 65x 92.7x Irreg; Lena Keck—Ernst Gartner et al; Alvah W Burlingame, Jr (A), 391 Fulton; I H Perkins (R); Wm P Rae.

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**JUDGMENTS IN FORECLOSURE SUITS.**

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

**Manhattan.**

**APRIL 16.**  
41ST ST, 9 E; Fredk R Coudert et al—Edw Fagan; Coudert Bros (A); Lafayette B Gleason (R); due.....64,367.54  
7TH AV, 1974; also 119TH ST, 200 W; Bettie Rothfield et al—Abe Kaufman; Seymour P Kurzman (A); David C Hirsch (R); due .....46,399.92

**APRIL 17 & 18.**  
No Judgments in Foreclosure Suits filed these days.

**APRIL 20.**  
CHRYSTIE ST, 155; Frank M Tichenor—Lorenzo Ullo; Frank M Tichenor (A); Meyer M Friend (R); due. 2,599.00  
54TH ST, ns, 323.4 e 2 av, 23.2x100.5; German Savgs Bank in the City of N Y—Markus Weil et al; Amend & Amend (A); Warren C Fielding (R); due .....15,289.14

**APRIL 21.**  
60TH ST, ns, 115 w 2 av, 20x100.5; Dry Dock Savgs Instn—Katherine G Farrell; Frank M Tichenor (A); Wm Allen (R); due.....14,145.83

**APRIL 22.**  
132D st, 277 W; N Y Physiclans Mutual Aid Assn—Rachel Kantor; Geller, Rolston & Horan (A); Robt B Hinks (R); due ..... 8,623.56

**Bronx.**

**APRIL 16.**  
No Judgments in Foreclosure Suits filed this day.

**APRIL 17.**  
CHARLOTTE ST, 1521; Edw H Bailey—Fleischmann Realty Co, Inc, et al; Roelker, Bailey & Stiger (A); Nathan F Giffon (R); due.....25,930.23

**APRIL 18.**  
No Judgments in Foreclosure Suits filed this day.

**APRIL 20.**  
COTTAGE ROW, es, n ¼ of lot 3; City Island; Wm Webber—Thos W Larkin et al; Dominic L O'Reilly (A); Geo E Weller (R); due ..... 1,720.50

**APRIL 21 & 22.**  
No Judgments in Foreclosure Suits filed these days.

**LIS PENDENS.**

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

**Manhattan.**

**APRIL 18.**  
No Lis Pendens filed this day.

**APRIL 20.**  
37TH ST, 60 W; E Riger & Co—Victorine Carmody et al; action to foreclose mechanics lien; L Rosenberg (A).  
58TH ST, 5 W; Wm F Donnelly—Wm W McLoughlin et al; partition; F Bien (A).

**APRIL 21.**  
86TH ST, 38 W; also 58TH ST, 231 W; also 5TH AV, 549; Jas Clendenin Eckert—Thos T Eckert, Jr, et al; partition and cancel lease; Earl & Russell (A).  
105TH ST, 116-38 W; Louis Burchardt—Mary A Loeffler; specific performance; H R Seamans (A).  
6TH AV, 392; Alex F Voigt—Ella V Schroeter; action to appoint committee, &c; Dykman, Oeland & Kuhn (A).

**APRIL 22.**  
CHRISTOPHER ST, 105; Kate Madden—Anna E Schloffel et al; amended partition; P L Klock (A).

**APRIL 23.**  
28TH ST, 11 W; Edw B Dunne adm—Chas A Dunne; action to impress lien; R Stewart (A).  
PARK AV, nwc 49th, 200.10x50; Geo F Root Co—New York Central & Hudson River R R Co; action to foreclose mechanics lien; Williams & Hamburger (A).

**APRIL 24.**  
PARCEL of land beg at a point 65 n Horatio & 33.4 e 4th, runs n1½ ins xe16.8xs2½ ins x 16.8 to beg; Gertrude Malbin—Jane F Gahn et al; partition; J Sapinsky (A).

**Bronx.**

**APRIL 17.**  
174TH ST, ss, 100 e Washington av, 20x100; Taxpayers Realty Co—Azniv Aghajan et al; action to enforce contract; J Freeman (A).

**APRIL 18.**  
WESTCHESTER AV, nec land of late Isaac Braithwaite, 25x100; Geo Kooden—Philip Maker; action affecting title and possession; Hitchings & Dow (A).

**APRIL 20.**  
No Lis Pendens filed this day.

**APRIL 21.**  
No Lis Pendens filed this day.

**APRIL 22.**  
No Lis Pendens filed this day.

**APRIL 23.**  
No Lis Pendens filed this day.

**Brooklyn.**

**APRIL 16.**  
CHAUNCEY ST, ss, 70.6 w Rockaway av, 20x 100; Hugo Scheller—Nicola Di Russo et al; G F Alexander (A).  
PULASKI ST, ss, 216 w Stuyvesant av, 16.8x 100; Laura V Carlisle—Esther Cohen et al; W F Cassidy (A).  
N 5TH ST, 247; Anna Catalano—Wm A Thomson et al; J G Grambalvo (A).  
61ST ST, ss, 175 e 15 av, 65.11x200x61x200.7; Henry G Meyer—Gerardo Santoro et al; S Seiderman (A).

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(Lis Pendens, Brooklyn, Continued.)

77TH ST, sws, 400 nw 21 av, 166.3x100x154.5x100; Eliz A W Woolston—Sol Mintz et al; Suffren, Humphreys & O (A).  
 BEDFORD AV, ws, 48 n S 3d, 24x94; also S 1ST ST, nes, 192.3 se Driggs av, 20x62.9; Courtney K Powell—Lois E Andressen et al; partition; V L Haines (A).  
 PAR KAV, ns, 40 e Franklin av, 20x80; Jos Witt—Guiseppeina Torchia et al; Bacher & Klein (A).

APRIL 17.

TEN EYCK ST, ns, 75 e Lorimer, 25x100; Kings Co Savgs Instn—Wm Gluck et al; W W Taylor (A).  
 4TH ST, nes, 136.4 se 8 av, 38.6x95; Lawyers Mtg Co—Ella H Aronstam et al; Cary & Carroll (A).  
 E 12TH ST, es, 950 s Beverly rd, 50x100; Sarah A G Skinner—Jack D Chalmers et al; Cary & Carroll (A).  
 CANARSIE AV, ns, 40 e E 29th, 20x91.6x20x92.4; NY Mtg & Security Co—Albt S Schiller et al; H M Bellinger Jr (A).  
 CANARSIE AV, ns, 21 e E 29th, 20x90.11x20x91.6; NY Mtg & Security Co—Albt S Schiller et al; H M Bellinger Jr (A).  
 KNICKERBOCKER AV, ec Hancock, 22x100; Kings Co Savgs Inst—Jas Church et al; W W Taylor (A).  
 NEWKIRK AV, ss, 145.3 e 1st, 25x69.9; Margt Shields—Adele M R Getteys et al; A C Asche (A).

NEW JERSEY AV, ws, 156.3 n Glenmore av, 43.9x100; Jamaica Paragon Plaster Co—Purdy Constn Co et al; M Monfried (A).  
 NEW JERSEY AV, ws, 112.6 n Glenmore av, 43.9x100; Margt M Cumming—same; same (A).  
 LOTS 129-132, on map of Conklin, Hendrickson & Remsen at Canarsie; Nathan May—Mendel Sapany et al; H Bloch (A).

APRIL 18.

BELMONT AV, sec Fountain av, —x—; also LOTS 1-8, map of prop of Jane Gilfeather in 26th Ward; Mary Davies—Kath F Mitchell & ano; Smith, Doughty & W (A).  
 IRVING AV, 279; Wm H Gompert—Meyer Nachomson et al; Watson & Kristeller (A).  
 LEWIS AV, es, 40 s Van Buren, 20x100; Mildred C Spena—Jno J Wood et al; partition; McDonnell & Libett (A).  
 PUTNAM AV, ss, 67.4 e Nostrand av, 16.5x79.8 x16.4x78; Wm McDonough—Jas McDonough; to create a title; Rollins & Rollins (A).

APRIL 20.

HINSDALE ST, es, 100 s Blake av, 100x100; Harry Levinson—W F S Constn Co & ano; to create a title; M Storch (A).  
 ST JOHNS PL, ss, 479.2 e Rochester av, 20.5x120.3; Israel Weinstein—Strohbert Constn Co et al; to set aside deed; I M Silberman (A).  
 WALWORTH ST, ws, 290 s Willoughby av, 20x100; Caroline M Lord—Della L Collins et al; J A Warren (A).  
 WARREN ST, ns, 220 w Hoyt, 20x100; Dermott Ryder—Fredk A Johnson et al; T F Redmond (A).

BAY 38TH ST, ws, 300 n Benson av, 96.8x180; Jos Grillo—Luigi Velotta et al; partition; Foley & Martin (A).  
 41ST ST, ss, 85 e 13 av, 25x100.2; Albt Lameiling—Julius Kraus et al; W L Durack (A).  
 79TH ST, ns, 360 w New Utrecht av, 80x100; Saml B Allen—Milton S Kistler et al; H J Davenport (A).  
 AV U, ns, 40 e Homecrest av, 40x105; Blanche E Watson—Thos A Hagan et al; Watson, Daniel & H (A).  
 BELMONT AV, nwc Sackman, 25x100; Bond & Mtg Guar Co—Louis Sternlieb et al; T F Redmond (A).  
 FLATBUSH AV, 817-23; also 104 Lenox rd, in the matter of the application for appointment of a committee of the property of Ella V Schroeter; Dykman, Oeland & K (A).  
 OCEAN PKWAY, ws, 529.4 s Foster av, 24.3x150; Gustav Girard—Mary E Byrne et al; R J Kent (A).  
 PUTNAM AV, ss, 87 w Howard av, runs s 74.4 xw13xs25.8xw4xn100x17 to beg; Alletta L Phillips—Edw B Ecker et al; C H Fuller (A).  
 ROGERS AV, es, 260.4 s Vernon av, runs e 101 xw20.3xw100.5xn20.1 to beg; Fredk K Walbridge—Alfred Lazarowitz et al; H J Davenport (A).  
 6TH AV, es, 77.8 s 53d, 45x100; Mechanics Bank—Albt Goesser et al; J J Bakerman (A).  
 6TH AV, es, 32.8 s 53d, 45x100; same—same; same (A).

APRIL 21.

BRIDGEWATER ST, sws, 300.11 nw Meeker av, 28.11x121.7x25x136.2; Max Lewis—Baar Bros, Inc, et al; P A Katzke (A).  
 GRANT ST, ss, 200 e Lawrence, 25x113.3; also GRANT ST, ss, 19.4 w Nostrand av, runs w50 xs113.11xe50xn114.1 to beg; Michl J Buckley—Mary Buckley et al; partition; R A Rindich (A).  
 HAUSMAN ST, ws, 480 s Nassau av, 20x100; Hannah Weiser—Danl Maher et al; R E Mofkett (A).

SCHERMERHORN ST, ss, 72.9 w Smith, 69x99.9; also POINT at int cl block bet Schermerhorn & State, with a line from a point ns State 267.6 e Boerum pl, 20x20; also POINT at int cl block bet Schermerhorn & State, with a line from a point on ns State, 287.6 e Boerum pl, 18.6x20; also SCHERMERHORN ST, ss, 238 e Boerum pl, 23x99.9; Edw M Grout & ano—Kings Co Democratic Club et al; P Grout (A).

N 6TH ST, ss, 120 e Havemeyer, 20x76x21x85; Kings Co Savgs Inst—Maria G Picciano et al; W W Taylor (A).

E 12TH ST, 1839; Julius Lehrenkrauss & ano—Lella L da Costa; Reynolds & Geis (A).  
 35TH ST, nes, 218.10 se New Utrecht rd, 20x90; Charlotte E Ogilive—Anna E Mingus et al; J Siegelman (A).

AV P, swc Ocean pkway, runs s40xw250xn5.1x nel25.7xel29.4 to beg; Susan J Spence—Christian Loenzen et al; H J Davenport (A).

EUCLID AV, sec Sutter av, 20x100; also PINE ST, ws, 180 n Sutter av, 20x100; also PINE ST, ws, 100 n Sutter av, 20x100; also SUTTER AV, nwc Pine, 20x100; also SUTTER AV, swc Pine, 20x100; also PINE ST, ws, 200 s Sutter

av, 40x100; also PINE ST, ws, 280 s Sutter av, 20x100; also BLAKE AV, nwc Pine, 100x100; also SUTTER AV, nec Pine, 20x100; also SUTTER AV, sec Pine, 40x100; also PINE ST, es, 100 s Sutter av, 80x100; also PINE ST, es, 240 s Sutter av, 20x100; also PINE ST, es, 340 s Sutter av, 40x100; also PINE ST, es, 400 s Sutter av, 60x100; also CRESCENT ST, nwc Sutter av, 20x100; also SUTTER AV, ns, 40 e Crescent, runs e59.4xn260 xw94.5xs160xe40xs100 to beg; also CRESCENT ST, es, 100 n Blake av, 140x107.2x140x104.8; also BLAKE AV, nec Pine, 20x100; Isaac L Zinke—Sarah M Chapman et al; L & A W Zinke (A).  
 GEORGIA AV, es, 324.8 n Hegeman av, 20x100; N Y Mtg & Security Co—Fanny Diamant et al; H M Bellinger, Jr (A).

APRIL 22.

CRYSTAL ST, 137; Ida B Auerhahn—Abe Meyers et al; A A Feinberg (A).  
 WARWICK ST, es, 90 n Dumont av, 20x90; Fannie Meyrowitz—Abr Lenkowsky et al; Chilton & Levin (A).  
 E 5TH ST, ws, 40 n Albemarle rd, 30x100; Rudolph F Herting—Rose Shatzkin et al; G C Case (A).  
 43D ST, ns, 200 w 5 av, 20x100.2; Edw A Eyerit—Dora Johnson et al; G W Pearsall (A).  
 76TH ST, ns, 630 w 15 av, 20.9x100x19.4x100; Clara Hanson—Hilda A Nelson et al; W L Durack (A).

E 92D ST, nes, 140 nw Church av, 20x100; Adolf Wandel—Nathan Weinstein et al; H Koppelman (A).  
 PUBLIC RD to Canarsie Landing, nes, 480 se Av E, 44.7x112x44.1x111.3; Althea Guild—Harry Dancik et al; H E Brown (A).  
 WOODRUFF AV, ns, 306 w Flatbush Plank rd, runs 50x100; Conrad W Dykeman—Morris N Lawrence et al; W S Miller (A).  
 LOTS 25 & 26, Map of 455 lots in Village of Sheephead Bay; Robt A Atkinson—Isadore A Rouland et al; partition; J N Williams (A).

MECHANICS' LIENS.

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

Manhattan.

APRIL 18.

45TH ST, 17-21 W; Bayer-Gardner-Himes Co—Midville Realty Co & White Van Glahn & Co (R) (101)...	196.00
49TH ST, 9 E; Danl Darrow—Mary A Nicoll, Henry Amerman, Chas Brown & Henry C Smith Bldg Co (102).....	213.81
49TH ST, 9 E; Louis Levin—Chas Brown & H C Smith Bldg Co (99)....	318.00
59TH ST, 38 W; Isidor Fajans—38 W 59th St Co (104).....	603.28
135TH ST, 124 W; Harry Grobman—David Shaff & Gib A Young (R) (100).....	275.54
AUDUBON AV, sec 171st, 20x100; Bierach & Co—Gustav Boehme & Carl Rieger (98).....	500.00

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The CAMMAN ESTATE was sold at auction June 6, 1899.  
 The CAMMAN ESTATE is just north of N. Y. University.  
 At that sale the lots brought \$500 to \$1,500 each.  
 They are now worth \$5,000 to \$10,000 each.

## AT THE CAMMAN SALE

Mr. J. bought Lot 61, Andrews Ave. and Fordham Road.  
 He paid for it \$1,400---\$350 cash---Balance on mortgage.  
 He sold it for \$6,750---All cash, October 11, 1906.

## HE ALWAYS REGRETTED THAT HE HAD NOT BOUGHT MORE LOTS AT THE CAMMAN SALE DON'T HAVE REGRETS

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### 134 LOTS TO BE SOLD

At Absolutely Unreserved Auction Sale, to Close the Estate of Ellen M. Hennessy

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Take West Side Subway to 181st Street; thence University Avenue car across Bridge to property at Burnside Avenue.  
 Take 6th or 9th Ave. Elevated to 155th St.; thence Jerome Ave. car to Burnside Ave. and transfer or walk 3 blocks west to property.  
 Take 2nd or 3rd Avenue Elevated to 177th Street; thence Burnside Avenue car direct to property.

For Maps apply to **JOSEPH P. DAY**, 31 Nassau St. **J. CLARENCE DAVIES**, 149th St. and Third Ave.  
 Agents and Auctioneers

Table listing property sales in Manhattan and Bronx areas, including street names, owners, and sale prices.

Table listing property sales in Manhattan, including VARET ST, 131; David Tanenbaum-Herman Hirschkovitz & Esther Schlanger.

Table listing property sales in Manhattan, including BAY RIDGE PL, nws, 120.2 sw Bay Ridge av, 80x80; Schwarz & Cohn Inc.

Table listing property sales in Manhattan, including CARROLL ST, sec Albany av, 100x320; L Brook-Heights Bldg Corp & Wm H Fleming.

Table listing property sales in Manhattan, including HINSDALE ST, es, 100 s Blake av, 100 x100; East N Y Cut Stone Co-W F S Constn Co.

Table listing property sales in Manhattan, including PITKIN AV, sec Cleveland, 38x110; M Cohen-Pitkin-Cleveland Realty Corp.

Table listing property sales in Manhattan, including STERLING PL, sec Rochester av, 120x 100; R L Williams-J V Cunningham.

Table listing property sales in Manhattan, including WEST ST, 436, 440 & 444; A Haspell-Lawyers Title Ins & T Co, David Kleinman Clarence Quaid & Albt Lohman.

Table listing property sales in Manhattan, including W 3D ST, es, 100 n Sea Breeze av, 40x 100; A S Edwards & ano-Rachel Rosenberg.

Table listing property sales in Manhattan, including W 29TH ST, ws, 380 s Mermaid av, -x -; J Bossert & ano-Mathilde B Jelttrup & Frank Martini.

Table listing property sales in Manhattan, including MYRTLE AV, 165; W T Biff-Delia Kelly.

Table listing property sales in Manhattan, including STEAMSHIP "Bellona" located at Morse Dry Dock ft of 56th st; Johnson Bros-Reid-Donald Steamship Co, Kroeschell Bros Ice Machine Co & United Cork Co.

Table listing property sales in the Bronx area, including APRIL 17, No Satisfied Mechanics Liens filed this day.

Table listing property sales in the Bronx area, including APRIL 20, No Satisfied Mechanics Liens filed this day.

Table listing property sales in the Bronx area, including APRIL 21, MAPES AV, 2120; G Goldberg & Sons, Inc-Jno O'Keefe et al; Mar12'14 .. 285.00

Table listing property sales in the Bronx area, including APRIL 22, 159TH ST,\*\* ss, 100 w Elton av; Lanigan Bros, Inc-J J C Dunn et al; Sept24'13 .. 88.20

Table listing property sales in the Bronx area, including APRIL 23, 133D ST, 763-5 E; Meyer Bank-Eureka Tile Co et al; Feb27'14 .. 60.00

Table listing property sales in the Bronx area, including APRIL 24, SO BOULEVARD,\*\* nec 163d; Kawneer Mfg Co-Kellwood Realty Co et al; Aug18'13 .. 80.00

Table listing property sales in the Bronx area, including APRIL 16, CLINTON AV, S0; Philip Polesuk-Ida Finestone & Tina Finestone; Jan17'14 .. 75.00

Table listing property sales in the Bronx area, including APRIL 17, HICKS ST, nec Remsen, 96x78; Mahnken Bldg Material Co-Phillipine Bossert, Harriet L Huber, Josephine Moser, Jno & Chas V Bossert, Phillipine Cooney, May E Bossert, Harry McNally & Harry McNally Bldg Co; Dec16'13 .. 3,745.43

Table listing property sales in the Bronx area, including APRIL 17, E 46TH ST, -; Det Avs N & M; Pierce, Butler & Pierce Mfg Co-Schulle & Reilly; Mar17'14 .. 167.47

Table listing property sales in the Bronx area, including APRIL 17, AV P, nwc E 13th, 120x100; Harry Cohen-Provident Associates, Nathan Tilin & Phillip Skolnik; Jan12'14 .. 77.00

Table listing property sales in the Bronx area, including APRIL 17, CATON AV, sec Stratford rd, -x-; Dellon-Watnick Co (Inc)-Plandome Constn Co; Dec17'13 .. 1,250.00

Table listing property sales in the Bronx area, including APRIL 17, CATON AV, sec Stratford rd, -x-; M Blumberg-Plandome Constn Co & Wood-Harmon Warranty Co; Jan15'14 .. 260.00

Table listing property sales in the Bronx area, including APRIL 17, KINGSLAND AV, 276; David Glasser-Julia & Geo Waller; Apr13'14 .. 28.00

Table listing property sales in the Bronx area, including APRIL 17, PITKIN AV, nec Powell, 50x100; Atlas Steel Column Mfg Co-Brein Amusement Co & ano; Apr13'14 .. 97.00

Table listing property sales in the Bronx area, including APRIL 17, 15TH AV, swc 71st, 80x90; Hudson Refrigerator Co-Guiseppe Fristachi; Apr15'14 .. 129.00

Table listing property sales in the Bronx area, including APRIL 18, HINSDALE ST, nec Dumont av, -x-; Noah Alexander-Almont Holding Co; Mar3'14 .. 77.00

Table listing property sales in the Bronx area, including APRIL 18, S ELLIOTT PL, 54 & 56; S Cascio Marble Works-Arm Realty Co & Andrew Ruegamer, Jr; Oct16'13 .. 300.00

Table listing property sales in the Bronx area, including APRIL 18, STARR ST, 12; Cologero Modica-Guiseppe Infranco; Mar2'14 .. 2,900.00

Table listing property sales in the Bronx area, including APRIL 20, DEAN ST, ss, 200 w Saratoga av, 134 x105; Aniello Di Luca-Saml Sassulsky (Inc) & A Ratner; Jan6'14 .. 103.00

Table listing property sales in the Bronx area, including APRIL 20, MIDWOOD ST, ss, 350 e Nostrand av, 50x100; Louis Brook-Aug Williams; Mar9'14 .. 49.50

Table listing property sales in the Bronx area, including APRIL 20, SAME PROP; Louis J Quadre-same; Apr10'14 .. 700.00

Table listing property sales in the Bronx area, including APRIL 20, SAME PROP; Watson & Pittinger (a corp)-same; Apr9'14 .. 1,374.61

Table listing property sales in the Bronx area, including APRIL 20, SAME PROP; F D Creamer & Co (Inc)-same; Apr8'14 .. 1,093.48

Bronx.

APRIL 17. No Mechanics Liens filed this day.

APRIL 18. No Mechanics Liens filed this day.

APRIL 20. No Mechanics Liens filed this day.

APRIL 21. VILLA AV, 3184-6; Attanasio Carella Co-Monaco Constn Co, Inc (8) .. 2,219.00

Table listing property sales in the Bronx area, including APRIL 22, 175TH ST, sec 3 av, 113x138; Colonial Mantel & Refrigerator Co-Codae Realty Co (renewal) (10) .. 209.00

Table listing property sales in the Bronx area, including APRIL 23, BOSTON RD, ws, 212 n 167th, 171x163; Kawneer Mfg Co-Weissager Amusement Co & Jno M Haffen Corp (11) .. 620.00

Brooklyn.

Table listing property sales in the Bronx area, including APRIL 16, COURT ST, 222-4; Ole J Olsen-Marla E Wilson & Jno Denuum .. 139.72

Table listing property sales in the Bronx area, including APRIL 16, COURT ST, 46-50; Isaac Libson-Nassau National Bank & Parsh Electric Co .. 943.75

Table listing property sales in the Bronx area, including APRIL 16, MACON ST, 623; J F Eck-Chas & Anna Sievright .. 172.68

SATISFIED MECHANICS' LIENS. First name(s) that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

APRIL 18. No Satisfied Mechanics Liens filed this day.

Table listing property sales in Manhattan, including APRIL 20, GREENWICH ST, 398; Jos Rauchman-Estate of Jacob Weeks et al; Mar19 '14 .. 907.72

Table listing property sales in Manhattan, including APRIL 20, NEW CHAMBERS ST, 2; also DUANE ST, 14; Arthur Johnstone-Cath Diver et al; Jan2'14 .. 910.01

Table listing property sales in Manhattan, including APRIL 20, SAME PROP; Leopold Barth-same; Jan12'14 .. 1,570.47

Table listing property sales in Manhattan, including APRIL 20, SAME PROP; Jno Kull-same; Jan3'14 .. 7,762.11

Table listing property sales in Manhattan, including APRIL 20, 8TH ST, 302-8 W; Bethlehem Steel Co-Coast Constn Co et al; Apr3'14 .. 6,992.74

Table listing property sales in Manhattan, including APRIL 21, 42D ST, 159 E; Aaron Kaufman-Geo Rothmann et al; June2'13 .. 30.00

Table listing property sales in Manhattan, including APRIL 21, 111TH ST, 235 W; Moll & Cornelis-Jos Liebling et al; Dec1'13 .. 176.50

Table listing property sales in Manhattan, including APRIL 21, AUDUBON AV, 109; Carl Rieger-Gustav Boehme et al; Mar31'14 .. 5,892.18

Table listing property sales in Manhattan, including APRIL 22, 29TH ST, 39-41 W; Bethlehem Steel Co-Rockbridge Realty Co et al; Apr 3'14 .. 9,715.03

Table listing property sales in Manhattan, including APRIL 22, 29TH ST, 39-41 W; J Edw Ogden Co-Rockbridge Realty Co et al; Apr4'14 .. 166.00

Table listing property sales in Manhattan, including APRIL 22, 113TH ST, 169 E; Geo Langer-Progress Holding Co et al; Dec3'13 .. 24.80

Table listing property sales in Manhattan, including APRIL 22, BROADWAY, 716; Louis Zwerdling-A H Schalle et al; Mar25'14 .. 56.76

Table listing property sales in Manhattan, including APRIL 23, AV A, 169; Triborough Marble & Tile Wks, Inc-Ladislaus W Schwenk et al; Feb18'14 .. 447.00

Table listing property sales in Manhattan, including APRIL 23, 2D AV, 31; A H C Bruns & Son-Barney Lufkowitz et al; Apr6'14 .. 312.96

Table listing property sales in Manhattan, including APRIL 24, PARK AV, 960; Wm M Moore-960 Park Av Co, Inc, et al; Feb11'14 .. 410.00

Table listing property sales in Manhattan, including APRIL 24, BROADWAY, nec 37th; Lukens Iron & Steel Co-Times Square Improvement Co et al; Apr17'14 .. 22.17

Table listing property sales in Manhattan, including APRIL 24, 57TH ST, 412 W; Gaetano W Giannini-Lillian S Gillespie et al; Mar2'14 .. 189.00

Table listing property sales in Manhattan, including APRIL 24, 57TH ST, 302-8 W; Lukens Iron & Steel Co-Coast Constn Co et al; Apr17'14 .. 134.24

Table listing property sales in Manhattan, including APRIL 24, 95TH ST, 156-166 W; Lukens Iron & Steel Co-Julius Tishman et al; Apr 17'14 .. 334.95



# BUILDING MANAGEMENT

## LENGTH OF LIFE OF BUILDING POWER PLANTS\*

BY C. M. RIPLEY

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

### PART TWO.

THE only records open to the investigator who included those plants which are running as well as those which may have been scrapped are the records of the office with which he is identified. Thus all the plants "fathered" by this office of consulting engineers comprise a class in which an exhaustive investigation may be conducted with profit and which may lead to important conclusions. A personal inspection was therefore made of every private electric plant in New York City and Jersey City, which had been designed and constructed under the supervision of this certain engineering office. All plants mentioned hereinafter are therefore in either one of these two cities. The records referred to cover a period of 22 years, or from 1892 until 1914. All dates and ages have been given accordingly.

The records of private electric plants to which the investigator had access show the following now in operation, on which a 5 per cent. depreciation appears to have proved excessive. The four following are in their 22d year of service:

The New York Eye and Ear Infirmary runs its plant 18 hours daily and the rest of the time on a storage battery. It later added to its building, and installed an additional engine and dynamo, and the storage battery. Jacob Ringle & Son use an old engine which supplies belted power as well as electricity. The Havemeyer Building, which later added a larger dynamo owing to the erection of tall buildings next door and opposite on Church street and on Cortlandt street, and owing also to the increased use of electricity. The New York Herald Building, in which no new engines have been added, as the building occupies an entire flatiron block and no building could be erected adjacent. The dynamos now in service are not the ones originally installed, but the old engines are. This may be considered an exception. However, the chief engineer claims his plant is 42 years old, as with the Herald and the Telegram, both daily newspapers, it has done double duty.

Therefore it seems, on the basis of the table furnished by the certified public accountant, that the foregoing plants show less than a 3 per cent. depreciation with the possible exception of the Herald plant. If these plants operate for another year 2½ per cent. depreciation will appear to have been proved excessive.

#### Plant in Twenty-first Year of Service.

The Presbyterian Building has neither added to nor subtracted from its original electric plant, and since it is still operating in perfect condition a 3 per cent. depreciation has been proved excessive.

#### Plants in Twentieth Year of Service.

The St. Paul Building has made no change in its electric plant. This, according to history, was the first 25-story building ever erected. Both the manufacturer of the engines and the dynamos are long since out of business, but their product survives them.

The New York Clearing House has made no change in its electric plant. It obtained an advantageous rate for street steam and holds its boilers in reserve. Grace Chapel has run the same plant for all these years without change. The Liederkrantz Club has its original engines and dynamos. The plant runs battery serving the lights during the rest of the time. In all of the fore-

afternoons and evenings, the storage going plants 3½ per cent. depreciation may be considered as excessive.

#### Plants in Nineteenth Year of Service.

The American Surety Building now operates the same engines and dynamos as were originally installed. These were shut down for two years, but in 1913 were started up. The Metropolitan Building (Havemeyer Estate) and the Commercial Building (Havemeyer Estate) have been in operation without change since originally installed. The Criminal Courts Building is operating its original plant. It later added one other cheap engine and dynamo which are but little used. In the old Times Building one of the original engines and dynamos are still in service. St. Luke's Hospital operates every day between 11 o'clock p. m. and 8:30 a. m. its old engines and dynamos. Additions to the hospital necessitated installation of other units. In all of these plants 3½ per cent. depreciation, to all appearances, has been proved excessive.

#### Plants in Eighteenth Year of Service.

The Polhemus Memorial Clinic Dispensary has a plant which has been taken better care of than any of the other plants inspected in connection with compiling these data. The Mechanics Bank of Brooklyn still retains its same old apparatus, operating it daily. In these two plants 4 per cent. depreciation seems to have been proved excessive.

#### Plants in Seventeenth Year of Service.

The Empire Building has made no changes in its electric plant since first installed. The Germania Bank Building, the smallest office building with a plant, and the smallest plant in New York City, has a plant now operating in its 17th year. The building is 6 stories, 60 feet by 102 feet with 2 electric elevators. The New York Athletic Club has still the same engines and dynamos. This plant is operated on a yearly contract covering heat and electricity. The contractor paid for two new boilers. In the Vincent Building, National Bank of Commerce, and O'Neill's Department Store there have been no changes in the plants. The Terrace Garden plant was in a precarious condition when inspected, owing to lack of proper maintenance. The tenant is spending close to \$10,000 per year for electricity from the street, it is said, but will not appropriate half this amount for improvements. His lease will expire shortly. The Church of the Holy Trinity has made no changes in the plant serving the boys' club, gymnasium, church house, parsonage, etc. In the foregoing plants, all in their 17th year of service, 4½ per cent. depreciation has been proved excessive.

#### Plants in Sixteenth Year of Service.

The Ormonde and Seminole apartments are operating the same equipment as originally installed. These were among the first apartments to give refrigeration service to tenants. The Sprague or Anderson Building and the Metropolitan Museum of Art are operating the original equipment. For 15 years the one engine and dynamo served the old Astor Library. When the Astor Library was removed to the New York Public Library Building the Director, the late Dr. J. S. Billings, and others in authority, voted that the old plant be carefully removed and installed ready for services in the new building. The plant, speaking sentimentally, has been pensioned as its reward for faithful ser-

vice for a period of nearly 16 years. It is still capable of useful work. For experimental purposes this may be operated later or for periods of light load, or it may be sold and used elsewhere. In any case, it cannot be said that the plant is dead—just retired—perhaps only temporarily but certainly with credit. In the foregoing plants 4½ per cent. depreciation has apparently been proved excessive.

#### Plants in Fifteenth Year of Service.

The Navarre Hotel operates the same old apparatus and also supplies several stores next door with heat and electricity. The building at 395 Broadway still operates the plant as originally installed. The Wellington Hotel has retained its original plant, and the Commercial Trust Company, Jersey City, operates its original apparatus. The plant in the New York University (Hall of Fame, etc., University Heights), consisting of but a single engine and dynamo, supplies light and power to six buildings, and heat to twelve buildings, covering 37 acres. The plant is heavily overloaded. In these plants all doing their fifteenth year of service 5 per cent. depreciation, to all appearances, has been proved excessive.

The foregoing list of 34 private electric plants are all in operation, except the Library pensioner. This list covers every installation made in 1900 and earlier, by the office with which the author is identified. No plants installed in 1900, or before, have been scrapped, but during the current year some of these plants mentioned herein may be discontinued and sold for scrap. Within the year, the Stock Exchange and Blair Buildings will probably enter the lists to tend to disprove further the necessity of a 5 per cent. depreciation charge. It would impose needlessly on your time to note the younger plants installed at later dates than those in the foregoing lists, provided they are in daily operation. It is necessary, however, to refer to such later or younger installations which may have succumbed to the vicissitudes of active power plant life in a greater or lesser degree. In this class there is one idle plant, namely, the Ward Line Building, 84 ft. x 100 ft., 9 stories in height, still contains the plant installed in 1901 and operated between 9 and 10 years. This plant is now idle but through change of policy on the part of the owner or by sale to some outside party, it may yet see many years more of service. The data are insufficient to determine the percentage of depreciation.

#### Summary of Probabilities.

In no private electric plants investigated has the real depreciation been determined. The investigation covered the whole of the subject; i. e., every plant designed by the consulting engineering office referred to.

Taking into consideration private electric plants (installed as early as 1900), the results stand as follows:

- 34 show less than 5 per cent. depreciation.
- 29 show less than 4½ per cent. depreciation.
- 17 show less than 4 per cent. depreciation.
- 16 show less than 3½ per cent. depreciation.
- 4 show less than 3 per cent. depreciation.
- 1. (New York Herald) plant may or may not show less than 3 per cent. depreciation.

#### Summary of Possibilities.

Among the oldest survivors installed before the establishment of this engineering office, accompanied by an unknown number of "dead" plants, are the following:

- 16 show less than 3 per cent. depreciation.
- 11 show less than 2½ per cent. depreciation.
- 4 show less than 2 per cent. depreciation.
- 1 shows less than 1½ per cent. depreciation.

[FINIS.]

\*Paper read at annual meeting of the American Society of Heating and Ventilating Engineers.

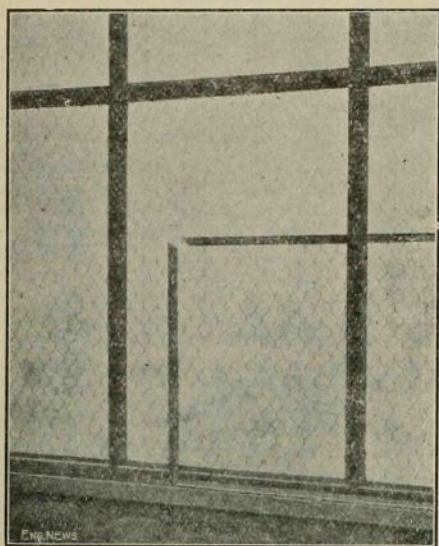
## USEFUL APPLIANCES

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.

## Tight Steel Sash.

IN filling the requirements of the Hill Building, now nearing completion at Tenth avenue and 36th street, the Trussed Concrete Steel Co., of Youngstown, Ohio, produced a new type of sash to meet the requirements of forced ventilation and humidity control which will be distinctive features of this publishing house when it is completed. By courtesy of the Engineering News, the Record and Guide presents to its readers a brief description of this new sash. The illustrations show details of assembly, the  $\frac{1}{2} \times \frac{3}{8}$ -inch glazing angle and the design of the practically air-tight windows, with a sectional view of the same.

Three-quarters of the Hill Building window area consists of this kind of



panel. The chief requirements of the specifications for this structure were large panels  $11\frac{1}{2}$  by  $11\frac{1}{2}$  feet up to  $11\frac{1}{2}$  by 18 feet 10 inches with semi-circular topped maximum glass area; complete weather tightness, not only for water but also for air; unusual strength in spite of the large size panel and the desirability of avoiding light reducing mullions; good appearance outside and inside; sash nor-

fixed and one swing section divided by one horizontal and two vertical mullions. The rails and stiles of the separate sections are made of unusually deep channel-shaped bar, giving great strength to the sections. The horizontal mullion bar, between upper and lower groups of sections, extends intact across the panel, and its ends are seated in the masonry. Its bending strength is due to a plate web, 4 in. deep, made integral with the sash rails seated against it, by through bolts. The vertical mullions, which are interrupted at the horizontal mullion and are supported by it, are formed by the channel stiles of the adjacent sections in conjunction with inner and outer  $2 \times \frac{1}{4}$ -in. steel plates, all clamped together by bolts through the plates. Spreader pieces between the two stiles insure correct spacing of the units.

To give good mechanical connection, and seal between sash and masonry, the panel is edged with a  $2 \times \frac{1}{2}$ -in. plate bolted to the stiles and lintel rail. This plate engages forked plate-anchors, built in the masonry about 18 in. apart, and is keyed in by steel wedges. This arrangement leaves a seal-space of  $\frac{1}{4}$  to  $\frac{1}{2}$  in. between back of terra cotta and front of edging plate, which joint is sealed with oakum rope and mortar pointing. The brick work is set back far enough to permit surrounding of the edging plate with mortar at the back, where the interior plastering is carried against the sash frame.

The edging plate also enhances the appearance of the panel. In conjunction with the 2-in. plate fronts of the mullions, it produces a bordered panel effect without reducing the glass area.

## Vertical Sash Pivots.

The narrow and high swing sections naturally called for vertical pivoting, whereas horizontal pivoting is customary in steel sash. The half-round rabbet rails used in United swing sash were not considered satisfactory for this case, and a special flat-lip bar was made from bar 6 by bending the longer leg to offset; thus a double set of flat seating surfaces was obtained without displacing the sash out of the general plane of the panel. On account of the vertical pivoting, the rabbet edges of the stiles are straight and unbroken the full height of the section, and thus the important vertical lines are preserved. The break in the horizontal lines at upper and lower rabbet rails in passing the pivots is not noticeable. The steel pivots (fitted with bronze pins) completely fill and seal the break between left and right rabbet rails.

Four simple turned buttons in the stiles fasten the swing section; they are

angle continuous around the edge. This angle is formed out of the tolled angle-bar by notching a length equal to the periphery of the light, at three points corresponding to the corners and mitering the ends; then bending to right angles at the notches. The one open corner gives perfect adjustment of the angle strip to the side of the stop. To hold the angle tee-point screws are used. These are small T-bolts formed with an oval head slotted for screwdriver. Slots in anglestrip and stop-strip enable the T-point to pass through, and a quarter turn then locks the fastening securely, the T-lugs being slightly beveled. As the slot in the angle-strip is vertical and that in the stop-strip is horizontal, adjustment in both directions is secured.

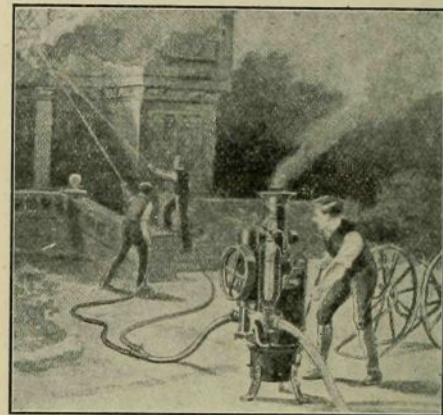
On the outside the window panel seats close against the inner edge of the terra cotta facing in the reveal. On the inside, at jamb and lintel, the wall and ceiling plaster is carried around the reveal and brought in against the edging plate, with a cove of 1-in. radius.

A cast-iron sill forms the seat for the button of the panel. The outer edge of the sill turns down over the brickwork to the terra cotta of the ledge. Along the inside of the sash a drain groove is formed in the sill to collect condensation.

## "A Vest-Pocket Fire Engine."

MEASURING the efficiency of a new type of fire-fighting device being manufactured by Merryweather & Sons, 63 Longacre, London, W. C., by the readiness with which it can be operated and brought into play in an emergency, the designation of this piece of fire-fighting apparatus by the use of the terms "vest-pocket" fire engine is not so far amiss. The little device is to all intents and purposes a perfectly operating fire-engine that can be used very effectively for one or more streams.

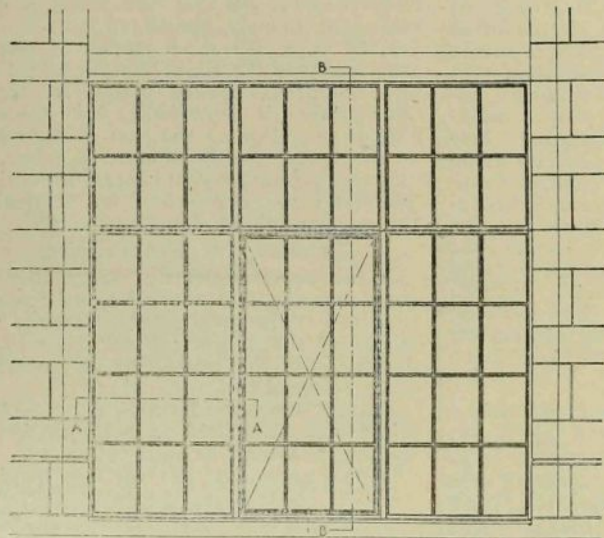
The illustration shows its application.



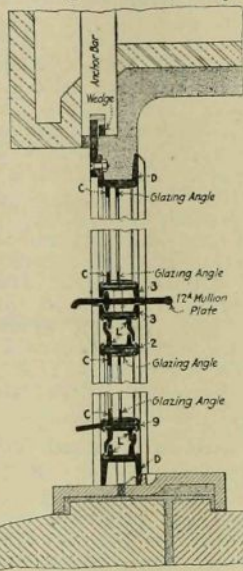
Fuel used for the generation of steam is kerosene under air pressure, very much in the manner followed in operating plumbers' blow torches. The device is light enough to place upon a pair of wheels and be carried to any part of the premises and upon being set up gives the necessary force for effectively fighting fires with regulation sized fire hose on country estates. Such a device as this would have great value on estates where sparks from locomotives constitute not only a constant menace but an excuse for higher insurance rates.

## Varnish Removal.

WHEN the tenants move out and renovation work begins, floor blemishes are frequently found to be a serious factor in re-renting. For that reason recourse is frequently made to varnish removers, which has given rise to the question of how various varnishes can be removed. Ordinary oil floor varnishes may be removed by many preparations on the market. Most of these discolor and roughen the wood. This requires scraping of the floor by machine or by the more tedious system of using steelwool. An alternative is to use one part of pearl ash and three parts lime. Slake the lime with water and add pearl ash, making the mixture the consistency of paint. Apply with a fibre brush and when the varnish is dissolved, clean up with water and wash the surface with weak vinegar.



Exterior Elevation



Vertical Section B-B

mally fixed or locked, but with provision for passage of window cleaners. Putty-less glazing was required throughout.

## Balanced Air Ventilation.

The building is ventilated by a balanced air supply and exhaust system, which is intended also to assure humidity control as required for fine printing. Open windows would interfere with good press work. The regular panels are made up of 14 by 22-inch lights, arranged to form five

located near upper and lower corners. Their center pins project through a shallow boss on the inner face of the stile and bear a slotted head with interrupted slot, requiring a special key for opening.

## A Novel Fastening.

The glass is seated inside the stops, against a thin bedding layer of steel sash putty. A novel form of fastening was devised, in place of the usual spring clips. The glass is retained by a  $\frac{3}{8}$  by  $\frac{1}{2}$ -in. glazing



# CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

## CREDIT ASSOCIATION.

### Has Arbitrated Three Thousand Complaints—Annual Dinner.

The eighth annual dinner of the Credit Association of the Building Trades was held April 23, in the Green Room of the Hotel McAlpin. Speeches were delivered by Milton Schnaier, of Milton Schnaier & Company, president of the association; J. Harry Tregoe, secretary and treasurer of the National Association of Credit Men; Walter Gordon Merritt, counsel of the American Anti-Boycott Association; A. W. Ross, deputy superintendent of school buildings, Board of Education, and other officials of the association.

Secretary Franz Neilson's report shows an unusually large number of arbitrations conducted by the association during its seven years, viz., 3074; also total complaints adjusted in behalf of members to the number of over 3,600, involving three-quarters of a million of dollars; also credit information in the office files regarding 6,000 parties in the metropolitan district, and warnings in the present issue of the members' bulletin regarding 550 general contractors and owners to whom it is unsafe to extend credit. In this time, the association has published in the bulletin the names of 1,274 such parties.

Others at the guest table were: Robert D. Kohn, president N. Y. Chapter of the American Institute of Architects; Samuel Sass, director N. Y. Society of Architects; B. D. Traitel; C. G. Norman; M. F. Westergren, Lewis Harding and Andrew N. Petersen, former presidents of the association; Francis N. Howland, of Candee, Smith & Howland, third vice-president; P. H. Hart, fourth vice-president; and George G. Bradley, first vice-president.

### To Compete for New St. Bartholomew's.

The selection of an architect for the new edifice to be erected by St. Bartholomew's Episcopal Church, which is to replace the old brewery structures on the east side of Park avenue, between 50th and 51st streets, will be by competition. There are about nineteen full city lots in the parcel, and at the present time it is not known whether the trustees of the church will use the entire plot frontage for its new building or dispose of a portion of it for other improvement. The final announcement of the proposed plans for moving the place of worship was made at the services on Sunday last by the rector, the Rev. Dr. Leighton Parks, although the matter has been under consideration at intervals for several years. It will probably be several years before the new church will be completed, as the purchase of the new property carries with it the condition of reasonable time for the present occupants to vacate. A portion of the facade of the church, including the bronze doors, the gift of Mrs. Vanderbilt, a few years ago as a memorial to her husband, Cornelius Vanderbilt, and designed by the late Stanford White, will be carefully taken down and reset in the new structure, together with other costly memorials within the church and chapel. The present site has a frontage of 100 feet on Madison avenue, and a depth of 145 feet in the south side of 44th street. There was a report around on Tuesday that this property might ultimately become the home of a large and well known clothing establishment, but nothing definite regarding an improvement of this character has yet been determined. The estimated cost of the

new church with site will likely exceed \$2,000,000. E. R. L. Gould is treasurer of the vestry.

### Plans for Schaefer Brewery Ready.

Mortenson & Co., 114 West 28th street, have just completed plans for the \$1,500,000 brewery, fireproof, brick, limestone and terra cotta construction, which the F. & M. Schaefer Brewing Company, now located at Park avenue and 51st street, is soon to erect on the East River front, from 51st to 52d streets. Contracts for the work have not been awarded. The present brewery site now occupied by this company comprises a depth of 225 feet in 50th street and 250 feet in 51st street, fronting on the east side of Park avenue. This property, which is valued at \$1,500,000, has been sold to St. Bartholomew's Episcopal Church for improvement with a new edifice and rectory.

### Six-Story Building for Fifth Avenue.

Bergdorf & Goodman Company, of 32 West 32d street, have commissioned Rouse & Goldstone, 38 West 32d street, to design plans for a six-story business building to be erected at 616 Fifth avenue on a plot 30x125 feet. The property was recently acquired from the Butterfield Estate. The fee to the land is owned by Columbia College. Work on the new building is to start immediately so that work will be completed for occupancy about October 1. N. A. Berwin & Company have been appointed agents for the building.

### Caldwell-Wingate Co. Get Contract.

The general contract was placed this week with the Caldwell-Wingate Company, of 381 Fourth avenue, for the eleven-story store, office and loft building to be erected at 415 Fifth avenue and 3-5-7 East 37th street, for Mrs. E. M. Anderson. The plans were prepared by Howells & Stokes, of 100 William street. The store and basement has already been leased to J. & J. Slater, shoe dealers, of Broadway and 25th street.

### Hotel and Business Building on Bway.

The Francis S. Kinney Estate, care of the Farmers' Loan & Trust Company, 22 William street, is having plans prepared for the improvement of the northwest corner of Broadway and 24th street, now occupied by the Hotel Albe-marle, with a twelve-story hotel and business building. Frank Hemstreet, of 44 West 44th street, will be the architect.

### Contract for Montclair Church.

Charles T. Wills, Inc., 286 Fifth avenue, Manhattan, received the general contract this week to erect the First Congregational Church at Fullerton and Plymouth avenues, Montclair, New Jersey. Plans were prepared by Bertram C. Goodhue, of 2 West 47th street, Manhattan. The cost is placed at about \$250,000.

### Dulness in the Trades.

Not in twenty-five years have the building trades of Greater New York had so little to do as they have this spring. Seventy-five per cent. has been the proportion of unemployment during the winter, and some of the men have not earned a dollar in five months, according to the reports received from the various boroughs and adjacent counties on Long Island by Secretary Tompkins of the Executive Council of the United Board of Business Agents.

## NO ARCHITECTS SELECTED.

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

MANHATTAN.—The Corn Exchange Bank, 13 William st, Walter E. Few, president, contemplates altering the lower part of the building at 124-126 East 86th st. No architect selected.

BROOKLYN.—T. L. Neff's Sons, Inc., 105 Maujer st, Edwin Neff, president, contemplates the erection of a 1-sty brick factory, 50x100 ft., at 179-181 Powers st. No architect selected.

FLUSHING, L. I.—The First Church of Christ Scientist, P. O. Building, contemplates the erection of a church here. No architect selected. Marian E. Butler, 93 Amity st, Flushing, member of building committee.

SARATOGA, N. Y.—Howard B. Bullard, vice-president of the First National Bank, 360 Broadway, contemplates the erection of an apartment house on Broadway. No architect selected.

SHERBURNE, N. Y.—The Board of Education of Sherburne, Harold Kautbach, chairman of building committee, contemplates the erection of an addition to the present high school. No architect selected.

COHOES, N. Y.—The Cohoes Hospital Assn., Miss Anna F. Coon, superintendent, 225 Main st, contemplates the erection of a nurses' home in the west side of Congress st, opposite the hospital. No architect selected.

ALBANY, N. Y.—Finke Bros., H. A. Finke, 301 New Scotland av, E. C. Finke, 13 West st, contemplates the erection of an apartment house at Lake av and Elberon pl. No architect selected. Cost, about \$100,000.

BELLEVILLE, N. J.—The Board of Education of the Town of Belleville, John W. Dupue, president, contemplates the erection of a brick high school here. An architect will probably be selected by competition. No site selected. Cost, about \$175,000.

BATAVIA, N. Y.—The Church of the Sacred Heart, R. C., Rev. Father Joseph J. Winnicki, 302 South Jackson st, contemplates the erection of a church at Ellicott and South Swan sts, to cost about \$30,000. No architect selected.

HOFFMANS, N. Y.—John C. Hatcher, N. Y. Central R. R. Station, Schenectady, N. Y., contemplates the erection of 1½-sty frame bungalow near Schenectady. No architect selected.

## PLANS FIGURING.

### APARTMENTS, FLATS AND TENEMENTS.

ST NICHOLAS AV.—Henry J. Koelbe, 114 East 28th st, architect, is taking bids for a 6-sty apartment at the northeast corner of St Nicholas av and 152d st, for the West 152d Street Co., 71 Nassau st. Cost, about \$42,000.

BROOKLYN.—Shampan & Shampan, 772 Broadway, architects, are taking bids for two 5-sty tenements, 50x88 ft., in the south side of Siegel st, 415 ft. east of Bushwick av, for Meta Mayer, 20 Belvidere st. Total cost, about \$90,000.

MANHATTAN.—George J. Cavalieri, 3 East 44th st, architect, is taking bids for alterations to the residence 115-117 West 45th st, for apartment and business purposes. R. H. Davis, 3 East 44th st, owner. Cost, about \$25,000.

### BANKS.

WEST HOBOKEN, N. J.—Leo S. Feinen, 3697 Boulevard, Jersey City, architect, is taking bids on separate contracts for a bank building at the northeast corner of Summit av and Paterson Plank rd for the National Bank of North Hudson, Summit av and Demott st, Howell S. Bennett, president. Cost, about \$50,000.

KEANSBURG, N. J.—The Keansburg National Bank, Main st, Thomas Collins, president, is taking bids to close May 1 for a 2-sty brick bank and office building, 30x50 ft., at the southwest corner of Church st and Selina pl, to cost about \$9,000. George Martin Huss, 65 East Morningside av, Manhattan, architect.

### CHURCHES.

KINGLAND, N. J.—F. J. Schwartz, 113 Ellison st, Paterson, N. J., architect, is taking bids for a 1-sty brick and limestone church, 50x70 ft., on Page av, for St. Michaels R. C. Church, Rev. Father S. Kruszek, Page av. Cost, about \$15,000.

### DWELLINGS.

SOUTHAMPTON, L. I.—Plans are being figured for the 2½-sty terra cotta block and stucco residence, 50x180 ft., for H. H. Rogers, care of the Standard Oil Co., 26 Broadway. Walker & Gillette, 128 East 37th st, architects, Donnelly & Corrigan, Windmill Lane, contractor for foundations.

CLINTON, N. J.—The State of New Jersey Board of Managers of Women's Reformatory, Mrs. C. B. Alexander, 41 Newark st, Trenton, is taking bids to close May 1 at 1 P. M. for a 2½-sty brick, concrete and hollow tile cottage,



and frame stable and wagon shed, 22x50 and 25x51 ft., at the southwest corner of Niagara and Driggs avs, for Ernest Martens, care of architect. Cost, about \$4,500.

7TH ST.—C. Bauer, Jr., 651 Leonard st, is preparing plans for a 2-sty brick stable, 50x50 ft., at 207 North 7th st, for Joseph Casalino, on premises, owner. Cost, about \$5,000.

**THEATRES.**

BUSHWICK AV.—Hopkins & McEntee, 37 East 28th st, Manhattan, are preparing plans for a 2-sty brick, stucco and tile moving picture theatre, 50x100 ft., at the northeast corner of Bushwick av and Hancock st for the Beacon Photo Play Corporation, 1 Madison av, Manhattan. Cost, about \$25,000.

GRAFTON ST.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 2-sty brick moving picture theatre and billiard room, 75x75 ft., in the west side of Grafton st, 100 ft. south of Pitkin av, for Pincus Gleichman, 44 Court st, owner. Cost, about \$15,000.

MADISON ST.—Foundations have been completed for a 2-sty brick theatre, 122x87 ft., in Madison st, adjoining the Bushwick theatre, for B. F. Keith, 1496 Broadway, owner and lessee. W. H. McElfatrik, 701 7th av, Manhattan, architect. John Auer & Sons, 648 Lexington

**MISCELLANEOUS.**

WALLABOUT BASIN.—E. B. Ashby, chief engineer, care of owner, is preparing plans for the reconstruction and extensions to shed and pier 5 at Wallabout Basin for the Lehigh Valley R. R., 143 Liberty st, Manhattan. Cost, about \$35,000.

**Queens.**

**DWELLINGS.**

QUEENS, L. I.—Plans have been prepared privately for sixty 2-sty brick residences on Rockaway rd for G. R. Tutthill, 136 Liberty st, Manhattan, to cost a total of about \$180,000. General Engineering & Construction Co., 136 Liberty st, Manhattan, general contractor.

FLUSHING, L. I.—F. Johnson, 46 Prospect st, has completed plans for a 2½-sty frame residence, 24x26 ft., on the south side of Forest av, near Bowne st, for Henry Johns, Forest av, owner.

COLLEGE POINT, L. I.—T. Gorden, S Lawrence st, Flushing, L. I., has completed plans for a 2-sty frame residence, 20x46 ft., in 17th st, 175 ft north of 5th av, for Alfred Brown, 11th st, College Point. Cost, about \$4,000.

**Nassau.**

**DWELLINGS.**

FREEPORT, L. I.—E. S. Randall, Long Beach av, has completed plans for eight 2½-sty frame residences, 20x30 ft., on Bayview and Atlantic avs for the John J. Randall Co., 6 Brooklyn av, owner and builder. Total cost, about \$25,000.

**Suffolk.**

**BANKS.**

STONY BROOK, L. I.—Bids are in for a 1-sty brick and limestone bank building, 28x55

ft., for the Bank of Suffolk County. Cost, about \$6,000. Mowbray & Uffinger, 56 Liberty st, Manhattan, architects.

**DWELLINGS.**

SOUTHAMPTON, L. I.—Warren & Clark, 14 East 42d st, Manhattan, have been commissioned to prepare plans for rebuilding the 2½-sty frame summer residence for Mrs. Peter F. Collier, 29 5th av, Manhattan, owner. Cost, about \$40,000.

**Westchester.**

**APARTMENTS, FLATS AND TENEMENTS.**

PORTCHESTER, N. Y.—D. H. Ponty, Depot square, is preparing plans for a 3-sty brick apartment, 46x60 ft., on Traverse av, for Mitchell Rosenweig, 57 Traverse av. Cost, about \$15,000.

**DWELLINGS.**

RYE, N. Y.—Paul R. Allen, 1133 Broadway, Manhattan, has about completed plans for a 2½-sty frame residence, 100x40 ft., in Purchase st, for Chas. Greer, Purchase st, owner. Cost, about \$75,000.

NEW ROCHELLE, N. Y.—L. L. Barnard, Lawton st, is preparing plans for a 2½-sty frame residence for W. C. Evans, 94 Sickles av, owner.

SCARSDALE, N. Y.—Upjohn & Conable, 456 4th av, Manhattan, have been commissioned to prepare plans for a parish house for the Church of St. James, Rev. W. O. Jarvis, pastor, Church lane. W. T. Bliss, chairman of building committee. Cost, about \$20,000.

BRONXVILLE, N. Y.—Bids will close about April 27 for a 2-sty brick veneer and terra cotta block or stucco residence, 40x120x25 ft., at Lawrence Park, for Thomas E. Wing, 14 Wall st, Manhattan. H. T. Lindeberg, 2 West 47th st, Manhattan, architect. Cost, about \$30,000.

**CONTRACTS AWARDED.**

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

**APARTMENTS, FLATS AND TENEMENTS.**

BOERUM PL.—James V. Whalen, 503 18th st, has received the general contract to erect a 4-sty tenement, 25x53 ft., at the northwest corner of Boerum pl and Bergen st, for James O'Connell, 127 Boerum pl, owner. L. F. J. Weiher, 271 West 125th st, Manhattan, architect. Cost, about \$20,000.

**DWELLINGS.**

22D ST.—Albert Janson, 218 76th st, has received the general contract to erect a 2½-sty frame residence, 28x38 ft., in the west side of East 22d st, between Avs J and K, for W. M. Parks, 5 Nassau st, Manhattan. Slee & Bryson, 154 Montague st, architects. Cost, about \$8,000.

GREENWICH, CONN.—J. P. Crosby, Smith Building, has received the general contract to erect a residence on Dublin rd for A. W. Johnson, 830 Park av, Manhattan, owner. T. E. Blake, care of Carrere & Hastings, 225 5th av,

Manhattan, architects. Joseph Christinao, 21 Le Grande av, Greenwich, mason for foundations. Cost, about \$70,000.

STAMFORD, CONN.—F. H. Wakeham Co., 4 West 47th st, Manhattan, has received the general contract to erect a 2½-sty local stone and brick residence at Shippan Point for F. J. Marjien, 235 West 23d st, Manhattan. Cost, about \$100,000.

HARTSDALE, N. Y.—Charles F. Richards, 26 Midland av, White Plains, N. Y., has received the general contract to erect the 2½-sty frame and stucco residence on Brayton pl, for Hutten & Buys, 103 Park av, Manhattan, owners. Cost, about \$12,000.

SOTH ST.—The Gillies Campbell Co., 101 Park av, has received the general contract to alter the 5-sty brick residence, 18x57 ft., at 123 East 80th st, for Walter E. Hope, 53 East 73d st. A. N. Allen, 2 West 45th st, architect. Cost, about \$8,000.

MOUNT VERNON, N. Y.—Peterson Bros., 42 Woodbury st, New Rochelle, have received the general contract to erect a 2-sty title residence, 43x49 ft., on Winfield av, for A. P. O'Brien, 37 Clinton pl, Mt. Vernon, and 47 West 34th st, Manhattan. Ludwig Lindenmeyr, 37 East 28th st, Manhattan, architects. Cost, about \$15,000.

NEWARK, N. J.—(sub.)—L. Hotz's Sons, 270 Norfolk st, have received the mason work and W. K. Bingham, 395 Mulberry st, carpentry, for a 2½-sty frame and stucco residence, 36x34 ft., at the southwest corner of Shepard av and Maples pl, for J. A. Thompson, 487 Orange st, Newark. Frederic Bigelow, 1 Clinton st, architect. Cost, about \$9,000.

**FACTORIES AND WAREHOUSES.**

PATERSON, N. J.—P. S. Van Kirk Co., Fulton st, has received the general contract to erect a silk mill at 4th av and Riverside st, for the Gaede Silk Dyeing Works, at site, Robert Gaede, president. Felix Pettit, Market st, Paterson, mason. Cost, about \$200,000.

**HOSPITALS AND ASYLUMS.**

ELLIS ISLAND.—H. B. Smyth, Inc., 413 East 34th st, Manhattan, has received the contract for the glass enclosure to the hospital at the Immigrant Station for the U. S. Government, care of Bryon H. Uhl, acting commissioner, Treasury Department, Washington, D. C. Alfred Brook Fry, Custom House, Manhattan, engineer. Cost, about \$28,000.

**HOTELS.**

8TH AV.—John T. Brady & Co., 103 Park av, have received the general contract to erect the 4-sty hotel at 791-793 8th av, for P. J. McGuinness, 681 8th av. Clarence I. Seferl, 110 West 40th st, architect. Cost, about \$30,000.

**STABLES AND GARAGES.**

WAVERLY AV.—Thomas Donlon Co., 294 Butler st, has received the general contract to erect a garage and wagon shed on the east side of Waverly av, 153 ft south of Fulton st, Brooklyn, for the Reid Ice Cream Co., 524 Waverly av, Walter Comfort, president. Voss & Lauritzen, 65 De Kalb av, architects. Cost, about \$20,000.

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EAST 12TH ST, w s, 260 n Av V, 2-sty brick dwelling, 26x44, and 1-sty brick garage, 30x20, tile roof, 2 families; cost, \$7,300; owner, Florence E. Becker, 2114 East 12th st; architect, H. H. McKee, 2233 East 12th st. Plan No. 2467.

**FACTORIES AND WAREHOUSES.**

PARK PL, n s, 200 w Brooklyn av, 1-sty brick storage, 16x21.4, tile roof; cost, \$1,000; owner, Henry Healy, 502 Fulton st; architect, Mott B. Schmidt, 15 East 40th st, Manhattan. Plan No. 2356.

BOERUM ST, s s, 175 w Lorimer st, 5-sty brick factory, 60x88, slag roof; cost, \$46,000; owner, Sam'l Sheindelman, 15 East 4th st, Manhattan; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2426.

**STABLES AND GARAGES.**

97TH ST, n s, 100 w Marine av, 1-sty frame garage, 11x18, tin roof; cost, \$300; owner, H. M. Landgraaf, 156 97th st; architect, Jefferson R. Edwards, 7616 Ridge Blvd. Plan No. 2335.

BEVERLY RD, 207, 1-sty frame garage, 18x18, shingle roof; cost, \$200; owner, Estelle Leavens, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2378.

BEVERLY RD, 209, 1-sty frame garage, 18x18, shingle roof; cost, \$200; owner, Herbert Prime, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2377.

WATKINS ST, e s, 100 n Livonia av, 2-sty brick stable and loft, 25x12, tin roof; cost, \$800; owner, Jos. Sobelman, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2466.

CATON AV, n s, 692 e Kenmore pl, 1-sty frame garage, 18x20, shingle roof; cost, \$500; owner, Arthur A. Kloster, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2484.

**STORES AND DWELLINGS.**

COURT ST, s w cor 4th pl, 3-sty brick store and dwelling, 20.10x42.6, tin roof, 1 family; cost, \$6,500; owner, Augustin Smith, 480 Court st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2360.

20TH AV, w s, 20 s 64th st, four 3-sty brick stores and dwellings, 20x50, slag roof, 2 families each; total cost, \$22,000; owner, Henry Gold, 373 Fulton st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2379.

WATKINS ST, e s, 100 n Livonia av, 2-sty brick store and dwelling, 25x60, slag roof, 1 family; cost, \$5,000; owner, Jos. Sobelman, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2465.

**STORES AND TENEMENTS.**

BARRETT ST, e s, 100 s Sutter av, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, \$30,000; owner, Adolph Koepple, 124 Williams av; architects, Cohn Bros., 361 Stone av. Plan No. 2329.

SUTTER AV, n e cor Barbey st, 3-sty brick store and tenement, 25x81, slag roof, 6 families; cost, \$7,500; owner, New Age Construction Co., 996 Sutter av; architects, Farber & Markowitz, 189 Montague st. Plan No. 2434.

38TH ST, s s, 120 e 15th av, two 2-sty frame tenements, 20x77.6, slag roof, 4 families each; total cost, \$13,000; owner, Sherman Holding Co., 1480 38th st; architect, M. A. Cantor, 39 West 38th st, Manhattan. Plan No. 2472.

**THEATRES.**

9TH ST, n s, 155 w 5th av, 1-sty brick theatre, 15x160, slag roof; cost, \$15,000; owner, Dr. John H. Sands, on premises; architects, Harde & Short, 3 West 29th st, Manhattan. Plan No. 2385.

WASHINGTON AV, s e cor Lincoln pl, 1-sty brick theatre, 52.6x122.3, slag roof; cost, \$13,000; owner, Thos. A. Clarke, 26 Court st; architects, Harde & Short, 3 West 29th st, Manhattan. Plan No. 2456.

**MISCELLANEOUS.**

BEDFORD AV, n e cor Eastern Parkway, 1-sty brick office, 12x15, tin roof; cost, \$400; owner, Jos. Fallert Brewing Co., 346 Lorimer st; architects, J. C. Walsh & Co., 450 Av U. Plan No. 2333.

ROGERS AV, e s, from Carroll to Crown sts, 1-sty brick auditorium, 60x138, slag roof; cost, \$10,000; owner, Brooklyn Academy, 1162 Carroll st; architect, John Kilcourse, 1467 Dean st. Plan No. 2347.

WATKINS ST, e s, 100 n Livonia av, 1-sty brick wagon shed, 12.8x28, tin roof; cost, \$500; owner, Jos. Sobelman, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2466.

FLATBUSH AV, e s, 70 s Tilden av, 1-sty brick toilet, 12x5, tin roof; cost, \$250; owner, Louis Miller, 1011 Flatbush av; architects, Smith & Holler, 82 Wall st, Manhattan. Plan No. 2471.

**Queens.**

**APARTMENTS, FLATS AND TENEMENTS.**

L. I. CITY.—Van Alst av, e s, 35 s 12th st, two 5-sty brick tenements, 40x77, tin roof, 20 families; cost, \$80,000; owner, Thomas Bunt, 215 West 125th st, N. Y. C.; architects, Gronenberg & Leuchtag, 303 5th st, N. Y. C. Plan Nos. 1188-87.

**DWELLINGS.**

BAYSIDE.—Chambers st, n e cor Washington av, four 2½-sty frame dwellings, 23x30, shingle roof, 1 family, steam heat; cost, \$16,000; owner and architect, Geo. Harnden, Bayside. Plan Nos. 1159-60-61-62.

BAYSIDE.—Jones av, n s, 185 w Higgins av, 2-sty frame dwelling, 26x16; shingle roof, 1 family; cost, \$1,300; owner and architect, M. Stover, Bayside. Plan No. 1153.

BELLE HARBOR.—Henly av, w s, 420 n Bayside Drive, 2-sty frame dwelling, 22x26, shingle roof, 1 family, steam heat; cost, \$4,500; owner, Mrs. D. K. Lorrean, 205 West 22d st, Manhattan; architect, Arnold Johnson, Huron st, Neponset. Plan No. 1167.

COLLEGE POINT.—17th st, e s, 125 s North Blvd, 2-sty frame dwelling, 19x38, shingle roof, 1 family, steam heat; cost, \$2,300; owner, Chas. Landa, College Point; architect, I. P. Card, Corona. Plan No. 1155.

CORONA.—Hayes av, s s, 40 w 49th st, two 2-sty frame dwellings, 18x48, tin roof, 2 families; cost, \$7,000; owner, Domelco Layese, 60

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vard, Ridgewood; architects, L. Berger & Co., Myrtle & Cypress av, Ridgewood. Plan Nos. 1188-89-90-91.

RIDGEWOOD.—Fresh Pond rd, n e cor Van Cortland av, two 3-sty brick tenements, 20x90, tin roof, 6 families; cost, \$13,000; owner, Chas. Fritz, 10 Silver st, Ridgewood; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 1202.

RIDGEWOOD.—Stockholm st, n w cor Woodward av, 3-sty brick tenement, 29x72, tin roof, 6 families; cost, \$10,000; owner, Geo. Spitzer, 1870 Harman st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1228.

**THEATRES.**

L. I. CITY.—Hunter av, w s, 94 s Wilbur av, 1-sty brick theatre, 118x133, slag roof; cost, \$135,000; owner, Wm. E. Payntar, Hunter av, L. I. City; architect, John Boese, Bridge Plaza, L. I. City. Plan No. 1196.

FLUSHING.—Main st, e s, 150 s Broadway, airdrome; cost, \$1,000; owner, Nathan Moskowitz, 1472 Fulton st, Brooklyn. Plan No. 1218.

**MISCELLANEOUS.**

RICHMOND HILL CIRCLE.—Lula st, n s, 125 w Walnut st, 1-sty frame shed, 8x13, tin roof; cost, \$50; owner, Frank Sikora, 41 Rose st, Manhattan. Plan No. 1200.

MASPETH.—Clinton av, n s, 475 w Maiden la, 2-sty frame cow barn, 35x76, slag roof; cost, \$2,800; owner, Henry Beyer, Clinton av, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1179.

ROCKAWAY BEACH.—Oceanus av, w s, 250 s Lefferts pl, 1-sty frame bath house, 100x100, slag roof; cost, \$9,000; owner, Wm. L. Ficke, 16 Beaver st, Manhattan; architect, Wm. E. Sandifer, Rockaway Beach. Plan No. 1171.

WINFIELD.—Thompson av, s w cor Fitting st, frame billboard, 40x12; cost, \$20; owners, Disosway & Fisher, 1075 3d av, Manhattan. Plan No. 1154.

GLENDALE.—Proctor st, e s, 175 n Willow pl, 1-sty frame shed, 20x16, tin roof; cost, \$500; owner, W. Werner, premises. Plan No. 1215.

L. I. CITY.—Jackson av, e s, 25 s Skillman av, frame sign, 30x10; cost, \$100; owner, C. L. Wright, 41 Broadway, Manhattan. Plan No. 1214.

L. I. CITY.—10th av, e s, 25 s Vandeventer av, frame bill board, 30x10; cost, \$75; owner, Henry Sachs, premises. Plan No. 1213.

ROCKAWAY BEACH.—Oceanus av, w s, 350 s Dinman st, 1-sty frame bath house, 74x102, paper roof; cost, \$3,500; owner, Wm. R. Ficke, Beaver st, Manhattan; architect, Wm. Sandifer, Rockaway Beach. Plan No. 1220.

UNION COURSE.—L. I. R. R., n s, junction of Rockaway rd, frame fence, 92x12; cost, \$150; owner, O. J. Gude Co., 220 West 42d st, Manhattan. Plan No. 1212.

FLUSHING.—Queens st, s s, 25 w Smart av, 1-sty frame shed, 16x12, paper roof; cost, \$150; owner, L. Rocko, premises. Plan No. 1230.

MIDDLE VILLAGE.—Juniper av, e s, 40 n Karlin pl, 1-sty frame shed, 12x12, paper roof; cost, \$150; owner, Frank Wasmarski, 86 Corinth av, Elmhurst. Plan No. 1235.

**Richmond.**

**DWELLINGS.**

ATLANTIC ST., n s, 117 w New Dorp lane, New Dorp Beach, 1-sty frame bungalow, 14x20; cost, \$200; owner and builder, L. Manenzo, 77 Rivington st, Manhattan; architect, Jas. E. Grunert, New Dorp. Plan No. 226.

HOLTON ST., s s, 500 e Princess Bay av; Princess Bay, 1-sty frame dwelling, 22x28; cost, \$1,700; owner, F. C. Keep, 120 East 17th st, Manhattan; architect, E. Dabbs, Tottenville; builder, H. Dunham, Tottenville. Plan No. 237.

LORETTA ST., s s, 400 e Clermont av, Tottenville, 1-sty frame bungalow, 18x24; cost, \$500; owner, Timothy O'Connor, 2439 Jerome av, Bronx; architect and builder, Metropolitan Commissary Co., Tottenville. Plan No. 214.

RICHMOND ST., e s, 50 s Market st, West New Brighton, two 2-sty frame dwellings, 32x32; total cost, \$2,800; owner, Frank Zarelli, West New Brighton; architect, John Davies, Tompkinsville; builder, W. A. Pearson, Mariners Harbor. Plan No. 204.

WATERSIDE ST., n s, 320 e Cedar Grove av, New Dorp Beach, two 1-sty frame bungalows, 20x20; total cost, \$1,000; owner, architect and builder, Hugh M. Rae and John Rig, 969 Amsterdam av, Manhattan. Plan No. 208.

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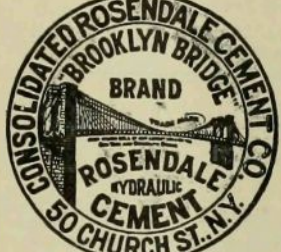
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CATHERINE ST, 7-9, n e cor East Broadway, new store front to 4-sty brick stores and loft; cost, \$100; owner, Elias A. Cohen, 198 Broadway; architect, Wm. E. Young, 1931 Broadway. Plan No. 1469.

DUANE ST, 52-56, s e cor Elm st, new partitions, vault light and stairs to 10-sty brick store and offices; cost, \$4,000; owners, Holly-wood Cottage & Hotel Co., Wm. S. Barrett, Vice-Pres., 71 Broadway; architect, Jas. P. Whiskeman, 30 East 42d st. Plan No. 1410.

DUANE ST, 118-120, new front, elevators and general alterations to 5-sty brick storage and lofts; cost, \$20,000; owner, Daniel P. Morse, 369 Washington av; architect, Benj. E. Stern, 56 West 45th st. Plan No. 1363.

ELDRIDGE ST, 48, new store front to 6-sty brick store and tenement; cost, \$200; owner, Louis Bachrach, 254 Broome st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1356.

ELIZABETH ST, 281, new store front to 4-sty brick store and tenement; cost, \$150; owners, Estate of Jacob Weeks, Bartow S. Weeks, trustee, 283 Elizabeth st; architect, Otto Reissmann, 30 1st st. Plan No. 1445.

ESSEX ST, 134, new plumbing to 6-sty brick moving picture theatre; cost, \$500; owner, Michael Tenzer, 191 Broome st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1460.

FRANKLIN ST, 47, new marquis to 2-sty brick cafe and restaurant; cost, \$100; owner, Samuel Wolf, 600 West 113th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1358.

FRONT ST, 215, alterations to 5-sty brick store and loft; cost, \$500; owner, Wm. A. Winant, 133 Beekman st; architect, Henry H. Holly, 39 West 27th st. Plan No. 1457.

HAMILTON PL, 3-5, new store fronts and partition to 2-sty brick stores; cost, \$1,000; owner, Birchwood Realty Co., 18-20 East 41st st; architect, Maximilian Zipkes, 220 5th av. Plan No. 1378.

IRVING PL, 36-50, alter stereopticon booth to 8-sty brick high school; cost, \$300; owner, City of New York, Bd. of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1357.

JOHN ST, 12-16, new partitions to 12-sty brick store and office; cost, \$700; owners, 14 John St. Realty Co., 14 John st; architect, Jean Jaume, 37 Sullivan st. Plan No. 1438.

LISPENARD ST, 39-41, reinforced columns to 6-sty brick store and lofts; cost, \$90; owner, Anna Woerschoffer, care Carter, Ledyard & Milburn, 54 Wall st; architect, Chas. E. Miller, 111 Nassau st. Plan No. 1394.

MONROE ST, 85, new dumbwaiter and stairs to 5-sty brick stable and factory; cost, \$3,000; owner, Samuel Kleinberg, 1 East 85th st; architect, Geo. Dress, 1436 Lexington av. Plan No. 1411.

MULBERRY ST, 164, new partitions to 5-sty brick moving picture theatre and lofts; cost, \$200; owner, Francis R. Stabile, 189 Grand st; architect, Chas. M. Straub, 147 4th av. Plan No. 1468.

PARK PL, 67-69, fireproof dumbwaiter shaft to 5-sty brick restaurant and stores; cost, \$300; owner, S. Chas. Welsh, 256 Broadway; architect, Alexander S. Traub, 217 West 125th st. Plan No. 1380.

PEARL ST, 116, alterations to 4-sty brick stores and lofts; cost, \$1,500; owner, August Kliptein, care W. A. White & Son, 62 Cedar st; architect, Axel S. Hedman, 371 Fulton st, Brooklyn. Plan No. 1376.

RIVINGTON ST, 159, new partitions to 4-sty brick moving pictures and assembly; cost, \$500; owner, Goldie Klisky, 159 Rivington st; architect, Jacob Fisher, 25 Av A. Plan No. 1418.

SHERIFF ST, 78, masonry to 6-sty brick store and tenement; cost, \$300; owner, Louis Rand, 78 Sheriff st; architect, Jacob Fisher, 25 Av A. Plan No. 1420.

STANTON ST, 153 1/2, re violation to 5-sty brick tenement; cost, \$10; owner, Katherine Bonifer, 810 McDonough st, Brooklyn; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1422.

SULLIVAN ST, 140, new partitions to 6-sty brick moving picture and loft; cost, \$250; owner, Wilhelmina Balback, 169 West 57th st; architect, Louis V. Spinapont, 68 Bedford st. Plan No. 1447.

WALKER ST, 9-13, sprinkler tanks to 7-sty brick store and lofts; cost, \$2,500; owner, Eliza Guggenheimer, 37 Wall st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 1432.

WALL ST, 35, new windows to 10-sty brick offices; cost, \$300; owners, Ogden Mills and Elizabeth M. Reid, 15 Broad st; architect, T. Joseph Bartley, 151 Broad st. Plan No. 1430.

WASHINGTON ST, 104, new windows to 4-sty brick store and loft; cost, \$200; owners, Hatzen Bros., 104 Washington st; architect, Sterling Archtl Co., 13 Park Row. Plan No. 1384.

WASHINGTON ST, 222, new columns at entrance to 3-sty brick stores and loft; cost, \$50; owner, Emma Moller, 132 New York av, Brooklyn; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1360.

WASHINGTON ST, 785, girders and wood posts to 3-sty brick store, lofts and dwelling; cost, \$75; owner, Emerence K. Ager, 36 West 31st st; architect, Eugene Schoen, 25 West 42d st. Plan No. 1462.

WOOSTER ST, 155-157, masonry and steel to 8-sty brick lofts; cost, \$250; owner, Abner T. Bowen, 11 Wall st; architect, Oscar Lowinson, 5 West 31st st. Plan No. 1441.

WOOSTER ST, 179-183, reconstruct fire damages to 7-sty brick store and loft; cost, \$10,000; owner, Moe Isaacs, premises; architect, Henry H. Holly, 39 West 27th st. Plan No. 1305.

5TH ST, 624 East, new front to 3-sty brick bath; cost, \$15,000; owner, Abraham Landberg, 109 West 26th st; architect, Jacob Fisher, 25 Av A. Plan No. 1415.

11TH ST, 64-66 West, out garden to 4-sty brick restaurant and dwelling; cost, \$1,500;

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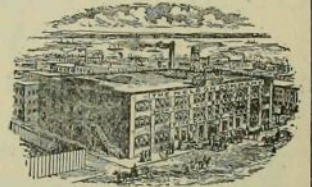
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COLUMBUS AV. 965, reset store front to 5-sty brick stores and tenement; cost, \$110; owner, Abraham Joachim, 97 Hamilton pl; architect, Abraham Joachim, 97 Hamilton pl. Plan No. 1423.

COLUMBUS AV. 440-454, pent house to 7-sty brick hotel and stores; cost, \$350; owner, The Vivian Estate, Henry Thompson et al, trustees, 2 Wall st; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 1396.

MADISON AV. 1068-1070, s w c 81st st, new partitions and doors to 8-sty brick tenement; cost, \$250; owner, Moses Ehrenreich, 1070 Madison av; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 1397.

MADISON AV. 233, alter bay windows to 7-sty brick dwelling; cost, \$600; owner, Joseph R. De Lamar, 233 Madison av; architect, Chas. P. H. Gilbert, 1123 Broadway. Plan No. 1461.

WEST END AV. 205, reset roof tank to 6-sty brick garage; cost, \$250; owner, The White Co., s w c 62d st and Broadway; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 1390.

1ST AV. 207, new stores and extension to 4-sty brick store and dwelling; cost, \$1,500; owner, Grossman Investing Co., 1851 7th av; architect, Henry M. Entlich, 29 Montrose av, Brooklyn. Plan No. 1382.

1ST AV. 282, new partitions, windows and flues to 4-sty brick store and tenement; cost, \$1,200; owner, Henry Ottinger, 282 1st av; architect, Otto Reissmann, 30 1st st. Plan No. 1368.

1ST AV. 1571, new store front to 4-sty brick stores and tenement; cost, \$100; owner, Samuel D. Wohlfeil, 441 East 87th st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 1424.

2D AV. 115, new stairs to 3-sty brick store and school; cost, \$200; owner, Margarete Miller, Willo pl, Mt. Vernon; architect, Ignatz I. Rosenberg, 250 West 112th st. Plan No. 1431.

2D AV. 54, n e cor 3d st, new partition to 4-sty brick store, dwelling and office; cost, \$300; owner, Louis Tertel, 101 2d st; architect, Jacob Fisher, 25 Av A. Plan No. 1416.

2D AV. 199, new window to 4-sty brick tenement; cost, \$125; owner, Henry Borst, 199 2d av; architect, Frank J. Schefcik, 4168 Park av. Plan No. 1399.

2D AV. 1171-1173, new plumbing to 4-sty brick stores and tenement; cost, \$2,000; owner, Leopold Hellinger, 16 East 96th st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 1385.

2D AV. 2238, new partitions to 4-sty brick store and tenement; cost, \$1,000; owner, Consumers Brewing Co., Av A and 55th st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 1444.

3D AV. 2374, alterations to 4-sty brick store and lodging house; cost, \$1,500; owner, Henry Hunneke, Jr., 1718 Crotona Park East; architect, Fred Hammond, 391 East 149th st. Plan No. 1455.

3D AV. 477, new store front to 4-sty brick store and dwelling; cost, \$300; owner, Nicholas C. Brown, 154 Nassau st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1439.

3D AV. 1852, two buildings into 4-sty brick moving picture theatre and dwelling; cost, \$6,500; owner, Estate of John J. Warden, John J. Sullivan, trustee, 135 Broadway; architect, Nathan Langer, 81 East 125th st. Plan No. 1400.

3D AV. 1911, new partitions to 3-sty brick store and dwelling; cost, \$50; owner, Mrs. Elizabeth Weimer, 1911 3d av; architect, Wm. H. Barnett, 236 West 20th st. Plan No. 1393.

3D AV. 337, s e cor 25th st, new plumbing to 3-sty brick stores, hotel and loft; cost, \$300; owner, George Schuchman, 142 West 49th st; architect, Samuel Levingson, 39 West 38th st. Plan No. 1367.

3D AV. 122-124, remove partition to 3-sty brick store; cost, \$50; owners, J. Edgar Leaycroft Co., 30 East 42d st; architect, Joseph E. Knopp, 8 Charles st. Plan No. 1413.

3D AV. 2078-2080, side extension to 5-sty brick moving picture theatre and store; cost, \$10,000; owner, Mary E. Jones, Cold Spring Harbor, N. Y.; architect, Nathan Langer, 81 East 125th st. Plan No. 1414.

3D AV. 852, s w cor 52d st, new marquise to 4-sty brick store and loft; cost, \$500; owner, Fred. B. Jennings, 15 Broad st; architect, Geo. Dress, 1436 Lexington av. Plan No. 1412.

4TH AV. 431, alterations to 7-sty brick hotel; cost, \$200; owner, Harry C. Hallenbeck, 497 Worth st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 1373.

5TH AV. 146, new store front to 4-sty brick store and loft; cost, \$200; owner, David C. Cook, 160 5th av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1459.

7TH AV. 319, alterations to 4-sty brick store and tenement; cost, \$250; owner, Edwin A. Whitfield, 112 West 74th st; architect, Frederick P. Platt, 1123 Broadway. Plan No. 1377.

7TH AV. 2043, remove partitions to 4-sty brick club; cost, \$250; owner, Cayuga Club, 2043 7th av; architects, Cohen & Felson, 329 4th av. Plan No. 1370.

7TH AV. 215-221, s e cor 23d st, new partitions, operator's booth and seating to 2-sty brick moving picture theatre, store and offices; cost, \$6,000; owners, Estate of Isaac Stern, 569 5th av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1403.

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Plans Filed—Alterations—Manhattan (Cont.)

9TH AV. S29, reset store fronts to 5-sty brick stores and tenement; cost, \$220; owner, Mrs. Rosalie Hesslein, 357 West 16th st.; architect, John H. MacDonald, 357 West 16th st. Plan No. 1381.

8TH AV. 2436, new stairs and floors to 5-sty brick store and tenement; cost, \$600; owner, Heiman S. Isaacs, 2436 8th av.; architect, Jobst Hoffmann, 318 West 121st st. Plan No. 1404.

Bronx.

TIFFANY ST. 1043, new show windows, new partitions to 3-sty frame store and tenement; cost, \$1,500; owner, Taxpayers Realty Co., Phillip Wattenberg, 1109 Forest av. Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 189.

153D ST. ss. opposite Sheridan av, 2-sty brick extension, 37.6x44.5, to 2-sty brick power station; cost, \$20,000; owners, N. Y. C. & H. R. R. R. C., 70 E. 45th st.; architect, A. F. Halderman, 70 E. 45th st. Plan No. 191.

203D ST. s. s. 117.2 e Grand Concourse, 1-sty frame extension, 25x33, to 1½-sty frame stable and barn; cost, \$500; owner, John Kenny, 214 East 203d st.; architect, Auguste Swestre, 2860 Webster av. Plan No. 180.

241ST ST. s. s. 125 e Carpenter av, new store front to 3-sty frame store and dwelling; cost, \$150; owner, Louis Feinberg, 2891 Broadway; architect, Robt. S. Krivan, 4436 Carpenter av. Plan No. 187.

CLASON POINT ROAD, ws, 134 s Beach av, move 1-sty frame office; cost, \$50; owners, Clason Realty Co., 2069 Westchester av.; architect, Anton Pirner, 2069 Westchester av. Plan No. 192.

CRUGER AV. e s, 50 n Sagamore st, move three frame dwellings, one 1½-sty, two 2-sty; cost, \$7,500; owners, Garvey Bros., White Plains av. and Brown pl.; architect, Henry Nordheim, 1087 Tremont av. Plan No. 188.

JEROME AV. w s, 548.11 s 190th st new windows, new doors to 4-sty brick stores and tenement; cost, \$50; owner, Geo. Barthold, 2443 Jerome av.; architect, Frank P. Schiavone, 4182 Park av. Plan No. 182.

IELAND AV. 1321, new bath room to 2-sty brick dwelling; cost, \$300; owner, Omero Caste, on premises; architect, A. Vendrasco, 1457 Bronxdale av. Plan No. 179.

MORRIS PARK AV. s e cor Unionport rd, new show windows, new partitions to 1-sty frame stores; cost, \$500; owner, Wm. J. Peters, 1044 Tremont av.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 190.

ST. LAWRENCE AV. 1522, new doors, new partitions to 2-sty brick dwelling; cost, \$100; owner, Luigi Alfieri, 315 Madison st.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 183.

TREMONT AV. 453-455, new floor to 2-sty brick theatre and offices; cost, \$250; owner, Avenue Amusement Co., Wm. Fox, 126 West 46th st, Pres.; architect, Thos. Lamb, 644 8th av. Plan No. 181.

UNIONPORT RD. 1728, move 2-sty brick dwelling; cost, \$500; owner, Thos. Windle, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 185.

WALLACE AV. s e cor Van Nest av, move two 2 and 3-sty frame dwellings; cost, \$5,500; owner, James Brownshield, 309 Broadway; architects, Horenberger & Bardes, 122 Bowery. Plan No. 184.

WASHINGTON AV. 992-4-6, remove projections to three 2-sty frame dwellings; cost, \$500; owner, Mary W. Rowland, Scarsdale, N. Y.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 178.

WEBSTER AV. e s, opposite 198th st, new foundations to 2-sty brick power station; cost, \$1,500; owner, N. Y. C. & H. R. R. Co., 70 45th st.; architect, H. F. Halderman, 70 East 45th st. Plan No. 186.

Brooklyn.

ADELPHI ST. 1, extension and interior alterations to 3-sty store and dwelling; cost, \$1,000; owner, Louis Del Gaudio, 76 Carlton av.; architect, W. J. Conway, 400 Union st. Plan No. 2367.

CLINTON ST. 16, extension to 3-sty store and dwelling; cost, \$8,000; owner, Mareis Co., 30 Clinton st.; architect, Mott B. Schmidt, 15 East 40th st, Manhattan. Plan No. 2355.

COLES ST. 30, extension to 2-sty dwelling; cost, \$1,000; owner, G. Collozzo, on premises; architect, John Burke, 22 Tompkins pl. Plan No. 2352.

COLUMBIA ST. 210, plumbing to 3-sty dwelling; cost, \$150; owner, Teresa Ruggiero, 145 Sackett st.; architect, Michael J. Hart, 429 Degraw st. Plan No. 2470.

CROWN ST. 103-5, move two 1-sty dwellings; cost, \$3,000; owner, Patrick Byrnes, 103 Crown st.; architect, J. Henry Hamann, 208 Throop av. Plan No. 2395.

DEAN ST. 2451, interior alteration to 3-sty tenement; cost, \$200; owner, Carlo Miranda, 246 Dean st.; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2478.

FULTON ST. 1006, plumbing to 3-sty dwelling; cost, \$300; owner, John Pemyos, on premises; architect, L. Christensen, 4708 New Utrecht av. Plan No. 2431.

HALL ST. 33, interior and exterior alterations to two 5-sty factories; cost, \$4,000; owner, Mergenthaler Linotype Co., Park av & Rye-son st.; architects, Industrial Engineering Co., 30 Church st, Manhattan. Plan No. 2392.

HAMILTON ST. 146, interior alterations to two 4-sty tenements; cost, \$400; owner, J. H. Williams & Co., 9 Richards st.; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2357.

HART ST. 93, interior alterations to 3-sty dwelling; cost, \$150; owner, Wm. Drennan, 189 Montague st.; architect, Lew Koen, 9 Debevoise st. Plan No. 2344.

JAY, PLYMOUTH, PEARL ST AND EAST RIVER, connecting bridge to two 10 and 11-sty warehouses; cost, \$1,500; owner, Arbuckle Bros., foot of Jay st.; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 2463.

KINGSTON AV. 269, extension to 3-sty dwelling; cost, \$800; owner, Morris Kane, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2423.

MOORE ST. 141, exterior alterations to 2-sty store and dwelling; cost, \$700; owner, Abr. Gratz, on premises; architect, Lew Koen, 9 Debevoise st. Plan No. 2428.

NAVY ST. 86, plumbing to 2-sty tenement; cost, \$150; owner, Jas. Ambrose, 84 Navy st.; architect, Geo. M. Miller, 186 Remsen st. Plan No. 2386.

NAVY ST. 136, raise 3-sty frame store and dwelling; cost, \$800; owner, Vincent De Muria, 224 Johnson st.; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 2372.

PITKIN AV. 1757, interior alterations and store front to 3-sty store and dwelling; cost, \$1,000; owner, Frank Rosenberg, 375 Fulton st.; architect, Chas. A. Mele, 37-43 Liberty av. Plan No. 2453.

PRESIDENT ST. 1508, extension to 2-sty dwelling; cost, \$300; owner, Edw. Vogeley, on premises; architect, Jos. Hartung, 548 2d st. Plan No. 2341.

PRINCE ST. 97, interior alterations to 3-sty dwelling; cost, \$200; owner, Chas. Dorf, 233 East 21st st, Manhattan; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2354.

QUINCY ST. 245, extension to 2-sty dwelling; cost, \$300; owner, Mrs. Oliva C. Wood, on premises; architect, Wells F. Gardner, 110 Miller av. Plan No. 2489.

SACKETT ST. 693, extension to 3-sty tenement; cost, \$500; owner, Antonio Fischitto, on premises; architect, W. J. Conway, 400 Union st. Plan No. 2403.

SEIGEL ST. 149, interior alterations to 2-sty Turkish bath; cost, \$2,500; owner, Isaac Bershtsky, on premises; architect, T. A. Crawford, 1095 Lorimer st. Plan No. 2317.

SEIGEL ST. 232, extension to 2-sty loft; cost, \$300; owner, Louis Linder, 213 Moore st.; architect, Lew Koen, 9 Debevoise st. Plan No. 2429.

SPENCER ST. 99, interior alterations to 2-sty dwelling; cost, \$50; owner, Salvatore Barbutto, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 2338.

VERNON AV. 157, plumbing to 5-sty tenement; cost, \$575; owner, Aaron Zilverding, 403 South 5th st.; architect, Max L. Epstein, 371 South 5th st. Plan No. 2427.

WALWORTH ST. 163, interior alterations to 2-sty factory; cost, \$150; owner, Anton Chapel, 413 Willoughby av.; architect, Emil J. Meisinger, 394 Graham av. Plan No. 2319.

WARREN ST. 528, extension to 3-sty tenement; cost, \$125; owner, John Feminella, on premises; architect, W. G. Conway, 400 Union st. Plan No. 2475.

WARREN ST. 510, interior alterations to 3-sty tenement; cost, \$250; owner, Eberhard F. Risch, 312 11th st.; architect, David A. Lucas, 98 3d st. Plan No. 2400.

WASHINGTON ST. 292, fire escape to 5-sty building; cost, \$1,100; owner, Wm. Berri, on premises; architect, Willard Parker, 34 McDonough st. Plan No. 2407.

WOODHULL ST. 29, extension to 3-sty store; cost, \$3,500; owner, M. Stavenhogen Co., on premises; architect, Chas. Werner, 316 Flatbush av. Plan No. 2481.

NORTH 1ST ST. 149, extension to 5-sty loft and bakery; cost, \$8,000; owner, Henry W. Tholen, 61 Cortland st, Manhattan; architects, Shampam & Shampam, 772 Broadway. Plan No. 2318.

2D PL. 91, interior alteration to 3-sty tenement; cost, \$300; owner, Hossack Bros., 62 Schermerhorn st.; architect, W. F. Muller, 173 Court st. Plan No. 2457.

NORTH 6TH ST. 63, exterior and interior alterations to 3-sty store and tenement; cost, \$300; owner, Sam'l Wiza, 131 Kent av.; architect, L. Allmendinger, 926 Broadway. Plan No. 2405.

EAST 14TH ST. 1938, extension to 2-sty dwelling; cost, \$500; owner, Wm. M. Robinson, on premises; architect, I. Rosenthal, 1206 Kings Highway. Plan No. 2406.

EAST 19TH ST. 1773, extension to 2-sty dwelling; cost, \$195; owner, Chas. W. Anderson, on premises; architect, Edw. L. Quirk, 443 East 184th st, Bronx. Plan No. 2398.

21ST ST. 137, interior and exterior alterations to 3-sty store and dwelling; cost, \$150; owner, Luigi Parrella, 144 21st st.; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 2374.

WEST 23D ST. 2855, interior alteration to 2-sty dwelling; cost, \$150; owner, Pietro Cores, 2855 West 23d st.; architect, Wm. Richter, 4411 18th av. Plan No. 2464.

39TH ST. 268, extension to 2-sty dwelling; cost, \$2,500; owner, Samuel A. Weeks, on premises; architect, Jas. F. O'Rourke, 264 39th st. Plan No. 2326.

88TH ST. 151, extension to 2-sty dwelling; cost, \$600; owner, John J. O'Connor, on premises; architect, J. N. Linn, 371 Fulton st. Plan No. 2305.

ARGYLE RD. 136, exterior alterations to 1-sty garage; cost, \$150; owner, Chas. H. Whitcomb, on premises; architects, Roman Stone Construction Co., 626 East 16th st. Plan No. 2408.

ALABAMA AV. 183, extension to 2-sty dwelling; cost, \$300; owner, Soul Hold, 1921 Pitkin av.; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2458.

ATLANTIC AV. 665, interior alterations to 2-sty dwelling; cost, \$600; owner, Wm. Rich, 180 South Portland av.; architects, Laspia & Salvati, 525 Grand st. Plan No. 2337.

ATLANTIC AV. 588, exterior alterations to two 4-sty store and tenement; cost, \$800; owner, Peter F. Reilly, 538 Carlton av.; architect, Harold G. Dangler, 215 Montague st. Plan No. 2363.

ATLANTIC AV. 586, exterior alterations to 4-sty store and tenement; cost, \$400; owner, Peter F. Reilly, 538 Carlton av.; architect, Harold G. Dangler, 215 Montague st. Plan No. 2364.

BEDFORD AV. 649, interior alteration to 3-sty dwelling; cost, \$500; owner, Legation Realty Co., 594 McDonough st.; architect, Alfred Di Blasi, 94 East Jackson av, Corona, L. I. Plan No. 2487.

CARLTON AV. 295, plumbing to 4-sty dwelling; cost, \$375; owner, Davenport R. E. Co., Fulton and South Oxford sts; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2308.

FLUSHING AV. 714, extension to 3-sty dwelling; cost, \$800; owner, Morris Miller, on premises; architect, T. A. Crawford, 1095 Lorimer st. Plan No. 2316.

GRAHAM AV. 122, store front and interior alterations to 4-sty store and tenement; cost, \$100; owner, Fannie Newman, 118 Graham av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2321.

GRAND AV. 69, interior alterations to 3-sty tenement; cost, \$300; owner, Munziato Pantalone, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 2339.

HUDSON AV. 194, interior alterations to 3-sty store; cost, \$500; owner, Peter Russo, on premises; architect, W. J. Conway, 400 Union st. Plan No. 2312.

HUDSON AV. 330, store front to 3-sty store and tenement; cost, \$150; owner, Vincenzo Monaco, 187 Navy st.; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 2393.

MANHATTAN AV. 875, interior alteration to 1-sty store; cost, \$500; owner, Isabel Smith, on premises; architect, G. Erda, 826 Manhattan av. Plan No. 2462.

MASPETH AV. 39, extension to 3-sty storage; cost, \$350; owner, Wm. Grosback, on premises; architect, Emil J. Meisinger, 394 Graham av. Plan No. 2373.

MYRTLE AV. 645, store front to 4-sty store and tenement; cost, \$500; owner, Jas. J. Ward, 141 Franklin av; architects, Laspia & Salvati, 525 Grand st. Plan No. 2342.

MYRTLE AV. 723, interior alterations to 3-sty tenement; cost, \$300; owner, Esther Cohen, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 2303.

MYRTLE AV. 541, interior alterations to 2-sty dwelling; cost, \$300; owner, Mike Rita, 553 Myrtle av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2302.

PARK AV. 529, interior alteration to 1-sty theatre; cost, \$300; owner, Vincent Pudula, 1410 Park pl; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 2482.

RUTLAND RD. 489, extension to dwelling; cost, \$214; owner, Angela Stable, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 2486.

SHEFFIELD AV. 311, extension to 2-sty dwelling; cost, \$600; owner, Elias Perling, 61 Attorney st, Manhattan; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2301.

STONE AV. 378, extension to 3-sty tenement; cost, \$800; owner, Rubin Rudnick, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2345.

SURF AV. 1106, interior and exterior alterations to 2-sty store and dwelling; cost, \$500; owner Rich. Garms, 649 East 18th st; architect, F. Schulze, 252 Kings Highway. Plan No. 2375.

VERNON AV. 338, extension to 4-sty store and tenement; cost, \$2,800; owner, Julius Rusch, on premises; architect, Henry Loeffler, 804 Jefferson av. Plan No. 2409.

WILLOUGHBY AV. 393, exterior alterations to 2-sty factory; cost, \$500; owner, Geo. R. Wallace, Fitzhugh, Mass.; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 2306.

WILLOUGHBY AV. 608, extension to 2-sty dwelling; cost, \$250; owner, G. Violi, 42 North Portland av; architect, David A. Lucas, 98 3d st. Plan No. 2309.

WYTHE AV. 253, extension to 3-sty dwelling; cost, \$1,200; owner, Leonard Michel, Bond and 3d sts; architect, John Gibbons, 504 Court st. Plan No. 2350.

4TH AV. 319, interior alteration to 3-sty tenement; cost, \$150; owner, Mrs. Maria Padavonna, on premises; architect, W. J. Conway, 400 Union st. Plan No. 2476.

5TH AV. 320, interior alterations to 3-sty dwelling; cost, \$150; owner, Francis L. Turzbull, Baltimore, Md.; architect, Geo. J. Ohl, 176 Atlantic av. Plan No. 2399.

6TH AV. 739, extension to 4-sty store and tenement; cost, \$600; owner, Clausen-Flanagan Brewery, 262 West 23d st, Manhattan; architect, A. V. Bourke, 220 Broadway, Manhattan. Plan No. 2421.

**Queens.**

ARVERNE.—Carlton av, n e cor L. I. R. R., interior alterations to dwelling; cost, \$40; owner, Sarah V. Frenper, premises. Plan No. 669.

ARVERNE.—Clarence av, e s, 180 s Amstel boulevard, new dormer window on dwelling; cost, \$200; owner, T. K. Simon, premises. Plan No. 657.

ARVERNE.—Vernam av, e s, 25 n Boulevard, new plumbing in hotel; cost, \$10; owner, T. & E. Const. Co., Arverne. Plan No. 679.

BROOKLYN HILLS.—Freedom st, w s, 50 n Maple st, new plumbing in dwelling; cost, \$75; owner, Wm. Masterson, premises. Plan No. 732.

COLLEGE POINT.—14th st ws, 100 s Monument av, 1-sty frame extension, 7x6, rear dwelling, tin roof; cost, \$100; owner, Alois Moss, 11th st, College Point; architect, H. T. Morris, 13th st, College Point. Plan No. 753.

CORONA.—Shopoler av, s w cor Walker st, new foundation to dwelling; cost, \$100; owner, P. Verzove, premises. Plan No. 725.

CORONA.—Park av, n e cor Alburts av, 1-sty brick extension, 7x5x9, rear 1-sty church, slate roof; cost, \$—; owner, Our Lady of Sorrows, premises; architect, Wm. J. Ryan, 162 Ryerson st, Brooklyn. Plan No. 717.

DUNTON.—Beaufort st, n s, 25 w Longfellow av, 1-sty frame extension, 10x15, rear dwelling; cost, \$1,250; owner, Geo Van Nostrand, premises. Plan No. 745.

ELMHURST.—Judge st, s s, 125 w Elmhurst av, interior alterations to dwelling; cost, \$140; owner, A. Nelson, premises. Plan No. 670.

EVERGREEN.—Cypress av, w s, 65 n Cooper av, new plumbing in dwelling; cost, \$310; owner, M. Kink, 344 Tompkins av, Evergreen. Plan No. 662.

EVERGREEN.—Wyckoff av, 1059, interior alterations to dwelling; cost, \$1,000; owner, H. Salisbury, premises. Plan No. 711.

EVERGREEN.—Cypress av, e s, 51 s Lafayette st, 1-sty frame extension, 4x12, rear dwelling, tin roof, interior alterations; cost, \$500; owner, M. Quinn, premises; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 710.

EVERGREEN.—Cypress av, w s, 25 s Washington av, new plumbing in dwelling; cost, \$90; owner, A. Adler, premises. Plan No. 674.

EVERGREEN.—Summerfield st, n s, 35 e Wyckoff av, new plumbing in dwelling; cost, \$30; owner, C. Wirth, premises. Plan No. 706.

FAR ROCKAWAY.—Oak pl, e s, 50 n Willow pl, interior alterations to shop and dwelling, new plumbing; cost, \$250; owner, Geo. Homan, premises. Plan No. 719.

FAR ROCKAWAY.—Cornaga av, n w cor Smith st, 1-sty frame extension, 10x18, side 2 1/2-sty frame dwelling, tin roof, interior alterations; cost, \$2,000; owner, Max Katz, Far Rockaway; architect, Jos. Cornell, Far Rockaway. Plan No. 660.

FAR ROCKAWAY.—Central av, n s, 275 s Birdsall av, 2-sty frame extension, 3x22, rear garage, interior alterations; cost, \$4,400; owner, Queens Boro Gas & Electric Co., Far Rockaway; architect, Morrell Smith, Far Rockaway. Plan No. 678.

FLUSHING.—Beech st, n s, 100 e Wilson av, 1-sty frame extension, 9x12, rear dwelling, tin roof; cost, \$200; owner, Wm. H. Gartemann, premises. Plan No. 735.

FLUSHING.—North Prince st, 79, 1-sty frame extension, 10x12, rear dwelling, tin roof; cost, \$1,400; owner, Thomas Atkinson, premises; architect, owner. Plan No. 716.

FLUSHING.—Maple av, n s, bet Jamaica av & Jagger av, 1-sty frame extension, 17x4, front dwelling, tin roof, interior alterations; cost, \$1,200; owner, Wm. C. Kane, 59 Jagger av, Flushing; architects, Upjohn & Conable, 456 4th av, Manhattan. Plan No. 718.

FLUSHING.—Cypress av, n w cor Murray st, new plumbing in dwelling; cost, \$75; owner, Frank Valentine, Edgemere. Plan No. 664.

FLUSHING.—Delaware st, s s, 300 w Murray st, new plumbing in dwelling; cost, \$40; owner, R. P. Quendroth, premises. Plan No. 675.

FLUSHING.—Murray st, n w cor Delaware st, new plumbing in dwelling; cost, \$100; owner, A. Carlsen, premises. Plan No. 680.

FLUSHING.—Elm st, 63, new plumbing in dwelling; cost, \$27; owner, E. Henry, premises. Plan No. 681.

FLUSHING.—Forest av, s e cor Smart av, new plumbing in dwelling; cost, \$50; owner, H. Wirth, premises. Plan No. 701.

FLUSHING.—Lawrence st, n e cor Bank st, gas piping in dwelling; cost, \$10; owner, T. Donley, premises. Plan No. 673.

FLUSHING.—22d st, s e cor Corchorn av, new plumbing in store and office; cost, \$200; owner, Realty Co. of Broadway, Flushing, premises. Plan No. 654.

GLENDALE.—Glasser st, n s, 242 e Yale av, new plumbing in dwelling; cost, \$60; owner, Ida E. Engel, premises. Plan No. 672.

GLENDALE.—Continental av, w s, 381 s Metropolitan av, new foundation to dwelling; cost, \$300; owner, Hirsch Goldberg, premises. Plan No. 736.

GLENDALE PARK.—Continental av, w s, 381 s Metropolitan av, 1-sty frame extension, 20x12, rear 2-sty dwelling, tin roof; cost, \$300; owner, H. Goldberg, premises; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 739.

GLENDALE.—Foxall st, No. 115, interior alterations to dwelling; cost, \$250; owner, Carl Dilling, premises. Plan No. 749.

JAMAICA.—Lincoln st, No. 311, new plumbing, dwelling; cost, \$75; owner, U. S. Title Co., Jamaica. Plan No. 740.

JAMAICA.—Rockaway rd, No. 157, 1-sty frame extension, 22x36, side, 2-sty frame dwelling, tin roof; cost, \$200; owner, J. Meegan, 99 Flushing av, Jamaica; architects, S. Millman & Son, Pitkin av, Brooklyn. Plan No. 750.

JAMAICA.—Fulton st, n s, 80 e Union av, 3-sty brick extension, 52x18, front office and store, interior alterations; cost, \$7,000; owner, Plant Realty Co., 381 Fulton St., Jamaica; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 752.

JAMAICA.—Fulton st, s e cor Standard pl, new store front to dwelling; cost, \$400; owner, W. C. Baker, 76 Hardenbrook av, Jamaica. Plan No. 715.

JAMAICA.—Unionhall st, e s, 557 n South st, 2-sty frame extension, 7x13, rear dwelling, tin roof, new plumbing; cost, \$350; owner, G. E. Trace, premises. Plan No. 659.

JAMAICA.—Willow st, s e cor Columbus av, bay window on dwelling; cost, \$400; owner, Emil Bohl, premises. Plan No. 668.

JAMAICA.—Brown av, w s, 250 s Pacific st, new plumbing in dwelling; cost, \$850; owner, Peter Mazansky; new foundation; architect, J. F. D. BeBall, Jamaica. Plan No. 726.

LAUREL HILL.—Montgomery av, n w cor Water st, 1-sty frame extension, 21x26, rear 3-sty tenement, interior alterations; cost, \$1,000; owner, A. Krazowski, 164 Dupont st, Brooklyn; architect, C. Bauer, Jr., 651 Leonard st, Brooklyn. Plan No. 751.

L. I. CITY.—Sherman st, w s, 125 n Payntar av, 1-sty frame extension, 25x15, rear 1-sty frame dwelling, tin roof, interior alterations; cost, \$2,000; owner, A. Parsons, 10 Sherman st, L. I. City; architect, C. W. Hewitt, 717 Crescent st, L. I. City. Plan No. 738.

L. I. CITY.—Payntar av, s s, 100 w Academy st, new plumbing, dwelling; cost, \$250; owner, M. Bradley, 150 Prospect st, L. I. City. Plan No. 741.

L. I. CITY.—2d av, No. 415, new plumbing, dwelling; cost, \$250; owner, W. Siebrecht, 1st av and Broadway, L. I. City. Plan No. 748.

L. I. CITY.—Radde st and Bridge Plaza, new plumbing, factory; cost, \$1,500; owner, Brewster & Co., premises. Plan No. 754.

L. I. CITY.—10th st, s s, 250 w West av, 2-sty frame extension, 18x47, side pump house, interior alterations; cost, \$2,100; owner and architect, Standard Oil Co. of New York, 26 Broadway, Manhattan. Plan No. 734.

L. I. CITY.—Greenpoint av, n w cor Hulst st, interior alterations to dwelling; cost, \$400; owner, Celia Hillard, 225 Greenpoint av, L. I. City. Plan No. 722.

L. I. CITY.—Goodrich st, w s, 150 n Flushing av, new plumbing in dwelling; cost, \$50; owner, M. Rosenbaum, premises. Plan No. 723.

L. I. CITY.—10th av, 946, interior alterations to dwelling; cost, \$300; owner, Mrs. Anna Zunatski, 60 Remsen pl, Maspeth; architect, G. Dukman, 102 Java st, Brooklyn. Plan No. 714.

L. I. CITY.—Vernon av, w s, 150 s Harris av, 1-sty frame extension, 31x34, side garage, tin roof; cost, \$2,000; owners, Young & Metzner, premises; architect, John Boese, Bridge Plaza, L. I. City. Plan No. 663.

L. I. CITY.—Academy st, w s, 228 n Webster av, 2-sty frame extension, 21x10, rear dwelling, interior alterations; cost, \$1,200; owner, Chas. Gallagher, 412 Academy st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 656.

L. I. CITY.—Boulevard, w s, 200 n Graham av, gas piping in dwelling; cost, \$15; owner, M. Mazil, premises. Plan No. 671.

L. I. CITY.—Elm st, 140, 1-sty frame extension, 14x20, rear dwelling, tin roof; cost, \$200; owner, A. Wehler, premises. Plan No. 677.

L. I. CITY.—Goodrich st, w s, 100 n Flushing av, new plumbing in dwelling; cost, \$50; owner, M. Garvin, premises. Plan No. 682.

L. I. CITY.—Goodrich st, w s, 125 n Flushing av, new plumbing; cost, \$35; owner, W. Sandbore, premises. Plan No. 683.

L. I. CITY.—Radde st, 309, new plumbing in dwelling; cost, \$300; owner, J. Keegan, premises. Plan No. 686.

L. I. CITY.—Hunters Point av, 531, new plumbing in club house; cost, \$75; owner, St. Raphael's R. C. Church, Blissville. Plan No. 702.

L. I. CITY.—Hunters Point av, s e cor Greenpoint av, new plumbing in church; cost, \$50; owner, St. Raphael's R. C. Church, Blissville. Plan No. 703.

L. I. CITY.—Marion st, w s, 25 n Washington av, new plumbing in dwelling; cost, \$60; owner, G. Napolins, premises. Plan No. 704.

L. I. CITY.—Hancock st, 383, new plumbing in dwelling; cost, \$100; owner, M. Jones, premises. Plan No. 705.

L. I. CITY.—Pierce av, 512, install new elevator in factory; cost, \$2,000; owner, Prospero-DeNobila Cigar Co., premises. Plan No. 707.

METROPOLITAN.—Metropolitan av, 1511, new plumbing in dwelling; cost, \$125; owner, Chas. E. Doevr, premises. Plan No. 733.

MIDDLE VILLAGE.—Metropolitan av, 2057, new gas piping in dwelling; cost, \$15; owner, C. Kollenbren, premises. Plan No. 708.

MIDDLE VILLAGE.—Metropolitan av, n s, 75 e Paullis av, 1-sty to be built underneath dwelling, new foundation; cost, \$1,500; owner, Jos. Maas, premises; architect, Wm. Von Felde, 2190 Metropolitan av, Middle Village. Plan No. 709.

MORRIS PARK.—Beaufort st, s s, 25 w Wicks st, new plumbing in dwelling; cost, \$50; owner, J. Bart, premises. Plan No. 699.

MORRIS PARK.—Curtis av, w s, 150 n Broadway av, new plumbing in dwelling; cost, \$50; owner, L. Nichols, premises. Plan No. 743.

MORRIS PARK.—Church st, e s, 30 n Chichester av, new plumbing in dwelling; cost, \$50; owner, E. W. Griffen, premises. Plan No. 744.

MORRIS PARK.—Jefferson av, 141, new plumbing in dwelling; cost, \$150; owner, P. W. Marshall, premises. Plan No. 728.

OZONE PARK.—Broadway, n s, 75 e Washington av, new plumbing in dwelling; cost, \$100; owner, N. Bruzzo, premises. Plan No. 746.

RICHMOND HILL.—Jerome av, s s, 45 e Spruce st, new plumbing in dwelling; cost, \$60; owner, M. Engelhardt, 175 Hart st, Brooklyn. Plan No. 727.

RICHMOND HILL.—Chestnut st, 141, new plumbing in dwelling; cost, \$150; owner, P. Leahy, premises. Plan No. 720.

RICHMOND HILL.—Walnut st, 1031, new plumbing in dwelling; cost, \$45; owner, T. D. Gibbons, premises. Plan No. 721.

RICHMOND HILL.—Bedford av, w s, 100 n Jamaica av, new plumbing in dwelling; cost, \$50; Chas Reis, premises. Plan No. 655.

RICHMOND HILL.—Jamaica av, 3323, new gas piping in dwelling; cost, \$25; owner, J. Vandick, premises. Plan No. 658.

RICHMOND HILL.—Jamaica av, 4712, new plumbing in dwelling; cost, \$100; owner, T. E. O'Brien, premises. Plan No. 665.

RICHMOND HILL.—Chichester av, s s, 85 e Chestnut st, new plumbing in dwelling; cost, \$50; owner, G. Scudder, premises. Plan No. 691.

RICHMOND HILL.—Freedom st, s e cor Popular st, new plumbing in dwelling; cost, \$100; owner, J. Mangeld, premises. Plan No. 666.

RICHMOND HILL.—Briggs av, e s, 210 n Jerome av, new plumbing in dwelling; cost, \$50; owner, V. Kilgren, premises. Plan No. 687.

RICHMOND HILL.—Cedar st, w s, 125 n Chichester av, new plumbing in dwelling; cost, \$50; owner, C. Carr, premises. Plan No. 688.





# BUILDING MATERIALS AND SUPPLIES

LOW PRICES RESPONSIBLE FOR HEAVIER INQUIRY FOR BASIC COMMODITIES—WAR WILL NOT AFFECT MONEY.

Larger Steel Tonnage—Brick Sales Slack—Supply Men Elect Officers.

**S**ELDOME, if ever, has it been possible to get good material in the New York market at such low figures as those prevailing to-day. Moreover, the prospect is that if production of basic commodities and circumscribed building plan filings continue along the restricted levels now prevailing, the keen competition that has materially clipped the margins from otherwise good contracts cannot help but keep prices low for some time to come. The same condition seems to obtain everywhere east of Pittsburgh. Buyers are not going into the raw material market for supplies beyond the second quarter, even at this late date, unless the quotations are made attractive to them. They buy only as they see an immediate outlet. This is reflected, in turn, in the figures submitted to architects.

Viewing the market as a whole, it is apparent that the possibility of a conflict with Mexico has long since been discounted, so far as financing of building operations is concerned. There was no serious talk in money circles regarding a possible boost of interest rates in anticipation of the levying of war taxes, and the receipt of assurances from Washington, to the effect that such action is not being considered by the treasury department, has had the effect of allaying any possible retardation of building projects in this market at least.

A slight improvement in the steel tonnage figured this week gave to the building material market further ground for encouragement. Pig iron also spruced up a bit on demand, and the improvement in certain lines of sheet metal, paint and glass, while chiefly confined to inquiry, was sufficient to offset the general feeling that intervention in Mexico would immediately be felt in a restricted buying movement.

The lower prices prevailing for plain structural shapes and fabricated material have resulted in the placing of some larger orders with the fabricating shops during the last ten days, some

of the more interesting contracts being 1,800-ton requirements of the addition to the Metropolitan Museum of Art, the 3,000-ton requirements for the Todd Building at Vanderbilt avenue and 45th street (behind the Biltmore), and the 1,500 tonnage for the Goelet loft building. The Rogers Peet Company operation and the Melrose Telephone Exchange building will require another 1,000 tons.

Other lines seem to be waiting for the building movement to develop. The common brick market showed no improvement in strength, either on demand or prices this week, and reflected the status of other departments. Concrete ingredients are moving heavily into the various sections of the subway, but the chief activity in building construction seems still to be centered in figuring on prospective work.

Equipment companies, specializing in fire escapes, ornamental metal work and supplies affected by departmental orders, such as fire prevention, factory and tenement violations are principal buyers in the basic material markets. This business represents what is called hand-to-mouth purchasing, however, which while it amounts to considerable in the aggregate, does not represent free outlets and favorable profits. Wood-working plants in the outskirts of the city feel the impetus in small building construction that seems to be featuring the season in suburban residential districts, but competition is keen and margins of profit are pared closely in figuring practically all bids.

Plan filings for new buildings in the five boroughs this week compared with last week's follow:

	No.	Week Ending	
		April 18.	April 25.
Manhattan	14	\$2,112,000	4 \$412,500
Bronx	18	148,800	17 436,500
Brooklyn	118	1,097,100	69 348,250
Queens	157	919,685	114 609,595
Richmond	41	60,822	42 59,815
Totals	348	\$4,338,407	246 \$1,866,650

## PIPE. Cut in Price Made By National Tube Co. Met by Others.

**F**OLLOWING the lead taken by the National Tube Company, in cutting the price of their product \$1 a ton some time ago, other concerns have followed suit. The volume of business that has followed the reduction has not been increased to any great extent, the same policy of hand-to-mouth buying prevailing throughout the district. The inquiry is reported to be strengthening, however, and manufacturers are preparing for a marked improvement in demand after the turning of the first half of the year.

## PAPER. Stiffening Tone in All Tarred Material—Prices Steady.

**B**UILDING paper has been reported in a stiffer tone following the announcement of hostilities in Mexico where some of the fibre used in its production comes from. Tarred paper is also firmer on price for the same reason. Current prices rule at about the following levels:

1 ply, per net ton	\$33 to \$35
Standard 2 ply, 108 ft. per roll	\$0.52
Heavy 2 ply	\$0.62
Standard 3 ply	\$0.72 to \$0.82

## HARDWARE. Building Paper Irregular—Window Glass Dull.

**T**HE general hardware market shows little indication of a strong buying movement as far as building requirements are concerned. Nails are sluggish, sheets are only moderately active, with flashing comparatively a negligible factor in the market. Small dealer business is going ahead fairly well, but contracts for supplying buildings of size in this city are not coming out as freely as had been expected earlier in the year.

There are some irregularities in the building paper department. Some merchants are quoting their products direct to consumers, which has further disrupted the local market. The demand for tarred felt seems to be in a healthier

condition, and the demand is quite good for this season of the year. Rosin sized-sheathing ranges from \$30 to \$32 a ton; deafering felt at \$45 to \$47 a ton and 1-ply tarred felt at \$34 to \$35 a ton. Two-ply is sold at 48 cents a roll and 3-ply at 68 cents a roll. Slater's felt varies at from 60 cents to 80 cents a roll, according to quality.

Window glass trade is dull. Merchants are not disposed to buy for more than actual necessities, and lower prices, it is believed, will not make any appreciable difference in the volume of business. Everybody seems to be waiting and stocks are about normal. Collections are referred to as slow in this department. Window glass in this market is 90-20 per cent. on single thick and 90-25 discount on double thick, from jobbers' list, with some quotations both higher and lower, according to quality and seller.

## PAINT INGREDIENTS. General Tone Stronger—White Lead Stiffer—Linseed Oil Steady.

**W**HITE lead is stiffening on prices due to the heavy demand now ruling for paints. It is still not considered high, however, but the early movement is such as to warrant expectations of higher prices before long, according to the best opinion in the trade. Linseed oil is still steady at the 54 and 55 cent levels for American city, raw. Revised current prices in this department follow:

American white lead, in oil, kegs, not less than 500 lbs., 7½c.; same in 25 lb. tin pails, 7¾c.; red, bbls., ½ bbls. and kegs not less than 500 lbs., 7¾c.

## IRON BARS. Still Shading Pittsburgh Prices—Sheets Dull at Lower Levels.

**C**ONTINUED weakness marked the iron bar market this week. Pittsburgh base sales were reported at \$1.25 per hundred pounds, as against a former quotation of \$1.30 to \$1.35. The decline of a dollar a ton in sheets early in the week did not result in a strengthened demand. Tin plate, however, has a stronger undertone, probably reflecting the spring demand for roofing.

## SUPPLY MEN CONVENE. Cost Conditions and Financial Situation Discussed—Officers Re-elected.

**R**ELECTING the general tendency of business of all kinds to meet the new conditions under which business has to be conducted, the annual convention of the National Pipe and Supplies' Association spent most of its time in conferring upon weaknesses, in price schedules, cost of conducting jobbing business and in meeting foreign competition.

The convention opened at the Biltmore Hotel on Monday, when C. H. Simmons, president of the John H. Simmons Company and president of the association, welcomed the delegates, who numbered about 100, from all parts of the country, and William M. Pattison, the president, replied.

Tuesday morning was taken up with a discussion "Trade association, with particular reference to the Sherman Anti-Trust Law"; Felix H. Levy, Esq., of this city, was the speaker. He outlined the limitations set upon trade organizations by the Anti-Trust Act, and the discussion which followed his paper centered on the question of how the jobber can reorganize his business to meet existing conditions. The fact was developed that of fifty-five jobbers reporting, the average cost of doing business under present conditions existing in the trade was 16.74 per cent. of gross; that the average gross profit was 20.77 per cent., and the average net profit was only 4.03 per cent. It was held that supply jobbers are now operating under a retail expense account, while making wholesale prices, which is a tendency toward smaller net profits.

Theo. Ahrens, president of the Standard Sanitary Manufacturing Co. of Pittsburgh, gave an informal talk on some of the conditions governing the plumbing supply business in Continental Europe, emphasizing the fact that the American mind should be dispossessed of the idea that this country does not need a protective tariff on the ground that American workmen turn out better goods more efficiently per dollar's worth than do European artisans. He cited the plants of the American Radiator Company in Germany and France in proof of the fact that a great change has come over European workmen, and the finished product is so near to the perfection of American workmen that it would stand comparison in an American market with American goods.

The officers were re-elected on Wednesday with W. M. Pattison, of Chicago, president, and I. W. McIlwaine, of Pittsburgh, secretary. The new executive committee consists of J. B. Rahm, Omaha; A. Merkle, Cincinnati; L. C. Heusmann, Baltimore; W. W. Wales, Boston; Alvin Smith, Richmond; F. A. Berchmann, New York; G. B. Denny, Savannah, and J. C. Lambert, Chicago.

## COMMON BRICK. Unloading Heaviest This Year—Wholesale Prices Weak.

**T**HE slight improvement reported last week in building construction throughout the city is reflected in this week's lightened Hudson brick barges. The unloading was heavier than at any time so far this year by more than a million brick.

Official transactions for Hudson common brick covering the week ending Thursday, April 23, in the wholesale market, with comparisons for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.		Arrived.		Sold.	
Left over, April 16-12.					
Friday, April 17	.....	4	6	0	0
Saturday, April 18	.....	3	0	0	0
Monday, April 20	.....	18	6	6	6
Tuesday, April 21	.....	3	13	5	5
Wednesday, April 22	.....	9	7	7	7
Thursday, April 23	.....	7	7	7	7
Total	.....	44	37	37	37

Reported enroute, Friday, A. M. April 24-2.  
Condition of market, strengthening. Prices: Hudsons, — to \$5.75; Raritans, — to \$6 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, \$7.25 to \$7.50 (yard). Dull. Left over Friday A. M., April 24-19.

### HUDSON BRICK UNLOADED.

(Current and last week compared.)

April 10	.....	576,000	April 17	.....	1,457,500
April 11	.....	1,265,000	April 18	.....	824,500
April 12	.....	1,281,500	April 20	.....	1,487,500
April 13	.....	1,412,000	April 21	.....	1,504,250
April 15	.....	698,500	April 22	.....	1,222,000
April 16	.....	408,500	April 23	.....	1,012,250
Total	.....	5,241,500	Total	.....	7,508,000

1913.		Arrived.		Sold.	
Left over, Friday A. M., April 18-75.					
Friday, April 18	.....	9	4	4	4
Saturday, April 19	.....	7	11	11	11
Monday, April 21	.....	10	9	9	9
Tuesday, April 22	.....	4	9	9	9
Wednesday, April 23	.....	4	5	5	5
Thursday, April 24	.....	9	16	16	16
Total	.....	43	54	54	54

Condition of market, easier. Prices: Hudsons, \$7 to \$7.25; Raritans, \$6.87½ to \$7.12½; Newark, \$8.25. Left over Friday A. M., April 25-64.

### OFFICIAL SUMMARY.

Left over Jan. 1, 1914	.....	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to April 23, 1914	.....	269
Total No. bargeloads sold Jan. 1 to April 23, 1914	.....	250
Total No. bargeloads left over April 24, 1914	.....	19
Total No. bargeloads left over Jan. 1, 1913	.....	113
Total No. bargeloads arrived, including left over Jan. 1 to April 24, 1913	.....	465
Total No. bargeloads sold Jan. 1 to April 24, 1913	.....	401
Total No. bargeloads left over April 25, 1913	.....	64