

# REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, AUGUST 14, 1915

## CITIZENS' PLAN FOR WEST SIDE TRACKS

The Comptroller Gets Estimates of the Cost of Building a Tunnel and Removing Tracks From the Waterfront Altogether

AT last the city has a plan for the proposed West Side track improvements which are to come within the scope of the general reorganization of the freighting facilities of Manhattan Island.

The nature of the changes to be made south of 72d street to St. John's Park have been pretty well settled upon between the city and the New York Central Railway Company so that not

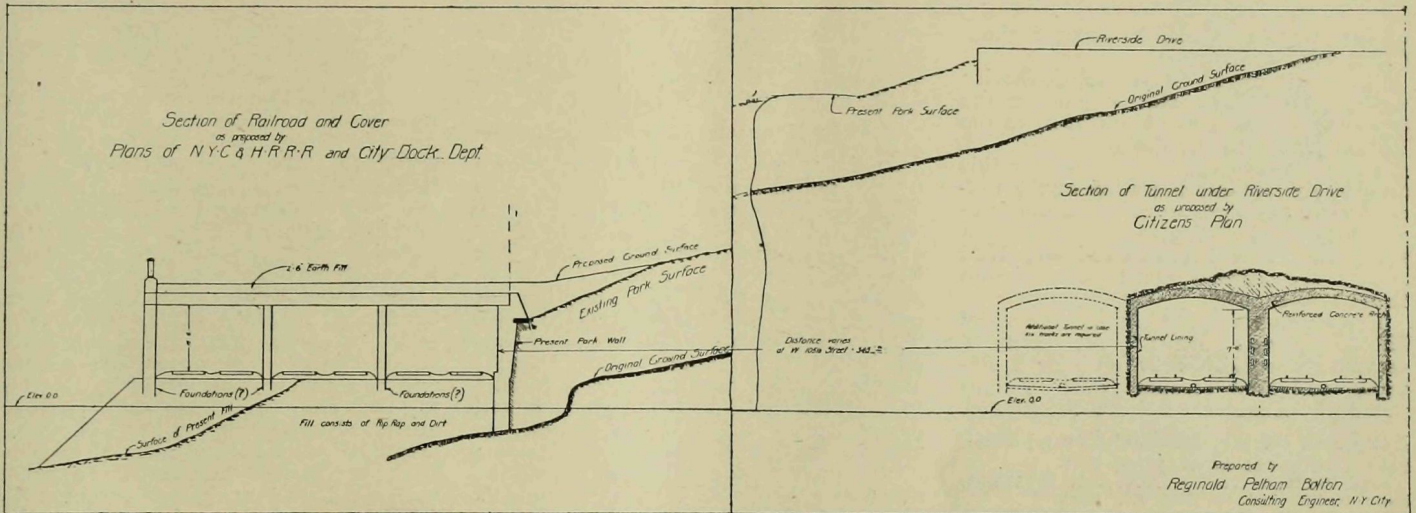
The Bolton plan, in a word, provides for taking the railroad tracks away from the river edge altogether and putting them in a tunnel. It would give the railroad company an open freight yard at Manhattanville, but locate it west of the tracks, designating for this purpose several city blocks.

### The Main Question.

In the Comptroller's view the main question is: What will a tunnel line after the Bolton plan cost? This week's

the Dock Department and the New York Central's engineers, all based on the Bolton plans, were submitted. Mr. Bolton's own estimate was \$16,114,400 for a four-track road in a tunnel from 72nd street to 153d, directly under Riverside Drive, about eighty feet below the surface.

The portion of the line north of 72d street is where the presence of tracks on the waterfront is most objectionable in the view of citizens. From 72d street



CROSS SECTION OF DOCK DEPARTMENT'S PLAN.

Provides for covering over present railroad tracks along Riverside Park, between 72d and 129th streets.

THE PLAN FAVORED BY CIVIC ORGANIZATIONS.

Provides for building a tunnel for the railroad tracks under Riverside Drive, leaving waterfront clear.

only will the tracks be removed from grade but provision made for the erection of large terminal facilities, including warehouses for the various railroads, and public markets and piers.

The general plan would have gone through two years ago but for a disagreement between real estate interests and the railroad company over the latter's plans for a large classification freight yard along the river shore at Manhattanville paralleling Riverside Drive. Citizens' associations objected vigorously to having the freight yard there and to the cutting off of the waterfront for use by general marine traffic.

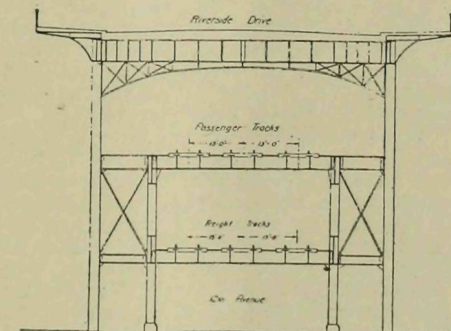
"We tried to get as much as we could," admitted Vice President Ira Place at a hearing in Comptroller Prendergast's office on Wednesday morning of this week.

Under special consideration at that time was a plan prepared by Reginald Pelham Bolton, C. E., and submitted by the Committee of Civic Organizations (fourteen in all) of which the Rev. Dr. Peters of St. Michael's Church, Bloomingdale, is chairman. The plan covers only that part of the line lying between 72d street and Spuyten Duyvil, and particularly between 72d and 153d street. No objection has so far been raised by real estate interests to the report and recommendations of the Board of Estimate's Terminal Committee of two years ago (of which Mayor Mitchel was chairman) for the relocation of the tracks south of 60th street.

hearing was called for the purpose of discovering the answer. If it is going to cost too much, the Comptroller said, that will be the end of it. Some other plan will then be adopted.

### No More Delay.

"Let it be fully understood," said Mr. Prendergast, "this committee is going to make a report. We have called you gentlemen into council to help us in ar-



Two-decked railroad under Riverside Viaduct at Manhattanville.

iving at a decision. In our opinion the question of cost is the most important at this stage. We want to know what the Bolton plan will cost to execute. Engineer Bolton had not calculated this at the last meeting. When we know the cost we shall be able to take a further step."

Estimates by the Citizens' Committee,

to 129th the railroad cuts through Riverside Park, cuts off free access by the public to the water's edge, and keeps the West End Association in fear that some day the company will somehow get possession of the waterfront of the park and convert it for commercial purposes.

From 129th street north to Fort Washington park the waterfront is intended for and devoted to commercial purposes, wherever accessible, but the railroad takes a great deal of space which the citizens' committee believes should be left free by the railroad for the use of river traffic.

The Dock Department's estimate of the cost of constructing a tunnel for a four-track road between 72d and 153d street was found to be \$20,323,575, and the railroad company's engineers estimated the cost at \$25,872,130.

The citizens' contention is that a four-track line should be the basis of the negotiations. The railroad officers, however, say they would not consider a four-track road or even a six-track tunnel line unless it had useful appendages in the way of freight yards, switches and passenger stations.

Interrogations by Counselor Charles L. Craig of the West End Association, Counselor Julius Henry Cohen of the Citizens' Union, and Mr. Bard of the Municipal Art Society put in various ways, as to what the railroad company really wanted, failed to touch the spring of knowledge within the mind of the

vice-president of the great corporation. Mr. Place would not commit himself to the definite statement that the citizens desired.

"No, not if they ask me a million times," he exclaimed.

But he did say that the company wanted all it could get; that it desired to co-operate with the city in removing its tracks from grade; that it wished to build the best approach system in the whole world, but that a straight tunnel line into the city without adjuncts along the way to make the railroad locally

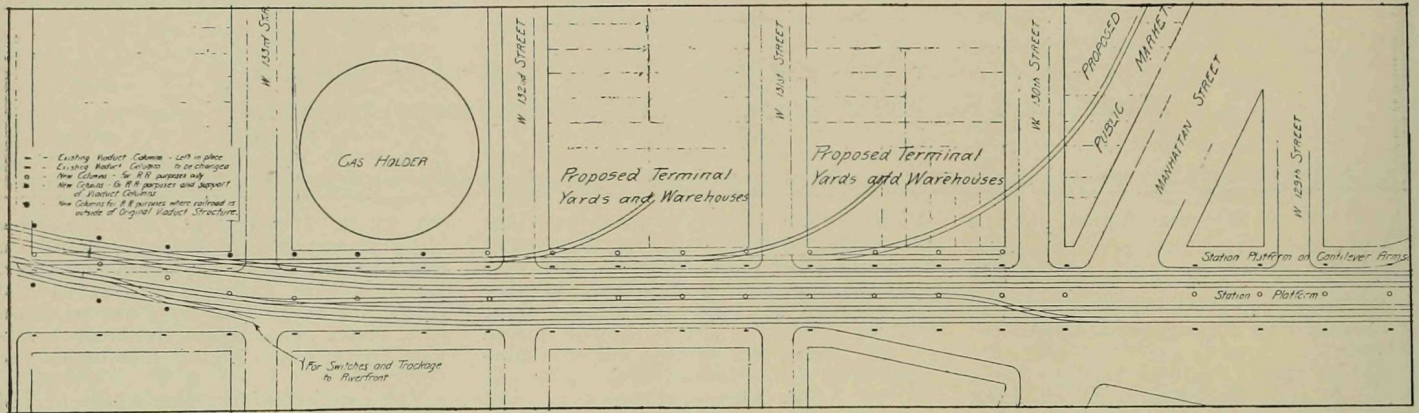
the length of the approach to this yard has been shortened about six blocks and the number of tracks slightly reduced as far as that portion of Riverside Park laying between 72nd street and 80th street is concerned.

From 80th street north to 135th street the Dock Department plans are in substance identical with those originally submitted by the railroad, the only additional features being a one track elevated structure under Manhattan viaduct and serving a terminal market east of Twelfth avenue, between West 130th

railroad tunnel is eliminated and the time left in its present location, and at Inwood Hill where the Dock Department line is placed further inland. At Fort Washington Park the existing cut is shown as being enlarged to take care of six tracks, an arched covering with a slight fill being used, leaving a deep hollow.

At Inwood Hill a four-track structure is shown with an ample fill.

Grade crossing at Dyckman street is eliminated by two large ramps, paralleling the railroad line, increasing the



PROPOSED RAILROAD FREIGHT YARD AT MANHATTANVILLE UNDER CITIZENS' PLAN, PREPARED BY R. P. BOLTON, C. E.

The site is west of the present tracks between Manhattan street and 134th street on land to be acquired from private owners. The great merit of this plan is that it takes the tracks away from the waterside.

useful wasn't worth a tinker's dam. (That wasn't swearing.)

"In other words," retorted Counselor Craig, "Mr. Place stands pat on the company's former plans and throws the Bolton plan into the discard."

The Comptroller did not consider this an entirely fair interpretation of the railroad company's position. Proceeding to the matter of the probable cost of a six-track tunnel between 72d and 153d streets, the citizens' estimate was found to be \$23,416,534.

For a four-track road in a tunnel from 72d to Spuyten Duyvil the citizens' estimate was \$28,000,000, and for a six-track road their estimate was, as computed by Engineer Bolton, \$35,000,000.

**Estimates on the Citizens' Tunnel Plan.**

Four tracks, 72d to 153d sts., Citizens' Estimate	\$16,114,000
Four tracks, 72d to 153d sts., Dock Department's Estimate	20,328,575
Four tracks, 72d to 153d sts., R. R. Co.'s Estimate	25,872,130
Six tracks, 72d to 153d sts., Citizens' Estimate	23,416,534
Four tracks, 153d st to Spuyten Duyvil, Citizens' Estimate	17,626,525
Four tracks, 153d st to S. D., Dock Department's Estimate	17,626,525
Four tracks, 153d st to S. D., R. R. Co.'s Estimate	17,541,870

**Particulars of the Citizens' Plan.**

The Citizens' (or Bolton) plan will liberate the entire waterfront of Manhattan Island north of 72d street from railroad occupation. Connections are provided in the plan for developments of a commercial character at four points, namely, 96th street, Manhattanville, 158th street and Dyckman street.

The proposed road crosses Manhattan valley under the existing viaduct, as an elevated road, with full headroom over cross streets and Twelfth avenue. The proposed tunnels are under high ground and through city property. At no point is there to be any disturbance of the grades or alignment of the existing Riverside Drive. The plan provides for a clear height of 17 feet from base of rail at 96th street, the lowest point on the line, and the only point where the floor of the tunnel will be below high water level.

**Dock Department Plan.**

A brief study of the Dock Department plan shows that it is to all intents and purposes only a slightly modified edition of the New York Central original plan.

Starting at the freight terminal north of West 59th street we find a few if any changes, the yard itself being a replica of the railroad plan. The beginning of the yard throat is placed at West 80th street, instead of West 86th street, as shown in railroad plans. In other words,

and 132d street, and the utilization for freight purposes of the private property west of Twelfth avenue between West 129th street and West 134th street.

**The Manhattanville Problem.**

In the case of the freight yard shown on the railroad company plans between West 137th street and West 153d street, which had a throat extending to West 155th street, the Dock Department plan has cut down the length of throat, starting at West 153d street and has cut out twelve of the classification tracks. The Dock Department plan, while it has eliminated the objectionable pier features at this year, has laid out a track parallel to the bulkhead line from which it will be very easy to make connections to piers, in case the railroad should at some future time decide to build them. In short, as a whole the Dock Department's plan can only be considered as a modified railroad plan and as such retains the features that the citizens' committee consider objectionable.

From West 185th street north the Dock Department plan and the railroad plan are practically the same, except at Fort Washington Park where a proposed

travel to waterfront to 1,050 feet instead of 100 feet as it would be in a direct line.

The Dock Department estimates that its plan for a six-track road from 72d to 153d street could be built on for \$8,087,100. The Citizens' Committee estimates that it would cost \$11,270,000, with \$7,000,000 more for land, or a total of \$18,270,000. The plan provides for covering over the present tracks through Riverside Park.

Under the Bolton plan it was stated by Mr. J. Bleecker Miller that about eight miles of property, averaging sixty-six feet wide and worth about three dollars a square foot, would be returned to the city. This would aggregate nearly \$8,000,000 in value. The civic organizations want the railroad to stand the entire cost of the tunnel. According to Vice President Place, a tunnel for passenger service would be possible, but it would be impracticable for freight service.

The hearing was adjourned, and meantime engineers from the Dock Department, the New York Central and the civic organizations will get together and try to agree on a plan.

**TO MERGE STATE DEPARTMENTS**

Over 160 to Be Amalgamated into 13 by Constitutional Amendment.—Home Rule Resolution Opposed

The Committee on Governor and Other State Officers, of which Frederick C. Tanner is chairman, submitted to the Constitutional Convention a proposal containing a shorter ballot and a reorganization of state departments.

The amendment providing for a scientific budget to originate with the Governor instead of with the Legislature was advanced to the order of final passage.

The Tanner committee proposal abolishes as elective offices the Secretary of State, Engineer and Surveyor and Treasurer. The offices of Comptroller and Attorney-General are retained, the short ballot progressive who wanted only the offices of Governor and Lieutenant Governor retained being outnumbered in the committee.

The Tanner proposal also provides for the consolidation of the present 162 State Departments and bureaus into thirteen departments: Education, Public Utilities, Conservation, Civil Service, State, Taxation and Finance, Public Works, Health, Agriculture, Charities and Correction, Banking, Insurance, Labor and Industry.

The heads and other administrative officers of these thirteen departments shall be appointed by the Governor with

the consent of the Senate. Besides these thirteen departments the article provides that there shall be two others—Justice, with the Attorney-General as chief, and Audit and Control, with the Comptroller at the head. These would replace six existing departments.

**The Home Rule Question.**

There was delivered to every delegate in the Constitutional Convention this week, before the debate on the Cities Committee's home rule proposal began, a brief in opposition to that proposal, prepared by the Constitutional Convention Committee of the Citizens' Union. This brief criticises the proposed amendment and shows that it furnishes no real curb on special city legislation; that the grant to cities of power over their local affairs is wholly inadequate; that the grant of power to cities to initiate legislation is valueless; that the method proposed of obtaining a charter is cumbersome and the privilege illusory. In conclusion the union does not hesitate to characterize the proposed amendment as unworthy of the name of a home rule measure. A careful analysis is furnished to demonstrate the fact that each of the above propositions is well founded.

## COOPER SQUARE AN HISTORIC PLAZA

Property in Section Strongly Held By Interests Long Identified With Manhattan Realty—Wholesale Concerns Will Probably Invade Section

UNMOVED by momentous real estate booms, spectacular buying campaigns and extensive building movements in other sections of the city, Cooper Square maintains the same quietude that has been its chief characteristic for a generation. Real estate activity elsewhere has apparently found but little response as yet in the neighborhood of the Square. This condition is largely due to the fact that properties are held by strong investors, who are not anxious to dispose of their holdings. During the past few years there has been a decided change in the character of the Bowery which should have

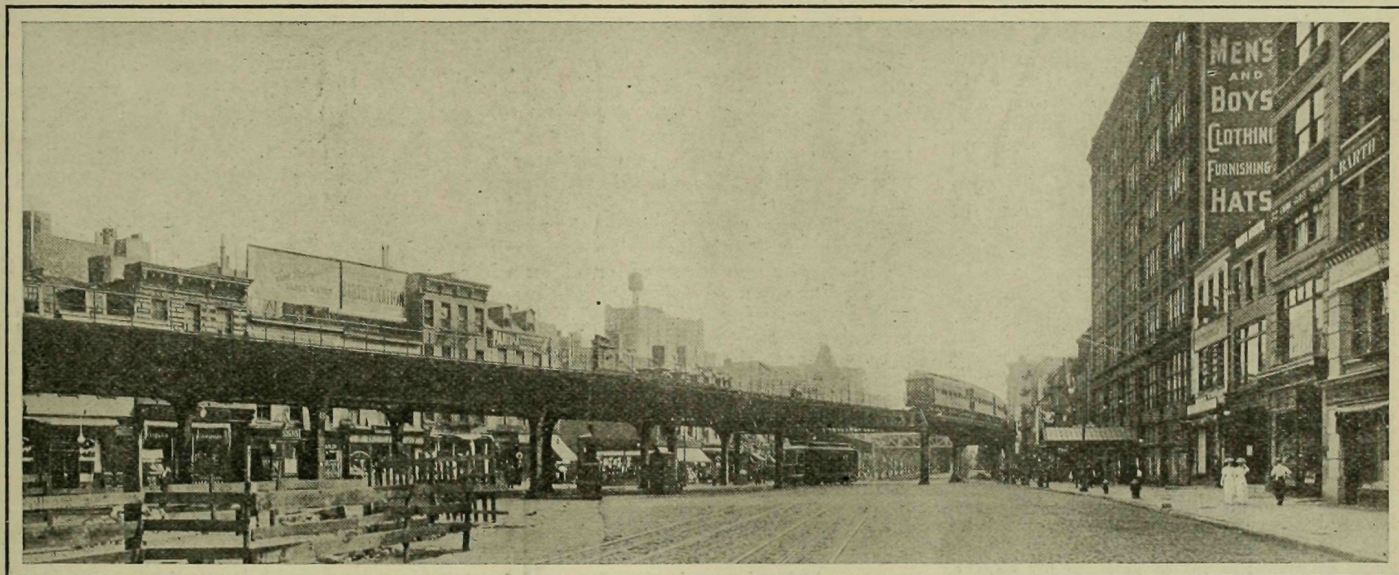
concern will abandon the site occupied for so long a time.

Brokaw Brothers, however, long established in the vicinity, opposite Cooper Union and the Bible House, recently leased for a long term the old-time Hotel Rossmore property on Broadway, just south of 42nd street. The removal of this firm marks one of the most important developments in that neighborhood for many years and has caused some speculation as to what the effects will be on properties in the vicinity.

The future occupancy of the buildings will mean a great deal and it is felt that if there is a revival of interest in the Cooper Square holdings it may

ployment and in the morning and afternoon there is a steady stream of pedestrians to be seen passing back and forth through the Square.

The purchasing capacity of this traffic has apparently exercised little influence on the stores in Cooper Square. This may be considered unusual because a large pedestrian traffic is usually associated with retail store development. That there has been no such progress on Cooper Square has been explained by the fact that the class of workers using the street patronize the stores in the immediate neighborhood of their homes, and besides are so busy rushing back and forth that they have little or



LOOKING SOUTH FROM COOPER SQUARE INTO THE BOWERY.

a beneficial effect on realty situated to the north of that thoroughfare.

The mention of the name of this historic downtown plaza is invariably associated with Cooper Union, a six-story brownstone building of modest appearance, though in its day a masterpiece of architectural development. The structure was dedicated by Peter Cooper in 1854 "to the working classes who required greater opportunity for instruction and rational education." The statue of the philanthropist by the late Augustus Saint Gaudens, unveiled in 1897, faces the southern end of the square and the tiny triangular park.

### Withstood the Test of Time.

Some of the buildings in the Square are not modern but of rather old-fashioned construction. They have nevertheless borne well the wear and tear of years of service and have been and are well tenanted with reliable occupants. They house a variety of wholesale and retail stores and small manufacturers. Some of the upper floors are used for residential purposes.

Business tenants in the buildings include, besides large retail clothing houses, large musical instrument concerns; also firms dealing in kitchen utensils, percolators, band instruments, glassware, etc. There are, besides, a civil service school and a Salvation Army meeting house.

Many of these firms have occupied their present quarters for years, regardless of the shifts of trade centers, and they will probably continue to remain where they are. Browning, King & Company, clothiers, at the south end of the Square, have always strengthened the section and at this time there does not appear to be any indication that the

come coincidentally with the introduction of a new line of business, at this desirable point.

"It is difficult to state," said Aaron Rabinowitz, president of Spear & Company, "what the future of Cooper Square will be because no one knows what to expect in New York City's industrial growth. It seems likely, however, that the wholesale firms, now in great numbers toward the west at Astor Place and Broadway, may broaden out to include the Square. There is also a possibility that some single large firms now located further downtown and requiring an extensive floor area, will select a location such as the present Brokaw Brothers' building on account of its central location and excellent transit facilities."

### Opinion of a Broker.

"The development of Lafayette street will probably influence in a marked degree that of Cooper Square," said Charles Stuart Folsom, of the Folsom Corporation. "There are already a number of paper and bag and twine firms and printing establishments in Lafayette street. These moving northward will eventually reach Astor Place and checked by the store of John Wanamaker and Grace Church will probably branch eastward toward Cooper Square."

The width of Cooper Square and its position as the northerly outlet of the Bowery, have made it a popular traffic thoroughfare for vehicles traveling from the lower East Side and points around the Williamsburgh Bridge and the Manhattan Bridge. A considerable portion of the vast army of East Side workers use Cooper Square as a thoroughfare from their homes to their places of em-

ployment and in the morning and afternoon there is a steady stream of pedestrians to be seen passing back and forth through the Square.

The third tracking of the Third Avenue elevated, it is thought, will not exert any direct influence on the Square but will simply better present transit. The facilities now comprise the Third Avenue Elevated with a station at 9th street, also the subway with a station at Astor Place, and surface cars on Broadway, Fourth and Madison avenues, and Third avenue with crosstown lines at 8th street.

### Line of Demarcation.

Cooper Square may be called the line of demarcation between the thickly populated tenement section to the east and the old wholesale district to the west. Its present character is distinctly business and with the northward growth of the city will probably continue so. The buildings are of such a kind that renders them readily available for improvement or for modernization. The fact that they have been tenanted well and invariably by the same occupants for long terms is perhaps the best indication that they are suited for some business purposes. The ultimate improvement of the old Astor Library plot in Lafayette street abutting Cooper Square properties; also the disposition of the row of old Colonade dwellings at 428 to 434 Lafayette street and of the large plot formerly the site of the old London and Colonade hotel, belonging to John Wanamaker, will mean much to Cooper Square. The old colonial dwellings above mentioned were at one time the homes of Washington Irving and John Jacob Astor. President John Tyler was married from one of them to Julia Gardiner, of Gardiner's Island.

## TWO PRESSING SUBWAY QUESTIONS

### How Shall the Broadway Subway Be Ventilated?—Would the Long Island Railroad Track Lease Be a Poor Bargain For the City?

HERE are two matters before the Public Service Commission which are of vital significance to the real estate interests of the city. It is essential that their solution be made along proper lines, and therefore real estate owners should observe with more than ordinary caution the deliberations of the Public Service Commission upon these problems. The first relates to that of subway ventilation; there has been no more annoying or discomfiting element in the construction and use of our subways than the lack of proper ventilation, for the present system of gratings upon the sidewalks does not afford suitable ventilation, while experience conclusively demonstrates that they are detrimental to adjacent property.

The Advisory Council of Real Estate Interests is giving this matter careful consideration and through Daniel E. Moran, the consulting foundation engineer, has devised a form of ventilation which, in the opinion of its technical experts, will obviate the necessity of placing gratings upon sidewalks and simultaneously afford a pure and constant supply of air.

#### The Moran Plan.

The method suggested is to use the public park places for ventilating ducts and between stations have large outlet pipes through private property. This system would necessitate each subway track being enclosed so that the movement of the trains would act as a piston to force out bad air through these ventilating shafts and permit fresh air to enter at station entrances. It has been learned that private property could be obtained at a small figure for the purpose of erecting large ventilating shafts, which will be from four to six feet in diameter and could be well located through property on side streets or in backyards.

The important factor in all subway ventilation is to keep the air in constant circulation. In the present subway this is impossible because the subway tracks are not enclosed in separate tubes, with the result that the bad air is never forced out through the gratings but is constantly pushed back and forth from one side of the subway to the other. The difference in temperature as well as in purity of the air when tubes are used is very evident in those sections of the subway where tubular construction has been employed.

#### Objection to Gratings.

The disadvantage to property owners by the system of ventilation through gratings has been very explicitly set forth by Wm. R. Willcox, a member of the Board of Counsel of the Advisory Council, who is acting as the attorney for a large number of Broadway property owners. In the brief submitted by Mr. Willcox it is stated that the effect of gratings has been to obstruct the use of the sidewalk for the pedestrian public.

"In view of the fact that municipal authorities removed the encroachments on Broadway to increase the width of the sidewalk, at great expense to property owners, it would seem rather inconsistent that gratings should now be employed which will greatly diminish the space already too small for the greatest thoroughfare in the world. These gratings are likewise a distinct element of danger in winter because of the accumulation of ice and snow on their surfaces, while the warm and vitiated air arising from the openings is extremely unpleasant. The inevitable result has been to press the crowded sidewalks on

Broadway into still narrower limits and make them so unpleasant as to threaten the diversion of traffic to other less crowded streets and avenues, to the imminent danger of depreciation of the value of property on Broadway."

Mr. Willcox likewise points out that at an aggregate cost of many thousands of dollars the right to construct vaults to the curb line has been purchased from the city. If the subway gratings are to be used, property owners will be required to go to a large expense to remove a portion of these vaults and receive no compensating advantage.

#### No Sovereign Rights.

It is the contention that the consideration of this question should not be confused by any misconception as to the character in which the municipality is acting when constructing the subway. There is no exercise of any sovereign right, but the entire matter is a business enterprise of the city, so that the subway belongs to the city as a proprietor not as a sovereign. Thus if this legal aspect of the question were to be raised by property owners, as there would seem to be sufficient legal authority for such a position, the question of condemnation proceedings would arise for taking private property for public use. If this alternative were to be adopted by property owners, the delay to the subway system would be considerable, so that, rather than require property owners to resort to such an extremity, it has been maintained that a more effective ventilating system should be devised which would not impose any burden upon them.

The second matter of fundamental importance to real estate interests is the proposed leasing of the Long Island Railroad tracks for the operation of dual subway trains from Corona to College Point, Whitestone and Little Neck. Under this arrangement, transit facilities will be furnished to the Third Ward of Queens at a much reduced rate than at present, with the result that property values will probably be augmented in that section of Queens. However, in this connection, the Advisory Council says, it must be remembered that a leasing of the tracks of a public service corporation by the city under such conditions as have been stipulated will constitute a precedent to be followed in the future. Under these circumstances it is vitally essential that the proposed lease be equitable in every respect. The rental does not include merely the sum of \$250,000 per year as publicly stated, for the following terms are also to be incorporated in the lease, which is for the period of ten years, either side to have the right to terminate the agreement on a three years' notice. The additional charges are as follows, as stated by the Advisory Council:

#### Sharing the Cost.

"The city must likewise bear a pro rata charge on the basis of cars handled for cost of operation and maintenance of tracks and taxes and power consumed; also a pro rata share of seven per cent. interest upon the cost of additional tracks, stations and other facilities required for the joint use, and a pro rata share of seven per cent. of the amount expended for the elimination of grade crossings. With regard to grade crossings, the Long Island Railroad Company is already required by law to pay half of the expense, the city one-quarter and the State one-quarter, so that the city will thus be obligated to pay one-quarter of the cost of eliminat-

ing grade crossings as well as a pro rata charge of seven per cent. interest on the half of the cost charged to the Long Island Railroad Company. The Long Island Railroad Company further reserves the news, vending, advertising and other station privileges. The city may use the tracks, stations and facilities of the railroad company under a joint use of the tracks, first, by the Long Island Railroad Company for carrying on its freight and passenger business, as at present, and, second, by the city rapid transit trains in carrying on rapid transit business, without interference one by the other, but over the same line."

The Advisory Council has therefore come to this conclusion:

"The Equal Transit League of Brooklyn has stated that one of the Public Service commissioners estimated that under these terms the first year's operation would amount to \$1,470,000. Thus it would appear that notwithstanding the many advantages that would result from the operation of these lines by the city it would be unwise for the city to assume any obligations which would require annual charges greater than the interest and sinking fund to meet the bond issues for the same purpose.

"In view of the fact that residents of different sections of Brooklyn, Richmond and other boroughs are likewise eager to obtain transit facilities, the necessity of obtaining an equitable contract with the Long Island Railroad Company, in so far as the city is concerned, is clearly evident."

#### Accessibility of Mineola.

The real estate market at Mineola, central Nassau County, has passed the danger mark of mid-summer lethargy and is showing a spontaneity characteristic of the autumn demand for suburban real estate. Villa plots for improvement comprise the bulk of the demand, especially in the Boulevard section, the accessibility of which is accentuated by being situated midway between Mineola and East Williston stations of the Long Island Railroad.

Aside from sharing in the trend of general real estate demand, Mineola has a real estate market peculiarly its own. Being the county seat of Nassau County the place is visited by hundreds of lawyers, law clerks and witnesses as well as by many persons who transact title business with the offices of the several title insurance companies situated in Mineola.

Many of these persons, having seen Mineola, have been impressed with its residential advantages, and have become permanent residents; and the place constantly draws new recruits from that source as well as others.

#### Expulsion of Members by Labor Union.

The well-established rule governing interference by the courts with the internal affairs of voluntary associations and membership corporations in regard to their disciplinary proceedings is, that the court will look into the record to see whether the practice and proceeding has been in accordance with the constitution and by-laws of the organization, whether the charges are substantial, and whether the member has had fair notice and opportunity to be heard. In short, has the member received fair play? If so, the court will not substitute its judgment for that of the organization. The cases bearing upon this subject may be found collected in *Williamson vs. Randolph* (48 Misc. Rep. 96).

## A NEW SECTION OF THE BUILDING CODE

### Provides Safeguards Against Spread of Fire—Fire Doors and Windows for Business Buildings—Fireproof Construction for Shafts

IN continuation of the work on the revision of the Building Code, Rudolph P. Miller, expert to the Building Committee of the Board of Aldermen, has issued a preliminary draft of the revised Article 18, which he entitled "Safeguards Against the Spread of Fire," replacing the old title of "Fire Walls and Shafts," as the Article also treats of fire doors and windows, and it would seem that the proposed title is a little more comprehensive than the present one.

In the first section of the Article certain terms which appear are defined, namely, fire walls, fire partitions, shaft, open shaft, vent shaft, elevator shaft, dumbwaiter shaft, self-closing fire door and automatic fire door.

The next section treats of fire walls which, on account of their importance, are required to be constructed in as substantial a manner as the exterior walls. This is presumably on the theory that a fire wall serves practically the same purposes as a party wall. In non-fireproof buildings fire walls must be continuous from the foundation to a point 3 feet above the roof.

#### Openings in Fire Walls.

Openings in fire walls are restricted to 80 square feet in area, and the aggregate width of all the openings at any one level to 25 per cent. of the length of the wall. In the first story of buildings that are equipped with automatic sprinklers, larger openings and a greater percentage may be used if the written permission of the Superintendent of Buildings is obtained. The reasons for granting any such permission must be stated. Openings in fire walls must be provided on each side of the wall with approved automatic fire doors, and in case a fire wall serves also as a fire partition in providing the necessary exit facilities from a building, then no other than door openings are permitted and one of the automatic fire doors at each opening must be replaced by a self-closing fire door.

#### Fire Doors Described.

It should be stated here that a self-closing fire door is one which is normally kept closed by some mechanical device and must be opened each time it is used. An automatic fire door, on the other hand, is one that is normally held open and is released by a fusible link and closes automatically in case of fire.

Fire partitions (which are partitions "for the purpose of protecting life by providing an area of refuge") shall be constructed in one of several ways: First, of any approved masonry; that is, in the same manner that exterior walls are constructed; second, of any form of fireproof partition constructed provided in the article on "Fireproof Construction," with the thicknesses, however, increased above what is provided there for an ordinary partition. The minimum thicknesses specified for the different materials are 8 inches for brick, 6 inches for stone or cinder concrete or hollow blocks of terra cotta, concrete or gypsum, reinforced at the openings with adequate steel shapes, and 4 inches for reinforced stone or cinder concrete.

It is also provided that any material and form of construction that will pass the fire test prescribed in Section 355 of the Building Code for partitions may be used with the approval of the Superintendent of Buildings, provided that the duration of the test is three hours instead of one hour, and further provided that no partition construction shall be less than 4 inches thick.

In non-fireproof buildings it is again provided that the fire partitions when required in any story shall continue for the full height of the building from the foundations to 3 feet above the roof. Fire partitions shall have no other openings than the required door openings. The doors are limited to 48 square feet in area and if there is more than one door opening the distance between any two successive doors shall be not more than 60 feet. Such openings must be protected by approved self-closing fire doors.

#### Fireproof Shafts.

Fireproof shafts are required for any series of two or more floor openings in successive floors, counting the roof as a floor, whether the space thus enclosed is used for the purposes of light, air, elevator or anything else. Any existing series of floor openings that is materially changed so as to enlarge the openings or to change the purpose of the openings is required to be enclosed as in a new building. The provisions are not meant to apply to frame buildings, and are not to be applied to chimneys, flues or ducts that may come under the provisions of Article 19 of the code. The walls of shafts that are open at the top are considered as exterior walls of the building, but in case the walls do not exceed 10 feet in length the thicknesses may be reduced to considerably less than provided for exterior walls.

A difference is made between shafts having a cross-sectional area exceeding 9 square feet and shafts having an area of 9 square feet or less. Previous drafts have fixed in this limit between large and small shafts at 6 square feet. The proposed area, however, complies with the existing practice of the Bureau of Buildings to consider 9 square feet as the limit for dumbwaiters. The materials and construction to be used for the larger sized shafts are the same as required for fire partitions. The smaller sized shafts may be constructed of approved masonry, reinforced concrete or any material or form of construction not less than 2 inches thick permitted for so-called fireproof partitions, when set in an angle iron frame or suitably reinforced with metal dowels or in such other manner as may be approved by the Superintendent of Buildings.

#### Existing Elevators.

This requirement for fireproof construction does not apply to existing shafts except when they are enlarged. Non-fireproof construction is permitted for vent shafts in non-fireproof residence buildings provided they do not extend through more than the top story of the building, and for dumbwaiter shafts that do not extend more than three stories above the cellar or basement in one and two-family residence buildings. For these latter dumbwaiter shafts, however, a brick enclosure is required for the portion extending into the cellar. Provision is also made for the construction in existing residence buildings having not more than fifteen sleeping rooms of a shaft of lighter construction when the space available for the installation of a new elevator is not sufficient for the regular fireproof construction. Existing elevators in non-fireproof public buildings are required to be enclosed the same as new elevator shafts. Existing dumbwaiter shafts that extend into the cellars or basements and are not enclosed with some fireproof construction must be enclosed in the basement or cellar with 8-inch brick walls.

The windows or other openings into

open shafts are required to be fire windows when such shaft has a cross-sectional area of 36 square feet or less. In vent shafts, except non-fireproof shafts, all openings must be protected with fire windows. In elevator shafts the openings must be protected with self-closing fire doors. No other openings are permitted except windows opening directly to the outer air.

#### Dumbwaiter Shafts.

Dumbwaiter shafts must be provided with self-closing fire doors and shall have no other openings. Shafts not otherwise provided for must have all openings protected with self-closing fire doors. Any shaft that extends into the top story of a non-fireproof building must be carried through the roof and 3 feet above it and in such case must be covered with a fireproof roof or skylight having an area of at least three-fourths the area of the shaft. When the shaft does not extend into the top story, it must be covered with fireproof construction. In the case of shafts going through the roof, a window on the side of the shaft away from the lot line will be accepted in the place of the skylight required at the top. All shafts must have fireproof enclosures at the bottom. Machinery compartments connected with elevator shafts must be enclosed in the same manner as the shaft. Not more than two elevators are permitted in one shaft, and where there are only two they must be in separate shafts.

The requirements for safeguarding existing hoistways with gates and trap doors are repeated practically as in the present law.

#### Protected Openings.

Fire doors or shutters or fire windows are required on all openings above the first story in fireproof and non-fireproof business buildings which are more than 40 feet in height, unless any such openings is more than 30 feet from any other exterior opening or more than 50 feet above the adjoining roof. Where fire shutters are required on streets they must be arranged to be readily opened from the outside by the firemen, but openings to fire escapes will practically have to be built of fire windows, inasmuch as the fire shutters or fire doors that might be provided must be made self-closing and so arranged as to not obstruct.

A provision suggested by the National Board of Fire Underwriters is made for a 3-foot space of solid masonry between the top of one window and the sill of the window above it, in fireproof and non-fireproof buildings over 40 feet in height which for some reason (such as being more than 30 feet from any other building) need not be fire windows. Provision is also made for the closing of all fire doors and shutters at night by the tenants, unless they are equipped with automatic devices.

#### Construction Rules.

The fire doors and shutters and fire windows must be constructed as required by the rules of the Superintendent of Buildings or, in the absence of such rules, the rules of the National Board of Fire Underwriters, or any device that will pass a prescribed test may be used instead. The test is a one-hour test and is the standard of the Underwriters.

Wire glass when permitted or required must be used in panes not greater than 720 square inches, and must be at least  $\frac{1}{4}$  inch thick.

—A community without industries is like an automobile without an engine,

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management  
in the Metropolitan District

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When every business man knows that the municipal civil service is heavily over-manned, it is not at all pleasant to have certain social service departments ask for larger appropriations in times like these. It looks like defiance of the public will. But it indicates to the central administration just where the pruning knife can be applied profitably to the treasury.

The Constitutional Convention so far as it has given evidence of its views through the Committee on Cities seems to be afraid to give the cities very much home rule. If the convention means to leave the cities still subject to the vicious interference of the Legislature in local affairs, and to leave city charters subject to alteration and appeal by the same body at any time, there will be no local sense of responsibility, no real municipal democracy.

The cities have not had in recent years much confidence in the wisdom of the State Legislature. The quality of both legislators and legislation has not benefited the Empire State. If the convention would first reform the Legislature by reducing it to a single chamber of fifty members and restrict its activities to general legislation, and so increase public respect for it, then would the cities feel safe in accepting almost any measure of home rule from a convention so wisely guided.

The employees of the factories situated within a block of Fifth avenue, on either side between 14th and 59th streets, numbered 51,476 in April of this year, when the Fifth Avenue Association made an enumeration. They all come out for an airing at noontime and, by impeding the desirable retail shopping trade, represent one of the hardest economic problems that New York City has ever had to deal with. But it serves the purpose of an object lesson of the potential benefit of a districting law which would prevent such a state of affairs from arising.

### The Country's Main Dependence.

During all the years that commerce and manufacturing have been depressed, the main dependence of the country has been upon its crops. Nature has come to the rescue with bumper harvests. The value of all the products of the farms last year was almost ten billion dollars, and the year before they amounted to over nine billion dollars in value. This was wealth newly created, as if it were gold bullion newly mined. It was what kept us going when manufacturing and commerce were at a low ebb.

This year the wheat crop will for the first time in the history of the country exceed a billion bushels and will put a billion dollars directly into the pockets of the growers, for nature has yielded this great increase to America at a time when Europe is in need of all we can send it. Of corn the yield will also be the greatest in the country's history and will bring in \$2,500,000,000; and the oat crop will add \$840,000,000, the Washington statisticians estimate. Of all the great crops (barley, rye, flax, rice, buckwheat, tobacco, potatoes, apples, peaches and hay), apples only will fall below the yield of 1914, remarkable as that yield was. The increase is due both to the favorable weather and the larger acreage under cultivation.

How much more than ten billion dollars this year's total farm products will add to the wealth of the American people the statisticians have not yet attempted to estimate. A further large contribution is being made by European nations for war supplies from the United States. For the fiscal year ending July 1 this amounted to \$350,000,000, by far the larger part of which was exported in the second half of the year, and was exclusive of exports of foodstuffs. The mines which produce the raw materials in the metal classifications are exceedingly busy. Many machinery and manufacturing plants have been turned into munition factories. Large profits are unquestionably in sight, not only for the concerns in direct receipt of the contracts, but also for an innumerable number of subcontractors.

But for the products of the forest (lumber and naval stores) there has been as yet no unusual call on account of either the war or domestic needs. The home trade has reached nothing like its normal level, but building operations are on the increase, the railroads are placing orders freely in anticipation of great activity in the fall and the outlook for the steel trade is remarkably good. With prices rising in most lines, buyers are being forced to come into the market. Those contemplating construction and in need of building materials have been well advised and fairly warned during the past year. Again we say, build now. Peace is yet far off for Europe and when it comes the United States will be called upon to furnish other and a still larger amount of supplies to the devastated countries. Manifestly, all this new wealth from the farms, the mines and from the extraordinary exports of certain manufactures will percolate through the country and sooner or later revive every drooping industry.

### The Suburban Drift.

Two main currents are now very pronounced in the civic evolution of the metropolitan district. First, the urban drift, the human tide which for a century has been setting in from the country toward the larger cities. At the beginning of the nineteenth century only 4 per cent. of the population of the United States was contained in urban communities. But in 1900 one-third of all the people were living in cities having more than 8,000 population each. Over 500 such cities came into existence during the century. In no other country is migration such as this so marked.

Men do not leave village homes because of a greater liking for the city but in order to improve their economic outlook. They do not soon lose their love for the old place, and the city will not represent home to them for years, if ever. As for New York they regard it frankly as an industrial community,

whose chief purpose is to make money for its inhabitants, whose growth is advanced and directed by the push of real estate and construction interests instead of by artistic design, and as a center where a smaller measure of creature comforts and refined social exercise than they have been accustomed to must be expected.

The other main current in civic evolution is the drift to the suburbs from the central city sections of the residential population. The principal business institutions stay in the central borough and enlarge their territory, encroaching more and more as time passes on old residential neighborhoods, compelling the demolition of dwellings, narrowing the space remaining for residences of any sort, and making the price of housing more costly and a matter of competition. The family which cannot compete with those able to meet the costs of living in the central sections is perforce crowded out. Many move to the outer boroughs and more distant suburbs from choice. Fifteen years ago and less this suburban drift was represented mostly by the rush at Brooklyn Bridge and the ferries. Now the tide pours in and out of the city proper in numerous other ways besides. The traffic over the Queensboro Bridge, through the new tunnels east and west, the increasing congestion at the West Shore and Fort Lee ferries, and the larger throngs going the several routes into Westchester will be a revelation to everyone who has not taken note of the human tide at those outlets of late.

The effect of it all can be observed in the extraordinary amount of small residential construction on Long Island, in the shore counties of New Jersey and in Westchester county in the face of the central borough's real estate inactivity of late. Families there are in great number who will never get on pleasant terms with the city flat. They prefer to exchange some of the advantages of city life for the pleasures of the country. Many who live outside of the municipal precincts are actually nearer their business in point of time than residents of some quarters of the city. To a greater or less extent nearly all New Yorkers are commuters, and a similar state of affairs is being evolved in most large American cities.

Naturally, great changes are coming over the real estate and building professions. The brokerage house which hopes to cover the whole field as once it was covered by leading firms will need a wide-spreading organization, or will localize and specialize. The architect and the builder who specialized in private dwellings will either follow the drift or take up other departments of construction. The problem has not yet been solved for any of the allied callings, but with the general revival of business and the continued residential drift to the suburbs a very considerable rearrangement of central real estate and building interests is to be expected.

### The Renting Situation.

The apartment house renting season is now in full swing and brokerage houses throughout the city report a good demand, as regards both new leases and renewals. In the higher-priced apartments, such as are situated in the Park avenue, Riverside drive and West End avenue sections, the demand is particularly strong, in fact much better than existed a year ago at this time. The tendency has been, during the last couple of years, to bring the attention of tenants to the advisability of leasing before the heated term, and the result has been beneficial not only to the tenant, for the cumbersome duty of looking around various houses when the heat is intense is eliminated, but also to the owner.

In the cheaper grade houses the renting season is somewhat later than applies to the type already dwelt upon. In nearly all leases there is a clause calling for three months' notice before the expiration of the existing lease. This time allowance usually expires on July 1, consequently brokers are getting

active in supplanting the old tenants with new ones, where renewals are not signed. In the Washington Heights section vacancies are few. A large number of new structures have been erected and many are now in course of construction. In nearly every new house several of the apartments have been leased from the plans, a thing unknown a few years ago. The same condition exists in the Bronx, though in many of the houses no leases are insisted upon, the tenancy being of the monthly order. But even under these conditions houses near the lines of transit are filling up with rapidity.

### The Third-Tracking Fight in Brooklyn.

*Editor of the RECORD AND GUIDE:*

At the time the litigation was started against the New York Municipal Railway Corporation to restrain it from building the great steel viaduct in Fulton street, Brooklyn, the people did not thoroughly appreciate either the importance of the litigation to Brooklyn or the real facts as to the work the railroad company was doing or the ruinous effect it would have upon the entire central section of Brooklyn.

Within the last few days practically the entire commercial realty and residential interests of this borough have united in a determined campaign to stop the further continuation of the structure which the railroad company is trying to force through in Fulton street. Many of the large dry goods interests downtown who wanted the present elevated structure to remain in Fulton street, but who were not conversant with the character of the new structure which the railroad company was attempting to foster on the city at the city's expense, have now entered the campaign for the protection of the borough against the most damaging influence which ever threatened it.

The action of Borough President Mathewson of the Bronx in coming out to assist the Brooklyn taxpayers in preventing the approval of the railroad's structure should be deeply appreciated by the people of this borough. The campaign has assumed wide and growing proportions, it is being carried on by those whose judgment and determination are based on a careful and thorough investigation of transit conditions and property rights.

The two points now at issue are:

First—That the railroad company be compelled by the Public Service Commission and the Board of Estimate to adhere to the terms of the contract with the city and to strengthen adequately the present structure in Fulton street, retaining the lattice type of construction required both in the original charter of the Kings County Elevated Railroad Company and in the certificate granted by the Public Service Commission to the railroad company on March 19, 1913. This would provide facilities to carry the heavier trains and would not result in the permanent damage to many millions of dollars to the property and business interests in Fulton street and throughout central Brooklyn.

Second—To establish a physical connection between the Fulton street Elevated and the Ashland place subway, giving the great population of central Brooklyn and Queen County direct service either to the Broadway subway in New York or to the Brooklyn Bridge. This physical connection can, under the existing laws and under the terms of the existing contracts between the railroad company and the city, be authorized and build by the Public Service Commission and the Board of Estimate at an estimated cost of \$950,000.

The accomplishment of these two conditions will practically save the Borough of Brooklyn from great depreciation in value and population, and will increase the revenues of the City of New York to an extent conservatively estimated at \$1,000,000 per year.

The only factors that are now preventing the accomplishment of these conditions are the railroad company, in their determination to control Fulton street permanently and prevent interference with their highly congested surface line

traffic in central Brooklyn, together with the failure of some of our public officials to act in the interests of the city, the taxpayers and the traveling public.

It is hoped that Mayor Mitchel, who persistently tried to protect the city's interest when the terms of the existing contract were being formulated, but who was overruled at that time, will take further action both in the Board of Estimate and through the Corporation Counsel to protect the interests of the city and after a full determination of the facts see that the official powers of the Board of Estimate are used in the right direction.

H. L. CARPENTER,

Pres. Fulton St. Protective League.  
1239 Fulton street, Brooklyn.

### Teachers' Pensions.

*Editor of the RECORD AND GUIDE:*

Comptroller Prendergast is correct in stating that neither equitably, morally nor legally is the City of New York required to "make good" the bankruptcy of the school teachers' pension fund; neither is the Board of Education.

The school teachers' pension fund is a "mutual pension plan" among the teachers solely, without liability to anyone, even the teachers, to make good any deficiency. The school teachers of New York are not employees of the city of New York, but of the Board of Education, a separate and distinct corporation. The teachers have fought "tooth and nail," year in and year out, against every attempt to bring them into the category of "city employees." What they want is to be employees of an outside corporation with the right to pillage the city treasury at will.

The teachers and the Board of Education have known for years that their pension fund could only end in bankruptcy. Once they postponed the evil day by illegally taking several hundred thousand dollars from the principal sum to pay deficiencies in pensions. The city administration introduced a bill at Albany to put such pension fund on a sound financial basis, but the teachers, on the time they are paid to teach, "lobbied" to successfully defeat the bill.

Let the teachers now "stew in their own juice." It is about time that the New Yorkers realized that the teachers exist solely for their own financial aggrandizement and not for teaching the rising generation; the latter being only an incident. STEWART BROWNE.  
170 Broadway.

### Concerning the Registration Law for Architects.

*Editor of the RECORD AND GUIDE:*

Will you please give me the following information about the new State law governing the licensing of architects:

When does the law take effect? Where and when will examinations be held? Qualifications?

Will all persons preparing plans for buildings where same are required to be filed with building bureaus be obliged to be licensed?

Will all persons preparing plans for buildings to be filed with department or not be obliged to have a license?

Will certificates of graduation of schools giving courses in architecture be required, and of what rank of schools, such as Pratt Institute or Cooper Union, etc.?

Any other information pertaining to this subject which you can give me will be greatly appreciated. D.

The members of the State Board of Registration of Architects have not yet been called together for organization, and no regulations have therefore been adopted. Nothing in the law can be construed as depriving any person of any rights which he now has with respect to the filing of plans. It will not interfere with anyone now practicing architecture, or with contractors or others who may wish to make their own drawings without the assistance of a professional architect, and the Superintendents of Buildings will not refuse to accept plans so prepared.

Any person who has been engaged in

the practice of architecture may secure a certificate of his qualification to practice as an architect, but no other person may assume such title of Architect or use the abbreviation R. A. to indicate that he is a registered architect.

Any citizen of the United States may apply for examination or a certificate of registration and submit satisfactory evidence of having completed the course in an approved high school or the equivalent thereof, and subsequent thereto of having completed such courses in mathematics, history and one modern language, as are included in the first two years of an approved institution conferring the degree of bachelor of arts. Such candidate shall in addition submit satisfactory evidence of at least five years' practical experience in the office of a reputable architect, and shall then satisfactorily pass an examination in such technical and professional courses as may be prescribed by the Board of Examiners.

A diploma from a recognized architectural college or school, together with evidence of three years' subsequent experience in the office of a reputable architect will be accepted in lieu of an examination. The law was printed in full in the Record and Guide of June 5.—Editor.

### The Automobile and Real Estate.

How the low price of automobiles affects suburban realty is being shown every day, and operators make their calculations accordingly. It has become almost a rule that the man who is willing to spend six or seven thousand dollars for his suburban home includes five or six hundred dollars for a car and also figures the cost of a garage. The day of the \$500 automobile is just dawning, and suburban realty men are enthusiastic over its coming.

The cheap automobile, by making for greater accessibility, brings the suburban home within reach of many. This feature is also to be reckoned with in suburban transactions.

The best indication of the prevalence of this condition is that the newest houses are all being erected with provisions for garages. Plots large enough for house, lawns and gardens only are not in such demand as those which also have room for a garage.

### The Old Order Changeth.

An architect writing in the Louisville Evening Post records that thirty years ago there were over 500 bricklayers in that city. They earned \$4.50 for ten hours labor. There was a union which was a local body with local interests at heart. The cost of laying a brick wall was \$3.50 a thousand.

As years passed the old order changed. The union used its power to shorten hours and raise wages. Formerly Louisville consumed 90,000,000 bricks a year, now it consumes less than 40,000,000 in spite of the fact that the city is much larger and has twice its former wealth. There are now about 200 bricklayers. There were once twenty brickyards; today there are not four.

### Seeing the Salesman.

It is good policy for business houses to see salesmen whenever possible at any and all times.

There may be some businesses in which it is impossible to see salesmen at any hour of the day, and where it is necessary to specify certain hours, but we have our doubts of this. The salesman brings much more than his goods, for he brings ideas; he brings news and very often his visits spell opportunity for the concern he calls upon, and we advise all concerns to see salesmen at any and all times of the day, and to see them as soon as possible, putting them on a level with good customers in respect to freedom of admittance into the inner sanctum.—Office Appliances (Chicago).

—There are 113 parks in New York City, varying in size from four square yards to 1,756 acres.

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## REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits  
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### THE INCOME TAX.

#### National Tax Association's Recommendations for Its Clarification.

San Francisco.—The report of the special committee of the National Tax Association to which was delegated a study of the operation of the Federal Income Tax Law, makes many suggestions for clarification of the law and reform in its administration. The report is signed by E. R. A. Seligman, Thomas S. Adams, Charles J. Bulloch, Alfred E. Holcomb, George E. Holmes, Kossuth K. Kenman, R. H. Montgomery and A. C. Rearick. Its specific suggestions are as follows:

1. That part of the act which requires the collection of the tax at the source should be modified.

2. A system of information at the source should be introduced.

3. Partnerships should be required to file substantially the same kind of returns as corporations are required to file and to pay the normal tax as corporations do.

4. Individuals should be permitted to deduct all losses, including a reasonable allowance for depreciation incurred in the business, trade or profession in which they are engaged, and including also losses of property used for investment or speculative purposes where the gain, if any, would be subject to tax.

5. Expenses incurred by individuals in making investments and managing property, with respect to which the income is taxed, should be permitted as are expenses of carrying on business.

6. Allowances for the depreciation of property and for the depletion of natural resources should be on a basis which will permit the return of the capital invested therein, free from tax, as nearly as possible coincident with the obsolescence of the property or the exhaustion of the resources.

7. Individuals should be permitted to deduct taxes paid within the year in foreign countries upon the property or business from which the taxable income was derived.

8. The specific exemption should be lowered and the language of paragraph "C" should be clarified.

9. Individuals having a gross income equal to, or exceeding, the minimum exemption should be required to make returns.

10. Taxpayers keeping books of account in accordance with statutory requirements or well recognized methods should be permitted to make their returns based thereon.

11. Every corporation should be permitted to deduct all amounts received by it within the year as dividends upon the stock or other corporations, joint-stock companies, or associations, subject to the income tax.

12. The parent and its subsidiary corporations should be recognized as a single entity for purposes of the return in cases where they constitute a single operating system or where in determining net income for their own purposes no recognition in accounting is made of the subsidiary companies as distinct operating units and in all cases where all the stock of the subsidiary company is owned by the parent company, a consolidation of figures should be allowed in appropriate cases subject to the approval of the department.

13. Taxpayers should be permitted, with the approval of the Commissioner of Internal Revenue, to adopt the practice of determining and reporting gains or losses by annual inventory of value.

14. Application for refund of income taxes with consequent right of appeal from the decision of the department

should be allowed not only as at present within two years from date of payment of the tax, but also, as a matter of course, at any time, without limit, as an offset where additional tax for any year is claimed by the Government.

#### Nursery at Baldwin Harbor.

The growth and development of Baldwin Harbor, Long Island, has necessitated the creation of a ten-acre nursery for the propagation of all the trees, shrubs, hedges and plants that properly accompany the beautification of a modern home colony in the suburbs. Instead of home owners taking it upon themselves to plant trees on the streets in front of their homes the company that is improving and developing Baldwin Harbor is doing it along lines laid down by a well known landscape architect. The nursery is not only an interesting study to botanists and horticulturists but to those home owners as well who love to adorn their grounds with shrubbery and flowers.

Some idea of the scope of this Baldwin Harbor nursery may be gained from the fact that it contains one thousand Oriental palms and Lombardy poplars, one thousand willow and umbrella trees, five thousand mock orange trees, five thousand rosa rugosas, five thousand barberry shrubs, a thousand Norway spruces, as many cedars, five hundred larch trees, hundreds of lilac, hydrangea, dutzia, forsythia bushes and pussy willows.

With plans prepared for seventy-five new bungalows and dwellings and numerous new streets being built, as well as water front plots being improved with homes, all of these nursery products will be used and more will have to be planted in order to finish the development along the lines contemplated.

Milburn creek is being widened to one hundred feet and the island at its mouth is being improved, with the result that the shore front will become a residential asset whereas in the past it was in a state that discouraged improvements. The water front improvements at Baldwin Harbor are the most extensive, for suburban home purposes, near New York City.

#### Automobile Bill of the United States.

On June 1 of the current year the number of automobiles in the United States for the first time reached 2,000,000. Figuring on an average of four persons to each car, which is very conservative, there are 8,000,000 people in this country in daily enjoyment of motoring. What it costs to follow this sport is of interest, because of the stupendous figures involved. To run 2,000,000 cars for one year requires at the very least 1,000,000,000 gallons of "gas," worth \$130,000,000; 20,000,000 gallons of lubricating oil, worth \$8,000,000; 12,000,000 tires, worth not less than \$16 apiece, or \$192,000,000.

Add \$100,000,000 for repairs, \$100,000,000 or \$50 per car for goggles, gloves, robes, caps, etc., and \$200,000,000, or \$100 per car for garage charges on short tours. Total running expenses of all cars used, \$730,000,000. Add thereto the value of 600,000 new cars purchased during the year, \$450,000,000, and we get the immense total of \$1,180,000,000 spent in a single year on the sport of motoring.—Hardware Review.

#### To Restrict the Width of Buildings.

Real estate men and builders at Washington, D. C., are advocating the enactment of a law restricting the minimum width of all buildings erected on the residential streets of the city. It is



understood that the District Commissioners will be requested to adopt new regulations prohibiting the erection of small buildings on lots with a frontage in streets where large dwellings and apartment houses are located. The proposed measure would apply to nearly all streets in the city, and the minimum width of buildings would vary according to the location of the streets. (Real Estate Magazine.)

### PRIVATE REALTY SALES.

WITH the final disposition of the Wilson estate property at the southeast corner of Fifth avenue and 43d street for a high class commercial improvement involving several millions of dollars and other deals also forecasting building operations on the West Side, the week's business was not without interesting features, in spite of the scarcity of sales.

Aside from the direct benefits which accrue, from these large projects, not only to the immediate neighborhood but to a small army of working people, they assume especial significance on account of their bearing upon the lending situation, by reason of the fact that large sums of money are to be released into real estate, rather than into other fields.

The crux of the real estate situation is generally conceded to lie in the mortgage branch of the business, in the desirability of real estate as a medium for raising money and its reliability for safeguarding any outlay which it secures.

A more lenient attitude on the part of lenders seems to have become apparent of late and the fundamental strength of real estate even in the most troublesome times is being realized.

This week, in a single transaction, an insurance company released \$1,250,000 and a trust company \$300,000, to finance one operation.

The total number of sales reported and not recorded in Manhattan this week was 16, as against 14 last week and 9 a year ago.

The number of sales south of 59th street was 6, as compared with 6 last week and 4 a year ago.

The sales north of 59th street aggregated 10 as compared with 8 last week and 5 a year ago.

The total number of conveyances in Manhattan was 101, as against 130 last week, 16 having stated considerations totaling \$1,606,668. Mortgages recorded this week number 43, involving \$740,521, as against 81 last week, totaling \$3,346,084.

From the Bronx 8 sales at private contract were reported, as against 14 last week and 8 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$574,114 compared with \$994,482 last week, making a total for the year of \$46,479,190. The figures for the corresponding week last year were \$745,263, and the total from January 1, 1914, to August 15, 1914, was \$27,896,813.

### Millions in Wilson Corner Deal.

The 511 Fifth Avenue Corporation in which Harris & Maurice Mandelbaum are interested, has purchased through the Douglas Robinson, Charles S. Brown Company, the Richard T. Wilson estate property at the southeast corner of Fifth avenue and 43d street. The buyer will erect on the plot from plans by York & Sawyer, a sixteen-story commercial building, which will be known as the Guaranty Building. The Guaranty Trust Company has leased the banking floor, first floor and basement for twenty years and will pay an aggregate rental of \$1,500,000, or \$75,000 a year. The details of the financial end of the big project were made known through the recording of the building loans, which aggregate \$1,550,000. Of this amount, \$1,250,000 is to be advanced by the Prudential Insurance Company of America. The brokers announce that this loan is for twenty years. The Guaranty Trust Company is to advance \$300,000. The property measures 62.11 feet on Fifth

avenue by 108 in 43d street, with a southerly line of 123 feet, and its sale brings to a close negotiations that have been pending for a long time. Recently the corner was reported sold to Harry Fischel, but that deal failed to materialize. In the present deal the Douglas Robinson, Charles S. Brown Company acted as broker in all its phases; Stoddard & Mark representing the buyers and James A. Edwards the Wilson estate, as attorney. Later in the week it was rumored that a wealthy New York investor had made an offer for the property from the plans.

### Mrs. Gorman Sells on Heights.

Ephraim Adler, of Brody, Adler & Koch, bought from Mrs. Gertie A. Gorman, through George V. McNally and Joseph Silverman, the plot of ten lots with a frontage of 125 feet in the south side of 190th street, through to 189th street, with a similar frontage, beginning 125 feet east of St. Nicholas avenue. The depth is 180 feet. This is the first sale of the property since 1872, when Mrs. Gorman acquired ten blocks in the neighborhood, known as the Edmund A. Smith farm. The purchaser in the present deal intends to build four five-story apartment houses, a building loan having been satisfactorily arranged through Mr. McNally.

### New Park Avenue Deal.

The New York State Realty & Terminal Company, representing the New York Central Railroad Company, has leased the block front on the west side of Park avenue, from 51st to 52d street, with a frontage of 200 feet on the avenue and 75 feet in each street. The lessee is the 330 Park Avenue Company, E. Clifford Potter, president, who is also president of the company owning the Montana, at 375 Park avenue, diagonally opposite. The lessee will erect an apartment house.

### Eimer and Amend Enlarge.

It was reported yesterday that contracts had been signed for the purchase by Eimer & Amend, the chemical and drug manufacturers, of the Stuyvesant estate leaseholds, 213-223 Third avenue, six three-story buildings, and 200-206 East 19th street, adjoining on the north, their present plant. With this purchase the buyers control the entire block front on the east side of Third avenue from 18th to 19th street. No immediate improvement is said to be in contemplation.

### Big Dyckman Deal.

The H. M. Construction Company, Herman & Minskoff, have purchased from the Alliance Realty Company, William H. Chesebrough, president, the plot 150 x 100, in the north side of 214th street, 200 feet east of Tenth avenue. Two five-story apartment houses will be erected. The brokers were Arnold, Byrne & Baumann.

### Buys Brooklyn Block Front.

The Cross & Brown Company has sold for Francis T. Underhill of Santa Barbara, Cal., to the Kingsboro Realty Company of Brooklyn, N. Y., the entire block front containing about 27,000 square feet on the west side of Stewart avenue, between Inghram street and Harrison place, Brooklyn, N. Y. The property has a frontage on the Long Island Railroad.

### Buys on Eleventh Avenue.

The William Lustgarten Company has acquired, through Wm. A. White & Sons, from Mrs. Julia Bachrach, the two four-story flats, 670-672 Eleventh avenue, on plot 50 x 100; also through the same brokers and A. N. Gitterman, Inc., the adjoining four-story flats, 666-668 Eleventh avenue, also 50 x 100, from I. Marks and Morris Weinstein of Washington, D. C.

### Sale Near Civic Centre.

The Heuer estate sold through M. B. Larkin the five-story loft building, 76-78 Duane street, on plot 50 x 100, abutting in Republican and Manhattan

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**HOBOKEN, N. J.**—Doric Fellowcraft Club bought from Marie J. Clifford a plot, 75x160, on the east side of Palisade av opposite Fulton st. A Masonic temple will be erected on the site for the Doric Lodge, F. & A. M., of West Hoboken.

**LARCHMONT, N. Y.**—Howell C. Perrin and Charles L. Perrin have sold for Mrs. Fanny L. Waters her property at the Hommocks, to A. A. Murdock.

**LOCUST VALLEY, L. I.**—E. S. Willard & Co. sold the Thomas D. Hooper place to Sylyanus L. Schoonmaker. The property consists of about 15 acres of land, with a large dwelling and outbuildings.

**LONG BEACH, L. I.**—Herman A. Shatz sold to Samuel L. Sieber, of Samuel Eiseman & Co., a plot 140x150, on the Boardwalk through to Broadway.

**MILL NECK, L. I.**—Joseph P. Day and Cocks & Willets have sold to Henry Sanderson, president of C. D. Barney & Co., the Walter T. Rosen estate, near the Piping Rock Club.

**MONTCLAIR, N. J.**—Louis Kamn, Inc., sold the property comprising the entire block front of Elmwood av, half a block fronting in the east side of Elm st and nearly the entire block front in the west side of Miller st, to Mrs. Lerria T. Scarrett, of East Orange.

**MORRIS TOWNSHIP, N. J.**—The Punch Bowl Realty Co. recently organized by Granville M. White, Peter H. E. Frelinghuysen and William V. S. Thorne, bought 131 acres of land from Mrs. H. McK. Twombly and 5 1/3 acres from the Mulford A. Hopping estate. The two purchases comprise all the land between the property of the Morris County Golf Club and Park av. and between the Punch Bowl Hollow rd and the lands of Otto H. Kahn.

**MT. KISCO, N. Y.**—Joseph Merriam sold the place known as the Van Zee farm, comprising 30 acres, to A. K. Clayburg.

**MT. VERNON, N. Y.**—The Cooley Realty Co. has sold for J. Louis White his residence at 113 Cottage av to Mrs. Elizabeth Willis Rose of New York city.

**PECONIC BAY, L. I.**—Mortimer L. Schiff has obtained an option to buy Robins Island, which he leased last spring. The island contains nearly 250 acres and is held at about \$200,000.

**PEEKSKILL, N. Y.**—The Nelson Estates, Inc., sold 4 plots on Union av to Lent & Burchette, electrical contractors, of Peekskill.

**PEEKSKILL, N. Y.**—Nelson Estates, Inc., and Robert E. Farley sold plots on the Nelson estate to Otto Wuestenhofer and W. B. Creed, of Creed Bros., lumber dealers.

**RAMSEY, N. J.**—Louis Schlesinger sold for Elbridge S. Lyon, of Chatham, N. J., his 50 acre tract, to Harry Gordon, of Newark, who gave in part payment the 2-fam dwelling 20x 100 at 133 Columbia av.

**SCARSDALE, N. Y.**—Angell & Co. have sold for the estate of Ann Laight the property on Autenreth rd, in the Elmdorf section. The place consists of a stucco house and a half acre held at \$20,000.

**SHERMAN PARK.**—Richard Dickson has sold for Robert F. Neumann vacant lots 964-965-966-967-968, 1024 and 1025 on Sherman av, Sherman Park, Westchester County.

**SOUTH ORANGE, N. J.**—Feist & Feist sold for Henry Alsopp the vacant plot, 100x171, at Stanley rd and Hamilton rd to William E. Lehman, as a site for a residence.

**SOUTH YONKERS, N. Y.**—H. T. Whelan sold for P. H. McGrath the two 4-sty apartment houses, 112 and 116 Saratoga av; the 3-fam apartment at 113 Saratoga av, for the La Bossiere estate; the dwelling at 91 Saratoga av, for Herbert W. Heath; the 6-fam apartment at 72 East Radford st, for H. T. Heuer; the dwelling at 30 East Radford st, for Frank I. Hyland, and a plot 100x100 on Landscape av, for the Landscape Realty Co.

**TUXEDO PARK, N. Y.**—Edward J. Hogan has sold for the Tuxedo Park Association 40 acres on the Mountain Farm rd, adjoining the J. Inslee Blair place.

**YONKERS N. Y.**—Fish & Marvin have sold for Frederick W. Ortmann his residence at Nepperhan Heights to H. E. Notz of Flushing, L. I.

**YONKERS, N. Y.**—The Robert E. Farley Organization has sold at Nepperhan Heights to the Nepperhan Tennis Club ten plots on Fairview av, Marlboro rd and Myrtle av.

**YONKERS, N. Y.**—The Robert E. Farley Organization sold plots on Morningside av, Nepperhan Heights, to Leon Sinagan and Mrs. F. R. Morrison; also at Battle Hill Park, White Plains, two plots to Frank Lewis and one to Conklin & Hill.

**WHITE PLAINS, N. Y.**—W. J. Ackerman has sold the historical Mitchell homestead and 2 acres of land on South Broadway, White Plains, N. Y., to Thomas Simpson, of Scarsdale, for improvement, with a residence for occupancy; also for Isaac N. Boyce 8 plots at Columbia and Lawton avs, Hartsdale, to William H. Secord; for Walter E. Sniffen 2 lots on Lakeview av to Mrs. Adeline Leviness, who will improve the site with a bungalow, and for William H. Secord a dwelling on Lawton av to Harold S. Richmond.

**WOODMERE, L. I.**—Goldschmidt & MacDonald sold for the Adams Realty Co. to Percy Heineman, a plot, 75x156, in Lafayette pl. The purchaser will improve with a cottage.

**LEASES.**

**Renews Waldorf Lease.**

George C. Boldt, whose lease of the Waldorf Astoria, at Fifth avenue and 34th street, expires on April 30, 1918, has taken an additional ten years' lease, at a reported annual rental of about \$800,-

000, which would make it one of the largest leasehold holdings in the country. The property is in two ownerships, the 33d street section being held in trust for Waldorf Astor by the Farmers Loan & Trust Company as the result of an arrangement made by William Waldorf Astor about two years ago. The 34th street part is owned by Vincent Astor. The assessed valuation of the combined properties is \$12,125,000. About \$800,000 is to be expended on alterations, which include the remodeling of the 33d street side into stores. The roof garden is also to be rebuilt. The negotiations for the renewal of the lease were carried on directly by Mr. Boldt, with Nicholas Bidle representing Vincent Astor and Chas. A. Peabody representing Waldorf Astor and the Farmers Loan & Trust Co.

**Importers to Move.**

Case & Company, lace importers, now at 16-20 West 19th street, have leased, through M. & L. Hess, Inc., from the estate of Henrietta Constable and others, the store and basement at the southeast corner of Fifth avenue and 19th street, now occupied by the wholesale department of Arnold, Constable & Company. The new tenant expects to take possession about December 1.

**New Equitable Lease.**

The Equitable Building Corporation leased to the American Can Company the entire fourteenth floor in the new Equitable Building, at 120 Broadway. The company, which is now located at Tenth avenue and 14th street, will maintain downtown offices at the new location, beginning about September 1.

**Lessee Will Build.**

Pease & Elliman have leased the plot, 58 x 100 feet, covered with three old dwellings, at 148-52 West 37th street, for the M. Cohen & Brothers Realty Company to Lipman Abel, who contemplates demolishing the present buildings, and the erection of a new one.

**Eleventh Avenue Lease.**

Chris. Schierloh leased the entire building, just completed, known as the Mullen Brothers Building, southwest corner of 57th street and Eleventh avenue, to the Chevrolet Motor Company of New York, which will move its main office to this building.

**Two Hotels Leased.**

Walton H. Marshall and Alfred G. Schmidhauser have leased the Hotel Devon at 70 West 55th street, and William M. McCarthy has leased the Hotel Roland at 56 East 59th street.

**Manhattan.**

AMES & CO. have leased for Mary A. Fitzgerald the store and basement, 1381 Broadway, to the Emerson Shoe Co., of 142 Duane st; also for Samuel T. French, the store 106 West 28th st to S. Lekakes; also the store 316 7th av for F. Michel to George Mamanakis.

WM. S. ANDERSON CO. leased for Harry A. Taylor the 5-sty building 106 East 57th st to the firm of Jane & Andree, now located at 46 East 60th st.

BASTINE & CO., as agents of 235-237 5th av, have leased space to Lessler & Rothstein and for Thomas & Eckerson, as agents of 113-117 West 31st st, the 4th loft to Hirsh & Kopolwitz.

VASA K. BRACHER leased the private house, 302 East 65th st, for Mrs. Ellen Hickey to William von der Horst.

BRETT & GOODE Co. has leased for Herbert Gulick as agent, the store at 406 Madison av to the Lans Curiosity Shop as an uptown branch for its business. The tenants have been located for many years on lower 4th av where they still maintain their main quarters.

G. P. BUTTERLY has leased for J. & J. W. Stolls the 4-sty dwelling at 123 East 18th st, to David Wald and Max Taizman for 8 years.

CROSS & BROWN CO. rented the store, basement and sub-basement in 47 Murray st to the Motor Car Equipment Co., of 55 Warren st; also space in 129 West 22d st to the Astor Costume Co., of 110 West 17th st; in 396 Broadway to Henry R. Hopkinson, and Stobliar & Silverman; lofts in 14-18 West 24th st to David Mandel; in 24 East 22d st to the Karet Mfg. Co.; the south basement store in 170 West Broadway to the Degnon Contracting Co., of 30 East 42d st and 98-100 Mangin st to the Star Box & Lumber Co., of 94 Mangin st.

DUFF & CONGER leased apartments for H. F. Keller, as agent, in 51 East 96th st to Dr. Martin Goldberger; also for August Oppenheimer to Gustave E. Felsenthal in the Fairfax, 94th st and Madison av; for the Mutual Life Insurance Co. to Mrs. Rachel Bachrach in the Queenston, 96th st and Madison av; for Frederick Aver to Mrs. Jennie Ressler in 131 East 86th st, and for Ernest C. Bliss to Gustave DeLouvres in 120 East 85th st.

DUROSS CO. have leased the 7th loft 321-3 West 13th st for the United Wine & Trading Co. to the H. C. Miner Lithographing Co.

DOUGLAS L. ELLIMAN & CO. leased private houses at 173 East 71st st for Mrs. Ransom S. Hooker to Dr. James Alexander Miller and in conjunction with Horace S. Ely & Co., 69 West 48th st to Madame Ollitrault; also apartments in 122 East 76th st to Miss Margaret H. Parsons and Henry Fairfield Osborn, Jr., and in 114 East 84th st to Ellis W. Leavensworth and Connor Lawrence.

DOUGLAS L. ELLIMAN & CO. have leased for the estate of Russell Sage, 35 East 65th st, a 4-sty dwelling on a lot 16.8x100 to Robert G. Hutchins, vice-president of the National Bank of Commerce.

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S. S. WALSTRUM-GORDON & FORMAN leased at Ridgewood, N. J., the residence of W. L. Smith, at 28 Doremus av, to F. H. White also for Walter W. Wilsey his residence on Phelps roau to Miss E. R. Wellington; for J. D. Hasbrouck his residence on Heights rd to A. F. McLiesh, and for I. N. Moore his residence on Park Slope to M. God-dard.

S. A. WARNER BALTAZZI leased at West-bury, L. I., for John S. Phipps, the cottage on his estate known as the Old Westbury Cot-tage to Oliver Iselin.

REAL ESTATE STATISTICS

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

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

MANHATTAN. Conveyances.

Table showing Manhattan conveyance statistics for 1915 (Aug 6 to 12) and 1914 (Aug 7 to 13). Includes Total No., Assessed value, No. with consideration, Consideration, and Assessed value.

Table showing Manhattan conveyance statistics for 1915 (Jan. 1 to Aug. 12) and 1914 (Jan. 1 to Aug. 13). Includes Total No., Assessed value, No. with consideration, Consideration, and Assessed value.

Mortgages.

Table showing Manhattan mortgage statistics for 1915 (Aug 6 to 12) and 1914 (Aug 7 to 13). Includes Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, and Interest not given.

Table showing Manhattan mortgage statistics for 1915 (Jan. 1 to Aug. 12) and 1914 (Jan. 1 to Aug. 13). Includes Total No., Amount, To Banks & Ins. Cos., and Amount.

Mortgage Extensions.

Table showing Manhattan mortgage extension statistics for 1915 (Aug 6 to 12) and 1914 (Aug 7 to 13). Includes Total No., Amount, To Banks & Ins. Cos., and Amount.

Table showing Manhattan mortgage extension statistics for 1915 (Jan. 1 to Aug. 12) and 1914 (Jan. 1 to Aug. 13). Includes Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table showing Manhattan building permit statistics for 1915 (July Aug. 7 to 13) and 1914 (Aug. 8 to 14). Includes New buildings, Cost, and Alterations.

Table showing Manhattan building permit statistics for 1915 (Jan. 1 to Aug. 13) and 1914 (Jan. 1 to Aug. 14). Includes New buildings, Cost, and Alterations.

BRONX. Conveyances.

Table showing Bronx conveyance statistics for 1915 (Aug 6 to 12) and 1914 (Aug 7 to 13). Includes Total No., No. with consideration, Consideration, and Amount.

Table showing Bronx conveyance statistics for 1915 (Jan. 1 to Aug. 12) and 1914 (Jan. 1 to Aug. 13). Includes Total No., No. with consideration, Consideration, and Amount.

Mortgages.

Table showing Bronx mortgage statistics for 1915 (Aug 6 to 12) and 1914 (Aug 7 to 13). Includes Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, and Interest not given.

Table showing Bronx mortgage statistics for 1915 (Jan. 1 to Aug. 12) and 1914 (Jan. 1 to Aug. 13). Includes Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, and Unusual rates.

Table showing Brooklyn mortgage statistics for 1915 (Aug 6 to 12) and 1914 (Aug 7 to 13). Includes Total No., Amount, To Banks & Ins. Cos., and Amount.

Table showing Brooklyn mortgage statistics for 1915 (Jan. 1 to Aug. 12) and 1914 (Jan. 1 to Aug. 13). Includes Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table showing Brooklyn building permit statistics for 1915 (Aug 6 to 12) and 1914 (Aug 7 to 13). Includes New buildings, Cost, and Alterations.

Table showing Brooklyn building permit statistics for 1915 (Jan. 1 to Aug. 12) and 1914 (Jan. 1 to Aug. 13). Includes New buildings, Cost, and Alterations.

BROOKLYN. Conveyances.

Table showing Brooklyn conveyance statistics for 1915 (Aug 5 to 11) and 1914 (Aug 6 to 12). Includes Total No., No. with consideration, Consideration, and Amount.

Table showing Manhattan mortgage statistics for 1915 (Aug 5 to 11) and 1914 (Aug 6 to 12). Includes Total No., No. with consideration, and Consideration.

Table showing Manhattan mortgage statistics for 1915 (Jan. 1 to Aug. 11) and 1914 (Jan. 1 to Aug. 12). Includes Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, and Interest not given.

Building Permits.

Table showing Manhattan building permit statistics for 1915 (Aug 5 to 11) and 1914 (Aug 6 to 12). Includes New buildings, Cost, and Alterations.

Table showing Manhattan building permit statistics for 1915 (Jan. 1 to Aug. 11) and 1914 (Jan. 1 to Aug. 12). Includes New buildings, Cost, and Alterations.

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**FOSTER** av, ss, 164.3 w E 17th, 98.6x23.3xirreg; Lawyers' Title Ins & Trust Co—Edith E Morton et al; Dean, Tracy & McBarron (A), 160 Bway; Thos G Flaherty (R); Thomas Hovendon.

**AUG. 20.** **PUTNAM** AV, ss, 37.6 w Marcy av, 17.6x80; Mary W X Piper—Matilda McKeegan et al; Alvah Burlingame (A), 391 Fulton; Barker D Leich (R); Wm P Rae.

**AUG. 21.** No Legal Sales advertised for these days.

**AUG. 23.** **FULTON** ST, nes, intersect ws S Oxford, 48.4x 74.1xirreg; East River Savgs Inst—Geo L Warren et al; Omri F Hibbard (A), 74 Eway, Manhattan; Harris G Eames (R); Wm J McPhilliamp & Co.

**72D** ST, sws, 117.1 se 6 av, 20x80; Ivon Rowe —Peter Egan et al; Chas T Terry (A), 100 Bway, Manhattan; Stephen Van Wyck (R); James L Brumley.

**81ST** ST, ns, 100 w 3 av, 80x109.4; Germania Savgs Bank, Kings County—Adaline S Connolly et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Edw L Collier (R); James L Brumley.

**FORECLOSURE SUITS.**

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

**Manhattan.**

**AUG. 7.** **GREENWICH** ST, es, 61.1 s Bank, 20.11x69.3; Emigrant Industrial Savgs Bank—Ernest C Schortemeier et al; R & E J O'Gorman (A). **WASHINGTON** ST, 706; Emigrant Industrial Savgs Bank—Augustus Rice et al; R & E J O'Gorman (A).

**12TH** ST, 539 E; Barbara Osterthal—Herbert H Herrman et al; Kaufman & Gisnet (A). **126TH** ST, ns, 92.9 e 3 av, 16x99.11; **126TH** ST, ns, 140.9 e 3 av, 16x99.11; **126TH** ST, ns, 156.9 e 3 av, 16x99.11; Jno E Roosevelt et al —Loretta Corp'n et al; K C Kobbe (A).

**AUG. 9.** **PEARL** ST, 450; Chas M Cannon, trustee—Thos F Connery, Jr; W N O'Neil (A).

**AUG. 10.** **RIDGE** ST, es, 80 s Broome, 20x100; Eugene Lamb Richards, trustee—David Jacobs et al; Phillips, Mahoney & Wagner (A). **112TH** ST, 9 E; Henry Parsons—Terbor Impt Corp'n et al; W E Godfrey (A).

**124TH** ST, 148 W; Soc for the Relief of the Destitute Blind of the City of New York & Its Vicinity—Pauline Abeles et al; F deP Foster (A).

**AUG. 11.** **12TH** ST, ns, 147.8 w Greenwich av, 77.2x 110.4x irreg; Manhattan Savgs Inst—Jackson Sq Realty Co et al; T Rapallo & Kennedy (A).

**143D** ST, ns, 225 w 7 av, 25x99.11; Jennie Currier et al—Henrietta Heyman et al; Pressinger & Newcombe (A).

**AUG. 12.** **12TH** ST, ss, 100 e 1 av, 413x206.6, except parts released; Mutual Life Ins Co of N Y—Trustees of St Patrick's Cathedral et al; F L Allon (A).

**27TH** ST, 22-4 W; Midtown Holding Corp'n—Ellmont Realty Co; amended; H B Rothschild (A). **68TH** ST, 306 W; Wm H Rohring—Rose Judson et al; B J Isocke (A).

**92D** ST, ns, 445 e 9 av, 20x100.8; N Y Savgs Bank—Prudence S Ketterer et al; J A Dutton (A).

**143D** ST, ns, 175 e 7 av, 37.6x99.11; Matilda Schiff—Lamont Realty Co et al; Crane & Baer (A).

**ST NICHOLAS** AV, es, 145.10 n 145th, 21x100; Wm I Walter et al—Manuel Lopez et al; Parsons, Closson & McIlvaine (A).

**AUG. 13.** **NORFOLK** ST, ws, 80 s Rivington, 20x50; Equitable Life Assurance Society of the U S —Abr Goldberg et al; Alexander & Green (A).

**CENTRAL PARK** W, ws, 100.8 n 90th, 100.8x 100; Chas A Lindsley—Secured Holdings Corp'n et al; G B Holbert (A).

**132D** ST, ss, 99 e 5 av, 26x99.11; Rose L Carell—Henriette Bachrach et al; Frees & McEvety (A).

**69TH** ST, ss, 200 e Columbus av, 21x100.5; Lucy W Shepard—Lina Shamberg et al; H Swain (A).

**35TH** ST, 41 W; Fanny Ellinger—Emma S Schoch et al; H Swain (A).

**27TH** ST, ss, 380 w 6 av, 120x98.9; Emigrant Industrial Savgs Bank—140 West 27th St Corp'n et al; R & E J O'Gorman (A).

**Bronx.**

**AUG. 6.** **138TH** ST, ns, 339.6 e Willis av, 49.6x100; Chas H Freeman—Leo Jacobs et al; H W Freeman (A).

**AUG. 7.** **OAKES** AV, es, 250 n Jefferson av, 100x175; also JEFFERSON AV, ss, 250 w Fox av, 25x 121.4; Harman Co—Jennie Evalenko et al; R C Durland (A).

**STEBBINS** AV, ns, 128.3 ne Lyman pl, 55.5x 69.3; Lillian Stimel—Lysteb Realty & Holding Co et al; S Bitterman (A).

**TINTON** AV, es, 150 n 161st, 31.4x100; Ceaser Munch—Julius Fuchs et al; E A Acker (A).

**VYSE** AV, ws, 75 s Jennings, 25x100; Mahala H Wright—Pasquale Carozza et al; Williamson & Bell (A).

**AUG. 9.** **201ST** ST, nec Grand Blvd & Concourse, 19.4x 100.1; Carrie Fischer—Elizabeth Scrymgeour; J C Stein (A).

**CROTONA** AV, 1919; also LOT NO 332, map Section B of Vyse Estate belonging to 23d Ward Land Impt Co; Jeremiah N Martia—May Gusehuss et al; E J Martin (A).

**AUG. 10.** No Foreclosure Suits filed this day.

**AUG. 11.** **DEKALB** AV, es, 157.2 n Gun Hill rd, 50x125.2; Caroline Roll—Lottie E D Welch et al; Williamson & Bell (A).

**TIEBOUT** AV, swc Clark, 50x125; Eugene M Travis, as Comptroller—Dominicus S Voorhees et al; E E Woodbury (A).

**TIEBOUT** AV, ws, 75 s Clark, 25x100; **TIEBOUT** AV, ws, 125 s Clark, 25x100; **TIEBOUT** AV, ws, 175 s Clark, 25x100; Eugene M Travis, as Comptroller—Dominicus S Voorhees et al; E E Woodbury (A).

**VALENTINE** AV, es, 100 s Clark, 50x135; Eugene M Travis, as Comptroller—Amandus R Bresler et al; E E Woodbury (A).

**VALENTINE** AV, es, 150 s Clark, 50.1x135; Eugene M Travis, as Comptroller—Amandus R Bresler et al; E E Woodbury (A).

**3D** AV, nec 165th, 31.1x82; East River Savgs Inst—Jno Knox McAfee et al; O F Hibbard (A).

**AUG. 12.** **198TH** ST, ns, 57.7 w Decatur av, 19.9x87.4; Jas A Benedict—Jno Jacobson; N A Donnelly (A).

**GRACE** AV, es, 25 n Rose pl, 25x100; Eagle Savgs & Loan Co—Acastos J Waldron, Jr, et al; Latson & Tamblay (A).

**WEBSTER** AV, ws, 50 s 173d, 21.5x165.9; Edgar S Appleby et al—Nan Realty Corp'n et al; Cannon & Cannon (A).

**LOT 59** (westerly one-half), map of South Washingtonville; Kath Lurch — Patrick O'Rourke; B F Gerding (A).

**JUDGMENTS IN FORECLOSURE SUITS.**

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

**Manhattan.**

**AUG. 5.** No Judgments in Foreclosure Suits filed this day.

**AUG. 6.** **103D** ST, 167 E; Amelia Lohr—Morris Kurzrok et al; Gerlich & Schwegler (A); Ely Rosenberg (R); due.....13,582.05

**AUG. 7, 9 & 10.** No Judgments in Foreclosure Suits filed these days.

**AUG. 11.** **LEXINGTON** AV, nwc 33d, 26.8x100; Wilfred A Openhym et al—Modoc Realty & Constn Co, Inc; Kurzman, Frankenthaler & Gutman (A); Harry Bijur (R); due .....51,775.00

**MADISON** AV, 64; N Y Trust Co—Edw Fagan; M S & I S Isaacs (A); Walter E Kelly (R); due.....65,889.15

**LOT 52**, blk 1796, sec 11; Jno Kennedy —Patk F Coff et al; Harold Swain (A); Middleton S Borland (R); due 3,851.68

**Bronx.**

**AUG. 6, 7 & 9.** No Judgments in Foreclosure Suits filed these days.

**AUG. 10.** **HOFFMAN** ST, ses, 309.8 ne 184th, 90x119.1; Geo H Vause—Angiolina Cannizzaro et al; J J Vause (A); J S Klein (R); due..... 2,797.04

**LOT 331**, map of portion of Hunt Est, Van Nest; Henry Dressel et al—Marks Wolff et al; G Frey (A); J S Klein (R); due ..... 1,128.41

**AUG. 11 & 12.** 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.**

**AUG. 7.** No Lis Pendens filed this day.

**AUG. 9.** No Lis Pendens filed this day.

**AUG. 10.** **ST MARK'S** PL, 30; Frank Gens & Co—Ella Frankel, indiv & extr, et al; partition; M A Rabinovitch (A).

**39TH** ST, 257 W; Tenement House Department of the City of N Y—Seligman Manheimer et al; action to declare lien; F L Polk (A).

**71ST** ST, 432-34 E; Jno J Hearn Constn Co—Leissner Realty Co et al; action to foreclose mechanic's lien; Lese & Connolly (A).

**131ST** ST, 240 W, & PROP in Queens County; Miriam C G Varian—Alfred W Kiddle, indiv & extr, et al; partition; A H Scooble (A).

**LA FONTAINE** AV, es, lot 6, between 179th & 180th; Tax Lien Co of New York—Emma L O'Connell et al; amended foreclosure of transfer of tax lien; A Weymann (A).

**AUG. 11.** **4TH** ST, 209 E; Frank Gens—Ella Frankel et al; partition; M A Rabinovitch (A).

**23D** ST, ns, 250 e 10 av, 22x117.6; Chas T Streeter—Kath E Moore et al; amended action to foreclose mechanic's lien; C J Lane (A).

**85TH** ST, 234-36 W; Louis Belzer—Amelia Building Corp'n et al; action to foreclose two mechanics' liens; G C Young (A).

**3D** AV, nec 116th, 22x65; Fred Hollender & Co —Frida Oehl et al; action to set aside deed; Yankauer & Davidson (A).

**10TH** AV, 775; Jos M L Striker—Philip Daly et al; action to recover quarter part; G R Hawes (A).

**AUG. 12.** **LOT 26**, blk 1179, sec 4; Rachel Kapka—Annie Form et al; foreclosure of transfer of tax lien; A S Aaronstamm (A).

**AUG. 13.** No Lis Pendens filed this day.

**Bronx.**

**AUG. 6.** No Lis Pendens filed this day.

**AUG. 7.** No Lis Pendens filed this day.

**AUG. 9.** No Lis Pendens filed this day.

**AUG. 10.** No Lis Pendens filed this day.

**AUG. 11.** **232D** ST, W, ns, between Tibbett av & Corlear av (known as Lot 253, Block 3406, Sec 13); Saml Goldsticker—Chas A Singer et al; action to foreclose transfer of tax lien; E Jacobs (A).

**LA FONTAINE** AV, es, between E 179th & 180th known as Lot 6, Block 3069, Section 11; Tax Lien Co of N Y—Chas A Ross et al; action to foreclose transfer of tax lien; A Weymann (A).

**LOT 46**, Block 2844, Section 11, on Tax Map; David Wallace—Jas A Woolf et al; action to foreclose transfer of tax lien; B G Bain (A).

**LOT 69**, Block 2845, Section 11, on Tax Map; David Wallace—Jas A Woolf et al; action to foreclose transfer of tax lien; B G Bain (A).

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*Bronx Lis Pendens—Continued.*

LOT S3, Block 2859, Section 11, on Tax Map; Simeon M Barber—Jas A Woolf et al; action to foreclose transfer of tax lien; B G Bain (A).

**AUG. 12.**  
No Lis Pendens filed this day.

**Brooklyn.**

**AUG. 5.**  
BOGART ST, nwc Cook, runs w 90.4xe27xs.07x e64.3xs25 to beg; Herman W Orthey—Abr Bogan et al; A E Gutgsell (A).  
CONCORD ST, nec Bridge, 25x50; Max Dreyfuss Felix McKenna et al; T F Redmond (A).  
DE BEVOISE PL, 24; Jno F Heeney—Mary E H Jackson et al; partition; B R Duncan (A).  
HOYT ST, ws, 74 s Carroll, 22.10x47.10x22.10x 45.9; Cordelia L Reed—Antonio Mignone et al; T F Redmond (A).  
E 12TH ST, es, 260 s Av V, 30x80; Max Lewis—Clover Holding Corp et al; P A Katske (A).  
E 12TH ST, es, 290 s Av V, 30x80; same—same; same (A).  
E 12TH ST, es, 320 s Av V, 30x80; same—same; same (A).  
E 14TH ST, es, 300 s Av W, 100x100; Henry Sommerfield—Pearl Constan Co et al; Davenport & Corner (A).  
W 28TH ST, ws, 170 n Mermaid av, 20x118.10; Kath Dunn—Mary J Hall; to obtain a judgment; P A Meagher (A).  
E 34TH ST, es, 230 n Av D, 30x100; Amelia C Gans—Tessie Westendorf et al; S Berg (A).  
57TH ST, ns, 240 w O Av, 20x100; Ulster Co Savgs Inst—Fannie Goldstein et al; T F Redmond (A).

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83D ST, we 17 av, 21.7x92.7x21.7x94; Title G & T Co—Margt Tierney et al; T F Redmond (A).

EAST N Y AV, ns, 120 w Park pl, 20x70; Robt W Derby—Rosse Specter et al; H L Thompson (A).

NEW LOTS AV, nwc Hendrix, runs n71.2xw102.6 xsw20.9xs100xe95.6 to beg; Jacob Rudin—Hadrian Realty Co, Inc; to establish and foreclose a lien; A Ablowitz (A).

RUGBY RD, es, 280 s Dorchester rd, 40x100; Catskill Savgs Bank—Walter W Travis et al; T F Redmond (A).

5TH AV, ses, 37.4 sw 54th, 18x90; Joshua Walker—Mary E O'Connor et al; T F Redmond (A).

**AUG. 6.**  
BOND ST, ws, 75 n Union, 25x145; Carrie A Fithian—Frank Walczynski et al; G W Pearsall (A).

CHAUNCEY ST, 251; Herman Wohl—Robt E Kinloch et al; J L Danzilo (A).

COLES ST, ns, 92.11 e Columbia, 20x100; Edw Saltaas—Antonio Cossutino et al; T F Redmond (A).

HULL ST, nwc Stone av, 30x100; Henry F Sammis—Brown Realty Co et al; H W Gaines (A).

LOGAN ST, ws, 130 n Glenmore av, 20x100; Chas Frey—Marie E Wieser et al; H H Seaton (A).

WILLOUGHBY ST, ses, 75.2 w Duffield, 25.1x 100; Caroline Weber—Mary J Duggan et al; D E Lynch (A).

7TH ST, ns, 132.6 w 5 av, 17.2x100; Baptist Home of Bklyn—Anna Jacobs et al; T F Redmond (A).

12TH ST, nec Av V, 60x100; Title G & T Co—Henry E Hanlon et al; T F Redmond (A).

BAY 14TH ST, ses, 220 sw 86th, 29x108.4; Lewis D Mason—Rachel Borenstein et al; T F Redmond (A).

CROPSEY AV, sws, 138.1 se 22 av, runs sw113.10 xse20xnw113.10xnw20 to beg; Caroline J Hamilton—Frank A Slocum et al; Hirsh, Newman & R (A).

GRAND AV, ws, 79 n Prospect pl, 26x130.11x28 x120.10; Title G & T Co—Rosie Cosentino et al; T F Redmond (A).

HENRY AV, es, 100 s Atlantic av, 25x100; Meyer Sinensky—Isaac Zussman; specific performance; I Solomon (A).

OCEAN PKWAY, es, 260 n Av M, 40x250; Elsie K Marschausen—Clifton Bldg Corp et al; G F Alexander (A).

PROP all that part of Old Cedar, n of Eastern Pkway, on Map No 435, of prop of Richard Thompson; Jos A Banta—Harwinton Land Co; to create a title; D Miller (A).

**AUG. 7.**  
DE BEVOISE PL, ws, s Lafayette, 20x60; Julia F Heeney—Partk J Heeney et al; partition; H E Hustad (A).

GUERNSEY ST, es, 100 s Calver, 25x100; Maria F Ogden—Jno W McKeever et al; C & T Perry (A).

LOMBARDY ST, ns, 155 w Morgan av, 20x130; Kath Scherer—Eva K Martin et al; H Peake (A).

TROUTMAN ST, ses, 89.11 ne Bushwick av, 25x 50; Sol Ribner—Harry Breitkopf et al; partition; Engel Bros (A).

6TH ST, sws, 186.8 nw 5 av, 20x100; Bertha Steinberg—Mary F Fountain & ano; H B Brush (A).

GATES AV, ss, 125 e Stuyvesant av, 25x100; Abr Oppenheimer—Louis Lowenstein et al; B H Arnold Co (A).

RALPH AV, es, 107.9 n St Mark's av, 20x100; Patk Hoynes—Kate Sherry et al; W A Fischer (A).

**AUG. 9.**  
HENRY ST, ws, 332.6 n Pierrepont, 24.10x92.6; S Bklyn Savgs Instn—Thos F Rochford et al; Coombs & Whitney (A).

MCDONOUGH ST, ns, 145 w Tompkins av, 20x 100; Emma B Louie—Thos Potts et al; F L Mayham (A).

PALMETTA ST, nws, 150 sw Irving av, 25x100; Dime Savgs Bank, Williamsburgh—Henry Schlachter et al; O F Struse (A).

BAY 7TH ST, nws, 280 ne Bath av, 60x96.8; Frank Reilly—Mary A Malone et al; H L Thompson (A).

LINDEN AV, swc N Y av, 70x100; Jas Hannigan —Bridged Saladino et al; T I Evers (A).

**AUG. 10.**  
ADELPHI ST, 88-90; also PROP in Westchester Co; Adolph Berlin—Kahan Constan Co; specific performance; Berlin & Klein (A).

BERGEN ST, ns, 275 w Grand av, 25x110; Patk Moyne—Jos Paris et al; W A Fischer (A).

FULTON ST, ss, 440 e Howard av, 20x100; Augusta Kreig—Wm H Burroughs et al; L Karasik (A).

OAKLAND ST, es, 200 s Meserole av, 25x100; Henry G Dorr—Louisa Hildreth & ano; E H Hazelwood (A).

ST JOHN'S PL, ns, 179 w Schenectady av, 26.4 x120.3; Isidor G Hagenbacher—Midwood Constan Co et al; H Hetkin (A).

ST JOHN'S PL, ns, 205.4 w Schenectady av, 26.4x120.3; Jno Wet—Midwood Constan Co et al; H Hetkin (A).

SIST ST, es, 457 w 17 av, 15.9x100x18.3x100; Frederic W Norris—Roceela Realty Co et al; Dean, Tracy & McB (A).

STRATFORD RD, es, 340 s Dorchester rd, 40x 100; Sophie L Duer—Irving W Farquharsen et al; Duer, Strong & W (A).

**AUG. 11.**  
HICKS ST, es, 50.2 n Cranberry, 50.4x100; Title Guar & Trust Co—Hicks St Corp et al; T F Redmond (A).

NAVY ST, ws, 101 n DeKalb av, 25x100; Jno R Woods—Sarah C Daisley & ano; Hirsh, Newman & R (A).

NAVY ST, ws, 101.9 s DeKalb av, 25x100; Cath D Woods—Howard H Daisley et al; Hirsh, Newman & R (A).

QUINCY ST, ss, 345 e Nostrand av, 20x100; Cath Kissam—Edw Collere et al; E F Taber (A).

S 4TH ST, ns, 100 e Kent av, 78x141; Nicholas Lanzo—American Sugar Refining Co; foreclose mechs lien; R E Swezey (A).

14TH ST, ns, 276.2 w 8 av, 21.8x100; Marian W Johnston—Lizzie Madow et al; T F Redmond (A).

17TH ST, nes, 225 nw Prospect Park W, 25x 90.2; Title Guar & Trust Co—Hy Olberding et al; T F Redmond (A).

BAY 17TH ST, nws, 275 ne Bath av, 50x96.8; Title Guar & Trust Co—Ida Novik et al; H L Thompson (A).

BAY 35TH ST, es, 280 n Benson av, 60x96.8; Fulton Co-op B & L Assn—Julius Becker et al; R K Jacobs (A).

48TH ST, nes, 100 nw 12 av, 40x100.2; Wmsburg Savgs Bank—Esther Miller et al; T F Redmond (A).

50TH ST, ss, 340 e 13 av, 60x100; Albert Harris—Marcus Canellos et al; A Lewis (A).

55TH ST, we 3 av, runs sw20xnw100xsw80xnw 25xne100xse125 to beg; Minnie Meyer—Wilhelmina Heik et al; Wells & Snedeker (A).

65TH ST, ns, 100 e 10 av, 100x147.6x100x145; Addie J Powers—Addie J Powers extr et al; partition; E J Donegan (A).

AV P, ss, 107.6 w E 8th, 21.6x100; Rosa Holzschub—Palatial Homes Bldg Co & ano; F J Sullivan (A).

LIVONIA AV, nwc Chester, 20.3x75; Title Guar & Trust Co—Abr Levy et al; T F Redmond (A).

WILLIAMS AV, ws, 150 n Dumont av, 50x100; N Y Title Ins Co—Wilmont Realty Corp et al; G B Davenport (A).

WILLIAMS AV, ws, 100 n Dmont av, 50x100; same—same; same (A).

WILLOUGHBY AV, ns, 240 w Throop av, 20x 100; N Y Investors Corp—Mary A Brooks et al; T F Redmond (A).

3D AV, se Carroll, 59.4x70x52.7x75.2; Nicholas P Young—Francisco Genaro et al; T F Redmond (A).

12TH AV, ses, 40 ne 41st, 20x100; Mathilde E Lang—Margt Sheehan et al; H M Belling, Jr (A).

**MECHANICS' LIENS.**

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

**Manhattan.**  
**AUG. 7.**  
85TH ST, 234 & 236 E; Jacob Marmor— Amelia Bldg Corp et al; Jos Emrich (17) 250.00

**AUG. 9.**  
36TH ST, 533-51 W; Racich Asburton Mfg Co—Rohe & Bro; Jos Curran Mfg Co (20) 225.52

68TH ST, 306 W; Henry Ginsburg— Marquis Realty Co, Inc; Jno Solomon (19) 60.00

132D ST, 149 W; Melvin Rosenberger— Greater City Investing Co; Chas A Knowles (22) 83.90

136TH ST, 161 W; Melvin Rosenberger —Eva A De Lyons; Chas A Knowles (21) 168.96

LEXINGTON AV, 152; American Radiator Co—May J Beato et al; Jas Curran Mfg Co (18) 124.35

2D AV, 2074; Sladon Iron Works, Inc —Jacob Heistin; Zimmermann (23) 34.75

**AUG. 10.**  
19TH ST, 205-209 W; Herrmann & Grace Co—Wyanoke Realty Co et al; renewal (27) 1,305.20

SAME PROP; A Perlman Iron Works— same; renewal (28) 6,914.32

SAME PROP; Teran, Mahaney & Munro, Inc—same; renewal (29)... 1,500.00

38TH ST, 21-23 W; Henry Feldman—A B S Co, Inc, & Albert Malsen; Jno Perelman; M Goldblum (24) 150.00

PARK ROW, 168-70; Artistic Sheet Metal Works, Inc—Morris Goldstein (26) 227.20

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

**AUG. 11.**  
6TH ST, 415 E; Rosenberg & Helfant —Franziska Muller; Henry Muller (33) 149.00

6TH ST, 431 E; Frank E Wise & Son, Inc—Emil Katz; Sam Platneck (30) 118.10

69TH ST, 161 E; Rosenberg & Helfant —J H Ladew; Henry Muller (32)... 26.25

EAST END AV, 122; Rosenberg & Helfant—Henry Muller; Jno Muller (34) 26.00

2D AV, 318; Cross, Austin & Ireland Lumber Co—Alexander J Limberg; renewal (35) 463.71

EAST SIDE of right of way of N Y Central Railway, 450 s Dyckman, nr Riverside dr, —; Pheon Cont Co— Vermont Hygeia Ice Co; renewal (31) 3,000.00

**AUG. 12.**  
CATHARINE ST, 22; Expanded Metal Engineering Co—Chas Abrahams & Cooper & Pollack 40) 632.83

LAFAYETTE ST, 80-4; also WHITE ST, 93-5; Borgia Bros Co, Inc— Hungerford-Hallenback Realty Corp, Howden Tile Co & Pace & Leisinger, Inc (36) 213.00

52D ST, 225 W; Isaac Seligson—Ludin Realty Co, Michl Wortzman & Glassberg Mfg Co, Inc (41) 55.00

98TH ST, 157-61 W; Em Bornstein & Son—Jno Sontag (38) 100.00

113TH ST, 12 E; Max Sandzik et al —Saml G Nissenson & Morris Karp (37) 158.50

2D AV, 534; E River Metal Ceiling Co—Alias Staudt (39) 14.00

**AUG. 13.**  
CATHARINE ST, 22; Oriental Fireproof Sash & Door Co—Harry & Chas Abrahams, Cooper Pollack Iron Works & Cooper & Pollack (42) 550.00

19TH ST, 205-9 W; M Davis & Son, Inc—Wyanoke Realty Co; renewal (43) 876.00

SAME PROP; Empire City Gerard Co—same; renewal (44).....	1,100.00
MADISON AV, 1644-6; Michael Potash—Marcus Rosenthal (45).....	245.00
5TH AV, 500; Geo E Stein—Louisa M Livingston—Moe Haas & Du Barry Hat Shop, Inc (46).....	154.00

**Bronx.**

<b>AUG. 6.</b> DE VOE AV, ws, whole block front between West Farms rd & 180th, —x—; Webster Mfg Co—Bronx Consumers' Ice Co; De la Vergne Machine Co (4)	1,506.41
<b>AUG. 7.</b> 175TH ST, 315 E; Joel H Eisner—Jno D & Fredk P Kistell (5).....	75.25
JACKSON AV, 483-85; Valentine Zimmerman—Flar Bldg Corpn (6).....	105.00
<b>AUG. 9.</b> WASHINGTON AV, 1748—Edelson & Paley—Syracuse Wall Plaster Co (7)	102.00
<b>AUG. 10.</b> 200TH ST, swc Valentine av, 62.5x 112.5; Jno Posillipo—Cath Carney (8).....	100.00
<b>AUG. 11.</b> KELLY ST, 952, 956, 960 & 964; Max Minskoff—Jno B Haskin Estate, Inc; Morris Schlechter & Rudolph Jaffey (10).....	71.38
STEARNS ST, ns, 140 e Glover, 20x 100; Michl Cappiello—Salvatore & Luigi Modica (9).....	374.90
142D ST, nwc Wales av, —x—; Louis Kleinfield—Ward Baking Co; Wm Henderson, Inc (11).....	185.00
<b>AUG. 12.</b> VALENTINE AV, es, 100 s Baisley av, 25x100; Saml Gruber—Patk Sheridan & Rudolph Hall; renewal (12).....	103.55

**Brooklyn.**

<b>AUG. 5.</b> BEACH 45TH ST, ns, 100 w Surf av, —x—; J Noonan—Cecile Jones.....	540.00
55TH ST, ss, 360 e 5 av, 40x100; C T Willard Co—Bay Ridge Home Corpn & Hyman Goldberg.....	240.00
ALBANY AV, 250; W L McGeorge—Miss D Higgins & Chas Capello.....	25.00
EASTERN PKWAY, 1621; F Brancaccio—Fink Kap Realty & Constn Co.....	320.00
HOWARD AV, ws, 133.6 s Blake av, 23.4x76; Levin Kronenberg Co—Louis Horowitz, Abr Morshal & Louis Kurlandzik.....	511.80
WILLIAMS AV, nec Livonia av, 100x 100; H Wolfman—Fremont Holding Co & Henry Friedmond.....	46.50
<b>AUG. 6.</b> FULTON ST, 2158; P Bakam—Isaac Freiman & August Diedrich.....	120.00
HINSDALE ST, es, 50 w Livonia av, 100x100; Wolfman Cont Co—Hinsdale Bldg Co & B Steinfeld as pres.....	29.00
LENOX RD, 319; H Halbkram—Wm H & Josephine F Smith.....	120.00
PITKIN AV, 1607; L Kerchelson—Jno Unger & Jacob Klein.....	105.00
<b>AUG. 7.</b> ELMORE PL, es, 99 s Newkirk av, 60x 100; W Maurer—Dragon Co Constn Co & Diagonal Constn Co.....	276.75
PROSPECT PL, 699; H Levine—Jno Clarke & Harry Silverman.....	87.00
WOODBINE ST, 112 to 116; S Ganz—Inez D Zarwell.....	110.00
HOWARD AV, 746; J Hector—Isaac Marshall & Jos F Martucci.....	111.60
<b>AUG. 9.</b> MALBONE ST, 534; G Petrucci—Rafaele D & Maria Di Vita.....	238.00
CHRISTOPHER AV, ws, 125 s Newport av, 75x100; Bell Fireproofing Co—Nass & Berg, Inc.....	105.00
HOWARD AV, ws, 133.7 s Blake av, 33.4x101; H Dansk—Isaac & Annie Marshall & Louis Horowitz.....	240.00
<b>AUG. 10.</b> CLIFTON PL, 267-9; C Prensky—DeKalb Constn Co & Max Tartarsky... REMSEN ST, 147-9; Audley Clarke Co—Jno E Sullivan Co & Wm Welge.....	313.03
REMPEN ST, ns, 50 e Clinton, 49x100; Jas V Johnson Cont Stune Co—Jno E Sullivan Co; Fredk W Eisenla & Wm Welge.....	94.44
STOCKHOLM ST, wc Central av, 250x 179.10xirreg; Chas A Meyers Cont Co—250 Pacific St, Inc; Luisemeyer Holding Co, Jacob Rabbm & Chas Fleischer & Henry Lindbaum.....	4,115.36
E 14TH ST, es, 300 n Av X, 100x100; Egel Light Co—Ceegold, Inc, & Henry Sommerfeld, as pres.....	60.00
E 21ST ST, 1640-42; G Rosiello—L Ethel Torcier, Julius E Bloom & Mary Williams.....	190.00
S1ST ST, 1937-43-5; J Guttman—Brill & Warner, Inc.....	97.00
BROADWAY, 300; Saml Meltzer—Hattie F Clarke & Michael Pekenos....	360.00
LOUISIANA AV, es, 215 s Vienna av, 40x100; B Goldberg—Tillie Hoos & Louis Hoos.....	50.00
<b>AUG. 11.</b> COURT ST, 160; A Samit—Isaac Cohen.....	1,550.00
DOWNING ST, 90; I Silverstein—Aisol Constn Co.....	41.79
PROSPECT PL, 690; Sewage Bedell Co—Jno J Clarke & Harry Silverman	34.00
REMPEN ST, 147-9; Pittsburgh Plate Glass Co—Jno E Sullivan Co, Wm Welge & Wm Welge, Inc.....	174.00
STERLING PL, sec Rochester av, 120 x100; B Getzoff—J V Cunningham, Inc.....	95.00
E 15TH ST, 1323; C Strabel et al—David & Annie Thomas.....	130.93
E 29TH ST, ws, 215.6 n Beverly rd, —x—; Parshelsky Bros—Libewin Realty Corpn & Morris Leiberman & Jos Siegel.....	458.21
CARLTON AV, 472; C I Rosenblumo	

—Jackins Di Dimenico, Jno Borgo & Sabatue Boniello Co.....	59.35
LIVONIA AV, nec Hinsdale, 100x150; Leim Kronenberg Co—Progressive Realty & Impt Co, Hinsdale Bldg Co, Wilmont Realty Corpn, Matthew McNamara & ano.....	358.30
ST MARKS AV, 333; Mechanics Fire Proof Sash & Door Co—Jno Mondafusco & Luigi Penna.....	25.00

**SATISFIED MECHANICS' LIENS.**

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

**Manhattan.**

<b>AUG. 7.</b> 20TH ST, 219 W; Alberene Stone Co—John Doe et al; Aug2'15.....	10.00
24TH ST, 205 E; Jos Tino & Co, Inc—J M Horton Ice Cream Co et al; May21'15.....	21.00
2D AV, 672; Alberene Stone Co—John Doe et al; Aug2'15.....	16.00
<b>AUG. 9.</b> No Satisfied Mechanics' Liens filed this day.	
<b>AUG. 10.</b> 35TH ST, 214-16 W; Weiss & Co, Inc—National Bible Inst et al Oct6'14... PARK AV, 560-66; Vermont Marble Co—Colony Club et al; July15'15.....	125.00
<b>AUG. 11.</b> 35TH ST, 214-16 W; Jno J Wallace—National Bible Inst; Aug28'14..... SAME PROP; Manhattan Sand Co—same; Sept25'14.....	310.00
<b>AUG. 12.</b> 110TH ST, 170 E; Wm Marberg et al—Sophie D Levy et al; Jan1'15.....	28.50
<b>AUG. 13.</b> 140TH ST, 151-9 W; Abr Porter—Jno Webber et al; Mar30'15.....	50.00
140TH ST, 161 W; Saml Layefsky—John Weber et al; July14'15.....	168.90
161ST ST, 508-10 W; Thos Mulligan Constn Co—Washington Heights Congregation et al; Mar5'15.....	11,141.00

**Bronx.**

<b>AUG. 6.</b> BARNES AV, 1731; Max Spitzberg—Loretta Becker et al; Aug5'15.....	22.50
<b>AUG. 7.</b> No Satisfied Mechanics' Liens filed this day.	
<b>AUG. 9.</b> No Satisfied Mechanics' Liens filed this day.	
<b>AUG. 10.</b> LAYTON AV, nec Waterbury av, —x—; Andrew J Swanson—Rosie Kirchien et al; July31'15.....	155.00
WASHINGTON AV, ws, 98 n 169th, 48 x140; Lanigan Bros, Inc—Roseff Realty Corpn et al; July29'15.....	316.00
WASHINGTON AV, ws, 388 n 169th, 60x140; Lanigan Bros, Inc—Roseff Realty Corpn et al; July29'15.....	450.00
<b>AUG. 11.</b> No Satisfied Mechanics' Liens filed this day.	
<b>AUG. 12.</b> RYER AV, 2094; Ariste A Borner—Alice Muller et al; July22'15.....	319.50
WHITLOCK AV, nwc Tiffany, 100x100; Chy Kalamein Co, Inc—Ensign Improvement Co et al; Aug4'15.....	275.00

**Brooklyn.**

<b>AUG. 5.</b> ST JOHN'S PL, ss, 200 e Underhill av, 50x100; Louis Brook—Rex Bldg Co; June25'15.....	33.78
WASHINGTON AV, ss, 362.4 e Ocean pkway, 100x100; Jas S Taylor—Francis A Norris Realty Constn Co (Inc); Jan18'15.....	400.00
WASHINGTON AV, ss, 520 w 1st, 80x 100; Bklyn Builders Supply Co—same & Francis A Norris; Jan21'15.....	1,582.33
SAME PROP; John M Hayes—same; Feb15.....	32.50
WASHINGTON AV, ss, 362.4 e Ocean pkway, 100x100; Geo Morch—Francis A Norris Realty & Constn Co (Inc); Jan20'15.....	90.06
12TH AV, nec 43d, 60.2x100; Janovsky & Falitz (Inc)—N & S Realty Corpn; July30'15.....	325.00
<b>AUG. 6.</b> ELMORE PL, ws, 100 n Voorhies av, 134x100; Carl H Pearson—Atlantic Homes (Inc); Thorndyke C McKenney; July23'15.....	1,079.00
POWELL ST, es, 100 s Sutter av, 50x 100; Square Lumber Co—Max Kobre & Moses Ginsberg & Max Kobre's Bank & David Isenberg; Aug13'14.....	47.69
CHRISTOPHER AV, ws, 125 s Newport av, 75x100; Square Lumber Co—Nass & Berg (Inc); July12'15.....	864.95
SUTTER AV, 502; Moses Anenberg—Nathan Arlook & Frank Wiener & J J Krandal; June23'15.....	42.00
<b>AUG. 7.</b> No Satisfied Mechanics' Liens filed this day.	
<b>AUG. 9.</b> 9TH ST, 173; Saml Bassewitz—Ferdinande DI Reinze; July1'15.....	89.00
NOSTRAND AV, 1427; Jos K Salop—Thos H Toner; June22'15.....	16.25
4TH AV, 211; Sabati Olivo—Frank S Ghigliano; June15'15.....	136.00
14TH ST, 6318; Jno Buoniello—Pasquale & Enrichetta Seccia & Nicola Pasquarello; June22'15.....	52.50
<b>AUG. 10.</b> E 15TH ST, 651; Barnet Krackow—Daniel B Koenig & Saml Rosenthal; Oct22'14.....	104.30
54TH ST, ss, 80 w Ft Hamilton av, 160x100; Louis Eichenhofer—Caspar Iba; July30'15.....	466.50

<b>AUG. 11.</b> HARRISON ST, 121; A E Ambach, Inc—Michele & Assinta Auletta; Mar 11'13.....	234.50
E 15TH ST, es, 600 n Av N, 29.10x 75; Gowanus Wrecking Co—Annie Thomas; June29'15.....	262.96
E 22D ST, ws, 220 s Av M, 40x100; Saml Rendelstein—Albert Parkin, Jos Steiner & Louis Kress; July28' 15.....	71.66
WEST END AV, es, 120 n Hampton av, —x—; Pittsburgh Plate Glass Co—Paul J Gallagher & Paul J Gallagher, Inc; July30'15.....	50.00
SAME PROP; same—same; July30'15.....	210.56

Discharged by deposit.  
Discharged by bond.  
Discharged by order of Court.

**ATTACHMENTS.**

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

**Manhattan.**

<b>AUG. 5.</b> COLONIAL LUMBER CO, Inc; Isabel W Bonner; \$637.86; Hunt, Hill & Betts. KROTOSKY, Phillip; Grace Korotsky; \$14,900; J J Popper.
<b>AUG. 6.</b> WALLACE BRICK CO; Chas F Hoffman; \$942.60; Zabriskie, Murray, Sage & Kerr. MISSOURI, KANSAS & TEXAS R R; A E Peterson; \$6,000; J G Moses. PLUNKETT, Phillip M & Richard J Deerham, adms; Wm M Berrien; \$6,000; Mitchell & Mitchell.
<b>AUG. 7.</b> NETHERLANDS CO; Saml B Howard; \$1,598.05; R M Robinson.
<b>AUG. 9 &amp; 10.</b> No Attachments filed these days.
<b>AUG. 11.</b> NATIONAL AUTOMATIC MACHINE CO; G Robert Thomas; \$185; M M Brunet. CORNELIUS, Abram, Jr; Citizens National Bank of Englewood, N J; \$11,000; A C Rowe.

**CHATTEL MORTGAGES.  
AFFECTING REAL ESTATE.**

**Manhattan.**

AUG. 6, 7, 9, 10, 11 & 12. Berliner & Greenberg, Inc. 156th st, ss, 150 w Ams av. Mayer Malbin. Fixtures. ....(R) 2,100.00 Burr Printing House, Inc, Jacob st, 14-18. Julia R Riker Harmon. Presses, &c. ....(R) 10,429.93 Carew & Brennan, Inc. 7th av, 433 Roth & Co. Sal Fixtures. .... 6,000.00 County Engineering Co, 169th st, 647-51 W. Otis Elevator Co. Elevator. ... 2,300.00 Gandolfo, Rosario. 11th av, 731. E Esposito. Barber Fix. .... 462.50 20th St Corpn. 204th st, ns, 125 w Broadway. Peter Sinnott. Boiler. .... 1,840.00
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**Brooklyn.**

AUG. 5, 6, 7, 9, 10 & 11. Dederick Heating Cont Co. 1815 Newkirk av. American Radiator Co. Radiators. .... 200.00 Get-a-Home Realty Co. 1307-9 E 40th st. Robt Findlay Mfg Co. Gas Fix. ... 88.00 Gilsey Holding Co. Dumont av, e William st. Isaac A Sheppard & Co. (R) Israel Max. Osborn st, nr Livonia av. Colonial Mantel & Refrigerator Co. Consols. .... 120.00 Johnson, Jno. 1041-47 & 1061 72d st. Practical Gas Electrical Fix Co. Gas Fix. .... 230.00 Katz, Chas, Inc. 154-6 S 3d st. Louis Greenberg. Sinks, &c. .... 1,200.00 Kotinsky, B. Blake av, e Cleveland st. Isaac A Sheppard & Co. ....(R) Stuyvesant Bldg & Contracting Co. Flatbush av, nr Av K. Pittsburgh Plate Glass Co. Glass, &c. .... 244.00 Vassas, Constantin, & Peter Meroopoulos. 156 Myrtle av. Geo Lappas. Mirrors, &c. .... 400.00
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**BUILDING LOAN CONTRACTS.**

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

**Manhattan.**

<b>AUG. 10.</b> 5TH AV, sec 43d, 62.11x108xirreg; 43D ST, ss, 108 e 5 av, 15x25.5, 1/2 part, & 43D ST, ss, 123 e 5 av, 10x 100.5; 1-3 part; Guaranty Trust Co of New York loans 511 5th Av Corpn to erect 16-sty commercial bldg; 3 payments.....	300,000.00
SAME PROP; Prudential Ins Co of America loans same to erect 16-sty commercial bldg.....	1,250,000.00
<b>AUG. 11.</b> WEST END AV, swc 99th, 110.10x 100; Metropolitan Life Ins Co loans 789 West End Av, Inc, to erect 12-sty apartment; 14 payments.....	500,000.00
<b>AUG. 12.</b> 44TH ST, ss, 318.9 w 6 av, 76.3x100.4; Dime Savgs Bank of Brooklyn loans The Lambs to erect —sty bldg; 3 payments.....	300,000.00
<b>AUG. 13.</b> BROADWAY, ws, 188.7 s 218th, 50x 100; City Mtg Co loans Sidem Bldg Co, Inc, to erect 5-sty apartment house; 11 payments.....	35,000.00
RIVERSIDE DRIVE, nec 108th, 50x 100; City Mtg Co loans Anthony A Paterno Constn Corpn to erect 12-sty apartment house; 10 payments.....	200,000.00

Bronx.

AUG. 10. BRYANT AV, ws, 100 s Home, 49.9x 109.2; Manhattan Mtg Co loans Vyse Bldg Corp to erect 5-sty apartment; 10 payments .....35,000.00 BRYANT AV, ws, 149.9 s Home, 50x 112.8; Manhattan Mtg Co loans Vyse Bldg Corp to erect 5-sty apartment; 10 payments .....35,000.00

ORDERS

Brooklyn.

AUG. 5. ELMORE PL, ws, 100 n Voorheis av, 24x100; Atlantic Homes, Inc, on Title G & T Co to pay Jno A Driscoll.... 100.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION. Municipal Building.

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

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

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

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

Week Ending Aug. 7.

MANHATTAN ORDERS SERVED.

Named Streets. Bleeker st, 113—Gustavus Sidenberg, 66 Broadway .....FP Bleeker st, 248—Henry D Norris, 15 W 74. FP Bond st, 47—Moritz Gritzbooulder .....FA Bond st, 47—Bernard Katzman .....FA Bond st, 50—Morris T Schwartz .....FA Canal st, 232—John Armatys .....FD Canal st, 232—Sterling Metal Novelty Co., 118 Walker .....FD Canal st, 232—Ritter, Blauvelt Co. ....FD Canal st, 232—Worth Mfg Co. ....FD Church st, 256-62—Est William Watson .....El Elizabeth st, 311—Nathan Gllickman .....FP-GE Fulton st, 114—Columbia Frame & Art Co. ....FD Fulton st, 114—Morris Singer .....FD Fulton st, 114—Chas H Jones & Co. ....FD Goerck st, 79—Harry Intrator .....FD Goerck st, 79—Max Mehلمان .....FD Goerck st, 79—First Borloka .....FD Goerck st, 79—Sam'l Greenwald .....FD Goerck st, 79—Samuel Krevis .....FD Goerck st, 79—Levy & Silverstein .....FD Goerck st, 79—Scheor & Kurtz .....FD Goerck st, 79—Louis Judelson .....FD Goerck st, 144—Weitz & Pack. ....FD-GE-Rec Grand st, 437—Fanny M Constable, 17 W 48, FP(R) Greene st, 53—L & H Waist & Dress Mfg Co .....FD Greene st, 148-50—Sarah M Althouse, 93 Hollywood av, E Orange, N J. ....FD-A Greene st, 190-92—Max Seidman .....D&R Hudson st, 675—J Adler .....D&R Mott st, 30—Susan M Kidder, 305 W 87. FE(R) New st, 42-44—Mutual Real Estate Co. ....FE(R) Peck sl, 31—Andrew Ragone .....FP Peck sl, 38—Aaron Radin Co, 36 Peck sl. ....FP Peck sl, 38—Harry Stempel .....FP Sheriff st, 93—Barnett Bressman .....FP-Rec Stanton st, 294—Harris Friedman .....FD Stanton st, 294—Sohl-Fellig .....FD Stanton st, 294—Elias Diamond .....FD Stanton st, 294—Jacob Zuckerberg .....FD Stanton st, 294—Ershite Barnevar .....FD Stanton st, 294—Max Eisenstork .....FD Stanton st, 294—Victor Feller .....FD Stanton st, 294—Sam'l Feldman .....FD Stanton st, 294—Solomon Greenfield .....FD Sullivan st, 118—Chas Diorio .....FP-FA-Rub Union sq W, 33—Cooper & Co. ....FD

Wooster st, 115-21—Henry Brunner Est c Kate B Happel, 27 W 58. ....FP-WSS Wooster st, 116-8—Forbes & Co, 66 Bway. A-FD

Numbered Streets.

4 st, 15-19 W—Isaac H Clothier. .Stp(R)-Spr 11 st, 718-20 E—M B W Rlty Co, 271 Bway, FP-WSS(R) 16 st, 15-17 E—Moses Anahthan. ....D&R 16 st 15-17 E—Empire Neckwear Co D&R-Spr(R) 16 st, 15-17 E—Louis Gersten. ....D&R 22 st, 29-31 E—Selkirk Rlty Co, 49 Wall. Spr 24 st, 160 W—Matilda Marshall. ....FA-ExS 24 st, 160 W—Louis Stone. ....FA 34 st, 152-4 W—Henry Brown c Hannah Freud .....A-FD 36 st, 230-32 W—Anton Pfund c Julius, 940 7 av .....FE(R)-FP-WSS 38 st, 10-12 E—Chas Scribner, 597 5 av, FE(R)-FP 43 st, 15 W—N Y Academy of Medicine, FP-WSS-PE(R) 50 st, 505-13 W—Directors' Investment Co, 231 Av C, Bayonne, N J. ....WSS-(R) 52 st, 244-46—Anti Auto Tox Co. ....Rec 52 st, 244-46—John F McLaughlin. ....Rec 52 st, 244-46—Mary Hall. ....Rec 52 st, 244-46—Letts & Church Co. ....Rec 69 st, 210 W—Josephine W Wuppermann, 1600 Bway .....FP 78 st, 264 E—Frank H Warner, 14 W 22. ....ExO 79 st, 232 E—Henry St Settlement, 265 Henry .....FE(R)-FP-O-FA 86 st, 309 W—Waitt Investing Co, 165 Bway, ExS-E-FF-FA 100 st, 413-5 E—Interurban Security Corp, 81 Delancey st. ....FP 125 st, 158-60 W—W R Addicks. ....FP 125 st, 158-60 W—American Business Inst, ExS-FA-Rub 127 st, 230 E—Edward Brennan Est c Edw T, 316 E 125. ....FE(R)

Named Avenues.

Amsterdam av, 1161—Consolidated Gas Co, 130 E 15. ....GE Bowers, 19—Est Chas A Chesebrough, 33 Howard .....FE(R)-WSS Bowers, 88—Chas H Shulman, 145 E 111. FE(R) Broadway, 338—Est of Geo Bliss c Walter P, 71 Bway .....Stp(R) Broadway, 1659—Auto Surplus Stock Synd, Rub-Rec Lenox av, 111—Chas Rappaport. ....Rec Madison av, 578—Henry H Rogers, 130 W 57 .....FE

Numbered Avenues.

5 av, 140—Henry C Juillard, 11 W 57. .Stp(R) 6 av, 229-33—J S Baumann & Co. Rub-Rec-FP 6 av, 235-43—Surprise Clothing Co. ....Rec-O 6 av, 235-43—J S Baumann & Co. ....Rec 7 av & 36 st—Est Darius O Mills, 11 Broad. ExS 7 av, 780—Hudson Auto Lamp Works. ....Rub 8 av, 2475—Wm Stein. ....FA-GE-Rec

BRONX ORDERS SERVED.

Named Avenues.

Boston rd, 1258-60—Geo F Johnson Co, 230 5 av .....FE(R)-ExS-FA

BROOKLYN ORDERS SERVED.

Named Streets.

Adams st, 331-33—Edison Elec Co, 360 Pearl. FD Adams st, 331-33—Wm H Curtin. ....FD Adams st, 331-33—Wm C Rosenkranz. ....GE-FD Adams st, 331-33—Eklun Union Gas Co, 176 Remsen .....GE Adams st, 342—Hyde & Behman Amusement Co, 44 Court. ....Stp(R) Ainslie st, 56-58—Jos Lutz. ....FP-Rec-FD Ainslie st, 56-58—Mathias Messlis. ....Rec-FP-FD Ainslie st, 56-58—Jos Shlakis. ....FP-Rec-FD Ainslie st, 56-58—Hy Schade. ....WSS Ainslie st, 56-58—Simon Balciunas. ....Rec-FD-FP Boerum st, 9-11—Wm Harrigan. ....FA Delmonico pl, 30-32—Davis & Zucker. ....FP-Rec Delmonico pl, 30-32—Siegel & Schluskel. ....GE-GE Delmonico pl, 30-32—Herman Landenberg, FP-Rec Diamond st, 52—John C Barrington. ....FA Duffield st, 230-32—Alfred Richardson, FP-Rec-(R)-WSS Duffield st, 230-32—Bklyn Union Gas Co, 176 Remsen .....GE Duffield st, 230-32—Anderson C De Hass, ExS-TD Engert st, 171-73—Abr Robkowsky. ....WSS Ft Sackett st, on end of pier—Wm H Rudolph, 197 Havemeyer. ....SA Forest st, 8-12—Samuel W Peck. ....FP Fulton st, 296—Eliz Chesebrough. ....FE(R) Fulton st, 367-73—Arbuckle Estate. ....Stp Fulton st, 386-90—Andrew J Nutting. FE-St-FP Fulton st, 651—Bklyn Majestic Theatre Co, Stp(R) Grand st, 194—Wm Fox Amusement Co, 146 W 46 Man. ....Stp(R) Grand st, 400—Sam'l Cohen. ....O-Rub Hope st, 155—John Klein. ....El(R) Jerome st, 134—Warwick Amusement Co. Stp(R) McKibbin st, 164, rear—Geo D Santo. FP-Rec-GE McKibbin st, 164, rear—Lyon & Lapidus, Rec-GE Malta st, 43—Israel Isaacson. ....FA Monroe st, 850—Peoples Vaudeville Co. Stp(R) Pearl st, 302—Oscar A Hamilton. ....FP Prospect st, 81-83—Myer Kamenstein. ....FD Prospect st, 81-83—Roy Watchcase Co. ....FD Prospect st, 81-83—American Telegraph & Typewriter Co. ....FD Prospect st, 81-83—Anchor Cap & Closure Corp .....FD Roebling st, 198-202—Solomon Green. ....FD-Rec Roebling st, 198-202—Ideal Tailoring Co. ....FD Siegel st, 16-23—L Shumkowitz. ....Stp(R) Siegel st, 91—Davis & Goldman. ....FP Siegel st, 91 (rear)—Max Seligman. ....FP-Rec-FD Siegel st, 91 (rear)—Davis & Goldman. ....FD Siegel st, 91 (rear)—Abraham Spitzer. ....FD S Oxford st, 69-71—Brooklyn Dime Savings Bank, DeKalb av. ....El(R) Sands st, 117—Immaculate Conception Day Nursery .....St Smith st, 65-71—Martha Lawson. ....WSS-FA Spencer st, 51—Tampona Rafaella. ....FP Willoughby & Pearl sts—Loew Amusement Co .....Stp(R)

Named Avenues.

Bedford av, 575—Mrs J A Hollenhauer, StpS-ExS-FA

Bowery, sec Oceanic Walk, C I—Albt D Buschman, 177 Lincoln rd. ....FE(R) Broadway, 279-85—Sam'l Hall. ....FA Broadway, 635-37—Chas Depster. ....Stp(R) Bushwick av, 1223-25—Dr Edw M Vaughan. El Driggs av, 782—Bklyn Amusement Co. Stp(R) Fresh Pond rd, 829—Wm Lane. ....Stp(R) Glenmore av, 243-45—David Shapiro & Mayer Aaronson .....A-FD Graham av & Debevoise—Wm Fox Amusement Co, 126 W 46 Man. ....Stp(R) Greenpoint av, 257—Mrs Chas Kenny. ....FP Howard av, 14—City of N Y. ....ExS Kent av, 151-65—Bklyn Cooperage Co, North 6 .....D&R-Ex Kent av, 515-21—Consolidated Wafer Co, Rub-FD-D&R Kent av, 643-47—Enterprise Shoe Co. ....Rec Manhattan av, 129—Max J Annenber, 966 Greene av. ....FP Myrtle & Wyckoff avs—Welz & Zerweck Brew Co .....FP Ocean av, sec Voorhis—Rev G M Stockdale. FA Prospect av, 293—Chas Hill. ....FP Putnam av, 1034-38—Bushwick Hospital, ExS-FA Reid av, 340—F A Wedell. ....FA St Marks av, 1610-12—Mancery Bros. ....FP St Marks av, 1610-12—Morris Drucker. ....FP St Marks av, 1610-12—Cohen & Woland. ....FP St Marks av, 1610-12—Isaac Silverman. ....FP St Marks av, 1610-12—Rabinowitz & Kaplin. FP St Marks av, 1610-12—David Satakin. ....FP St Marks av, 1610-12—David Lasarowitz. ....FP St Marks av, 1610-12—Harry Schreck. ....FP St Marks av, 1610-12—Joseph Hyman. ....FP Surf av, sec Hendersons Walk—Geo Chamos, ExS Popper .....Ex-A Throop av, 232-38—Nathan Leder. ....FP Throop av, 232-38—Chas Von Hof. ....A-FLD Throop av, 232-38—H Simon & Son. ....FP Throop av, 232-38—Goodman, Son & Rosenberg .....FP Throop av, 232-38—Charles Von Hof. ....Spr Throop av & Middleton—Columbia Amusement Co .....Stp(R) Van Sinderen av, 243—Rawnitsky & Plotnik, PA-FP Waverly av, 16-22—Haviland Estate. ....FP-O

Numbered Streets.

S 3 st, 320—Henry Frans. ....FE-EX S 3 st, 320—Bklyn Union Gas Co, 176 Remsen .....GE S 3 st, 320—First Hebrew Day Nursery. FA-ExS S 5 st, 109-113—Gresser Knitting Machine Co .....FD S 5 st, 109-113—John Peiser & Max Miller. FD S 5 st, 109-113—Kienle & Co. ....FD S 5 st, 109-113—Mich'l Bush. ....FD S 5 st, 109-13—Thos Nelson & Sons. ....FD W 8 st, 2863, C I—Wm F Mangels Co. ....FA W 9 st, 187-97—Doehler Die Casting Co. ....Stp S 9 st, 250-56 Y M C A, 215 W 23, Man, Stp(R) 12 st, 448—John Geohegan. ....WSS W 23 st, 5029—Isidor Sins. ....FE-FA-Ex W 23 st, 3029, C I—Brooklyn Borough Gas Co, Surf av. ....GE W 23 st, 3029, C I—Jacob Kaufman. ....FA W 23 st, 3029, C I—Isidor Sina. ....Ex W 29 st & Beach Front, C I—Alphonse Storck .....ExS-TD W 29 st & Beach Front—Kips Brewing Co. Tel

Numbered Avenues.

5 av, 12—Nathan Strauss. ....A-FD 18 av, e s, bet 56 & 57 sts—City of N Y. ....FA

QUEENS ORDERS SERVED.

Named Streets.

Downing st, 12, rear, Union Course—Fred G Schell .....SA Hammond pl, 8, Elmhurst—Ernest Davey. ....GE Hinman st, e s, nr Market st, Glendale—Cong Beth Israel .....FA

Named Avenues.

Amerman av, 106—Morris Seligman. ....FP-ExS Hardenbrook av, 60-62, Jamaica—Mrs Emma Bissell .....ExS Hardenbrook av, 60-62, Jamaica—Jamaica Gaslight Co, 14 Union av, Jamaica. ....GE Jamaica av, e s, nr Forest av, Flushing—Dr Willett S Brown. ....ExS Jamaica av, e s, nr Forest av, Flushing—Jamaica Gas Light Co, 14 Union av, Jamaica .....GE Juniper av, 22-24, Middle Village—Rev David W Peterson .....FA Main av, nr L I R R, Douglaston—Thos Mortimer .....NoS-FA-Rec Metropolitan av, 2183-85, Middle Village—Rev Chas Bell. ....FA-Ex N Pleasant av & Jamaica Bay, Rock Beach—Chas Crabbe .....FA Prospect av, 38-40, Metropolitan—Rev John Dietz .....FA Prospect av, 137, Metropolitan—Chas Schneider .....FA Smart av, 91 Flushing—Eliz Hearn. ....DC S Storm av, 3-5, Rock Beach—Adolph Goldman .....WSS S Storm av, 3-5, Rock Beach—Chas L Singer, FA-ExS Van Alst av, 896-902, L I C—Violet Ingraham .....FP-SA Vernon av, 20, Arverne—Harris & Fishlowitz .....FP Vernon av, 120, Arverne—Queens Borough Gas & Elec Co, 347 Central av, Rockaway. ....GE Vernon av, 120—Mary H Belley. ....FA-ExS Williard av, 465, Rich Hill—Rev Jas S Neill, Woodhaven, L I .....FA Williard av, 481-83, Rich Hill—Willarde Lodge, No 894. ....ExS Woodhaven av, 2419-37, Ozone Pk—Louis Druckerman .....Rec

Numbered Avenues.

1 av, 52, College Pt—Pauline Reisenburger. ExS 6 av, 275, L I C—Martin Fay. ....DC 6 av, 277, L I C—Edw Lefebvre. ....DC 9 av, 762-92, L I C—Astoria Silk Mills. ....FP

RICHMOND ORDERS SERVED.

Bay st, 234—Bertha Daniels. ....O-FA Bay st, 234—N Y & Richmond Gas Co, 691 Bay, Stapleton .....FP

# BUILDING MANAGEMENT

## APARTMENTS FOR SPECIAL PURPOSES

By WALTER C. WYCKOFF, of Moore & Wyckoff

AS a development of the past four or five years, the modern apartment house, offering from nine rooms and three baths to nineteen rooms and eight baths, today stands pre-eminent in perfection of plan and finish in building construction in this city. To no other class of buildings has been given the same amount of thought and study on the part of architect, owner and real estate expert, and in no other class of building has the result from an investment standpoint proved to be so gratifying.

The experimental stage in apartment house construction has passed and the development is now confined to the best possible plan obtainable for spacious simplex apartments in twelve-story buildings on the avenues, or the eight and nine story buildings in the side streets, of average width. That special apartments, or those varying from the improved conventional type of the most recent construction, now find little popularity with the investor and builder is apparent, as the records of the Building Department bear witness.

### Duplex Suites.

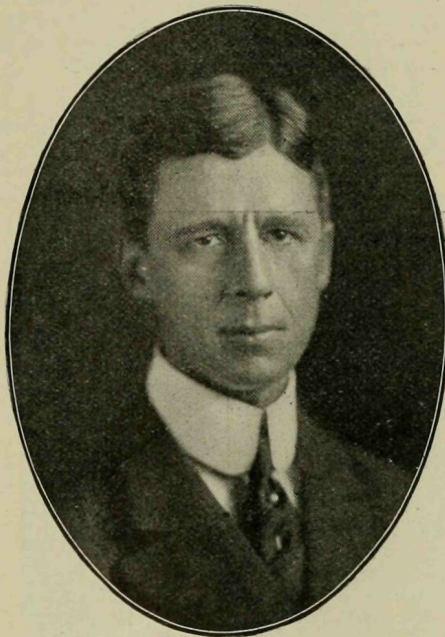
Among the apartments which may be designated as "special," and can be so classed, are the duplex. Theoretically this style of apartment has many advantages and undoubtedly would be more in favor with those planning new apartment houses today were it not for the fact that it makes the typical floor plan less elastic, sacrifices a very considerable amount of rentable floor area by the introduction of interior halls and stairways for both the master's and servants' portions and results consequently in a corresponding loss of rental to the owner.

Another special arrangement, which has been thrown into the discard, is the attempt to reproduce a private dwelling within an apartment house on a portion, or portions, of the first two or three floors by providing a separate street entrance and interior stairways, thus insuring absolute privacy to the tenant. It has been found, in most cases, that such special plans do not work out economically in connection with the typical arrangements of the upper floors, results in loss of rentable area, takes space on the entrance floor that can often be used otherwise to better advantage and is not justified by the revenue obtained.

### Suites for Doctors.

In most apartment houses one or more doctors' apartments, consisting of three or four rooms, are to be found on the main entrance floor. This is especially true where the owner has erected his building with the basement floor practically on the sidewalk level. Bearing in mind that while a bachelor, or couple, may rent such an apartment, a physician is the most likely tenant, care should be taken to provide for his requirements. This is a case where a separate outside entrance may be given, if space permits. In any event, there should be a foyer with separate entrances to the waiting, consulting and operating rooms. In addition to the bathroom, plumbing lines should be installed with outlets at other convenient locations, gas connections should be provided, also several base plugs with wiring of sufficient capacity for power as well as light. Further, equipment is not usually installed, except in buildings specially designed for and entirely occupied by physicians.

Little has been done in the last few years in the planning of strictly bachelor apartment houses, except in cases where private dwellings have been remodeled for bachelor occupancy. The fact that numerous apartment hotels cater so



WALTER C. WYCKOFF.

largely to these tenants and further that, as a rule, their occupancy is not permanent tends to make this special class of apartments less desirable as an investment than the family apartments.

### Anticipating Demands.

While every owner in constructing a new building will try so far as conditions permit, to make the plans conform to what he believes will be the requirements of his prospective tenants and should, if possible, more than meet these requirements, on the other hand many owners in their anxiety to close early leases, have allowed prospective tenants to dictate all sorts of changes in a well arranged plan, admirably suited to the requirements of the average tenant. Additional bathrooms have been added, for which no previous provision has been made, other bath rooms have been taken out, more fire places have been built in, necessitating extra flues, partitions have been moved and in many cases one apartment added to in size by taking rooms from another apartment, besides various other changes, resulting in more or less of a "freak" arrangement, which no one else wants to rent when vacated by the original tenant.

There are, however, many legitimate changes that may be made to suit the requirements of tenants and it is part of a well planned building to provide for such reasonable demands. If such possible changes are anticipated in the original planning of the building, they are easily made later on without injury to future rental values. Such special arrangements, for example, make possible the removal or omission of a partition, all pipes and conduits having been kept out of such partition, thereby throwing two rooms into one.

### Making Changes.

Various other changes in the arrangements and use to which certain rooms will be put by the tenant may be made by the simple process of providing a door opening in a partition or closing one up. Even this contingency should be planned for in advance and concealed door bucks installed during construction on some of the floors. Additional plumbing fixtures may also be installed, without disturbing the completed plastering, tile work and floors if plumbing connections properly concealed have been installed. Such items and many others can be worked

into the original plan with so little additional expense that a special apartment can be given to a tenant, which would otherwise be impossible of accomplishment.

In the planning of the finest type building on a corner plot, consisting of one apartment on each floor of perhaps seventeen rooms and six baths, some owners have attempted to vary the arrangement by putting two apartments on each floor on the lower stories, or starting with a well arranged plan for the lower stories, the single apartment has been attempted on the upper floors as a special feature. In every such case one or the other of the typical plans suffer and usually both, as such a plan is likely to result in a compromise, in which a choice of the lesser evils is accepted. The arrangements of courts, windows, column spacing, plumbing lines, etc., desirable for one plan cannot, as a rule, be made to fit the other. Only in exceptional cases will such a plan be found advisable, or even possible.

### Agent Should Be Consulted.

In the planning of the modern family apartment house the services of a competent real estate expert should be obtained, as well as the services of a competent architect. It is entirely reasonable to presume that no one is so familiar with the requirements of tenants as the real estate agent, whose business it is to rent apartments and who comes in daily contact with the tenants and has every opportunity of becoming familiar with their requirements. On many of the recent buildings owners have wisely employed their real estate agent to cooperate with the architect from the time the preliminary floor plans were first drawn and submitted for approval or for such changes as might be deemed advisable.

No real estate firm is supposed to be able to advise an architect as to the design of the façade, or as to various other technical matters which come exclusively within the province of the architect's office. The real estate agent should know, however, and be able to advise intelligently as to the number of rooms, the size of rooms, height of ceilings, equipment, conveniences and general finish, which are demanded by tenants in special localities, in order to produce the greatest income on the investment.

### Familiar With Floor Plans.

In this connection many agents, who have made a specialty of the management of apartment houses, have become thoroughly familiar with the most desirable floor plans obtainable on a given lot area, and have also become familiar with the architect's specifications in connection with the various materials and workmanship used under the sub-contract method.

Whether or not certain equipment should be installed or omitted, whether certain plumbing and lighting fixtures should be of one type or another, whether the trim in various rooms should be of expensive hardwoods with corresponding finish, or of whitewood painted and enameled, and various other kindred questions, which become matters of every day discussion between real estate agents and tenants, are all questions, the solution of which is indispensable to the owner, who is striving to secure a well planned building at the lowest possible cost, consistent with pleasing his tenants and securing the maximum rents. It has happened in not a few cases that new buildings have been practically completed before the real estate man has been called in to do the renting and many mistakes have been made which could readily have been avoided.

## 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.

### Fireplace Heaters.

**A**NNOUNCEMENT was recently made by the American Gas Institute that judgment in the competition among fireplace heater companies throughout the world for the best design for a heater had been accorded to R. S. Stokvis & Zonen, of Rotterdam, Holland, by the following members of the association: William J. Serrill, chairman; George S. Barrows, William J. Clark, Oscar H. Fogg, J. Arnold Nor-

of this page, and there mixing it with air and vapor in such a manner as to form a very powerful jet. This jet is projected through a series of minute holes which hurl the gas in an incandescent condition upon the sides of the logs, giving them the appearance of perfectly natural wood under combustion.

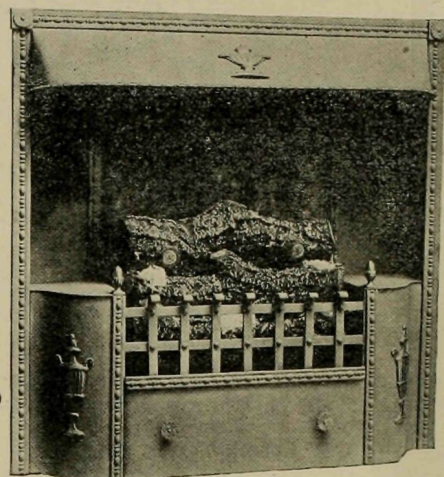
There is wonderment, of course, in how silent burning is accomplished under these conditions; but the application of the principle of the Maxim silencer is here employed, or that used in muffling the noise of explosion in a gas engine on a high-powered automobile, with the result that not only is there perfect combustion, hence no odor, but there is no noise in starting or extinguishing.

### An Old English Design.

**O**NE of the oldest and best known gas log manufacturers in the United States has introduced within the pres-

ent year a novel form of gas heater that combines the modern gas log as we know it with the old-fashioned English basket heater which, in former times, burned

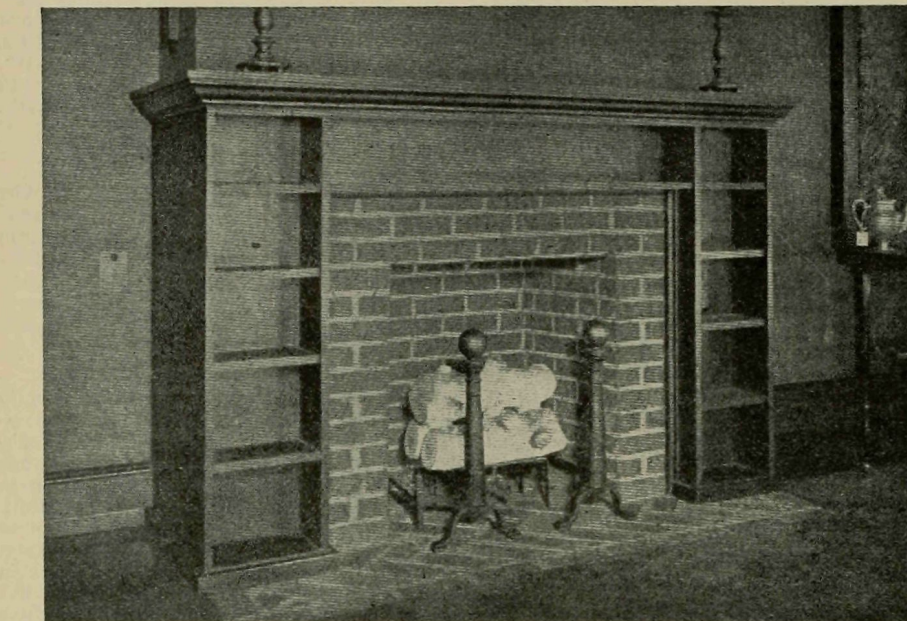
fagots and peat. The advantage of this type of gas heater is that it can be placed in a recess less than six inches deep and by a special arrangement of invisible fenders it will give as much, if not more, heat for its capacity than an ordinary gas log, as there is a big metal surface to radiate the heat.



These are known as odorless grates and are arranged for dummy fireplaces where there are only four inches of depth to be had. It is made to be used where there is no vent.

### Fresh Air to Order.

**F**RESH air to order is entirely possible and not expensive to obtain, according to the manufacturers of a little portable device that can be set upon an office desk or table in a living room. It is called an ozonator and by means of an electric current operating a small silent motor the air taken from the outside of a building is received into the room in a purified form. In places where there are odors of cooking or other unhealthful conditions, the presence of such a device will make for healthfulness and general comfort. These little devices are very practicable and in cases where asthmatic persons require plenty of good, healthful air, the manufacturers say their device is practically in demand and gives very good service.



cross and Richard R. Young. The judges were three Philadelphia architects, and application has been made for permission to publish the full report of the committee and pictures of the prize-winning design as soon as they have been acted upon and exhibited by the American Gas Institute.

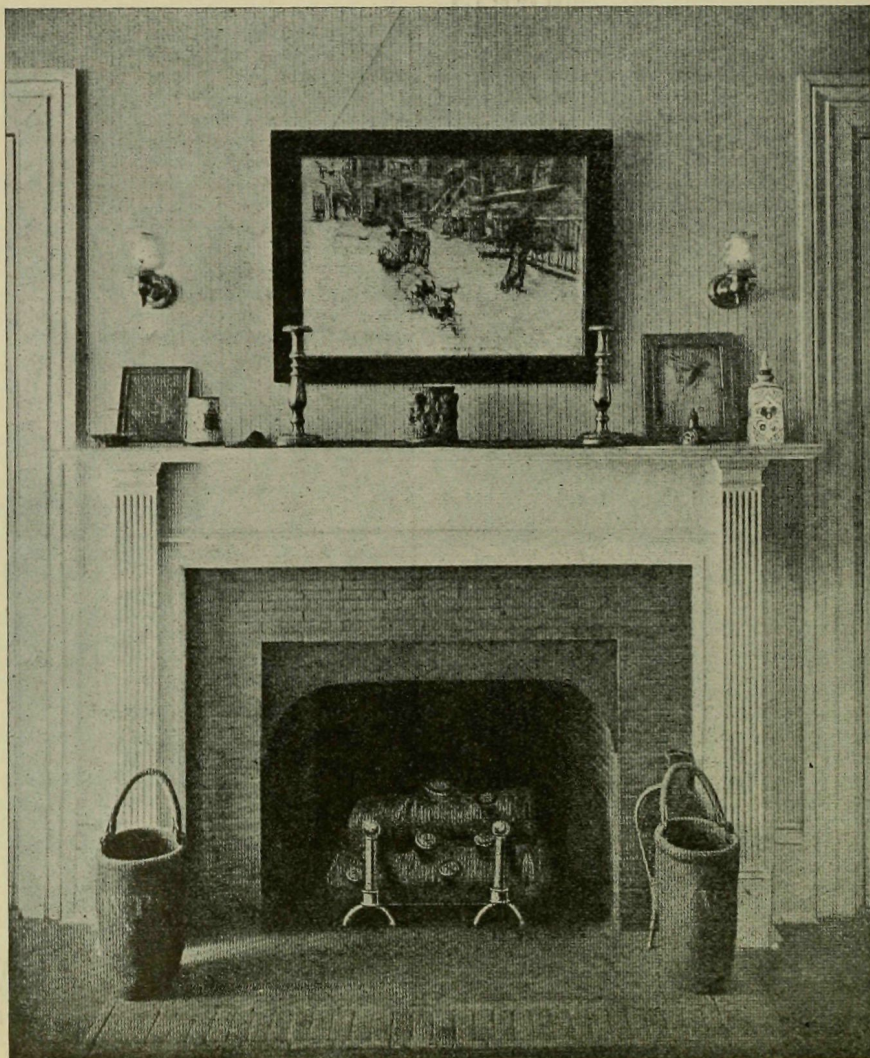
This emphasizes the revival of interest that the general builder and the building manager are taking in the subject of heaters and fireplace designs, in line with the general demand today for fireplaces in almost any type of building. The day has come when not only one, but several, fireplaces are to be found in residences, apartments, and even in modest dwellings where the gas log and the gas heater have come back into popularity.

In the light of recent presentations of new improvements and designs of gas appliances, there are here shown illustrations of present day mantel designs, indicating the return of styles popular a generation or two ago and showing some of the latest types of gas logs and heaters as made by the most prominent manufacturers of the country today.

The first picture shows the application of the gas log to the old style fireplace. In this gas log there is a patent water back and the dead air is taken care of by a vent in the chimney just as an ordinary wood log fire would be provided for. It is possible to remove this gas log and substitute a regular wood log by the mere shutting off of the supply cock and removing the connection.

### New Principle of Gas Log.

**G**REAT improvements have been made in gas log design in the recent past. One of the leading innovations consists of provision for heating the log itself to almost a condition of incandescence by means of a powerful concentration of gas upon a special clay composition forming the exterior of the log. This has been accomplished by admitting the gas into the interior of the lower forward log, as shown in the photograph of the mantel in the lower part



# CURRENT BUILDING OPERATIONS

## New Studio Apartment House Project for Washington Square Section, Offering Advantages to Those Desiring Small Suites

**I**MPROVEMENTS, residential in character, on and in the vicinity of Washington Square, have been exceedingly scarce of recent years. While this section has held its own as a residential community of high character, there has been no great activity in it along building lines. The north and west sides of the Square have remained largely as they have been for years past and what changes have been made have taken place in the east and south sides where the improvements have been for commercial purposes.

Washington Square offers a wide field to the student of American history, as many interesting events in the history of the United States and New York City are closely associated with the Square and its environs. In this section, for generations, have been located the homes of many prominent families. Latterly it has been one of the centers of the artistic life of this city and as such has many interesting traditions. On or near the Square many painters, sculptors, musicians and writers of national and international reputation have maintained their homes and studios. The locality has also been the scene of many tragedies in the lives of a great number of artists who started there with high hopes, but who lacked ability or whose efforts were not appreciated.

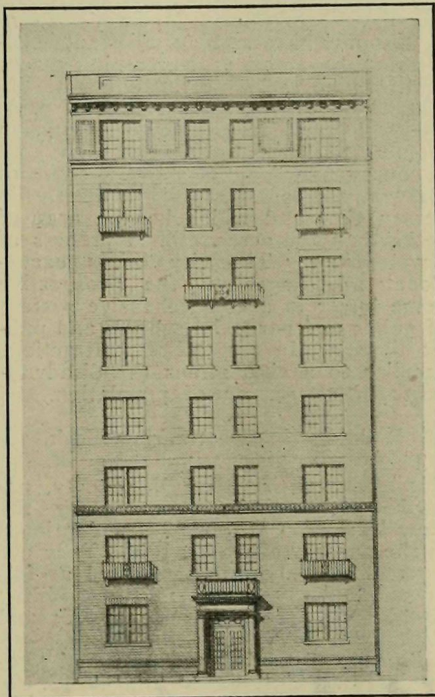
An important building operation, which ought to affect the future trend and growth of this section, is now under construction. This project is an apartment and studio building being erected in the north side of Washington place, 127.4 feet east of Sixth avenue. The building occupies the site at 79-81 Washington place and is being erected on a plot 44x90 feet. Foundations have been practically completed and work on the superstructure is soon to be started.

Frank E. Vitolo, architect, 16 East 23rd street, prepared the plans and specifications from which this structure is being erected. The facade of the new building has been designed in a strict Colonial style which is in keeping with the general style of architecture of the surrounding buildings, and for which Washington Square is so widely noted. The front is to be built of red brick with trimmings of white marble.

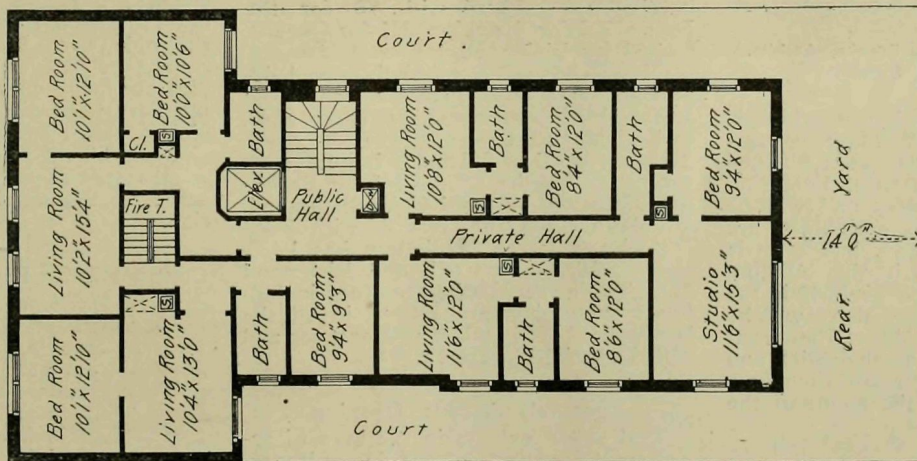
The Fogliasso-Clements Building Co., John L. Fogliasso, president, John O. Clements, secretary, 197 Bleecker street, is the owner of this project. The building is not being erected under a general contract, but the owner is awarding separate contracts for materials and the various branches of the work.

Negotiations for the purchase of the site on which this building is being constructed were made through the office of Pepe & Brother, 40 South Washington Square, real estate brokers. This firm has been retained by the owner, as agent for the new building, and will have charge of its operation and management.

Subcontractors, who have already obtained contracts for work and material for this building, include Julius Epstein, 1 Madison avenue, wrecking; Stola



F. E. Vitolo, Arch't.  
79-81 WASHINGTON PLACE.



F. E. Vitolo, Arch't.  
TYPICAL FLOOR PLAN OF 79-81 WASHINGTON PLACE.

Building Construction Co., 1910 Webster avenue, brick mason work; Wyoming Cut Stone Co., 3956 Park avenue, exterior marble and cut stone; New Jersey Terra Cotta Co., 149 Broadway, architectural terra cotta, and Philip Lenges, 309 East 122d street, structural steel. The owner has taken estimates on other branches of the work and contracts for its performance will be awarded as work on the building progresses.

Plans for this building call for an eight-story structure having a frontage of 44 feet and a depth of 76 feet. Construction throughout will be fireproof and thoroughly high-class in every particular. Close attention in design, planning and construction has been paid to the important details which make or mar a building. The floors in this structure are laid out for two and three room suites with baths; but the building will be constructed in such a manner that should it become desirable at any time to lease suites of 4, 5 or 6 rooms with two baths, alterations can be accomplished with a minimum of labor and expense. Included in each suite is a recessed compartment designed as a space for a refrigerator, sink and gas range, to be used for light housekeeping purposes.

A feature of this project worthy of

particular note is the large size of the living rooms in the various apartments. In fact, all rooms are generous in size, well lighted and are properly proportioned for the economical emplacement of the larger pieces of furniture. The rear suites are practically planned for studio purposes, with windows of extra size, admitting a maximum amount of natural north light which is so necessary to artists. Provisions have been made for laundry purposes in the basement of this building and modern equipment including a steam clothes dryer will be installed for the use of the tenants. The basement also includes individual storage bins for the tenants.

This improvement will, when completed, represent an investment of approximately \$100,000. Rentals in the building will range from \$480 to \$900 per year, according to the number and location of the rooms.

The north side of Washington Square has maintained its character as a high class residential street, despite the rapid transition of many other thoroughfares in the section. Practically the entire north side is improved with fine private dwellings, leased and occupied by many prominent families. The Sailors' Snug Harbor owns the block front from University place to Fifth avenue, while west of that thoroughfare

come the holdings of the Rhinelander Real Estate Co., and Benjamin O. Chisolm, et al., who control the block front from Fifth avenue to Washington Square West, with the exception of No. 19, which is owned by Mrs. Mary S. Shattuck.

On the west side of the square the improvements consist of private dwellings and two high class apartment houses, namely the Washington and the Holley, respectively six and seven stories in

height. The south side of the square is about ready for extensive improvements. Here the property is occupied mainly by old residences, utilized as boarding houses and studios for artists, also for business purposes. Three modern buildings, the Judson Memorial Baptist Church, at 56 Washington Square South, the Catholic school at 69 and 70, and a modern six-story garage at 74 complete the side.

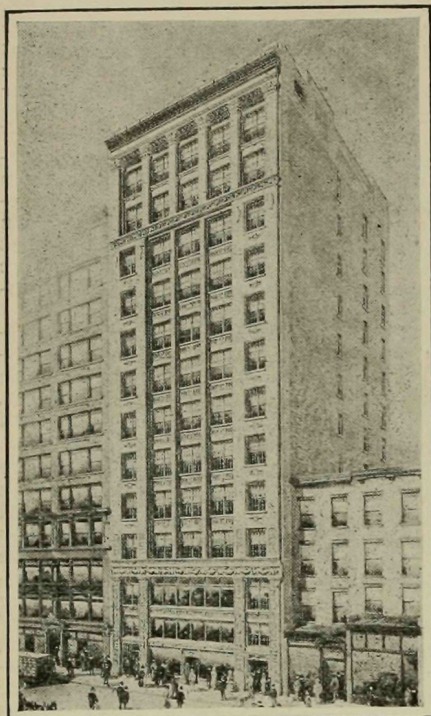
Practically the entire easterly side of the square is devoted to commercial purposes. The Celluloid Co., and the American Book Co. occupy large holdings. One apartment house is also located on this side.

Vincent C. Pepe, of Pepe & Brother, real estate brokers, who have negotiated a number of important sales in this locality, recently said: "It would appear as though there is still to be considerable activity in this section, particularly as a residential community for artists, writers and musicians. The difficulty we have experienced is not in renting, but on account of the scarcity of high class apartments; also the lack of interest on the part of some of the present owners and their unwillingness to spend money to alter the private houses. If the owners would only modernize their holdings they could obtain a fine class of tenants."

### NEW LOFT PROJECT.

Frederick Ayer, of Boston, Owner of Latest Structure in Herald Square Section.

FOUNDATIONS are nearing completion for the new twelve-story mercantile building being erected at 29-33 West 36th street, by Frederick Ayer, of Boston, Mass., as a permanent investment. This structure is being built on a plot 64 x 100 feet, and has been planned by Maynicke & Franke, architects, 25 East 26th street. The architects have succeeded in eliminating all



Maynicke & Franke, Arch'ts.  
29-33 WEST 36TH STREET.

interior free standing columns, which is an innovation for a building of this width. The structure has been planned to afford the maximum natural lighting from front, rear and sides and will be equipped with automatic sprinklers, fire towers, fireproof windows, and electric elevators. The ceilings in this building will be unusually high, particularly in the first or store floor, where there will be mezzanine on three sides. The front will be of light gray enameled brick and terra cotta. Cross & Brown Company, 18 East 41st street, is the agent of the building.

### Color Schemes in a City Home.

The prevailing color of a living-room on Riverside Drive is mulberry. Mulberry velvet is used for the window and door hangings, and a moire material matching these hangings in color is used for the wall panels. The general color scheme, even, is carried out in the lampshade sconces, says the Decorative Furnisher. The furniture is of mahogany, and the upholstery material and window cushions are in mulberry color, matching the prevailing scheme. The trim of the room is ivory white, and the entire effect is one of soft color harmony and charm. The window panels are combination Filet and Venetian lace, and the Oriental rug, of particular charm, was especially imported by the decorator on account of its size and the harmony of the color it contained.

Adjoining the living-room is the foyer hall. The color of the draperies and the curtains is old blue, forming a beautiful contrast with the mulberry tones used in the living-room. The trim here is also ivory white. The lace panels used on the windows match those in the living-room, and the floors are covered with Persian rugs of excellent design.

In the lounging or smoking-room the color scheme is golden brown, which, against the ivory white of the woodwork and mahogany doors, is soft and restful. The rugs are Oriental, and the curtains

of two-tone silk are in accord with the general brown color scheme. Arab panels are used on the windows.

### Investment Opportunities Great.

The investment opportunities of Jersey City and Hoboken are exceptional. At the present time local investors are taking advantage of them, but the demand for new residential and apartment accommodations is growing to such an extent that real estate interests believe a new Washington Heights is to be created on the Boulevard.

Jersey City is distinctively metropolitan. Wise, far-seeing, administrations in the past have seen to it that its people shall have plenty of breathing spaces and its nine parks, not including its \$3,000,000 Boulevard, are a source of pride to its people. In addition the Hudson County Park Commission has laid out a county park on the western slope of Bergen, the part, which is mainly in Jersey City and which has an area of more than 200 acres, still in process of development. The city offers exceptional advantages to the prospective home buyer in a comprehensive system of public and parochial schools and public libraries, in fact all the attractions peculiar to a city, minus the disadvantages of congestion of population.

### Buildings in Greater New York.

There are 375,037 buildings of ten classifications in New York City, according to statistics compiled by the New York Tax Department and printed in the annual report for 1914. They are between the boroughs, divided as follows: Manhattan, 84,849; Bronx, 35,163; Brooklyn, 172,380; Queens, 62,525; and Richmond, 20,120.

Brooklyn has the most one and two-family dwellings, 62,080 and 49,505, respectively, and the most tenements without elevators, 45,956. Manhattan has 2,155 elevator apartment houses and hotels, as compared with 70 for the Bronx, 209 for Brooklyn, 231 for Queens, and 82 for Richmond.

Of warehouses, loft buildings and department stores, Manhattan has 7,964; Bronx, 142; Brooklyn, 1,551; Queens, 40, and Richmond, 85.

Manhattan has 813 office buildings, as against 69 for the Bronx, 145 for Brooklyn, 95 for Queens, and 47 for Richmond. Brooklyn leads in Class 7, with 2,364 factories, whereas Manhattan has 1,428. Bronx 250, Queens 621, and Richmond 627. There are 229 theatres (not including moving-picture theatres) in all the boroughs; 14,283 stables and garages and 15,115 special structures.

### Roosevelt Avenue Opening.

Real estate owners in the area of assessment for the legal opening of Roosevelt avenue from Woodside avenue, in the Second ward of Queens, to Water-edge avenue, in the former village of Flushing, will have to bear the entire cost of that proceeding. Among these owners are some of the largest real estate corporations in Queens. There are also a multitude of small owners. The cost of the proceeding will be over \$500,000.

### Subway Contract Awarded.

The Public Service Commission awarded the contract for the construction of that portion of the Nostrand avenue branch of the Eastern Parkway subway in Brooklyn extending southerly under Nostrand avenue from Church to Flatbush avenues, to the Dock Contractor Company, the lowest of ten bidders, for \$1,692,370.70.

It is a two-track line and will be operated under the dual system agreements by the Interborough Rapid Transit Company as an extension of the existing Brooklyn-Manhattan subway. The contractor will be required to begin work within sixty days and must complete the line sufficiently for operating purposes within twenty-one months and all other work within twenty-five months from the delivery of the contract.

The cost of the work will be defrayed 95 per cent. out of the construction contribution of the Interborough Company

toward the cost of the city-owned lines, the other 5 per cent. being paid by the city.

### Projected Fifth Avenue Office Building.

York & Sawyer, architects, 50 East 41st street, are preparing plans and specifications for a sixteen-story bank and office building, to be erected at the southeast corner of Fifth avenue and 43d street, a plot having an avenue frontage of 62.11 feet and 108 feet in 43d street. The Five Hundred and Eleven Fifth Avenue Corporation is the owner. This company, in which Harris and Maurice Mandelbaum are interested, was recently incorporated. A general contract for the construction of this building has been awarded to the Columbus Circle Construction Co., 15 Columbus Circle. The banking floor, basement and first floor have been leased to the Guaranty Trust Company for its Fifth avenue branch, for a term of twenty-one years. The structure, which is to be known as the Guaranty Building, has been designed to meet the requirements of the Guaranty Trust Company. The upper portion of the building will be leased for offices.

### Financing an Enterprise.

The fourth edition of "Financing an Enterprise," by Francis Cooper, has just been published by the Ronald Press. The volume comprises about 525 pages, systematically indexed and cross-indexed, and so arranged that easy reference can be made to the various subjects.

The volume is divided into six parts, dealing with the Enterprise, Investigation of an Enterprise, Protection of an Enterprise, Capitalization of an Enterprise, Presentation of an Enterprise and Special Features of Promotion.

While the principles of finance do not change, nevertheless their application does, and new illustrations must replace the old ones. Many good enterprises cannot be financed because the principles and procedure of successful financing have been disregarded. These principles are clearly set forth in Mr. Cooper's book and the mistakes commonly made described. The book should serve as a general manual of information.

### Contractors for Park Avenue Apartment.

A. L. Mordecai & Son, Inc., 30 East 42d street, have obtained a general contract to erect a twelve-story and basement apartment house on the west side of Park avenue, 51st to 52d street. Plot has a frontage on the avenue of 200 feet and 75 feet in both streets. The property is owned by the New York State Realty & Terminal Co. and has been leased to the 330 Park Avenue Company, E. Clifford Potter, president, who are the owners of the proposed building. Plans for this structure have been prepared by Warren & Wetmore, 16 East 47th street. Suites in this building will range from six to ten rooms, with three baths. Work will be started immediately and the building will be ready for occupancy next summer.

### Maternity Hospital for the Bronx.

B. H. & N. C. Whinston, architects, Third avenue and 148th street, have completed plans for a hospital to be erected on the east side of Intervale avenue, 195 feet north of 165th street. The new structure will be three stories in height, 50x100 feet, and will be fireproof throughout. Dr. Julius Weiss is the chairman of the building committee. The cost is estimated at \$65,000.

### Apartment House for 150th Street.

The 114th Street and Seventh Avenue Construction Company, Max Weinstein, 1884 Seventh avenue, president, contemplates the erection of an apartment house in the north side of 150th street, 150 feet west of Broadway, covering the plot 150x99 feet. Complete details have not been determined, and no plans have yet been drawn.



**NO ARCHITECTS SELECTED.**

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

**MANHATTAN.**—H. M. Construction Co. (Herman & Minskoff), 927 East 163d st, will erect two 5-sty apartment houses in the north side of 214th st, 200 ft east of 10th av, on a plot 150x100 ft. No architect selected.

**BROCKPORT, N. Y.**—The R. C. Church of Brockport, Rev. Father Keenan, pastor, contemplate the erection of a new parochial school or remodeling the old building in Utica st. No architect selected.

**RENSELAER, N. Y.**—The Board of Education, Ernest Johnson, secretary, contemplates the erection of a new public school here. Estimated cost, \$50,000. No architect selected.

**MEDINA, N. Y.**—Board of Education of Medina, N. Y., Milton Wheadon, secretary, contemplates the erection of a high school building to be built in Catherine st, architect for which has not been selected or details decided.

**SPRING LAKE, N. J.**—The Borough of Spring Lake, Board of Education, H. Getzinger, president, will erect a new public school building, probably next spring. No architect has been selected.

**LA SALLE, N. Y.**—Bell Rose Lodge, No. 129, I. O. O. F., H. F. Moxhan (Noble Grand), grocer, Main st, this place, has purchased a building site at Cayuga and Main sts, for a new Odd Fellows temple. Cost between \$10,000 and \$15,000. No architect selected. Work will probably go ahead by spring.

**PLANS FIGURING.**

**APARTMENTS, FLATS & TENEMENTS.**

**MANHATTAN.**—John J. Hearn Cons. Co., 69 West 46th st, is figuring the general contract for the 6-sty apartment, to be erected at 103-5 West 98th st. Architects, Rouse & Goldstone, 38 West 32d st. Owner's name withheld. Cost, about \$75,000. Sub-bids are desired by August 17.

**BRONX.**—Lloyd I. Phyfe, 1451 University av, has completed plans and is taking bids for a 5-sty flat, 50x100 ft, for the Merriam Construction Co., 249 Lexington av, to be erected at the northeast corner of University av and 170th st, Bronx, to cost \$45,000.

**CHURCHES.**

**MANHATTAN.**—Additional figures are being received for the general construction of the church and parish house which the Central Baptist Church, Rev. Dr. Frank M. Goodchild, 2647 Broadway, is to erect at 649-651 Amsterdam av, southeast corner of 92d st, from plans by Walter Cook, 3 West 29th st. Estimated cost is \$200,000.

**FACTORIES AND WAREHOUSES.**

**BROOKLYN.**—Francisco & Jacobus, 200 5th av, Manhattan, architects and engineers, will take bids on general contract about Aug. 26 for 5-sty fireproof reinforced concrete tobacco factory, 200x300 ft, covering the block fronting on Nostrand and Park avs and Sanford st. The American Tobacco Co., 111 5th av, Manhattan, owner. Estimated cost is \$500,000.

**PUBLIC BUILDINGS.**

**BROOKLYN.**—The Department of Parks will take bids until Aug. 19 for plumbing, hot water heating, etc., in the new zoo building, Prospect Park, Brooklyn, to cost about \$40,000. Total security required is \$1,200.

**WHITE PLAINS, N. Y.**—Board of Supervisors of Westchester County will receive bids until 10 a. m., Aug. 31, at the office of the County Building Commission, 5 Court st, White Plains, for the erection of an addition to the Court House. B. W. Morris, Jr., 101 Park av, Manhattan, is architect. Cost, about \$800,000.

**SCHOOLS & COLLEGES.**

**MANHATTAN.**—Hugh Getty, Inc., 359 West 26th st, is figuring the general contract and desires bids on all subs for the parochial school to be erected at 325-327 West 13th st, for St. Bernard's R. C. Church, Rev. Father J. F. Smith, pastor. Jas. F. Maher, 341 West 14th st, is the architect. Brick, limestone and terra cotta, 6-sty, 60x100 ft.

**SYRACUSE, N. Y.**—Estimates on general contract will be received by the Board of Education of Syracuse till 1.30 p. m., Aug. 23, for the erection of the Delaware school at the corner of Dela-

ware av and South Geddes st. Merrick & Randall, 704 S. A. & K. Building, Syracuse, architects. Cost, about \$200,000. Plans and specifications may be seen at the office of the F. W. Dodge Co., 119 West 40th st, Manhattan.

**STORES, OFFICES & LOFTS.**

**MANHATTAN.**—John J. Hearn Cons. Co., 69 West 46th st, is figuring the general contract and desires bids on sub-contracts by August 16, for the alteration to the Café Laloy, at 228-32 West 39th st. Architect, George Provot, 104 West 42d st.

**MANHATTAN.**—Eastern Construction Co., 110 West 40th st., desires bids on fire alarm systems and fireproof windows for the alteration to the 12-sty loft at 7-9 West 30th st.

**THEATRES.**

**JERSEY CITY, N. J.**—Plans will be ready for bids by Aug. 20 for the moving picture theatre which Frank C. Hall, 635 Washington av, is to erect on Bergen av, from plans by Percy A. Vivarttas, 110 4th st, Union Hill, N. J. Seating capacity 1,200.

**CONTEMPLATED CONSTRUCTION.**

**Manhattan.**

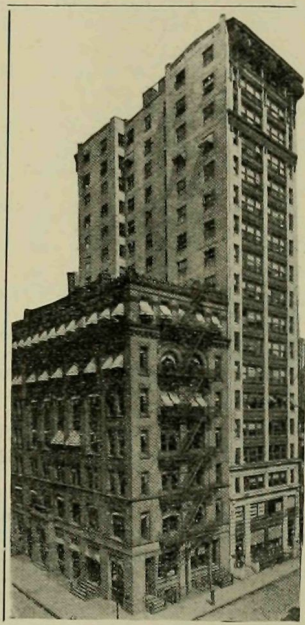
**APARTMENTS, FLATS & TENEMENTS.**

**AMSTERDAM AV.**—Geo. & Edw. Blum, 505 5th av, are preparing for a 7-sty brick apartment, with stores, 100x125 ft., to be erected at the southwest corner of Amsterdam av and 140th st, by The Surety Land Co., 253 West 58th st, owner; Harry Mandell, president. Owner builds. Plans will be completed about Sept. 1.

**PARK AV.**—Warren & Wetmore, 16 East 47th st, have completed plans for the apartment house, 17-stys, 200x66 ft, which the S. Fullerton Weaver Co., 420 Park av, will erect on the block front west side of Park av, between 55th and 5th av, have completed plans for the 6-sty 56th sts. Estimated cost, \$800,000. The owner builds and will take bids on structural steel and mason work about Aug. 20.

**190TH ST.**—Sass & Springsteen, 32 Union sq, will prepare plans for four

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**Contemplated Construction—Continued.**

apartment houses, 5-stys, 62x125 ft, for a company now forming, to be erected in the south side of 190th, through to the north side of 189th st, 125 ft east of St. Nicholas av.

99TH ST.—Neville & Bagge, 105 West 40th st, have plans ready for the 12-sty apartment, 110.10x90 ft, to be erected at the southwest corner of 99th st and West End av, to cost \$500,000.

36TH ST.—George and Edward Blum, 505 5th av, have completed plans for the 9-sty apartment house, 62.6x83.7 ft, at 138 East 36th st, for James Humes Building Co., Inc., 1790 Broadway. Estimated cost is \$130,000.

139TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for the 6-sty flat, 50x84.11 ft, in 139th st, north side, 350 ft east of Lenox av, for Anna Robert, 7 East 109th st. Estimated cost, \$50,000.

**DWELLINGS.**

42D ST.—W. K. Benedict, 527 5th av, has made plans for alterations to the church rectory, 329 West 42d st, for the Roman Catholic Church of the Holy Cross, Rev. Father Joseph Flannery rector. The contract has not been let.

**STABLES AND GARAGES.**

54TH ST.—Ballinger & Perrot, 1211 Arch st, Philadelphia, Pa., have prepared plans for a 5-sty concrete garage, 50x100 ft, at 226-228 East 54th st, for the Monmouth Garage Co., 126 East 54th st, to cost approximately \$100,000. Arthur B. Hatcher, 140 Broadway, is president. Fred T. Ley & Co., Inc., 52 Vanderbilt av, has the general contract.

**STORES, OFFICES AND LOFTS.**

28TH ST.—Kervan Co., 119 West 28th st, florists, lessee, has had plans prepared by John R. Hinchman, 437 5th av, for alterations consisting of front extension, new store fronts, etc., at 115 West 28th st. Estimated cost is placed at \$15,000. The architect will take bids.

18TH ST.—James S. Maher, 431 West 14th st, has been retained as architect for the new printing building, 3-stys, 225 x93 ft, which James J. Riordan, 1 East 14th st, is to erect at 438-454 West 18th st.

**Bronx.**

APARTMENTS, FLATS & TENEMENTS. ANTHONY AV.—Moore & Landsiedel, 3d av and 148th st, have plans under way for a 5-sty flat for William L. Phelan, 2045 Ryer av, to be erected on the east side of Anthony av, 100 ft north of 180th st, to cost \$45,000. Owner builds.

**DWELLINGS.**

FILLMORE ST.—William Huernerberg, 854 Bronx Park av, has plans for a 2-sty brick residence for Jacob Goldberg, 312 7th av, to be erected in Fillmore st, 250 ft south of Morris Park, to cost \$7,000.

**STABLES AND GARAGES.**

176TH ST.—Carl Demmerle, 1510 Bryant av, architect, has completed plans for a brick garage, 1-sty, 75x170 ft, in the north side of 176th st, 49 ft east of Daly av, Bronx, to cost \$12,000. Coryell Building Co., Inc., Frank G. Coryell, 1414 Vyse av, is owner. Estimated cost, \$12,000.

**STORES, OFFICES AND LOFTS.**

177TH ST.—Edward J. Byrne, 148th st and Willis av, has completed plans for a 1-sty brick store, 50x95 ft, for the 180th Street Construction Co., Robert Illwizer, 435 East 149th st, president, to be erected in 177th st, east side, 25 ft west of Clinton av, to cost \$12,000. Owner builds.

**Brooklyn.**

APARTMENTS, FLATS & TENEMENTS. SHEFFIELD AV.—Plans are being prepared by E. M. Adelson, 1776 Pitkin av, for a 3-sty brick apartment, 25x85 ft, to be erected on the east side of Sheffield av, 170 ft south of Pitkin av, by Joseph Dunitz, 247 Sheffield av, owner and builder. Cost, about \$10,000.

JAMAICA AV.—Shampan & Shampan, 772 Broadway, have completed plans for two 4-sty apartments to be erected at the southeast corner of Jamaica av and Chestnut st for the Lancastershire Realty Co., owner.

4TH AV.—Louis Engel, 545 West 111th st, Manhattan, has bought the northwest corner of 4th av and 61st st, on which he will erect a 4-sty brick apartment, with stores, 40x85 ft. Name of architect, with further details, will be announced later.

RAILROAD AV.—S. Millman & Son, 1780 Pitkin av, have plans for a 4-sty tenement, 40x60 ft, on the west side of Railroad av, 35 ft north of Weldon st, for the Cordell Corp. (George Dellon), 147 Dumont av, to cost \$30,000. Owner builds.

52D ST.—Daniel Lynch, builder, care of Thomas Bennett, architect, 5123 3d av, Brooklyn, will erect three tenements, 3-sty, 20x70 ft, in 52d st, west of 8th av, to cost total of \$21,000.

30TH ST.—Thomas Bennett, 5123 3d av, is preparing plans for a 3-sty brick tenement, 25x68 ft, to be built in the south side of 39th st, 199 ft east of 4th av. John O'Hearn, 415 40th st, owner and builder. Cost, \$7,000.

3D AV.—M. A. Cantor, 373 Fulton st, has plans in progress for a 3-sty brick tenement, with stores, 20x80 ft, to be built at the northwest corner of 3d av and 62d st, for Morris Bienstock, 1258 47th st, owner and builder. Cost, about \$8,000.

3D AV.—M. A. Cantor, 373 Fulton st, is preparing plans for a 3-sty brick tenement, with stores, 20x80 ft, to be erected at the southwest corner of 3d av and 61st st. Morris Bienstock, 1258 47th st, owner and builder. Cost, \$8,000.

RAILROAD AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty brick tenement, 86x69 ft, to be built at the northwest corner of Railroad av and Weldon st, for the Cordell Corporation. George Dellon, 147 Dumont av, owner and builder. Cost, about \$35,000.

**DWELLINGS.**

49TH ST.—Richard Von Lehn Sons, 2701 Av G, have completed plans for two 2-sty brick dwellings, 20x50 ft, to be erected in the west side of 49th st, 120 ft north of Av N, by Peter Johnson, 648 Essex av, Plainfield, N. J., owner. Cost, about \$6,000.

AV U.—Kallich & Lubroth, 215 Montague st, are preparing plans for a 3-sty brick store and dwelling, 20x90 ft, to be erected at the northeast corner of Av U and East 17th st, by Henry Weingarten, 1123 39th st, owner and builder. Cost, about \$10,000.

DUMONT AV.—Charles Infanger & Son, 2634 Atlantic av, are preparing plans for a 3-sty brick store and dwelling, 25x75 ft, to be erected on the southwest corner of Dumont and Sheffield av, by Nathan Halperin, 183 Barrett st, owner and builder. Cost, about \$8,000.

DUMONT AV.—Plans are being prepared by Charles Infanger & Son, 2634 Atlantic av, for six 3-sty brick dwellings, 24x68 ft, to be erected on the south side of Dumont av, between Sheffield and Georgia avs. Nathan Halperin, 183 Barrett st, owner and builder. Cost, about \$42,000.

3D AV.—Morris Bienstock, builder, 1258 47th st, Brooklyn, will erect eight dwellings, with stores, on 3d av, west side, 20 ft. south of 61st st, to cost \$48,000. M. A. Cantor, 373 Fulton st, Brooklyn, architect.

STANHOPE ST.—Plans are ready for alterations to the residence and store southwest corner of Stanhope st and Knickerbocker av, for Hyman Levy, 390 Knickerbocker av, Brooklyn. Brook & Rosenberg, 350 Fulton st, architects.

**FACTORIES AND WAREHOUSES.**

PROSPECT AV.—Thode & Harvie, 406 9th st, are preparing plans for a 2-sty brick laundry, 50x164 ft, to be erected on Prospect av, near 9th av, for the Anchor Laundry Co., F. L. Rath, president, 361 7th av. Project will include a stable. Architects will take bids on general contract. Cost, about \$60,000.

SKILLMAN ST.—John Philip Voelker, 979 3d av, Manhattan, is preparing plans for alterations to the brewery at 2 Skillman st, for David M. Neuberger, 74 Broadway, Manhattan. The plant will be modernized throughout, and an electric power plant will be installed.

**HOSPITALS AND ASYLUMS.**

ST. MARKS AV.—F. J. Helmle, 190 Montague st, is preparing plans for a 1-sty addition to St. John's Home, on St. Marks av. The project will have brick walls, reinforced concrete floors, and will cost about \$20,000. Architect will take estimates on general contract.

**STABLES & GARAGES.**

BROOKLYN AV.—Jas. A. Boyle, 367 Fulton st, is preparing plans for a 1-sty brick and steel garage, 46x150 ft, to be built at 36-40 Brooklyn av, south of Herkimer st, for Mary E. Farrell, owner, 1371 Carroll st. Owner will build. Cost, about \$7,000.

**THEATRES.**

FLATBUSH AV.—R. Thomas Short, 17 West 44th st, Manhattan, has completed plans for a 4-sty brick theater, 95x147 ft, to seat about 2,000, to be built at 1085-1093 Flatbush av, by the Hertz Construction Co, 239 East 25th st, Brooklyn. Owner builds, and is ready for bids on sub contracts and materials. Cost, about \$150,000.

**Queens.**

APARTMENTS, FLATS & TENEMENTS. RIDGEWOOD, L. I.—L. Berger & Son, 1652 Myrtle av, Brooklyn, have completed plans for a 3-sty brick tenement, 19x60

ft, to be built in the east side of Epsilon pl, 206 ft south of Myrtle av, by Charles Young, 522 McDonough st, Brooklyn, owner and builder. Cost, about \$6,500.

RIDGEWOOD, L. I.—L. Berger & Son, 1652 Myrtle av, Brooklyn, have completed plans for four 3-sty tenements, 26x71 ft, to be erected in the east side of Epsilon pl, 100 ft south of Myrtle av, by Charles Young, 522 McDonough st, Brooklyn, owner and builder. Owner will take bids on sub contracts and materials. Cost, about \$8,500 each.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, Long Island City, is preparing plans for two 5-sty tenements, 39x85 ft, to be erected on 3d av, 100 ft south of Jamaica av, for Frank Zeanovec, 70 Wilson av, owner. Owner builds. Total cost, about \$60,000.

**DWELLINGS.**

RIDGEWOOD, L. I.—S. Millman & Son, 1780 Pitkin av, Bklyn, are preparing plans for nine 2-sty brick dwellings, 20x52 ft, to be erected on the north side of Cooper av, 20 ft east of Maple av, by Morris Mayoritz and Max Greenberg, 963 Prospect av, the Bronx, owners and builders. Total cost, about \$45,000.

RICHMOND HILL, L. I.—Frank B. Rowdell Construction Co., Hatfield av, Richmond Hill, has had plans prepared privately for twelve 2½-sty frame dwellings, 20x50 ft, to be erected in Richmond Hill, the exact location to be announced later. Owners build and will start work about Aug. 15. Cost, about \$3,500 each.

CORONA, L. I.—T. Gange, 19 East Hayes av, owner, will erect two residences, 2-stys, 20x52 ft, east side of 42d st, 458 ft south of Polk st, to cost \$8,000. A. De Blasi, East Jackson av, Corona, is architect.

BAYSIDE, L. I.—Josephine W. Chapman, 4 West 40th st, Manhattan, has plans for four cottages to be erected by the Week Estate, here, to cost about \$7,000 each. The architect will take bid on general contract.

**Richmond.****DWELLINGS.**

MIDLAND BEACH, S. I.—T. M. Biddle, 191 6th st, this place, is preparing plans for a 2½-sty frame dwelling to be erected here for a Mr. Chapman, care architect. Cost, about \$3,000.

**Nassau.****DWELLINGS.**

PLANDOME, L. I.—Josephine W. Chapman, 4 West 40th st, Manhattan, is preparing plans for a residence and garage, brick construction, 2½-stys, 30x60 ft, with wings, for Daniel Combs, to be erected here. Estimated cost is \$18,000. The architect will take bids on general contract.

PLANDOME, L. I.—Kennedy Owen, owner, will erect a new residence here, brick, 2½-stys, 25x40 ft, to cost about \$8,000, from plans by Josephine W. Chapman, architect, 4 West 40th st, Manhattan. Architect will take bids.

**Suffolk.****DWELLINGS.**

SAG HARBOR, L. I.—Schenck & Mead, 105 West 40th st, Manhattan, are preparing plans for a 1½-sty local stone and frame bungalow, 50x45 ft, to be erected here for Dr. Geo. B. McAuliffe, 616 Madison av, Manhattan. Shingle or asbestos roofing, hot water heating, gas machine. Cost, about \$4,500. Owner will soon take bids on general contract.

**MISCELLANEOUS.**

SAG HARBOR, L. I.—Schenck & Mead, 105 West 40th st, Manhattan, are preparing plans for a cast concrete mausoleum, 15x15 ft, to contain 8 crypts, to be erected near Sag Harbor for Dr. Geo. B. McAuliffe, 616 Madison av, Manhattan. Owner will take estimates.

**Westchester.****CHURCHES.**

NEW ROCHELLE, N. Y.—F. D. Pagan, Main st, is about to start plans for a 1-sty brick and stone church, 50x80 ft, to be built on Winyah av, west of Spring st, for the Bethesda Baptist Church, Rev. J. B. Boddie, pastor, 111 Horton av. Cost, about \$30,000.

**DWELLINGS.**

MT. VERNON, N. Y.—Gross & Kleinberger, 75 Bible House, Manhattan, are preparing plans for a 2½-sty brick and stucco dwelling, 30x36 ft, to be erected in Chesterhill Park for Mr. Colish, care architects. Bids will soon be taken on a general contract.

TARRYTOWN, N. Y.—E. A. Russell, 141 Main st, this place, is preparing plans for a residence to be erected in Grove st for Frederick A. Russell, Jr., 49 North Orchard st, Tarrytown. Bids will be taken by the architect on separate contracts about Aug. 26.

**YONKERS, N. Y.**—Mrs. Isabella B. Chalmers, of Bronxville, N. Y., will erect a frame residence, 33x30 ft, at 17-19 Midland av, from plans by Oliver M. Oake, Bronxville.

**YONKERS, N. Y.**—Elizabeth Coffey, 54 Midland av, Yonkers, will erect a frame residence on Midland av, from plans by Wm. Steinmetz, 81 Palmer av, Yonkers.

**MT. KISCO, N. Y.**—Trowbridge & Livingston, 527 5th av, are making plans for a gardener's cottage, 2½-stys, 36x43 ft, for Deniston M. Bell, of Pelham Manor, N. Y., to cost \$19,000. William Crawford, 7 East 42d st, New York City, is general contractor. A stable, ice house and coachman's cottage will also be erected.

**TARRYTOWN, N. Y.**—B. A. Russell, 141 Main st, this place, is making plans for a colonial type residence here for E. F. Giberson & Co., 52 Vanderbilt av, Manhattan. Plans will be ready about Aug. 26 and architect will take bids.

**TARRYTOWN, N. Y.**—Joseph Blouin, Jr., 175 Wildey st, has completed plans for two 2½-sty hollow tile and stucco dwellings, 35x47 ft, to be erected on South Broadway, between Pauline and Van Wort avs. Owner's name will be announced later. Cost, \$10,000 each.

**SCHOOLS AND COLLEGES.**

**MT. VERNON, N. Y.**—H. H. Werner, Foster pl, Mt. Vernon, and 27 West 33d st, Manhattan, is preparing plans for a 3-sty brick addition to the School of Industrial Arts, to be built at 60 South 3d av, for the Mt. Vernon Board of Education, Ed Bienvenu, clerk. Addition will contain nine class rooms and will cost about \$25,000.

**MT. VERNON, N. Y.**—John P. Walther, 147 East 125th st, Manhattan, has been retained by the Mt. Vernon Board of Education, Ed Bienvenu, clerk, to prepare plans for a 2-sty brick addition, 40x60 ft, to the Hamilton School, at North High st, near Mt. Vernon av. Cost, about \$35,000.

**YONKERS, N. Y.**—F. J. Berlenbach, 260 Graham av, Brooklyn, is preparing plans for a brick parochial school to be built on Convent av for the Monastery of the Blessed Sacrament. Full details will be announced later. Cost, about \$50,000.

**New Jersey.**

**APARTMENTS, FLATS & TENEMENTS.**

**GARFIELD, N. J.**—A. Vegliante, this place, has completed plans for a 2-sty frame flat, 22x50 ft, three families, to be erected in Jewel st by Chas. Infantolino, Garfield, N. J., owner.

**NEWARK, N. J.**—Nathan Welitoff, 222 Washington st, Newark, has completed plans for three flats, 3-stys, 22x50 ft each, at 189-193 North 12th st, here. Majestic Corporation, of New Jersey, 238 Washington st, is owner. Cost, about \$15,000. The owner builds.

**DWELLINGS.**

**FAR HILLS, N. J.**—W. Edgar Baker, Jr., care Louis Jallade, 37 Liberty st, Manhattan, is preparing plans for a 2½-sty frame dwelling, 32x100 ft, to be erected here for Dr. L. Donohue, 140 West 8th st, Bayonne, N. J. Project will later include a garage.

**GREENWOOD LAKE, N. J.**—W. G. Fox, of Fox Printing House Co., 209 West 38th st, Manhattan, is having plans prepared by William T. Fanning, Colt Building, Paterson, N. J., for a 2½-sty field stone residence, 28x56 ft, to be erected here. Estimated cost is \$15,000.

**FACTORIES AND WAREHOUSES.**

**GARWOOD, N. J.**—Plans are being prepared privately for a factory building, concrete and steel, 50x200 ft, to be erected here for the Powers & Robinson Foundry & Machine Co., of this place. Work will probably be started about Oct. 1.

**SCHOOLS AND COLLEGES.**

**EAST RUTHERFORD, N. J.**—John Simpson, 1224 Essex Building, Newark, N. J., has completed plans for 2-sty brick school, 84x61 ft, to be erected on Vreeland av, near Paterson st, by the Board of Education of East Rutherford, E. P. Hutton, secretary. Building will contain eight class rooms. Bids will be advertised about Aug. 20.

**STABLES AND GARAGES.**

**NEWARK, N. J.**—Frank Grad, American National Bank Building, has completed plans for a 1-sty brick and limestone garage, 50x56 ft, to be erected in South 12th st, near 16th av, for Samuel Fauer, Belleville, N. J., owner. Cost, about \$4,000.

**HACKENSACK, N. J.**—J. J. Ferry, Dean st, Englewood, N. J., is preparing plans for a 2-sty terra cotta block garage, 60x120 ft, for J. D. Bertholt, care architect, owner.

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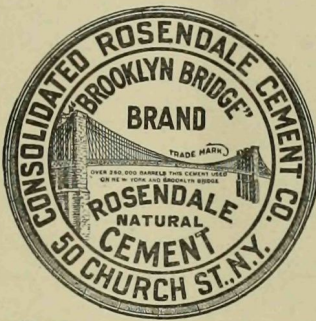
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## Contemplated Construction—Continued.

NEWARK, N. J.—Philip Kolb, care of Charles Steinbrenner, architect, Essex Building, will erect a 1-sty brick garage, 50x100 ft, in Clinton pl.

## STORES, OFFICES AND LOFTS.

ASBURY PARK, N. J.—E. C. Benner, Appleby Building, has completed plans and will soon be ready for bids for a 3-sty brick store and warehouse, 29x100 ft, to be erected at 412 Main st, for the Asbury Park Furniture Co., L. Sharfstein, 508 Main st. Front of glazed brick and marble. Cost, about \$15,000.

## Other Cities.

## BANKS.

GENEVA, N. Y.—J. Mills Platt, 527 Cutler Bldg., Rochester, N. Y., is making sketches for a 2-sty brick and stone bank building, 30x60 ft, to be erected here, for the Farmers' & Mechanics' Bank of Geneva, John W. Mellen, president. Cost, about \$20,000.

## CHURCHES.

ROCHESTER, N. Y.—Maurer & Mills, architects, Cleveland, O., are preparing preliminary plans for a 2-sty brick and stone church on Dewey av and Seneca Parkway, this place, for the Dewey Avenue Presbyterian Church, Geo. H. Fickes, minister, 459 Magee av. Definite details have not been decided upon. Cost, about \$60,000.

## DWELLINGS.

ROCHESTER, N. Y.—J. Mills Platt, 527 Cutler Bldg., is preparing plans for a 2½-sty brick veneer on frame dwelling, 40x38 ft, to be built in St. Paul st, opposite Seneca Parkway, for Fred Loeffler, St. Paul st. Project will contain a billiard room. Architect will be ready for bids on separate contracts about August 23. Cost, about \$15,000.

NEW CANAAN, CONN.—Clark & Arms, 542 Fifth av, Manhattan, have completed plans for a 2½-sty frame and terra cotta block dwelling, 45x96 ft, to be built here for Adrian Van Sinderen, 14 Wall st, Manhattan. Cost, about \$40,000. Architects will soon take estimates on general contract.

## FACTORIES AND WAREHOUSES.

ELMIRA, N. Y.—Pierce & Bickford, 118 Lake st, are preparing plans for a 5-sty reinforced concrete warehouse, 53x70 ft, to be built here for Barker, Rose & Clinton, hardware and building material supplies, A. Clinton, 109 Lake st, in charge for owner. Architects will soon take bids on general contract.

SENECA FALLS, N. Y.—Preliminary plans are being prepared by Willard Case & Co., 17 Battery pl, Manhattan, for a plant to be erected here for the Seneca Falls Mfg. Co., John C. Davis, secretary. Factory 2-sty, 340x100 ft. Foundry, 1-sty, 140x80 ft. Office, 2-sty, 32x42 ft. Engineers will call for bids on general contract about Sept. 1. Cost, about \$100,000.

## CONTRACTS AWARDED.

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

## APARTMENTS, FLATS &amp; TENEMENTS.

MANHATTAN.—(sub).—Jump Wrecking Co., 43-45 West 34th st, has received the wrecking contract for demolishing at the southeast corner of 5th av and 72d st, for improvement with a 12-sty apartment house, 115x125 ft, for the 907 5th Av Co., of which Robert B. Knowles, 165 Broadway, is president. J. E. R. Carpenter, 66 East 66th st, is architect. Estimated cost is placed at \$1,500,000.

## BANKS.

BROOKLYN, N. Y.—G. N. Morrison, 228 State st, has received the general contract, and P. Guthy, Inc., 926 Broadway, the mason work, for the 5-sty brick and reinforced concrete bank building to be erected at 363 Fulton st, for J. Lehrenkrauss & Sons, 359 Fulton st. Cost, about \$30,000.

## CHURCHES.

BRONX.—Frank Seery, 30 East 42d st, has received general contract to erect the auditorium adjoining the church of Our Lady of Pity, south side of 151st st, 70 ft east of Morris av, to cost about \$10,000. Gustave E. Steinback, 15 East 40th st, architect. Seating capacity 400.

## DWELLINGS.

ORANGE, N. J.—General contract has been awarded to Max Medvin & M. Altshuler, 16 Stuyvesant av, Newark, for a 2½-sty frame and stucco residence at 189 Day st, for I. Zuckerman, 219 Day st. S. S. Colt, 37 Essex av, is the architect. Project includes a small garage. Cost, about \$5,000.

PLEASANTVILLE, N. Y.—Ludwig Jacobson, Pleasantville, N. Y., has received general contract to erect a 2½-sty frame dwelling, 30x40 ft, here, for S. Boyd Darling, 135 Henry st, Brooklyn, owner. J. T. Tubby, 81 Fulton st, Manhattan, is the architect. Cost, about \$8,000.

PEAPACK, N. J.—North Eastern Construction Co., 225 5th av, Manhattan, has received general contract to erect a 2½-sty terra cotta block and stucco dwelling, 20x70 ft, here, for R. Stuyvesant Pierpont, 55 Liberty st, Manhattan. Montague Flagg, 109 Broad st, Manhattan, is the architect.

NEWARK, N. J.—John & Hugh McHall, 136 Seymour av, have received general contract to erect a 2½-sty frame dwelling at 52-54 Bock av, for E. J. Kernochan, 354 Chadwick av. Slate roofing, steam heating, electric wiring. Cost, about \$5,000.

PLANDOME, L. I.—Louis Eickwort, Manhasset, L. I., has received general contract to erect a 2½-sty frame and stucco residence at Plandom for Harry J. Washburn, vice-president L'Ecluse, Washburn & Co., Inc, 18 East 34th st, Manhattan. F. G. Lippert, 132 Nassau st, Manhattan, is architect. Cost, about \$15,000.

OYSTER BAY, L. I.—E. W. Howell, Babylon, L. I., has been awarded general contract to erect 2½-sty brick residence, 32x106 ft, at Oyster Bay, for John Slade, owner, 64 West 48th st, Manhattan. Alex Mackintosh, Bible House, Manhattan, architect. Cost, about \$30,000.

RUTHERFORD, N. J.—Adolph Vollack, Carlstadt, N. J., has received general contract to erect a 2-sty brick store and dwelling at 118 Park av, for Mrs. Gabrielle Trainor, Rutherford, N. J. Anton L. Vegliante, 42 Passaic av, Garfield, N. J., is architect. Cost, about \$4,500.

SUMMIT, N. J. (sub).—Charles McNair, of Summit, has received the mason work, and F. L. Walters, Chatham, N. J., the carpenter work for a 2-sty brick store and dwelling, 35x120 ft, to be built in Maple st, Summit, for J. Mantel, 18 Maple st, owner. Cost, about \$16,000.

SCARSDALE, N. Y.—Joseph Mulholland, 12 Prospect st, New Rochelle, N. Y., has obtained general contract to erect the dwelling and garage, 2-stys, 30x40 ft, here, for Allen N. Mann, 5 Nassau st, New York City, from plans by Mann & Cook, 91 Dun Building, Buffalo, N. Y. Estimated cost, \$8,000. Lawrence Peck, 15 East 40th st, is supervising architect.

MONTCLAIR, N. J.—(sub) Julius Muller, 12 Miller st, has received mason work for the residence of Mrs. Adele Ogden Duys, at 384 Upper Montclair av, to cost \$8,000.

## FACTORIES AND WAREHOUSES.

BUFFALO, N. Y.—Turner Construction Co., 11 Broadway, Manhattan, has received general contract to erect the 10-sty reinforced concrete addition, about 100x200 ft, to the cold storage warehouse in Perry st for the Buffalo Cold Storage Co., D. E. Knowlton, president. Plans were prepared privately.

## MUNICIPAL.

BROOKLYN.—John J. Hearn Cons. Co., 69 West 46th st, Manhattan, has been awarded a general contract and desires estimates on subs for the new pumping station to be erected at the Utrecht Pumping Station for the Department of Water Supply, Gas and Electricity of the City of New York, Engineer C. Lobo, 14th st and Av V, Brooklyn. Cost, about \$20,000.

STATEN ISLAND.—John J. Hearn Construction Co., 69 West 46th st, Manhattan, has received the general contract to erect cottage No. 2 at the City Farm Colony, Staten Island, for the Department of Public Charities. C. B. Meyers, 1 Union square, Manhattan, is the architect. Cost, about \$35,000.

TARRYTOWN, N. Y.—Henry Schneider, 89 Pocantico st, North Tarrytown, has received general contract to erect the 2-sty brick fire house, 20x65 ft, at Mechanic st and Central av, for the Village of Tarrytown, J. W. Coles, clerk. Cost, about \$8,000. General contractor is taking bids on sub contracts.

## PUBLIC BUILDINGS.

HUDSON, N. Y.—Campbell & Dempsey, Kingston, N. Y., have received general contract to erect the jail in rear of court house here for the Board of Supervisors of Hudson. Cost, \$50,000. Wm J. Beardsley, 49 Market st, Poughkeepsie, architect.

MANHATTAN.—John J. Hearn Cons. Co., 69 West 46th st, Manhattan, has received the general contract for Annex H, to be erected by the Board of Education, at 67th st and Lexington av. Architect, C. B. J. Snyder, 59th st and Park av. Estimates are desired on sub contracts. Cost, about \$5,000.

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**SCHOOLS & COLLEGES.**

SCARSDALE, N. Y.—Geo. T. Kelly, 20 John st, Yonkers, has obtained a general contract to build a 2-sty brick and stone high school, 45x irreg., containing six classrooms and an auditorium, seating about 350, for the Scarsdale Board of Education, H. C. Lakin, clerk. Guy Lowell, 225 Fifth av, Manhattan, is the architect. Cost, about \$64,000.

**STABLES & GARAGES.**

BROOKLYN.—Frank M. Walsh, 374 Hamilton av, Brooklyn, has received the general contract to erect the 2-sty garage, 90x99 ft, at 1203-1209 Atlantic av, for Charles Cooper, 157 Remsen st, to cost \$19,000. J. Sarsfield Kennedy, 157 Remsen st, Brooklyn, is architect.

BROOKLYN.—Meyer & Sweeny, 607 Flatbush av, have been awarded a general contract to build a 1sty fireproof garage, 50x100 ft, at the northeast corner Bedford av and Robinson st, for McAvoy & Smith, 858 71st st, owners. Snee & Bryson, 154 Montague st, are the architects. Cost, \$10,000.

**STORES, OFFICES AND LOFTS.**

FORT LEE, N. J.—J. B. Roberts Co., 1 Madison av, Manhattan, has received general contract to build a brick and terra cotta block studio and administration building here for the Paragon Film Co., Inc., J. E. Brulatow, 31 East 27th st, Manhattan, owner. Ernest Flagg, 109 Broad st, Manhattan, is architect. Cost, about \$60,000.

FORT LEE, N. J.—J. E. Vroman Construction Co., North Bergen, N. J., has received the general contract, and Communipaw Steel Co., Jersey av, Jersey City, the steel work for the moving picture studio to be erected here for the N. J. Studios Co., care architect. Brick, steel and glass, 1-sty, 150x190 ft. Andrew Hayek, Edgewater, N. J., is architect. Cost, about \$40,000.

**PLANS FILED FOR NEW CONSTRUCTION WORK.**

**Manhattan.**

APARTMENTS, FLATS AND TENEMENTS.  
84TH ST, 63-69 East, n w cor Park av, 12-sty fireproof apartment house, 107x140; cost, \$450,000; owner, Fenlo Realty Co., Inc., 119 West 40th st; architect, Emery Roth, 119 West 40th st. Plan No. 277.

AUDUBON AV, s w cor 179th st, 6-sty brick stores and tenement, 25x100; cost, \$30,000; owner, Aldus Const. Co., 600 West 181st st; architects, Sass & Springsteen, 32 Union sq. Plan No. 278.

PARK AV, w s, bet 50th and 51st sts, 12-sty fireproof apartment, 200x79; cost, \$700,000; owner, Park Avenue Improvement Co., Inc., 63 Park Row; architects, Warren & Wetmore, 16 East 47th st. Plan No. 273.

PARK AV, 930, s w cor 81st st, 13-sty fireproof apartment house, 102x69; cost, \$375,000; owner, Nine Thirty Park Av. Co., Inc., 505 5th av; architects, Schwartz & Gross, 347 5th av. Plan No. 279.

**FACTORIES AND WAREHOUSES.**

GANSEVOORT ST, 84-88, s s, 81 w Washington st, 7-sty fireproof cold storage and freezing purposes, 61x84; cost, \$80,000; owner, Manhattan Refrigerating Co., 525 West st; architect, John C. Glover, 222 Navy st, Brooklyn. Plan No. 274.

4TH ST, 413 East, 2-sty brick sawdust storage, 20x16; cost, \$800; owner, Betsy Ann Fay Estate, 150 Nassau st, Clinton S. Harris, trustee; architect, Marion J. Ross, 460 East 10th st. Plan No. 276.

**SCHOOLS AND COLLEGES.**

LEXINGTON AV, 10-16, n w cor 22d st, 10-sty fireproof Manhattan Trade School for Girls, 75x99; cost, \$190,000; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 275.

**Bronx.**

APARTMENTS, FLATS AND TENEMENTS.  
REVIEW PL, w s, 50 n 238th st, 5-sty brick tenement, 50x88, plastic slate roof; cost, \$50,000; owners, 238th St Constn. Corp., Chas S. Levy, 368 East 149th st, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 439.

18TH ST, s w cor Prospect av, two 6-sty brick tenements, tin roof, 46x63, 49x57; cost, \$80,000; owners, Smarto Constn Co., John Smarto, 663 Crescent av, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 440.

POPHAM AV, n w cor Montgomery av, two 5-sty brick tenements, 50.1x90, 43x88, slag roof; cost, \$70,000; owners, Melwin Realty & Constn. Co., Robt. A. Winter, 1693 Anthony av, Pres.; architects, Neville & Bagge, 105 West 40th st. Plan No. 438.

UNIVERSITY AV, n e cor 170th st, 5-sty brick tenement, slag roof, 50.3x90; cost, \$45,000; owner, Merriam Const. Co., John Renahau, 249 Lexington av, Pres.; architect, Lloyd I. Phyfe, 1451 University av. Plan No. 449.

**DWELLINGS.**

FILLMORE ST, e s, 250 s Morris Park av, 2-sty brick dwelling, 22.3x65, tin roof; cost, \$7,100; owner, Jacob Goldberg, 312 7th av; architect, Wm. Huernerberg, 854 Bronx Park av. Plan No. 437.

240TH ST, s e cor Martha av, 2-sty and attic brick dwelling, 25x37, slate roof; cost,

\$5,400; owner, H Maxwell Failing, 412 East 240th st; architect, C. Cobban, 4286 Park av. Plan No. 443.

LA SALLE AV, n s, 901 e Ft Schuyler rd, 1-sty frame dwelling, 21x30, tin roof; cost, \$3,000; owner, Henry Schade, 2348 Gleason av; architect, Harry B. Shields, 2126 Glebe av. Plan No. 445.

149TH ST, n w cor Prospect av, 1-sty and basement brick dwelling, store and bowling alleys, slag roof, 50x90; cost, \$20,000; owner, Wm. Ebling, 939 Intervale av; architect, Wm. Koppe, 830 Westchester av. Plan No. 451.

VARIAN AV, w s, 161 n Tillotson av, 2-sty brick dwelling, plastic slate roof, 23x36; cost, \$2,000; owner, Celestina Veltri, 524 South 10th av, Mt. Vernon; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 452.

**HOSPITALS AND ASYLUMS.**

INTERVALE AV, e s, 195 n 165th st, 3-sty brick hospital, 50x100, tar and gravel roof; cost, \$65,000; owners, Bronx Maternity Hospital, Dr. Julius Weiss, 748 Kelly st, chairman Building Committee; architects, B. H. & C. N. Whinston, 3d av and 148th st. Plan No. 446.

**HOTELS.**

WICKHAM AV, e s, 150 n Neried av, 3-sty brick hotel, tin roof, 16.49x74; cost, \$9,000; owner, Jennie Wolf, 3768 Barnes av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 448.

**STABLES AND GARAGES.**

176TH ST, n s, 49.92 e Daly av, 1-sty brick garage, 75x170.5<sup>3</sup>/<sub>8</sub>; slag roof; cost, \$12,000; owners, Coryell Bldg. Co., Inc., Frank G. Coryell, 1414 Vyse av, Pres.; architect, Carl Demmerle 1510 Bryant av. Plan No. 441.

FOREST AV, e s, 144.42 n 165th st, 1-sty brick garage, 50x82, slag roof; cost, \$5,000; owners, Kelpin & Bodam, 1046 Boston rd; architect, S. J. Kessler, 1037 Teller av. Plan No. 447.

**STORES AND DWELLINGS.**

UNION AV, e s, 25 s Jennings st, 1-sty brick stores and dwelling, 25x72, slag roof; cost,

\$2,500; owners, E. Lowenthal & Son, Inc., Emil Lowenthal, 1321 Boston rd, Pres.; architect, Wm. Kurtzer, 1753 Boston rd. Plan No. 444.

**STORES, OFFICES AND LOFTS.**

177TH ST, s s, 25 w Clinton av, 1-sty brick stores, 50x95, slag roof; cost, \$12,000; owners, 180th St Constn. Co., Robt. Illwizer, 435 East 149th st, Pres.; architect, Edw. J. Byrne, 148th st and Willis av. Plan No. 443.

WEBSTER AV, n w cor Bedford Park bldv, 1-sty brick stores, 37x50, slag roof; cost, \$2,000; owner, Felix Grimby, 200th st and Villa av; architect, Robt. S. Krivan, 4436 Carpenter av. Plan No. 442.

177TH ST, s s, 25 w Clinton av, 1-sty brick stores, slag roof, 50x90; cost, \$8,000; owner, 180th St. Const. Co., Robt. Illwizer, 435 East 149th st, Pres.; architect, Edw. J. Byrne, 148th st and Willis av. Plan No. 450.

**Brooklyn.**

**APARTMENTS, FLATS AND TENEMENTS.**

PRESIDENT ST, s s, 140 e Rogers av, two 4-sty brick tenements, 40x65, gravel roof, 8 families each; total cost \$30,000; owners, K. & K. Builders, 1311 President st; architects, Cohn Bros., 361 Stone av. Plan No. 5573.

PRESIDENT ST, s s, 220 e Rogers av, 4-sty brick tenement, 40x92.4, gravel roof, 16 families; cost, \$20,000; owner, K. & K. Builders, 1311 President st; architects, Cohn Bros., 361 Stone av. Plan No. 5772.

PRESIDENT ST, s s, 100 e Rogers av, 4-sty brick tenement, 40x92.4, gravel roof, 16 families; cost, \$20,000; owner, K. & K. Builders, 1311 President st; architects, Cohn Bros., 361 Stone av. Plan No. 5574.

OCEAN AV, e s, 415 n Parkside av, 4-sty brick tenement, 50x113.2, gravel roof, 21 families; cost, \$45,000; owner, Chas. A. Chase, 479 Franklin av; architects, Snee & Bryson, 154 Montague st. Plan No. 5579.

3D AV, w s, 20 s 61st st, eight 3-sty brick tenements, 20x50, slag roof, 2 families each;

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**BUILDING MATERIALS AND SUPPLIES**

**GENERAL MARKET FIRMER, WITH STRUCTURAL STEEL AND PORTLAND CEMENT LEADING—BRICK NOT SO WEAK**

Contractors Find Future Delivery Prices Higher

THE bottom dropped out of the decorative building metals market this week, in so far as high war prices were concerned. Copper and sheet brass are not so stiff at high prices around 30 cents a pound. The actual price asked by jobbers being around 28 cents for the former and 29 for the latter. This drop, slight as it was, shows that there is no longer foundation for the fictitious prices made by speculators on account of war conditions. Plainly these interests have over-bought and in view of rumors of approaching peace abroad are not inclined to take chances in a slow market.

Structural steel and pig iron, on the other hand, shows that building constructions are getting better. At the new high price of 1.46 and 1.51 cents there was said to have been better buying movements this week than there was when the price was ten cents a pound lower. With more than \$54,000,000 worth of held-over building construction to go ahead this fall, in which plans have already been figured and building permits granted, in addition to the new plan filings running close to 1,500 buildings a week with an aggregate value of approximately \$17,000,000 a week, not including subway and general road construction in New York and speculative building operations in the extreme outskirts of the metropolitan district, prospects are good for even another advance in steel prices before the end of the summer.

And as goes steel so goes other building materials. Common brick is not so much an exception to other market conditions as heretofore. Prices were reported to be a little firmer this week, mainly because of more consecutive brick laying weather. Manufacturers up the river were inclined to wait and see what conditions are going to be rather than arbitrarily shut down with a scant supply of brick late this month and in the Raritan district there was reported to be a decided change for the better. Prices which formerly were low as \$5 a thousand wholesale, New York, are today selling nearer \$5.50 and good Raritan brick is said to be bringing a shilling more, in Brooklyn and in Newark.

Portland cement continues to be extremely firm on future deliveries. There are at this day 375,000 less barrels of cement in the Lehigh district than there was at the same time last year which accounts for the stiffening tone of the wholesale market where quotations range from \$1.53 to \$1.58 a barrel, in 500

barrel lots, along side of dock, New York, as against a quotation of \$1.23 a barrel less than three months ago. There are only two companies that have any sort of a reserve supply at all, in the district supplying eastern New Jersey and part of this city. The mill price today is 90 cents and, in some cases over that figure, and at least one company refuses to make quotations on fall deliveries at less than 95 cents nor 90 day deliveries at less than \$1 a barrel. No actual order has been reported yet at a dollar a barrel but the quotation shows how cement prices are trending for early winter use.

There is reported to be a great demand for composition material for use in quick construction work. This applies to roofing as well as siding and interior finish. Asbestos people say that there is a bigger demand for this material to-day than they have known in years, especially in industrial plant extension and alteration work. Tar paper is higher than it has been by several cents owing to the difficulty of getting raw materials from South America. All kinds of rope are higher, first because of the big demand for true manilla rope and secondly, because the Mexican situation has shut out practically all the sisal from which second grade rope is made. Glass discounts have been lowered, making prices higher.

Current indications point to a general revival of building this fall, but not boom conditions. Inquiries now in the hands of contractors are better in volume and competition is less keen, partly because jobbers and wholesale distributors are not inclined to carry over quotations. All figures are subject to immediate acceptance, which is a very safe basis of assumption that prices are going up whether builders take advantage of the present situation or not, and that the more building that comes out this fall the higher prices will go anyway. The situation is no longer in control of the prospective builder. It is firmly in the hands of the manufacturers who are pressed from other sources for their goods or who see bigger profits in exports.

Plan filings in the five boroughs this week follow: In the same week last year 174 new building plans were filed, with an estimated value of \$3,004,993.

	Week ending,			
	Aug. 6.	Aug. 13.	No.	Value.
Manhattan.....	8	\$1,395,000	7	\$1,825,800
Bronx.....	19	560,700	19	398,000
Brooklyn.....	63	970,250	80	746,275
Queens.....	121	398,935	95	517,464
Richmond.....	22	33,422	19	30,737
Totals.....	213	\$3,358,307	220	\$3,518,276

**STRUCTURAL STEEL.**

**Fabricators Say New Orders Are Filling Their Shops.**

ANOTHER feature of the week that seemed to give a barometric insight into the future of the building business was obtained Thursday from the structural steel fabricators supplying this market. Milliken Brothers, on Staten Island, The Hay Foundry & Iron Company, in Newark, the big steel companies having their headquarters in this city, including the ornamental iron companies all reported an improvement in pending business. Steel men were reported to be paying \$15.25 for basic iron, which is an unusual figure in the light of past events. One smelter in Elizabeth took 500 tons for delivery during the last quarter.

The Bethlehem Steel Company was a conspicuous example of the activity of the week. It took the contract for 8,000 tons for the Printing Crafts building, to be erected in the Pennsylvania terminal district, 500 tons for the Henry Kahn residence and 3,000 tons for the Hoffman House loft building in Broadway, opposite Madison Square. The Berlin Construction Company also was an active factor in the market, they having taken the contract for a mill extension. A tonnage of 350 came out from the New Jersey Central for an improvement to a pier in the North river, 300 tons de-

veloped for the Friars' Club House and 100 tons for the Kingston avenue hospital in Brooklyn.

Specifications were given out for the steel that is to go into the Guaranty building, to be erected at Fifth avenue and 43d street, an apartment house to be erected at Riverside drive and 160th street and for a seventeen-story apartment house to be erected at 420 Park avenue, all of which will take about 5,000 tons.

New prices were quoted on structural steel as follows:

Beams and channels up to 14 ins. ....	\$1.47 @ \$1.50
Beams and channels over 14 ins. ....	1.30 @ 1.35
Angles 3x2 up to 6x6 .....	1.36 @ 1.41
Zees and tees .....	1.36 @ 1.41
Steel bars, half extras .....	1.41 @ 1.46

Above prices are tidewater quotations, no store quotations being made public at this time.

**LUMBER.**

**Better Movement of Building Grades in the East.**

LUMBER has developed some strength during the last month and a half in the east. This may reflect an improvement in building in the immediate future or a desire on the part of the dealers to lay in stocks at present price levels to carry them over the rise that is gen-

erally expected to materialize before the autumn fairly sets in.

Jobbers here complain of the difficulty of getting bottoms to bring the material north. Practically every available tramp steamship is under charter for transatlantic trade in the carrying of munitions of war and sailing ships are very scarce, which accounts for the extreme activity of the ship yards all along the Atlantic coast.

In consequence there is considerable inquiry afloat as to just how much lumber will be available in view of the short cut this year for general building work and the impression seems to be general that along with other building materials lumber will develop higher prices in the very near future.

**COMMON BRICK.**

**Better Molding Weather Encourages Manufacturers.**

COMMON brick had a better week than in the recent past. Manufacturers up the river reported less rain and more yard activity in consequence. Movements here were easier and prices quoted were not quite so often near the \$5 level. About \$5.50 to \$5.75 ruled, although business was moderate at the top level.

Raritan common brick is having a much stronger market in the suburbs and in Brooklyn and current quotations are nearer \$5.75 base on immediate delivery. Companies controlling this brick are inclined to hold for better prices for future business.

No more talk was heard in the market of the plans of the manufacturers for closing down their plants this month. It now seems probable that the shutting down of the yards will begin in the early part of September as things are shaping themselves in the building field here as to indicate that a bigger reserve than 600,000-000 will be required between now and next June. It is not the desire of manufacturers to force prices to unusual high levels, so the Record & Guide was informed this week, but merely to safeguard themselves against an oversupply. In the last two years New York has taken approximately 800,000,000 Hudson brick per year. With more than \$54,000,000 worth of buildings held over from the first half of the year to go ahead between now and January 1, in addition to the \$12,000,000 worth of new buildings, for which plans are being filed each month, there is reason to believe that not only will the next twelve months require the same quantity of brick as in the recent past, but it may take more.

This is especially so in view of the general easing of the money market. The opinion is held in brick circles that once building money becomes available with moderate interest charges, there will be a sharp revival in speculative building.

Front brick distributors here report a quickening in inquiry for facade material for delivery during the latter part of the year. The architectural terra cotta companies and fire-proofing manufacturers also say there is a better tone to prospective building inquiry and that their estimating departments are much busier than heretofore.

Official transactions for Hudson River brick covering the week ending Thursday, Aug. 12, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.		1914.	
Open barges, left over, Friday A. M., Aug. 6-6.		Arrived. Sold.	
Friday, Aug. 6.....	9	9	9
Saturday, Aug. 7.....	5	0	0
Monday, Aug. 9.....	14	7	7
Tuesday, Aug. 10.....	3	7	7
Wednesday, Aug. 11.....	3	9	9
Thursday, Aug. 12.....	7	11	11
Total.....	41	43	43

Reported en route, Friday, Aug. 13-7. Condition of market, firmer. Prices: Hudsons, \$5.25 and \$5.75; Raritans, — and \$5.75 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$6.50 and \$6.75 (yard). Cargoes left over Friday A. M., Aug. 13-4.

1914.		1915.	
Left over Friday, A. M., Aug. 7-18.		Arrived. Sold.	
Friday, Aug. 7.....	5	6	6
Saturday, Aug. 8.....	5	6	6
Monday, Aug. 10.....	21	12	12
Tuesday, Aug. 11.....	1	5	5
Wednesday, Aug. 12.....	7	7	7
Thursday, Aug. 13.....	9	9	9
Total.....	48	45	45

Condition of market, weak. Prices: Hudson, \$5.25 to \$5.75; Newark, yard, \$6.75 to \$7.25; nominal. Left over Friday a. m., Aug. 14-21.

**OFFICIAL SUMMARY.**

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Aug. 11, 1915.....	1066
Total No. of bargeloads sold Jan. 1 to Aug. 11, 1915.....	1062
Total No. bargeloads left over Aug. 12, 1915 4	4
Total No. bargeloads left over Jan. 1, 1914 87	87
*Total No. bargeloads arrived, including left over, Jan. 1 to Aug. 13, 1914.....	993
*Total No. bargeloads sold Jan. 1 to Aug. 13, 1914.....	972
*Total No. bargeloads left over Aug. 14, 1914.....	21

**ROPE.**

**Mexican Situation Shuts Off Sisal Supply—Only One Grade Now.**

SISAL used in the manufacture of rope of a grade next in quality to manila, is increasingly hard to get, especially since most of this material comes from Yucatan, Mexico. Lisal, an imitation of the sisal used to imitate the manila rope, is equally hard to get. The quality of sisal now available to American rope manufacturers is so poor that they have discarded the lisal grades and are making only sisal.