OPTIMISM THE KEYNOTE IN QUEENS BORO

Fourth Annual Dinner of the Chamber of Commerce Brings Out Views of Many Well Known Men

"T" promote the general welfare of the Borough of Queens, and to fos­
ter its commerce, was the object of the Fourth Annual Dinner of the Cham­
ber of Commerce of Queens, held at the Waldorf-Astoria last Wednesday eve­
ning. About one hundred and fifty members and their guests were present when Robert W. Higbie, the president of the Chamber and the toastmaster of the occasion, made his opening address. Queens was splendidly represented nearly every class of industry being present.

In the course of the occasion, at Mr. Higbie, were Hon. William C. Redfield, Secretary of the Department of Parks, Hon. Harry Morgan Quater­
ter, one-time Treasurer General of Per­
sia; Hon. Frederick E. Crane, Justice of the Supreme Court; Hon. George G. Aneny, President of the Board of Al­
dermen, and Hon. Edward E. McGil­
cout, Chairman of the Public Service Com­
mission, First District.

Others at the guest table included Hon. Robert C. Wood, Hon. J. Se­
gate Crann, Hon. George V. S. Will­
liams and Hon. Milt R. McMillan, all members of the Public Service Commis­sion; Laurence M. D. McGuire, Presi­
dent of the Railway Board; Hon. T. T. Kracke, Bridge Commissioner, and Rev.
George Drew Egbert, who said the open­ing prayer.

Secretary Redfield Speaks.

Mr. Redfield, speaking after the vast scope of the department he is connected with, said in part: "I seem to have a recollection that there was a Roman citizen who, in the usual phrase for the land on which, at the time of his purchase, the enemy's army was en­
camped, threatening the existence of the Nation in these later days when the Roman type of courage has not always been universal, the word 'optimist' seems sometimes used to convey an element of criticism. It appears to be said by some as implying a more hopeful attitude than facts justify; as expressing that which one desires to happen rather than that which a calm review of facts warranted one in believing will happen.

"What are you so justified in be­
lieving now about our own affairs? On
January 1, the National City Bank of New York used these words in a similar publication: 'Many of the fundamental conditions are working into a state favorable to an in­
dustrial revival.'

"It is my sincere belief that when the history of the last six months shall be fully written, one of its brightest pages will be that which tells of the spirit of the sac­
cracy and courage with which our bank­
ers and business men met the trying
problems brought by the shock of war.

"How great the contrast between the financial facts of August and those of

much as such matters go, but it is a good beginning. Thus we have loaned, to Argentina, more than millions of late: also monies to Sweden, to Norway, to France, to Panama and to Canada. Here opens the door of opportunity. If we can maintain the change which should not be going on from the debtor to the creditor side in interna­tional finance by the continued sale of our products in great and growing quantities, then may be extend the hand of financial fellowship to the nations and, in this way, build, as hitherto, our great competitors have done, sound and healthy, a fiscal basis for a greater foreign trade than we have known. Out of this, as of necessity then, will arise greater stability and confidence in our own produc­tion, greater assurance against spasms in industry, greater security against unem­
ployment and against the loss of interest on industrial investments. Hitherto America has invested somewhat in Can­
ad and from it has reaped fairly good returns.

More Encouragement.

"In recent weeks there have been a number of facts—whether good or bad—that do not lie in the right direction. We have the railways, our largest employers and our largest buyers, been cramped within too narrow limits of income. I earnest­ly hope that for them the dawn of a bet­
er day has come.

"We have not yet felt to the full the favorable results of the Panama Canal, which we have interfered with the normal benefits to us, and part­ly because our thoughts and feelings have been so preoccupied in the great trag­
eyonder that we have not given it thought. One need not be blind to the facts that there are a number of excellent services. The scarcity of ships contracts our trade at an hour when its expansion is of vital value. The high rates which are conse­quently charged act as a partial embargo on our agriculture and commerce and benefits chiefly the stockholders in other lands who own such ocean shipping facilities as are available.

Business Expanding.

"On the other hand it seems to me the sincere desire even of the belligerent nations to relieve all unnecessary re­
strictions from our neutral commerce and it is for their obvious interest that this should be done. It is gratifying to notice in the recent trade and business press the opening of a factory here and a shop yonder to larger operations, the placing of orders by railways and a more comfortable feeling of business generally. To this the recent announcement of a gain of more than half a million tons in unfilled orders by the Great Britain corpora­tion will contribute.

"Now comes to me, through the usual official channels, that the favorable for­
eign trade balance of the United States in the single week ending January 9, in the thirteen districts which make weekly telegraph reports, was in excess of thirty-five million dollars. Allowing for the balance of districts unreported, this
means a favorable balance on merchandise transactions in our foreign trade, in six days of the present month, of forty million dollars, an average of six million dollars daily. I do not need to urge upon this audience the im- portance of such astonishing facts as these. They are not, be it observed, fantasies, but facts, and facts that mean much for the present and future of our beloved coun- try.

Justice Crane summarized his remarks as follows: 1. Commercial business should be left alone, except for the general public good and no other. There is no need of interfering with any man's business until general weal.

2. That large business, big enterprises or even combinations for trade or commerce are not evils but rather should not be discouraged. It is not the magnitude of any business, or the wealth of any man which is an evil, but rather the dishonest and oppressive methods by which greatness is achieved, and beneficence is denied.

3. Manufacture or Commerce needs the law to protect it, but not to make it. The law cannot make business, but business and commerce have made the laws.

4. Business is not done on a cash basis, but on credit, extending over long periods of time. Credit must be above suspicion. To cast suspicion upon busi- ness or business methods of the country is to cast suspicion on every man and society, and to later to ruin it. There is no such thing as a country's honor (of which we all are conceded to be so proud) as distinct from commercial honor. They are one and the same thing. Prominent men should be on guard to avoid needless abuse of business, manufacture or com- merce to avoid slandering a woman or their country.

5. Men who have brains, courage and initiative, and who recognize that financiers, manufacturers, or as corporate executives, should be ex- cepted from the general rule. Federal legislation, touching these fields, instead of theorists and place hunters. They are part of the general interest and not against the wisdom and patriot- ism of the merchant or manufacturer.

6. The appropriation of six million dollars daily. I do not think it is all the more important, there- fore, says the report, to obtain proceeds in administration that will minimize existing inequalities. And the pressure of growing public expenditures, with the retarding demand for more revenue, makes it increasingly necessary to guard against wise measures that would discourage productive enterprise.

The report gives a summary of tax legislation in this and other States dur- ing 1914. In our own State, as will be recalled, such legislation was of a minor character. The State has provided for retiring bonds before matu- rity at the option of the State, since 1908 a surplus of fourteen million dollars had been accumu- lated. Since 1908 has been used out of proportion to the revenue.

The receipts from special taxes increase somewhat in proportion to the growth of population and wealth, cur- rently amounting to 4.25 cents in the dollar for a greater ratio. In addition, the State has undertaken canal and road construction throughout the United States, but not an aggregate $250,000,000, and each year a larger sum is needed for the sinking fund and interest payments. Every need being about ten million dollars. In 1911 and 1912 the situation was met by imposing an additional tax on the assessed value of property throughout the State somewhat more than sufficient to cover the requirements. In 1913 a smaller direct tax was imposed.

The coming year will afford the New York Tax Reform Associa- tion many opportunities. The Legisla- ture will have before it important questions as to the provisions of the Constitution which the Constitutional Convention meets in April to revise the fundamental laws. The annual report of the association proposes the following: 1. Commerce and business should be left alone, except for the general public good and no other. There is no need of interfering with any man's business until general weal.

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Since the adoption of the inheritance tax changes proposed by this associa- tion in 1911, the revenues from this source have been approximately four mil- lion dollars annually in excess of any prior year, while the secured debt tax has failed to yield more than one million dollars annually. The excess of revenue from these two sources, running to several hundred, or even combinations for trade or com- merce should be left alone, except for the general public good and no other. There is no need of interfering with any man's business until general weal.

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Since the adoption of the inheritance
IMPROVEMENT AT APEX OF MANHATTAN

New South Ferry Building, in State Street, Erected by William H. Chesebrough, Another Monument Which Replaces Old-Time Landmarks

In March, 1913, considerable attention was directed toward Battery Park, particularly on its southeasterly end, by the announcement that the Coles Estate and Henry C. Overing had sold the old dwellings at Nos. 1, 2, and 3 State street, forming the southeast corner of Whitehall street. The plot, 83 x 103.5, contained about 11,500 square feet. The name of the purchaser was not given out at that time, and interest heightened when adjoining property at No. 4 was purchased from the German Lutheran Immigrant House Association, and at No. 5, including 18½ and 20 Pearl street, from the trustees of the Herman Wron- kow estate. Later it became known that the buyer was the South Ferry Realty Company, William H. Chesebrough, president. The new owners controlled a plot 135 feet in State street, 131 feet in Whitehall street, and 40 feet in Pearl street, occupying by old landmarks. The O v e r i n g family owned and occupied at No. 3 State street since 1795, while Robert Fulton, the inventor of the steamboat, was reported to have resided in another of these ancient residences.

Soon after the acquisition of the property, plans were prepared, by Stur- dows were witnessed the pageants oc- casioned by the inauguration of General Washington, as President of the United States, and later by the opening of the Erie Canal. No. 7 State street, now a home for immigrant girls, was, in the early part of the nineteenth century, one of the most fashionable of the old-time residences. At No. 8, also an historic landmark, the Lutheran Pilgrim House, opened in 1836, is now the home of the poorer German Lutheran immi- grants. No. 9 was the site of the well- known residence of John Morton, known as the "rebek banker.

The South Ferry Building, as the new structure will be known, will be one of the most southerly structures of its kind, on Manhattan Island. When the ques- tion of a name came up there was a possi- bility that it would be called the Apex Building on account of its unique posi- tion, but it was finally decided that the name given was more appropriate, on account of its proximity to that trans- portation system.

All the subway and elevated lines and surface cars of the city radiate from that point. Every mode of transit convenience available to the city is within reach including the ferry service to Brooklyn and Staten Island. With all these ad- vantages it may be considered unusual that this corner was permitted to remain in a practically unimproved state for so many years, in spite of the extensive office building movement which has been going on towards the north.

It was left to another member of the Chesebrough family to continue the work which the small group had begun in the rebuilding of Battery Park. A number of toweling structures may be seen far out from New York harbor, which re- main as monuments to their initiative in constructing office buildings in a section of the city which so many people thought to be too far south. Robert A. Chese- brough, in the rebuilding at Battery Park building movement, erected the Chese- brough Building, the Maritime Building, and twenty-story Whitehall Building, last north of the new South Ferry Building. Con- trary to general expectations these build- ings were successful, the owners reporting that they have been about 98 per cent. occupied, since completion.

The Chesebrough Building at the twenty-story Whitehall Building, at 17 Battery Place, proved such a suc- cess that he was encouraged to build a thirty-two story annex. These two structures are among the most imposing in New York City.

Whether it will be as successful as its predecessors in the immediate neighbor- hood remains, of course, an open question. Its location, reference to the transit lines, its proximity to the various exchanges and the C u s t o m H o u s e, and to the various exporting and importing firms, makes the task of attracting tenants less difficult for the renting agent.

Several years ago a number of large office buildings were erected in Broad- way, South of Fulton street, notably the Singer B u i l d i n g and City Invest- ing Company's structure, adjoining, and, at the start, considerable difficulty was experienced in obtaining tenants. Even at the present time the situation has not entirely cleared. Later the Woolworth B u i l d i n g, a little further north, was erected and space for a great number of concerns was provided, and a con- siderable number of offices are yet un- tenant. Some apprehension was ex- pressed when the large Equitable B u i l d- ing project was undertaken, the result being that a number of concerns, for years located in the district, moved to other quarters.

Conditions are, however, somewhat different, as regards the new South Ferry Building, because another class of ten- ants will be catered to, those who deal in export trades of various kinds. 

SOUTH FERRY BUILDING.

LOWER BROADWAY.

NORTH FROM BATTERY PARK.
AT a time when the value of real estate in New York is at a peak, through bulk and expansion as well as unsettled local rental conditions, it happens that many owners are being ordered to vacate buildings, to answer summons or subpoenas, or are threatened with orders to vacate buildings, to answer summons or subpoenas, or are threatened with the possibility of being suddenly placed in the position of violating the law by not obeying Department Orders which they incurred by being suddenly placed in the position of violating the law, and in the event of some accident, they might be adjudged, violating the law. and in the event of

The language of the Appellate Division

Amending the laws and seeking a change of Department Orders is being compared to the trouble.

The present output of Department Orders is being compared to the trouble.

The many demands for building regulations are being presented by real estate organizations. It may thus be said that there is an unjustified public regulation, as to such suits lack definite and practical problems that progress to solve the problem and give owners of buildings permanent relief.

The problem already made at having laws repealed or modified and the jurisdiction transferred as well as concentrated. Assuming that these efforts will ultimately be successful, it is well to consider the length of time required for obtaining the necessary legislation, the additional time required for the physical transfer of departmental machinery, the necessity for the necessary readjustment of the new and old parts of the proposed department.

Any one who thinks that a dozen city departments can be manipulated like pieces on a chessboard and that what is necessary and long it takes to establish or reorganize one small bureau is sufficient to make a public department, and that the portion of the problem of multiple administration of building regulations will be the building of a whole new department structure offering it as a relief to building owners is about as sensible as offering to build a house to help the man who has fallen in the river.

Who has a practical knowledge of administration and knows that those who have only a theoretical knowledge will have to learn, that there are fundamental defects in our governmental machinery today which make it futile for afflicted owners to depend for relief on those who are inexperienced but are in the position of it. For example, the frequent shifting of administrative and executive officers is sufficient to make a public department an unknown quantity in the enforcement of building regulations.

A Check on Public Departments

If the owners of buildings want sure, practical, and permanent protection against unfair and unreasonable regulations, they must establish a private agency, to continue under their control, organized and equipped for this particular work, and which will perform its functions regardless of how the public departments are performing theirs. Competent private supervision of public regulation will place such regulation on a permanent and more effective basis, prevent the actions which have existed in the past and which will continue as long as present regulations are imperfectly completed.

The first duty of such a supervising agency would be the collection of facts about building conditions in New York City. The mere possession of complete and accurate information, when accompanied by the positive check upon public departments, the many demands for building regulation, alleged to be in the public interest, could be subjected to proper verification and when impractical or unnecessary shown to be so by a scientific proof. As valuable as a body of facts are to a municipality, the importance of having demands shown to be unnecessary is to use them as a basis for constructive regulation of building. It is now the duty of owners to protest against unreasonable laws, ordinances or department regulations.

Half-baked legislation is what owners must expect if they continue to permit legislatures, officials, or boards to adopt requirements, the results and effects of which are a matter of speculation. Any regulation, or even any enforcement for year or more, it is found that they are impractical, wasteful or even parasitic. When great damage or loss has been caused, they are amended; after another year of costly experimenting, still more amendments are found necessary, and the process continues indefinitely.

Any appeal to building owners to establish a supervising agency must show a practical benefit to the individual owner. Owners will not receive under this proposal expert assistance in dealing with his own violations, and he would be kept informed of changes in the regulations; if he received a notice from his department, he could refer it at once to the supervising agency which would investigate the notice and report back to him as to whether or not it is advisable. After the owner had received a report, he himself could pursue the matter further through the agency staff. As the agency would be independent of any conflict of interest and experience would enable it to secure better results than any single owner, it might mention the saving and relief to the owner through not having to take time from his business.

Administration by a Committee.

This suggestion, that owners depend on their own efforts and not on hoped-for improvements in public departments, is made as a result of more than ten years' experience with the problems of building regulation. It is a singular fact that owners who begin to engage professional services to get them out of trouble, but lack the foresight to use the same services in preventing trouble. What has been done for individual owners in the form of economical and efficient compliance with department orders is a fair indication of what can be done for owners collectively. One such group would be a sub-committee of the subscribers, along the lines of scientific organizations, and it would have the task of advising on the building order problem and then at other problems bearing on the real estate.

Private dwellings in those parts of old Brooklyn within walking distance of stations on the subway line are remarkably well rented, so far as percentage of occupancy is concerned, and apartments everywhere are well occupied.
WHY PROPERTY OWNERS SHOULD UNITE

Neighborhood Councils Advised to Send Delegates to a Central Body—To Prevent Unwise Legislation

By J. BLEEKER MILLER

“THE UNITED,” the only combination of associations of real estate owners in the city, is a natural growth—not a machine; it has been developed gradually through experience of years of over-taxation by office-holders.

As in the present government of the United States, property owners serve their individual rights as States; so in “the United,” the associations maintain the local autonomy and independence. The combination was forced upon the “Locals” by the realization of their inability to fight single-handed against the political associations which covered the whole city—even as the weakness of the thirteen original States forced them to adopt the present national government.

Boycott Delegates.

Only the delegates from these “locals” constitute full-fledged members of “the United”; no citizen, however rich or eminent, can hope to be an office-holder of “the United,” unless he is sent as a representative of the interests of his neighborhood.

It is this plan of organization, rooted in the land, which makes the United a machine beyond the control of the professional politician, the patient work of some of our distinguished property owners, who as a century, has earned a reputation which insures instant attention to the fearless demands of our president, Mr. Stewart Browne.

One problem still faces us: How can the citizens make the right choice of the delegates to “the United”? Upon their joining us depends our complete, ultimate success; the one hundred and twenty-five thousand owners of real estate in Greater New York, with their friends, would be irresistible at the polls. The attempt to unite these owners directly, without the intermediary of a local organization, has often been made and has always failed; the control of such general organizations always falls into the hands of a few rich owners or officers of large real estate corporations, with whom the average owner had no acquaintance and in whom he had no confidence.

Neighborhood Councils Advised.

It is only through delegates of neighborhood councils in counsel that conclusions can be reached which will command general adherence. An organization such as ours cannot be created in a day or a year; patronizing advice of eminent citizens should not outweigh the practical delegates of delegates elected as representatives of the several neighborhoods only; let us secure the cooperation of all these neighborhoods; it is in vain for our president and for our committees to expose political evils, unless we can show that they have a thousand owners of real estate through their “locals” coyer the city and that we, in our committees to expose political evils, can secure their cooperation in our fight against the professional politician and raise the temperature in the many city departments; we can secure their aid if we can show them that our “locals” are in every sense, in fact, represent the property owners.

With that accomplished, a long step will have been taken towards the realization of an ideal city government.

A THREE-FAMILY HOUSE INQUIRY

For the last decade the three-family house question has been continuously confronting real estate owners and brokers. The gradual disappearance of two and three-family houses in the several boroughs has been a source of regret to those who are interested in proper housing conditions for the people of the city.

Much confusion has arisen as to the exact cause for the decline in building three-family houses, and up to the present time the situation has not been clarified by a comprehensive thorough investigation of the subject.

It is asserted on the one hand that the provisions of the Tenement House Law have made the building of three-family houses, inasmuch as compliance with the requirements of this law adds considerable expense to their construction. On the other hand, it is maintained that economic and social conditions have intervened, and made the building of these houses unprofitable in the Boroughs of Manhattan, The Bronx, and probably Brooklyn.

In the mean time, the housing of our people in multi-family houses has had a tendency to augment the percentage of the citizens who feel no direct interest in the government of the city, for in the past, conservative owners of real estate and their families numbered from one-third to one-half of the citizens, while today there are but 125,000 property owners to a population of 6,000,000 people.

The Advisory Council of Real Estate Interests has appreciated this situation, and realized that the time is now opportune to investigate this problem, and to arrive at a solution that will benefit the city of New York and the New York Central; on this location hinges the development of plans for permanent markets, freight subways and many other expensive improvements.

It is of the greatest importance that attempts should be made at once to interest these trade and professional men in our work and secure their cooperation in our fight against the professional politician and to prevent unwise legislation in the many city departments; we can secure their aid if we can show them that our “locals” are in every sense, in fact, represent the property owners.

With that accomplished, a long step will have been taken towards the realization of an ideal city government.

M. Calder, Cyrus C. Miller, Frederic B. Pratt and Lawrence Veiller

In Brooklyn we have a decrease in the erection of three-family houses from 418 or 47 per cent. of the houses erected in 1913, whereas in Queens the great bulk of the houses erected in 1913 were for three-family houses. A peculiar phase of the Brooklyn situation is that but 15 per cent. of the three-family houses erected in 1913 were for three families, the balance were for six families. It has even been suggested that if the Tenement House Law were to be properly amended it would be possible to erect more three-family houses, particularly if the amendment would permit the three-story buildings to be built on land at not over $2,500, and pay a return upon their cost.

The Advisory Council is particularly anxious to learn whether the three-family houses could be made to pay, under the Tenement House Law, for the three-family houses are social and economic, rather than legal. If the former, it will not be easy to take them from the control of the Tenement House Department.

Therefore, it is necessary that the Tenement House Law, without removing the reasonable restrictions that make it safe and hygienic housing, the Tenement House Committee of the Charity Organization Society should be considered, the significance and importance of this work of the Advisory Council, and is co-operating with the Council in a sincere and earnest effort to reach a practicable solution, as it is evidenced by the presence of Director Lawrence Veiller upon this special committee.
The U. S. Realty and Improvement Co., resuming the paying of dividends also dividends, is an encouraging sign of the times.

A gothic church atop a skyscraper on the site of the present Methodist Church in John street is a brand new idea in New York. One might ask if it looks as if it might be economically practicable, too.

There is no gainsaying the reports of improvement in the building business, which nearly always implies that it comes from well-to-do families moving up in the world, and, as long as that is the case, the city continues to grow.

The Public Service Commission of the First District employs over two thousand people in railroad engineering and the regulation of public service corporations. It performs a great and useful work for the community. The annual report that is made to the Legislature is a very able and informing public document.

The outcome of the agitation upstate against the building of public homes, which is now under suspension, is expected to be the repeal of that law and the enactment of another, with a few modifications. The city and the boroughs are to be centralize, on the one hand, and to decentralize on the other, even in the small matter of consolidating building departments.

The House of Representatives at Washington, D. C., will review the whole situation of the real estate market, which is now in the hands of the brokers. The brokers are the buyers, who will purchase for the highest bidder.

The procedure of the building of a skyscraper is a type of transaction of extraordinary opportunities. Although the better feeling has not as yet borne any fruit, the real estate business, which has been languishing, is now under suspension, as it was, and the depression of real estate should be relieved, for the prevailing state of mind is undoubtedly better than it was. Its basis probably consists of a growing conviction that general conditions are not favorable to business than they have been in the past, that business will be embarrassed by the growing amount of political interference, and that it will be aided in the management of the credit systems of the country. In order to make this more cheerful state of mind more durable, the people of New York real estate and build on it, a certain business and investment demand for the present.

Purchasers must come forward who will relieve the market of the very considerable supply of commercial and residential buildings, which the long period of liquidation has brought into existence. The opportunity which is offered for capitalists to acquire desirable properties comparatively cheaply, and to take advantage of the increasing demand for the same, is extraordinary. Capitalists will surely come forward to purchase these properties, and the demand created in this way will be assisted by a moderate amount of speculative buying and building, whenever lending institutions can afford to adopt a more liberal policy in the matter of loans.

We have heard recently of two important improvements, which, if carried out, will remove much of the congestion in the business section of the city. One of these is the construction of a new Post Office in the immediate vicinity of the site of the present building at a comparatively moderate cost. The other is the plan of a new Post Office at the City Hall, which will be a street given over chiefly to the wholesale trade. It will be used by business men, and the demands of that business are only a matter of time. Broadway from Greeley Square to the City Hall will be a street given over chiefly to the wholesale trade. Its retail business will be confined to unimportant shops. Its restaurants and hotels will be patronized almost entirely by business men. Some office buildings in that section will be converted to loft buildings, but there will not be many of them. The only other buildings between 14th and 32nd streets which a good many instances will be found.

The Future of Broadway.
The early destruction of the Bijou Theatre for important transactions, which is now being considered, is likely to be the subject of much attention. The Metropolitan Opera House, immediately north of Times Square, but it looks as if ordinary loft buildings would ruin it for any other use.

The Astor House Site.
The announcement that Vincent Astor will improve the lower half of the old Astor House to an eight-story building is interesting, for it seems to be admirably adapted to the task of serving as a center of transportation. The lower part of the site lies south of the Post Office and gets the advantage of the low prices on materials and the demand created in this way will be assisted by a moderate amount of speculative buying and building, whenever lending institutions can afford to adopt a more liberal policy in the matter of loans.

We have heard recently of two important improvements, which, if carried out, will remove much of the congestion in the business section of the city. One of these is the construction of a new Post Office in the immediate vicinity of the site of the present building at a comparatively moderate cost. The other is the plan of a new Post Office at the City Hall, which will be a street given over chiefly to the wholesale trade. Its retail business will be confined to unimportant shops. Its restaurants and hotels will be patronized almost entirely by business men. Some office buildings in that section will be converted to loft buildings, but there will not be many of them. The only other buildings between 14th and 32nd streets which is likely to be the subject of much attention. The Metropolitan Opera House, immediately north of Times Square, but it looks as if ordinary loft buildings would ruin it for any other use.

The Confusion of Laws.
Fundamental laws in America are scarcely ever free from the alloy of lesser law. The New York State Constitution is administratively in confusion, and the statutes with local government regulations. City charters are loaded with complications. There are many municipal charters and a system of government that will probably be the most effective in the state. Able men will gladly serve the State when the Constitution gives them something really important to do. Legislative bodies have become too large and unwieldy, and the individual members are consequently of too little importance in the general scheme of government. The House of Representatives at Wash-
A Plea for the Single Tax.

Editor of the RECORD AND GUIDE:

I hope you will not feel that I am mistaken in offering the following reply in replying to Mr. Alexander’s letter, which appeared in your issue of January 9, and which I am giving in reply to Mr. Alexander’s letter in your columns of December 19, I categorically answered every question put by Mr. Alexander in my previous reply.

I was not called upon, nor did I attempt to make any answer to any state­ments in Mr. Alexander’s letter which appeared in your columns prior to that date, for not until December 5 did Mr. Alexander put his question in another form, but this has now been swerved.

The reasons why I am, as a real estate man, in favor of the Single Tax in all its fullness are: First, Taxation of improvements is the most important factor in increasing the cost of living and by reason of the evident difficulties in making a valuation of improvements.

Second, Freehold property is unjust, as it does not touch idle capital, whereas it burdens capital which is improved, these properties do not obtain their fair share of city services or expenses, whereas they stand are improperly, or rather inadequately, improved, these infections of chattel mortgages, 150; miscellaneous, 640.

The three-family type discrimination forages the workingmen to pay more for less and is more distinctly prejudicial to the poor man with a large family than to any other.

No real estate man objects to proper regulation, but to put a three-family type discrimination on land as a twenty-four family dwelling is manifestly unjust and absurd to any one who knows real conditions. Often the three-family house is on an interactive neighborhood basis—all the tenants occupied, impossible in the factory-like run of tenements of the multifamily type.

The three-family type is the best type of community dwelling for preserving industrial peace, which has been so long rent with economic return and certain community advantages impossible in any other type, and also as a means to an end, and that end proper housing. The Single Tax is here offered by special legislation, if necessary, a war in a form; and by imposing a burden on improvements is to tax the tenant; it is manifestly unjust and absurd.

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REAL ESTATE NEWS OF THE WEEK

BROKERAGE SALES, AUCTIONS, FORECLOSURE SUITS
TOGETHER WITH OTHER CURRENT REALTY ITEMS

MORE ELEVATOR REGULATIONS.

These Emanate from the State Department of Labor and Are Now in Effect.

Bulletin No. 8 of the Industrial Code was issued in this week, purporting to be promulgated by the Industrial Board of the State Department of Labor. The State Industrial Code, which is embodied in Chapter 14 of the General Laws as now in force, is a document which superseded the plan of elevator regulations in the municipal codes of cities, and, in effect, establishes a uniform code applicable to all cities.

The State Board of Labor, acting on the report of the elevator commission, has issued its regulations for the protection of employees and the public. The regulations are in conformity with the laws of the State.

The regulations provide for the construction, guarding, equipment, maintenance and operation of hoistways as well as elevators. Before any elevator shall hereafter be installed or reconstructed plans must be filed with the Commissioner of Labor.

SAFETY DEVICES.

Doors opening on cars used for carrying passengers or employees shall have gates or doors that shall be kept closed. When gates or doors are in operation, the car floor shall be equipped with self-closing or automatic devices that shall be self-actuated as soon as the car door is opened or closed. Gates or doors in the car (except emergency exits) shall have latches or locks that will prevent their being opened except when the car is at a landing. This applies to elevators in existing buildings, as well as to those which may hereafter be installed.

No locks will be required on gates adjacent to the operator, but all other gates or locks in the car (except emergency exits) shall have latches or locks that will prevent their being opened except when the car is at a landing or adjacent to the operator.

Both passenger and freight elevators shall have safety jaws of a type approved by the Commissioner of Labor. All elevators installed hereafter shall also be equipped with a speed governor. Car safeties will not be required on direct plunger elevators nor for the side plunger elevator.

The rules also provide for approved hoistway enclosures, gates and doors, grilles, safeguards, interlocks, and other devices to prevent injury to persons or property.

The regulations provide that all such gates, doors, and devices shall be constructed of materials of sufficient strength and durability to resist the normal forces of traffic, and to prevent such forces from producing injuries to persons or property.

g in as of September 30, 1914, for which bonds may be issued by the Board of Estimate and Apportionment of only $117,059, and:

Whereas, There are still many millions of dollars of uncollectable taxes against the city, which have been levied and which must be collected; and,

Whereas, Any issue of corporate stock for public improvements must be proletted for to the extent of one-quarter of their amount in the next tax levy; and,

Whereas, Because of this condition with respect to the city's finances the city has been unable to make needed street improvements or to construct necessary sewers in many portions of the city, where various improvements are imperative.

Resolved, That the Real Estate Board of New York believes that while there may be temporary relief furnished by an increased tax rate, and impairing the city's borrowing capacity, there will still be further diminishing of building activities and a more serious condition of unemployment when this condition with respect to the city's finances continues.

The Governor's program of radical and far-reaching changes in the administration just announced from Albany lends particular interest to this occasion, and as much of the program as appears to relate to this very subject of administration, there is likely to be a little room for discussion as to the merits of the program of the administration.

Together with other current realty items.

Program for State Tax Conference.

The program of the Fifth Annual New York State Tax Conference, to be held at the Hotel Astor, New York, January 19-21, has been completed.

The Governor's program of radical and far-reaching changes in the administration just announced from Albany lends particular interest to this occasion, and as much of the program as appears to relate to this very subject of administration, there is likely to be a little room for discussion as to the merits of the program of the administration.

The full program is as follows: January 19, 8 p.m.—Organizations

January 20, 10 a.m.—Consolidation and Simplification — Efficiency. — (1) School Districts. — (2) County Districts. — (3) Municipalities. — (4) County and Town Officers. hen, the program of the present administration just announced from Albany lends particular interest to this occasion, and as much of the program as appears to relate to this very subject of administration, there is likely to be a little room for discussion as to the merits of the program of the administration.

The full program is as follows: January 19, 8 p.m.—Organization
of the Brooklyn Real Estate Board in trying to dispose of it, but it is under-
stood that an account of the losses is be-
nings the Finance Department has
or disposal of the property. The ad-
more upon the market at once.
Concerning many of the idle parcels on the Brooklyn list there is no dis-
standing them. Comptroller Prender-
asked the Corporation Counsel if the city has any authority to lend or sell
is, to take back a purchase money mortgage in case where it might be
possession of the property. The Comptroller will go to the Legisla-
The Brooklyn committee consists of
and Tenth avenues, has been provided.
block is but 200 feet long. It is recom-
Vale street, as heretofore laid out on
Elwood street, as heretofore laid out on
the Local Board:
the Brooklyn committee consists of
New L. L. Country Club.
newly acquired through the
E. L. E. Buchanan, C. F. W. L. Wilcox, F. H. H. K. Crackle, Lewis H. Pounds, Dr. George
of the members of the organization com-
High and mighty lords, the States General of the United Netherlands, His High-
state of New Jersey, and the
the grantors are "William Kieft, Director General" and Sr. Jochin Pietersen's land, and con-
properties are within assessment area, $1,159,000. It is recommended that before
proof of an original assessment can be
as can be shown to have been originally
ly, unless positive proof is presented that building operations are contemplated in the near future.
progress is made. If, however, the fact that the sewer has been existing in this block and that the need for a sewer is im-
eree, the fact that the sewer block is but 200 feet long. It is rec-
recommended, however, that a definite state-
rental, $4,724. Valuation of property within assessment area, $500,000.
The Bureau of Highways is reporting upon this petition recommends that no action be taken, unless positive proof is presented that building operations are contemplated in the near future. At-
the State Tax Commissioner, and the Borough President can only charge to that assessment the street is to be repaved and if the street is to be repaved at all, it must be done at the expense of the property owners.
Sheet Asphalt for 184th Street. Paving with sheet asphalt West 184th Street between Broadway and 184th Avenue. Estimated cost, $4,724. Valuation of property within assessment area, $500,000.

New L. L. Country Club. A committee has been formed to or-
organized a new country club at Hunting-
L'Ecluse. The club is now located on a
L'Ecluse, Washburn & Co., an opulent club on a 300-acre tract, including a hotel, swimming pool, and a large golf course known as the Chateau des Beaux Arts. Among the members of the organization com-
its establishment. Important names are known in the world of high art, the

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The Brooklyn Real Estate Board

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E. DE FOREST SIMMONS

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New York Representative
120 Broome Street, New York

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CANDLER BUILDING, 220 WEST 42D ST.
Title Company's New Directors.

At the annual meeting of the stockholders of the New York Title Insuring Company in Manhattan, and among them John D. Crimmins, who has been actively identified with the company since its organization.

The places made vacant by the retiring directors have been filled by New York City, prominent in the banking and real estate circles. The new members on the board are:

- L. Clarke, president of the American Exchange National Bank;
- Benjamin Mordecai, president A. L. Mordecai & Sons;
- Walter T. Rosen, Ladenburg, Thalman and Company;
- George T. Montimer, vice-president United States Real Estate Company.

The members of the Board re-elected are:

- Benjamin L. Allen, vice-president Columbia Trust Company, 60 Broadway;
- Charles G. Balmanno, president Merchants Bank and Trust Company, 67 Broadway, attorney;
- William H. Chesbrough, president Alliance Realty Company, 15 Broadway;
- William E. Harmon, of William E. Harmon & Company;
- William K. Wilcox, Albert Boardman, of Boardman & Platt, 2 Rector street; George Zabriskie, of Zabriskie, Murray, Sage & Kerr.

PRIVATE REALTY SALES.

Interest centered chiefly on small properties this week, although there were a few large transactions.

"$1,000,000 deal," which has been a weekly fixture, was not missing from the reports. This week it concerned a large unimproved plot on Washington Heights that passed into the hands of apartment builders.

Rumors of the sale of the old Hoffman House were again coming up. This occurs from time to time, but never materializes. In the present deal, however, which is said to be in course of negotiation, a large commercial property, with a five-story dwelling will replace the old homestead.

That section of Broadway, in the immediate vicinity of Madison Square, has been attracting considerable interest within recent times. It is becoming the new center of another wholesale district, as evidenced by the character of the firms locating in the buildings of recent construction in the neighborhood.

Further north, the sale of the Bijou Theatre, if closed, may mean the addition of another mercantile building to the group. Wallack’s Theatre sold last week, may be improved along the same lines. At the 26th street corner, Fredrick A. Ayer, of Boston, will build a new center of another wholesale district, and not recorded in Manhattan this week, may be improved along the same lines. At the 26th street corner, Fredrick A. Ayer, of Boston, will build a new center of another wholesale district.

Manhattan—South of 59th St.

The amount involved in Manhattan and Bronx sales last week was $1,027,835, compared with $1,517,106 last week, making a total for the year of $25,457,741. The corresponding week last year were, $1,002,751, and the total from Jan. 1, 1914, to Jan. 17, 1914, was $3,539,456.

$1,000,000 Heights Operation.

Harry S. and Maurice Mandelbaum have sold to the Friedman Construction Company, a plot of sixteen lots, in the north side of 136th street, on the west side of Riverside drive, with a frontage of 450 feet. The plot will be improved with the approval of the plans by Harold L. Young. The property is part of the large tract of the Loyal Heights estate that was sold last year by Harris and Maurice Mandelbaum. About $1,000,000 will be involved in the present operation.

Two Unique Sales.

Two interesting sales were closed this week, involving tiny strips of land, which have little value in themselves, but are nevertheless important to adjoining owners if they contemplate any improvement. James A. Mahoney bought from the Equitable Life Assurance Society of New York City, for $1,000,000, a strip 5 inches at the southeast corner of Haven avenue and 169th street. Mr. Mahoney is president of the Greater New York Savings Bank. In the other deal, the Duross Company sold for Aaron Brown to K. O. Jones, a strip 6 inches wide and 985 feet deep, in the north side of West 28th street, 399.6 feet east of Sixth avenue. It lies between Nos. 335 and 337 West 28th street.

Negotiations on for Hoffman House.

Negotiations are reported to be pending for the sale of the Hoffman House and Albermarle Hotel properties at the northwest corner of Broadway and 24th street, on plot 159x120. The owner is the estate of Francis S. Kinney. If the deal goes through, there will be a tall mercantile building will replace the well-known hotels on the 25th street corner, owned by Mrs. Louisa M. Gerry, which was improved two years ago with a ten-story business building.

New Apartments on Concourse.

John La Spina, of the La Spina-Morris Cut-Stone Company, has purchased from Bernard Block the plot 130x89 at the northeast corner of the Grand Boulevard and Concourse, and has 1918 Mr. La Spina stated that he intended to improve with small apartments, and not yet decided upon the height and other details. He gave in part payment, $246,250 East 151st street, three six-story apartment houses, from the L. Schepp, coconut dealer, now at Hudson and Duane streets, Manhattan, bought from the Realty Associates, 246-250 West 28th street, and three-story buildings, on plot 159x120, which he will improve with a factory building for his own occupancy.

Manhattan—North of 59th St.

G. L. New York to the Tribune, has sold to Paul A. McGillicutty 505-525 Grand st., formerly known as the Sade building for his own occupancy.

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B'ARRY & Co.
West 150th st, a 3-sty dwelling, on lot 10x0.10.
West 140th st, a 5-sty apartment house, on lot
25x0.10.
D'ELLEMORE HOLDING CO.
have sold 19S Washington av, a 3-sty dwelling.
T HE purchaser gave in part payment
change 240 West 123d st, a 3-sty dwelling, on
LOT 25x0.11.
Margaret A. Baldwin and 194-196 Barclay st
33G-33S Warren st for Thomas W. Bergen to
Richmond terrace, through to 1st st, on plot
150x2013.

NEWARK, N. J.—Louis Schlesinger, Inc., sold
45th st, on plot 3Gx99, to the Orthodox Congre-
sation, to the Benenson Realty Co. The same
controls a frontage of 115 ft.

J. ROMAINE BROWN CO.
Established 1866

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Chas. Griffith Moses, V. Pres.
Elliott L. Brown, Treas.
Eugene S. Lyon, Sec.

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rience is the most important attribute to select
real estate, while others say statistics are. Be
sure to talk with an expert and decide which
draft in Brooklyn real estate for forty-four years,
on the safe side, and demand both. We have
nearly every property in the central residential
sections of the Brooklyn area, and are able to

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Real Estate and Insurance
603-605 FIFTH AVENUE, Corner 52nd Street

LOUIS SCHRAG
Agent, Broker
Member of Board of Real Estate Brokers
42 W. 23d St.

Make your advertise-
ments talk—Just as
your salesman must
talk—Then, they will
pull business.
If you want to know who is building, and who, therefore, is in the market for building materials, read the RECORD and GUIDE.
Lewis R. Preston, Inc., leased an apartment in 231 West 60th St. to Alfred Yankauer; for the Estates of George and Lenore T. Smith and A. Moses & Sons to the United Corrugated Case Co. of 72 Wooster st. and basement, comprising 21,000 sq. ft., 61st St., for Joseph M. Conklin, and at 109 East Lipshitz.

Walter J. Salomon leased space on the corner Broadway, 7th av. and 65th St. to William J. Brilliant and Michael J. Seidlin; in 56 Warren St. for the building 25 and 30 West 149th St.; to Max Frankel, manufacturer of waists & Fabrik in 28 and 30 East 10th St. to Sklar & Co. and the 5th loft to S. L. Segelbaum.

Schiffer & Co., rented for Spence & Co. 2,000 sq. ft. of space in 135 to 141 West 21st St. to Glickshtein Bros., of 24 Wall Street, manufacturers of cloaks and suits; loft at 57 West 53rd St. to Max Frankel, manufacturer of suits and costumes; and space in the Marble Building to El Indicator Mercantile, Max Hyman, editor.

Joseph F. Shitz leased the dwellings at 149 East 62nd St. for Annie W. Gold; at 235 East 51st St. for Joseph M. Conklin, and at 109 East 51st St. for The Kensington Holding Co.

Stein & Co. rented for Elise Cohen the store and basement, comprising 22,000 sq. ft., to the United Corrugated Case Co. of 72 Wooster St. and a Moscow Sons & Co. of 73 Wooster St.; for Henry P. Gardner the 4th floor to Max Singer & Co. and the 9th floor to R. S. Segall & Sons, Co. in the building 28 and 29 West 55th St.; for 900 West 35th St. Co. the 7th floor in 230 East 10th St. to Sklar & Fabrik; for J. C. Noyes Co., the 6th floor in 179 to 183 Wooster St. and the 5th floor to National Flower & Annio Grossman.

A. Thompson leased for Herbert D. Burnham the dwelling, 71 West 31st St., to Adeline White.

Stephen H. Ting, Jr., & Co., leased the 9th floor in the First Federal Building, at the corner of 4th av. and 72nd St., in conjunction with William White & Sons, to the Outlook Co. of 217 4th av.; space on the 18th floor in the Madison Avenue building, at the corner of Madison av. and 25th St., to William Wood & Co.; the store and basement in 34 East 17th St. to the Ferguson Bros. Mfg. Co. of 21 East 17th St.; space on the 7th floor in 31 Union Ave. to the Patent Butter Co.; the 12th floor at 215 Lafayette St., and space in 132 and 133 East 14th St. with Carrie Stein & Linnick, to Foltz & Lawrence, of 51 Broadway; space on the 14th floor in the building at Broadway, 5th av. and 29th St. for The Restaurant Co., to William P. Jones & Co. of 114 5th av.; the 4th floor in 7 and 9 West 38th St. for George Natman to the Slaters & Dennis Mells, of 154 5th av., and the 5th floor in 7 and 9 4th av. for M. & L. Hess Co. to the Silver Linen Co., of 55 White St.

Laing & Watson, Inc., leased for the Estate of Heirloom Herald the store and basements, comprising 9,000 sq. ft., at 98-100 Mountain and a butcher.

The Vanderbilt Concourse Corporation has closed two leases in the new building at 144 and 146 Vanderbilt av. It has rented to Fred Hulsmann, proprietor of a gymnasium, effected at 808 Broadway, the 4th floor, and to H. R. Co., builders, about 2,000 sq. ft. on the 9th floor. Both leases are for 5 years.

Van Norden & Wilson leased the west court of the Hill at 514-516 Broadway, to the Silver Linen Co. for 10 years at an aggregate rental of nearly $60,000; also, in 191 Broadway offices to Edgar Powell Hicks, tailor, at 170 Broadway; and to Frank P. Blumkin at apartment in 611 10th St.

This H. M. Weiss Co. leased to Margaret Riley the Roy Hotel at 154-156 West 35th St. The hotel consists of two 5-sty dwellings.

J. G. White & Co. leased the 9th floor in 130 East 11th St. to the London Cast Co.; in 289 Broadway to Haber Brothers, B. J. Eisenman, L. Eisenman, and William E. Brown; in 146 West 59th St. the 5th floor to Frank & Bernstein; to White A, a store, to Carpenter & Barley; in 9 North Moore St. the 5th floor to F. S. Tannen; in 809 Broadway, the 3rd floor to Cohen, Nelson and Grasow; in 134 West 21st St. the 2nd floor to Dr. J. E. Fisk; in 143 East 15th St., the 5th floor to Max Specker, and in 143 Chelsea St. at the 1st floor to Arthur A. Safford.

William H. Whiting & Co. renting 7th floor in the block covering the 7th and 8th floors of the白沙cliff building covering the block fronting on Greenwich ave. at Water and Front St., to the Pennsylvania Corrugated Paper Co.; and the 2nd floor in 82 and 84 Fulton St. to Wilbur and Hamburger.

The Windwood Realty Co. leased the 9th apartments at 54 West 85th St. and 1 West 121st St. to Goodwin & Goodwin negotiated the deal.

Worthington Whitehouse rented to Mr. and Mrs. Douglas T. Trigg, residence in 9 East St. to Edgewood.

Brooklyn.


Realty Associates leased 4 upper floors at 151 Remsen St. to Mrs. Bessie A. Dillon, and the 3rd floor to Frank P. Rabinow at apartment in Gibbons St.

William H. Whiting & Co. leased space in one of the New York Dock Company's model loft buildings to Kellogg Card Co.

Richmond.

The Payson Mcl. Merrill Co. leased to Mrs. Frank Perry to Franklin Carter, Jr., the furnished dwelling at 16 Haver Emanuel, Brighton Heights, S. L.

Suburban.

Peirce & Peirce leased 88-90 McWorter St., for Lithiohn Kirkstsock to the Hudson Novely Co., manufacturers of umbrella handles and curlers.

Fish & Marwin rented furnished the residence of Arthur Stewart on Cooper av, Murray Hill, N.Y., to George H. Perry.

Fish & Marwin leased for Mrs. Edgar W. Wissman her country estate at Scarsdale, N. Y., for the summer, furnished, to Eugene E. Rich; and for Caesar Whitney his residence, at Lawrence Park, Bronxville, to Max Anna Market.

The Queensboro Corporation

Lots

PLOTS

ACREAGE

BORDER PLAZA

DEVELOPERS

Queens Boroughs Real Estate

LOTS

PLOTS

ACREAGE

BORDER PLAZA

DEVELOPERS

LONG ISLAND CITY FACTORY

Houses

FACTORY SITES

Established 1886

Tel. 1279 Spring

National Window Cleaning & House Renovating Co.

42 East 4th Street, NEW YORK

"The House of Reliability"

STANDARD IRON WORKS

We Manufacture and Repair All Kinds of
IRON WORK FOR BUILDINGS

No Job Too Small—None Too Large for Us to Handle
Special Repair and Fire Escape Department

Experience—Facilities—Promptness

We can refer you to over 20,000 Satisfied Customers
REASONABLE PRICES—SATISFACTION GUARANTEED

Ask for one of our brass rules, which we will gladly mail you

Telephones: Columbus \{7330\}

540-550 West 58th Street, N. Y. \{7331\}
REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity or interest of the owner, but forms of the estimated market values of the real estate, regardless of other liens.

HENRY GUCKER.—Corrects issue of Jan. 9; should read 313 East 9th st, not 313 East 9th st, 6-6-9, 2699, $81,500.

OBTUARY

GERALD P. BAGNELL, clerk of the Bankruptcy Bureau of the U. S. District Court, died at his home, 387 Bay 19th st, Brooklyn, Sunday, aged five-five. He was formerly on the staff of the Brooklyn Times and a partner of City Magazines, Alfred E. Sears in the real estate business.

IRVING C. DORLAND, real estate operator and a member of the insurance firm of Davis, Dorland & Co., of 255 William st, died in the Brooklyn Memorial Hospital, Arlington, N. Y., Friday, aged fifty-five. He was a resident of Arlington and was at one time commodore of the Atlantic Yacht Association. He leaves a widow, a son and a daughter.

REAL ESTATE STATISTICS

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

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

MANHATTAN

Mortgages.

<table>
<thead>
<tr>
<th>Jan. 9 to 15</th>
<th>Jan. 10 to 16</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total No.</td>
<td>120</td>
</tr>
<tr>
<td>Assessed value</td>
<td>$6,291,410</td>
</tr>
<tr>
<td>No. with consideration</td>
<td>93</td>
</tr>
<tr>
<td>Consideration</td>
<td>$272,900</td>
</tr>
<tr>
<td>Total No.</td>
<td>130</td>
</tr>
<tr>
<td>Assessed value</td>
<td>$11,628,010</td>
</tr>
<tr>
<td>No. with consideration</td>
<td>95</td>
</tr>
<tr>
<td>Consideration</td>
<td>$766,250</td>
</tr>
<tr>
<td>Mortgages</td>
<td>1915</td>
</tr>
<tr>
<td>Jan. 8 to</td>
<td>Jan. 9 to 15</td>
</tr>
<tr>
<td>Total No.</td>
<td>78</td>
</tr>
<tr>
<td>Amount</td>
<td>$1,214,177</td>
</tr>
<tr>
<td>To Banks &amp; Ins. Cos.</td>
<td>$349,600</td>
</tr>
<tr>
<td>Amount</td>
<td>$362,594</td>
</tr>
<tr>
<td>At $6</td>
<td>78</td>
</tr>
<tr>
<td>Amount</td>
<td>$4,509</td>
</tr>
<tr>
<td>No. at 9</td>
<td>11</td>
</tr>
<tr>
<td>Amount</td>
<td>$1,591,604</td>
</tr>
<tr>
<td>At $6</td>
<td>34</td>
</tr>
<tr>
<td>Amount</td>
<td>$5,255</td>
</tr>
<tr>
<td>No. at 4</td>
<td>86</td>
</tr>
<tr>
<td>Amount</td>
<td>$1,198</td>
</tr>
<tr>
<td>Rate per cent</td>
<td>6</td>
</tr>
<tr>
<td>Amount not given</td>
<td>$138,677</td>
</tr>
<tr>
<td>Total No.</td>
<td>105</td>
</tr>
<tr>
<td>Amount</td>
<td>$2,542,779</td>
</tr>
<tr>
<td>To Banks &amp; Ins. Cos.</td>
<td>$588,500</td>
</tr>
<tr>
<td>Amount</td>
<td>$958,500</td>
</tr>
<tr>
<td>Mortgage Extensions</td>
<td>1914</td>
</tr>
<tr>
<td>Jan. 8 to</td>
<td>Jan. 9 to 15</td>
</tr>
<tr>
<td>Total No.</td>
<td>35</td>
</tr>
<tr>
<td>Amount</td>
<td>$1,883,006</td>
</tr>
<tr>
<td>To Banks &amp; Ins. Cos.</td>
<td>$588,500</td>
</tr>
<tr>
<td>Amount</td>
<td>$135,506</td>
</tr>
</tbody>
</table>
| Building Permits.

| Jan. 8 to | Jan. 9 to 15 |
| Total No. | 80 | 80 |
| Amount | $2,725,933 | $2,842,300 |
| No. with consideration | 14 | 14 |
| Consideration | $1,420,000 | $1,330,500 |

BROOKLYN.

Conveyances.

| Jan. 8 to | Jan. 9 to 15 |
| Total No. | 84 | 84 |
| Amount | $14,102,659 | $14,700,694 |
| No. with consideration | 36 | 36 |
| Consideration | $2,725,093 | $2,924,300 |
| Mortgage Extensions | 1914 | 1914 |
| Jan. 8 to | Jan. 9 to 15 |
| Total No. | 38 | 38 |
| Amount | $541,750 | $500,000 |
| To Banks & Ins. Cos. | $541,750 | $500,000 |
| Amount | $108,250 | $100,000 |

BRONX.

Conveyances.

| Jan. 8 to | Jan. 9 to 15 |
| Total No. | 38 | 38 |
| Amount | $19,260,000 | $19,260,000 |
| No. with consideration | 14 | 14 |
| Consideration | $255,875 | $210,500 |
| Mortgage Extensions | 1914 | 1914 |
| Jan. 8 to | Jan. 9 to 15 |
| Total No. | 39 | 39 |
| Amount | $5,500 | $5,500 |

RICHMOND.

Building Permits.

| Jan. 8 to | Jan. 9 to 15 |
| Total No. | 25 | 25 |
| Amount | $5,500 | $5,500 |
| To Banks & Ins. Cos. | $5,500 | $5,500 |
| Amount | $1,300,500 | $1,300,500 |

QUEENS.

Building Permits.

| Jan. 8 to | Jan. 9 to 15 |
| Total No. | 25 | 25 |
| Amount | $5,000 | $5,000 |
| To Banks & Ins. Cos. | $5,000 | $5,000 |
| Amount | $2,244,500 | $2,244,500 |

RICHMOND.

Building Permits.

| Jan. 8 to | Jan. 9 to 15 |
| Total No. | 25 | 25 |
| Amount | $5,000 | $5,000 |
| To Banks & Ins. Cos. | $5,000 | $5,000 |
| Amount | $3,000 | $3,000 |

REAL ESTATE NOTES.

LEYV BROS., have moved from 5 Beekman st, Manhattan, to 50 West 42d st.

SHAW & CO. have been appointed agents for the B. C. 535 West 57th st.

MARSTON & CO. now at 477 57th ave, 20 East 43d st, February 1.

SHEFFIELD & HUBERT have been appointed agents for 227 East 106th st, 445 Lexington ave, 280 32d st, 14 East 45th st and 145 East 53d st.

DUFF & CONGER have been appointed for 1717-53rd av, and also for the owners for 439-540 West 125th st and 1644-1646 Madison av.
AUCTION SALES OF WEEK.

Except where otherwise stated, the property offered were in foreclosure. Adjournments of sales during the week are noted under Advertised Legal Sales.

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

The Auction Market.

Plaintiffs, including several banks, obtained well located properties in the R. E. Brokers' Salesrooms this week. The United States Trust Company became the owner of the former home of the Heyer Realty Trust. The property was located at the southwest corner of Madison and 62nd street, on a bid of $116,000. The building was occupied by the offices of New York Savings Bank for $65,000, in an action brought by the building at 7 Pine street was acquired by another financial institution, the Sea Beach subway in Brooklyn. Twenty-two of the lots are in 86th street; the balance in Avenue B, West 9th and West 10th streets.

Manhattan.

The following is the complete list of property sold, with all the mortgage sales adjudged to the respective plaintiffs.

BROOKLYN'S OLDEST

FIRM ESTABLISHED 1843

The Chauncey Real Estate Co.

187 MONTAGUE ST.
BROOKLYN, NEW YORK CITY

Telephone, 4300, 4301, 4302 Main

Appraisers

Agent General

Real Estate Brokers

Members Brooklyn Board of R. E. Brokers

DAVID PORTER, INC.

Real Estate Agents Brokers, Appraisers

APPRAISERS FOR

The United States Government

The State of New York

The Equitable Life Assurance Society of the United States

The Home Trust Company, etc., etc.

189 MONTAGUE STREET

Brooklyn, N. Y.

Member Brooklyn Board of Real Estate Brokers

BROOKLYN REAL ESTATE

REAL ESTATE

EXPERT APPRAISER

S. WELSH

207 MONTAGUE STREET
Brooklyn

Telephone, 103 Main

Member Brooklyn Board of Real Estate Brokers

BROOKLYN REAL ESTATE

EXPERT APPRAISER

HOWARD C. PYLE

Real Estate

Expert Appraising

Mortgage Loans

Insurance

201 Montague Street
BROOKLYN, N. Y.

Telephone, 3855 Main

Established 1879

William G. Morrissy

REAL ESTATE

BROOKLYN & EAST RIVER

189 MONTAGUE STREET

Telephone, 3855 Main
Directory of Real Estate Brokers

MANHATTAN

S. DEWALT EARRS

Author, Appraiser, Broker

REAL ESTATE—LOANS

135 BROADWAY, Telephone 355 Cortland

THE BRONX

A. G. BECHMANN

Real Estate and Insurance

Tel. 2921 Metropolitan, 2914 BWAY. BOULEVARD

One block from Simpson Street Subway Station

W. E. & W. I. BROWN, Inc. [R]

Real Estate Brokers and Appraisers

4328 THIRD AVENUE, bet. 160th and 167th Sts.

WILLIAM A. COKELEY

APPRAISER, EXPERT TESTIMONY

160-162 First Street and Morris Park Avenue, Bronx

GEO. PRICE

Real Estate Auctioneer, Broker and Appraiser

149th St., Cor. Third Ave. Phone Melrose 3784

O’HARA BROTHERS

BRONX PROPERTY

Tel. 615-Pondom. WEBSTER AVE. & 70th Sts.

OPERATORS

ELIAS A. COHEN

Real Estate Operator

182 BROADWAY, Corner John Street

Telephone, 900-5006 Cortlandt

FISHER LEWINE

IRVING I. LEWINE

Real Estate Operators

Telephone 980 Cort. 135 BROADWAY

WM. LUSTGARTEN & CO.

68 WILLIAM STREET

Real Estate Operators

Telephone, John 6120

HARRIS & MAURICE

MANDELBAA

Real Estate Operators

Telephone 8155 Cort. 135 BROADWAY

LOWENFELD & PRAGER

Real Estate Operators

149 BROADWAY

Tel. 7082 Cortlandt

Brokers, Attention!

It will pay you to get in touch with your well known Easy Housekeeping Homes in Prospect Park East, our well known Easy Housekeeping in the heart of Brooklyn.

We have lots, flats, dwellings, etc., in all sections of Brooklyn.

We cooperate with brokers in every way.

Terms, paying full commissions to brokers.

One block from Simpson Street Subway Station

The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.

We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known Easy Housekeeping Homes in Prospect Park East, Fifty-Fourth Street and other sections of Brooklyn.

It will pay you to get in touch with us.

Theory Associates

Capital and Surplus $5,000,000

162 REMSEN ST.

BROOKLYN

Telephone 6480 Main
Modern Improvements

Isn’t it true that oftentimes some small modern improvement goes a long way towards selling and renting your houses?

Take for example the plan that has recently been adopted by some builders of placing in newly built apartment houses electric washing machines and outlets in the kitchen for electric ironing and cooking.

Does any one doubt, all other things being equal, that these apartments are the ones that will be sold or rented first?

Families of today are educated to demand the comforts and conveniences of electric service, and they are quick to see the advantage of living in an apartment that will minimize the drudgery of housekeeping.

We have other ideas along these same lines. Drop us a line and we will talk them over with you.

EDISON ELECTRIC ILLUMINATING CO.

360 Pearl Street

Telephone, 8000 Main (All Branches)

JUDGMENTS IN FORECLOSURE SUITS.

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

MANHATTAN.

JAN. 7.

115TH ST, ns, 100 w Audubon sq, 50x100; Harry Elfring, known as Schieber & Co et al.; I Gaisburg (A); Louis Kestel (R) ; due 3,401.

JAN. 10.

119TH ST, ss, 95 e 104th, 20x100; John Adams—Alfreda Ditto et al.; Alec T. Smith (R) ; due 3,372.

JAN. 15.

121ST ST, ns, 287 w 123rd, 20x100; Thomas G. Cliff—Mary L.茂 al; A. O. Ernst (A); E Hall (R) ; due 4,123.

JAN. 18.

123RD ST, ns, 130 w 125th, 20x100; Recording Co—Henry M. Bellinger, Jr.; H. E. Hender (R) ; due 4,620.

JAN. 20.

124TH ST, ns, 295 e 126th, 20x100; Charles H. Clapp—Mary L. Ibert et al; H. B. O. Rehbein (A); Mary L. Ibert et al; H. B. O. Rehbein (A).

JAN. 21.

125TH ST, ns, 287 e 127th, 20x100; Feilmeier—LWL (R) ; due 4,123.

JAN. 25.

129TH ST, ns, 327 w 133rd, 20x100; Henry M. Diehl—Louisa Diehl et al; J. A. Bloom (A).

BRONX.

JAN. 1.

135TH ST, ss, 182 e 236th, 20x100; John J. Silver (R) ; due 4,609.

JAN. 4.

137TH ST, ss, 200 e 237th, 20x100; Henry J. Kudlich et al as trsts—Eugene H. Hammond (R) ; due 4,609.

JAN. 6.

139TH ST, ss, 295 e 239th, 20x100; D. D. Ackerman (A) ; due 4,123.

JAN. 8.

140TH ST, ss, 305 e 238th, 20x100; John M. Sargent—Sophie Weismandel (A) ; due 4,123.

JAN. 9.

141ST ST, ss, 315 e 237th, 20x100; Thos. Reilly—Chas. E. McDonnell et al; foreclosed mechanics liens; P. H. Weltman—Martin Zimmerman et al; G. Ween- (A).

JAN. 14.

145TH ST, ss, 93 e 239th, 20x100; David L. Ackerman (A) ; due 4,609.

JAN. 11.

146TH ST, ss, 325 e 238th, 20x100; Henry M. Deshler—William Wright et al; foreclosed mechanics liens; L. Krasik (A).

JAN. 13.

149TH ST, ss, 335 e 238th, 20x100; Thos. J. Gill—Richard O’Haro (A).

JAN. 15.

151ST ST, ss, 345 e 238th, 20x100; John J. Silver (R) ; due 4,609.

JAN. 18.

154TH ST, ss, 355 e 238th, 20x100; John J. Silver (R) ; due 4,609.

JAN. 20.

156TH ST, ss, 363 e 238th, 20x100; H. H. Weltman—Martin Zimmerman et al; foreclosed mechanics liens; L. Krasik (A).

JAN. 22.

158TH ST, ss, 373 e 238th, 20x100; H. H. Weltman—Martin Zimmerman et al; foreclosed mechanics liens; L. Krasik (A).

JAN. 25.

160TH ST, ss, 383 e 238th, 20x100; H. H. Weltman—Martin Zimmerman et al; foreclosed mechanics liens; L. Krasik (A).

JAN. 27.

162ND ST, ss, 393 e 238th, 20x100; H. H. Weltman—Martin Zimmerman et al; foreclosed mechanics liens; L. Krasik (A).

JAN. 29.

164TH ST, ss, 403 e 238th, 20x100; H. H. Weltman—Martin Zimmerman et al; foreclosed mechanics liens; L. Krasik (A).

JAN. 31.

166TH ST, ss, 413 e 238th, 20x100; H. H. Weltman—Martin Zimmerman et al; foreclosed mechanics liens; L. Krasik (A).

JAN. 2.

137TH AV, ss, 165 e 137th, 20x100; H. H. Weltman—Martin Zimmerman et al; foreclosed mechanics liens; L. Krasik (A).

JAN. 5.

139TH AV, ss, 175 e 137th, 20x100; H. H. Weltman—Martin Zimmerman et al; foreclosed mechanics liens; L. Krasik (A).

JAN. 6.

141ST AV, ss, 185 e 137th, 20x100; H. H. Weltman—Martin Zimmerman et al; foreclosed mechanics liens; L. Krasik (A).

JAN. 7.

143RD AV, ss, 195 e 137th, 20x100; H. H. Weltman—Martin Zimmerman et al; foreclosed mechanics liens; L. Krasik (A).

JAN. 10.

145TH AV, ss, 205 e 137th, 20x100; H. H. Weltman—Martin Zimmerman et al; foreclosed mechanics liens; L. Krasik (A).

JAN. 12.

147TH AV, ss, 215 e 137th, 20x100; H. H. Weltman—Martin Zimmerman et al; foreclosed mechanics liens; L. Krasik (A).

JAN. 14.

149TH AV, ss, 225 e 137th, 20x100; H. H. Weltman—Martin Zimmerman et al; foreclosed mechanics liens; L. Krasik (A).

JAN. 16.

151ST AV, ss, 235 e 137th, 20x100; H. H. Weltman—Martin Zimmerman et al; foreclosed mechanics liens; L. Krasik (A).

JAN. 18.

153RD AV, ss, 255 e 137th, 20x100; H. H. Weltman—Martin Zimmerman et al; foreclosed mechanics liens; L. Krasik (A).

JAN. 20.

155TH AV, ss, 265 e 137th, 20x100; H. H. Weltman—Martin Zimmerman et al; foreclosed mechanics liens; L. Krasik (A).

JAN. 22.

157TH AV, ss, 285 e 137th, 20x100; H. H. Weltman—Martin Zimmerman et al; foreclosed mechanics liens; L. Krasik (A).

JAN. 24.

159TH AV, ss, 305 e 137th, 20x100; H. H. Weltman—Martin Zimmerman et al; foreclosed mechanics liens; L. Krasik (A).

JAN. 27.
SATISFIED MECHANICS' LIENS.

First names of the Lienors, the second names of the Owners or Lenders, and the third names of the Contractor or Sub-Contractor.

No Attachments filed this day.

JAN. 12.

JAN. 13.

JAN. 14.

JAN. 15.

No Satisfied Mechanics' Liens filed this day.

JAN. 11.

No Satisfied Mechanics' Liens filed this day.

JAN. 10.

No Satisfied Mechanics' Liens filed this day.

JAN. 9.

No Satisfied Mechanics' Liens filed this day.

JAN. 8.

JAN. 7.

JAN. 6.

No Satisfied Mechanics' Liens filed this day.

JAN. 5.

JAN. 4.

JAN. 3.

JAN. 2.

JAN. 1.

No Satisfied Mechanics' Liens filed this day.

JAN. 10.

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JAN. 5.

JAN. 4.

JAN. 3.

JAN. 2.

JAN. 1.

No Satisfied Mechanics' Liens filed this day.

JAN. 10.
BUILDING MANAGEMENT

CO-OPERATION BETWEEN OWNERS AND TENANTS COMPLYING WITH THE LABOR LAW

By A. C. BANG, of E. S. Willard & Co.

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

CO-OPERATION between owners, agents, building managers and tenants, to be effective, must become operative from the time business relations are initiated. In the leases executed by the owner or his agents, the tenant that he is willing to give as well as take. This policy must work both ways, and the tenant must be willing to take a like stand. In the majority of cases, when this policy is adopted, a spirit of co-operation is established, and friendly relations exist. Where the principals will not make concessions, however, the tenant's only weapon is the law, and often of an iron-bound contract, co-operation is well nigh impossible.

Chances of success are better where there has been co-operation between owner and tenant been as vitally important as at the present time, and in this condition has arisen largely through the labor laws enacted in this State. Buildings of this type were as follows: The men's room had it was necessary to have three closets rearranged in the same case co-operated with the owner and the rooms were re-arranged as follows: The urinal was removed and a wash basin installed in its place, and this room given to the women, and this, with their own room, provided three toilets, the necessary amount, also a wash basin screened off from the work-room. The men were permitted to use the proprietor's room.

Reinfoming concrete building with roof

Security Obtained.

If tenants can be made to realize the immense security that a sprinkler equipment provides, the safety of their employees, also the almost total elimination of the prospect of having a fire on their property, they would not be hard, in all probability, to have financial co-operation, as shown above. A building in a building permits the number of employees to be increased fifty per cent on the average, and in some cases, saved in one year by the reduction in insurance rates, while in the other cases the saving will be affected before their leases expire. I might add that, in some cases, the tenants made their contributions by adding a pro rata amount to their monthly rentals.

Comparative Costs of Factory Constructions

It is exceedingly difficult to lay down an absolutely definite rule as to the comparative economy of the methods of construction generally adopted for factory buildings. The accompanying figures relate to a case where competitive prices were obtained for a building of fair size and quite suitable to afford a basis for reliable comparison, says "Ferro-Concret." Alternative schemes were prepared and competitive prices obtained. Expressed in percentages, the results were as shown in the table:

1. Steel frame building with brick walls, corrugated iron roof, wood joists and bords on steel bearers to gallery, and patent roof glazing. 100%.

2. Reinforced concrete building with roof at last. 92%.

3. Reinforced concrete building with concrete roof, part with eastern lights, fireproof steel bearing wall, and patent roof glazing. 87%.

4. Reinforced concrete building with No. 1, but with corrugated iron walls and roof. 85%.

5. Reinforced concrete bearing (no other structural material used) 88%.

It cannot be expected that the comparisons here given will apply to all cases, but that the total maintenance cost is affected a good deal by the number of stories and the size of the structure. Fall ceilings, reinforced concrete may prove more costly than a wood roof, but, although far superior in strength, durability and freedom from maintenance charges.

RECORD AND GUIDE

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USEFUL APPLIANCES

The significance of this is that it can be set into a wall recess without injuring the finest marble or tile work. The heavy cast back permits the tile to be laid close up against it and at the same time if it should be necessary the cabinet can be removed without injury. No matter how much weight is carried in this type of cabinet, according to the manufacturer, it cannot break loose from the wall. Another thing about them is that the doors are laid in and the flooring and side walls are so set that staining medicines or any other liquids on the interior should be spelled. The cabinet is so arranged in construction that it can be easily cleaned. The cabinet can be in place in an hour, according to its manufacturer, by a special method of the perfection of the H. H. Graf Manufacturing Company. The door and frame are made of either brass nickel or German silver. These cabinets are especially designed for use in hospitals, high-class apartment houses and residences.

Asbestos Used in Building Material.

SOME new uses of asbestos, generally known as asbestos, in the form of felt, have been secured by a heavy cast iron back.

Iron Back Medicine Cabinets.

THERE is a great difference in medicine cabinets, some being cheaply made, while others are of substantial construction; but, of course, command better prices. It is economy to buy the latter kind, especially for tenanted houses where the wear and tear is heavy.

The hand-cobbled raw material of long fibres is fed into a cylindrical tub called a "fiberizer," which beats up the rock, tearing loose the fibres which are drawn out at the top by means of a suction fan. These fibres are sorted by convenience, into what is known as Mill No. 1 and No. 2, the former being over one-half inch in length, sell for $5 the ton, while the latter, the smaller, sell for about $30 the ton.

Milled material is used in the manufacture of paper mats for stoves, and other kitchen utensils; heat insulating materials such as pipe covering, boiler plate and fire brick; building materials including roofing boards and shingles, laths, plaster and paint, besides gloves, clothing for firemen, and socks said to be very cheap and practically indestructible. One firm is trying to make writing paper, but so far has not succeeded on account of the blotter-like absorption of the paper, and the fact that while the paper does not burn the inscriptions in ink or pencil disappear at a red heat. With the perfection of this phase of paper-making, future generations will be enabled to preserve manuscripts without fireproof safes and vaults.

Cuts Lighting and Wiring Cost.

BUILDERS desiring to provide the greatest possible lighting convenience and at the same time to conserve the cost of wiring may be interested in a lighting system recently introduced upon the market a bracket, types of which are illustrated herewith, that may be used in sample rooms and as a means of suspending lights over beds.

* * *

The minute individual fibres of asbestos are not even microscopic, being finer than any other organic or inorganic fibre known, thus necessitating special machinery for spinning and weaving. The hand-cobbled raw material of long fibres is used in making asbestos gaskets, spun into yarn, twisted into ropeused by fire departments, and woven into fire-proof cloth for theatre curtains, clothing, etc. The theatre curtain manufacturing business alone is an enormous one, there being 1,000 curtains of different sizes being made annually. The largest one of these is that at the Hippodrome in this city. Other theatrical uses for asbestos are wall coverings and linings, and scenery where municipal regulations demand absolute fire precautions. This same form is used with rubber coating in steam fitting, for valve and bearing packing, gaskets and sheet packing, as well as to cover mangles in steam laundries. It enters into automobile construction for general packing and heat insulation, and as brake-shoe lining. The material with fibres less than three-fourths inch in length, goes through a milling process to separate it from the rock; first, it is passed through a crusher which breaks it up into one-inch sizes, then into a dryer where all the moisture is extracted, and over a series of screens separating the fibres into various sizes which are again crushed and sorted. The finest screens give with fibres less than one-sixteenth inch are called asbesto-sand, from which wall plaster and shingles are made and, when mixed with cement, building material and mill board are formed. The coarsest material from the screens is fed into a cylindrical tub called a "fiberizer," which beats up the rock, the ceiling, and yet the room will not be disfigured when it is used as a boudoir. These recoupments are often placed in the floors to facilitate center table lighting or auxiliary heating or cooking appliances in residences and apartments.
New Central Branch of the Y. M. C. A., on Hanson Place, Brooklyn, Will Be Finest Structure of Type in City

WORK is rapidly progressing on the construction of the new building for the Central Branch of the Young Men's Christian Association, in Brooklyn, which when completed, will be one of the finest of its kind in the world. Truslow & Ackerman, architects, 62 West 45th street, Manhattan, have prepared the plans and specifications for this new structure. The company, 1 Liberty street, have charge of its erection under a general contract.

This new structure is being erected on Hanson Place, occupying the block from Green place to South Elliott place, the plot being 191.00 feet on Hanson place, and 126 feet in depth. The location, for a building of this character, is ideal, as it is situated in close proximity to the heart of the business section of the borough, with access to all means of transportation.

The Long Island Railroad station is but a few blocks distant. Subway and street car lines operate less than two minutes' walk from the corner of the borough's best-known churches, in addition to theaters, groceries, clubs and restaurants, are located within easy access of the new structure.

The new Y. M. C. A. building will rise to a height of thirteen stories and will have a basement and sub-basement. The facades will be of brick, with buff Indiana limestone and terra cotta trimmings. In point of construction and equipment the new Central Branch will be unsurpassed by any other Y. M. C. A. structure. The construction throughout will be of the highest class of workmanship and material and the latest improvements in methods and materials for building construction will be employed in the erection of the building and all the comforts and conveniences possible, for members and their guests, will be installed.

A restaurant for members, to which the public will also be admitted, will be operated as part of the work of the branch and the building will include a large banquet hall for formal occasions, with women's reception room, dressing and retiring rooms.

In the basement space has been provided for a barber shop, laundry and twelve bowling alleys, as well as the service and storage for the building, including the electric lighting and ventilating apparatus, mechanical boilers, vacuum elevating system, etc. The general storage space, cold storage departments, work room, and annual training class rooms will be located in the basement, also an artesian well, with the necessary pumping apparatus, has been installed to provide water for the swimming pools.

An auditorium, with seating accommodations for approximately 700 persons, will occupy part of the first floor, the balance of which will be devoted to cafes, corridors and office, reading room, library and billiard and pool room. The second floor will be given over to the use of the employment bureau. The work of this department is of the utmost importance and adequate space has been provided to allow for its natural growth.

On the third floor will be located the swimming pool. The water will be heated and the flow of fresh water constant. The hand-ball courts and track in summer as well as a roof garden, and the showers, wash-rooms, toilets, etc. The roof will be used as an open-air running ground alone cost $1,500,000.

Nearly $1,500,000 will be expended before this branch is completed and ready for dedication. The ground alone cost more than $500,000, and the building, exclusive of furnishings, is estimated to cost about $1,000,000. The erection of the building has been possible upon receipt of the gift of the late Hope Landy, Esq., to the Borough of Brooklyn, New York. This donation of $100,000 was made possible upon the receipt of the gift of the late Mrs. Roxy Smith, widow of the late M. Van Rensselaer Smith. The building has been named by the Borough authorities, "Greenpoint Memorial" in memory of Mrs. Smith's son, to members of the Association and all Brooklynites, it will, no doubt, continue to be known as the Central Branch. Another visit to further this project, was that of the Pratt family of Brooklyn. This donation of $100,000 was made possible upon the receipt of the gift of the late Mrs. Roxy Smith, widow of the late M. Van Rensselaer Smith. The building has been named by the Borough authorities, "Greenpoint Memorial" in memory of Mrs. Smith's son, to members of the Association and all Brooklynites, it will, no doubt, continue to be known as the Central Branch. Another visit to further this project, was that of the Pratt family of Brooklyn. This donation of $100,000 was made possible upon the receipt of the gift of the late Mrs. Roxy Smith, widow of the late M. Van Rensselaer Smith. The building has been named by the Borough authorities, "Greenpoint Memorial" in memory of Mrs. Smith's son, to members of the Association and all Brooklynites, it will, no doubt, continue to be known as the Central Branch.

In the basement the first floor will include three of the largest gymnasiums in the city. In connection with these there will be the hand-ball and squash courts, running track, locker and Turkish bath and massage rooms. A special locker room will be provided for business men who may desire to devote some time during the day to athletic work. The Educational Department will occupy the seventh and eighth floors and will be provided with large well ventilated class rooms in which to accommodate the various branches of education which are among the fundamental features of Y. M. C. A. work.

From the ninth to the thirteenth floors, inclusive, the space will be devoted to dormitories. Here accommodations will be provided for nearly 500 men at one time. The private rooms will be single and double ones furnished and decorated in a cheerful manner, with private showers, wash-rooms, toilets, etc. The roof will be used as an open-air running track in summer as well as a roof garden.

The second floor will be given over to the use of the employment bureau. The work of this department is of the utmost importance and adequate space has been provided to allow for its natural growth.

In addition to the above layout the structure will contain a large assembly room for lectures, coffee rooms, and all the comforts and conveniences of modern apartment houses. In addition to these there will be the hand-ball and squash courts, running track, locker and Turkish bath and massage rooms. A special locker room will be provided for business men who may desire to devote some time during the day to athletic work. The Educational Department will occupy the seventh and eighth floors and will be provided with large well ventilated class rooms in which to accommodate the various branches of education which are among the fundamental features of Y. M. C. A. work.

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BRONX INDUSTRIES AND COMMERCE

Their Development the First Local Problem of the Day

—The Advantages the Borough Holds Out to Them

By ROBERT J. MOOREHEAD
Superintendent of Buildings, Borough of the Bronx

The development of industrial and commercial interests in the Borough of The Bronx is practically in its infancy, although many factories are located therein. Industrial development is a great problem, and is of vital importance to the boroughs and adjacent communities, since the development is contingent upon its industrial growth; and in order to interest manufacturers and induce them to locate in the Borough of the Bronx, its many industrial advantages must be clearly and concisely demonstrated.

Many of the large manufacturers, who, for a number of years have been operating in the boroughs of Manhattan and Brooklyn, are preparing to offer attractive inducements for the establishment of manufacturing plants in the Bronx. Others are at present employed in factories in Manhattan and would be immediately available for factories in the Bronx.

Housing Accommodations.

This is another necessary adjunct to a manufacturing industry, and the largest borough may rest assured that the accommodation in the Bronx are ample for all present needs. It can be reliably stated that 41 percent of the living quarters occupied in New York City during the past five tenement houses in the Bronx, as compared with 30 percent in Manhattan, 23 percent in Brooklyn and 6 percent in the Bronx. As the streets and avenues of the Bronx, making almost every section of the borough accessible from any other point. In addition to the many improved streets and avenues located in the Bronx. The New York Connecting Railroad Bridge over Hell Gate, from Port Morris to Astoria, is rapidly nearing completion and will link the Bronx with Queens.

The Engineering Foundation.

The Engineering Foundation, inaugurated at the Engineering Society of the United States, is the name given to a fund to be devoted to the advancement of the engineering arts and sciences in all their branches, to the greatest good of the engineering profession and to the benefit of mankind.

The administration of this fund will be entrusted to the Engineering Foundation Board, elected by the Trustees of the Engineering Society and composed of eleven members, nine of whom have been selected from the American Society of Civil Engineers, the American Society of Mining Engineers, and the American Institute of Electrical Engineers, and two others chosen at large.

The initial gift for The Engineering Foundation of $33,700 has been made by the American Society of Mechanical Engineers. All contributions are to be made payable to The Engineering Foundation, which name will be announced at the inauguration ceremonies, Wednesday, January 16, at the Auditorium of The Engineering Societies Building, 29 West 39th street, Manhattan.

The speakers at this inauguration meeting will be: Mr. Gano Dunn, president of the American Society of Engineering Societies; Dr. Henry B. Stewart, president of the American Society for the Advancement of Teaching; Dr. Robert H. Goddard, president of the American Institute of Mining Engineers, and Dr. Alexander C. Humphreys, past-president of the American Society of Mechanical Engineers.

Advance Information of new business buildings.

L. Shepik, 110. West 24th street, chairman of the committee of the Fireproof Factories, is now building a fireproof factory at 210 Broadway, between 24th and 25th streets. The Broadway frontage is 159 feet, and on 24th street 125 feet. A plan has been filed showing that plans were prepared about a year ago by Frank Hemstreet, architect, of 45th and 4th avenues. The concern is a hot and cold hotel and business building to be erected on the Hotel Alambra plot by the Knickerbocker Estate, but the concern has never started. This is for issue of April 25, 1914.

Office Building on Astor Site.

Charles A. Platt, 11 East 24th street, has purchased the property on which the office building to be erected by Vincent Astor on the southerly half of the southeast corner of Broadway and Vesey street. The plan is two stories high, 100 feet on Broadway and 157.6 feet in Vesey street. The northerly half of the hotel, still standing, is owned by the Broadast Company, and has been sold and that no arrangements have been given out for estimates, and the building will be ready for some time now under course of construction at the northwest corner of Broadway and Vesey street, which Mr. Ritch has been for a quarter of a century a member of the Building Trades Employers Association, the Mechanics and Traders' Exchange, and the Stevedores and Barge Men, of the City of New York. The plot to be improved measures 100.7 feet. The general contract has been awarded to F. W. Maher, 330 Fifth avenue. The operation, which will later include a garage, will be ready in 1915.

Announcement is made by the Ritch-Hughes Company, is to erect, covering the vacant plot, 100.8x100 feet, at the southeast corner of Broadway and 88th street. The project, including the roof of the land, will involve close to $1,000,000. The concern is one of the highest type and will contain every comfort and convenience of large houses of this class. Of course, plans have been given out for estimates and will not be opened for bids yet. The thirteen-story apartment house now under course of construction at the northwest corner of the southeast corner of Broadway and 88th street for the same owner is also from plans by Mr. Ajello, who also designed the eleven-story apartment house of seven rooms and 88th street, which Dr. Patero sold re- for $1,200,000.

Latest Broadway Rumor.

According to an announcement made on the building, it is an tentative contract has been made by a syndicate headed by Leslie R. Palmer, from the Francis S. Klasse Company, to erect a twenty-story residential and office building to be erected on the site of the Hoffman House and Albermarle Hotel, at the northwest corner of Broadway and Vesey street, between 24th and 25th streets. The Broadway frontage is 159 feet, and on 24th street 125 feet. It has been decided that plans were prepared about a year ago by Frank Hemstreet, architect, of 45th and 4th avenues. The concern is a hot and cold hotel and business building to be erected on the Hotel Albermarle plot by the Knickerbocker Estate, but the concern has never started. This is for issue of April 25, 1914.

New Residence at Oyster Bay.

Hoppin & Koen, architects, 224 Fifth avenue, in a two stories high apartment house which Dr. Charles V. Patero, of the City of New York, is building in Oyster Bay, L. I., for Mrs. Leslie Patero. The house will be of terra cotta block construction, fireproof, with stucco exterior. It will be 28 and one-half stories in height and will cover a plot 40x100 feet. The general contract has been awarded to F. W. Maher, 330 Fifth avenue. The operation, which will later include a garage, will be ready in 1915.

Charles M. Clark to Build.

Charles M. Clark, of the Broadway Company, New York Life Building, is having plans prepared by McKenzie, Voorhees & Gmelin, 320 Broadway, for a new residence of the American basement style, to be erected on the plot to be purchased. Contracts have been not issued.

Dr. Patero Selects Architect.

Gaetan Ajello, of 11 West 24th street, was selected architect this week for the new twenty-story apartment house which Dr. Charles V. Patero, president of the Ritch-Hughes Com-

pIn New York City during the past five years, for the development of industrial and commercial interests in the Borough of The Bronx is practically in its infancy, although many factories are located therein. Industrial development is a great problem, and is of vital importance to the boroughs and adjacent communities, since the development is contingent upon its industrial growth; and in order to interest manufacturers and induce them to locate in the Borough of the Bronx, its many industrial advantages must be clearly and concisely demonstrated.

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BID REDUCTIONS have been received on certain rates charged for Compensation Insurance. Have your policies been amended to show the New Reduced Rates? Consult us.

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Consulting Engineer

101 Park Avenue

New York

NO ARCHITECTS SELECTED. In this department is published advance information regarding building projects where architects have not as yet been selected.

NEWARK, N. J.—The Clinton Porcelain Tile Co., at Newark, contemplates extending its present factory or the erection of a new factory building. No architect selected.

MARCELLUS, N. Y.—The First National Bank of Marcellus, owned by John Parsons, president, contemplates the erection of a bank building. No architect selected.

BUFFALO, N. Y.—The Reformed Church, on Jefferson St., is contemplating the erection of a church building. No architect selected.

BUFFALO, N. Y.—St. John Mary Catholic Church, assisted by the Institute of the Holy Cross, on Buffalo Ave, is contemplating the erection of a church building. No architect selected.

EAST WORCESTER, N. Y.—F. M. Borne & Son, East Worcester, contemplates the erection of 37-sty business block in Main St. No architect has been selected.

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PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

NEW YORK.—McBride & Co., of 120 West 46th St, Manhattan, architect, is taking bids for a 5-sty stone building at the southeast corner of 46th st, south of 1st av, for the 2nd avenue rental building company, for $300,000. Bids will be received until January 15, 1915.

MANHATTAN.—H. E. McDougal, 330 Nassau st, S. W. Thomson, will take bids for a 5-sty sub-commercial building, 75x100 ft, on 4th av, between 16th and 17th sts, to cost about $60,000.

ENGLWOOD, N. J.—Jaret & Fox, 303 Englewood Ave, are taking bids for a 5-sty stone building at the intersection of Englewood Avenue and 5th st, to cost about $150,000. Bids are due January 15.

BRONX.—The Wagner Co., 203 Intervale Ave, will take bids for a 5-sty building at 203 Intervale Ave, and 5th st, for the 1st avenue real estate company, for $125,000. Bids will be taken until January 15.

HARRISON, N. J.—William E. Lehman, 735 Harrison Ave, is preparing plans for four 5-sty apartment buildings in this 1st avenue district. Occupation will be January 1, 1915.

CRESSTON AV.—William N. Wood, 830 West Cresston Ave, are preparing plans for a 5-sty apartment building at the southwest corner of Cresston Ave and 83rd st, to cost about $100,000. Bids are due January 15.

HOE AV.—Gronenberg & McCullough, 330 Hoe Ave, are preparing plans for two 5-sty apartment buildings, 150x100 ft, at the southeast corner of Hoe Ave and 151st st, for the Hoe Avenue Tenement Company, to cost about $200,000. Bids will be taken on January 15.

HOE AV.—Gronenberg & McCullough, 330 Hoe Ave, are preparing plans for two 5-sty apartment buildings, 150x100 ft, at the southeast corner of Hoe Ave and 151st st, for the Hoe Avenue Tenement Company, to cost about $200,000. Bids will be taken on January 15.

ENGLEWOOD.—70 Exchange Ave, at Englewood Ave and Chestnut st, is preparing plans for three 5-sty apartments, 75x150 ft, at the northwest corner of Englewood Ave and Chestnut st, for the 70 Exchange Ave Co, to cost about $150,000. Bids will be taken on January 15.

GRAND ST.—Paul C. Hunter, 191 Grand St, is preparing plans for alterations and additions to 101 East 34th st, for the National Life Insurance Co, to cost about $50,000. Bids are due January 15.

WASHINGSTON AV.—Paul C. Hunter, 191 Grand St, is preparing plans for alterations and additions to 101 East 34th st, for the National Life Insurance Co, to cost about $50,000. Bids are due January 15.

30TH ST.—G. & E. Blum, 505 5th Ave, are preparing plans for additions to a 5-sty apartment building at the northeast corner of 30th st and Havemeyer Ave, for the 1st avenue rental building company, to cost about $175,000. Bids will be taken on January 15.

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CONTRIBUTION.

This is a public service, and the contributions are strictly voluntary.

In New York.

Grundy, 445 Broadway, for the Montefiore Home, has offered to donate $12,000 if the city will raise an additional $1,000 for the purposes of the Home, which has been provided for a maternity hospital here. No architect selected.

In Philadelphia.

Seneca st, contemplates the erection of a church, 451 Seneca st. Rev. F. Schenali, 495 Grider st, architect, will call for bids on separate contracts for the erection of the church. Estimated cost, about $50,000. No architect selected.

In Cincinnati.

The Catholic Institute and Knights of Columbus, 117 Main st, has had plans prepared by Jobst Hoffmann, 145th st, for a ecclesiastical building, to cost about $150,000. Bids will be taken on January 15.

In Washington, D. C.

Bank of Marcellus. Dr. John Parsons, president, will take bids for the construction of a 5-sty apartment house in 1st st, southside, 140 ft west of 7th st, for the Bank of Marcellus, to cost about $100,000. Bids are due January 15.

In Baltimore.

George B. Hallenberg, Inc., 110 West 40th st, Manhattan, architect, is taking bids for a 2½-sty local stone building on the northeast corner of 40th st and 7th av, for the City Hospital, to cost about $30,000. Bids are due January 15.

In Detroit.

General contracts about Jan. 25 for the new public library, Grand River and Coleraine, for $500,000. Bids will be taken on separate contracts for the separate buildings.

In Denver.

7 Riverside drive, has offered to donate $12,000 if the city will raise an additional $1,000 for the purposes of the Home, which has been provided for a maternity hospital here. No architect selected.

In St. Louis.

Neville and Moselle sts. No architect selected.

In Portland.

City Hall and public buildings, for $1,000,000. Bids will be taken on separate contracts for the separate buildings. Estimated cost, about $50,000. No architect selected.

In Kansas City.

Bids will be taken by architect about January 15, for the new public library, Main and 16th st, to cost about $1,000,000. Bids are due January 15.

In New Haven.

500,000. The 3-sty garage on the east side of Southern Blvd, between 163d st and 164th st, is preparing plans for two 5-sty apartments, 5x100 ft, at the northeast corner of 165th St. for the Hoe Av. Holding Co, David Rosing, president. 61 West 113th st, owner and builder. Cost, about $130,000. Bids are due January 15.

In Reading.

Newspaper Building, 7th and 179th sts, for the Dayton Realty Co, 600 Vine st. J. W. Cornish, C. B. Meyers, 1st avenue real estate company, owner and builder. Cost, about $500,000. Bids are due January 15.

In Brooklyn.


In Boston.

Boston School for the Deaf, a 15-sty apartment building at 251 West 126th st, for the Emigrant Institute, 7 Riverside Dr. Frank Williams, architect, is taking bids for a 5-sty apartment building at 115-117 East 7th st for the 87th and 9th Ave Realty Co, to cost about $50,000. Specifications call for ind. brick, in 4-sty store, wire fireproof floor arches, ornamental iron, marble and tile, hard rubber floors, steam heat, etc. Operations will be started.

In Chicago.

A maternity hospital here. No architect selected.

In New York.

Washington av. 150 ft. north of Tremont Point, on Ponceau Rive, for the Public Service Construction Co, Thos. F. McCarron, 873 Nassau st, owner and builder. Cost, about $30,000. Bids will soon be received.

In New York.

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143 ft. west of Hopkinson av, for Fink-Kap Realty & Construction Co., 1069 Nostrand av. Cost, about $15,000.

DIVISION AV.—Shampan & Shampan, 772 Broadway, have prepared plans for two 5-sty apartments, 40x60 ft., at 266-268 E. 10th St, for the Ross Land Co. Cost, about $125,000. Work will start immediately.

HOE ST.—Isaac Haft, Inc., 175 Hewes st, contemplates the erection of two 10-sty apartments, 40x50.50 ft., at Ryes and Wilson avs, from plans by Shampan & Shampan, 712 Broadway.

KEAP ST.—Shampan & Shampan, 772 Broadway, are preparing plans for four 5-sty apartments, 70x70 ft., at 254-27 Keap st for the Ross Land Co., H. Herschkowitz, president, 193 South 1st st, owner and builder. Cost, about $50,000.

SOUTH 23 ST.—Samuel Soss, 22 Union sq, Manhattan, is preparing plans for two 6-sty apartments at the southeast corner of South 23 st and Hughes sq, for the South 4th Av. Construction Co., 697 Williamsburg av, owner and builder. Cost, about $80,000.

HEWES ST.—Charles M. Straub, 147 4th av, is completing plans for a 4-sty flat house with store, 50x75 ft., to be erected at the southeast corner of Hewes and 4th avs, for Samuel Kraus Const. Co., 217 Havemeyer st, to cost $20,000. The owner will take estimates on all sub contracts, including, wrecking, excavating, structural iron, patent store fronts, ornamental iron, marble and tile, sheet metal work, and one hand dumbwaiter.

SOUTH 1ST ST.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for two 5-sty apartments, 75x100 ft., to be erected in the north side of South 1st st, 605 ft. west of Havemeyer st, for the owners, Cohen & Dudley, owners.

STABLES AND GARAGES.

SUFFOLK.

HOSPITALS AND ASYLUMS.

HOLLIVILLE, L. I.—Nathan Myers, Court Theatre Building, Newark, has been commissioned to prepare plans for a 2-sty frame residence for Mrs. Olcott. E. C. Brunners, architect. Cost, about $8,000.

AMITYVILLE, L. I.—Chas. Werner, 316 Flatbush av, is preparing plans for additions and alterations to the 3-sty frame hotel, cost of Ocean av for the Kaufmann and the Kowalewski Co., at 72nd st. Lowden, on premises, owner. B. F. C. Conklin, on premises. Cost, about $15,000. The owner will soon call for bids from local contractors.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

WHITE PLAINS, N. Y.—Beverly S. King, 161 Park av, Manhattan, has nearly completed plans for the 6-sty apartment house and garage at the northwest corner of South Broadway and N. Y. Pont rd, for the Dayton Association, Edwin C. Schmitt, architect and sanitary engineer. Cost, about $80,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Frank Braun, 885 9th av, has completed plans for a 2-sty brick residence and private garage on the east side of 12th av, 172 ft. north of Vanderavert av, for Ignatz Wold, 1221 3d av, Manhattan, owner and builder. Cost, about $15,000.

COLLEGE POINT, L. I.—Harry T. Morris, College Point, is preparing plans for a 2-sty frame residence at 316 and 224 av for Davis K. Weldon, 16 North 23rd st, Flushing. L. I. Cost, about $5,000. The owner will soon call for bids from local contractors.

Richmond.

APARTMENTS, FLATS AND TENEMENTS.

TOMPKINSVILLE, S. I.—Daniel Santoro, this plat, has completed plans for a 2-sty apartment, 26x40 ft., to cost about $30,000.

NEW DORP, S. I.—Harry W. Putnam, 18 Broadway, Manhattan, owner and architect, is preparing plans for four 2½-sty stucco detached residences on Beach av, 9th to 12th st, to cost, about $4,000.

PORT RICHMOND, S. I.—Plans have been prepared privately for a 2½-sty frame residence, 24x40 ft., at the northwest corner of Charles and Nicholas avs, for Jas. Okolof, Port Richmond. Cost, about $5,000.

Suffolk.

HOSPITALS AND ASYLUMS.

HOLTVILLE, L. I.—Nathan Myers, Court Theatre Building, Newark, has been commissioned to prepare plans for a 2-sty frame superstructure for the Board of Supervisors of Suffolk County. Philip J. Christ, chairman, New Hyde Park, L. I. Cost, between $25,000 and $45,000.

HOTELS.

AMITYVILLE, L. I.—Chas. Werner, 316 Flatbush av, is preparing plans for additions and alterations to the 3-sty frame hotel, cost of Ocean av for the Kaufmann and the Kowalewski Co., at 72nd st. Lowden, on premises, owner. B. F. C. Conklin, on premises. Cost, about $15,000. The owner will soon call for bids from local contractors.

Mt. Vernon, N. Y.—Excavating will soon start for the 4-sty apartment on Elliott av for P. H. McGrath, 90 Morris av, owner and builder. Cost, about $21,000. The owner is ready for estimates on all sub contracts, except those marked "sub."

Dwellings.

M. VERNON, N. Y.—Plans are being prepared for a 2½-sty frame residence, 22x37 ft., on South 1st av, between 4th and 5th avs, for William J. Morgan, 356 South 1st av. Cost, about $6,000.

LARCHMONT, N. Y.—Foundations are under way for a 1-sty stone garage on Boston rd for John Doherty, Boston rd. Cost, about $8,500.

Contracts Awarded.

ALL construction refers to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—(Sub.) L. Kantor & Co., 440 West 45th st, have received the contract for trim necessary for the 12-sty apartment, 1155 Park av, for the Atkinson Building Co., 119 West 40th st, R. T. Lyon, 110 West 40th st, architect.

Suffolk.

HOTELS.

UNION HILL, N. J.—(Sub.)—Dellino & Arena, 722 4th av, have received the work for alterations to the store and apartment house, 204 Bergen av for Theodore Plaut, on premises. William Newmann, 2S2 Ogden av, Jersey City, architect.

IRVINGTON, N. J.—Mathias Hilken, 77 19th av, Newark, has received the general contract to erect a 3½-sty frame flat at 749 Springfield av, for Angelo A. Humburger, 745 Springfield av. Ams. M. Kleinman, 743 street st, Newark, architect. Cost, about $6,500.

RUTHERFORD, N. J.—Garvin R. McCoach, this place, has received the general contract to erect a 2½-sty frame residence, 25x50 ft., on Irving av for I. M. R. Howell, 261 Wood av. Cost, about $8,400.

SOUTHAMPTON, L. I.—Erady & Hauser, this place, have received the general contract to erect a 2½-sty frame residence for Mrs. Scutt, cost of ocean av, 200 feet from the beach. L. I. Cost, about $25,000.

The New York Edison Company

At Your Service

General Offices
Irving Place and 15th Street

Telephone
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"Very Satisfactory!" was the remark Mr. Benjamin Heywood made the other day while discussing the Edison Service installation in his 11-story building at 26th Street and Ninth Avenue.

Messrs. Heywood, Strasser and Voight, Lithographers, signed a contract for current nearly a year before their huge structure was completed. Every firm housed on the premises is glad to rely on the Central Station for light and power. Printers and lithographers demand and must have the best in such service.

Nothing but Edison Service can assure perfect, unflagging supply. If you are confronted with a knotty light and power problem, let our engineers prepare an estimate without cost.
RECORD AND GUIDE
January 16, 1915

The Clinton Fireproofing System

INSTALLED IN THE
J. C. Thaw Residence Southportman, N. Y.

ARCHITECT
GROSVENOR ATTERBURY
BUILDER
J. DALL CONS. CO.

NEW CANAAN, CONN.—Frank N. Gehle, 1 East 24t st, Manhattan, has received the contract for the 215-sty residence for Mr. C. C. Remington, 777 Post, 1st. N. Y. architect: John J. Mahan, New Canaan, Conn. cost for foundations and excavation work. Cost, about $30,000.

T. M. DEVOTO, N. J.—J. Mulhallen, 43 Church st, New Rochelle, N. Y., has received the contract for a 215-sty residence, frame and stucco, on Cooper rd, with 3 1/2 st. of N. Y., architect: Frank H. Hines, Municipal Bldg. cost, 30 East 42d st.

FARMINGDALE, L. I.—Smith & Bedding, Culkin at this place, has received the general contract to erect a 2 1/2-sty frame residence in Compton st, for Ralph Dickerson, this plan cost, about $5,000.

FACTORIES AND WAREHOUSES
NEW YORK, N. J.—The B. M. Construction Co., 87 Academy st, has received the general contract to erect a 1-sty factory edifice near South 11th st for the American Piston King Corp., 22nd and Aliff ash. Cost, about $1,100.

MANHATTAN.—J. W. Clark, 86 Roosevelt st, has received the general contract to erect a 2 1/2-sty factory buildings at 209-212 Canal st for the Graham Estate, with 176 Centre st. Chas. E. Miller, 111 Nassau st. Cost, about $5,000.

SCHOOLS AND COLLEGES
MANHATTAN, John J. Cahalen, 22nd st, 2010 Broadway, has received the general contract to alter the building 53 East st, 1117 Manhattan School Setlement, 53 East st. Delano & Albrit. 25th st. Architects: PLAINFIELD, N. J.—John Lowry, Jr., 235 5th av, 235 5th av, has received the general contract to erect a 2-sty brick school edifice on Evergreen st, for the Board of Education of the city of Plainfield. Wilder & White, 50 Church st, architects, D. R. King, 15 West 20th st, Manhattan, heating and ventilation engineers. Cost, about $15,000.

WASHINGTON, N. J.—(Sub.)—The Underground & Construction Co., 350 42nd st, Manhattan, has received the contract for the Hercules 42nd st and Kingsley school, 8th av and Factory st, from plans by Sullivan, W. M. Egan & Wolfe, 109 New York, general contractors.

STABLES AND GARAGES
JAMAICA, I. L.—J. H. F. Colgan, 268 Easley st, Brooklyn, has received the general contract to erect a 1-sty barn, 80x100; 4 families; cost. $3,400; owner. American Home, 2855 No. 11th av. Brooklyn, architect. Cost, about $10,000.

STORES, OFFICES AND LOFTS
BROOKLYN.—J. Smith & Co., 120 1st av, has received the general contract to erect a 1-sty building on the northeast corner of Jeromes av, north of Mt. Hope pl, for the Rilina Building Co., 120 1st av. Engineering Journal, 42nd st. Cost, about $12,000.

MIDTOWN.—The Rapp Construction Co., 50 East 42d st, has received the contract to install the Clinton Fireproofing System of floor and roof arches in the Brooklyn Bank, 42nd st and Madison av, in New York City. Liatnig & Harris, architects, Irons & Co., contractors.

MISCELLANEOUS
MANHATTAN.—The R. M. Construction Co., 50 Church st, 50 Church st, has received the general contract to erect a 2-sty edifice near 524 West 45th st, for the United Electric Light & Power Co., 118 West 45th st, architect: Frank R. Hines, Municipal Bldg. Plan No. 7.

APARTMENTS, FLATS AND TENEMENTS
NEW YORK, N. Y. S. W. R. 13, 20 W. 25th st, Manhattan, has received the contract for the construction of 215-sty building, 80x100, for the owners. C. W. Allison, 16 Court st. architect: Frank N. Gehle, 1 East 24t st. Plan No. 7.

514 GRAND ST, N. W. 13, 20 W. 25th st, Manhattan, has received the contract for the construction of 215-sty building, 80x100, for the owners. C. W. Allison, 16 Court st. architect: Frank N. Gehle, 1 East 24t st. Plan No. 7.

NEW YORK.—J. R. Colgan, 120 1st av, has received the general contract to erect a 1-sty frame building in West 39th st and 11th av, for the W. E. Kimball Co., 300 39th st. architect: F. J. Dassau, 1373 Broadway. Plan No. 110.

NEW YORK.—H. J. St. Matthew, 147-149 34th st, Manhattan, has received the general contract to erect a 2 1/2-sty brick edifice on 34th st, for the owners. City Transfer Co., 147-149 34th st. architect: F. J. Dassau, 1373 Broadway. Plan No. 110.

257 W. 30TH ST, S. W. 10, 20 W. 30th st, Manhattan, has received the general contract to erect a 2 1/2-sty brick edifice on 30th st, for the owners. Kraslow Constn. Co., 188 Montague st; architect, Mortenson & Co., 405 Lexington ave; total cost. $50,000. Owner. Knickerbocker Ice Co., 1480 Broadway. Plan No. 159.

NEW YORK.—E. H. Walter, 2700 Ocean ave, Manhattan, has received the general contract to erect a 1-sty frame edifice, 10x30, for the owners. D. D. Fassau, 52nd Grand st. architect, F. J. Dassau, 1373 Broadway. Plan No. 158.

NEW YORK.—M. L. D. Almy, 97 W. 30th st, Manhattan, has received the general contract to erect a 2 1/2-sty frame edifice, 10x30, for the owners. D. D. Fassau, 52nd Grand st. architect, F. J. Dassau, 1373 Broadway. Plan No. 158.

NEW YORK.—S. M. Winston, 120 2nd av, Manhattan, has received the general contract to erect a 1 1/2-sty frame edifice near 2nd and 1st av.; architect, Frank G. Walters, 2700 Ocean ave. Plan No. 108.

ALBANY AV, W. S. 297, 20 W. 29th st, Manhattan, has received the general contract to erect a 3-sty frame building in 29th st, for the owners. Mrs. Martha Johnson, 385 Adelphi ave, Albany. architect: F. W. Eisenla, 16 Court st. Plan No. 108.

11TH AV, W. S. 46, 20 W. 46th st, Manhattan, has received the general contract to erect a 3-sty frame edifice near 11th av. and 1st av.; architect, Frank G. Walters, 2700 Ocean ave. Plan No. 108.

NEW YORK.—G. M. D. Smith, 222 W. 23rd st, Manhattan, has received the general contract to erect a 2 1/2-sty brick building in 23rd st, for the owners. Eifel Constn. Co., Gertrude Comes' 1822 Claremont Park. Plan No. 11.

NEW LOTS RD. N. W., 85.10 E. Sackman st, New York City, has received the contract for the erection of a 215-sty frame building, 24x24; cost. $3,000; owner, City Transfer Co., 147-149 34th st. architect, F. J. Dassau, 1373 Broadway. Plan No. 158.

NEW YORK.—W. R. 37, 20 W. 37th st, Manhattan, has received the general contract to erect a 3-sty frame edifice near 37th st, 1 family; cost, $12,000. Owner. Williams Bldg. Corporation, 159-105 East 25th st. architect, John J. Mahan, New Canaan, Conn. Plan No. 132.

NEW YORK.—J. W. Clark, 86 Roosevelt st, Manhattan, has received the general contract to erect a 2 1/2-sty frame edifice in 86 Roosevelt st, for the owners. American Home, 2855 No. 11th av. Brooklyn, architect. Cost, about $10,000.

NEW YORK.—J. W. Clark, 86 Roosevelt st, Manhattan, has received the general contract to erect a 2 1/2-sty frame edifice in 86 Roosevelt st, for the owners. American Home, 2855 No. 11th av. Brooklyn, architect. Cost, about $10,000.

206-212 CANAL ST, S. E. 37.7 S. Church st. three 3-sty frame apartments, 20x30, shingle roof; cost. $800; owner, Henry H. Storm, 553 East 22nd st. architect, Wm. H. Gompert, 171 Madison av. Plan No. 110.

210TH AV, S. W. 105, 20 W. 210th av, Manhattan, has received the general contract to erect a 2-sty brick store and dwelling, 210x21, 1 family, 2 stories; cost. $18,000; owner, Henry H. Storm, 553 East 22nd st. architect, Wm. H. Gompert, 171 Madison av. Plan No. 110.
Thomas J. Steen, Co.
BUILDERS
Hudson Terminal Building
30 Church Street
New York

Sayre & Fisher Company
MANUFACTURERS OF Fine Face Brick
ENAMELED AND PORCELAIN BRICK, several colors
Pumilias for Model or Modern
HARD BUILDING BRICK
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TEXTURE BRICK, PAYING BRICK, ETC.

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RETAIL LUMBER
CHARLES H. FINCH & CO.
"The Accommodating House"

WEISBERG-BAER COMPANY
MANUFACTURERS OF HIGH-GRADE INTERIOR WOODWORK
WINDBREAK FRAMES, SASH & DOORS

Bellows Falls, Vt., and Midland, N. Y.

To understand the content: The text appears to be a list of architectural plans and descriptions of various buildings, including frame dwellings, frame stores, brick tenements, frame houses, and commercial buildings. The text also mentions architects and locations such as Jamaica, Richmond Hill, and Rockaway Beach. The description is structured in a way that each building has a title, location, description, architect, and cost. The text also includes advertisements for brick companies and architectural firms. The overall tone is informative, providing details about the construction and design of the buildings. There is a mention of New York City, indicating the urban setting of the projects. The text is rich in historical architectural details and provides a glimpse into the construction industry of the early 20th century in New York City.
When Will YOU Join The Army?

"I did not know what a real good piece of work was until I switchedboard you built for you."

Every day another

Joins The Army of Realizers!

Permanent WATERPROOF Concrete. Low in Magnesia and Sulphur. Water or rain direct shipment! Quicker delivery. Better packages. Olden manufacturers of high grade Portland in the world. ALSEN bag credits good as legal tender. Facts are better than assertions.

48 BROADWAY, NEW YORK

See Pages 152-153 Swett's Catalogue for particulars

Vulcanite Portland Cement

"THE BRAND WITH A REPUTATION"

Delivered at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.

Vulcanite Portland Cement Co.

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DYCKERHOFF PORTLAND CEMENT

is made in Germany. The superior quality amply compensates the consumer for its higher price. It is perfect.

E. THEILE, Sole Agent, 99 John St., New York
NOTICE TO CONTRACTORS: Sealed proposals for the Water Supply Plant at the Buffalo State Hospital, Buffalo, N. Y., will be received by the Department of Hospitals, Commission, Capitol, Albany, N. Y., until 12 o'clock, noon on February 15, 1915, that will be publicly opened and read. Proposals will be marked on the outside of the envelope and will not be opened prior to being placed in a sealed envelope; all furnished by the State, Architect, sealed and addressed, and shall be accompanied by a certified check or cashier’s check for a sum of fifty per cent (50%) of the amount of bid. Contractors, to whom the award is made, will be required to furnish a bond in the sum of fifty per cent (50%) of the amount of bid. Notice of award will be given pursuant to the provisions of law within 15 days after official notice of award of contract is mailed to all bidders. Drawings and specifications may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to, and in the discretion of the State Architect, Lewis F. Pletcher.

E. S. ELWOOD.

DATED, Albany, N. Y., January 8, 1915.

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Architectural Terra Cotta Fireproofing

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MARBLE WORKS

21 HORN AVENUE

Footing of 11th street

LONG ISLAND CITY, N. Y.

Telephone, 1895 Hunters Point

PROPOSALS

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

JAMAICA—Shaw a. n. 190 Wallall st, plumbing to dwelling; cost: $400; owner, Mrs. Seewerg, on premises. Plan No. 48.

JAMAICA—Parvin a. n. 317 Fulton st, interior alterations to dwelling; cost: $400; owner, Mrs. Anne Seewerg, on premises. Plan No. 49.

JAMAICA—Fulton st, n. 290 W 24th st, interior alterations to dwelling; cost: $290; owner, Park Department, Forest Park, Richmond. Plan No. 50.

L, I. CITY—Flushing av, n. 117, interior alterations to dwelling; cost: $75; owner, J. C. Dammen. Plan No. 51.

OZONE PARK—Freehold a. 1533, plumbing to dwelling; cost: $400, owner, J. C. Dammen. Plan No. 52.

OZONE PARK—Lawn a. w. 50 N Jerome av, plumbing to dwelling; cost: $400; owner, M. Ambrosia, on premises. Plan No. 53.

RICHMOND—Fonshire st, n. 126, plumbing to dwelling; cost: $75; owner, J. C. Dammen. Plan No. 54.

RIDGEWOOD—Forest av, s. 188, interior alterations to dwelling; cost: $100; owner, Chauncey, on premises. Plan No. 55.

RIDGEWOOD—Senequa a. 75, interior alterations to dwelling; cost: $100; owner, J. C. Dammen. Plan No. 56.

WOODETHAN—Flushing av, s. 152, 2 1/2 sty frame dwelling; cost: $400; owner, M. R. Cover, Woodhaven. Plan No. 57.

RICHMOND.

MAGuire a. w. 200 N Ambury rd, Princess Serene, Greenbush; frame barn; cost: $100; owner, George C. Cole, on premises. Plan No. 58.


WEST NEW BRIGHTON altera: frame dwelling; cost: $400; owner, Mrs. L. Seaton, West New Brighton, New York. Plan No. 60.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Health, Department of Health of the city of New York, and are in accordance for the week ending Sat. 9. The incorporator’s or trustee’s name is added at the end of the plans.

APARTMENTS—M. A. Alexander, 172-175 Randolph av, s. 5 sty frame, $8,000; Abraham Gruler, 171-175 Randolph av, s. 5 sty frame, $8,000; Nathan Nathanson, 25 Central av, s. 3 sty brick, $7,500; Mrs. J. G. Keith, 243—245 Washington st, 2 sty frame, $4,000.

IMPEXING—Alonzo A. Henham, 75 Springfield av, 2 sty frame, $7,000; Henry M. Mapes, 203 Westminster pl, 2 sty brick, $4,000.

NEW JERSEY—Krautk & Brent, 347 River st, frame, $5,000.

EAST NEW BRIGHTON—H. V. Crane, 24 Cam­bridge st, 4 sty frame, $6,000.

APARTMENTS, FLATS AND TENEMENTS.

INWOOD—J. A. Proske, 194 W 23rd st, 6 1/2 sty frame, $6,000; Mathias Peck, 250 W 23rd st, 6 1/2 sty frame, $6,000; Mrs. Seewerg, on premises.

APARTMENTS, FLATS AND TENEMENTS.

INWOOD—J. A. Proske, 194 W 23rd st, 6 1/2 sty frame, $6,000; Mathias Peck, 250 W 23rd st, 6 1/2 sty frame, $6,000; Mrs. Seewerg, on premises.

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INWOOD—J. A. Proske, 194 W 23rd st, 6 1/2 sty frame, $6,000; Mathias Peck, 250 W 23rd st, 6 1/2 sty frame, $6,000; Mrs. Seewerg, on premises.
With the Marble Arch Co., has become associated with the John W. Rapp Co., and until recently associated with the R. G. McCartney Co., 622 St. The presentation was made at a luncheon.

JAMES A. LARKEN, James A. Watson, Fred S. Taylor and Levering included twelve factories and eight storage buildings of Hoboken, sixty new buildings were erected at 588 5th av. Alfred Freeman, 29 West 39th St. is architect.

LAI:RITZEN, architect, formed the company of the same name, which is now the firm of Lai:ritz & Markoe Robertson. 331 Madison av, Manhattan, has been associated with the construction of the co's work done by this bureau in its activities of the U. S. Coast and Geodetic Survey, is the first scientific bureau of the government service, but there is a long way.

CHARLES A. RICH and FREDERICK MATHUSIS, JR., architects, have become associated with the company of the same name.

William S. Ewing, engineer; F. J. Kleinke, constructor.

The hall, which is directly under the auditorium of the church, will be used as a forum for the Council of the American Conservation League, an ornamental footwalk across Park Row to City Hall park.

Arnold Smyth, secretary, 74 Cortlandt st, N. Y. City, has charge of the daily work of the company.

Charles A. Rich, the president of the company, has been associated with the company of the same name.

The addresses will be upon topics of current technical interest, such as the development of the Workman's Compensation Act.

John T. Tracy, for more than nine years associated with the Bureau of Fire Prevention, has become associated with the firm of the same name.

The convention of cement users, for which a number of fraternal and social organizations.

JOSEPH G. McCOLLUM, superintendent of the Public Service Electric Company at Point So Po, has been promoted to the position of assistant general manager of the Pennsylvania Railroad.

The addresses will be chosen by the Council.

CHARLES E. PRICE, for eighteen years general manager of the Cambria Steel Company and for ten years connected with the Cambria Steel Company, has become associated with the company of the same name.

The address of Mr. Price at the annual meeting January 20-22, 1915.

RENEWAL OF CIVIL ENGINEERING... The Cornell Society of Civil Engineers held its annual meeting in New York City, January 22.

Eighth Annual Convention of the American Society of Heating and Ventilating Engineers will be held in New York City, February 16-17.

In the years when the company was active, the city was celebrated by the commission of forty-two new buildings and the enlargement of many other large buildings in the city.

The city's old waterworks were associated with him in business. Mr. May was prominent in civic affairs at times, and was twice the nomination for Mayor was offered him.

The city's old waterworks were associated with him in business. Mr. May was prominent in civic affairs at times, and was twice the nomination for Mayor was offered him.

The city's old waterworks were associated with him in business. Mr. May was prominent in civic affairs at times, and was twice the nomination for Mayor was offered him. He was one of the oldest patrons of the Record and Guide.

**OTHER CITIES**

HARRISBURG, PA.

GREENWICH, CONN.—E. B. Moore, 156 5th av., New York, has moved his office to 505 Greenwich Ave., New York.

An address will be made by Mr. Price at the annual meeting January 20-22, 1915.

The address of Mr. Price at the annual meeting January 20-22, 1915.

THE COUNCIL will hold the first of a series of meetings at which luncheon addresses will be made.

**AMERICAN SOCIETY OF CIVIL ENGINEERS.** The annual meeting held at the Engineering Society Building, 215 West 39th st, New York, January 10.

The address of Mr. Price at the annual meeting January 20-22, 1915.

**ARCHITECTURAL LEAGUE OF NEW YORK.** The annual convention will be held in New York City, February 14 to 20. William B. Wreford of Cleveland, Ohio, and Theodore A. Randall of Indianapolis, Ind., will be served at the Brooklyn City Club, 127 5th av.

The convention of cement users, for which a number of fraternal and social organizations.

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The address of Mr. Price at the annual meeting January 20-22, 1915.
BUILDING MATERIALS AND SUPPLIES

SLIGHT IMPROVEMENT SHOWN IN INQUIRY—SUBURBAN CONSTRUCTION LEADS THAT IN NEW YORK CITY

Linseed Oil Up—Navigation Open to Hudson Brick Plants

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STIMATES from bureaus of buildings in all cities of importance in the metropolitan district, including the five boroughs of New York, Westchester, Orange, Essex, and Passaic counties in New Jersey, indicate that projected building operations are in excess of those of the first two weeks of January, 1914, and that the estimated costs are higher. The total number of buildings under construction is 333 for this year, as against 293 during the same period a year ago. The estimated cost of the operations for the first fourteen days of this year was $5,259,041, as against $4,914,176.

Reflected in the purchase of building material or inquiries for basic structural commodities like steel, brick, cement, stone, reinforcement, plaster, lime and gypsum, this represents a gain of approximately forty per cent in the business of this line of business in the district in the first two weeks in 1914. The chief of the construction and projection is outside of New York. In the five boroughs there is a drop in volume last week of $35,285. The big gain is shown in industrial projection and proposed residence construction in Newark, Long Island City, Paterson and to a moderate extent, Jersey City and Union City.

One reason why there is such a sharp decline in estimated building cost in this city is because competition is seen as the well-financed builder can get the full benefit of the present extreme low price of building material. In the suburbs the gain in volume is not in any degree proportionate to the cut in prices. Suburban construction project or moving ahead in the first two weeks of January, 1914, shows an improvement. The prospects are not as bright as expected. There is no probability that higher prices will be asked within this month, providing business continues as now.

The condition of the money market also has a bearing on the increase. The money market is hard, making it difficult for the large speculative builders to move ahead in the first two weeks of January, 1914. Suburban dealers have been showing little interest in this commodity since the cut and purchase is moving out with more regularity.

Hudson common brick buying both in New York and the suburbs has picked up, although current wholesale quotations are still low with the exception of covered brick. Nobody is making quotations on covered brick because navigation is still open to Poughkeepsie and there is a large amount of covered brick from Haverstraw. What covered brick that is being taken out now is for firms who have covered their own brick for distribution Raritan River brick is being held on order at $6, and is stiff.

There is a better call for steel wire reinforcement, but pig iron is weak. Eastern structural steel orders are shown with three or four points the corresponding period last year, and a comparison shows a drop of about 22 per cent from barges for consumption here.

INCREASED DEMAND.

Building Material and Supplies

Railroad construction work is not coming out as rapidly as was expected. There is an indication however, that the building man, who is in buying as the money market continues to be hard, is getting along among the laboratory shops does not carry with it any prospects for increased operations. There is a slight tightening of business in the steel building work and around New York.

An inquiry for an apartment house, in Park avenue, has not been able to be carried out. To make the inquiry, an inspection of the laboratory shops was made, an inquiry, from Moore Brothers, of Elba, Rockland county. It is understood that a number of orders from No. 1. 100.000 pounds of $25 or $35 is being supplied for this commodity. Shortage of steel and pig iron would have to be responsible for the change in price.

IRON AND STEEL

Wire Products Show Improvement Structural Business Improving

INFORMATION available in the steel trade lines, shows that although there is little encouragement to be found in the pig iron situation there is a distinct improvement in structural steel orders and wire and reinforcing and other commodities. Steel also showed an improvement. The prospects for the next quarter are considered as good as output from 45 to 50 per cent. of capacity in the East, and it is expected that the output will continue at this figure.

The condition of the money market is also shown to be improving, and it is expected that this will continue.

SHEET METAL MANUFACTURERS CONFER CONVERSATION

Pennsylvania and New England Expanded Metal Companies Merge as of January 1

ANNOUNCEMENT is made of the consolidation of the Pennsylvania Metal Works Company and the New England Expanded Metal Company, which went into effect on January 1, 1915. The new company will be one of the largest plants of its kind in the country.

Under the same roof there will be manufactured expanded metal, without the use of other metal for exteriors, all forms of metal for interiors, heavy gauge sheet metal, metal core bead, metal stud, culvert pipe for drainage, masonry wire, metal roofing and siding, metal cornice, metal pipe, gutter, fire doors, hollow metal windows, metal hose, ornamental ironwork, architectural division, battleship partitions, and every conceivable form of metal work, at the same time.

The company also maintains a high organization in the insurance and fireproofing in modern buildings. George P. Bullock, president and general manager, and George A. Sagendorph, treasurer and general manager, are in charge of the new company.

The new concern will be known as the Pennsylvania Metal Works Company, 122 Devonshire street, Boston, with sales offices in Portland, Maine, New York, Philadelphia, and (where the department office is located), 122 Devonshire street, Boston, Mass. H. I. Wendt, president; Frank E. Cooper, vice-president; George A. Sagendorph, treasurer and general manager.

The new company will be the first to move the new company. The new company will be the first to move the new company.