

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, FEBRUARY 20, 1915

TWO REPORTS ON BUILDING INSPECTION

The Majority of the Mayor's Committee Advise that the Estimate Board Should Regroup the Departments—Minority Report Favors Borough Plan

APPOINTED to devise a plan for the amalgamation of building inspection departments in this city that would provide a basis for co-ordinating and harmonizing divergent views, the Mayor's committee composed of Messrs. Allan Robinson, Robert E. Simon, Lawrence Veiller, Peter J. Brady, Alfred T. White and William H. Childs, has made a report, which is signed by five of the six members. There is also a minority report, which is signed by a single member, Robert E. Simon, who is chairman of the Conference Committee of the Allied Associations; and there is also an exception taken to the majority report by Mr. Brady.

As everybody understands, the need of unifying or consolidating the departments had been conceded. The real mission of the committee was to find an agreeable way of doing it. There has been a division of opinion whether there should be just one centralized department or one department for each borough; whether the Tenement House Department should be included in the grouping or left alone; whether the State Labor Department's duties in this city should be taken over or left alone, and whether the Fire Prevention Bureau should be taken over or left alone.

The majority report does not undertake to say whether the "borough plan" or the "city plan" should be followed, but it does confirm the need of combining bureaus and departments. It recommends that the Board of Estimate be empowered by an enabling act and charged with the duty of "regrouping" and "readjusting" all existing functions of the city and borough departments with respect to building inspection. In other words, the responsibility is put up to the Board of Estimate.

The majority report favors regrouping the following departments: Police, Fire, Tenement House, Health, Water Supply, Gas and Electricity, Public Works, Department of Licenses, the five Bureaus of Buildings and the State Department of Labor. Mr. Brady's exception is simply to the effect that he is not in favor of including the Labor Department, as the State Federation of Labor is on record against it.

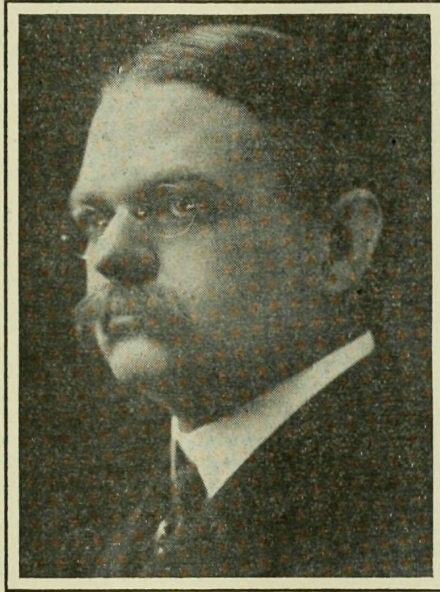
Text of the Majority Report.

The majority report says:

We do not mean to suggest that there is overlapping of jurisdiction or conflict of authority with regard to all these departments, but any plan for the simplification of building inspection would be incomplete which did not consider the jurisdiction of all the departments or bureaus above set forth.

The committee has been deeply impressed with the fact that the questions involved are primarily administrative, not legislative, and we have been chiefly influenced in our recommendations by that consideration.

The committee has also been deeply impressed with the difficulties attending the drafting of any piece of legislation prepared hurriedly to adjust the present



ALLAN ROBINSON.
Chairman Mayor's Committee.

difficulties, in view of the serious danger that might arise from decreasing the efficiency of city government, increasing the expense of such government, and working possible and unnecessary hardships to property interests.

We are also impressed with the fact that the changes to be made in the jurisdiction of the various branches of the city and State governments should not be made all at one time, for in doing so there is serious danger of confusion and of loss of efficiency. In order to bring about a simplification of the present methods of government relative to inspection of buildings in this city, we recommend the following:

A simple enabling Act either in the form of an amendment to the Charter or a new statute, empowering the Board of Estimate and Apportionment to combine before January 1, 1916, the various bureaus of various boroughs or city departments that have to do with inspection of buildings, regroup them in departments different from ones they are now in, to abolish some, if necessary, to give to the newly combined or newly established bureaus the same powers and responsibilities that now attach to existing bureaus. In a word, to regroup and readjust all existing functions of the city or borough departments with regard to building inspection. The bill should be a very simple one.

Another bill should give the Board of Estimate and Apportionment power to place in control of city departments the functions now exercised by the State Department of Labor in so far as they relate to the construction or alteration of buildings.

The bills should safeguard existing rights and causes of action, and should make it clear beyond any peradventure of doubt that the powers conferred upon the Board of Estimate and Apportionment supersede all powers hitherto con-

ferred upon various city departments and the State Department of Labor in these respects, whether contained in the Charter or in any statute.

Your committee conferred with the New York State Factory Investigating Commission and discussed with them the proposed plan which is outlined here, and requested them, if they saw fit, to recommend the same in their report.

This plan is in line with the principle of home rule and government of the City of New York. The Board of Estimate and Apportionment of the city represents the entire city and all its citizens and taxpayers, and is in close touch not only with the people of the city and their sentiments and desires, but with the administration and working of the various city departments and is in a better position than the Legislature, which must act through a committee and act during a legislative session, to properly devise ways, means and methods to do away with any unnecessary inspection or hardship in the enforcement of the laws referred to.

Respectfully,

MAYOR'S BUILDING
INSPECTION COMMITTEE,

Lawrence Veiller, Peter J. Brady, Alfred T. White, William H. Childs, Allan Robinson.

The Minority Report.

The minority report to Mayor Mitchel signed by Robert E. Simon, contained the following:

"As a member of the committee which you appointed to consider and, if possible, reconcile the plans suggested for simplifying inspection of construction and alteration of buildings in this city, it is with great diffidence and sincere regret that I feel constrained to submit for your consideration this minority report.

"It is only my thorough knowledge of the intolerable conditions as they now exist; the fact that it is the unanimous opinion of all familiar with the subject that prompt relief should be granted; the evil consequences of unnecessary delay and the fact that the majority report does not give the information for which you asked, that gives me the courage to dissent from the action of my colleagues on the committee.

"When you asked us to investigate the remedies suggested I was willing to devote the time necessary to get at the facts and weigh the advantages and disadvantages of the plans proposed; to endorse either if the facts warranted, or to make every effort to devise a third plan which would reconcile the two points of view.

"There were two plans: one to create a single department under control of the Mayor, known as the 'Central Plan,' the other to consolidate such part of the functions of existing Bureaus and Departments having to do with construction, into the present Building Departments as now constituted under the jurisdiction of the Borough Presidents, known as the 'Borough Plan.'

"Your committee held two public hearings, one of which against my pro-

test, to have presented cases of over inspection and conflict of laws. The necessities for a change were well known, and such a hearing could only develop a further onslaught on real estate without, in my opinion, aiding the committee in reaching a conclusion. This unfortunately proved to be the fact, as reflected in the newspapers comments the following morning.

"The second hearing for the discussion of the two plans was pertinent. The committee heard arguments in favor of both the Central and Borough Plans, but neither side in my opinion furnished at this hearing sufficient data on which to base a report.

"I handed our chairman a list of questions, seeking to obtain certain vital facts and figures from the various bureau and department heads, and requested that information as to actual conditions and probable effect of either plan if carried out be obtained. The questions were not, so far as I know, sent out; at

any rate, no time was given for receiving or investigating replies.

"No consideration was given by the committee to the careful study of this subject made by the State Factory Investigating Commission.

"Only two executive sessions were held after the hearings; each for about one hour.

"I submit, therefore, the following:

"1. Not sufficient study has been given the subject by your committee to submit a report of any value.

"2. Nothing was said at either of the public hearings which justifies the majority report.

"3. It does not give you the information asked for, namely, a plan upon which you might proceed, but leaves the matter just where it was and dodges the issue.

"4. It throws the burden of solution back into the Board of Estimate and raises an issue in that body whose members have already expressed divergent

opinions and leaves the likelihood of a solution very remote indeed.

"5. As the persons to whom this question was referred submit no solution, the community which is vitally interested has no assurances of relief, should the Board of Estimate be unable to agree upon a plan.

"6. I agree with the committee that the transfer of jurisdiction should be accomplished gradually; there were, however, absolutely no facts suggested which justify the statement in the majority report that 'the committee has also been deeply impressed with the difficulties attending the drafting of any piece of legislation prepared hurriedly to adjust the present difficulties in view of the serious danger that might arise, etc.' On the contrary, one of your personal advisors, Mr. Hammitt, stated at one of the hearings that a bill was being prepared, which would be ready shortly, providing for the single plan and which would be a complete bill."

THE QUEENS BOROUGH SUBWAY PROBLEM

Explained by the Advisory Council, Which Advises Building a Tunnel to Queens Rather Than Rebuild the Bridge

THE Advisory Council of Real Estate Interests believes that it would be wise for all real associations and property owners to urge upon the Board of Estimate the immediate extension of the elevated service over the Queensboro Bridge, and that simultaneously tunnels should be constructed under the East River for the accommodation of the subway service, instead of providing for such service by a reconstruction of the Queensboro Bridge.

The council thinks this improvement would be of advantage to real estate interests in Queens and prove beneficial to taxpayers in general. To connect the tracks of the Second Avenue Elevated to the bridge, as it now stands, and to construct subways under the river for the new route coming through 59th street, would give almost immediate relief to the congested traffic now going to Queens. The Department of Bridges has recommended that the bridge be remodelled to carry subway tracks for the new route through 59th street. The remodelling, as recommended, consists in dividing the present roadway in halves and using one-half for the carrying of subway tracks. This plan also contemplates putting an additional roadway on an upper deck. This roadway in turn should be divided and one-half used for elevated trains.

The council feels, as the Record and Guide is informed, that it would be a decided disadvantage to interfere with the present roadway on this bridge, which is now well-filled and, owing to the rapid development of the district at the east end of the bridge for manufacturing purposes, this roadway would soon be taxed to its utmost capacity. If it should be cut down to half width, as has been proposed, it will be possible to pass only two vehicles abreast so that each line would have to keep the pace of the slowest vehicle in the entire length, and if one vehicle should break down, it would immediately cause a serious blockade. It has been acknowledged by the city authorities that the proposed alteration to the bridge is only a temporary measure and is advocated

simply because it could be done at slightly less expense than it will cost to build subways under the river, but that as soon as the traffic of the Bridge requires it, within a few years, the Bridge would have to be put back in its present condition.

It is estimated that it would cost \$3,000,000 to remodel the bridge, according to present plans, while the cost of constructing the tunnels will amount to about \$4,500,000. The Degnon Contracting Company has made a proposal to build these tunnels at this latter amount, and has reduced its contract for construction work on the Manhattan side of the bridge for subways by \$500,000. Consequently, the difference will not be very great. It has been estimated that it would cost over \$5,000,000 to carry out the present plan of the Bridge Department and then remodel the bridge in a few years, to accommodate traffic, when it is found necessary to construct subways.

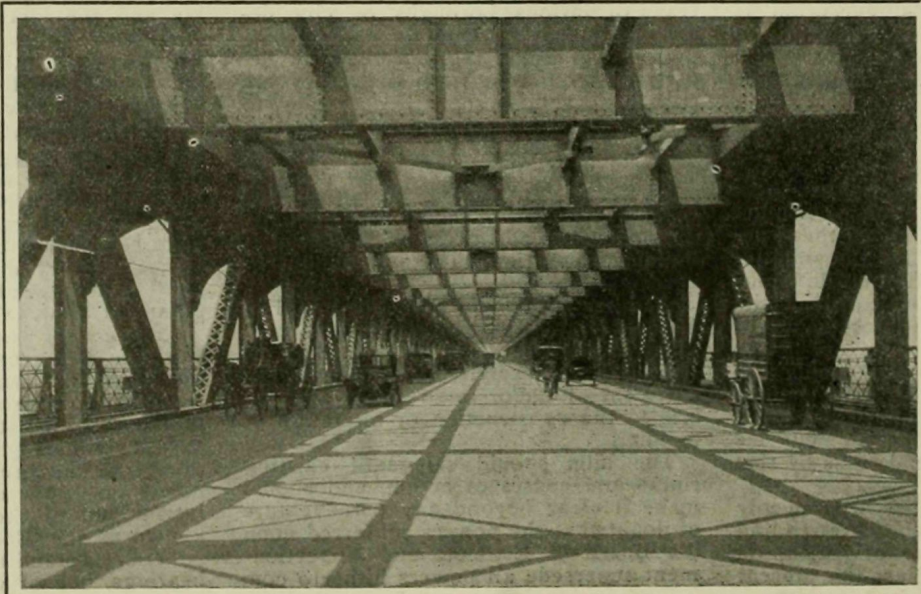
It would require two and one-half years to make the alterations, whereas the Degnon Contracting Company has proposed to construct tunnels within the same time. The question presented to taxpayers is whether the city should at this time authorize an expenditure of between five and six million dollars for a temporary expedient, or whether at substantially the same cost it should immediately proceed with the work of placing tracks on the bridge for the elevated service and the construction of tunnels for the subway service, and thereby provide for permanent maximum traffic facilities between Manhat-

tan and Queens and, in the case of the tunnels, securing a service capacity in traffic length and headway equal to that on the main trunk lines of the subway.

The Queensboro Bridge has cost to date about \$12,500,000, exclusive of land and damages. It was designed as a double-deck bridge capable of carrying four elevated tracks and footwalks on the upper deck, four trolley tracks and vehicular roadway on the lower deck. The bridge has had a lamentable history which has resulted in a condition where the bridge now has a live load capacity of only one-half of that originally provided for in the contract. It is estimated by bridge engineers that the city had lost in the utility of this bridge, as measured by the actual carrying capacity, something between five to ten million dollars, in the total investment on land, foundation, and structure. Rather than commit the city to any further expenditure without compensating advantages, or results commensurate with the expense, the Advisory Council feels, as we are informed, that at this time the real estate interests of the city and of Queens would be greatly benefited by tunnel and bridge improvements which would be permanent and designed to accommodate traffic for many years, as well as to connect Manhattan with the two hundred foot boulevard from the Bridge to Jamaica.

The council further feels that every effort should be made to impress on the Public Service Commission the importance of operating the Steinway tunnels as soon as possible in the interests of the people of the Borough of Queens,

and incidentally the real estate owners, for ready access from one part of the city to another tends to prevent the exodus of our population to Jersey and other places outside of our city. However, it reinforces the position taken by the Queensboro Chamber of Commerce to make a tunnel of real benefit it is necessary at as early a date as possible to make an easy connection with the existing Manhattan subways which it is understood is both feasible and has promised by the been practically Public Service Commission.



THE ROADWAY OF QUEENSBORO BRIDGE.

BUILDING REVIVAL IN SEVERAL BOROUGHES

Filings With Departments Indicate That Owners Are Taking Advantage of Cheap Building Material Prices to Improve Holdings

A MONTH ago the Record and Guide began supporting the nation-wide "Build Now" movement. In previous issues interviews with building material men of national prominence and well-known architects, were published, and they, with one accord, have advocated building at the present time.

With such sponsors to the movement it is not surprising that there has been an improvement in the building situation. Regardless of what scoffers and chronic pessimists may say regarding recent developments in the real estate and building markets, the fact remains that everywhere there is becoming apparent a freer spirit of optimism. This attitude is being reflected in the consid-



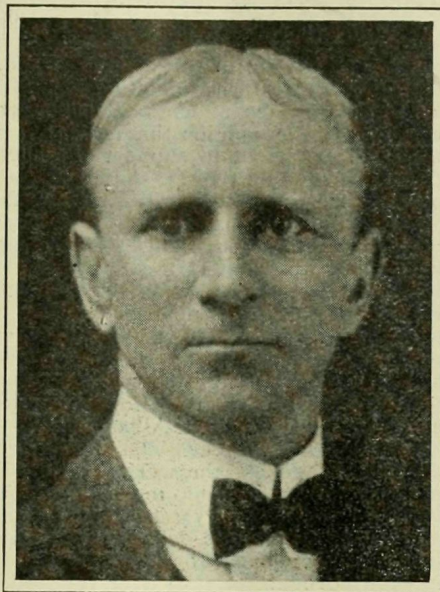
WILLIAM J. McDERMOTT.

erable increase in the plans filed and in the estimated cost of construction in new buildings in Manhattan, the Bronx and Richmond, for last week, as compared with the same week in 1914. A large increase may also be noted along the same lines in the period, from January 1 and February 10, of this year, as compared with the corresponding period of last year. While in Brooklyn and Queens recent filings do not indicate any increase, little anxiety is being felt in those boroughs on account of rapidly progressing subway construction. It is felt that those sections, benefited by the new transportation systems, will shortly experience an unusually large number of building operations.

All things considered, the real estate statistics in the Record and Guide last week showing increases in building plans, may be regarded as significant. The figures bear out the statement that there is an improvement. This viewpoint was substantiated by the Superintendents of Buildings in Manhattan, the Bronx and Richmond, respectively Messrs. Alfred Ludwig, Robert J. Moorehead and William J. McDermott, whose records show that there will be a larger amount of investment in building operations in their respective boroughs.

Manhattan Looking Up.

"During the month of January, 1915," said Alfred Ludwig, Superintendent of Buildings, Manhattan, "plans were filed for twenty-seven buildings at an estimated cost of \$7,830,000, as compared with plans for thirty-four buildings, at an estimated cost of \$3,511,100 for the



ALFRED LUDWIG.

month of January, 1914. During last month most of the filings concerned business properties. There were plans filed for ten store and loft buildings to cost \$5,375,000 as compared with four similar improvements costing \$800,000 for the same month last year. Last month plans were filed for two office buildings to cost about \$1,300,000 as against one office building to cost \$500,000 planned in January, 1914. From the manner in which the plans have been coming in, the fact has been pointed out that they are being filed in anticipation of the proposed ordinance to regulate the height of buildings. From a careful review of the plans I may say that this may be true only in a minority of cases. In the main these proposed structures could be erected even if a regulatory ordinance were already enacted and in force.

1914 Compared with 1915.

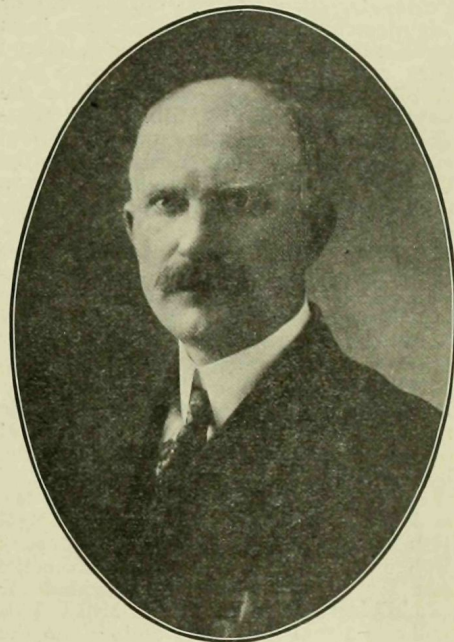
"The record of plans filed for January, 1914, so far as tenement houses are concerned, was better than that of January, 1915. Last year, during January, plans were filed for fifteen structures to cost \$2,025,000, as compared with four to cost \$480,000 contemplated during January, 1915. This cannot be taken as indicating any tendency, because our records for the first two weeks of this month show that the heaviest filings involve contemplated tenement house improvement. During this period, which includes from February 1 to February 13, plans were filed for nine new tenement houses to cost \$1,335,000, as against two loft buildings to cost \$425,000, and two office structures to cost \$375,000. The total estimated cost of construction that will result from the twenty-one plans filed during the first two weeks in February will approximate \$3,343,000, which is almost as much as the estimated cost of all the buildings contemplated for the whole month of January, 1914.

"Decreases in building have been noticed all over the country, and it is encouraging to note that New York City is showing such a marked sign of improvement. Conditions generally appear to be better and since the vast majority of buildings are financed by borrowed capital, the increase in projected buildings as indicated by the larger number of plans filed may be taken as a reflection of easier money conditions."

"In the Bronx," said Robert J. Moorehead, Superintendent of Buildings, "the

increase in projected buildings, as indicated by your statistical table is exceeding even our most optimistic expectations. The sections of the borough, which are feeling the building trend, lie principally along the lines of the new subway routes in the eastern, western and northern sections. The operation of these lines will open for development vast new residential territories and the heavy filings of plans show that builders are evidently realizing what an opportunity is at hand. Since the first of the year plans have been filed for sixty-five apartment houses of the better type at an average cost of about \$35,000.

"The recent police census of the Bronx reports a population of 723,000. If this estimate is correct and the enor-



ROBERT J. MOOREHEAD.

mous growth of the Bronx continues, at the same rate it has been maintaining in the last few years, the building of additional housing facilities for the incoming population must continue."

Steady Increase in Richmond.

"I can best explain the Richmond situation," said William J. McDermott, Superintendent of Buildings, "by pointing out that we have been experiencing a steady increase in both buying and building in the borough each year. We have begun to feel that we are immune from what has been called the stringency in the money market which has been given as a principal reason for the decline of new building operations. We are looking forward to even a greater increase than that indicated in your statistical table and recent developments warrant that expression of confidence. I might say that some of the new building operations may be traced to the 'Build Now' movement, because we find that there is a large increase in the number of brick structures contemplated, as compared to contemplated frame construction. It is evident that there are builders who are taking advantage of the current low prices, not only of brick but of other building materials, and are building now.

"There are numerous reasons which may be given in order to explain the advance in Richmond building operations. We built for 1,100 families last year. It was the first time in the history of the department that more than 1,000 plans were filed. This year we hope to receive 1,500 plans and to provide for from 1,800 to 2,000 families."

THE LOCKWOOD BILL GETS REALTY SUPPORT

A Compromise Between the Borough Plan and the City Plan—Five Borough Departments Linked Together By Two Central Boards

THE State Legislature is manifesting unwonted concern for the welfare of New York City taxpayers. Bills of a mandatory nature which would have the effect of adding to the city tax burden if enacted are being carefully scrutinized. Resolutions have been introduced to investigate the city's Department of Finance and kindred departments, the Charity Organization Society, the Palisade Park Commission and certain public service corporations.

The resolution for an inquiry into the Finance Department and the alleged squandering of city funds was introduced by Senator Robert A. Lawson of Brooklyn, with a view to ascertaining what changes are advisable in the interest of taxpayers. In a heated address Senator Wagner charged that millions have been needlessly spent for shore parks, school sites and for the new court house site. A bill that will appreciably reduce the city tax burden is the Mills-Smith measure, which prevents the taxing of real estate owned by New York City in the Catskill watershed at a higher rate than the assessment on adjoining property. The courts have recently decided that the assessments complained of are illegal, but the pending legislation will end all litigation and settle the question finally.

A hearing on the Mills-Flamman bill establishing in this city a Department of Markets in charge of a commission appointed by the Mayor has been set for Wednesday, February 24. All the public markets would come under the control of this department, by the terms of the bill, which has received the approval of the Board of Estimate. It also has the o. k. of the Advisory Counsel of Real Estate Interests. An additional Deputy Police Commissioner (which will make one for each borough) is provided for in a bill introduced by Senator Mills. This will add a sum to the city budget, but the Mitchel administration bill, to abolish the office of Coroner and transfer the duties to a chief medical examiner, will effect a considerable saving. On the score of expense, considerable opposition is gathering before the Cullen bill permitting the city and the railroads to go into partnership for building and operating a marginal railroad and freight terminal system along the Brooklyn water front.

The Smith bill, taking away from the New York City Board of Estimate the right to fix the height of buildings within certain zones and to assign trades to certain districts, will be opposed by the city administration. The Assembly Cities Committee, where the bill now rests, will hear arguments for and against the measure next Wednesday.

The Over-regulation Evil.

The State Labor Department, with its allies, which include the State Federation of Labor and the social uplift committees, is marshaling forces in opposition to the Lockwood bill, which has for its object the consolidation of inspection departments in this city in the hope that the over-regulation of business and domestic affairs, including construction, manufacturing and commerce, may be mitigated. The bill was prepared and introduced at the request of a large number of real estate, building, property and other civic organizations. Although the Lockwood bill in no wise changes the Labor Law, except to put its enforcement into the hands of the city authorities, the State Labor Federation has set itself squarely against any division of authority.

A conference on the subject of the Lockwood bill (Senate Int. No. 424) was held at the rooms of the Real Estate

Board on Tuesday afternoon, at which Robert E. Simon presided. Mr. Simon was a member of the Mayor's committee which this week submitted a report on the subject of the consolidation of building inspection departments. The conference was of the opinion that it was advisable and expedient to support and press the Lockwood bill to its final passage, notwithstanding the opposition of the State Labor Department, rather than wait for action by the Board of Estimate, which might not be forthcoming, as the board, in fact, had already by a formal vote, expressed disinclination to undertake this task. The bill was taken up section by section and explained and amended, and a committee was appointed to arrange with the Cities Committee for a hearing on March 3 at Albany.

Copies of the Lockwood bill were received here during the week. Its cardinal principle is to join together all the building inspection systems in any and every borough in one department. That is, one department of building inspection in each borough, to take over the duties of supervision of

(1) "The construction, alteration, plumbing, drainage, removal of building and other structures completed or in course of construction, including the regulation of foundations, etc. (except bridges, docks, tunnels and subways).

(2) "The natural lighting, ventilating, construction, alteration and structural changes in tenement houses, to the extent that jurisdiction is now exercised by the Tenement House Department.

(3) "The installation and approval of gas and electrical equipment, apparatus and appliances in any building or structure, including electrical signs, to the extent that such jurisdiction and control is now exercised by the Department of Water Supply, Gas and Electricity.

(4) "Structural changes in bakeries, confectioneries and food product factories, now supervised by the Health Department.

(5) "The construction of sidewalks, sidewalk elevators, and the granting of vault permits, now in charge of the Borough President's office.

(6) "Structural changes in theatres and other places of amusement, to the extent that the duty of ordering such changes is now exercised by the Board of Licenses.

(7) "The construction, alteration and structural changes in factories, factory buildings and mercantile establishments, the adequacy of exits therefrom, to the extent that jurisdiction thereover is now conferred on the State Labor Department.

(8) "Structural changes in buildings and the means and adequacy of exits, to the extent that control is now exercised by the Fire Prevention Bureau of the Fire Department."

The Board of Standards.

The Board of Standards is created to have power to make rules and regulations subject to the approval of the Board of Examiners. The board will be composed of the five Superintendents of Buildings. They will exercise the authority of the Industrial Board under the Labor Law so far as this city is concerned.

The Board of Examiners is also established, with power to hear appeals and permit variations from law or ordinance rule or regulation.

The Lockwood bill also provides that the height of buildings and structures to be erected may be regulated by ordinance passed by the Board of Aldermen and approved by the Board of Estimate. The

Building Bureau in each borough as now established is continued. Laws or ordinances not specifically repealed by this title are continued in force. Thus, it will be perceived that the bill does not affect anything but the construction, alteration and structural changes in buildings; the maintenance or housekeeping laws and ordinances are to be enforced by the departments now in charge.

The following bills affecting real estate have been introduced:

Assembly Bills.

A. Int. No. 682. (Evans.) Amending the Laws of 1906 (Chapter 125), by providing for 80-cent gas in that part of the borough of the Bronx formerly contained in the town of Westchester outside of the villages of Wakefield and Williamsbridge.

A. 736. (Kincaid.) Inserting in the General City Law a new article (5-a, including sections 85, 86 and 87), providing that all streets in cities of the first and second class shall be divided into safety and danger zones. The pedestrian is presumed to be at fault if the accident occurs within a danger zone.

A. 750. (Stoddard.) Amending the Tax Law (Section 197), by making the lien of an unpaid corporation tax subject to all prior encumbrances on the corporate property. It is also provided that every unpaid transfer tax shall be a lien upon the property transferred until paid, subject to all prior encumbrances.

A. 753. (Jezewski.) Amending the Lien Law (Section 3), by making it the duty of the contractor before receiving any payments under his contract for the erection of a building on real property, to furnish the owner of the property with a written statement, under oath, of the names of all parties furnishing materials and labor, and of the amounts due or to become due to each. Merchants and dealers in materials are not required to make the above statement. All persons furnishing materials, apparatus, machinery or fixtures, or performing services for the contractor, are designated as sub-contractors, and are entitled to a lien on the property. There are other provisions.

Eye Glasses for School Children.

A. 764. (Scharlin.) Inserting in the Greater New York Charter a new section (1083-a), requiring the Board of Education to furnish, without charge, eye glasses or spectacles to any pupil of a public school who shall require them.

A. 698. (Thorn.) Authorizing the city of New York to change the terms of any city contract for public work, entered into prior to January 1, 1914, where the cost to the contractor of carrying out the contract was increased by premiums for workmen's compensation.

Senate Bills.

S. Int. No. 526. (Dunnigan.) Amending the Greater New York Charter (Section 226), by permitting the president of the Board of Aldermen, in the absence of the Mayor, to preside at meetings of the Board of Estimate and Apportionment. The provision requiring the preparation of an annual budget for the city and for the counties of the city is made applicable to Bronx county. To Cities Committee.

S. 572. (Wagner.) Amending the Labor Law generally, and amending the Education Law, the General Corporations Law, and the Partnership Law, by transferring thereto certain sections of the Labor Law; amending the Penal Law in relation to penalties for violations of the Labor Law; and enacting a new chapter of the Consolidated Laws to be known as the "Employers' Liability Law."

CITY CHURCHES VALUED AT \$188,921,725

When Taken Together With Other Exempt Realty, Total Reaches \$1,873,895,243—Table Shows Holdings Worth More Than \$500,000

HOLDINGS of churches and other religious institutions of New York City, exempt from taxation, are valued, tentatively, by the Department of Taxes and Assessments at \$188,921,725. Although these classes of real estate ownership are not subject to taxation, the City has placed a value on their holdings for record purposes. In the last report of the Tax Department, exempt properties were held at \$1,873,895,243. These include properties of the United States Government, \$66,331,900; State of New York, \$3,298,025; City of New York, \$1,423,034,740, and of other owners, corporations, associations, etc., exempted by subdivisions 5, 7, 9, 10, 11, section four of the Tax Law, and in a few cases by special laws. In this group are included religious and educational institutions, asylums, hospitals, and the various public welfare and charitable organizations, the property of which is tentatively valued at \$381,230,578. This includes the \$188,921,725 mentioned above.

Since the total assessed valuation of taxable real estate in New York City is placed at \$8,049,859,912, and since there is \$1,873,895,243 worth of exempt properties, it will be seen that all the real estate of Greater New York of every description is valued at \$9,923,755,155. These figures also show that about 18.8 per cent, or nearly one-fifth, of local realty is exempt from taxation.

As the accompanying table on this page indicates, there are forty churches of various denominations in Manhattan which are each tentatively valued at \$500,000 or more. The total estimated value of the forty churches is \$73,731,000, by itself constituting about 3.9 per cent. of all exempted property and more than 49 per cent. of all exempted property not under government ownership. Of the forty churches, eight are valued above \$2,000,000; four between \$1,500,000 and \$2,000,000; four between \$1,000,000 and \$1,500,000; six between \$500,000 and \$1,000,000 and seventeen between \$250,000 and \$500,000.

Trinity Church and cemetery heads the list. The plot, 391.5 feet by 227.8 feet by

irregular, is tentatively valued at \$17,500,000; the church building at \$200,000, for a total valuation, improved and unimproved, of \$17,700,000. St. Patrick's Cathedral, occupying the entire block bounded by Fifth avenue, East 50th street, Madison avenue and East 51st street, ranks second, with an improved valuation of \$8,050,000. No estimate of the value of the unimproved property is available from the records of the Tax Department.

St. Paul's Church and cemetery, at Broadway and Vesey street, on a plot 166.9 by 367.4 by irregular, is valued at \$5,775,000, and with the structure thereon at \$5,825,000. The Cathedral of St. John the Divine, now in course of construction on Morningside Heights, is valued at \$5,050,000 in its present state. The land, which measures 715.6 feet by 782.1 by irregular, is, in the opinion of the Tax Department, worth \$3,800,000.

The table will show that Fifth avenue churches are among the most valuable. There are eight, between 43rd street and 76th street, which are ranked above \$1,000,000. One at 45th street is valued at \$885,000; another at 11th street, \$750,000, and a third at 29th street, \$590,000. The property of St. Bartholomew's P. E. Church, at the southeast corner of Madison avenue and 44th street, is understood to be in the market for sale, if it has not already been sold, because the trustees bought last April the block front on the east side of Park avenue between East 50th to East 51st streets, from the F. & M. Schaefer Brewing Company. A new church will replace the present old structures, and the estimated cost, including the site, will be about \$2,000,000. The plot is assessed at \$500,000 and has a frontage of 200 feet on Park avenue.

The property of the Madison avenue Reformed Church at the northeast corner of Madison avenue and 57th street, on a plot 75 feet on Madison avenue, by 150 on 57th street, has also been placed on the market. The trustees voted, several weeks ago, to dispose of it on account of the diminished church activities, owing to deaths or removals of a great many of the congregation.

The Collegiate Reformed Dutch Church, at Fifth avenue and 48th street, the first ecclesiastical organization in New York City, is valued by the department at \$1,615,000. It received a royal charter from King William III in 1696, and held its first services in a mill in what is now South William street.

South William Street.

"A melancholy street of monotonous warehouses," is how J. H. Innes described the present South William street in an article appearing some years ago in "Federation." Yet on this melancholy street was located the first house of worship in New York City. The street was in early Colonial days part of a lane leading from the fort and the cluster of houses in its vicinity to the eastern part of the common pasture where the cattle of the colonists were first kept.

It was on the north side of this lane, writes Mr. Innes, and upon the site now occupied by the structure at 32 to 34 South William street, with an "L" to Broad street, that the Bark Mill was erected in 1626. The building was designed for the grinding of bark for tanning purposes and the upper floor was so commodious that it was utilized as a place of worship by a large congregation. Pending the arrival of a pastor from Holland, the first religious services were regularly held, as there is every reason to believe, by two inferior ministerial officers.

In the spring of 1628 the first minister for the New Netherlands arrived in the person of the Rev. Jonas Jansen Michaelis. In 1633 with the advent of Director Van Twiller and Dominie Bogardus, a new church was built upon the East River shore and the Bark Mill ceased to be used for purposes of religious worship and confined itself to grinding bark. As time went on, the swamps in the immediate neighborhood were drained and there was an era of building activity which resulted in the improvement of a number of plots which had been granted to officials of the Dutch West Indies Company. Changes were wrought in the vicinity of the Bark Mill by the formal survey and mapping of the town and by the incidental work in this connection, in the year 1656.

On the site of the present building 20 and 22 South William street the first Jewish synagogue was established in 1700. According to the Real Estate Directory this property is now owned by the heirs of Alexander Brown.

The Bark Mill property remained under the control of the deacons of the Dutch church until January, 1663, when it was sold to a wealthy merchant. After that the property changed hands frequently until shortly before the Revolution, when it belonged to William Butler, whose family controlled it until 1831. In that year it passed into the hands of Harman Hendricks, and the property has remained in the ownership of this family up to the present time.

City's Realty \$1,447,547,869.

Comptroller Prendergast, in his recent report to the Commissioner of the Sinking Fund, as published in the City Record, placed the assessed valuation of the city's real estate at \$1,447,547,869, of which \$1,429,491,360 represents realty within the city limits. Therefore the City of New York is the wealthiest land owner within the Greater City. The report show that land for park purposes aggregates \$600,000,000.

SOME NOTABLE CHURCH PROPERTIES.

Name.	Location.	Unimproved	Improved.
Trinity Ch. and Cemetery.....	Broadway and Wall.....	\$17,500,000	\$17,700,000
St. Patrick's Cathedral.....	Fifth av and 50th.....	8,050,000
St. Paul's Ch. and Cemetery.....	Broadway and Fulton.....	5,775,000	5,825,000
St. John the Divine, Cathedral.....	Amsterdam av and 113th.....	3,800,000	5,050,000
St. Thomas's Epis Ch.....	Fifth av and 53d.....	1,900,000	3,000,000
St. James' Epis. Ch.....	Madison av and 71st.....	2,100,000	2,700,000
Collegiate Dutch Ref. Ch.....	Fifth av and 48th.....	1,925,000	2,275,000
Cong. Temple Emanu-el.....	Fifth av and 43d.....	1,900,000	2,250,000
Fifth Avenue Presby. Ch.....	Fifth av and 55th.....	1,700,000	2,000,000
Brick Presby. Ch.....	Fifth av and 37th.....	1,700,000	1,775,000
Collegiate Ref. Ch.....	Fifth av and 29th.....	1,565,000	1,615,000
St. Francis Xavier Ch. and Coll.....	16th st, near Sixth av.....	1,065,000	1,515,000
St. Ignatius Loyala R. C. Ch.....	Park av and 83d.....	648,000	1,300,000
Temple Beth-el.....	Fifth av and 76th.....	900,000	1,300,000
Grace Ch.....	Broadway and 10th.....	1,100,000	1,175,000
St. Bartholomew's P. E. Ch.....	Madison av and 44th.....	785,000	1,030,000
Broadway Tabernacle.....	Broadway and 56th.....	525,000	1,000,000
Church of Heavenly Rest.....	Fifth av and 45th.....	760,000	885,000
St. Vincent Ferrer R. C. Ch.....	Lexington av and 66th.....	450,000	850,000
Trinity Chapel.....	West 25th st.....	825,000	825,000
Unitarian Ch. of Messiah.....	Park av and 34th.....	675,000	805,000
English St. Jean Bapt. R. C. Ch.....	Lexington av and 76th.....	175,000	800,000
Old First Presby. Ch.....	Fifth av and 11th.....	600,000	750,000
St. Paul the Apostle Ch.....	Columbus av and 59th.....	350,000	725,000
St. Stephen's R. C. Ch.....	28th st, near Lexington av.....	340,000	700,000
Madison Avenue Baptist Ch.....	Madison av and 31st.....	455,000	700,000
Madison Square Presby. Ch.....	Madison av and 24th.....	520,000	675,000
Madison Avenue Reformed Ch.....	Madison av and 57th.....	500,000	650,000
St. Mary the Virgin, Epis. Ch.....	46th st, near Broadway.....	436,000	631,000
Church of the Incarnation.....	Madison av and 35th.....	570,000	630,000
First Church Christ Scientist.....	Central Park West and 96th.....	210,000	625,000
Church of the Transfiguration.....	Fifth av and 29th.....	462,000	590,000
St. Michael's R. C. Ch.....	West 34th, near Ninth av.....	218,000	589,000
Church of the Holy Communion.....	Sixth av and 20th.....	581,000
Christ Epis. Ch.....	Broadway and 71st.....	500,000	550,000
St. Peter's Ch.....	Barclay st.....	500,000	525,000
Church of Blessed Sacrament.....	Broadway and 71st.....	500,000	525,000
Church of the Holy Name.....	Amsterdam av and 96th.....	360,000	520,000
Rutgers Presby. Ch.....	Broadway and 73d.....	460,000	500,000
St. Agnes' P. E. Ch.....	91st st, near Amsterdam av.....	310,000	500,000

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. W. DODGE, President

F. T. MILLER, Secretary-Treasurer

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

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

Copyright, 1915, by The Record and Guide Co.

TABLE OF CONTENTS

(Section One.)

	Page.
Two Reports on Building Inspection.....	285
The Queensboro Bridge Problem.....	286
Building Revival in Several Boroughs.....	287
The Lockwood Bill Gets Realty Support.....	288
The Valuation of City Churches.....	289
A New Trend in Commercial Realty.....	306
Building Management as an Engineering Profession; R. W. Murray.....	307
Unique Methods in Church Construction.....	309
Advertised Legal Sales.....	300
Auction Sales of the Week.....	299
Attachments.....	304
Building Loan Contracts.....	304
Building Management.....	306
Building Material Market.....	322
Chattel Mortgages.....	304
Classified List of Advertisers.....	Third Cover
Current Building Operations.....	309
Departmental Rulings.....	305
Directory of Real Estate Brokers.....	301
Foreclosure Suits.....	302
Judgments in Foreclosure Suits.....	302
Leases.....	296
Lis Pendens.....	302
Mechanics' Liens.....	303
Orders.....	305
Personal and Trade Notes.....	320
Private Realty Sales of the Week.....	293
Real Estate Notes.....	299
Real Estate Appraisals.....	298
Useful Appliances.....	308
Satisfied Mechanics' Liens.....	304
Statistical Table of the Week.....	298
Trade and Technical Society Notes.....	321

If vocational training can really keep our boys from falling into "blind-alley" occupations, isn't it worth the price?

If statute law, city charters and ordinances and departmental regulations were rightly divided and untangled from each other, the great evil of over-legislation and its corollary, over-regulation, would not exist. The coming Constitutional Convention will have the power to root out this evil, if it will.

Mayor Mitchel and President McAneny are opposed to amending the City Charter by means of isolated bills. They hold that all such matters should be deferred and acted on in a general charter revision. Is the city likely to have any better luck in trying to revise the Charter in one act than it had during the long and fruitless struggle to revise the Building Code?

The Lockwood bill, to simplify building inspection, makes no exception for any department, be it either a State or municipal function which is exercised—all must come into the new organization, over which a central board of standards and a central board of examiners will preside. The Lockwood bill takes it out of the power of young lady inspectors from the State Factory Bureau to attempt to direct architectural and construction matters beyond their comprehension.

Drafting bills for introduction in the Legislature has become a considerable industry in this city. Several concerns make a specialty of it. Anyone on the payment of a fee can have a bill prepared in legal form, and without much difficulty he can find some Senator or Assemblyman willing to introduce it. In consequence, the dockets of the two houses are loaded with all manner of bills, mostly local, personal or trivial, upon which the legislators of a great State should not be asked to waste their time.

The Consequences of Reckless Capital Expenditures.

It looks at the present writing as if the proposed investigation of the finances of New York City by a committee of the Legislature would be abandoned. The Governor seems to be opposed to it and the Legislature cannot make up its mind whether it would be advantageous or not to the Republican party in the State to ventilate the financial condition of the city. From the point of view of the New York taxpayers such a public inquiry would be very useful. In all probability it would not bring to light any facts not already known, but its value as a means of publicity would be enormous. New York suffers tremendously from sheer ignorance on the part of the public in relation to the most essential facts concerning its finances and policy. Until recently this ignorance and the indifference associated with it was shown by the great majority of taxpayers. They allowed the financial mismanagement of the city to continue for many years without protest. In a sense they were themselves accomplices to the mismanagement because they were constantly pressing costly local improvements on the government and were often willing to subordinate the welfare of the whole city to the interest of their own locality. Of late years the unbearable increase in the burden of taxation has aroused them to the dangers of a continuation of reckless capital expenditure, and they have been showing an increasingly broad and intelligent interest in the financial policy of the city. But their interest has not been communicated to the vast majority of non-taxpaying voters. The latter wholly fail to realize the serious financial problems which have been created by past extravagance. They do not understand the need, which this extravagance has created, of tapping additional sources of taxation. A thoroughgoing inquiry into the financial condition of the city would have the advantage of bringing a good many disagreeable faults home to the voters of New York.

Such an investigation, despite its publicity value, would however possess two undesirable aspects. It would, in the first place, look like an attempt on the part of the Legislature to fasten responsibility for extravagance upon the local government, and it might result in undesirable legislation seeking to tie the hands of the responsible municipal officials. Now it is undoubtedly the case that the local government has not used very well the discretionary powers granted to it under the Charter; but the fact that it has made mistakes cannot be considered any sufficient reason for an increase of State control. On the contrary the only chance of ever obtaining an economical and efficient administration of New York City is by means of a relaxation of the restrictions now imposed by the State on the freedom of local action. At present whenever a local administration is criticised because of extravagance it always denies responsibility by insisting that the larger part of the city's expenditure is dictated by the Legislature. Thus, Albany blames New York, and New York blames Albany. Such will be the case as long as the existing system of divided responsibilities is continued. The duty of economical financial administration cannot be redeemed unless it is concentrated in one group of officials. Manifestly, it cannot be concentrated in Albany. If it is to be concentrated at all, the city administration must be made the only and the adequate instrument of economical finance. In any event it would be too absurd for a State Legislature of the most notoriously wasteful and extravagant State in the Union to talk about imposing economy on New York City. A committee of the Legislature might well know enough from their own experience to make an effective exposure of extravagance, but as any kind of positive economists they would be merely absurd.

Another objectionable aspect of a public investigation would be the implied criticism of Mayor Mitchel and the pres-

ent Board of Estimate. Just because the Mayor and his subordinates would have to take the stand and testify about the financial condition of the city, it would look as if the administration were responsible for the ugly aspects of the testimony. Every well-informed person would know that they have tried loyally and intelligently to keep expenses down, and that, as a matter of fact, in spite of the adoption of more sound, but more costly, methods of meeting the city's obligations, they have, at least, checked the increase in the city budget. Many taxpayers are critical, because the Mayor and the Board of Estimate have refused to economize on the social work already being undertaken by the city government. But they should remember that the administration was elected on a platform which emphasized the desirability of just such expenditures. The administration is pledged to continue the protection and help which the city is now extending to its poorer population, and no humane person would like to have such help and protection diminished at a time when the poor are so much in need of assistance.

Dubious Charter Amendments.

Two very objectionable amendments to the Charter have recently been proposed at Albany. One of them changes the Mayor's power of appointment by making his selections subject to confirmation by the Board of Estimate. Such an amendment would impair the executive responsibility of the Mayor and would make it necessary for him to consult the Board of Estimate in reference to his administrative subordinates. It would be a step backward and would result in increasing, rather than diminishing, the danger of merely political selections. It may be admitted that the existing relationship between the Board of Estimate and the Mayor is unsatisfactory, but its improvement should be left to the committee which is now at work preparing a plan of Charter revision. In any event, the proposed change would not be an improvement. The power of confirmation exercised so frequently by the upper houses of American legislatures has always enabled the confirming power to insist upon subordinating administrative officials to the exigencies of party politics. The change now suggested would have precisely this effect, and no other.

The other dubious Charter amendment takes away from the Board of Estimate its existing power of regulating the height of buildings in New York City. Apparently this bill must have been introduced by some disgruntled property owners, who object to the very moderate plan of regulation now under consideration. If such is actually the case, it will exhibit at its worst the disposition which certain New York taxpayers have always shown to appeal to the State Legislature whenever they are dissatisfied with the city administration. New Yorkers have always loudly protested because the State Constitution and Legislature do not grant to the city a full measure of home rule, but when they have any axe to grind themselves they never hesitate to appeal to the State Legislature for help. In this particular case there is no excuse for any interference by the Legislature. The representatives of the voters of New York are the only proper officials to pass upon such a purely local question as the height of buildings; and among those representatives the Board of Estimate, rather than the Board of Aldermen, is obviously much better prepared to devise building regulations in the interest of the whole city. The Board of Aldermen has failed in many respects, but in none has it failed more flagrantly than in its attempts to regulate the building industry.

—President Kinnan of the Union Dime Savings Bank, says the principal factor which has discouraged real estate investment has been the high assessment of real estate for the purpose of taxation.

Making the Issue Clear.*Editor of the RECORD AND GUIDE:*

It is to be feared that the various methods taken to investigate the proper way to consolidate the various departments having jurisdiction over the construction and alteration of buildings have tended rather to befog the issue than clear it.

The real estate and allied interests have had but one platform to stand on, that the City of New York had building departments able to take care of this matter, and that six or seven other city departments and a State Department of Labor interfering and conflicting simply added to the cost of the work and practically confiscated real estate.

The State Factory Investigating Commission presented a tentative plan to cover this matter, but proposed changing the present borough management of the Building Department to a central head under the Mayor. While this might be an ideal way, yet it seemed too arbitrary a change from our present method of city government and aroused great opposition from the start.

The Mayor also appointed a committee to suggest a plan of consolidation, the majority report of which seems to suggest giving power to the Board of Estimate and Apportionment to mix or unmix the various conflicting departments by next January, but giving no definite plan.

The Conference Committee of the Real Estate and Allied Organizations called to consider this consolidation idea and representing scores of organizations in all the Boroughs kept on, however, steadily working, and has finally had presented to the Legislature a bill to transfer to the Building Departments of each borough all the various existing provisions, rules and laws of every department or bureau of the city, and also the State Labor Departments relating strictly and only to the construction and alteration of buildings.

This bill is known and should be kept clearly in mind as Senate Introductory No. 424, and Assembly Introductory No. 612, and should be carefully followed and supported. Every one interested should write to or if possible see his Assemblyman and Senator and urge his support. Nothing should be allowed to interfere with the passage and signing of these bills.

ALFRED R. KIRKUS.

What Real Estate Needs.*Editor of the RECORD AND GUIDE:*

In your edition of February 6, I outlined a program for real estate interests, including suggestions for legislation at Albany. I now advise the adoption or revival of the town meeting in Greater New York. I have asked the Borough President to grant the use of the Aldermanic Chamber in the City Hall for a freeholders' meeting, where the men who support the city government and suffer severely from the burden of over-taxation and over-regulation of buildings may meet and "petition the government for the redress of their grievances."

Such meetings have heretofore been held in the Real Estate Salesrooms on Vesey street, but the proper place for freeholders to assemble is in the building which they practically own and keep in order. All classes of citizens will be welcome, but each speaker must give his name and address and the location of the property he owns, and paternalists, socialists, rent-reducers, building-preventers, single-taxpayers, and Nihilists must take back seats.

The taxpayers should meet at least monthly—better weekly—during the session of the Legislature.

How many indirect and direct taxpayers know that Chapter 1, of the Laws of 1915, increases the salaries of the Judges of the Court of Claims, and that the bill was jammed through by two emergency messages from our new and worthy Governor?

How long will both classes of taxpayers stand the increase of salaries and the waste of public funds in these days of depression, with 600,000 idle persons

walking the streets of New York and lengthening the bread lines daily on the Bowery, City Hall Park and elsewhere?

I often ask myself the question, Will the large estates ever learn which side of their bread is buttered and how many white "niggers" have we among the direct taxpayers of Manhattan? The people of the Bronx and Queens are not so bad, but it is very hard to find a property owner in Manhattan who will stand up for his rights or even attend a meeting of freeholders to state their grievances.

Now is the time to reorganize or revive the taxpayers' Congress, to prepare for the municipal campaign of 1918, for this administration is very disappointing and if a cast-iron freeholder becomes President of this Congress, the politicians can't use him and they must get up very early and work very late to control it, even in a majority of the wards.

I suggest that a congress be organized by wards and not Assembly districts, because a purely political division suggests politics and is almost a hint to the workers and "heelers" to get on the band wagon.

ALFRED R. CONKLING.

157 East 70th street.

The Street Widening Orders.*Editor of the RECORD AND GUIDE:*

It is not alone the annual tax levy, excessive as everyone believes that to be, that makes the taxpayer's burden unbearable and discourages building, for there is added to this the many orders of the different departments, which entail expense and usually curtail rental availability.

If Mayor Mitchel would take a firm stand against these arbitrary and unjust orders, he could afford immediate relief to the stagnation in building and give work to the thousands who depend on the building industry for a living, for it is work and not charity that the working people of this city demand. Take, for instance, the orders to owners along certain arbitrarily selected streets to remove at their own expense stoops and areas placed there, not on their own initiative, but pursuant to corporation ordinances sanctioned by the courts and by centuries of usage, and under the signed permits of the city's duly constituted officers.

"Every time one of these orders is issued the property owner is subjected to an expense running from hundreds into thousands of dollars. It has been said that the expense forced on property owners under President McAneny aggregated five millions of dollars. Countless troubles, in addition to the heavy cost, follow these orders. Law suits ensue between landlord and tenant. Newsdealers, bootblacks and fruit stands are put out of business. The light and ventilation of buildings is diminished, and awkward and unsafe entrances are among the results, and all at the whim of the Borough Presidents.

"In the three centuries of New York's existence, none of its officials ever before thus took the law into their own hands, and the same laws and ordinances have been in force, practically since the Montgomerie charter, including the present City Charter, Section 50, of which specifically authorizes projecting stoops. At every hearing that I have attended the sentiment has been overwhelmingly against these orders, which have immediately thereafter been adopted, showing a disregard of public opinion that would have raised a howl under Tammany Hall.

The latest of these orders is to be issued by Borough President Marks, as he says, and will affect Lexington avenue from 41st to 61st street. I walked the mile of this avenue Tuesday afternoon and found not the remotest evidence of sidewalk congestion. For most of the distance the houses are three and four-story high-stoop residences, the hardest kind to remodel, because the first story is too high and the basement too low for a satisfactory entrance level with the street.

Every time one of these confiscatory orders is issued, it discourages building to just that extent; for people will not invest their money in buildings when,

if they comply strictly with existing laws, they can be compelled to remodel them without there having been any change in the law, and solely to suit the hobby of a temporary official.

The theory of the City Charter is that street improvements should originate with the local boards having jurisdiction. As the Aldermen composing these are closer to the people than the Board of Estimate, they are less likely to defy public opinion.

I believe that the citizens and taxpayers of New York City should combine and ask relief from the Legislature through an enactment to the effect that when buildings have been erected in conformity with existing ordinances a condition precedent to their revocation should be a petition signed by taxpayers or their authorized agents representing 51% of the frontage of the street affected, and upon the initiative and by resolution of the local board having jurisdiction.

ALBERT E. DAVIS,

(Pres. Bronx Chamber of Commerce.)

Long-Term Mortgages Advocated.*Editor of the RECORD AND GUIDE:*

Twenty years ago the calling in of a first mortgage was a rarity. A first mortgage was considered a life investment, and there was no question as to its integrity or reliability. About a year ago first mortgages began to be called in on a great many properties, and a new danger, namely, the uncertainty of renewals, began to threaten property owners. There is no doubt that should this condition persist, a great many equities would be wiped out, and no class of owner, rich or poor, would be spared.

A remedy is in the creation of a State Bank for the purpose of making long-term amortization loans, to be gradually reduced by yearly payments on the principal, until the entire debt is discharged. In conjunction with Harold N. Phillips, counsel of the Greater New York Taxpayers' Association, I looked up the Banking Law of 1908 and found that it placed certain limitations on real estate loans by banking institutions. Since this law went into effect the downward tendency in the value and marketability of real estate seems to have begun, and the results have become more manifest.

No business can thrive in the face of restriction, and real estate is no exception to the general rule. The field in general business lines is unlimited, so far as income is concerned, but in real estate it is more or less limited. A house that returns \$10,000 a year to its owner cannot very well bring more, but the income has considerable stability. Why there should be a doubt as to the safety of a first mortgage on a well maintained house, with an assured earning capacity, or why such an investment should be considered hazardous, is more than I can understand.

The new trouble to be met and one which is rapidly reaching an acute stage is this question of the calling in of mortgages and the difficulty in obtaining renewals. The problem can, in my opinion, best be solved by a State institution that will issue long-term mortgages. The benefits to both principals are undoubted. The owner is relieved of the anxiety and heavy expense attendant upon each renewal of his mortgage. The lending institution has its money conservatively invested in a reliable product which practically guarantees an assured return on its money for many years.

BERNARD GOODMAN,

President Greater N. Y. Taxpayers Association.

—Notwithstanding the protestations of those who profit by the extension of the civil service, hard-headed business men still believe that the City of New York tries to do too much in the way of educating, doctoring, nursing and coddling transients, undesirable immigrants and other human debris that either drifts in here or is induced to journey hither by transatlantic transportation lines. When the house is full it is time to shut the door, even if New York City has been made a sort of international lodging house.

Cable Address Established 1794
Cruikshank, New York Incorporated 1903

Cruikshank Company

Successor to
E. A. Cruikshank & Co.

No. 141 Broadway

REAL ESTATE

Agents Appraisers Brokers

OFFICERS:

Warren Cruikshank, President
William L. DeBost, Vice-President
William B. Harding, Treas.
Russell V. Cruikshank, Sec'y

DIRECTORS:

E. A. Cruikshank Robert L. Gerry
Warren Cruikshank R. Horace Gallatin
William H. Porter William L. DeBost
William B. Harding

REAL ESTATE NEWS OF THE WEEK

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

HEIGHT OF BUILDINGS.

An Important Conference Upon New Objections to Pending Ordinance.

Real estate owners in the downtown district of New York are giving particular attention at this time to the details of the proposed plan to limit the height of buildings. This measure is now before the Board of Aldermen and is known as Ordinance No. 1072.

The Real Estate Board of New York is on record before the Board of Estimate as having favored in its broader aspects the plan for limiting building heights. It took this position last year and again recently before the Board of Estimate and Apportionment, its representations being made through Joel S. DeSelding, chairman of the Real Estate Board's Special Committee on Limiting the Heights of Buildings. Its objections are now directed to certain details of the plan which apparently were not considered by the Board of Estimate's Advisory Committee.

In response to objections from its own members, as well as others, the Real Estate Board this week took up this phase of the matter with representatives of the Board of Estimate's Advisory Committee at a luncheon held at the Whitehall Building, on Monday last. At this conference there were present, representing the Board of Estimate's committee, George B. Ford, consulting engineer to the committee; Robert H. Whitten, secretary; Messrs. Joel S. DeSelding, Charles F. Noyes, Richard O. Chittick, representing the Real Estate Board; Cyrus C. Miller and Birch Helms, representing the Advisory Council of Real Estate Interests; Stewart Browne, representing the United Real Estate Owners' Association; Robert Anderson Pope, engineer; A. J. S. Holton, of Clinton & Russell, architects.

The point which the committee desired to impress upon Mr. Ford and his associates was that the application of the ordinance in its present form to the downtown section would so disturb values below Chambers street as to work very serious injustice to owners of property in that district. The committee proceeded on the assumption that in drawing the ordinance these details had not been given sufficient consideration, and they explained to Mr. Ford that to let these provisions stand in the ordinance would mean to invite the opposition of every property owner downtown.

The section of the ordinance to which the criticisms of the committee were directed is that which provides that buildings on certain narrow streets as for instance Wall street should be limited to a height of 100 feet or, in other words, to a height of eight stories, exclusive of the setback. The committee pointed out that the inevitable result of this would be a depreciation in values which it could hardly be believed the Board of Estimate had in mind when it inserted this provision. It was also pointed out that this shrinkage in value would necessarily be reflected in a corresponding reduction in taxable values. It is believed that these representations will be given serious consideration by the Board of Estimate's committee. In the meantime, a number of objections have been referred by the Real Estate Board's committee to President McAneny of the Board of Aldermen.

Bronx Filings.

Register Polak, of Bronx County, reports that for the month of January, 3,733 papers were filed and recorded, an increase of 659 instruments over the cor-

responding month in 1914. The fees collected in the General Administration Department totaled \$3,920.25, which exceeds by more than \$500 the amount shown the previous January. The Mortgage Tax Department receipts amounted to \$8,433.02, making the total receipts \$12,353.27. The value of the mortgage tax indebtedness was \$1,709,771.05, while the consideration of conveyances up to February 4, footed up \$798,805 and mortgage extensions \$1,513,025.

For the convenience of the public, Register Polak has created a complaint department, where all disputed matters relating to the recording and filing of instruments are adjusted. The new department facilitates the handling of all technical papers, and has proven of inestimable value in the saving of time and expense to those having business with the Register's Office.

OPPOSED TO TAX BILL.

New York State Realty Interests Ask For Amendments.

M. Morgenthau, Jr., president of the Real Estate Association of the State of New York, in an address delivered before the Association of Deputy Tax Commissioners of New York city at the Astor Hotel on Monday night, explained the attitude of the real estate men throughout the State on the tax legislation which is pending at Albany:

"The Advisory Real Estate Council representing the leading New York city real estate organizations, and the Real Estate Association of the State of New York, representing organizations of real estate men throughout New York State, have combined to oppose the passage of the tax bill as now proposed.

"An examination of the bill revealed the fact that it is so drawn as to be inapplicable or of doubtful application as far as New York city is concerned. In the matter of reassessment, no provision is made for the practical working of the law such as is provided in the case of equalization. Why this omission? Reassessment is limited to the time between the application of the assessment rule and November 1 following. Under these circumstances, how can a reassessment within the city of New York take place? When we come to equalization, it has been very carefully provided that the commission shall only have power to review the equalization by a Board of Supervisors, of which New York City has none. The real estate men of the State of New York are thoroughly aroused to the need of a tax reform. They have no interest in political parties, but are concerned with a fair and just tax law and its proper administration. They will support any party which proposes such legislation."

The Syracuse Meeting.

President Morgenthau attended a meeting of the executive committee of the State Association at Syracuse on Tuesday night, and delivered an address at the annual dinner of the Syracuse Real Estate Dealers' Association. President Woodworth of the Rochester Association also spoke on the occasion.

Giles H. Stilwell, corporation counsel, delivered a speech of welcome on behalf of the city and other addresses were by Earl Clark, of Utica, W. J. Russell, of Ogdensburg, Charles F. Warner, of Buffalo, Ten Eyck T. Mosher, of Albany, H. L. Reed, of Amsterdam, S. T. Betts, of Syracuse, and Lachlan Macleay, secretary of the Syracuse Chamber of Commerce.

At the meeting of the Executive Committee of the State association Tuesday

Cammann, Voorhees & Floyd

MANAGEMENT OF ESTATES

84 WILLIAM STREET NEW YORK

BROKERS, APPRAISERS, AGENTS

FIRM OF

LEONARD J. CARPENTER

Agents Brokers Appraisers

25 LIBERTY STREET

Branch, corner Third Avenue and 68th Street
Entire Charge of Property

D. Y. Swainson A. H. Carpenter C. L. Carpenter

JACOB APPELL

REAL ESTATE BROKER
AND APPRAISER

271 WEST TWENTY-THIRD STREET

TELEPHONE CALL, 373 CHELSEA

Wm. CRUIKSHANK'S SONS

BROKERS AND APPRAISERS

The General Management
OF

Real Estate

37 LIBERTY STREET

Established 1896

JOHN P. KIRWAN & SONS

REAL ESTATE
AND
MORTGAGE LOANS

138 WEST 42nd STREET

ESTABLISHED 1867

RULAND & WHITING CO.

REAL ESTATE

5 Beekman St. 331 Madison Ave.
NEW YORK

Irving Ruland, Pres. Jas. S. Anderson, Vice-Pres.
Richard L. Beckwith, Secy. A. Rene Moen, Treas.

SPECIALISTS IN BUSINESS PROPERTY

EDGAR A. MANNING

REAL ESTATE

Tel. 6835 Murray Hill 489 FIFTH AVENUE

afternoon it was voted to oppose the proposed tax bill, and a telegram was sent to Albany, asking the Governor for a special hearing at which the real estate association might present arguments against the measure.

\$2,000,000 SUIT SETTLED.

Cambridge Building at Fifth Avenue and 33d Street in Litigation for Twenty-four Years.

Following a long and protracted fight in the courts, which extended over a period of upwards of twenty years, a decision has been handed down affecting the old Cambridge Hotel property, at the southwest corner of Fifth avenue and 33d street, the fee of which is owned by the Astor family. It is estimated that the total amount involved was upwards of \$2,000,000.

Lorenz Reich, many years ago, leased the property from the Astors, for five years, at \$25,000 a year, one of the stipulations being that he could erect a hotel building, not to cost less than \$500,000. If he did build the structure, then he was to have the privilege of a fifteen-year extension. It was also understood that during the succeeding twenty years he could turn back the lease for \$100,000, to be paid by the Astors, or obtain another renewal, figured upon a five per cent. basis.

Mr. Reich lacked about \$130,000 of the \$500,000 necessary to carry on the improvement, and he obtained this amount from William F. Cochran, carpet manufacturer, of Yonkers. It was understood that Mr. Reich was to pay back \$275,000, for the \$130,000 borrowed, and, as security, he had to turn over to Mr. Cochran the lease on the property. Mr. Cochran sub-leased the property back to Mr. Reich, and as one of the considerations obtained a five-year lease of an apartment in the Cambridge, the charge for which would have been \$5,000 a year.

Differences arose, and Mr. Reich sued to have the sub-lease, which was really a mortgage canceled, on an allegation of usury. He refused to make further payments, until dispossession proceedings were started.

Many complications ensued and suits and counter-suits were instituted, appeals won and lost, until in 1896, while the finish was still far distant, Mr. Cochran took advantage of a clause in the lease and sold out for \$100,000 to the Astors, the hotel having been turned, in the meanwhile, into an office building. Mr. Reich figured that Mr. Cochran made a yearly profit of about \$115,000 out of the hotel, and adding the \$100,000 received from the Astors, together with compound interest, totaled about \$500,000. Suit was brought to recover this amount.

Judge Miller, of the Court of Appeals, who handed down the verdict this week in favor of Mr. Reich, stated that the lease and sub-lease of the property must be considered as a mortgage, that they must be satisfied and that the executor of the Cochran estate, Mr. Cochran having died in 1901, must account to the plaintiff for all the profits enjoyed by the late Mr. Cochran. This the lawyers compute as being about \$2,000,000.

Title Company for New Jersey.

The State Service & Title Company has been recently organized for the purpose of examining titles to lands throughout the State of New Jersey, and particularly in Mercer and Ocean Counties; also for furnishing abstracts of corporation records, legislative proceedings and judicial proceedings in both the State and Federal Courts. The company will also prepare abstracts of title, searches, etc., in connection with its examination of the records. Insurance of titles will be effected if desired.

If government by political parties, or even by a fusion of the best elements in all parties, is to continue hopelessly extravagant, not to say ruinous, to local interests, then let us try some other kind of government, at least one whose principal object will not be simply to make or perpetuate jobs for partisans.

PRIVATE REALTY SALES.

When compared with last week, which was a short one, the business shows considerable improvement. The greater number of small deals, particularly in the Bronx, involving no large expenditures, are the best indications of an apparent change in sentiment towards real estate for investment purposes. The return of the small investor, slowly but surely, to well located improved real property, is all that is lacking in the opinion of many to the restoration of a good market.

Nothing has injured it more than the persistent gossip in real estate circles and elsewhere that real estate is losing its hold on investors, and that they are turning to other fields of income. It does not take long for an idea once inculcated, especially in a conservative mind, to grow until it becomes a conviction, and the talk of real estate men and others who see only the dark side, has not helped to better conditions.

From many parts of the country came reports of increased commercial and industrial activity, and while conditions in this city may on the surface appear unchanged, it is evident that matters are shaping themselves toward satisfactory adjustment. In the real estate and building trades, which are usually the last to feel the benefits of a business revival, this new trend is already manifesting itself in a larger number of projected building operations. The return of the small buyer to the field, as indicated by the broadening tendencies of this week's trading, may be taken as a sign of renewed interest in real estate as an investment, for people of small capital who are not seeking fabulous returns, but rather prefer an assured income from a reliable source.

The total number of sales reported and not recorded in Manhattan this week was 30, as against 17 last week and 23 a year ago.

The number of sales south of 59th street was 9, as compared with 7 last week and 7 a year ago.

The sales north of 59th street aggregated 21, as compared with 10 last week and 16 a year ago.

The total number of conveyances in Manhattan was 133, as against 110 last week, 24 having stated considerations totaling \$1,123,800. Mortgages recorded this week number 61, involving \$2,050,654, as against 79 last week, totalling \$1,512,721.

From the Bronx 33 sales at private contract were recorded, as against 11 last week and 16 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,461,995 compared with \$142,473 last week, making a total for the year of \$6,192,007. The figures for the corresponding week last year were \$547,169 and the total from Jan. 1, 1914, to Feb. 21, 1914, was \$6,785,763.

East Side-West Side Exchange.

William B. May & Company have sold for the Rexton Realty Company, the five-story apartment house at the southeast corner of Park avenue and 82d street, on plot 25.2x100 ft., to Edward M. James. The property immediately adjoins the new twelve-story apartment house recently erected by Bing & Bing at 953 to 955 Park avenue. The seller took in part payment the plot 126.1x91.7 on the west side of Broadway, 302.3 feet north of 122d street. The broker reports that this plot will be immediately improved.

Improvement for Heights.

Joseph Reiss has purchased the block front on the east side of Haven avenue between 178th and 179th streets, with a frontage of 185 feet and a depth of 147, which will be improved with five five-story apartment houses. The plot was recently sold by W. B. Sommerville to Meyer Solomon, who has since died, and Mr. Reiss has acquired it from the estate. The brokers in the deal were John R. and Oscar L. Foley and Harry Aronson.

Business Established 1853

Horace S. Ely & Company

This company acts as agent for Trustees, Executors and Owners in taking entire charge of Real Estate. Makes appraisals. Acts as Broker in the sale and leasing of Real Estate.

**21 LIBERTY STREET
489 FIFTH AVENUE**

JOHN F. DOYLE & SONS

REAL ESTATE AGENTS
BROKERS and APPRAISERS

45 William Street New York City
Management of Estates a Specialty
Member of Board of Brokers

John F. Doyle John F. Doyle, Jr. Alfred L. Doyle

JOHN C. R. ECKERSON

Successor to THOMAS & ECKERSON

Manager of Estates, Broker, Appraiser

35 WEST 30th STREET, NEW YORK
Wallack's Theatre Building

E. DE FOREST SIMMONS

REAL ESTATE

Tel., 837-838 Plaza 2 EAST 58th STREET

Established 1887

CHAS. S. KOHLER

REAL ESTATE and INSURANCE

Broker and Manager of Estates
901 COLUMBUS AVE., cor. 104th St.
Highest References Tel., 55C4 Riverside

FRED'K FOX & CO.

Business Building Brokers

14 W. 40th STREET and 793 BROADWAY

O. D. & H. V. DIKE

Midtown Business
Property

CANDLER BUILDING, 220 WEST 42D ST.

THOMAS J. O'REILLY

Real Estate Broker, Appraiser and Agent
BROADWAY AND 109th STREET
New York Representative of
Caughy, Hearn and Carter, Baltimore and
Washington
Sulflow & Mass Co., Minneapolis, Minn.

HAROLD W. BUCHANAN

Mortgage Loans and Real Estate

49 WALL STREET

PORTER & CO.

REAL ESTATE

George W. Short 159 W. 125th STREET
Charles F. Porter Telephone Connections**J. Edgar Leaycraft & Co.**

Real Estate Agents, Brokers, Appraisers

FORTY-SECOND STREET BUILDING
30 EAST 42d St., S. W. Cor. Madison Avenue
Renting and Collecting a Specialty**J. B. ENGLISH**

Real Estate Broker

INSURANCE
ESTATES MANAGED
RENTS COLLECTED
HOUSES FOR SALE
AND TO LET1531-7 Broadway
N. W. Corner 45th St.
Astor Theatre Building
Phone: Bryant 4773**JAMES A. DOWD**Real Estate—Insurance
Renting—Management

874 SIXTH AVENUE, Above 49th Street

REAL ESTATE**MORGENTHAU JR** ©
95 LIBERTY ST NY**SPECIALISTS****Henry Brady**
AUCTIONEER

Real Estate Insurance

200 W. 23d STREET, Seventh Ave. Corner

Spear & Co
REAL ESTATE

ECONOMICAL MANAGEMENT OF BUSINESS PROPERTY

340 BROADWAY
5 E COR 13TH ST**American Real Estate Company**

Founded 1888

Owner of
Harriman National Bank Building, 44th St. and Fifth Ave.
Stockton Building, 5-9 E. 31st St.
Arena Building, 39-41 W. 31st St.
Hendrik Hudson Apartments, Broadway, 110th Street, Riverside Drive.

Developer of A-R-E-CO districts, The Bronx, and Park Hill, Yonkers.

On these types of properties are based its 6% Bonds, offered to investors in Coupon form for direct investment, and in Accumulative form purchasable by installments.

Correspondence invited.

American Real Estate Company

Capital and Surplus, \$3,247,789.13

527 Fifth Avenue, New York

Photographer Buys on Fifth Avenue.

Colonel Theodore Marceau, photographer, now at 258 Fifth avenue, purchased through John N. Golding, from the H. S. Redmond estate, the Columbia College leasehold property on lot 25x100, at the southwest corner of Fifth avenue and 50th street. It is a six-story building, the ground floor of which is under lease to Howard & Company, jewelers. Colonel Marceau's newly acquired interest also includes this lease. He plans to raze the present structure and replace it with an eight-story studio building to be occupied for his business. The leasehold has about fourteen more years to run.

Tenant Buys Depew Building.

Frederick W. Smythe, of Wadley & Smythe, florists, has purchased from W. S. Bogert, of the Pottier & Stymus Company, the seven-story leasehold property, 489-491 Fifth avenue, known as the Depew building, where they have been tenants for many years. It is owned by the Augustine Pottier estate. The lease has about eight years to run. The brokers in the sale were Horace S. Ely & Co.

Sale in Fulton Street.

John Munro sold through the Charles F. Noyes Company 20 Fulton street, southwest corner of Front street, a five-story store and loft building, fronting 56 feet in each street. The asking price was \$100,000. Stoddard & Mark represented the purchaser. The Charles F. Noyes Company has been appointed agent for the building, which is being completely reconstructed by Bernard F. Golden, contractor.

Builders Buy in Bronx.

The East 180th Street Building Company has purchased from various owners the plot 100x200 at the northwest corner of Findlay avenue and 168th street, and the plot 200x200 ft. at the northeast corner of College Avenue and 168th street, for apartment house improvement. The brokers were Smith & Phelps.

Washington-New York Trade.

W. Bourke Cockran bought from the Hillard Construction Company, Irving Judis, president, the six-story apartment house at the northwest corner of Fort Washington avenue and 161st street. He gave in part payment his mansion at the corner of O and 16th streets, Washington, D. C. The deal involves about \$400,000.

Apartment House Deal.

Harold C. Mathews, under the name of the Royton Realty Company, has purchased from the estate of Joseph P. Bloomingdale the six-story elevator apartment house at 5 to 7 West 91st street, on plot 57x100.8.

Plaza Hotel Owners Buy.

The Plaza Operating Company, Bernard Beinecke, president, owners of the Plaza Hotel, have purchased from the 59th Street Realty Company, Albert I. Sire, president, the six-story studio building, 22 West 59th street, on lot 25x100.5, adjoining the hotel.

Mrs. Dahlgren May Buy.

Negotiations are reported pending for the sale of the vacant plot, 37.6x100, in the north side of East 96th street, 262 feet east of Fifth avenue, by Edward Shearson to Mrs. Lucy Drexel Dahlgren. It is reported that if the deal is closed, a costly residence will be erected.

Manhattan—South of 59th St.

LEWIS ST.—Benenson Realty Co. sold 115 Lewis st, a 3-sty tenement, on lot 25x100, to the View Realty Co., Irving Bachrach, president, which gave in exchange 1891 1st av, a 5-sty tenement, on plot 25.6x100.

THOMPSON ST.—Pepe & Bro. sold for R. E. G. Smith of Montreal, Canada, the 4-sty loft building, 180 Thompson st, on lot 25x100, to Rinaldi & Co., who will occupy with their business.

27TH ST.—Catherine Campbell is reported to have sold 511 West 27th st, a 3-sty building on lot 25x98.9. The property has been in the possession of the seller's family since 1845.

4TH ST.—St. Bartholomew's Church has received permission from the Supreme Court to sell the 4-sty dwelling 136 East 4th st, on lot 20x100.5, for \$20,000. The proceeds will be applied to the endowment fund of the parish house of the church.

LEXINGTON AV.—John W. Smyth bought through Pease & Elliman from the Directors' Realty Co., I. Randolph Jacobs, president, the 5-sty store and apartment building, on lot 20x75, at the northwest corner of Lexington av and 35th st.

Manhattan—North of 59th St.

ARDEN ST.—Thomas J. Goodwin has sold 15 Arden st, a 5-sty apartment house, on plot 27x100. The buyer is reported to have given in exchange the plot 75x100 in the south side of Dyckman st, 336 ft. west of Broadway.

85TH ST.—Joseph Emrich bought from the Annabelle McC. Kaughran estate, the two 4-sty dwellings, 60x102.2, at 234-236 East 85th st.

94TH ST.—George F. Matlage estate is reported to have sold 59 West 94th st, a 3-sty dwelling, on lot 20x100.8.

98TH ST.—Negotiations are pending for the sale by Mrs. Julia E. Cameron of the 5-sty flat 64 West 98th st, on lot 25x100.11. Mrs. Cameron acquired it at foreclosure in April, 1912, for \$28,000.

105TH ST.—Achilles R. Scharsmith & Co. have sold for the Airmor Co., the 5-sty apartment, on plot 33x134, at 143 West 105th st, to S. J. Duffy, who gave in part payment four lots in Long Island City, at the approach to the Queensboro Bridge.

121ST ST.—Ervin Construction Co. sold 256 West 121st st, a 3-sty dwelling, on lot 18x100.11, to the Airmor Co., which gave in exchange 2214 85th st, Brooklyn.

150TH ST.—Peerless Holding Co., has sold the plot 100x99.11, in the south side of West 150th st, 100 ft. west of Amsterdam av, to Julius Weinstein, who is said to be contemplating apartment house improvement.

167TH ST.—Blau & Weiss Realty Co. bought from James R. Hayes the 3-sty frame property, 510-212 West 167th st, on plot 50x85.

182D ST.—The Nehring Co. sold for Mrs. K. Pope 620 West 182d st, a 5-sty apartment house on a plot 50x70. The property was held at \$54,000. This is the third resale of the property within one year by the same brokers.

192D ST.—Samuel Hirsh has sold the plot, 75x100, in the south side of West 192d st, 100 ft. east of St. Nicholas av.

AUDUBON AV.—Susan Devin is reported to have sold the 5-sty apartment house at the southwest corner of Audubon av and 184th st, on plot 100x35. Mrs. Devin acquired the house at foreclosure last September for \$52,000.

WADSWORTH AV.—The Wadsworth-Washington Corporation, E. L. Barnard, president, has sold the two 5-sty apartment houses each on plot 50x115 on the west side of Wadsworth av, 60.2 ft. north of 185th st. The structures are the two southerly ones of a row of three recently completed by the selling company on a site acquired about a year ago from the Ver Planck estate.

3D AV.—Pease & Elliman sold for W. I. Magill, 1225 3d av, a 4-sty tenement, on lot 16.8x100.

Bronx.

COSTER ST.—Robert E. Simon sold 632 Coster st, a dwelling, on lot 20x100, to Fact Realty Co. This house was taken over last week by Mr. Simon from the Hunts Point Estates.

IRVINE ST.—Anna Smith sold to Russo & Tuzzolino, the 3-sty dwelling, 881 Irvine st, on lot 25x38.

LORING PL.—McLernon Brothers sold for Henry Mock the plot 37.6x100 in the west side of Loring pl, 167.5 ft. south of Fordham road to John Beckman, who will improve the site with a 5-sty apartment house.

136TH ST.—Sterling Sterling sold for the Lawyers' Mortgage Co. the 3-sty dwelling, 436 East 136th st, on lot 18.9x100, to Charles L. Foss.

140TH ST.—Smith & Phelps sold for Sarah Moorehead, the 3-sty dwelling, 415 East 140th st, on lot 17.9x100.

160TH ST.—W. E. & W. I. Brown, Inc., sold for Mary T. Rennard the 1-family dwelling, 692 East 160th st, on lot 23x53.

166TH ST.—Richard H. Scobie sold for Florence Schmidt the 5-sty, 10-family apartment house, 572 East 166th st, on plot, 37.5x138.6.

BATHGATE AV.—Silshire Construction Co., Lazarus Shiran, president, sold 1789-1791 Bathgate av, a new 6-sty flat, on plot 54x114.

BRIGGS AV.—H. A. Keiber sold a plot of 4½ lots on the west side of Briggs av, 297 ft. north of 196th st.

BRIGGS AV.—Harry H. Cohen sold for the Mitchell & McDermott Realty Co. 2707 Briggs av, a new 5-sty apartment house, on plot 50.1x107, to Charles Bollman, who gave in part payment two 2-sty dwellings at 740 to 744 East 182d st, on plot 75x70.

BROOK AV.—Jacob A. Michel bought from Catherine H. Jennsen the 5-sty flat at the northwest corner of Brook av and 171st st on plot 100x45.4.

CLINTON.—Herman Eilers sold the 2-sty dwelling, at the northeast corner of Clinton av and 176th st, on plot 40x103.

EAST FORDHAM RD.—Nathaniel Weston sold to Alfred Olenick, the new 5-sty apartment house, at 617-619 East Fordham rd, on plot 38.8x100.

FORDHAM RD.—Gaines & Roberts, builders, bought from Francis F. Kell the vacant plot 188x111.6 at the southwest corner of Fordham rd and Grand Boulevard and Concourse. The plans of the buyers have not yet been made known.

FRANKLIN AV.—Blau & Weiss Co. bought from a client of Marks & Marks, attorneys, the 5-sty apartment house, on plot 37.6x100, at 1390 Franklin av. The house was later re-sold to Paul A. McGolrick.

FULTON AV.—John W. Cornish Construction Co. sold to Patrick J. Dunn the 5-sty apartment house on plot 50x206, on the east side of Fulton av, 256 ft. north of 169th st.

HOE AV.—Bing & Bing bought 946 Hoe av, a 5-sty apartment house on plot 50x100, from the Aldus Construction Co., which took in part payment the vacant plot 40x100, at the southeast corner of Bradhurst av and 153d st.

HOE AV.—The Galveston Building Co., Philip Herschowski, president, purchased the plot, 100x100 on the east side of Hoe av, 150 ft. north of Jennings st. The site will be improved with two 5-sty apartment houses.

INDEPENDENCE AV.—Mrs. Nash Rockwood of Saratoga Springs, N. Y., bought from Mrs. George B. Hayes, through David Stewart, her residence and grounds at the northeast corner of Independence av and West 252d st.

JEROME AV.—Mrs. Grace Williams sold to M. Wollak 2423 Jerome av, a 3-sty dwelling, on lot 19.10x100.

LONGFELLOW AV.—Hunt's Point Realty Co. sold the lot 25x100 at the northwest corner of Longfellow and Seneca avs to David Kraus, who gave in exchange the southwest corner of Fulton av and 174th st, 18.9x90.

MOTT AV.—Benjamin Englander has sold for the Mott Av Realty Co., to the Rae Realty Co., the 5-sty apartment house, with stores, 428-430 Mott av, on plot 50x131. In part payment the seller took the vacant plot, 87½x100, in the west side of Kelly st, 125 ft. north of 163d st, which will be improved with a 5-sty apartment house. This is the second house the Mott Av Realty Co. has sold in the same vicinity in the last three months. This exchange involved about \$90,000.

SHERIDAN AV.—Louis Schrag sold a plot 50x75, on the west side of Sheridan av, about 235 ft. south of Belmont st to Carl F. Markgraf.

TRINITY AV.—W. E. & W. I. Brown, Inc., sold for Mary T. Rennard the lot 25x53, on the east side of Trinity av, 53.7 ft. south of 160th st.

WEST FARMS AV.—Henry Morgenthau Co. sold the vacant plot 138x84, at the junction of West Farms rd and Bryant av, to David Kraus, who gave in exchange the 4-sty flat, at the southwest corner of Fulton av and 173d st, on plot 28x95.

WHITE PLAINS RD.—Nora Cuddihy has sold the plot 57x80, on the west side of White Plains rd, 57 ft. south of 223d st.

Brooklyn.

HARMAN ST.—James M. Hawley sold for the estate of Theresa Saueracker, 319 Harman st.

UNION ST, ETC.—Realty Associates sold 1180 Union st to Joseph V. Lane; also six lots in the south side of Madison st, Ridgewood to Charles Grosch, who will build four 6-family houses, and a plot 27x100 on the south side of Flatbush av, 115 ft. south of Winthrop st, to Louis Gold, builder, who will improve with a 4-sty apartment house, with store.

CLINTON AV.—George D. Pratt has sold his 3-sty residence, 245 Clinton av to the White-stone-Flushing Co., which gave in exchange a 49-acre farm known as the "Gartleman Farm," on Whitestone rd, adjoining Broadway, Flushing.

FOSTER AV.—Arthur H. Strong sold to Mrs. Gladys L. Smith of Montclair, N. J., the bungalow and garage on plot 54x100, at the northeast corner of Foster av and East 19th st.

HEGEMAN AV.—Meruk & May have sold the block front on the north side of Hegeman av, from Watkins st to Osborn st, and also 360 ft. in the east side of Osborn st, between Lott and Hegeman avs, a total of 28 lots. The buyer is reported to be a builder.

PROSPECT PARK WEST.—A. W. Miller & Co. sold for Clinton Van Buskirk, the dwelling 106 Prospect Park West. He took in part payment a farm at Windsor, Mass.

ROEBLING AV.—Aaron Siegel sold the new 6-sty apartment house at the southeast corner of Roebling av and South 3d st, on plot 40x80, to Samuel Gross, who gave in part payment the 2-sty dwelling 154 South 3d st, on plot 50x100.

WEST 23D AV.—B. J. Sforza sold for Augusta Carlson the plot, 60x96, on the west side of 23d av, 80 ft. south of 86th st.

Queens.

FAR ROCKAWAY.—John Stich & Co. sold for the Oak Crest Realty Co., David Lichtenstein, president, the dwelling at the corner of Atlantic and Franklin avs, comprising ten lots, to Judge Peter Schmuck.

ROSEDALE.—New York Suburban Land Co. sold 40x100 in Dale pl to M. Adams and 60x100 on Park av to K. Schmitt.

Nearby Cities.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Evan H. Eastwood the residence 603-605 Clinton av to Dr. Morris Rosenblum.

PASSAIC, N. J.—Pink & Pachman, builders, have purchased from Frank Hughes a plot 100x140 at the corner of High st and Paulsin av. Two high-class apartments will be erected on the site, according to report.

PASSAIC, N. J.—Fidelity & Security Co. sold to the Argo Realty Co. the 4 and 5-sty buildings at the corner of Main av and Washington pl, on plot 79x122, one of the most valuable in Passaic.

Rural and Suburban.

BAYSHORE, L. I.—Walter E. Bedell has purchased the Robert L. Pierrepont estate, consisting of ten acres and a large Colonial dwelling.

BRIGHTWATERS, L. I.—D. H. Jackson Co. bought from William H. Ashe the country residence at the corner of Windsor av and Windsor

Real Estate Board of New York

Organized 1896

Incorporated 1908

LAURENCE M. D. McGUIRE, *President*
ALBERT B. ASHFORTH, *Vice-President*
ELISHA SNIFFIN, *Secretary*
FREDERICK D. KALLEY, *Treasurer*



BOARD OF GOVERNORS

LAURENCE M. D. McGUIRE
ALBERT B. ASHFORTH
ELISHA SNIFFIN
FREDERICK D. KALLEY
LAWRENCE B. ELLIMAN
JOHN P. KIRWAN
EDWARD C. CAMMANN
WILLIAM L. DE BOST
CHARLES F. NOYES

FRANK D. AMES, Pres. BURTON J. BERRY, Sec'y-Treas.

AMES & COMPANY

Real Estate Agents and Brokers
Telephone 3570 Madison St. 26 WEST 31st ST.

A. V. AMY & CO.

REAL ESTATE AGENTS
BROKERS and APPRAISERS

Tel., 8147 Cathedral 7th AVE., Cor. 115th St.

J. ROMAINE BROWN CO.

Established 1856

REAL ESTATE

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

299 Madison Avenue New York City

A. M. CUDNER REAL ESTATE CO.

Real Estate Brokers and Managers

254 WEST 23D STREET

J. CLARENCE DAVIES

BRONX BOROUGH
REAL ESTATE

149th STREET & THIRD AVENUE
Tel. Con. Branch Office, 156 BROADWAY

Member of Board of Brokers

Imp. Day

Auctioneer
31 NASSAU STREET

DE SELDING BROTHERS

Real Estate, Loans, Appraisals

Telephone Connection 128 BROADWAY

7 EAST
42d
Street

E. Nelson Zirkhart

Phone, Murray
Hill 6561

Westchester County Realty
DEPOT SQUARE WHITE PLAINS
Phone 759

AUSTIN FINEGAN

Real Estate—Insurance—Appraisals

35 NASSAU STREET. Tel., 1730 Cortlandt

OGDEN & CLARKSON

Real Estate and Insurance

657-659 FIFTH AVENUE, Corner 52d Street

LOUIS

Agent, Broker
and Appraiser
Real Estate

SCHRAG
Established 1890
Tel. 1700-1 Chelsea
142 W. 23d St.

FRANK E. SMITH & SON

Inc.

Real Estate Investments

Telephone 6443 Gramercy 3 MADISON AVE.

TUCKER, SPEYERS & CO.

Real Estate

435 FIFTH AVENUE, NEAR 39th STREET
Telephone, 2750 Murray Hill

Telephone { 44 } Bedford Established 1884
 { 45 }

Member

Brooklyn Board of Real Estate Brokers
New York Board of Real Estate Brokers
Allied Real Estate Interests

FRANK H. TYLER

REAL ESTATE BROKER

Appraiser Manager
Expert Testimony Mortgage Loans

1183 FULTON ST., BROOKLYN, N. Y.

JAMES N. WELLS' SONS

(James P. Eadie)

Real Estate and Insurance

Since 1835 at No. 191 NINTH AVENUE
Established 1819 Phone, 5266 Chelsea

Make your advertise-
ments talk—Just as
your salesman must
talk—Then, they will
pull business.

Wants and Offers

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

SUPERINTENDENT of high-class apartment house or office building now open for engagement; first-class renting man, and thoroughly understands his business. **MAC, Box 494, Record and Guide.**

FIRST-CLASS Bricklayer, not afraid of hard work, used overhauling good buildings. Plastering cement finish, wire cloth, marble setting; can take charge, approximate costs. **Box 490, Record and Guide.**

WANTED 4 and 5-room apartment house, Manhattan and Bronx; \$8,000 cash or will consider leasing whole apartment house on 5% basis or equity. **Box 486, Record and Guide.**

LIVE WIRE, 7 years A-1 firm, will connect with large firm; renting apartments; management a specialty; salary or salary and commission. **Box 488, Record & Guide.**

A PROMINENT insurance office will lease for a term of years about 4,500 square feet in a modern building located west of Nassau street, south of Barclay street and north of Rector street. Apply in writing, stating rental and all other details. **Box 492, Record and Guide.**

RENTING or general real estate position desired by young man, 30, thoroughly experienced in all branches of the business; salary or salary and commission. **Box 498, Record and Guide.**

SPECULATORS, Operators or institution wanting good corner near Subway, Atlantic and Flatbush Ave. improvement, answer **RELIABILITY**, **Box 400, Record and Guide.**

WANTED HOTEL to rent or manage by recognized, competent hotel man presently connected with most up-to-date city hotel. Would consider any hotel or road house proposition. **SUCCESSFUL**, **Box 496, Record and Guide.**

A WIDE-AWAKE, hustling man, who understands all branches of the business and now manager for a large Real Estate office, is open for a proposition. Salary about \$3,000 per year. Highest credentials. Address **box 484, Record and Guide.**

ARTISTIC HIGH GRADE METAL CEILINGS and Wall Decorations IMMENSE STOCK CARRIED

We Sell Material to the Trade or Contract to Erect the Work, as desired.

We Consider It a Privilege to Estimate

Also Carry Large Varieties of
METAL LATH
IN STOCK

Immediate Deliveries Guaranteed

The Garry Iron and Steel Co. of N. Y.
521-523 West 23d Street, New York
Telephone 8020 Chelsea

**The Columbia
Storage
Ware-Houses**

COLUMBUS AVE
66 TO 67 STS.
90 ST AND
AMSTERDAM AVE.

VAULTS
FOR VALUABLES

TELEPHONE STAGG 3500

GLASS AND GLAZING HEADQUARTERS J. H. WERBELOVSKY

Glass for New Buildings and Alterations. Wired Glass. Colored and Fancy Glass. **GLASS FOR EVERY PURPOSE.** Beautiful for Home, Library, Desk, Table, etc., by **GLASS TOPS FOR FURNITURE.** **MIRRORS MADE TO ORDER OR RESILVERED.** If you are Building or Altering your Store Front, ask about my new **METAL BAR FOR STORE FRONTS**, which is **STRONG, ORNAMENTAL AND LOW PRICED.**

J. H. WERBELOVSKY, 86 Meserole St., Brooklyn

pl, held at \$25,000. In payment the buyer gave property in Yonkers, N. Y.

GARWOOD, N. J.—New York Suburban Land Co. sold 60x100, on Willow av to L. Walker and 40x100 on Myrtle av to J. McCormick.

GREENACRES, N. Y.—Robert E. Farley Organization sold a 1-acre plot on Huntington rd to Charles H. Cullen, who will build a residence.

MANHASSET PARK, L. I.—L'Ecluse, Washburn & Co. have sold to I. F. Cunningham of Yonkers a plot 60x100 in the north side of Orchard st. Mr. Cunningham has already broken ground for a residence.

MONTCLAIR, N. J.—Ernest C. Hinck has purchased a plot adjoining his holdings on the west side of Clinton av, south of Gates av. He now controls a frontage of 410 ft on Clinton av and 450 ft. in Melrose pl.

SCARSDALE, N. Y.—Fish & Marvin sold for Henry D. Brewster, his 4-acre estate to Edward E. Moore.

SCARSDALE, N. Y.—Fish & Marvin sold a portion of the holdings of the Quaker Realty Co., in Morris la, to J. B. Liner, who will build a residence.

YONKERS, N. Y.—At Nepperhan Heights the Westchester Land Exchange sold plots on Fairview av to A. N. Snow; also two plots to C. C. Smith; the corner of Midwood av and Miles sq rd to L. O. Cook, and a plot on Mile sq rd to Harold Goodrich.

LEASES.

New 23d Street Project.

The five-story building at 56 and 58 West 23d street, formerly the home of Bonwit, Teller & Co., has been leased by a newly-formed corporation known as "The House of Free Sugar." This new company is capitalized at \$125,000 and represents a syndicate of western men. The building is to be fitted out as a retail grocery and the plan is to distribute sugar free of cost to purchasers of other articles. Daniel Birdsall & Co. negotiated the lease, which involves an annual rental of about \$30,000 per year. The property is owned by the Jackson and Gould estates. The place will be opened about March 1.

First Tenant in Standard Arcade.

Burton Thompson & Company and Thomas L. Reynolds, Inc., leased for the Standard Oil Company, to Felix Isman, 7,000 square feet on the New street level floor with an entrance on Broadway, in the Standard Arcade, to be built at 50 Broadway, through to 45 New street. The space will be occupied by another Automat restaurant, of the chain operated throughout the city by the Horn & Hardart Company. The lease is for ten years at an aggregate rental of about \$100,000.

Hartford Lunch Bakery.

The Hartford Lunch, operating sixteen restaurants in Manhattan, has leased the large bakeries at 360-366 West 50th street, formerly occupied by the Pursell Manufacturing Company, caterers. After extensive alterations and the installation of new equipment, the property will be used as a bakery and kitchen to supply the various lunch rooms. The executive and other offices of the company will be housed in the upper part of the buildings. Ames & Company negotiated the lease.

Gedney Farms Hotel Leased.

E. Nelson Erhart leased for the Gedney Farms Hotel Company the hotel at Gedney Farms, White Plains, N. Y., to E. H. Crandell. Robert E. Farley represented the lessor and J. J. Fleming the lessee, who will take possession about March 1, and open the hotel in April. It is considered one of the best equipped hotels in suburban New York and represents an investment of about \$500,000.

\$500,000 Brooklyn Lease.

Louis K. Liggett Company of Boston, retail druggist with about seventy retail stores throughout the country, leased through Herbert Hecht, the store, basement and subway store, in 446-448 Fulton street, corner of Hoyt street, at an aggregate rental of about \$500,000. Possession will be taken about July 1.

Mail Order Concern Moves.

The Charles Williams Company, a subsidiary of the Arbuckle Company, has leased from the Robert Gair Company Building No. 7 of the Gair group

at Plymouth, Main and Water streets, Brooklyn. It is a twelve-story structure on plot 200x125, and will be used for the mail order business of the tenant.

Book-Sellers on Fifth Avenue.

Wm. D. Bloodgood & Co. leased for Schotz & Company, the store, basement and mezzanine floor in 471 Fifth avenue, to Himebaugh & Browne, book-sellers, at an aggregate rental of about \$200,000. The lessees have been located at 471 Fifth avenue temporarily.

Decorator in East 47th Street.

A. Lowenbein's Sons, interior decorator of 586 Fifth avenue, has leased from Mary L. Eddy the five-story dwelling at 13 East 47th street, on lot 25x100, for twenty-one years. After making extensive alterations the firm will take possession. The lease was negotiated by John N. Golding.

Manhattan.

LEON S. ALTMAYER leased the store in 893 3d av, to the F. O. Boyd Co.

ALEERT B. ASHFORTH, INC., leased for Edward Margolies to Duncan Fraser, Inc., now at 5th av and 41st st, the parlor floor store in 603 5th av; also the 4th floor in 438-448 West 37th st to Jonas & Naumberg.

AARON BACHRACH leased the store in 128 West 36th st to the Salvation Army for a meeting hall.

WM. D. BLOODGOOD & CO. leased for William C. Walker's Sons, the 2d loft in 371 Canal st to the Rubin Cloak & Suit Co.; also the 2d loft in 131 West 28th st to Liebowitz Bros., formerly at 56 East 11th st.

BRETT & GOODE CO. and Daniel Birdsall & Co. leased the 3d floor in 103 5th av to Isaiah Schofer.

CAMMANN, VOORHEES & FLOYD and George R. Read & Co. leased the building, 70 West st, to the Standard Express Co.; also store, 31 Beaver st, to Western Union Telegraph Co.

CAMMANN, VOORHEES & FLOYD leased 66-70 Vestry st to the Winkler Iron Co., of 254 Hudson st; and also the store and basement in 310 Canal st to Shedlinsky, Lidz & Co.

CROSS & BROWN CO. leased for the Rutland Leasing Co. to R. M. Owen & Co., of 735 7th av, the corner store and the store adjoining in the building at the southwest corner of Broadway and 57th st; also half of the 11th floor in 40 East 22d st to Dodd & Langefels, and offices in 396 Broadway to Gold & Co., Harris Bros., Rudolph Heydenreich of 415 Broadway, and Clifford M. De Mott of, 73 Franklin st.

FIRM OF LEONARD J. CARPENTER renewed for Harvey N. Weed the lease of Kane & Behrens, drug dealers, on the 4-sty building, 1 Cedar st.

CORN & CO. leased for Klein & Jackson 7,600 sq ft in 74-76 5th av to Henry Fisher & Co.

DOUGLAS L. ELLIMAN & CO. leased apartments in 540 Park av to Mrs. William H. Hurlbut; in 969 Park av for Mrs. Daniel Bacon to Charles R. Scarborough; in 20 East 48th st to Miss O. Weiss, and for the Douglas Robinson, Charles S. Brown Co., agents, the 5-sty dwelling, 107 East 35th st.

DOUGLAS L. ELLIMAN & CO. leased a 16-room apartment, with 4 baths in the building in course of construction, at 400 Park av to Mrs. A. P. Schaulfer and in 969 Park av an apartment to D. H. Coddington.

J. ARTHUR FISCHER rented to Bernard Quest, the 3-sty dwelling, 242 East 34th st.

EDWARD S. FOLEY & CO. leased the dwelling, 231 West 13th st for the Consolidated Card Co. to Mrs. Mary McGiff; also 239 West 13th st for the estate of Mary Riordan to Mrs. George Allison and for Joseph L. Buttenwieser 159 West 13th st.

M. FORMAN & CO. leased for the Rexton Realty Co., at 136-140 West 21st st, the front half of the 8th floor; for Arthur F. Du Cret, one-half of the 8th floor at 146-150 West 25th st to Adolph Deutch & Co., of 120 University pl; for the Lowell Construction Co., the front half of the 1st loft in 114-116 West 27th st to Harry Talbot & Co.; for the Seaman Holding Co., the 1st loft at 28 West 15th st to S. Salway & Co., of 7 East 20th st; in conjunction with Cross & Brown, the front half of the 3d floor in 40-42 East 22d st to Harry Bernstein, of 236 5th av, and in conjunction with Frederick Fox & Co., the rear of the 5th floor in 38-44 West 26th st for E. Hinkle to Jaffe & Kass, of 160 West 26th st.

FREDERICK FOX & CO. leased space in 60 West 45th st to Blanche Arral Products Co.; in 58 West 40th st to Ye Olde Fashioned Tea Room; in 13 East 36th st to Charles Hanson Towne; in 7 West 31st st to Mac Levy; in 113-117 West 31st st to Philip Wolfers of 61 East 11th st; in 108 West 28th st to Roman J. Irwin; in 110 West 28th st to Manhattan Embroidery Co.; in 38 West 26th st to M. Singer & Co.; in 28-30 West 25th st to the Wizard Dress Co.; in 34 West 15th st to the Vittoria Dress Co.; in 291-293 7th av to S. Gensberg; in 56 East 13th st to Abraham Deutsch and the Shoe Top Suit Co. of 41 East 8th st; in 40 East 12th st to Joseph A. Cohen of 22 West 4th st; in 42 East 12th st to Harris & Zucker; in 54 East 11th st to Monroe Cloak & Suit Co. of 110 West 25th st. London & Gentell and K. Siegel & Son of 42 Walker st; in 61 East 11th st to Pacific Clothing Co. of 693 Broadway; Levitan Bros. & Zarkower; Leading Fashion Co. and Dube & Reingold of 46 East 14th st.

JULIUS FRIEND, EDWARD M. LEWI CO. leased for William S. Patten the 6-sty building, 142-144 Mulberry st, containing about 35,000 sq ft, to Leopold Sonn & Bro.

GOODWIN & GOODWIN rented for Michael Feeney to Isidor Zeldin the 3-sty dwelling at 122 West 119th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the Alwell Realty Co. the 4-sty dwelling at 160 East 37th st to Charles H. Stanley.

M. & L. HESS, INC., leased the 1st loft in 149 West 27th st to Brody & Weiner of 38 West 32d st; the store and basement in 2151 Broadway to Miller Bros. & Co.; the 2d loft in 172 5th av to the Manhattan Hair Works of 233 5th av and the 1st loft in 19 East 21st st to Petri & Blum.

M. & L. HESS, INC., leased the 1st loft at 13-15 East 22d st to Frankl & Marcin Co., the 2d loft at 19 East 21st st to Simon Hosiery & Underwear Co.; the 5th loft at 903-7 Broadway to the American Oriental Rug Co.; space at 98-100 5th av to Textile Specialty Co., and at 148-56 West 23d st to Benj. Olensky, of 19 East 21st st.

HOUGHTON CO. has leased for Anna B. Mackay, of Chappaqua, N. Y., the 4-sty dwelling, 20 West 69th st, to Lorenza Giro.

HOUGHTON CO. leased for Joseph T. Ryan the 3-sty dwelling, 342 West 84th st, to Paul E. Lowe.

HOUGHTON CO. leased for the Shirley Realty Co., the 3½-sty dwelling, 61 West 68th st, to Benjamin Hosford.

SAMUEL H. MARTIN has leased for Nathan Ottinger the store and basement at 33 Columbus av to Henry Biegel.

SAMUEL H. MARTIN has leased for Jeremiah J. Campion the salesroom at the northeast corner at Broadway and 61st st to the Singer Motor Co., of 1790 Broadway; also for John Mackey the store and basement in 200 West 69th st to Frank Cravagna.

SAMUEL H. MARTIN leased for Susie Scott Hall the 3-sty dwelling, 128 West 65th st, to Mary McCall.

MCDOWELL & McMAHON leased the following stores: To Andrew Davey, for 5 years, southwest corner Audubon av and 183d st; to Samuel Fisher, for 5 years, northwest corner of St. Nicholas av and 180th st; to Glenn Wine & Liquor Co., for 5 years, 1405 St. Nicholas av; to A. Lathan, for 3 years, 1452 St. Nicholas av; to H. Hyman, for 3 years, 1454 St. Nicholas av; to D. Dudkin, for 5 years, 1619 St. Nicholas av, and to A. Guzzy, for 5 years, 1407 St. Nicholas av.

MULVIHILL & CO. leased for Edward D. Farrell the upper loft in 158 West 125th st to the American Business Institute of 114 West 116th st.

PEASE & ELLIMAN have leased for the Billings Estate to Mrs. William Pierson Hamilton the 3-sty garage at 29 East 40th st.

PEASE & ELLIMAN rented for Mrs. Julia W. Little to Miss Celia Knickerter, the 4-sty dwelling 116 West 76th st, on lot 20.10x100.

PEASE & ELLIMAN rented, furnished, for Henry F. Shoemaker to R. C. Hanford the 5-sty residence, 24 East 54th st, on lot 20x100; also for Miss Leila McCrae her apartment in 200 West 58th st to Mrs. Florence F. Sanger.

PEASE & ELLIMAN leased for Harry N. French, receiver, the 6th loft in 15-17 West 44th st to George A. Bodee, of 489 5th av, for a dental school; also rented for Victor P. Kennard his apartment in 121 East 52d st to Frederick Bull; and apartments in 46 East 41st st to Roy H. Jamison and Robert Roger; and in 56 West 11th st to Maury H. B. Paul.

PEPE & BRO. leased the house 60 So. Washington sq for Elena Realty Corporation to Miss Elizabeth Dunlap.

PORTER & CO. leased for Louis Metzger to Dr. Edwin L. Rose, the 3-sty dwelling, 134 West 123d st.

PORTER & CO. leased for the estate of Julia Adams to May Russell the 3-sty dwelling, 1923 Madison av.

RICE AND HILL have leased for the 52d St Co. the 2d loft at 148-150 West 52d st to the Surface Combustion Co. and in 136-146 West 52d st, portions of the 8th floor to Joseph Berkowitz and to Robert Freeman & Co.

RICE & HILL leased offices in 507 5th av to John J. Corcoran and Arthur Lee Cook, of 665 5th av; also offices at 1204 Broadway to H. E. G. Clarke, Seymour Abrams, Emanuel Tietz and James Milaw, G. W. Miller, Daniel Levin and the Hair Net Importing Co.

RULAND & WHITING CO. leased the corner store, 1450 Broadway, to Joseph Lewis, men's shirts.

ACHILLES R. SCHARSMITH & CO. leased the dwelling 513 West 152d st for Eugene C. Huber.

SCHINDLER & LIEBLER leased for John Siefke the buildings 1353-1355 3d av, and for Adeline Connelly 1357 3d av to Jesse Simon, for a public market, at an aggregate rental of about \$25,000; also for Jacob Wertheim the store in 1396 3d av to Philip Holtz, men's furnisher.

SHAW & CO. leased for the Farmers' Loan & Trust Co. the 3-sty dwelling, 129 West 130th st, to James Warren.

SHAW & CO. have leased for the International Amusement and Realty Co. the store 1 West 125th st to John Spiro and Alexander Kline.

SLAWSON & HOBBS rented for Peter J. Dooling the store, 501 Columbus av, to Andrew Davey, and for Charles Pelgram the store 2453 Broadway to the Wright Laundry.

SPEAR & CO. have rented for Louise C. O'Reilly lofts in 43-47 West 16th st to Frank & Wasser, Philip Custen and Jacob Schlessel and Schwartz Bros.; for Lee Holstein the 2d loft in 132-134 West 25th st to S. Littman, and for John H. Day the 1st loft in 9 East 4th st to the State Hat Co. of 153 Greene st.

SOL STERN has rented to "Histed," photographer, of 550 5th av, a studio at 537 5th av; also space in 31-33 East 27th st to Friend

Advertising Agency; G. Hart & H. S. Bluhm, F. A. deMeuron and space at 114-116 East 28th st to Tcharic, Simleh & Co, Klir A. Beck and Walter Lewis Smith.

SOL STERN rented to Mme. Schuster, milliner, the store 32 East 125th st; also for Erlanger & Reis to the Burkart Electrical Co., of 114 East 28th st, the westerly store and basement of 114-116 East 28th st; and space to Joseph A. Rueff, of 1 Union sq, Samuel Storch, of 114 East 28th st and Joseph J. Hohler, of 114 East 28th st.

WM. H. WHITING & CO. have leased for Eugene Morgenthau the store, basement, 1st and 2d lofts at 401 Lafayette st, to Bahrenburg & Co., who have been located in Beekman st for nearly 20 years.

WILLIAM A. WHITE & SONS leased the store and basement in 612 9th av to William J. Cusens; to the Yve French Bakery Co., of 937 8th av, the building at 53 Christopher st, which, after alterations are completed, will be used as their main plant; for the Pyle Estate, 15,000 sq. ft. of space in 132 to 138 King st, to the Federal Macaroni Co.; to David Barron the 2d floor in the building at the northeast corner of 7th av and 24th st; lofts in 179 Greene st to Blumberg & Aronson, Sarah Harris and Africk & Lichtman, of 126 Bleecker st; in conjunction with M. & L. Hess, the 4th loft in 541 Broadway to Karesh & Karesh of 543 Broadway; a loft in 110 Bleecker st to Louis Furman; loft in 104 Greenwch st for D. J. Paour & Brothers to the Craig Press, of 169 Pearl st; in 186 and 188 Wooster st, loft to Leo Safian, and in conjunction with Spear & Co., loft in 131 and 133 Bleecker st to L. Feitelowitz & Sons, of 35 Great Jones st;

the 3d loft in 382 Lafayette st to Irving Mittelmark & Co.; loft in 147 Spring st to Abraham Trosky, in 208 and 210 Wooster st in conjunction with Daniel Birdsall & Co., the 5th loft to S. Moskowitz & Son; space in 102 Beekman st to Knoepfel & Burglund, of 29 Cliff st; in 23 and 25 Jay st, for George M. Rittenhouse & Co., the 4th loft to the New York Butter Packing Co., of 20 Harrison st; the 4th loft in 34 to 38 West 4th st to Harris & Tipograph, of 231 Mercer st; in 97 Wooster st, the 6th loft to Weinstein & Rogoff, and in conjunction with E. Feldman the store in 14 West 45th st to William McCrory for the Young Women's Christian Association.

Brooklyn.

BURRILL BROTHERS leased the 4-sty dwelling 827 Carroll st for the Mechanics Bank and also the 3-sty house 518 2d st for C. E. Donnellan.

CHARLES E. RICKERSON leased the 3½-sty dwelling 200 8th av to Charles B. Butler, and an apartment in 412 8th av to N. E. Booth.

Queens.

LEWIS H. MAY CO. has leased at Cedarhurst, L. I., for S. Southard cottage on Summit av to Leo Fried, and for Edward Hicks cottage on Summit av to Jacob Needle.

THE LEWIS H. MAY CO. has leased at Far Rockaway, L. I., for Sarah Gibson, cottage in Gibson pl to Morris Langsdorf; for Bernard Fee, cottage at Wave Crest to Chas. M. Dimm, and for Moritz Hilder, cottage in Oak st to Arnold Michaelis.

Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

Lawyers Title Insurance & Trust Co.

160 Broadway, Manhattan
381-383 East 149th Street

188 Montague Street, Brooklyn
1354 Broadway, Brooklyn

367 Fulton Street, Jamaica

"The House of Reliability"

STANDARD IRON WORKS

We Manufacture and Repair All Kinds of

IRON WORK FOR BUILDINGS

Special Repair and Fire Escape Department

EXPERIENCE

FACILITIES

PROMPTNESS

We can refer you to over 20,000 Satisfied Customers

REASONABLE PRICES—SATISFACTION GUARANTEED

Telephones: Columbus 7330-7331

540-550 WEST 58th STREET, N. Y.

The Queensboro Corporation

LOTS
PLOTS
ACREAGE

BRIDGE PLAZA

Developers of

LONG ISLAND CITY

HOUSES
FACTORY
SITES

Queens Borough Real Estate

Established 1886

Tel. 1279 Spring

National Window Cleaning & House Renovating Co.

42 East 4th Street,

NEW YORK

FIRE ESCAPES

Erected and Repaired to meet all requirements of The Department of State Labor
FACTORY VIOLATIONS REMOVED

GRAND CENTRAL IRON WORKS

L. B. GESCHIEDT, Proprietor
Phone, Plaza 3583

212 EAST 52nd STREET, N. Y.

REPAIRS

Mechanics' Liens, Brooklyn, Continued.

Table listing mechanics' liens in Brooklyn with columns for address, owner, and amount. Includes entries for PARKSIDE AV, HERKIMER ST, and VAN SICLEN AV.

Table listing mechanics' liens in Brooklyn, continuing from the previous section. Includes entries for HENRY ST, MADISON ST, SEIGEL ST, and OCEAN PKWAY.

SATISFIED MECHANICS' LIENS.

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

Manhattan.

Table listing satisfied mechanics' liens in Manhattan. Includes entries for 30TH ST, AUDUBON AV, 128TH ST, and BEAVER ST.

Table listing mechanics' liens in Manhattan. Includes entries for 7TH AV, 134TH ST, and PROSPECT AV.

Bronx.

Table listing mechanics' liens in the Bronx. Includes entries for 116TH ST, MORRIS AV, and DAWSON ST.

Brooklyn.

Table listing mechanics' liens in Brooklyn. Includes entries for 22D ST, 40TH ST, OCEAN PKWAY, and 14TH ST.

Table listing mechanics' liens in Brooklyn, continuing from the previous section. Includes entries for 65TH ST, BERGEN ST, HINSDALE ST, and 3RD AV.

Table listing mechanics' liens in Manhattan. Includes entries for PARKSIDE CT, S 9TH ST, and WILLIAMS AV.

ATTACHMENTS.

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

Manhattan.

Table listing attachments in Manhattan. Includes entries for FEB. 10, FEB. 11, FEB. 12, FEB. 13, and FEB. 14.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

Table listing chattel mortgages in Manhattan. Includes entries for FEB. 11, 13, 15, 16, 17 & 18, covering various properties and businesses.

Bronx.

Table listing chattel mortgages in the Bronx. Includes entries for FEB. 11, 13, 15, 16, 17 & 18, covering various properties and businesses.

Brooklyn.

Table listing chattel mortgages in Brooklyn. Includes entries for FEB. 10, 11, 13, 15, 16, 17, covering various properties and businesses.

BUILDING LOAN CONTRACTS.

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

Manhattan.

Table listing building loan contracts in Manhattan. Includes entries for FEB. 18, FEB. 19, covering various properties and loan amounts.

BUILDING MANAGEMENT

NEW TREND IN COMMERCIAL REALTY

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

BUSINESS men seem to agree that one result of the war will be more intensive commercialism. In the broader, modern sense, this means that two dollars will be produced where only one came forth before. Just how this is going to be accomplished is becoming apparent and real estate promises to be a major benefactor in the process.

American business interests for some time hereafter will be developing new markets in many lines. Some of these avenues of trade will lead to South America. Others will lead to the seats of strife abroad. Business will reach into buying centers that other nations have monopolized for years, but the newest, biggest and best artery of trade will be that which leads to the little house around the corner; the concern that all along has been making things just as good as those made in foreign lands, and possibly better. In the past it was ignored because the Sherman law forbade anyone putting the word Imported upon a domestic article, and it was the imported article that gave the biggest profit because that was the product wanted. The public, up to the outbreak of the war, considered that the word "imported" meant "guaranteed." Frequently it was the symbol of the opposite.

Americans Independent.

The Americans are beginning to learn how to depend upon themselves, and the symptoms are most virulent in the U. S. A., particularly in New York. The money-back principle in business is growing fast. It is the checkmate of domestic manufacturers against the revival of indiscriminate importation. But who is going to tell the big buyer, the jobber, the commission merchant, the wholesaler, the retailer, as well as the ultimate consumer that America can make as good lace, silk and jim-cracks as England, France or Germany?

Advertising helps, but seeing is believing. So the tendency of the times is to take the small ware merchandise, put it on display in some central point where buyers come and go and congregate and then tell them through advertising that if they are not satisfied with the goods they can get their money back. At least they do not have to take chances. They can see what they are going to buy before they touch pen to order blank.

Ample Room Essential.

Here is where the building manager and real estate man come in. Goods to have proper display must have room. But the questions are to find proper space and adequate light, suitably located in the vicinity of the particular trade center and finally to have a place presentable enough to please the most fastidious American buyer.

Are suitable lofts available? F. K. Anderson's experience is the answer. He is the Eddystone of the five, ten and twenty-five cent store trade. Realizing



POOR LIGHTING DETRACTS FROM ARTISTIC MERCHANDISE DISPLAYS.

the trend of the times he decided to establish a showroom that would be a model five and ten cent store, complete with store front, ribbon counter and all the accoutrements that accompany a well-regulated Woolworth store. He started out to find a suitable loft in the vicinity of his principal trade, Fourth avenue in the twenties.

Brokers "On the Job."

Once the real estate brokers found out he was a possible client Mr. Anderson said he was tempted to believe that of the 5,000,000 population in New York 99 and 44/100 per cent. were real estate agents, having lofts to rent, and the balance were builders who would build anything, from a packing case to the tower of Babel, for him. Two available lofts were sifted out of the batch. One was large and dark. The other was smaller, but well located. He took the latter and put in his display at 119 East 24th street. Hence it is apparent that well shaped, fair sized, well lighted lofts are the ones in demand for show-room purposes, especially in small wares. Columns are not objected to. In fact, they help the display, if handled judiciously. Which brings us down to the building manager's opportunity.

Demand for Stock Display.

There is a growing demand for stock display buildings. Such buildings are not lofts, nor warehouses. There is a difference in the requirements of the display floor. The ceilings must be higher; as high as a store ceiling. The space must be susceptible of being arranged as a retail store, not merely as a place for a row of offices or stack upon stack of shelving, and also there must be a good approach, without the too-frequent freight elevator effect. The structure must be strong enough to show machinery on one floor, laces and embroideries on the other, groceries, staple and fancy on another, automobiles on a third, fourth or fifteenth. There must be installed some furnishings, because it must be remembered that those who will frequent buildings of this character are impressed with good decoration and expect full measure of comfort and convenience. Besides it helps the tenant's display.

Such a building will call for a special type of glass wall construction, in front

and rear, if it is not possible on three or all sides. The latter plan is more preferable, hence an irregular, light-protected site would have an advantage. A triangular plot with entrance on the apex in a well-located square or street intersection would be ideal if it offered the required floor space.

The department store buyers talk about putting up such a building and the associated advertising men have such a plan under discussion. There is reason to believe that the grocery, machinery, clothing, printing, paper, leather and other lines will adopt the new method of buying and selling in wholesale quantities

and it will be interesting to note just how the building managers and architects work out this type of building in the light of present-day progress in modern advertising methods and economies enforced by the necessity to supply better goods than could be imported at or about the same price.

In the meantime merchandising experts like Mr. Anderson, and members of the Sphinx Club, among whom are some of the greatest efficiency selling men in the country, are doing the best they can, in displaying wares to visiting buyers, in buildings entirely unsuited to the purpose. It seems to them to be a matter of wonderment why building investors have not looked into this matter long ago. The demand for suitable display rooms is growing, but the supply is low.

Unsuspected Clauses.

It is quite an ordinary thing for controversies to arise over the provisions of a lease after the paper is signed and the signer has taken possession of the premises. In the majority of instances it is due to the fact that the tenant signed the lease without thoroughly understanding the provisions thereof—without, in fact, even reading the paper through. A lessee is supposed to have understood the significance and meaning of that to which he has put his signature. It is often exceedingly difficult to make people who are thus careless, and who sign without understanding, believe that they have not been tricked, but the error is their own, and the penalty, if penalty there be, is theirs.

Of course, where the right kind of an agent is employed a square deal is assured, but even when men of this class handling the business controversies and misunderstandings sometimes arise long after a deal is supposed to have been consummated and closed. In a great many cases, provisions of a lease that are afterwards complained of as burdensome or unsatisfactory to a tenant, if objected to before signing, might have been modified or changed so as to meet the ideas of the lessee. Controversies, however, can and do arise even where the utmost care is exercised, if there is not a thorough understanding by all parties.—National Real Estate Journal.

BUILDING MANAGEMENT AS AN ENGINEERING PROFESSION

A New Field of Employment For Mechanical Engineers
—Nature of the Training and Experience Required

By R. W. MURRAY*

MANAGEMENT of buildings is becoming more and more to be recognized, not only by real estate agents, but by owners of improved property, as a branch of the engineering profession. At present it is in its infancy, but although some firms have recognized it and employ engineers, and others realize it but have not as yet put it into practice, the day is not far distant when every reputable firm, to meet competition, if for no other reason, will be forced to recognize it. Unfortunately, owners have not as yet fully realized this; but it is only a question of time when they will do so and demand that their agents employ a graduate engineer to look after their interests.

Economies Shown.

Mechanical engineering has been defined as the art of saving money, considered usually in relation to industrial plants. The same definition applies to all classes of buildings, especially office and loft buildings from ten to twenty stories high. The results that have been obtained by practically applying engineering principles to building operation have shown certain economies that have opened the eyes of both agents and owners. There are buildings today in New York City, and many of them, that have lately had such treatment and are now showing a profit where formerly they were operated at a loss. What an engineer accomplishes in the operating economies of a building is the same as the present day "efficiency engineers" are accomplishing in industrial plants. They save money.

There are entirely too many buildings today that are operated in a most unscientific and careless manner. The principal fault is the fact that those in charge of such operations do not have the necessary mechanical knowledge to apply to the building. Owners either do not give the time and attention necessary to this matter, or they consider the operation of buildings entirely out of their line and understanding, and oftentimes give the entire matter to some friend in the business, regardless of the friend's qualifications. Real estate today is entirely too much of a friendship business; but, fortunately for the sake of the buildings, it is becoming less so every year. This particularly applies to management.

Must Apply Scientific Principles.

The fact that the real estate market is at present in a depressed condition has brought the subject of management to the fore. Formerly owners were simply anxious to have their buildings filled with desirable tenants and paid but little attention to the operating expenses of the building. Today they are beginning to realize that by applying scientific principles to the operation of their buildings the saving that can be accomplished will more than equal many new leases. The question of contracts, repairs, labor charges, fuel, supplies, etc., is now gone into more thoroughly than ever before, and it is found that possibly a readjustment of the labor, the using of some other grade and quality of coal, or a more efficient purchasing department would save considerable expense. In some cases it is only a little here and a little there, but the sum total is considerable.

Naturally, if a building has its own

power plant, the need of expert advice and the opportunity to show economies is greater than if it did not, and owners of such buildings usually realize this and get such advice and supervision. Those that do not will realize their mistake some day. No one, particularly engineers, will dispute this, and it is needless to go into the matter further. But it does not follow that because a building has not its own power plant the opportunities of showing economies in its operation are any less. In most cases, as a matter of fact, the opportunities are far greater. It is this class of building that is usually operated very carelessly.

To do justice to the profession, considerable experience is required. Before one enters the field, he should have a certain amount of building construction experience, covering particularly the installation of power plants, mechanical equipment, etc. If one went into construction work intending later to go into the building management field, and always bearing this fact in mind, he would find that in some of the most finely constructed buildings the general layout of not only the power plant but the arrangement of floor space, location of elevators, system of heating, wiring, etc., will mean a difficult situation from an operating standpoint.

Not Given a Fair Chance.

When such a condition exists, it is not only unfortunate from an owner's standpoint, but it does not give those in charge of the operation of the building a fair chance to show just what could have been accomplished if the conditions were different. In many cases the operating engineer of the building not only has to give his attention to the plant and possible economies there, but he has the operation of the entire building to look after, including all repairs, tenants' charges and the purchasing of all supplies. In exceptional cases he has to investigate tenants' complaints, follow up leads, make leases and make himself generally handy. So, taken all in all, it is a very many sided profession.

Many owners are now beginning to realize that it is money well spent to engage an engineer when the plans and specifications are first drawn, and to have him consult with the architect throughout the construction of the building. He is the man who has to operate the building, and from his experience he knows best just what should be done to meet the special conditions. "Good enough is best" may well be applied in the construction of buildings, and the one who knows just what is good enough is usually the engineer. Why should not a building operation be compared to the construction of an industrial plant? Certainly the capital involved is sufficient. Before the construction of an individual plant is begun the operating department must approve the plans and the choice of equipment. They have to operate the plant after construction and they know from experience just what is required to make the operation a success.

That owners realize the fact that the operation of the mechanical equipment is beyond them is shown by the employment, in many instances, of maintenance companies, which only look after the mechanical operation of the building, including labor. In many cases these owners also employ an agent who makes leases only, and they themselves look after all repairs and the collection of

rents. This is at the best an unhealthy condition. It is a case of too many cooks. When more engineers enter the employ of real estate firms, this condition will be rectified, and owners will find that in many cases the cost to them will be no more than if the building was in the hands of some one agent who would take charge of the entire building—leases, repairs and operation. And he would have no tenants' complaints and repairs to bother him.

The foregoing deals in a most general way with the need and opportunity of technical men in the real estate management field. It is a profession—and a worthy one—where the possibilities are unusual, particularly since the profession is not overcrowded. But although it is a specialized profession, a broad knowledge of engineering principles is necessary. This knowledge, combined with the ability to hustle and plenty of common sense, are the requirements.

The principal opening is with real estate firms. The well organized real estate office, with specialists on procuring tenants, supplemented by an operating engineer in charge of the management, comprises an ideal combination from the viewpoint of the owner.

WORKMEN'S COMPENSATION.

Employers Ask Amendments to the Law—Nine Recommendations.

The Insurance Committee of the Manufacturers and Business Men's Association has submitted a report embodying amendments which, in the opinion of the committee, should be made in the Workmen's Compensation Law of the State. The following recommendations were adopted:

The percentage of wages to be paid injured employees should be reduced from 66 2-3 per cent. to 50 per cent. of the weekly wage, or if the 66 2-3 per cent. is to prevail, the weekly maximum benefit of \$15 should be reduced to \$10 a week.

Payment to injured employees in case of permanent disability, and to beneficiaries in case of death, should be limited to a given period of weeks or years.

Provide that all payments for compensation be made by the employer or his beneficiaries in case of death, subject, however, to the approval of the Workmen's Compensation Commission.

Provide for the separation of the management of the State Insurance Fund from the commission which administers the law and place the fund under the jurisdiction of the Superintendent of Insurance.

Provision should be made permitting the small employer of labor to come under the act, secure insurance by payment of premium, and be in the same position to get compensation as an injured workman or employee.

Provide that employees be released from all liability when they secure insurance in a stock or mutual company approved by the Superintendent of Insurance, as in the case of employers insuring in the State fund.

Provide that the law clearly state whether operations of the employer, both within and without the State, come under the act.

Provide that the law clearly state, in the case of partial permanent disability, such as the loss of an arm (where payment runs for 312 weeks at \$20 per week), if the injured die from some other cause before the expiration of the period, whether the payment is to continue for the benefit of his estate.

Provide for the cessation of payment to a widow in the event of re-marriage.

About the Income Tax.

The Real Estate Board of New York has issued in pamphlet form "Practical Questions and Answers Covering the Income Tax Law" (revised edition). You will be likely to find here the answers to questions that have puzzled you. The pamphlet was prepared by Breed, Abbott & Morgan, counsel to the Broadway Trust Company.

*Mr. Murray is a consulting engineer, connected with the office of N. Brigham Hall & William D. Bloodgood, Inc.

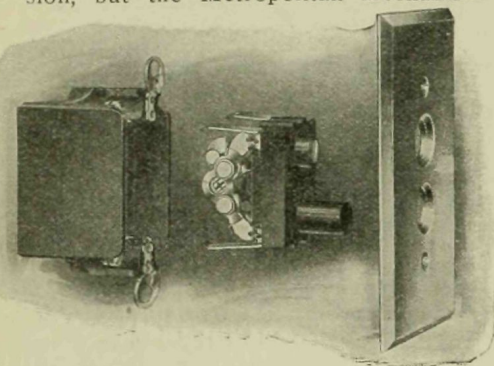
USEFUL APPLIANCES

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

Detachable Mechanism Switches and Receptacles.

A CLEVER and highly useful device made by the Metropolitan Electric Manufacturing Company of Long Island City is shown below. The mechanism or moving parts are not inserted in the contact box until the plastering is thoroughly dry and until the painting or papering has been completed. This prevents the switch from being soaked with moisture usually containing acid from the plaster, which occurs in all new buildings and also avoids the daubing of the buttons by the painter or paper-hanger. The contact box is universal. The switch mechanism may be removed and be replaced by a receptacle plug in a moment's time, requiring no connecting of wires as is the case with the old type.

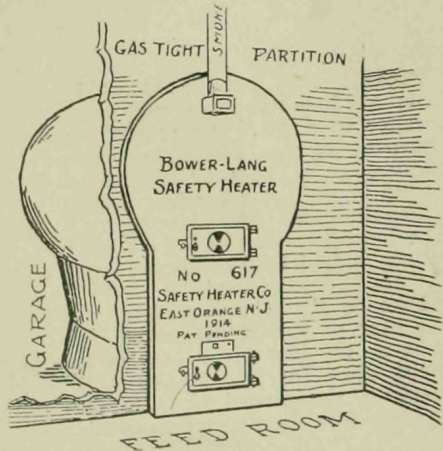
Different appliances can be inserted so as to get a switch and plug, two plugs, etc. The mechanism in all types of switches always suffers from corrosion, but the Metropolitan mechanism



not being installed until everything is thoroughly dry naturally escapes this deterioration and the full service is obtained. The company guarantees the switches and agrees to replace any, without charge, that do not come up to the guarantee. A very complete catalogue will be sent free on application.

Coal Fires in Garages.

BURNING coal fires in a stove in garages seems to be a most dangerous procedure, but the Safety Heater Company, of 124 Atlantic avenue, Brooklyn, is manufacturing such a stove that is proof against explosive gases getting to the fire. It consists of a heater ar-



ranged in connection with a gas-tight wall or partition, and burns coal. The heater is so arranged that it stands in the room to be heated, thus heating such room by direct radiation from the heater itself, exactly as would a stove standing in the room, but—all outlets or openings through which gas might enter the heater are located on the other side of the gas-tight partition, thus absolutely excluding the gas from the interior of the heater and absolutely precluding all danger of explosion or consequent fire.

The accompanying sketches describe how this system of heating is operated.

The first cut shows a general view of the heater with the gas-tight partition in connection therewith. This partition may be built of terra cotta or plaster blocks plastered over, or of brick or metal, as preferred. The heater is built

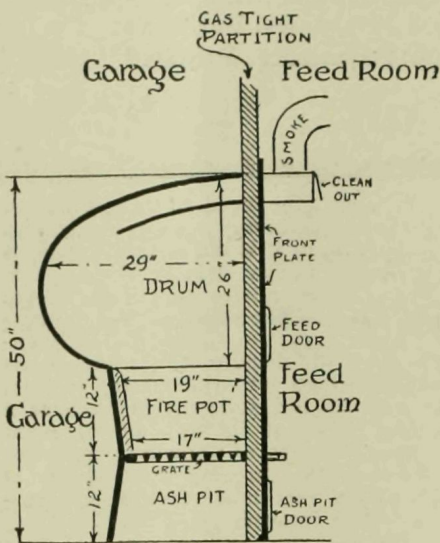
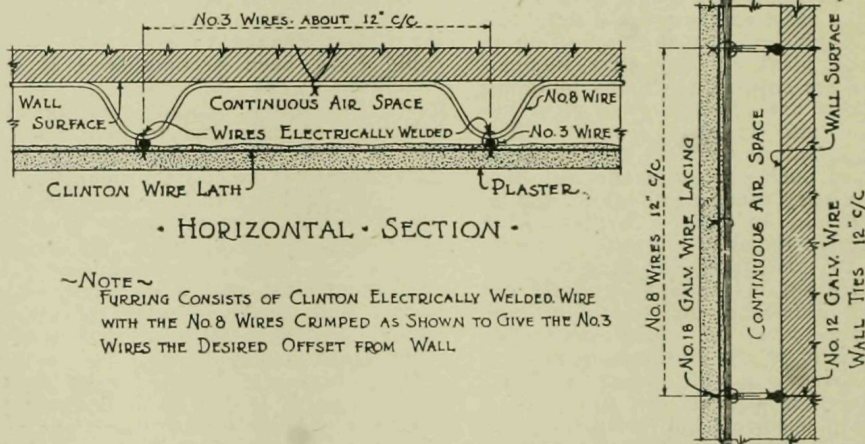


FIG. 2.

to suit any form of partition. There are many ways of setting the heater. The second view is a section showing how the outside wall of the garage or a gas-tight partition excludes any gas in the garage from access to the flames of the heater.

The manufacturers say that it can be installed complete for one-third the cost of a steam or hot-water plant and will consume much less fuel than either steam or hot water to obtain the same amount of heat because the radiation is direct from the heater. Heat can be easily kept up over night, and that, too, with very little fuel or attention. If neglected, no harm results, as there is nothing to freeze, burst or get out of order. It is easily installed by any mechanic and is made with extra strong



• HORIZONTAL SECTION •

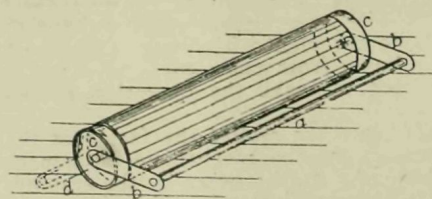
NOTE ~ FURRING CONSISTS OF CLINTON ELECTRICALLY WELDED WIRE WITH THE NO. 8 WIRES CRIMPED AS SHOWN TO GIVE THE NO. 3 WIRES THE DESIRED OFFSET FROM WALL

• VERTICAL SECTION •

and heavy castings and joints, specially constructed to be made gas tight. The grate is adapted to burn pea coal as well as larger sizes and is built to be used with any form of construction of building.

Safety Roller.

IN moving machinery fastened to skids workmen are required to step between and over the rollers, and often their feet are caught, because the ends of the rollers project. The need of ex-



ercising special care when standing near or in front of a moving roller is recognized by workmen, but a foot is often pinned down, with painful and sometimes serious results, says the American Gas Light Journal,

A simple means for preventing workmen having their feet caught by a roller is shown in the accompanying drawing. The guard rail, a, made of 3/8-inch stock, is fastened to arms, b, of steel 1/8-inch thick and about 6 inches long. In the upper end of the arms are short 3/8-inch plugs, c, that fit loosely in holes in the roller.

Wire Wall Furring.

A NEW device which offers a method of furring wall surfaces, which is said to have superior virtues, is being introduced in this market by Albert Oliver, 101 Park avenue, for the Clinton Wire Cloth Company, of Clinton, Mass. A horizontal and vertical view of this system are given in the accompanying illustration.

This furring consists of Clinton Electrically Welded Wire, the transverse wires of which are crimped so as to give the heavier longitudinal wires the required offset from the wall surface. These offset wires run vertically with the wall and serve as the furring ribs to which the lath is attached. The great advantage of this furring lies in the fact that it can be given practically any amount of offset with unobstructed air space, which is especially worthy of consideration, in case it is desired to run pipes or wiring in the space between the plaster and the wall.

When walls are furred vertically or horizontally with channels or angles, the air space behind the plaster is usually broken up or divided by these furring members in such a way that pipes or wires cannot be conveniently run except in definite vertical or horizontal lanes. In this furring, however, a free air space is obtained with no vertical or horizontal obstructions, thus permitting the free extension of pipes or wires in any direction throughout the air space.

Clin-Truss Wall Furring is not only efficient and economical as a furring material, but, owing to its light weight as compared with other types of wall

furring, will effect also a marked saving in the columns, footing and other structural elements of a building.

The manufacturers say it has these exceptional virtues: Its direct contact with the exterior wall is reduced to a minimum; it insures damp-proof walls; it prevents uneven temperature of interiors, due to direct conduct from without; its weight after plastering is less than one-half the weight of 2-inch burned clay wall furring and plastering; it provides an ideal pipe and conduit space which permits the unobstructed extension of wires, ducts and pipes in any desired direction; it eliminates entirely the expense of cutting pipe chases; it is the cheapest in initial cost and more easily erected than other types of wall furring; it is ideal for exterior wall furring to support stucco work; it provides a perfect key for the mortar and insures against cracking and separation of the plastering from the background.

This furring has been used in an extension wall at Park avenue and 79th street and in the observatory building in Wesleyan University where it was used in the exterior walls.

CURRENT BUILDING OPERATIONS

Unique Methods Employed in a Church Edifice—Stability and Massiveness Obtained at a Minimum of Cost

In church buildings there seems to be the tendency in the present day to erect numerous small structures in place of a few large, handsome ones, as in past years. This tendency has created a large demand for small church edifices; churches seating from 250 to 700 persons, for which the congregations are unable to expend, as a rule, more than \$25,000 to \$50,000. Furthermore, the service of the modern church, excepting

results can best be reached by designing in perspective. If the building masses well the architect's problem is half solved.

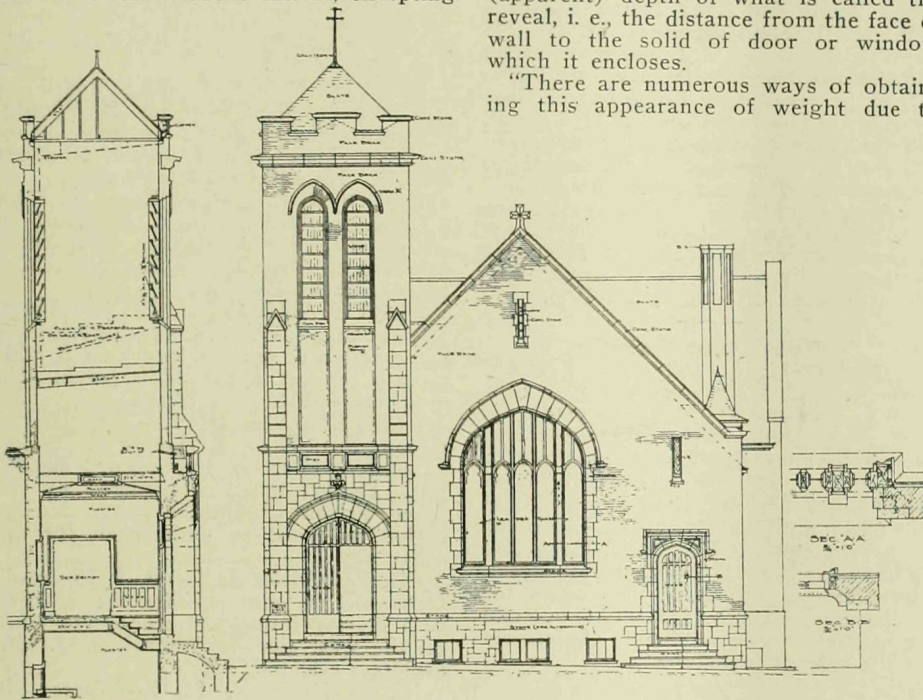
"Above all things keep the mass simple and avoid that restless jumble, so common, that causes many churches to appear almost wooden. The second of these can only be reached by increasing the appearance of weight and this, in turn, can best be obtained by great (apparent) depth of what is called the reveal, i. e., the distance from the face of wall to the solid of door or window which it encloses.

"There are numerous ways of obtaining this appearance of weight due to

veal the entire thickness of the wall. This, of course, causes the window frame or tracery to project six or eight inches into the room, where it is apparently supported, as upon a pedestal, by a projection of the wainscot. This projection of wainscot would at first appear to decrease the available area of the room, but the projection, in turn, is recessed to receive the large radiators which are best placed here, and the final result is the same. This trick, if you choose to call it so, not only gives the desired depth of reveal without increase in cost or loss in interior space, but also improves the interior appearance by giving heavy, good looking frames to the windows and almost annulling the obtrusiveness of the radiators.

"Similar methods in planning allow a great apparent depth to the tower windows. Note the section of these, also accomplished without increase in cost of construction. There are a number of other methods for obtaining legitimate external effects without added cost, all as simple as these.

"That these abstract desiderata may be concretely obtained at low cost is shown by the facts surrounding the building of the Sixth Avenue M. E. Church. This church, which will be erected on the northeast corner of Sixth avenue and Eighth street, Brooklyn, occupying a plot some 50 by 100 feet in size and seating approximately 450 persons, with completely equipped Sunday school, class rooms and boys' rooms, study, toilets, etc., will cost, including all furnishings, organ, commissions, fees, etc., \$30,000, which is at the rate of \$6.50 a square foot, or a trifle more than \$66 a seating."



SIXTH AVENUE (BROOKLYN) M. E.

Floyd Y. Parsons, Architect.

perhaps the Roman Catholic and Episcopalian, has of late years developed in such a way that what was formerly known as a church, a gloomy, cold and forbidding room with a "dim religious light," does not meet the requirements of the present age. The result is that the architect must design a church, with an auditorium and a completely equipped Sunday school room thrown in, for about \$6 per square foot. This sounds unreasonable, but on analysis is it? Are architects willing, or able, to give the careful consideration and hard study necessary to accomplish this end for so small a fee as that received as compensation for designing and planning a \$30,000 church? It would not be profitable were he to do but one church, but those who have specialized in this work are able to give the thought necessary to develop certain principles, which if followed would no doubt help to solve this problem.

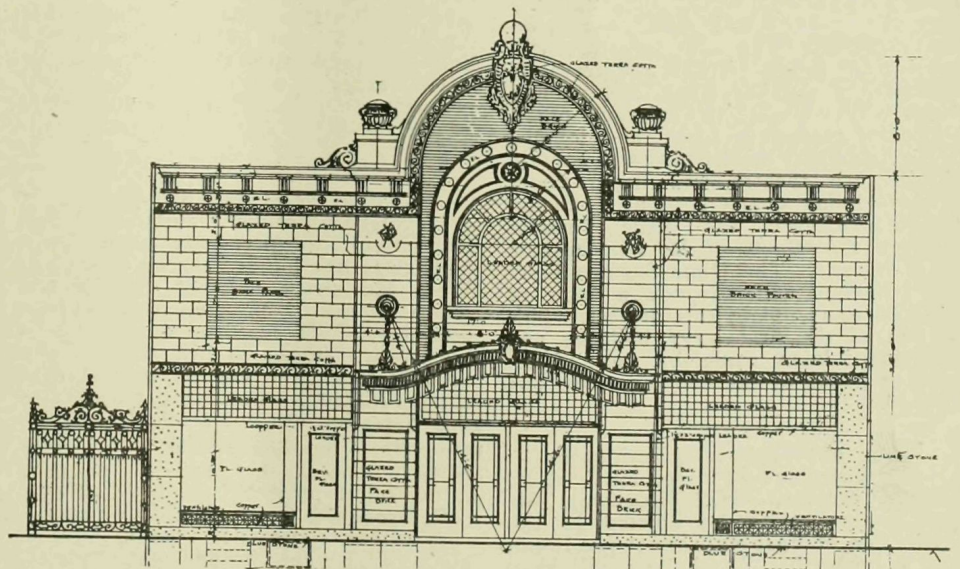
Floyd Y. Parsons, architect, 1133 Broadway, Manhattan, who has given much careful study to the design and plan of this type of church building, in his most recent plan has incorporated a number of ideas in construction, the details of which we illustrate herewith.

Mr. Parsons, in speaking of the possibility of designing a church within a limited appropriation, said:—"The first thing to be regarded is the matter of external appearance. The available appropriation, all too meagre, excludes the use of spires, pinnacles, elaborate carving, parapets, ornamental bands, etc., which are features dear to the heart of the architect, but very costly to build. The success of the external appearance must depend solely upon its mass for its virtue, its mass and its apparent solidity. The first of these sought-for

depth of reveal. Remember, the architect is designing with a thin wall, twelve inches or thereabouts, in thickness. Note particularly the great ap-

Another Brooklyn "Movie."

Another moving picture theatre is projected for Brooklyn, having a seating capacity of about 600 people. The site to be improved is on the west side of Flatbush avenue, 36 feet south of



MOVIE IN FULTON STREET, BROOKLYN.

Max Hirsch, Architect.

parent depth of reveal to the principal entrance door. This is obtained in a twelve-inch wall by building between the buttresses, involving only a nominal increase in cost. In execution, the result, compared with the usual flat entrance, is remarkably good, adding much to the apparent bulk of the building.

"The window reveals are treated in a similar manner, that is, making the re-

Parkside avenue. The structure will be erected for the G. K. & Z. Amusement Company and Max Hirsch, of 391 Fulton street, Brooklyn, is the architect. The facade will be Moorish in design, the facade being of tapestry brick and terra cotta. Italian marble will be used in the lobby and the auditorium will be of decorative plastering. All improvements, for the safety and convenience of the patrons, will be installed.

Dinner to Building Firm.

To commemorate the sixtieth anniversary of their entry into the building business, the members of the firm of Marc Eidlitz & Son were tendered a complimentary dinner by the architects with and for whom they have erected buildings. The dinner, which was given at the University Club, Monday evening, February 15, was a spontaneous affair arranged by the architects as a mark of appreciation of the firm's integrity and well known interest in the cause of honest building. Subscriptions to the dinner were restricted to those architects, or firms, whose plans have been so faithfully interpreted by this firm of builders during the years past.

Donn Barber was the toastmaster of the evening. J. C. Cady, dean of the architects present, and one of the first patrons of the firm of Marc Eidlitz & Son, made an address, which included many reminiscences of the early history of the firm and memories of the late Marc Eidlitz. Owen Brainard, representing the firm of Carrere & Hastings, spoke at length upon the interest displayed by Otto M. Eidlitz in the cause of labor in all its branches and particularly his good work in connection with the building trades.

The guests of honor were Otto M. Eidlitz, Robert Eidlitz, A. C. Heaphy and P. Vermilye. Other invited guests included Louis F. Butler, Nicholas Biddle, E. G. Chadwick, Mr. Conklin, Frank Damrosch, H. P. Davison, Mr. Foster, Robert B. Hirsch, William H. Porter and Albert H. Swayne.

Architects who attended included Chester H. Aldrich, J. Lawrence Aspinwall, Grosvenor Atterbury, Louis Ayres, Donn Barber, Frederick S. Benedict, W. W. Bosworth, Owen Brainard, J. C. Cady, William A. Delano, I. E. Ditmars, Albert F. D'Oench, Burt L. Fenner, Julius Franke, L. Murray Franklin, Jr., J. H. Freedlander, Charles P. H. Gilbert, Leon N. Gillette, H. J. Hardenbergh, C. A. Jackson, Francis H. Kimball, Robert D. Kohn, Julian C. Levi, Andrew C. McKenzie, Charles A. Platt, William S. Post, Philip Sawyer, J. L. Schroeder, Egerton Swartwout, Everts Tracy, F. A. Faye Tucker, J. Hollis Wells, John C. Westervelt, Albert Wilson and Edward P. York.

Addition to Lambs Club.

George Albee Freeman, architect, 311 Madison avenue, has prepared plans for a six-story addition to be Lambs Club, to be erected at 132-134 West 44th street on a plot 38.9x100.5 feet, adjoining the present building. The addition will be erected by Brown Bros., Inc., under a general contract and will cost more than \$250,000. The new structure will provide for a new kitchen and servants' quarters in the basement, and ground floor will contain an enlarged office, ballroom, reception room and lounge. The second and third floors will contain a miniature theatre and upper floors used as living quarters. The financing of this project was made possible through the efforts of M. Morgenthau, Jr., Company. The Dime Savings Bank of Brooklyn will advance a loan of \$300,000 to complete this project. This is one of the first large building and permanent loans made by any of the savings banks of the city since the war started.

Plans for Woolworth Residences.

Plans have been prepared by C. P. H. Gilbert, architect, 1123 Broadway, for two residences to be erected in the south side of East 80th street for Frank W. Woolworth. The houses will have a combined frontage of 60 feet. The plans for the house at 4 East 80th street provide for a building 35 feet wide, six and one-half stories in height. The facade will be of blue limestone, designed in the style of the French Gothic. The house at 6 East 80th street will have a frontage of 25 feet and will be six stories in height. Its facade will be of white marble of severe classic design. Both houses will be strictly fireproof and will have nothing but the most modern equipment.

Rouse & Goldstone Plan Brokaw Project.

Plans are being prepared by Rouse & Goldstone, architects, 40 West 33d street, for the eleven-story store and loft building recently announced and which is to be erected on the site of the old Hotel Saranac, on the west side of Broadway between 41st and 42d streets, and running through to Seventh avenue. The building, which will cost more than \$500,000, will be built under a general contract awarded to A. L. Mordecai & Son, 30 East 42d street. The structure will have frontage of 92.1 feet on Broadway, 109 feet on Seventh avenue and is about 100 feet deep. The facades will be designed in the style of the Italian Renaissance, with limestone for the first three stories and brick and terra cotta above. Seven electric elevators will be installed and the structure will include only the most modern fire protective and preventative devices. Entrances will be provided to the subway from the building.

Plans Ready for Long Island Factory.

Walter Haefeli, architect, of No. 245 West 55th street, filed plans yesterday for the twelve-story factory loft building to be erected at Long Island City, fronting in the south side of 10th street, 140 feet east of Van Alst avenue, 175x192 feet in size, which comprises 25,000 square feet. The Everett Realty & Construction Company, with offices in the Candler Building, represents the manufacturing concern which will erect the building. The cost is placed at \$500,000. See also issue of January 23, 1915.

New Bronx Market.

Samuel E. Jacobs, builder, 30 East 42d street, has started the construction of a modern market building at the southeast corner of 149th street and Courtland avenue, one of the busiest sections in the Bronx. The structure will be of brick and limestone, semi-fireproof and will cover a plot 87x100 feet. The plans were prepared by Max Heidelberg and E. Levy, architects, 12 West 31st street. The building will have provisions for one hundred stalls or separate shops and the market will be conducted exclusively for the sale of foodstuffs.

New Building for Y. W. C. A.

A new structure to cost about \$300,000 is being planned by Louis E. Jallade, architect, 37 Liberty street, for the Young Women's Christian Association, 600 Lexington avenue. The new building will be located at the corner of Lenox avenue and 124th street, and will be seven stories in height on a plot 60x140 feet. The facades will be of brick and limestone and the structure will be strictly fireproof and thoroughly modern in every particular. It will be some time before the plans will be ready for estimates.

Proposed West 42d Street Loft.

Maynicke & Franke, architects, 25 East 26th street, are preparing plans for a high class loft building to be erected in West 42d street between Eighth and Ninth avenues. The structure will be owned by C. H. Darmstadt, and will be twenty-two stories in height on a plot 120x120 feet. The cost is estimated at about \$1,500,000. Further particulars of this operation are not available at present and will be announced in a later issue.

E. Brooks & Co. Awarded Contract.

A general contract to erect a thirteen-story apartment house was recently awarded to E. Brooks & Co., 3 West 39th street. This building will be located at 409-13 Park avenue and 108 East 55th street, from plans and specifications prepared by Cross & Cross, architects, 10 East 47th street. The structure will have facades of brick with limestone trimmings and will cover a plot 60x100 feet. The Park Avenue and 55th Street Corporation (the Swan-Brown Co.), 340 Madison avenue, is the owner. The improvement will represent an expenditure of more than \$400,000.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—The First Magyar Reformed Church, care of Morris Cukor, 63 Park Row, contemplates the erection of a church and parish house in the north side of 68th st, between 1st and 2d avs. No architect selected.

BUFFALO, N. Y.—The Fedders Mfg. Co., L. F. Fedders, 57 Tonawanda st, contemplates the erection of an addition to their plant. No architect selected.

ELIZABETH, N. J.—The Fulton Rubber Type Co., 128 Fulton st, Mr. Schmidt in charge, contemplates the erection of a 2-sty concrete addition to their factory, to cost about \$40,000. No architect selected.

MOUNT VERNON, N. Y.—The Board of Education, Chas. Howard, president, contemplates the erection of a school at the southeast corner of 6th av and 2d st. On February 23d the taxpayers will vote on bond issue of \$15,000 to purchase property. No architect selected.

GARFIELD, N. J.—The Board of Education of Garfield, Chas. H. Wright, president, contemplates the erection of a 2-sty high school to cost about \$90,000. No architect selected.

INWOOD, L. I.—The Board of Education, Franklin B. Low, 49 Wall st, Manhattan, is receiving competitive sketches to close March 3d for a school to cost about \$90,000.

PERTH AMBOY, N. J.—The Pratt-Brown Co., 159 Smith st, contemplates the erection of ten residences on Brighton av, to cost about \$2,500 each. No architect has been selected.

AMSTERDAM, N. Y.—The City of Amsterdam, Thos. J. Hazlett, 1 Market st, contemplates the erection of a \$20,000 jail. Project has been ordered by the State Prison Commission, but definite action may not be undertaken for another year.

SCARSDALE, N. Y.—H. T. Ingersoll, Oakwood pl, contemplates the erection of a 2½-sty frame and stucco residence on the west side of Autenrieth rd. No architect selected.

HUNTINGTON, L. I.—Warren B. Sammis, Great Neck, L. I., contemplates rebuilding the stores and offices at Elm st and New York av, to cost about \$25,000. No architect selected.

SALISBURY CENTRE, N. Y.—Fred Lantry, this place, school trustee, W. H. Corey, chairman of building committee, contemplates the erection of a 4-room school to cost, about \$6,000. No architect selected.

PLANS FIGURING.

CHURCHES.

BROOKLYN.—The John J. Hearn Construction Co., 69 West 46th st, Manhattan, is figuring the contract and desires bids on subs for the church for the South United Presbyterian Church, in the south side of 75th st, between 6th and 7th avs, from plans by Horace Greeley Knapp, 123 Liberty st, Manhattan. Bids close February 23.

DWELLINGS.

GRANTWOOD, N. J.—Thos. F. Dunn, Palisade, architect, is ready for bids on general contract for two 2-sty brick residences on Cumbermede rd, for John H. Kruse, 60 Newark st, Hoboken, N. J. Cost, about \$12,000.

DEMAREST, N. J.—Eugene Thwing, 145 West 45th st, Manhattan, owner, is taking bids for alterations and additions to a 2½-sty frame residence, to cost about \$20,000. Milton See & Son, 15 East 40th st, Manhattan, architects.

HOSPITALS AND ASYLUMS.

NEWARK, N. J.—The Board of Managers of New York State Custodian Asylum, Rev. Henry H. Stebbins, 741 Granite Building, Rochester, president, is taking bids, to close March 4, at 12 M., for a 2-sty hospital, to cost about \$60,000. Lewis F. Pilcher, Capitol, Albany, State Architect.

SCHOOLS AND COLLEGES.

WOODHAVEN, L. I.—Bids close February 23d at 3 P. M. for P. S. 97 at the southwest corner of Yarmouth and Shipley sts for the Board of Education, corner of Park av and 59th st, Thos. W. Churchill, president. C. B. J. Snyder, architect. Cost, about \$160,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—McDermott & Hanigan, 103 Park av, are figuring the contract for the 8-sty store and office building at 588 5th av, for Frank Bros., 244 5th av. Alfred Freeman, 29 West 34th st, architect.

MANHATTAN.—The John J. Hearn Construction Co., 69 West 46th st, desires bids on subs for alterations to the loft and factory at 497-501 East Houston st, for the City of New York. Frank Hines, architect. Bids close March 1.

CONTEMPLATED
CONSTRUCTION.

Manhattan.

APARTMENT HOUSES.

BROADWAY.—George F. Pelham, 30 East 42d st, has completed plans for the 12-sty apartment house at 2408-14 Broadway for the West Side Construction Co., 322 West 100th st. Cost about \$200,000.

76TH ST.—Julius Tishman & Sons, Inc., 18 East 41st st, have had plans completed by Schwartz & Gross, 347 5th av, for the 9-sty apartment at 122-32 East 76th st, to cost about \$250,000.

ACADEMY ST.—George F. Pelham, 30 East 42d st, has completed plans for two 5-sty apartments in the north side of Academy st, 225 ft north of Broadway, for the Hudson Investing Co., 27 Cedar st. Cost, about \$120,000.

NORFOLK ST.—Frank Straub, 25 West 42d st, has completed plans for the 6-sty tenement, 24.8x90 ft, at the corner of Norfolk and Delancey sts, for Henry M. Greenberg, 127 Delancey st.

2D AV.—Max Muller, 115 Nassau st, has completed plans for alterations to the tenement, 415 2d av, for William Goldstone, 2 West 89th st.

HAVEN AV.—Chas. S. Hensle Realty Co., 207th st and 10th av, will erect four 5-sty apartments, 75x100 ft, on the west side of Haven av, 250 ft. south of 181st st, to cost about \$75,000 each. Moore & Landsiedel, 148th st and 3d av, architects. Owner will be ready for bids about February 22.

ST. NICHOLAS AV.—James O'Brien, 647 6th av, contemplates the erection of a 6-sty apartment on east side of St. Nicholas av, 414 ft. south of 145th st, from plans by Moore & Landsiedel, 148th st and 3d av. Cost, about \$110,000.

VERMILYEA AV.—John Hauser, 360 West 125th st, is preparing plans for a 5-sty apartment, 100x100 ft., at the southeast corner of Vermilyea av and 207th st, for G. L. Lawrence, 2228 Broadway, owner and builder. Cost, about \$100,000.

AV B.—Jacob Fisher, 25 Av A, has completed plans for alterations to the 4-sty tenement, 95 Av B, for Jacob Blum, 135 West 125th st. Cost, about \$10,000.

DIVISION ST.—Max Muller, 115 Nassau st, has completed plans for alterations to the 5-sty tenement, 97 Division st, for Sophie Maas, 2609 Broadway. Cost, about \$3,500.

69TH ST.—E. C. Schmidt, 1 Madison av, has completed plans for alterations to the 12-sty apartment, 140 West 69th st, for the 140 West 69th St. Corp., 140 West 69th st. Cost, about \$15,000.

84TH ST.—Schwartz & Gross, 347 5th av, have completed plans for the 9-sty apartment at 114-20 East 84th st, for the Surrey Realty Co., Inc., 299 Madison av. Cost, about \$210,000.

VERMILYE AV.—George F. Pelham, 30 East 42d st, has completed plans for the 5-sty apartment, 50x133 ft, on the east side of Vermilye av, 250 ft south of Academy st, for the 25 Ver-

milye Av., Inc., 27 Cedar st. Cost, about \$60,000.

NORTHERN AV.—Samuel Sass, 32 Union Square, has completed plans for the 5-sty apartment at the southwest corner of Northern av and 179th st, for the Dayton Improvement Co., Inc., 132 Nassau st. Cost, about \$100,000.

NORTHERN AV.—The Dayton Imp. Co., Inc., 132 Nassau st, has had plans prepared by Samuel Sass, 32 Union sq, for two 5-sty apartments at northwest corner of Northern av and 178th st, to cost, \$50,000 and \$75,000.

49TH ST.—George & Edward Blum, 505 5th av, have completed plans for a 9-sty apartment at 145-9 East 49th st, for the Antler Realty Co., 57 West 38th st. Cost, about \$200,000.

STORES, OFFICES AND LOFTS.

5TH AV.—Chas. H. Caldwell, 101 Park av, is preparing plans for a 2-sty addition to the 6-sty store and office building, 64-66 5th av, for The Macmillan Co., Geo. P. Brett, president, 6466 5th av. Cost, about \$25,000. Bids will be received about March 1.

Bronx.

APARTMENT HOUSES.

184TH ST.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing plans for four 5-sty apartments at the northwest corner of 184th st and Grand Concourse, for the P. J. Dwyer Building Co., 1879 Southern Boulevard. Cost, about \$200,000. Owner will take bids about March 15.

CROTONA AV.—John P. Boyland, Fordham rd and Webster av, has nearly completed plans for a 5-sty apartment at the northeast corner of Crotona av and 170th st, for Jos. Sonsin Co., 1344 Bristow st, owner and builder. Cost, about \$60,000.

CRESTON AV.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for two 5-sty apartments, 40x90 ft., on the west side of Creston av, 40 ft. south of 198th st, for

Edison Service Before Foundation!

Two of the finest apartment houses in the greater city will occupy numbers 310 and 320 West 86th Street. And although they will not open until next October, their owners have already signed a contract for Edison Service

These men's implicit confidence was gained by their knowledge that Edison Service is giving 24 hours of perfect, unfailing, economical performance, year in and year out, for hundreds of other representative apartment houses

Write or phone us to-day and we shall be glad to send an Edison representative to talk over, informally, **your** special light and power problem

The New York Edison Company

At Your Service



General Offices
Irving Place and 15th Street



Telephone
Stuyvesant 5600

Geo. A. Fuller Company

Fireproof Building Construction

OFFICES:

New York	Baltimore
Boston	Washington
Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.

Ritch-Hughes Co.

All Kinds of
INSURANCE
That Insures

And
SURETY BONDS

CONSULT US

Architects' Bldg., 101 Park Ave.

INSURANCE SPECIALISTS

THE WHITNEY COMPANY

(Incorporated 1902)

BUILDERS
Architectural and Engineering
Construction

1 LIBERTY STREET, NEW YORK
New York Seattle Denver Boston

Gnybco

(COPYRIGHT APPLIED FOR)

**BE OPTIMISTIC
1915**

Has Possibilities That Warrant
Freer Construction, Firmer Mar-
kets and a Larger Use of Good
Hudson River Common Brick.

**GREATER NEW YORK
BRICK CO.**

Sellers of Gnybco Brands
Phone, Murray Hill, 761 103 Park Ave.

Contemplated Construction—Brooklyn—Cont'd.

Henry F. A. Wolfe, 549 East 139th st.
Cost, about \$80,000.

Brooklyn.

APARTMENT HOUSES.

14TH AV.—M. W. Del Gaudio, 401 East Tremont av, Manhattan, is preparing plans for a 4-sty tenement, 30x69 ft, on the east side of 14th av, 80 ft north of 64th st, for P. Seccia, builder, 1375 64th st. Cost, about \$20,000. Bids will be taken by owner at once.

UNION ST.—F. L. Hine, 189 Montague st, has completed plans for a 4-sty tenement, 52x88 ft, at the northeast corner of Union st and Rogers av, for Philip Bierschenk, 668 Eastern Parkway. Cost, about \$35,000.

FLATBUSH AV.—Shampan & Shampan, 772 Broadway, are preparing plans for a 4-sty tenement, 28x103 ft, on Flatbush av, near Church av, for the Brooklyn Union Building Corp., Louis Gold, president, 44 Court st. Cost, about \$20,000.

AMERSFORT ST.—Cohn Bros., 361 Stone av, are preparing plans for two 4-sty tenements, 25x80 ft, in the west side of Amersfort st, 150 ft north of Farragut rd, for William R. Golding, builder, 401 East 26th st. Cost, about \$20,000.

LIBERTY AV.—E. M. Adelson, 1776 Pitkin av, is preparing plans for four 3-sty tenements, 25x65 ft, at the southeast corner of Liberty av and Watkins st, for the Mendel Realty Co., 445 Sackman st, owner and builder. Cost, about \$24,000.

COOK ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 4-sty apartment, 50x100 ft, at 105-7 Cook st, for the Reiss Realty Co., Stuyvesant av and Van Buren st, owner and builder. Cost, about \$28,000.

14TH AV.—M. W. Del Gaudio, 1910 Webster av, Bronx, will soon complete plans for a 4-sty apartment on the east side of 14th av, 60 ft north of 64th st, for Pasquale Seccia, 1375 64th st, Brooklyn. Cost, about \$25,000.

63D ST.—Plans will soon be completed by M. W. Del Gaudio, 1910 Webster av, Bronx, for a 4-sty apartment in the south side of 63d st, 100 ft west of 14th av, for D. Cosenza, 1365 63d st, Brooklyn. Cost, about \$30,000.

DWELLINGS.

3D AV.—Thos. Bennett, 5123 3d av, has completed plans for a 3-sty store and residence on the west side of 3d av, 20 ft north of 92d st, for Waldo Strayer, 339 76th st. Cost, about \$20,000.

JAMAICA AV.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for three 2-sty residences on the south side of Jamaica av, 97 ft west of Norwood av, for Edward Thomas Smith, 5 Shipley st, Forest Park, L. I. Cost, about \$12,000.

29TH ST.—Benjamin W. Levitan, 20 West 31st st, Manhattan, has completed plans for a 2-sty brick residence, 31x53 ft, in the west side of West 29th st, 170 ft north of Railroad av, for the Siegel Contracting Co., 66 West 119th st, Manhattan, Abraham Siegel, president. Cost, about \$9,000.

13TH ST.—Benjamin Driesler, 153 Remsen st, is preparing plans for a 2-sty frame residence, 40x65 ft, in the east side of East 13th st, 380 ft south of Av J, for George Baur, builder, 2746 Bedford av. Cost, about \$6,500.

52D ST.—Harry Dorf, 614 Kosciusko st, has completed plans for two 2-sty brick residences, 20x32 ft, in the west side of East 52d st, 140 ft. south of Tilden av, for Israel Postrelka, 560 Christopher av. Cost, about \$4,000.

BATH AV.—Kallich & Lubroth, 186 Remsen st, are preparing plans for five 2-sty residences and stores, 20x40 ft, at the southeast corner of Bath av and Bay 16th st, for the F. & M. Construction Co., 8611 16th av, owner and builder. Cost, about \$25,000.

49TH ST.—R. T. Schaeffer, 1526 Flatbush av, has completed plans for a 2½-sty frame residence, 17x50 ft, in the south side of 49th st, 175 ft east of 18th av, for the S. B. Construction Co., 1991 Troy av. Cost, about \$4,500.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by

the Board of Education February 15 for installing temperature regulation in P. S. 36. Standard Regulator Co, low bidder at \$2,068.

Queens.

DWELLINGS.

WINFIELD, L. I.—Frank Chmelik, 796 2d av, L. I. City, has completed plans for a 2-sty brick residence, 22x44 ft, in Chestnut st, near Hillcrest av, for V. Swaboda, 428 East 70th st, Manhattan. Cost, about \$5,000.

RIDGEWOOD, L. I.—W. B. Wills, 1181 Myrtle av, Brooklyn, has completed plans for five 3-sty residences at the southwest corner of Myrtle and Putnam avs, for Louis Gold, 44 Court st, Brooklyn. Cost, about \$25,000.

Nassau.

DWELLINGS.

LOCUST VALLEY, L. I.—Kenneth M. Murchison, 101 Park av, Manhattan, is preparing plans for rebuilding the 2½-sty brick residence for William Tully, 1 Madison av, Manhattan. Cost, about \$80,000.

Suffolk.

DWELLINGS.

HUNTINGTON, L. I.—A. H. Taylor, 138 West 65th st, Manhattan, is preparing plans and will take bids about March 2 for a 2-sty frame and stone residence, 80x60 ft, and garage on Hillside av, for A. P. W. Kinnan, president, Union Dime Savings Bank, 6th av and 40th st, Manhattan. Cost, about \$35,000.

MANORVILLE, L. I.—William Sydney Jones, Riverhead, L. I., has completed plans for a 2½-sty frame residence, 35x50 ft, for Fred W. Meyer, this place. Cost, about \$6,000.

MARCONVILLE, L. I.—M. W. Del Gaudio, 401 East Tremont av, Bronx, has about completed plans for a 2½-sty hollow tile and stucco residence for Jos. Barcellone, 801 3d av, Brooklyn. Cost, about \$10,000. Architect will be ready for bids on general contract about March 1.

Westchester.

APARTMENT HOUSES.

YONKERS, N. Y.—William Katz, 12 North Broadway, has completed plans for a 4-sty apartment, 46x40 ft, at 175 Riverdale av, for Phillip Pollak, care of architect. Cost, about \$12,000.

YONKERS, N. Y.—J. Wilford Kirst, 12 North Broadway, has completed plans for a 3-sty frame apartment, 46x50 ft., at 22 Pelton Pl, for Albert Lockwood, 45 Warburton av. Cost, about \$14,000.

YONKERS, N. Y.—Jos. A. Watson, Reeves Building, has completed plans for a 5-sty apartment, 44x66 ft, at the northwest corner of Elm and Linden sts, for John H. Coyne, 34 Warburton av. Cost about \$30,000.

DWELLINGS.

YONKERS, N. Y.—J. Wilford Kirst, 12 North Broadway, has completed plans for a 2½-sty frame residence on Odell av, for H. W. Valentine, 45 Warburton av. Cost, about \$5,500. Architect will take bids on separate contracts.

NEW ROCHELLE, N. Y.—M. W. Del Gaudio, 1910 Webster av, Bronx, is completing plans for a 1-sty and basement hollow tile and stucco dwelling on the north side of Linwood av, east of 7th av, for P. Lobanco, 339 East 117th st, Manhattan. Cost, about \$2,500.

MUNICIPAL WORK.

WHITE PLAINS, N. Y.—Frank Horton Brown, Main st, has been commissioned to prepare plans for a 2-sty brick fire house in Warren st, near Lake st, for the Village of White Plains, J. J. Brown, president.

MAMARONECK, N. Y.—D. H. Ponty, Westchester av, has completed plans for a 2½-sty hollow tile and tapestry brick veneer residence at Heathcote Hill, for Chas. H. Place, 130 Prospect av. Cost, about \$7,500.

YONKERS, N. Y.—S. A. Guttenberg, Proctor Building, Mt. Vernon, has completed plans for a frame and stucco residence on Merriam av, for Jacob Haag, builder, 109 Park av, Mt. Vernon. Cost, about \$5,000.

STORES, OFFICES AND LOFTS.

NEW ROCHELLE, N. Y.—Franklin D. Pagan, 57 Lawton st, is preparing

plans for a 1-sty public market and store building, 95x95 ft, in the north side of Huguenot st, east of North st, for a syndicate, William B. Lockwood, president, Beechmont Drive. Cost, about \$20,000.

CONTRACTS AWARDED.

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

APARTMENT HOUSES.

NEWARK, N. J.—Gaetano Fortunato & Nicola Pannullo, 238 Oliver st, have received the general contract to erect a 3-sty tenement, 25x57 ft, at 244 East Kinney st, for Salvatore Sarzanno, 316 East Kinney st. Herman Metzger, 240 Market st, architect. Cost, about \$8,000.

YONKERS, N. Y.—The Garnjost Construction Co., 84 High st, has received the general contract to erect a 4-sty apartment, 34x99 ft., at the southeast corner of Vark and Jackson sts, for Catherine and Hannah Nilan, 103 Jefferson st. Jas. A. Watson, Reeves Building, architect. Cost, about \$25,000.

NEWARK, N. J.—Mathias Hiltgen, 77 19th av, Newark, has received the general contract to erect a 3-sty frame flat, 22x54 ft., at 371 South 19th st, for Mathias Keck, 369 South 19th st. Frederick Lemmer, 9 Park av, Irvington, N. J., architect. Cost, about \$6,000.

MANHATTAN (sub.)—The Underpinning & Foundation Co., 290 Broadway, has received the contract for foundation work necessary for the 9-sty apartment at 122-130 East 76th st, for the Jaytison Construction Co., owner and builder. Schwartz & Gross, 347 5th av, architects.

CHURCHES.

BROOKLYN.—Gustave Ericsson, 253 Broadway, Brooklyn, has received the general contract to erect a 1-sty frame and stucco church on the north side of Belmont av, 27 ft east of Elton av, for the Protestant Episcopal Diocese of Long Island, St. Barnabas Church, care

of architects, Tandy & Foster, 1931 Broadway, Manhattan.

DWELLINGS.

MANHATTAN.—(Sub.)—Baker Smith & Co., Inc., 83 West Houston st, has received the heating contract; J. Livingston & Co., 70 East 45th st, electric wiring, and Lieberman & Sanford Co., 623 West 57th st, steel and ornamental iron for alterations, to the 5-sty residence at 881 5th av, for Adolph Lewisohn, 9 West 57th st. C. P. H. Gilbert, 1123 Broadway, architect. C. T. Wills, Inc., 286 5th av, general contractor. Watt & Sinclair, 348 West 27th st, carpenters. Cost, about \$100,000.

MANHATTAN BEACH, N. Y.—T. Cummings Fraser, 93 Hanson pl, has received the general contract to erect a 2-sty frame residence, 28x36 ft, for Mr. Reece, 10 Pinehurst av, Manhattan. E. B. Chestersmith, 181 Woodruff av, Brooklyn, architect. Cost, about \$6,000.

ELIZABETH, N. J.—William C. Stephens, 952 Lafayette st, has received the general contract to erect a 2½-sty frame residence, 24x53 ft, on Morris av, Frank K. Andree, 557 Morris av. Oakley & Son, 280 North Broad st, architects. Cost, about \$6,000.

NEWARK, N. J.—Duncan MacKinnon, 831 DeGraw av, has received the general contract to erect a 2½-sty frame and stucco residence at 325-327 Ridge st, for Harrison R. Van Duyne, 790 Broad st. J. H. & W. C. Ely, Firemen's Building, Newark, architects. Cost, about \$9,500.

SYOSSET, L. I.—Jessie Rhodes, South st, Oyster Bay, has received the general contract to erect a 2½-sty frame residence and garage, 50x25 ft, for W. J. Wald, care of architect, Ernest Flagg, 108 Broad st, Manhattan.

PALISADE, N. J.—Nils Paulson, this place, has received the general contract to erect a 2½-sty terra cotta block and stucco residence, on Washington av, near Columbia av, for C. E. Speyer, 3435 Clinton av, West Hoboken. Cost, about \$7,000.

HASTINGS, N. Y.—E. S. Sargent, Farragut rd, Hastings-on-Hudson, has received the general contract to erect a 2½-sty frame residence at Riverview Manor, for Henry Israel, 22 Linden av, Ossining, N. Y. Lester Kintzing, Grand Central Terminal Building, Manhattan, architect. Cost, about \$10,000.

FACTORIES AND WAREHOUSES.

PASSAIC, N. J.—(Sub.)—MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, has secured contract for the foundation (including piles and reinforced concrete capping), of the pan house and extension to boiler house at plant of Paterson Parchment Paper Co. W. W. Christie, engineer, Paterson, N. J.

PUBLIC BUILDINGS.

BROOKLYN.—Peter Guthy, 926 Broadway, has received the general contract to erect the 2-sty Post Office sub-station "X," 55x84 ft, at the northwest corner of Willoughby av and Steuben st, for the Morris Building Co., 207 Ryerson st. Shampam & Shampam, 772 Broadway, architects. Cost, about \$40,000.

SCHOOLS AND COLLEGES.

BRONX.—Lawrence J. Rice, 42d st and Lexington av, has received the general contract; Wells & Newton, Av B and 17th st, plumbing and drainage, for the 5-sty public school on the south side of Spofford av, from Coster to Faile st, for the Board of Education. C. B. J. Snyder, 59th st and Park av, architect. Cost, about \$275,000.

LONG ISLAND CITY.—Frank J. Felgenhauer Co., Inc., 4 Court sq, Brooklyn, has received the general contract to erect P. S. No. 93 at Forest and Putnam avs for the Board of Education. C. B. J. Snyder, 59th st and Park av, architect. Cost about \$434,000. Thos. E. O'Brien, Inc., 6311 5th av, Brooklyn, plumbing work.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Fountain & Choate, 110 East 23d st, have received the general contract to alter the store and office building at 5 Beekman st, for the Eugene

SIXTY-SEVEN YEARS

UNINTERRUPTED TECHNICAL PAINT AND VARNISH SUCCESSES

"CEMENT FILLER" and "CEMENT FLOOR PAINT" (patented). For dust-proofing, decorating and preserving cement or concrete floors.

"LIQUID KONKERIT" (patented). For damp-proofing exposed walls of concrete, brick, stone, etc.

"TOXEMENT" (patented). Integral water-proofing compound for concrete, stucco, cement mortar, etc.

"TOCKOLITH" (patented). The Portland Cement paint for preserving steel or metal subjected to various corrosive agencies.

R. I. W.
REMEMBER IT'S WATERPROOF

Damp Resisting Paints

Invented and Manufactured by

TOCH BROTHERS

E S T A B L I S H E D 1 8 4 8

320 Fifth Avenue, New York

Works: Long Island City, N. Y., and Toronto, Canada

The Clinton Fireproofing System

INSTALLED IN THE
KEITH THEATRE, BROOKLYN

ARCHITECT
W. H. McElfatrick

BUILDERS
Libman Contracting Co.

ALBERT OLIVER

101 PARK AVENUE
H. G. OLIVER, Manager

IN USE A QUARTER
OF A

CENTURY



Dragon

PORTLAND CEMENT

The Lawrence Cement Co.

Makers and Shippers

of more than 34,000,000 Barrels Cement
1 BROADWAY NEW YORK

— Dragon White —

GEO. HARRISON JOHN F. MEYER

HARRISON & MEYER Artificial Stone Pavements

Centurian Building

Telephone
Madison Square 8718 1182 Broadway

E. M. Houghtaling & Co., Inc.

TEXCRAFT FACE BRICKS

Every Shade, Kind and Description

101 PARK AVENUE

Telephone: Murray Hill 4497

THE NEW JERSEY TERRA COTTA CO.

K. MATHIASSEN, President
ARCHITECTURAL TERRA - COTTA
Tel. 3903-4 Cort. Singer Bldg., 149 Broadway

RAPP CONSTRUCTION CO.

(Incorporated)

Fireproof Arches

30 EAST 42d ST. Phone, Murray Hill 1831
F. B. Rapp, Pres. J. F. Rapp, Vice-Pres. W. J. Rapp, Sec. & Treas

Contracts Awarded—Queens—Continued.

Kelly Estate, 5 Beekman st. Cost, about \$20,000. Ernest Greene, 5 Beekman st, architect.

MISCELLANEOUS.

BROOKLYN.—Post & McCord, 101 Park av, Manhattan, have received the general contract to erect nine railroad stations at 8th av, Fort Hamilton, 18th av, 20th av, 22d av, Kings Highway "V" and 86th st, for the N. Y. Municipal Railway.

THIELLS, N. Y.—Simon Russek, Inc., 261 Broadway, Manhattan, has received the general contract to erect a 1-sty brick and reinforced concrete central heating plant, 40x60 ft, at Letchworth Village, for the Board of Managers of Letchworth Village, Frank A. Vanderlip, president, 55 Wall st, Manhattan. Lewis F. Pilcher, Capitol, Albany, state architect. Jos. F. Egan, 1431 Amsterdam av, Manhattan, plumbing work; Isidor Fajans, 122 East 25th st, Manhattan, electric wiring; and Blake & Williams, 26 Grove st, Manhattan, all equipment, boilers, engines, piping, etc. Total cost, about \$75,000.

CHESTER, PA.—(Sub.)—MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, has been awarded contract covering concrete pile foundation of the coke bin and coal unloading pocket at the plant of the Philadelphia Suburban Gas & Electric Co., Chester, Pa. R. O. Cornish, Engineer.

PITTSBURGH, PA.—(Sub.)—Contract for the pile foundation of the Sylvan av viaduct has been let to the MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan. Dravo Contracting Co., general contractors, Pittsburgh, Pa.

NEW JERSEY NEWS.

APARTMENTS, FLATS AND TENEMENTS.

ELIZABETH, N. J.—R. Bottelli, 207 Market st, Newark, has about completed plans for a 2-sty tenement of hollow tile and stucco construction, 26x54 ft, at the corner of Meadow and Augusta sts, for Antonio Scudiero, 183 Meadow st. Cost, about \$6,000.

NEWARK, N. J.—Moses J. Nadel, Union Building, has completed plans for a 1-sty brick apartment, 50x71 ft., at the northeast corner of Orange and 4th sts, for Jos. B. Klein and F. Wachstein, 650 Springfield av. Cost, about \$6,500.

WEST NEW YORK, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, N. J., has completed plans for a 4-sty flat, 26x90 ft, at Hudson av and 20th st, for Abraham Boorstein, 131 West 30th st, Bayonne. Cost, about \$20,000.

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, N. J., is preparing plans for a 3-sty tenement, 32x58 ft, on Rutgers av, between Cator and New sts, for Hyman Susser, 90 West 26th st, Bayonne. Cost, about \$8,000.

WEST ORANGE, N. J.—Dorfmann & Norelli, National Bank Building, Orange, have completed plans for a 3-sty apartment, 50x82 ft, at the northwest corner of Watson av and John st, for Maria E. D'Amato, 5 Watson av. Cost, about \$20,000.

DWELLINGS.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, is preparing plans for a 2½-sty frame residence, 41x44 ft, at Gates av, for David H. Browne, 43 Madison av.

NEWARK, N. J.—E. V. Warren, Essex Building, Newark, has nearly completed plans for a 2½-sty frame residence, 28x54 ft, on Clifton av, for Clifford E. Shipman, Essex Building. Cost, about \$7,000.

CALDWELL, N. J.—A. H. Thomson, 222 Market st, Newark, has nearly completed plans for a 2½-sty frame and stucco residence, 40x38 ft, on Elm st, near Bloomfield av, for Mrs. Josephine Bader, this place. Cost, about \$5,000.

ENGLEWOOD, N. J.—Hays & Hoadley, 2010 Broadway, Manhattan, are preparing plans for a 2-sty brick residence, 35x45 ft, for Paul Salambier, Franklin st,

Englewood, N. J. Cost, about \$13,000. Bids will be taken on general contract by architects about March 1.

UPPER MONTCLAIR, N. J.—C. C. Grant, 37 East 28th st, Manhattan, has completed plans for a 2½-sty frame and granite residence, 94x30 ft, at Alexander av and Park st, for C. Fulle, care of architect. Cost, about \$30,000.

WESTWOOD, N. J.—Stever & Vander Clute, 55 Broadway, Manhattan, are preparing plans for a 2½-sty frame residence on 7th av, to cost, about \$3,000.

PALISADE, N. J.—T. F. Dunn, Palisade Junction, Palisade, is preparing plans for a 2½-sty terra cotta and stucco residence at Edgewood and Columbia avs, for Julius Rosensteel, West Hoboken, N. J. Cost, about \$7,000.

SCHOOLS AND COLLEGES.

WEST NEW YORK, N. J.—Gregory B. Webb, 104 West 42d st, Manhattan, is preparing plans for a 2-sty parochial school at 22d st and Jackson av, for St. Mary's R. C. German Church, Rev. Father Lill, pastor, on premises. Cost, about \$50,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—H. D. Scudder, Essex Building, is preparing plans for a 3-sty store and loft building at 19 Central av, for Wallace M. Scudder, 215 Market st. Martha Washington Candy Co., 23 Church st, Manhattan, lessee of entire building. Cost, about \$15,000.

Other Cities.

DWELLINGS.

WARWICK, N. Y.—Mason R. Strong, 7 Wall st, Manhattan, has been commissioned to prepare plans for a frame residence for John Barry, this place, to cost about \$5,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

84TH ST, 114-20 East, s s, 143 w Lexington av, 9-sty brick, fireproof apartment house, 87x87; cost, \$210,000; owner, Surrey Realty Co., S. A. Herzog, president, 299 Madison av; architects, Schwartz & Gross, 347 5th av. Plan No. 51.

VERMILYEA AV, s s, 250 w Academy st, 5-sty brick, non-fireproof tenement, 50x130; cost, \$60,000; owner, 25 Vermilyea av. Co., Inc., Fred. F. French, president, 27 Cedar st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 44.

BROADWAY, 2408-10-12-14, and 80th st, 214-16-18 West, s e cor, 12-sty brick, fireproof tenement, 80x90; cost, \$200,000; owner, West Side Constn. Co., Jacob Axelrod, president, 322 West 100th st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 48.

76TH ST, 122-30 East, s s, 116 w Lexington av, 9-sty brick, fireproof apartment house, 87x87; cost, \$250,000; owners, J. Tishman & Sons, Inc., 18 East 41st st; architects, Schwartz & Gross, 347 5th av. Plan No. 47.

EDGEComb AV, 341-347, 5-sty brick apartments, 79x88; cost, \$75,000; owner, Podgur Realty Co., 1029 East 163d st; architect, Samuel Katz, 1 Madison av. Plan No. 53.

DWELLINGS.

80TH ST, 4-6 East, 6½-sty brick fireproof dwelling, 35x78; cost, \$70,000; owner, Frank W. Woolworth, 990 5th av; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 46.

80TH ST, 8 East, 6-sty brick fireproof dwelling, 25x68; cost, \$50,000; owner, Frank W. Woolworth, 990 5th av; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 45.

FACTORIES AND WAREHOUSES.

BANK ST, 151, n s, 180 e West st, 1-sty brick non-fireproof warehouse, 30x117; cost, \$8,000; owner, George F. Morgan, 439 West st; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 54.

STORES, OFFICES AND LOFTS.

36TH ST, 29-33 West, 12-sty brick, fireproof store and lofts, 63x88; cost, \$100,000; owner, Fredk Ayer, Beverly, Mass.; architects, Maynicke & Franke, 25 Madison sq, N. Plan No. 50.

5TH AV, 588, 72 s 48th st, 8-sty brick, fireproof mercantile store and lofts, 27x100; cost, \$50,000; owners, Samuel, Wm. C. and Gustave Frank, 315 Central Park West; architect, Alfred Freeman, 29 West 34th st. Plan No. 49.

Bronx.

STABLES AND GARAGES.

TREMONT AV, w s, 561.11 n Harrison av, 1-sty brick garage, plastic slate roof, 20x25; cost, \$200; owner, Winifred McCarthy, 79 West Tremont av; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 70.

STORES AND TENEMENTS.

188TH ST, n s, from Valentine to Tiebout av, five 5-sty brick tenements, slag roof, 42.6x92.9½, 50x90; cost, \$250,000; owner, Tieval Bldg Co., Frank Begrish, Jr., 800 East 149th st, Pres.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 73.

TREMONT AV, s s, 100 w Marmion av, 1-sty brick stores, slag roof, 50x80; cost, \$10,000; owner, Hopkins G. Barrett Co., Clement H. Smith, 460 Tremont av, Sec.; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 72.

VALENTINE AV, e s, 176.5 n 184th st, two 5-sty brick tenements, slag roof, 49.10'x94.6'; cost, \$100,000; owner, Hargton Bldg Co., Adela Harrington, 1478 Vyse av, Pres.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 71.

NELSON AV, w s, 225 n Brandt pl, two 5-sty brick tenements, slag roof, 37.6x88'; cost, \$80,000; owner, John Davis, Montclair, N. J.; architect, Edw. J. Byrne, 148 st and Willis av. Plan No. 74.

MISCELLANEOUS.

MAIN ST, n e cor Side rd, Rikers Island, three 1-sty frame dormitories and lavatory, 34x110, 15x50, 34x110; cost, \$7,500; owner, City of New York; architect, Harry C. Houck, 257 Briggs av, Richmond Hill, L. I. Plan No. 69.

Brooklyn.

DWELLINGS.

77TH ST, n s, 115 e 5th av, eleven 2-sty brick dwellings, 19.6x37, gravel roof, 1 family each; total cost, \$44,000; owner, 77th St. Bldg Corp., 1539 68th st; architect, Geo. M. Miller, 44 Court st. Plan No. 809.

WEST 27TH ST, w s, 221.11 n Surf av, 2-sty brick dwelling, 25x48, slag roof, 2 families; cost, \$5,000; owner, Mrs. Elsie Wolf, Surf av and West 17th st; architect, Wm. Richter, 4411 18th av. Plan No. 876.

52D ST, n s, 140 e 15th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, \$6,000; owner, Sunrise Realty Co, 1323 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 905.

92D ST, n e cor Battery av, 2-sty frame dwelling, 25x40, gravel roof, 2 families; cost, \$2,800; owner, Nicholas Thompson, 615 92d st; architect, Olaf B. Almgren, 230 95th st. Plan No. 889.

92D ST, n s, 25 e Battery av, five 2-sty frame dwellings, 20x40, gravel roof, 2 families each; total cost, \$12,500; owner, Nicholas Thompson, 615 92d st; architect, Olaf B. Almgren, 230 95th st. Plan No. 888.

BEDFORD AV, w s, 52 s Foster av, three 2-story frame dwellings, 22x38.6, shingle roof, 1 family each; total cost, \$15,000; owner, Arthur H. Strong, 585 East 18th st; architect, Benj. Driesler, 153 Remsen st. Plan No. 877.

WEST 1ST ST, e s, 105 n West av, 2-sty frame dwelling, 26x36, shingle roof, 2 families; cost, \$3,800; owner, Mrs. Sarah A. Richardson, 604 West 140th st, Manhattan; architect, Jos. J. Eberle, 489 5th av. Plan No. 830.

WILLIAMS AV, w s, 163 n Vienna av, three 2-sty brick dwellings, 20x44, gravel room, 2 families each; total cost, \$7,800; owner, Gooston Bldg. Co., 116 Sutter av; architect, Morris Rothstein, 601 Sutter av. Plan No. 826.

EAST 12TH ST, w s, 280 n Av K, two 2-sty frame dwellings, 22x48, shingle roof, 2 families each; total cost, \$9,000; owner, Howard B. Bullard, 1124 Av J; architect, H. G. Lamson, —. Plan No. 940.

EAST 13TH ST, w s, 252.9 s Ditmas av, 2-sty frame dwelling, 22x50, shingle roof, 2 families; cost, \$5,000; owner, D. & W. Const. Co., 1410 Av J; architect, Benj. Driesler, 153 Remsen st. Plan No. 963.

75TH ST, s s, 160 w 11th av, four 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, \$16,000; owner, Julius Omdal, 299 Prospect pl; architect, Julius Omdal, 299 Prospect pl. Plan No. 946.

4TH AV, nws, 25 ne 52d st, two 1-sty brick dwellings, 25x55, gravel roof, 2 families each; total cost, \$6,500; owner, Davis Levine, 359 West Broadway, Manhattan; architects, W. H. Vocking & J. H. Holler, Jr., 82 Wall st, Manhattan. Plan No. 941.

HINSDALE ST, e s, 170 n Hegeman av, 2-sty brick dwelling, 20x52, slag roof, 2 families; cost, \$4,000; owner, Isadore Rosenstein, 335 Hegeman av; architect, S. Millman, 1780 Pitkin av. Plan No. 930.

EAST 13TH ST, e s, 380 s Av J, 2-sty frame dwelling, 24x50, shingle roof, 2 families; cost, \$5,000; owner, Geo. Baur, 2746 Bedford av; architect, Benj. Driesler, 153 Remsen st. Plan No. 936.

MERMAID AV, ns, 42 w West 32d st, 1-sty frame dwelling, 18x27.6, shingle roof, 1 family; cost, \$500; owner, Barnet Machta, 1707 Pitkin av; architect, Max Hirsch, 391 Fulton st. Plan No. 937.

MONTAUK AV, ws, 90 n Belmont av, five 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$20,000; owners, Pirozzi & Son, 2024 Pacific st; architect, S. Millman, 1780 Pitkin av. Plan No. 917.

SHEEPSHEAD BAY RD, n w cor West 6th st, 3-sty frame dwellings, 17x30, shingle roof, 1 family each; total cost, \$1,500; owner, Peter Wolz, 2816 West 1st st; architect, A. D. Hinsdale, 96 Coney Island av. Plan No. 925.

COYLE ST, w s, 150 n Voorhees av, 1-sty frame dwelling, 21x28, shingle roof, 1 family; cost, \$1,500; owner, Duncan R. Taylor, 304 Smith st; architect, Thos. MacMechan, 395 Fulton st. Plan No. 874.

WEST 3D ST, w s, 100.2 s Roberg pl, 1-sty frame dwelling, 27x20, gravel roof, 1 family; cost, \$1,300; owner, Samuel Quasso, 2972 West 3d st; architect, Rocco Mega, 2857 West 5th st. Plan No. 873.

EAST 10TH ST, w s, 140 n Av K, 2-sty frame dwelling, 24.2x31, shingle roof, 1 family; cost, \$4,500; owners, Bennett Glover Co., 810 Av P; architect, Chas G. Wessell, 1118 Av J. Plan No. 861.

WEST 24TH ST, e s, 100 n Mermaid av, 2-sty brick dwelling, 27x36.6, tin roof, 2 families; cost, \$4,500; owner, Gennaro Fasano, 383 East 100th st, Manhattan; architect, Gustav Schwarz, 302 East 158th st, Manhattan. Plan No. 842.

49TH ST, s s, 175 e 18th av, 2-sty frame dwelling, 17x50, shingle roof, 2 families; cost, \$4,500; owner, S. B. Constn. Co., 1991 Troy av; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 847.

THOMAS J. STEEN CO.

BUILDERS

Hudson Terminal Building

30 Church Street
New York

Phone 3060 Madison Sq.

BUILDERS' EXCHANGE
30 West 33rd Street

WE respectfully call your attention to the fact that we are General Agents of the NATIONAL SURETY CO., this office being the Upper Manhattan Branch. We also wish to advise that we are, as heretofore, Special Agents of the ÆTNA LIFE INSURANCE CO. and ÆTNA ACCIDENT AND LIABILITY COMPANY of Hartford, Conn.

WILLIAM T. RITCH, INC.
Insurance Specialists to the Building Industry

OTIS ELEVATORS

All Types for Passenger and Freight Service, including Gearing and Gearless Traction, Push Button, Hydraulic, Belt and Hand Power.

Escalators, Gravity Conveyors and Incline Railways.

For full information and estimates address

OTIS ELEVATOR COMPANY
Eleventh Avenue and Twenty-sixth Street, NEW YORK
Offices in All Principal Cities of the World.

SAYRE & FISHER COMPANY WORKS: Sayreville, on Raritan River Near South Amboy, N. J.

MANUFACTURERS OF **Fine Face Brick** (White) (Light and Dark) Buff, Ochre, Red, Gray, Old Gold and Pompeian (or Mottled), both Plain or Moulded.

ENAMELED AND PORCELAIN BRICK, several colors
HARD BUILDING BRICK
HOLLOW AND FIRE BRICK

Office, 261 BROADWAY, Cor. Warren Street,
Telephone, 6750 Barclay
NEW YORK

PFOTENHAUER—NESBIT COMPANY

IMPERVIOUS FRONT BRICK

Sole Agents for GENUINE KITTANNING BRICK,
GENUINE HARVARD BRICK,
GENUINE GREENDALE RUGS,
TEXTURE BRICK, PAVING BRICK, ETC.

St. James Building, 1133 Broadway, cor. 26th St.
Tel. 1152 and 1153 Madison Sq., NEW YORK

Hay Walker Brick Company

Successors to Harbison-Walker Refractories Co., Building Brick Dept.

Manufacturers **HIGH GRADE FRONT BRICK** ALL SHADES
PITTSBURGH, PA. NEW YORK OFFICE, 470 FOURTH AVE.
Telephone, 5687-56'8 Madison

JOHN C. ORR COMPANY

Telephone
948 Greenpoint

Sash, Doors, Blinds and House Trim

LUMBER OF ALL KINDS FOR BUILDERS

India, Java and Huron Sts., and East River, City of New York, Borough of Brooklyn

EMPIRE CITY-GERARD CO.

FINE INTERIOR HOUSE TRIM
WINDOW FRAMES, SASH, DOORS, MOULDINGS, ETC.

OFFICE AND FACTORY, GREENPOINT AVENUE AND PROVOST STREET
TELEPHONE: 818 GREENPOINT
BROOKLYN, N. Y.

CORONA.—Brady st, w s, 50 n Dowell st, 2-sty brick dwelling, 20x52, tin roof, 2 families; cost, \$3,800; owner, Iona H. Read, 9 Brady st, Corona; architect, A. DeBlasi, Jackson av, Corona. Plan No. 295.

JAMAICA.—Lincoln av, n s, 50 e Wyckoff av, 2-sty frame dwelling, 20x26, shingle roof, 1 family; cost, \$1,800; owner, Adam Fialkoski, 10 Sylvester av, Jamaica; architect, R. Kurz, Fulton st, Jamaica. Plan No. 297.

JAMAICA.—Washington st, s w cor Cumberland st, 2½-sty frame dwelling, 16x35, shingle roof, 1 family, steam heat; cost, \$2,000; owner, Leonard Barthel, 375 Fulton st, Jamaica; architect, Ole Harrison, Jamaica. Plan No. 301.

MORRIS PARK.—Walnut st, e s, 415 s Metropolitan av, four 2-sty frame dwellings, 17x35, shingle roof, 1 family; cost, \$8,800; owner, Theo. M. LeBean Realty & Constn. Co., 1627 Minnesota st, Dunton; architect, R. Kurz, Fulton st, Jamaica. Plan Nos. 298-299.

OZONE PARK.—Rockaway rd, s w cor Davis av, 2-sty frame dwelling, 20x50, tar and gravel roof, 2 families; cost, \$3,500; owner, Mrs. Annie Loan, 12 Hinsdale st, Brooklyn; architect, L. Samenfeld, 741 McDonough st, Brooklyn. Plan No. 296.

COLLEGE POINT.—10th st, n e cor Monument av, 2½-sty frame dwelling, 23x33, shingle roof, 1 family; cost, \$4,000; owner, Geo. F. Maier, 23 South 14th st, College Point; architect, H. T. Morris, 321 13th st, College Point. Plan No. 314.

ELMHURST.—Gay st, w s, 100 n Grove st, 2½-sty frame dwelling, 20x40, shingle roof, 2 families; cost, \$3,600; owner and architect, John Simkin, 51 East Grand av, Corona. Plan No. 309.

FOREST HILLS.—Union turnpike, n w cor Markwood rd, 2½-sty tile dwelling, 60x31, tile roof, 1 family, steam heat; cost, \$10,000; owners, Hillmann & Richards, 136 East 34th st, Manhattan; architect, Sage Foundation Homes Co., Forest Hills. Plan No. 310.

RICHMOND HILL.—Belmont av, n s, 63 w Jefferson av, two 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Mary A. Stecklen, Briggs av, Richmond Hill; architect H. E. Haugaard, Jamaica av, Richmond Hill. Plan Nos. 305-306.

RIDGEWOOD.—Myrtle av, s s, 48 w Putnam av, 3-sty brick store and dwelling, 20x65, slag roof, 2 families; cost, \$5,000; and Myrtle av, s s, 68 w Putnam av, three 3-sty brick stores and dwellings, 20x55, slag roof, 2 families; cost, \$15,000; and Myrtle av, s w cor Putnam av, 3-sty brick store and dwelling, 48x67, slag roof, 2 families; cost, \$5,000; owner, Louis Gold, 44 Court st, Brooklyn; architect, Walter B. Wills, 1181 Myrtle av, Brooklyn. Plan Nos. 315-16-17.

WOODHAVEN.—Vandever av, w s, 44 n Chichester av, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$5,000; owner and architect, Frank E. Gibson, 1635 Woodhaven av, Woodhaven. Plan Nos. 303-304.

ARVERNE.—Vernam av, e s, 200 n Amstel blvd, two 2½-sty frame dwellings, 20x60, tin roof, 2 families; cost, \$8,000; owner, Bertha Shiffs, Remington av, Arverne; architect, E. F. Cojean, Dover av, Belle Harbor. Plan Nos. 290-291.

BEECHURST.—15th av, e s, 50 s 33d st, 2½-sty tile dwelling, 30x28, tile roof, 1 family, steam heat; cost, \$5,000; owner, Norman Sterne, care builder, 27th st, Beechurst; architect, Emery Roth, New York City. Plan No. 277.

ELMHURST.—Lewis av, n s, 150 w Toledo av, 2½-sty frame dwelling, 17x38, shingle roof, 1 family, steam heat; cost, \$2,300; owner, Richard Wunderlich, Lewis av, Elmhurst; architect, H. Spinken, Fulton st, Jamaica. Plan No. 271.

ELMHURST.—Toledo av, e s, 25 n Lewis av, three 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, \$6,600; and Lewis av, n s, 100 e Toledo av, three 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, \$6,600; owner, Wm. J. Schwarz, 2906 Jamaica av, Richmond Hill; architect, Geo. E. Crane, same address. Plan Nos. 279-280-81-82-83-84.

MASPETH.—Hull av, n s, 150 e Washington pl, 2-sty frame dwelling, 25x25, tin roof, 2 families; cost, \$2,500; owner, Peter Piorkowsky, Jay av, Maspeth; architect, Jacob Kisenger, 112 Perry av, Maspeth. Plan No. 270.

QUEENS.—Steward st, s s, 180 w Catherine av, 2-sty frame dwelling, 22x30, shingle roof, 1 family, steam heat; cost, \$3,500; owner, Chas. H. Williams, Clinton av, Ozone Park; architect, Geo. Stahl, 1524 Hatch av, Ozone Park. Plan No. 286.

UNION COURSE.—Eads av, e s, 110 n Syosset st, four 2-sty brick dwellings, 18x32, tin roof, 1 family; cost, \$10,000; owner, Henry Branwill, Eads & Syosset st, Union Course; architect, Geo. W. Forbell, 561 Grant av, Brooklyn. Plan No. 268.

WOODHAVEN.—Allyn Court, s s, 107 e Woodhaven av, four 2-sty frame dwellings, 16x33, shingle roof, 1 family, steam heat; cost, \$8,000; owner, H. M. Newcomb, 115 Herald av, Richmond Hill; architect, Henry E. Haugaard, Richmond Hill. Plan Nos. 272-3-4-5.

FACTORIES AND WAREHOUSES.
RICHMOND HILL.—Greenwood av, w s, 330 n Broadway, 1-sty brick shop, 25x20, tin roof; cost, \$650; owner, Jos. Marung, premises. Plan No. 263.

ROCKAWAY BEACH.—Hammells av, e s, 407 n Boulevard, 1-sty frame storehouse, 12x20, galv. iron roof; cost, \$150; owner, W. Obendorfer, Hammells av, Rockaway Beach. Plan No. 210.

CORONA.—Junction av, n e cor Alstyne st, 1-sty frame shop, 30x24, paper roof, \$350; owner, Kate Destalhost, 29 Junction av, Corona. Plan No. 318.

RIDGEWOOD.—Forest av, n e cor Gates av, 2-sty brick storage, 32x69, slag roof; cost, \$10,000; owner, Plat Bros., premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 289.

STABLES AND GARAGES.
FLUSHING.—Ash st, 8, 1-sty frame garage, 12x18, shingle roof; cost, \$100; owner, Geo. W. Benton, premises. Plan No. 259.

LONG ISLAND CITY.—Borden av, junction Young and Van Dine st, 3-sty brick stable, 104x77, slag roof; cost, \$15,000; owner, L. T. Stevenson, Borden av, L. I. City; architect, Edw. Hahn, Bridge Plaza, L. I. City. Plan No. 252.

MORRIS PARK.—Chichester av, n w cor Lefters av, 1-sty tile garage, 17x11, tile roof; cost, \$250; owner, J. Krissie, premises. Plan No. 258.

RIDGEWOOD.—Kossuth pl, w s, 47 s Edsall av, 1-sty garage, 30x20, tar and gravel roof; cost, \$1,000; owner, Balthasar Klee, premises;

architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 209.

BAYSIDE.—Bismarck av, n e cor Montauk av, 1-sty frame garage, 14x20, shingle roof; cost, \$200; owner, O. L. Cole, premises. Plan No. 308.

JAMAICA.—Highland av, s s, 100 w Union av, 1-sty frame garage, 18x18, shingle roof; cost, \$500; owner, C. A. Ryder, 34 Herriman av, Jamaica; architect, Chas. Wingerath, 26 Hildale av, Jamaica. Plan No. 307.

ELMHURST.—9th st, 217, 1-sty frame garage, 12x16, tin roof; cost, \$60; owner, F. J. Lewis, premises. Plan No. 293.

MR. OWNER

Do you throw away the **FIXTURE** when a **LAMP** burns out? When the old style switch burns or corrodes you must throw it away. Save 1/2 the cost by using a modern switch.

You're **STUNG!**

UNLESS YOU USE

"Metropolitan Detachable"

THE

SWITCH of SWITCHES

CAELMSEENNT

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

45 BROADWAY, NEW YORK

See Pages 152-153 Sweet's catalogue for particulars



ECONOMY and SAFETY
Brooklyn Bridge Brand Rosendale Cement

is acceptable to the Building Departments
Guaranteed to meet Standard Specifications

When Rosendale will do good work, why pay double for Portland Cement?

Put up in Barrels or Duck Bags.



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., 5th Avenue Bldg., N. Y. Phone, Gramercy 1000

DYCKERHOFF PORTLAND CEMENT

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

E. THIELE, Sole Agent, 99 John St., New York

MANHATTAN FIREPROOF DOOR CO. Tel. 911-912 Newtown
Maurice and Lexington Aves., Winfield, L. I.
Manufacturers of **KALAMEINED** and **METAL COVERED WORK**
Best Classes of

TELEPHONE, 2301-2302 FLATBUSH

RETAIL LUMBER

CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Everything for Wooden Construction

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

LEWIS & HILL, architects, 535 Brisbane Building, Buffalo, N. Y., desire samples and catalogues from manufacturers interested in the building trades.

WILSON & CRAIG, architects, 43 Barrett Block, Jamestown, N. Y., desire catalogues and other literature on building materials, factory and power equipment specialties.

E. A. HOWARD, architect, of 503 Bastable Building, Syracuse, N. Y., recently admitted his son to full partnership with him. The firm is now known as E. A. Howard & Son.

EDGAR H. ADAMS, formerly connected with T. H. Fraser, general contractor, of Brooklyn, has opened offices at 278 Madison av., Manhattan, where he will conduct a general contracting business.

WM. W. COLES, ARTHUR S. IVES AND ROLLAND A. DAVIDSON have formed a partnership for the general practice of engineering under the firm name of Cole, Ives & Davidson, with offices at 61 Broadway.

STANDARD LUMBER COMPANY, large producers of long leaf yellow pine lumber, Live Oak, Fla., has established its eastern selling headquarters in New York City at 32 Broadway, with L. J. Phillips in charge.

THE CEMENT GUN COMPANY, 30 Church st., has acquired the United States rights of the General Cement Gun Company, of Chicago. This company has opened a Chicago office at 914 South Michigan av., in charge of Charles A. Cooper.

FRENCH & FLICK, architects and engineers, have opened offices for the practice of their profession at 701 Snow Building, Syracuse, N. Y., and desire catalogues and samples from manufacturers and jobbers interested in the building trades.

THE ARCHITECTS OF NEW YORK have been provided with a fine opportunity to assist in the relief work among the wounded in the European war zone. The Salvation Army has sent an appeal to them, requesting the old tracing linen which, after it has been thoroughly washed and boiled, is made up into bandages.

EMPIRE CITY-GERARD COMPANY.—The office of this company has been removed from 40 and 42 East 22d st. to the mill, at Greenpoint av., Jewell and Provost sts., Brooklyn. By concentrating their office force in close contact with their manufacturing plant the managers of this well known concern believe they will be better able to serve their customers.

DEXTER PORTLAND CEMENT CO., Nazareth, Pa., has announced that the sales arrangement existing between that company and Samuel H. French & Co., Philadelphia, Pa., were discontinued on February 5. The sales department is now located at Nazareth, Pa., and communications in regard to sales of Dexter Portland cement should be sent to the latter address.

GUY L. NOBLE, associate member A. S. C. E., has been admitted to partnership in the firm of Taber & Baxter, architects and engineers, 405-13 Gurney Building, Syracuse, N. Y. The firm will be known in future as Taber, Baxter & Noble, and is prepared to take up the design and supervision of power plants, factories and warehouses, either in steel or reinforced concrete construction, in connection with their past service in general building design.

THE CHESTNUT RIDGE BRICK COMPANY, located in their new and more commodious quarters at 7-9-11 West 45th st., are quite optimistic as to the outlook for the face brick business for this year. According to the "New York Herald" they have sold, since February 1, 90,000 face brick for an apartment in The Bronx, 85,000 for an apartment in Brooklyn, 100,000 for twenty-two houses in East New York, besides the completion of an order of 500,000 sold last year for one hundred and eleven houses in Ridgewood.

ARTHUR H. DIAMANT has been elected president and managing engineer of the Excavation and Foundation Co., 3 Dover st., New York City. Mr. Diamant has been engineer of construction for the Clark Co. of New York, for the past year on steel pile and reinforced concrete foundations. Prior to that for two years he was engineer of construction for the Canavan Brothers Co., in charge of earth and rock work, heavy foundations, and underpinning of tall buildings. Mr. Diamant began his engineering work in 1897 as transitman for the Metropolitan Street Railway Co. of New York.

OBITUARY

JAMES E. REILLY, a cut stone contractor, died at his home, 44 Chester av., Newark, N. J., Saturday, February 6.

WILLIAM F. GURLEY, a well-known manufacturer of surveying instruments, and president of the Union National Bank of Troy, N. Y., died suddenly in Atlantic City, N. J., Thursday, Feb. 18, aged fifty-five years.

BERNARD M'LAUGHLIN, of the firm of Craig Foundry Co., of Brooklyn, died of heart disease at his home, 1923 63d st., Brooklyn, Sunday, February 14. He was fifty-four years of age and is survived by three children.

WILLIAM H. CROWELL, a retired general contractor, died of a complication of diseases at his home, 343 North av., New Rochelle, N. Y., Sunday, February 14. He was sixty-two years of age and is survived by his widow and two sons.

GEORGE ALEXANDER LEWTHWAITE, head of the G. A. Lewthwaite Company, manufacturers of machinery and tools, 116 Walker st., died of pneumonia at his home in New Rochelle, Tuesday, February 16. He was thirty-eight years old and is survived by his widow, one son and two daughters.

SVEN JOHANSON, a retired general contractor, died of pneumonia, at his home, 438 Schenck av., Brooklyn, Friday, February 12. Mr. Johanson made a specialty of high-class interior trim and cabinet work. Much of the interior work in the Academy of Music was made and placed by him. He was sixty-two years of age and is survived by his widow and a son.

THOMAS LYNCH, a retired manufacturer of gas engines and a member of the Amalgamated Society of Engineers, died from chronic Bright's disease, at his residence, 327 92d st., Bay Ridge, Wednesday, February 17. Mr. Lynch was born in Staffordshire, England, seventy-two years ago and had been a resident of Brooklyn for forty years. He is survived by a daughter.

GUSTAV LAUTENSCHLAGER, for more than thirty years one of the leading architects of Jersey City, prior to his retirement a few years ago, died at his home, 143 Hutton st., Saturday, February 13. He was born in Germany seventy-three years ago and settled in Jersey City after coming to this country, where he was for many years prominently identified with the growth and progress of the Hudson City section particularly. His widow and one married daughter survive.

JOSEPH P. O'DONNELL, a prominent building contractor of Brooklyn, died at his home 2752 Kenmore place, Sheepshead Bay, Monday, February 15. He was born in Brooklyn fifty-eight years ago. He was active as a contractor up to about six years ago, when he discontinued his business. Mr. O'Donnell lived in the Bronx for about fifteen years and during that time built many houses in the Tremont section. He is survived by his widow and three daughters.

GEORGE S. G. LEWIS, a civil engineer, formerly in the employ of the Department of Bridges, New York City, died at his home, 207 Mount Prospect av., Newark, N. J., Monday, February 15. He had been ill for the last two years of a disease caused by the pressure to which he had been subjected while working in caissons under compressed air. Mr. Lewis was thirty-eight years old and was a graduate of Princeton University. While in the city's employ he was engaged in the construction of the Williamsburg and Queensboro bridges. He is survived by his widow.

HARVEY WARD LEONARD, of Bronxville, N. Y., an electrical engineer and inventor of prominence, died suddenly while attending the dance of the American Institute of Electrical Engineers in the grand ballroom of the Hotel Astor, Thursday evening, Feb. 18. Apoplexy is given as the cause of his sudden death. Mr. Leonard's life had been devoted to the study of electricity, and his work had formed a substantial part of the development of that force. When twenty-three years of age he became associated with Thomas A. Edison as a member of the latter's personal staff of four engineers selected to introduce the Edison central station system. One year earlier, in 1883, he was graduated from the Massachusetts Institute of Technology. In 1889 he became general manager of the light and power departments of the combined Edison interests in the United States and Canada, with headquarters in New York. Two years later he resigned to establish his own manufacturing business at Bronxville as the Ward Leonard Electric Company. Mr. Leonard retired from active management of this plant ten years ago and since then has devoted all his time to his duties as a consulting engineer. Among Mr. Leonard's most noted inventions were his device for moving revolving turrets on a battleship and an electrical safety appliance for elevators in mines. The Ward Leonard system for moving turrets was adopted by the United States Navy after the Spanish-American War. He is survived by his widow.

TRADE AND TECHNICAL SOCIETY EVENTS.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. **Walter L. Smyth**, secretary, 74 Cortlandt st., N. Y. C.

NATIONAL ASSOCIATION OF MASTER PLUMBERS OF THE UNITED STATES will hold its annual convention at San Francisco, June 30-July 1.

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

"MADE IN THE U. S. A." **INDUSTRIAL EXPOSITION** will be held in Grand Central Palace, March 6-13. President, H. A. Cochrane, Fifth Avenue Building, New York.

NEW JERSEY LUMBERMEN'S PROTECTIVE ASSOCIATION will hold its annual meeting and dinner in Newark, Tuesday, February 23. Secretary, Jas. M. Reilly, Newark, N. J.

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

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention in conjunction with the Southern Hardware Jobbers' Association at New Orleans, La., April 20-23, inclusive. Secretary, F. D. Mitchell, Woolworth Building, New York.

THE AMERICAN ROAD BUILDERS' ASSOCIATION will hold a joint meeting with the American Highway Association at some time during the Panama-Pacific Exposition. The meeting will be held either in San Francisco or Oakland. Committees have been formed and details are now under consideration.

LUMBER INTERESTS.—A conference of the lumber industries has been called for February 24 and 25 in Chicago, under the leadership of the National Lumber Manufacturers' Association. The object of the meeting is to establish a

permanent advertising bureau to acquaint the public with the uses and advantages over other materials of all forest products.

MID-WEST CEMENT SHOW.—The ninth annual Mid-West Cement Show will be held at Omaha, Neb., March 2 to 6, under the auspices of the Mid-West Cement Users' Association. The convention of cement users, for which a program of papers already has been arranged, is scheduled for March 3, 4 and 5. Further information regarding the convention and show may be had from Frank Whipperman, secretary and treasurer, 28th av. and Sahler st., Omaha.

MECHANICS & TRADERS EXCHANGE held its annual meeting Thursday, February 4, at which the following officers for the year were elected: Francis N. Howland, president; Frank E. Conover, vice president; Edwin Outwater, treasurer; Charles E. Cheney, secretary. A. E. Pelham, Augustus Meyers, John J. Roberts, Fred Usher, Lewis Harding, Francis M. Weeks and Ronald Taylor were elected trustees. Lewis Harding and William Crawford were elected representatives on Board of Examiners, Building Department.

NEW JERSEY ARCHITECTS.—At the February meeting of the New Jersey Chapter, A. I. A., Mr. Robert D. Kohn, of the New York Chapter, was present, and discussed the reports made at the last institute convention referring to changes in the organization of the various institute chapters. The American Institute of Architects proposes very radical changes affecting the status of non-institute members, and a plan was presented whereby all chapter members may eventually become institute members. There is a strong feeling in institute circles that something should be done very soon to bring chapter members into the Institute, and at the next convention certain amendments to the institute constitution will be considered, for the purpose of accomplishing this result.

AMERICAN GROUP OF THE SOCIÉTÉ DES ARCHITECTES DIPLOMÉS PAR LE GOUVERNEMENT has planned a series of four conferences for the benefit of the families of the French architects at the front, to be held at the residence of Lloyd Warren, at 1041 5th av., on the 2d, 5th, 9th and 12th of March, at 11.30 A. M. The subject of the first conference will be upon "Le Drame Moderne," delivered by Eugene Brieux, the French Academician and dramatist. Paul Chalfin will deliver the second lecture, the subject of which will be, "The Brenta Revisited." The third conference will be delivered by Ralph Adams Cram, of Boston, on "Medieval Architecture of France in the Thirteenth Century." Pierre Gonin will address the society at the last lecture on a subject which will be announced later. The committee in charge of the four conferences is composed of: F. Burrall Hoffman, Jr., chairman; Archibald M. Brown, Duncan Candler, William Adams Delano, Joseph H. Freedlander, William M. Taylor, John W. Cross and Lloyd Warren.

RECENT INCORPORATIONS.

827 MELROSE AVENUE REALTY CO. has filed incorporation papers with a capitalization of \$10,000, to do a realty and construction business, with offices in Manhattan. The directors are Jacob Holzman, 2 West 88th st.; Daniel L. Korn, and Joseph Wetherbee, 1451 Broadway. Harry B. Raffel, 74 Broadway, attorney.

P. J. COSGROVE CUT STONE CO. has been chartered, with offices in Queens, to do a general quarrying and construction, deal in marble, granite, stone and building material business, with \$10,000 capital stock. The directors are Patrick J. Cosgrove, 1123 Park av.; Thos. Coleman and John Coleman, both of 113 West 62d st. Kellogg & Rose, 115 Broadway, attorneys.

THE REALTY CORPORATION is the name of a \$10,000 company, chartered with offices in Manhattan to do a realty and construction business. The directors are Clifton G. Marshall, 155 West 58th st.; Frederick T. Street, 56 Maiden Lane, and Martha E. Thompson, 265 West 36th st. U. S. Corporation, 34 Nassau st., attorney.

FRANKLIN PARK LAND AND CONSTRUCTION CO. has been chartered with \$10,000 capital stock to do a realty and construction business with offices in Manhattan. The directors are Oscar H. Cacciola, 261 Broadway, Mary B. Caccia, 473 West 158th st., and Ezio Baccanelli, 577 2d av. Alessandro Caccia, 261 Broadway, attorney.

UTICA AVENUE REALTY CO. is a \$320,000 corporation chartered with offices in Manhattan to do a realty, general building and contracting business. The directors are H. A. Fluckiger, 80 Perry st., J. L. Watts, 132 East 43d st., F. M. Van Wagoner, 30 Evergreen pl., East Orange, N. J., and four others. The attorneys are Griggs, Baldwin & Griggs, 27 Pine st.

CULLEN-CHAMBRE CONSTRUCTION CO., builders, contracting, engineering and other technical advice, etc., has been chartered with \$50,000 capital stock with offices in Manhattan. The directors are Jas. H. Cullen, Jr., Ferdinand F. Chambre and Etta Maury, all of 1 Broadway. P. F. Lahm, 1 Broadway, attorney.

CATHEDRAL CONSTRUCTION CO. has been chartered with \$15,000 capital stock to do a realty and construction business, with offices in Manhattan. The directors are Gerson B. Citron and Sarah Citron, both of 66 East 111th st., and Leo Schafran, 235 West 112th st. The attorney is L. Schafran, 51 Chambers st.

FIFTY-EIGHT PROPERTY, INC. is the name of a company chartered with \$10,000 capital stock to do a realty and construction business with offices in Manhattan. The directors are Wm. A. Ellis, Jr., 116 Nassau st.; Elizabeth B. Schilling, 19 West 32d st., and Edward Browning, 221 West 83d st. J. Brackett, 3 West 35th st., attorney.

BUILDING MATERIALS AND SUPPLIES

**COMMODITIES AWAIT LEAD OF STEEL IN GENERAL
PRICE ADVANCE—SLATE POSTPONES INCREASE**

Glass Unchanged—Jersey Fabricators Note Improvement in Inquiry

BUILDING materials are finding a steadier market throughout the metropolitan district. Prices, while strengthening, are still being shaded on sizeable contracts and time orders. Spot buying is closer to list than it has been since July 1, in all lines except lime, cement and metal ceiling. In those departments competition is forcing quotations to low levels, but mostly on cash or ten-day basis. Plate glass is without change, 90 and 30 per cent. being the prevailing discount.

Prices on this commodity, however, vary according to quality required. There are some low grades that are weak at list, but for the most part quotations are firm. Lumber is without change in prices as far as the general wholesale market is concerned, but the presence of a large quantity of spring orders is strengthening some lines, like spruce, pine and practically all the hardwoods. Supplementals are taking a higher rate, especially if they run into the late summer. Queens borough lumber companies are reporting an increasing demand.

Newark dealers are riding a normal quantity of lumber for this time of the year. Richmond is taking a liberal quantity of cement for highways and municipal construction.

New Jersey steel fabricators report an improvement in orders. Current business on hand is barely 25 per cent. of capacity. The American Sheet & Tin Plate Company has advanced prices of galvanized pipe ranging from 1 to 6 inches, \$5 a ton making No. 28 3.25c. f. o. b. mill, Pittsburgh. Several of the independent pipe manufacturers have also advanced prices of galvanized pipe from \$3 to \$5 a ton to cover the additional cost of spelter used in galvanizing. Copper for flashing is duller and weaker. This is due largely to the break in exchange which has unsettled the plans of some of the copper producers who have been selling metal in Europe without specifying the basis of exchange. It reached this week an equivalent of 12¼ and 12¾ f. o. b. New York.

Small pig iron sales developed in this district this week. A New Jersey founder was in the market for 400 tons. This

was about the only conspicuous feature of the week, barely enough to indicate the state of the market. The New York Municipal railways will take bids on February 25 for third tracking of the Broadway elevated line in Brooklyn calling for about 7,000 tons of structural steel.

The linseed oil market is being watched closely by paint and varnish interests owing to the tightening of the market at Duluth. At present it is being quoted here at 55 and 56 cents a gallon in quantities. The general quotation in moderate lots here is 60 and 61 cents. Roofing and building slate interests decided not to advance prices at this time, preferring to maintain present levels and encourage new building operations.

The entire market seems to be awaiting the movement of steel. In the largest offices this week there was nothing expected in the way of an immediate advance although the February tonnage is showing a better movement than either December or January. It is generally believed that as soon as this commodity advances other lines will follow suit. No change is expected until the mill capacity reaches at least 65 per cent., which is ten points higher than the United States Steel Corporation is now operating. Common brick is without change and Portland cement was quoted at \$1.32 for the best makes on general business. Spot business shades this level, however, but there is little of this kind of business moving, not anywhere near enough to make a market.

Builders may expect prices to continue low for some time. An official of the Building Material Exchange this week said he did not expect a change to occur in any important commodity for at least thirty days.

Plan filings for the five boroughs this week follow: In the corresponding week last year there were 165 plans filed with an estimated value of \$1,584,270.

	Week ending			
	Feb. 11	Feb. 19		
Manhattan...	6	\$1,127,000	10	\$1,073,000
Bronx.....	41	1,459,300	14	447,700
Brooklyn....	65	338,750	104	806,900
Queens.....	31	66,650	126	929,892
Richmond....	10	65,650	4	11,850
Totals.....	153	\$3,057,350	258	3,269,342

PORTLAND CEMENT.

Final Paroxysm of Manufacturers Puts Product Here Below Cost.

WHAT is generally believed to be the final convulsion of one of the most bitter wars the Portland cement manufacturers of the Lehigh Valley have ever indulged in developed this week when a sixty-five cent base went into effect. This means that cement is being sold here below cost, especially since the five per cent. additional freight rate is now operative.

Three years ago when the local association of manufacturers' agents was dissolved, cement was sold at the same level as it is being quoted to-day, but freight rates were not as high and the product could still be sold at a meagre profit. To-day, however, this building commodity costs 70 cents a barrel to put it on the cars at the mill.

Those on the inside realize that this is the retaliation of the larger companies against the cutting tactics of the smaller ones. Pending the incorporation and establishment of the 16 company combination the eastern factors in the deal are determined to force the cutting element to even lower levels, and since the new company will not be in shape to begin business before the first of May the building season doubtless will be well under way before an upward turn takes place.

There have been occasions when it has been expedient to force reluctant companies to enter combinations. Nothing of the sort is hinted at in the present price cutting policy of the cement trade supplying this market. One way to accomplish this purpose is to upset the market and compel the retirement of the competing interests or force them to sell at a loss. Price cutting companies usually are not the ones most desired in big undertakings, but they constitute a menace to stable, uniform and safe quotations and the quickest way to force them

to their senses is to make the business they take at cut rates so voluminous and costly that they will have enough to take care of for some time, or until the market can be returned to a normal condition.

A consulting engineer of prominence is advising his clients to adhere closely to chemical analyses while the price situation is in the present acute stage and mill stocks are low.

LUMBER.

Over-Production Counteracted by Extra Heavy Spring Orders.

LUMBER, as a commodity, is undergoing rejuvenation both inward and outward. It is generally understood that there has been for the past year and a half an over-production of lumber at a gradually increased rate and the indications are, notwithstanding the ruinously low prices now obtaining, that this over-production is still going on. A great deal has been said about the cost of producing lumber and it is quite generally realized that lumber is being sold for less than the cost of its production. Those who, for a time, had faith in curtailment now realize that no curtailment will be voluntarily made which will be thoroughgoing and comprehensive enough to bring about a speedy readjustment of supply and demand. An authority this week said:

"From 1905 to 1915 the general price level is a horizontal line while the cost of stumpage is ascending at a faster rate than during the previous decade and a half. Starting in 1890 with \$1 per thousand stumpage, we reach a cost of \$2 in 1899; \$4 in 1907; \$5 in 1910; and as \$5 seems to be about as high as yellow pine stumpage should go, it would look as if the operator had got to the end of his rope so far as hoping to add the carrying charges of his timber to his stumpage price—that is to say he has reached a point where he must earn from

his operation sufficient profit from the manufacture of his lumber each year to pay the taxes, supervision and interest on his entire remaining supply of timber.

"Three months ago about eighty operators in Wisconsin and Upper Michigan resolved that lumber prices had reached their level from which further increase in the price would not bring about further increase in sales, and yet the cutting of prices has gone on because lumbermen did not get together enough in the matter of prices.

"Stocks on hand as compared with a year ago show 30 to 50 per cent. more lumber in the hands of manufacturers than last year. With the coming prosperity in our trade there should come an end to price cutting. I do not look for higher prices that bring about unhealthy expansion in overproduction like that in 1907 and 1913. Other building materials are on a horizontal or slowing descending price level. The horizontal price level is going to be the salvation of the lumber business. The diminishing supply of lumber is myth, but what we have to be concerned about is the diminishing demand for lumber."

COMMON BRICK.

Big Gain in Unloading—Hudsons at \$6 Firmer—River Open.

WITH the Hudson river open as far north as Poughkeepsie and the demand improving in this market as shown by unloading figures as reported to the Record and Guide this week, there is a firmer tone to the \$6 average price for good Hudson brick and the top at \$6.25 shows signs of strengthening. More brick has been sold in this market since Jan. 1 than during the corresponding period last year; a significant fact. In view of the general impression, is that building materials have been in a sluggish market.

Official transactions for Hudson River brick covering the week ending Thursday, Feb. 18, in the wholesale market, with comparison for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follows:

1915.			
Open barges, left over,	Thursday A. M.,	Feb. 11—6.	
	Arrived.	Sold.	Covered.
Thursday, Feb. 11.....	0	1	0
Friday, Feb. 12.....	0	1	0
Saturday, Feb. 13.....	0	0	0
Monday, Feb. 15.....	0	0	0
Tuesday, Feb. 16.....	0	0	0
Wednesday, Feb. 17.....	0	0	0
Thursday, Feb. 18.....	0	0	0
Total.....	0	2	0

Reported en route, Friday, Feb. 19—0.
Conditions of market, steady. Prices: Hudsons, open cargoes, no quotations. Covered, \$5.75 and \$6.25. Raritan, \$6 and — (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7 and — (yard). Open cargoes left over Friday A. M., Feb. 19—4. Covered, 0; covered sold, 8; total covered left over Feb. 19—30.

Unloading.			
Feb. 5.. 8	162,000	Feb. 11..12	253,500
Feb. 6.. 5	93,500	Feb. 12..10	270,000
Feb. 8..12	228,000	Feb. 13..10	220,000
Feb. 9..14	346,000	Feb. 15..11	295,200
Feb. 10..12	155,000	Feb. 16..10	259,300
Holiday.....		Feb. 17..10	367,000
		Feb. 18..11	286,300

1914.			
Left over, Friday A. M.,	Feb. 13—101.		
	Arrived.	Sold.	Covered.
Friday, Feb. 13.....	0	0	0
Saturday, Feb. 14.....	0	0	0
Monday, Feb. 16.....	0	0	0
Tuesday, Feb. 17.....	0	0	0
Wednesday, Feb. 18.....	0	0	0
Thursday, Feb. 19.....	0	0	0
Total.....	0	0	0

Condition of market, stiffening at top quotations. Price: Hudson, \$5.50 to \$6; Newark, yard, \$7.25 to \$7.50, stiff. Left over Friday a. m., Feb. 20—101.

OFFICIAL SUMMARY.

Left over Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Feb. 18, 1915..	92
Total No. bargeloads sold Jan. 1 to Feb. 18, 1915.....	62
Total No. bargeloads left over Feb. 19, 1915	30
Total No. bargeloads left over Jan. 1, 1914..	87
Total No. bargeloads arrived, including left over, Jan. 1 to Feb. 19, 1914.....	119
Total No. bargeloads sold Jan. 1 to Feb. 19, 1914.....	54
Total No. bargeloads left over Feb. 20, 1914	65

BRICK GRAFTERS GUILTY.

Sentences To Be Imposed Next Week on Harbor Culprits.

DETERMINED to break up the grafting habits of certain barge captains that have been taking an illegitimate profit out of common brick from the Sayre & Fisher, and other brick yards supplying this market, William Walsler, of the North Hudson Supply Company, this week vigorously prosecuted the case against John Annio, teamster, and John LeMoine, captain of the barge Athens, Matawan, N. J., and secured convictions, one for receiving stolen goods and the other for grand larceny.

Full details of this case were published in the Record and Guide of July 18. Since then the North Hudson Supply Company, working in conjunction with the Sayre & Fisher Company, have had detectives at work developing one of the most intricate cases of brick thievery that has ever been unraveled in this market. The volume of evidence that has been accumulated in the investigation leading up to the conviction of the two Hudson county men is of such a character that other prosecutions are likely to follow.