

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, AUGUST 7, 1915

SUGGESTIONS FOR COURT HOUSE SITE

Real Estate Board Proposes Scheme Whereby City Can Utilize, for Other Than Court Purposes, Properties Already Acquired

THE Real Estate Board of New York which has for two years persistently opposed the extravagant Court House plan advocated by the Court House Board, and until recently countenanced by the Committee on City Plan of the Board of Estimate, has collected data showing the gigantic scale on which it has been planned to spend taxpayers' money. President Laurence M. D. McGuire, of the Real Estate Board, in emphasizing certain features which have escaped public notice, makes suggestions with a view to having the City utilize, for other than Court purposes, some of the properties taken by the Court House Board.

Mr. McGuire states that he has been informed the requirements of the County Court House are for twenty-six chambers of about 2,000 square feet each. This would be equivalent to 52,000 square feet of space without ante-chambers, etc. Mr. McGuire believes that a building properly designed and planned to contain 100,000 square feet of space would be sufficient for this specific purpose. He insists that

square feet of space. If the scheme in its present shape is carried out at a total cost of \$30,000,000, allowing for loss of taxes from this real estate and 5 per cent. interest on the money, a fixed charge of \$2,000,000 annually will be saddled on the City.

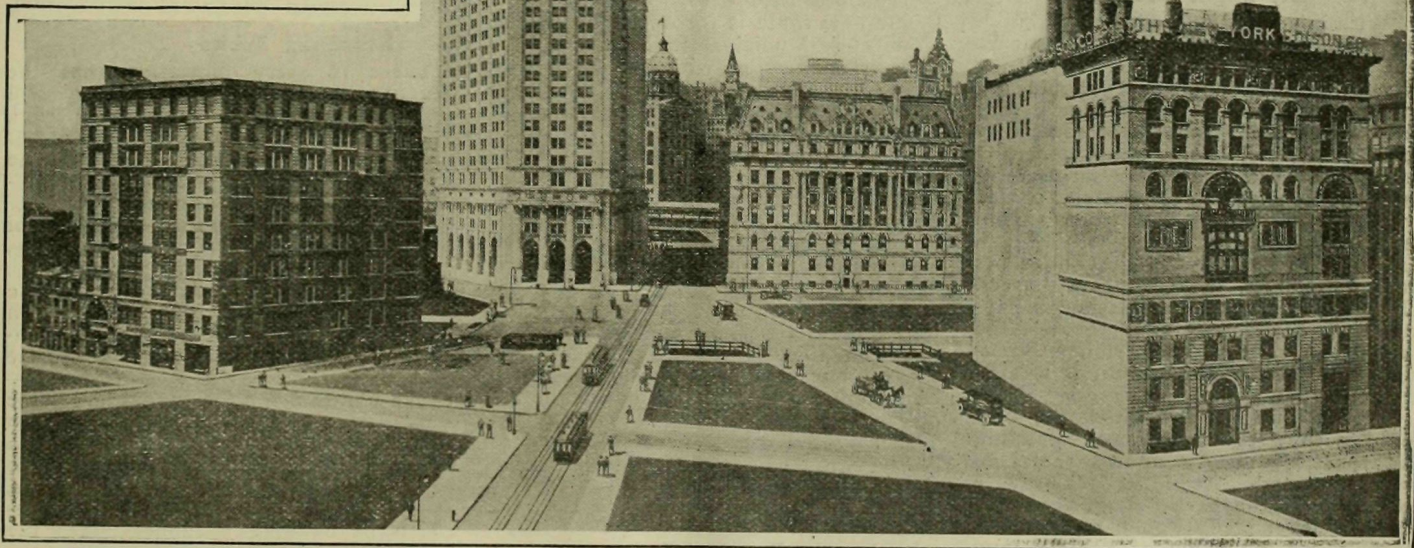
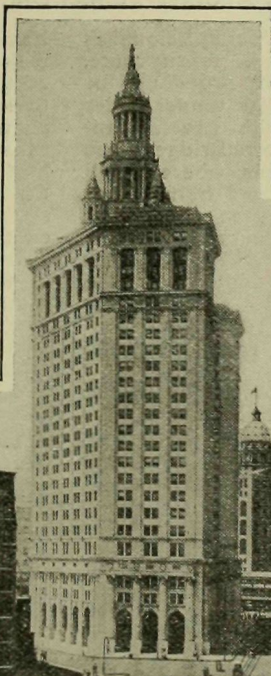
Mr. McGuire believes that it would be possible for the City to have private parties erect a suitable building containing 100,000 square feet of space, and lease this to the City for \$2 a square foot, or \$200,000 per annum. In other words, the present scheme, if it is carried out, means an annual loss of practically \$1,800,000 in carrying charges in perpetuity, and the tying up of \$30,000,000. In an interview Mr. McGuire stated:

"Why was so much property as this taken? To this no one now seems able to give an intelligent answer.

"It has been stated that a Civic Centre is to be created and that State and National aid would indirectly be given through use of part of the land. But the best information is that neither the National Government nor the State Government has authorized the statements that National or State buildings will be constructed on the plot.

"Another startling feature is that practically all of the 110 buildings taken by the City for this County Court House have been demolished as quickly as the City could get control of the property, and in many cases the City paid substantial awards to have leases with existing tenants cancelled, so that the work of demolition could proceed rapidly.

"The public is well aware of the fact that through the persistent efforts of the



THE COURT HOUSE SITE, LOOKING NORTHEAST FROM THE MUNICIPAL BUILDING, SHOWING THE PROPERTY TO BE CLEARED, WITH THE HALLENBECK BUILDING IN THE LEFT FOREGROUND.

the present scheme advocated by the Court House Board is wasteful because if the vast area selected for this purpose is used, the total expense will be at least \$30,000,000, including the cost of the ground, the cost of the building, carrying charges, expense of re-leveling and regrading the district, etc.

Mr. McGuire states that the City in the original proceedings secured 184,100 square feet of ground, while the second proceedings brought to the City 166,000 additional square feet, title to which was vested in the City May 6 last. In other words, a total of 350,000 square feet of ground has been purchased for the purpose of erecting a court house requiring only 100,000

"The City has committed itself to the purchase of 350,000 square feet of ground for a County Court House. A modern building containing 100,000 square feet would be large enough for Court House purposes. Such a building could be constructed on a plot of 40,000 square feet, allowing 50 per cent. for courts, etc.; such a building need be only six stories in height. The fact that nine times as much ground as is necessary for this purpose has been secured is the best evidence of the extravagance and waste in handling this problem. Title is already vested in the City of New York to more than 110 individual buildings which are in the plot secured for County Court House purposes.

Real Estate Board, the sale of the 10-story fireproof \$700,000 Hallenbeck Building, located at the corner of Park and Pearl streets, for about \$5,000 has been halted temporarily. The Real Estate Board will continue to oppose the demolition of this \$700,000 building, and what is virtually giving away, for \$5,000, the power plant, glass, elevators, radiators, and appurtenances in connection with this building, not including the \$180,000 worth of steel, all of which has a tangible value far in excess of what the City has been trying to obtain for the building.

"In addition to the Hallenbeck Building, which is a ten-story structure on a plot of 13,600 square feet, the City has

also obtained the ownership, through these proceedings, of the twelve-story New York Life Printing House Building, at an expense of \$622,000, located at the corner of Leonard and Lafayette streets, on a plot of 7,730 square feet; the twelve-story Lupton Building, covering a plot of about 6,000 square feet at 23-27 City Hall Place; also the comparatively new Hubbs Building covering a plot of 4,500 square feet in Lafayette street, through to Center street; and the six-story Dun Building covering a plot of 5,000 square feet, at 57-61 Park street.

"The Hallenbeck Building, New York Life Building and Hubbs Building still stand. Irrespective of this County Court House matter, now that these buildings are owned by the City of New York, they should be used by the municipality to the very best advantage.

Substantial Structure.

"The Hallenbeck Building is a much better building than the public generally recognizes. It cost between \$600,000 and \$700,000 to construct, not including the value of the ground, and was designed and formerly owned by a practical business man, who believed in the future of the neighborhood. It is so planned that it can be converted into a modern up-to-date office structure and four additional stories added. Mr. Hallenbeck believed that, with Brooklyn Bridge and City Hall close by, the building would be desired for office purposes at some future date. The Hallenbeck building is within a few minutes of the new Municipal Building, the Hall of Records, close to the Brooklyn and Manhattan Bridges, has subway stations directly at its door, and is convenient and desirable in every way for office purposes. A glance at the accompanying photographs of the location will make this plain.

"The Real Estate Board has prepared a photograph showing how this building would look with four additional stories and plans of the building arranged for office purposes. William E. Austin, the original architect of the building, states that the structure can be converted into a fourteen-story office building, as shown by these plans, for \$300,000, which would include the installation of five new electric traction elevators, at the point indicated.

City Might Occupy.

"With four stories added, this building would contain about 130,000 square feet of net rentable space. Since the City owns the building, it should not immediately destroy it, but should very seriously consider using it for some City department. While this is not generally known, the City is a very large rent-payer to landlords of privately owned property. Probably \$100,000 per annum or more is being paid for offices of various City Departments in the Emigrants Bank Building in Chambers street. The Public Service Commission is paying \$1.75 per square foot for a large amount of space in the Tribune Building. The Health Department is located at Center and Walker streets. There are many purposes for which the City could occupy the Hallenbeck Building and thus save heavy annual rental to private owners. At \$1.50 per square foot the Hallenbeck Building, with four stories added, would represent a tangible earning value of \$200,000, and I reiterate the fact that this building should not be thrown on the junk heap, but instead should be altered by the City of New York and used for some City purpose. The \$700,000 that this building itself is worth should be made to produce a proper return now that the City owns it.

What Individuals Do.

"Let me illustrate how these things are done by private owners spending their own money.

"In this same connection about 20 years ago Snyder & Black erected a ten-story printing building at 95 William street, on a plot of 5,400 square feet. The owners were printers and lithographers, and the entire building was rented for printing purposes, and its occupancy was exactly the same as that of



The Hallenbeck Building Remodelled, with Four Stories Added, as Suggested by the Real Estate Board of New York.

the Hallenbeck Building. About ten years ago the building was sold to the North River Insurance Company for about \$450,000. At that time it rented for printing purposes for \$35,000. The new owners added four stories, making the

building fourteen stories instead of ten, converted the structure into an office building at a cost of \$150,000, and the rental value of the building was immediately increased to \$108,000 per annum.

"In my judgment the operation was exactly along the same lines of the suggestion that the Real Estate Board is making in reference to the Hallenbeck Building, which is on a corner plot, with every natural advantage for office purposes, close to all improvements, with a street frontage of 360 feet from Park street to Lafayette street, and very near the subways and other lines of traffic.

"Before this building is demolished I feel that the Court House Board should seriously consider the relocation of the new Court House, and if it is decided to destroy this building, serious consideration should be given to the block in which this Hallenbeck Building stands with a view to using the site for the new Court House. This block is directly south of the Municipal Building, bounded by Duane street, City Hall, Pearl street and Park street, and is the only rectangular block of the six or seven blocks taken by the City. It contains 53,000 square feet of ground, and faces a plaza 360 feet wide at its widest point. A splendid Court House could be constructed on this site, having plenty of light, air, and free space, and as little inconvenience from noise, etc., as could reasonably be expected."

NEW TRANSIT LINE LAID OUT

Public Service Commission Provides for Another Tunnel Under East River

THE Public Service Commission has laid out a new rapid transit route, to be known as No. 61, providing for the construction of a new tunnel under the East River from 60th street, Manhattan, to the Queensboro Bridge Plaza in the Borough of Queens, where it will connect with the new rapid transit lines in that borough running to Astoria on the north and to Corona on the northeast. This action was taken in pursuance of resolutions adopted by the Board of Estimate and Apportionment asking that the tunnel route be substituted for the original route over the Queensboro Bridge.

The new route is for operation by the New York Municipal Railway Corporation in connection with the Broadway subway in Manhattan and the new lines in Queens, over which this company will have trackage rights.

In December, 1914, the Degnon Contracting Company proposed the change from the bridge to the tunnel, and in February, 1915, that board adopted resolutions requesting the Public Service Commission to submit a plan for a tunnel and to prepare for introduction in the Legislature such amendments to the Rapid Transit Act as would be necessary to enable the City to make the change. The Commission immediately caused to be introduced in the Legislature the required act, which was enacted into law. The proposed change was submitted to Alfred Craven, Chief Engineer of the Commission, who made two reports thereon in March, in which he favored the bridge route. These reports were transmitted to the Board of Estimate, and on July 21 that board adopted further resolutions declaring that "it is still the opinion of the Board that ultimate economy will best be served through the substitution of a tunnel connection for the proposed connection across Queensboro Bridge."

The Degnon Company in its proposition to the Board of Estimate stated that it would submit a bid for the construction of the tunnel not to exceed \$4,500,000, and it would agree to complete the work within two years and a half. If this is possible it will not materially delay the beginning of operation of the Broadway subway in Manhattan.

Acting upon an opinion rendered by Commissioner Robert C. Wood, the Public Service Commission has denied the application of the New York Rail-

ways Company, intervenor, for a modification of the Commission's order of December 10, 1912, directing the company to set aside for depreciation each month an amount equal to 20 per cent. of its gross operating revenue. This action, however, was taken without prejudice to the right of the company to renew its application after the courts have decided the certiorari proceeding brought to review orders made by the Commission in the reorganization cases of the old Metropolitan Street Railway Company. The company contends that 20 per cent. of the gross operating revenue is more than the sum required for depreciation.

Broadway Subway Delayed?

There is every indication that the opening of the Broadway subway will be postponed for a considerable period, though there is just a slight chance that several sections, in Manhattan, may be placed in operation prior to the completion of the entire system.

Colonel T. S. Williams, president of the Brooklyn Rapid Transit Company, in the annual report of the company, just issued, states that the main line running up Seventh avenue, to 59th street, will be completed before the connections with Brooklyn and Queens are ready.

The contract for the tunnel under the East River runs to January 16, 1918, so there will be no chance of obtaining a connection at that end. There will also be a delay in the connection to Queens, at 59th street, on account of the decision of building a tunnel under the river at that point, instead of using the Queensboro bridge, as first contemplated.

A synopsis shows that work on the new extensions contracted for is progressing rapidly. Four tracks in the Centre street loop are completed. The four-track Sea Beach Line is under operation. Two tracks of the Fourth avenue subway between Chambers street and 65th street are under operation. All of the Liberty avenue elevated extension is completed, except the stations. Work on the Broadway subway is under way on a big scale from Trinity place to 26th street. Altogether \$30,010,859 has been spent on construction work in behalf of the Brooklyn Rapid Transit Company. The contracts with the city call for the expenditure of upward of \$100,000,000.

STREET THAT HAS MAINTAINED ITS CHARACTER

Central Park South, Where Some of the First Apartment Houses Were Erected, Still Retains Its Hold as a Residential Center

NEW YORK is a city of contrasts. In many ways, this fact stands out conspicuously in the life of the wonderful metropolis and remains one of its chief characteristics. The cosmopolitan population, the varied interests and all the kindred developments that combine to constitute a municipality of 5,500,000 people, have left their impression in the physical appearance of the city.

In the business districts, the skyscrapers, embodying all the arts of twentieth century construction, adjoin old-fashioned residences, reminiscent of a by-gone generation. Some of these have been remodeled for business and have been successful, and they still remain in odd contrast to their towering new neighbors. But this is only one instance. In practically every street, from river to river, and on every avenue, north and south, there is one main characteristic that takes especial prominence and opposed to it there is invariably some other distinctive quality, not so important, perhaps, but nevertheless so unlike the other that the contrast is unusual.

This tendency has manifested itself in nearly every phase of the city's growth, but in few places has it been as strongly evidenced as in Central Park South, in those three blocks between Fifth and Eighth avenues. Here, among the first of the apartment houses were erected, particularly the Central Park Apartments and the Dalhousie, respectively seven and eight stories in height. As far back as the early eighties it became apparent that the available area for residential improvement would soon be absorbed, particularly in the older sections of the city, and the builders with foresight realized that the private house was destined to be superseded by the multi-family structure, even in the most fashionable districts. History has since proved the soundness of this theory.

The Central Park Apartments, which were once known as the "Spanish Flats," represent one of the earliest products of apartment house building and remain, today, remarkable examples of architecture and structural strength. There are eight buildings, at Nos. 150, 160, 170, 180 Central Park South, and extending through to 155, 165, 175 and 185 West 58th street. They were built from plans by Hubert Pierson & Company, in 1882, and were opened in October, 1884.

Their location, in what was recognized as the residential district of the wealthiest and most socially prominent New Yorkers, attracted some of the best families as tenants, several of whom still are occupants of the various buildings. The structures at that time were considered unsurpassed in the world; today they still remain as monuments to the skill and ability of their builders and designers. With Moorish

arches, old style balconies and ornamental facades, that have remained untouched by the flight of years, they are arranged in the form of a hollow square, with a large central court, guaranteeing light and air in all parts. They were built fireproof, and have been modernized from time to time to keep abreast with progress, so that the interior combines all the present time comforts, with the old-time advantages. The ceilings are unusually high and the rooms of exceptional size. The dining-room in a typical apartment measures 18x20, the library 17x22, the drawing room 16x32, the bedroom 11x15, and the kitchen 15x16. The third, fifth and seventh floors are arranged for single suites, the others be-

I. Sire, president, from plans by Rouse & Goldstone. The Dalhousie apartments and the large club-house of the New York Athletic Club occupy the remainder of the block.

At the opposite corner a three-story white brick building houses, among other tenants, a dancing academy. In this block are the club-houses of the Deutsches Verein, the Catholic Club, also the De La Salle Institute and several apartment houses, including the Central Park Apartments, already mentioned.

At the southwest corner of Seventh avenue and 59th street, Sol. Bloom is building a twelve-story structure to meet the demand for two- and three-room apartments of the present popular type.

In the block between Seventh avenue and Columbus Circle, there remains a row of old-style dwellings that represent the last available plot-tages for apartment house improvement in Central Park South. In the blocks to the east the present buildings are considered too costly for demolition for the purposes of new construction. In this particular block land is said to be held as high as \$5,000 a front foot, which places a valuation of \$125,000 on the average parcel. With the ownership in such hands as the Appelbys, Goulds and others there is said to be a little likelihood of any recession in the holding price.

Further west the Gainesborough Apartment House, a high-class structure,

operated by artists under a co-operative scheme, has been enjoying success.

Central Park South, with its mixture of old and new buildings, occupies a unique position in New York City's residential sections. Besides all the modern conveniences that the structures contain, their desirability is enhanced by a location facing the park. Nathan L. Ottinger calls it "a garden spot of New York City."

"It is difficult," he said, "to find a neighborhood that presents a stronger appeal, especially to those who desire a home, where all nature's advantages can be combined with the best products of architectural skill, in the very heart of the city."

"The future of the street," said E. De Forest Simmons, "seems clear. It is destined to remain a high-class residential community. In spite of the opening of the Queensboro Bridge and the resultant increase in traffic, there is little likelihood of business invasion, for at least three reasons, any one of which is of sufficient significance to offset the possibility. First, the thoroughfare is too narrow to adequately handle a heavy traffic; secondly, the present character of the buildings is too valuable for business alteration, and, thirdly, the new prominence of 57th street, as far as high-class business is concerned, has served to detract, in some measure, interest along those lines, from Central Park South."



OLDEST AND NEWEST APARTMENTS FACING CENTRAL PARK.

ing duplex. They range in size from eight to sixteen rooms, and the rentals run from \$2,700 to \$8,000 a year.

In the Dalhousie, further east at Nos. 40-48, there are similar details of construction with liberal room areas. An eight-room apartment in these structures is held at \$2,400 a year, and a ten-room at \$3,200. Adjoining, and in contrast both as to exterior and interior, is a new twelve-story apartment house, arranged in suites of two and three rooms, held at rentals from \$14 to \$25 a room. In similar structures in Central Park South, of new construction, the prices range from \$1,200 to \$1,500 a year, for two rooms, to from \$1,500 to \$3,000, for three rooms.

Along these three blocks, facing the park, there is a succession of contrasts. The splendid eighteen-story Hotel Plaza, at the Fifth avenue corner, represents a type of New York hostelry, famous the world over. Adjoining is a six-story building, with a store recently acquired by the hotel owners for protection. At 24 to 28 West 59th street, a temporary six-story structure has been erected by Alexander S. Cochran, who, it is said, will eventually build a twenty-one-story apartment hotel. Plans were prepared for this project in December, 1912, by Charles W. Buckham. Adjoining are two old-fashioned six-story flats and then at No. 38, a new twelve-story multi-family building, erected in 1912, by the 38 West 59th Street Company, Albert

BUDGET ESTIMATES FILED FOR 1916

Several Departments Have Completed Their Preliminary Figures—Reductions Noted in a Few Instances

In anticipation of the coming budget, the several City Departmental heads are preparing statements showing what the probable expenses will amount to during the ensuing year. Herewith is published a table showing the sums requested by some of the departments. It is not complete, as many of the departments have not finished as yet their preliminary figuring.

The estimate of the Tenement House Department for funds necessary for 1916 calls for \$706,180.82. This is a decrease of \$6,367.58 from the 1915 allowance of \$712,548.40 and \$60,928.18 less than the 1914 allowance. If allowed as requested it will be the smallest allowance since 1908. The largest year allowance was in 1910, which was \$833,102.50, compared with which the 1916 figure shows a reduction of \$126,921.68 or 15.2 per cent.

The request includes an increase in salary for the Secretary to the Commissioner from \$2,000 to \$2,500. One stenographer position at \$900 is to be dropped. One clerk at \$1,500 is to be dropped and one clerk is recommended for an increase from \$1,800 to \$2,340.

Some Other Increases.

The first deputy commissioner is recommended for an increase from \$4,000 to \$5,000 and for his secretary from \$1,500 to \$1,800, one clerk \$1,650 to \$1,800 and one clerk \$1,350 to \$1,500. One clerk at \$750, seven at \$600 each and one at \$480 are to be dropped. None of these positions are now filled.

One plan examiner is down for an increase from \$1,650 to \$1,950, and one stenographer \$1,050 to \$1,350. One stenographer at \$900, two typewriting copyists, one at \$900 and one at \$750, are to be dropped. One new attendant, at \$900 is requested.

Under the inspection service salary increases are recommended, five inspectors from \$1,350 to \$1,500, five from \$1,200 to \$1,350, and one from \$1,800 to \$1,950. One patrolman at \$1,400 is to be dropped. There is a decrease of \$837.23 in the estimate for purchase of equipment and of \$200 for car fares. For general plant service an increase of \$897.50 to be used chiefly in connection with typewriting machines. In 1915 there was a special appropriation of \$1,288 for office equipment not included in the Tenement House Appropriation. This appropriation is not requested for 1916.

City Parks.

The City's parks have an assessed valuation of \$673,556,380, and the cost of maintaining the same in 1914 was \$2,577,258. Of this amount \$1,069,650 is chargeable to the Boroughs of Manhattan and Richmond, with a park acreage of 1,530; \$850,911 to Brooklyn, with an acreage of 1,013; \$474,556 to the Bronx, with an acreage of 3,932, and \$182,141 to Queens, which has an acreage of 1,151.

The cost per acre in Manhattan and Richmond was \$699.11; in Brooklyn, \$839.99; in the Bronx, \$120.69 and in Queens, \$158.24. The increase cost per acre in Brooklyn, over Manhattan and Richmond was due to the fact that a larger amount was expended in Brooklyn upon parkways and for the care of trees in the city streets. The low cost per acre in the Boroughs of the Bronx and Queens is due to the large amount of unimproved park acreage included therein.

The percentage of overhead and undistributed charges in Manhattan and Richmond was 36.6; in the Bronx, 27.1; in Brooklyn, 29.1, and in Queens, 50.9. It is explained that the excessive percentage of overhead or undistributed

charges in Manhattan and Richmond and in Queens, are due, in the first instance, to "miscellaneous expenses" considerably in excess of the average percentage for all boroughs, and in the later instance, to the excessive percentage of both "general administration" and "miscellaneous expenses."

In the Bronx, the cost of supervision and general expense increased in the case of Poe Park and University Park, although the direct expenses decreased. In Queens, there was a similar increase in the supervision and general expense of Kings and Rockaway Parks, and the small parks and gores, although the direct expenses decreased.

Serious Factor Encountered.

A serious factor in the maintenance cost of the parks, as shown in the 1913 report of the Park Department, is the large number of old and enfeebled laborers and gardeners employed in the parks. They are unable to perform hard or laborious work, and while as many as possible are assigned to other and lighter work, their number greatly exceeds the demand for them for this work, so that a large number of them must be placed on the regular maintenance work in the parks, thus reducing considerably the efficiency of the force.

It is interesting to note the wide variation in the cost of maintaining the different parks, as shown in the report. For City Hall Park, for instance, which has an acreage of 8,239 the total cost during 1914 was \$9,266.78, of which \$1,097.14 was for supervisory and general expenses and \$8,169.64 for direct expenses, the average cost of upkeep per acre being \$1,124.74. The cost of Borough Hall Park in Brooklyn, with an acreage of 1.70, was \$3,008, of which

\$235.61 was for supervisory and general expenses and \$2,772.39 for direct expenses, an average cost of upkeep per acre of \$1,769.41.

For the maintenance of Central Park, with an acreage of 843.019 the cost was \$218,447.59, of which \$24,066.15 was for supervisory and general expenses and \$194,381.44 for direct expenses, an average cost of upkeep per acre of \$259.11, while for Riverside Park, with an acreage of 214.316, the cost was \$69,317.88, of which \$11,520.10 was for supervisory and general expenses and \$57,797.78 for direct expenses, an average cost of upkeep per acre of \$323.95.

Docks and Ferries.

R. A. C. Smith, Commissioner of the Department of Docks and Ferries, requests an allowance, for 1916, of \$1,826,904.60, which is \$184,282.83 less than the 1915 allowance, of \$2,011,187.43. This reduction amounts to about 9.16 per cent and consists almost entirely of a reduction in personal service, this reduction being \$177,658.71, or 13 per cent. For service other than personal, that is, for supplies, materials, etc., the reduction is only \$6,624.12.

At the time the 1915 budget was adopted the reduction of the allowance for this department as compared with the budget allowance for 1914 was \$665,410.84, the 1915 allowance being \$2,011,187.43, and that for 1914 being \$2,676,598.27.

Chief among the proposed changes in the salary schedules, as recommended by the Commissioner is a reduction in his own salary from \$7,500 to \$5,000. This reduction is made so that the salary of first deputy commissioner Richard C. Harrison may be increased from \$5,000 to \$7,500.

STATEMENT SHOWING 1916 DEPARTMENTAL ESTIMATES FILED WITH THE TAX BUDGET COMMITTEE TO JULY 30, 1915; ALSO THE 1915 BUDGET APPROPRIATIONS FOR THE SAME DEPARTMENT.

	Total Requested for 1916	Total Budget for 1915	Increase or Decreases (D)
CITY DEPARTMENTS.			
Commissioners of the Sinking Fund.....	\$3,429.00	\$3,429.00	\$9.00
Municipal Civil Service Commission.....	222,710.00	216,845.00	5,865.00
Commissioners of Accounts.....	264,565.30	260,329.07	4,236.23
Board of Assessors.....	42,409.00	40,429.50	1,979.50
Art Commission.....	6,660.00	6,625.00	35.00
Examining Board of Plumbers.....	4,025.00	3,525.00	500.00
New York Public Library.....	828,540.50	745,350.50	83,181.00
Brooklyn Public Library.....	507,863.36	445,863.84	61,999.52
Department of Parks, Brooklyn.....	823,959.98	773,545.27	50,414.71
The Brooklyn Institute of Arts and Sciences:			
(a) Central Museum.....	118,085.00	109,035.00	9,050.00
(b) Children's Museum.....	14,767.25	14,067.25	700.00
(c) Brooklyn Botanic Garden.....	40,914.50	37,124.50	3,790.00
Staten Island Association of Arts and Science.....	9,560.25	9,022.00	538.25
Tenement House Department.....	706,180.82	712,548.40	(D)6,367.58
Board of Parole.....	37,880.00	8,675.00	29,205.00
Department of Docks and Ferries.....	1,826,904.60	1,946,515.88	(D)119,611.28
Board of Coroners, Manhattan.....	64,425.00	62,960.00	1,465.00
Board of Coroners, The Bronx.....	30,647.00	29,700.00	947.00
Board of Coroners, Brooklyn.....	35,074.84	34,720.00	354.84
Board of City Record (City).....	918,821.10	938,455.70	(D)19,634.60
NEW YORK COUNTY:			
Surrogate's Court.....	46,827.00	46,827.00
Commissioner of Jurors.....	61,180.00	53,330.00	2,850.00
Public Administrator.....	27,289.81	27,200.00	89.81
Surrogate's Court.....	209,825.00	208,379.00	1,446.00
Board of City Record.....	34,300.00	36,000.00	(D)1,700.00
BRONX COUNTY:			
County Clerk.....	41,486.00	39,120.00	2,366.00
Register.....	102,709.54	97,450.00	5,259.54
Commissioner of Jurors.....	24,021.00	24,041.00	(D)20.00
Surrogate's Court.....	46,183.00	36,680.00	9,503.00
Board of City Record.....	13,900.00	15,000.00	(D)1,100.00
KINGS COUNTY:			
County Clerk.....	106,667.55	106,573.75	93.80
Commissioner of Records.....	100,000.00	100,000.00
Surrogate's Court.....	109,868.00	109,658.00	210.00
Board of City Record.....	18,300.00	18,500.00	(D)200.00
QUEENS COUNTY:			
Public Administrator.....	1,301.00	1,415.00	(D)114.00
Surrogate's Court.....	39,644.00	29,770.00	9,874.00
Supreme Court Library.....	2,985.00	2,454.50	530.50
Board of City Record.....	12,400.00	7,100.00	5,300.00
RICHMOND COUNTY:			
County Clerk.....	26,725.00	23,085.00	3,640.00
District Attorney.....	22,170.50	22,490.50	(D)320.00
Commissioner of Jurors.....	4,300.00	4,300.00
Board of City Record.....	2,250.00	2,650.00	(D)400.00

CONSTRUCTION COST COMPARISONS

How Materials Have Returned to the Low Levels of a Decade Ago—Prices Now on the Ascendency

PORTLAND cement advanced in price recently to a ninety-cent mill base for future deliveries over sixty days in this city. Of the ten leading building commodities, only two have not advanced in price within the last few weeks. The two exceptions are common brick and linseed oil. Common brick is selling below \$6 a thousand in this market and linseed oil has fallen back from an abnormally high level owing to manipulation of supplies of flaxseed at Duluth. These facts cause builders and prospective projectors of building operations to wonder what the comparative cost of construction is today as compared with costs ten and twenty years ago.

Ten years ago the greatest building boom the country ever knew of its kind was under way. Plans were being laid and finances arranged for the great structural giants that made the pace for commercial New York of today. It was on the eve of ten-dollar brick. The public was contemplating the effect of the new subway system upon sections of the city decidedly removed from lower Broadway and Wall street. The "Build Now" movement was felt, not preached.

Prices of a Decade Ago.

Ten years ago this month Portland cement was quoted at the mills at 96 cents. In the same year Hudson common brick brought \$6.75 and \$7.25. Genuine No. 1 Bangor roofing slate brought \$5.25. Today it is priced at \$4.75. Lime was quoted at \$1.52 for select finishing in 350-pound packages, whereas today it is priced at \$1.55 in 300-pound barrels. Lath then was \$3.35, as against \$3.75 today. Portland cement in 500-barrel lots alongside of dock, New York, based on the 96 cents mill price already quoted, was \$1.53. Today it is \$1.52. Yellow pine then was \$24. Today it is \$28 and \$30 a thousand feet. Structural steel beams were 1.74½ and 1.84½ and at the present time this year they were quoted at 1.31 and 1.36c. at tide-water. Spelter then brought 6 cents. Today it brings 18 cents and is going up. Wire nails were quoted at 1.99 a pound. Today the same nail is bringing 2.25c.

Wages Compared.

The prevailing rate of wages in New York as approved by the Building Trades in 1905, per hour, follow: masons, 50 and 56¼ cents; bricklayers, 70 cents; stone cutters, 62½ cents; marble cutters, 62½ cents; marble setters, 62½ cents; cement masons, 55 cents; stone setters, 62½ cents to 68¼ cents an hour; elevator constructors, 53½ cents; structural iron setters, 56 cents; ornamental iron setters, 56½ cents; plasterers, 68¾ cents; lathers, 50 cents; carpenters, 54¼ cents; floor layers, 56½ cents; plumbers, 56¼ cents; steamfitters, 56¼ cents; boiler and pipe coverers, 50 cents; gas fitters, 56¼ cents; painters, 50 cents; decorators, 53 cents; varnishers, 43 cents; sheet metal workers, 50 cents; house shorers, 34 2-3 cents; electricians, 50 cents.

Current lists as approved by the United Board of Business Agents of the Building Trades of Manhattan and vicinity give these figures as those applying to union artisans to the Record and Guide: They apply for a day from 8 o'clock in the morning until 5 o'clock in the afternoon except on Saturday, when work in the building trades ceases at noon. Day wages are figured. Where bricklayers formerly got 70 cents an hour, they get 75 cents now. Other union labor working 8 hours a day get day wages as follows:

Marble cutters and setters, \$5.50; cement masons, \$5; elevator constructors, \$5.28; structural iron erectors, \$5; iron

PRESENT BUILDING OPPORTUNITIES.

- 1—Prices of Nearly All Materials Are Moving Up.
- 2—Exportation of Basic Supplies Will Force Continued Advance in Structural Supplies.
- 3—European War and Subsequent Peace May Change Commercial Conditions. Chicago May Lose Granaries to New York.
- 4—Idle Commercial Districts to Be Center of Industrial Development Here.
- 5—Old Greenwich Village and Washington Square the Possible Bon Ton Residence Districts of the Future? The Quest for Cheap Land.
- 6—Now Is the Time to Build Ere Labor Is Higher and Realty Values Increase. Is the Prosperity Cycle At Hand?

workers in general, \$5; plasterers, \$5.50; plumbers, \$5.50; steam fitters, \$5.50; boiler and pipe coverers, \$5; painters, \$4; decorators, \$4.50; varnishers, \$4; sheet metal workers, \$5; house shorers, \$3.75; electricians, \$4.80.

Hours of labor were longer then than they are now and there were no rival unions to shade wage lists.

Construction Cheaper Today.

Ten years ago Madison square and the Fourth avenue districts did not exist as they do today. In that day a fair general price of office or commercial building construction per cubic foot was fifty cents. It is practically the same today, but the office building as then known has been modified and the average cost of its modern prototype, the loft building that can be subdivided for offices, costs from 18 to 30 cents.

New York builders who fail to take advantage of present low prices of building materials and the eagerness of labor to obtain employment are losing opportunities that will not recur for many years. There is developing another cycle of building material costs upward and this recurrence is just as sure of eventuating as anything can be.

Those who are in close touch with big manufacturers have learned something of their plans. Recent advances in building material prices are not temporary, save only in the sense that they herald other and larger increases. Building material interests have passed through a ten-year period of depression. They have worked under artificial conditions. Now an entirely new element is coming within their grasp. They see an opportunity with the revival of the sailing ship and the cheap intra coastal water freight service, an opportunity to sell their goods to foreign shores. The American basic building material plants are equipped to handle only domestic business. At present the building market is taking less than 45 per cent. of their capacity on the whole. What is to become of this capacity when the domestic building situation picks up, plus the development of an active price-defying export business? Who will have to meet the price set by European or Mexican or South American or Canadian builders if it is not the New York builder who has let the opportunity of buying building materials and land cheap go by him?

Opinion of a Builder.

These words of an eminent builder: "Prices of building materials may never be so low again," are not those of a rabid optimist, but of a man whose practical

experience in building the pioneer skyscrapers of this city, makes his words absolutely dependable. He tells the Record and Guide readers about why he thinks so in these words:

"You have got to change your buildings. There will always be the rule of the survival of the fittest as long as New York buildings endure. There will also be building expansion. Types of buildings will change. You real estate fellows have got to learn the wants of your tenantry and you have got to supply them.

"At present you do not know your prospective tenants' wants. If you did you would not allow lower Sixth avenue and Middle Broadway and the old dry-goods section to stand idle. This very war that you are holding off for is going to tenant those districts. But it will be for the men who can foresee the commerce of the New World when the Old World wakes up. Will Chicago continue to be the granary of the world? Is there not a future in grain in one of these old sections, if not, why not the old Coenties Slip section? Where are the imaginations of our investors when they contemplate the construction of vast terminals on every side of us? Is that not a portending of a great shift of population?

"When the cheap labor of the lower or Middle East Side move out to the new factory locations is it not reasonable to suppose that the apartment house population will again move downtown? Has not any one noted the trend of apartment house erection in the lower squares, like Washington and Gramercy? Just as soon as neighborhoods improve the fashionable folk will be glad to sidetrack the shoddy rich and move back into old historical New York. Land is cheap there, but it will not be cheap long. Building materials are cheap now, but they will not be cheap long. Opportunity is here now, but opportunity will not remain long.

Effects of Acids and Alkaline Solutions on Mortar.

Action of ordinary ground water on concrete is generally checked by the film or carbonate which eventually forms at the surface of calcareous cement, provided that the mass is not too porous in the beginning, according to a statement in the report for 1913 of the Board of Water Supply of the City of New York. This, together with the compactness of the mortar, under ordinary conditions hinders the ingress and egress of the water and prevents ultimate destruction. But where sulphuric acid is present the lime or carbonate of lime constituent is converted into a soft, friable sulphate of lime (gypsum). The expansion attending this change causes small cracks which admit the acid water into the body of the structure. From a layer of moisture on the surface of the concrete the acid enters fine cracks and is diffused by capillarity through the pores of the mass. A constant repletion of the dissolving medium leads in time to its continual passage through the structure. Where the action of the water is ceaseless and the acid supply, however dilute, exhaustless, the aggregate effect is large. Unless means are found for diverting the flow of such waters, or adequate protection in the form of an impermeable coating is furnished, damage of the most serious nature will be the inevitable result. Nor can it be foretold how quickly such damage may supervene. At Osnabrück, Prussia, a concrete sewer built in ground water containing less than 100 parts per million (about 6 grams per gallon) of free sulphuric acid showed signs of destruction in two or three years.

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TABLE OF CONTENTS

(Section One.)

	Page.
Suggestions for Court House Site.....	223
New Transit Line Laid Out.....	224
Street That Has Maintained Its Character..	225
Budget Estimates for 1916.....	226
Construction Cost Comparisons.....	227
Tribulations of a Manager.....	244
Model Tenements on Eleventh Avenue.....	246
Advertised Legal Sales.....	238
Auction Sales of the Week.....	237
Attachments.....	242
Building Loan Contracts.....	243
Building Management.....	244
Building Material Market.....	258
Chattel Mortgages.....	242
Classified List of Advertisers.....	Third Cover
Current Building Operations.....	246
Departmental Rulings.....	243
Directory of Real Estate Brokers.....	237
Foreclosure Suits.....	240
Judgments in Foreclosure Suits.....	240
Leases.....	232
Lis Pendens.....	240
Mechanics' Liens.....	242
Orders.....	243
Personal and Trade Notes.....	257
Private Realty Sales of the Week.....	231
Real Estate Notes.....	236
Real Estate Appraisals.....	235
Useful Appliances.....	245
Satisfied Mechanics' Liens.....	242
Statistical Table of the Week.....	236
Trade and Technical Society Events.....	257

At the present time there are about 1,562 miles of surface, subway and elevated railways, operating 8,514 passenger coaches, carrying daily almost 4,900,000 passengers on cash fares and about 420,000 on transfers.

The purchase of improved property is nearly always a wise investment when the equity is ample. The time to buy is when prices are low, which usually means when business is not at its best, for otherwise prices would be high. Be a "panic player," as most men are who have made large fortunes.

In normal times two million men are directly in the employ of the railroads of the United States, and probably no less than eight million people depending on the railroad employees are affected by good and bad times for the railroads, not counting other millions in related industries. It doesn't pay to bear down too hard on the railroads.

There is little doubt but that the buyers at the recently held auction sales obtained bargains. The prices at which lots were knocked down were, in many instances, less than the amount expended by the developers in improvements. Many cases have been announced where buyers immediately resold their purchases at substantial profits, but yet at prices which should yield another profit to the purchaser.

"We need American ships, not only for the expansion of our commerce, but we imperatively require them as auxiliaries for our navy. We would be justified to-day in spending \$50,000,000 to \$60,000,000 for the creation of an adequate fleet suitable for this latter purpose." These words were recently spoken by William G. McAdoo, Secretary of the Treasury. This is certainly the time for action. There has been too much said and too little done. We cannot afford to longer be dependent on foreign flags.

Home Rule Proposal.

The home-rule plan of the Constitutional Convention's Committee on Cities was presented this week to the Convention, and a minority report, disapproving of the proposal, was submitted immediately after. The proposal does not give the cities exclusive powers, neither does it put an end to legislative interference nor terminate the evils of special local legislation. Other protests were also recorded.

In the opinion of many, the language is so couched that doubt is pretty sure to arise and the courts will have to be appealed to. The grant fails to define the line between the powers of the city and State. It provides two methods by which municipal action may be taken as to matters determined to be within the grant of power to cities to regulate its property, business and local affairs, which will no doubt cause confusion and add doubt. The proposal also provides that the Legislature may pass special city laws, relating to the "government of municipalities." It would seem that some difficulties might arise in determining just how the laws relating to "government" differ from laws relating to property, business and local affairs.

In the minority report appears the following: "If you subtract from the acts relating to the 'property, business and local affairs' of the city the acts relating to its 'government,' the result is zero. This seems to us the exact measure of exclusive control granted to cities by the proposed amendment. Since the vast majority of governmental acts must affect the rights of property and of personal liberty, and involve financial responsibility on the part of the city, we may be sure that such questions as above indicated will endlessly be raised.

"In sum, the proposal begins with a promise of complete home rule to cities, but one reaches the end only to discover that it is but a declaration of principle, and that the limitations subsequently imposed effectively destroy the first impression and promise. If adopted, it will tend to throw into confusion for the next ten years the exercise of power by city government throughout the State. Such a measure does not confer genuine home rule, does not eliminate mandatory legislation affecting cities, narrows instead of widens, the present sphere of local control by municipalities."

It is contended by those in favor of the bill that it gives home rule to cities as to their local affairs; State rule to the State as to State affairs, and where the city acts as the agent of the State in matters of government, the present system with the local suspensory veto is retained.

The State Budget.

The final report of the Committee on State Finances was submitted to the Constitutional Convention this week, and, among other things, it was recommended that the duty of making the State budget be transferred from the Legislature to the Governor. All the Committee, with the exception of Senator Robert F. Wagner, recommended the report and amendment. Since 1885 there has been a six-fold increase in the expenses of the State, the figures for 1885 being \$7,163,831.18, as against \$42,408,488.24 for 1914. This increase is in the face of the fact that during this period the population of the State has increased only 82 per cent., and the assessed valuation of real and personal property from \$3,224,682,343 to \$12,070,346,000. This increase is not only traceable to the increase in realty values but also to new methods of taxation, including an increase in the percentages of assessment. As an example, in New York City the rate of real estate assessment has been raised from 67 per cent. to about 90 per cent. of what is considered the market value.

Last year the per capita cost of State government was \$5.41 as against \$2.45 in 1895, while, during the same period

the growth in population was only 53 per cent., and the assessed valuation increase was 17 per cent. The report also shows, as a means of comparison, that the four-fold growth in the cost of Federal government compares with an 84 per cent. growth in population. The provisions set forth in the report are drastic and have been assailed by some as novel and un-American, while as a matter of fact the same system was used in the first National Administration of this country, under President Washington and his cabinet. The system is now being applied under American rule in Porto Rico and the Philippines, and was recently put in force in Iowa, Illinois and Minnesota.

Real estate interests will welcome almost any change which will tend to decrease taxation, or at least prevent the possibility of further increases for a few years. In order to bring back an active market, with prices on the ascendancy it is absolutely necessary that realty be left alone so that it can find itself again. Once this fact has become established there will come into the market a flood of investors, who at heart favor realty as an investment, but at the present time are fearful of what may be done by those in charge of both State and city taxation.

City Expenditures.

According to figures made public this week by Comptroller Prendergast, which, by the way, only deal with the payroll disbursements, it is shown that \$104,965,059 was expended by the City during 1914, an increase of \$3,764,125 over the salary list for 1913. Real estate, as usual, bears almost the entire burden, which is heaped on top of other expenditures, practically impossible to meet.

Practically \$3,000,000 increase is found in the Board of Education list, for 1914, as compared with 1912. In some of the other departments increases are noted ranging from \$1,384,679 to \$121,532, for the corresponding years. On the other hand a few of the departments have cut their expenses, principal among which is the Board of Water Supply, amounting to \$637,449.

Following the action of the Legislature burdening New York City with an additional State tax of \$14,750,000, the Comptroller was asked, by many interested in the welfare of real estate to determine how best the City could be relieved if some of the less essential activities were eliminated. The result is a tabulated account showing that the City could save about \$20,000,000 if drastic measures were pursued.

There is but little chance that such rigid enforcement of economy will be carried out, and it is questionable whether some of the items included in the list should not be classed as necessities. Nevertheless, there are many ways to be found to eliminate a great deal of the load from the taxpayers, and this must be done, otherwise the ruin will stare the City in the face.

It is to the interest of the municipal authorities to rehabilitate real estate, to place it upon the most sound footing possible, to regain all the lost confidence and to so protect it that investors will be only too desirous to purchase. Real estate organizations are more than anxious to co-operate with the officials along these lines, and a good deal of headway has been made. Where a few years ago a tolerant hearing was accorded real estate bodies, today it is realized that there exists a unity among these interests never had in the past. But only a start has been made. The movement is going to be widespread and far reaching in its effect.

The Constitutional Convention.

During the month of August, property owners and taxpayers' associations could devote their time to no better advantage than carefully following the proceedings of the Constitutional Convention at Albany, for they vitally affect the property rights of the citizens of New York State. Inasmuch as these conventions are held intermittently at an average period of

twenty years, whatever action may be taken by the convention that should be detrimental to real estate might possibly not be remedied for some time. In order that the various amendments of interest to real estate owners may receive their thoughtful and careful study, the Advisory Council of Real Estate Interests has prepared a brief resume of those amendments in which it has had a part in preparing or which it favorably endorses. Real estate interests are well represented at Albany, for several members of the Advisory Council have been elected as delegates to the convention itself. Although the law committee of the council has endeavored to closely observe whatever action has been taken by the various Constitutional committees, it is, nevertheless, very important that the taxpayers' associations should be apprised as to those principles embodied in the amendments which possibly may be adopted.

With the preparation of the budget for 1916 there has again been revived the perennial discussion as to the responsibility of the Board of Estimate for certain municipal expenditures. In order that each city in the State may have full and complete control over its own financial disbursements, it would be wise that a broad grant of home rule should be conferred upon these particular cities. At the present time it is quite possible for the members of the Board of Estimate to disclaim responsibility for practically 60 per cent. of our annual expenditures. Thus there has come the general realization that cities must have larger control over the internal administration of municipal affairs if they are to be efficiently governed. To obtain this reform, New York City is co-operating with the other cities of the State for needed improvements have often been delayed, obvious economies have been prevented by the failure of the Legislature to understand and approve measures designed to help particular municipalities. A home rule clause, such as drafted by the law committee of the Citizens' Finance Committee, of which James M. Beck, Francis Lynde Stetson, Edmund L. Baylies and Henry W. Taft are members, has met with the approval of the Advisory Council. This amendment would confer upon cities the control over their own finances but would not extend this authority to the privilege of devising forms of taxation or any unusual method for funding their obligations. In this respect the expenditures of the Board of Education will be under the supervision of the Board of Estimate. An amendment of this character would give the city absolute power over all its departments, as well as the power to regulate the duties, qualifications and compensation of all city employees; likewise the privilege of preparing and confirming any charter under which it is proposed to be governed. By such an amendment the entire responsibility for city expenditures and administration will be placed upon local bodies, thus facilitating any program of economy which may be desired. It would also be feasible for city authorities to work out any plan for the simplification of building inspection departments, such as is now contemplated by a special committee headed by Walter Lindner and Fire Commissioner Adamson.

Such a plan would involve eliminating from the elective ballot many of the State officers and likewise minimize the duplication of effort now apparent. Such a reorganization should also be conducive towards economy. In this connection the reform of the financial system of the State by the establishment of an executive budget should be a novel but nevertheless an efficient method of managing our State finances. This innovation would eliminate waste, extravagance and careless methods, while the substitution of serial bonds for sinking fund bonds would also be a step in advance. Considering the bonds of the State alone and not the city, the savings to the taxpayers amount to many millions of dollars over a period covering the life of the present loans. Some who have studied this subject from a

financial standpoint feel that the serial bond is at the present time a safe method for financing large municipalities, particularly where there is any question whatsoever as to credit. Whether the serial bond is better than the sinking fund bond for the purposes of the city of New York has as yet to be determined.

Amendments which directly concern judicial procedure with regard to real estate are those which recommend the establishment of a system of salaried commissioners to deal with condemnation proceedings, thereby abolishing the system of condemnation commissions which have been the source of many scandals. The excess condemnation law passed by the recent Legislature, which bestows upon the courts the prerogative of selecting their own judges to conduct these condemnation proceedings, will be made explicitly Constitutional under these amendments, so that they should have the approval of real estate interests.

With regard to the question of State taxation, many amendments have been introduced. Those which relate to a modification of the laws granting exemption from taxation will probably not be reported favorably because of the well organized opposition to them. However, there are a few amendments which are of vital significance to property owners, the principal among which are those which provide for the supervision, review and equalization of assessments; for assessment of real property by the Legislature through new tax districts established on a county basis and for review by the State authorities of the assessment of real property within and without a municipality. These amendments will give to the State Board of Tax Commissioners greater power to equalize assessments in the review of valuations. Thus taxes will become more equal and uniform throughout the State. In this respect New York City will be particularly benefited, not only with regard to the general subject of assessment, but also in equalizing the exorbitant valuations which are placed upon the land owned by the city in the various counties of the State through which the city aqueduct passes.

Since the enactment of the labor law there has been considerable complaint with regard to the rigidity of this law and the lack of discretion residing in the Industrial Board; therefore the amendment introduced by A. E. Smith which would permit the Legislature to delegate to any State board or commission the right to adapt health and welfare laws to varying conditions should rectify the present objections to the rigidity of the labor law. Such a delegation of power is not a novelty. The principle has been recognized in the case of health codes as does the general privilege proposed to allow the courts to adopt their own rules of procedure. The complexity of modern industrial conditions is such that it is impossible for the Legislature in dealing with them to have in mind the great variety of conditions and to deal with each of them adequately and fairly. This results in laws which are necessarily harsh in their application to some conditions and which affect others which they were not intended to affect. The delegation of such a power would make more effective the work of the State Industrial Commission to meet the needs of the industrial situation. It is a mere grant to the Legislature which may impose such limitations upon it as it sees fit.

There are three amendments which come under the head of City Planning, one of which relates to the limitation of the heights of buildings, another to the districting of the city into commercial, industrial and residential zones, and the third of which provides for the condemnation of unsanitary areas for park purposes. Each one of these amendments has been approved by the Advisory Council as being for the best interests of the city as well as for property owners. There are likewise a number of other amendments affecting real estate which are buried in the various committees.

Tax Assessments.

Editor of the RECORD AND GUIDE:

The United Real Estate Owners' Association, through its President, Mr. Stewart Browne, is considering carefully the warning which the Tax Department recently gave to the press, warning tax payers against employing expert intermediaries in attempting to secure reductions of assessment values. The attention of the Tax Department was recently called to the fact that while the Hoffman rule for ascertaining the value of lots, having a greater depth than one hundred feet was printed in their published advice to tax payers, there was no corresponding rule given to ascertain the value of lots having a greater or less width than twenty-five feet. The Tax Department replied that it was impossible to lay down rules for all cases. The answer seems hardly logical or satisfactory. Certainly a man would not be considered an expert navigator, if he could calculate the longitude, but not the latitude for the location of a vessel on the ocean. If there is a rule as to calculating the effect of changes of depths of lots, why should there not be some rule to calculate the effect of changes of widths of lots? May not the failure to adopt the Davies or some other rule on this subject be the cause of much discontent on the part of taxpayers? How do we know whether our debt exceeds the constitutional tax limit of our valuations of lots, with more or less width than twenty-five feet, is made by rule of thumb? The very foundation of our appraisal system needs revising—or rather we have no system, where lots are more or less than twenty-five feet wide.

J. BLEEKER MILLER,
Sec'y United R. E. O. Asso.

New Jersey Building Decision.

An important and interesting decision setting aside an ordinance governing building construction on residential streets in Jersey City, New Jersey, has been handed down by Supreme Court Justice Charles W. Parker. This decision carries a far-reaching effect in ordinance adoption, making possible a phase of building operations on such thoroughfares discouraged through the establishment of restrictive measures.

The ordinance at issue, recently passed by the Board of City Commissioners, covered the protection of property in residential streets providing that no buildings of any kind should be constructed or moved upon any land in the city so as to be in front of the whole or any part of a private dwelling situated upon such land, or in any way to cut off the frontage of same, unless a permit be obtained from the superintendent of buildings and further, that no change of premises from a residential structure to a place of business could be made before securing the necessary permission.

In declaring this ordinance invalid, Justice Parke cites the case of the City of Passaic vs. the Paterson Bill Posting Company (72 N. J. Law, 285), decided by the Court of Errors and Appeals, agreeing with the view as therein expressed that a municipality in restricting building operations in an ordinance can only restrict operations with a view to the preservation of life and health and in the interest of safety. In its decision, the court says:

"Neither safety nor health considerations are involved in the particular case at issue. I think it would be in some respects highly beneficial if a residential section could lawfully be protected by action of the city authorities under the police power tending to prevent the creation of practical—although not perhaps legal nuisances by interposing an unsightly extensor, so as to break up the building line of a handsome street. I hold that the ordinance in question is ineffective for the purpose of preventing the petitioner in the case at issue from building up the front line of property owned on either Kensington avenue or the Boulevard.

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REAL ESTATE NEWS OF THE WEEK

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

HIGH RECORD MADE.

Public Service Commission Acts on Contracts Aggregating \$8,714,911.40.

THE Public Service Commission during the week made a new high record in the amount of rapid transit business transacted, when contracts aggregating \$8,714,911.40 were acted upon. The total awards of the week totalled \$7,022,540.70, and one contract, amounting to \$1,692,370.70, is expected to be awarded during the present week. The contracts awarded included some of the most important sections of the dual system, namely, the only remaining section of the Broadway subway in Manhattan, and next to the last underground section of the Eastern Parkway subway, in Brooklyn. The complete list of all contracts awarded is as follows:

Section No. 3 of Routes Nos. 4 and 36, the Broadway subway in Manhattan. Section No. 3 extends from 38th street northerly under Broadway to Times Square, and thence northerly under Seventh avenue to 51st street. Awarded to Holbrook, Cabot & Rollins Corporation, the lowest bidders, for \$3,740,913.50.

Section No. 3 of Route No. 12, the Eastern Parkway subway in Brooklyn. This section extends from about Nostrand avenue easterly under Eastern Parkway to Buffalo avenue. Awarded to Rodgers & Hagerty, Inc., the lowest bidders, for \$2,170,652.50.

Section No. 1 of Route No. 49, the Culver elevated line in Brooklyn. Section No. 1 extends from a point near 37th street over Gravesend avenue to a point near Bay Parkway, or 22d avenue, produced. Awarded to Post & McCord, Inc., the lowest bidders, for \$877,959.

The Broadway subway and the Culver line are both for operation by the New York Municipal Railway Corporation, while the Eastern Parkway subway, which is an extension of the existing subway, is for operation by the Interborough Rapid Transit Company. The contract not awarded this week is that for the construction of Section No. 2 of Route No. 29, the southerly portion of the Nostrand avenue subway in Brooklyn, for operation by the Interborough Company. Section No. 2 extends southerly under Nostrand avenue from Church avenue to Flatbush avenue. It will be a two-track line, and is a branch of the Eastern Parkway subway.

In addition to the construction contracts the following awards were made for track materials, which will be used on about 230 miles of single track of the dual system, covering all lines not already provided for. Track rail splice bars, The Rail Joint Co., \$197,106; nut locks, Robert F. Horsey, \$735, and anti-creepers, The Creepcheck Co., \$35,174.70.

Fire Alarm Signal System.

For some time past members of the Real Estate Board have been complaining about the expensive requirements of the Labor Department in the matter of fire alarm signal systems. Under Section 83-a of the Labor Law the Industrial Board is required to specify the number and location of such signals. The specifications which the Industrial Board has issued (Bulletin No. 5) require an expensive system. This section of the law is enforced in New York City by the Fire Commissioner.

The matter was recently taken up with the Industrial Commission, through Commissioner Wiard, as explained in the following correspondence. The Commissioner holds out the hope that a regulation for a less expensive system is likely to be adopted in the near future, after public hearings. The letter follows:

A number of members of this Board have called our attention to the fact that the specifications for the interior fire alarm systems made by the Industrial Board entail what is considered to be an unnecessary expense. It is believed that a much simpler form of fire alarm

signal system would be quite as effective as the signals prescribed in Bulletin No. 5, and that some simpler form of signals should be permitted by your Commission.

We feel sure that if this fact can be established the Commission will not insist on unnecessarily expensive equipment. You will appreciate that this is a very serious matter for owners of buildings in which so many requirements of various kinds are made by various departments, and if your Commissioner can remedy the situation, it will be doing a very desirable thing, and one that it is felt should receive your consideration.

Will you kindly let me know what steps, if any, are being taken in this matter, or how it is regarded by your Commission?

In reply Richard J. Cullen, Deputy Commissioner, wrote:

Your letter of July 30th to Commissioner Louis Wiard has been referred to me for attention. I am directed by Commissioner Wiard to say that the matter of fire alarm system specifications is now under consideration with a view to formulating a less expensive set of specifications for buildings of small area and low occupancy, with a possible modification of the existing specifications for fire alarm systems in all buildings. When date is set for hearings on these rules and amendments, you will be duly notified.

New Pavements in Manhattan.

Borough President Marks announced yesterday that the following list of streets are about to be repaved during September, and he requests that residents on these thoroughfares take notice that any desired subsurface connections for gas, electricity, steam or water should be made immediately, for after the new pavement is laid no cut therein will be permitted for one year, except in case of accident. New-type signs with this warning are now being placed at the corners of the streets about to be paved.

Granite: Madison street, from Roosevelt to New Chambers streets. Sheet asphalt: 44th street, from Madison avenue to a point about 124 feet e. e. c. l.; 48th street, Broadway to Eighth avenue; 50th street, Madison avenue to a point averaging 328 feet e. e. c. l.; 66th street, Park avenue to Fifth avenue; 76th street, Lexington avenue to Park avenue; 104th street, Central Park West to Manhattan avenue, and Broadway, 47th street to Columbus Circle from curb to rail (granite between tracks).

Suburban Activity.

Realty activity in the suburbs this week was marked, and while quantities of sales may not have been up to expectations, it is pointed out that the volume of business has been more satisfying than last year. E. H. McWhorter, president of the Brentwood Realty Co., sums up the real estate market conditions as follows:

"All suburban operators are recovering from the period of depression which recently hit the local market. The outlook for an active fall season is bright. Bankers are foretelling a wave of good business. The farmers are rejoicing at bumper wheat crops. In fact, everything seems to point to a regeneration of confidence and business. Real estate in its turn ought to absorb some benefit from this stimulus."

Belle Harbor Lots Sold.

In a sale characterized by rapid-fire bidding and unusually fast selling, Joseph P. Day sold on last Saturday and Monday 697 lots at Belle Harbor, for a total of \$314,000. The sale was well attended and many of the buyers and bidders, local residents. The ocean front lots, particularly desirable, brought about \$150,000, which was said to have been three times as much as was previously offered. The prices generally were considered satisfactory, although many of the lots brought low figures when compared with previous sales.

PRIVATE REALTY SALES.

THE recent hot spell brought with it a slight reaction in the sales market and the amount of business transacted reflected the usual mid-summer conditions. The record of previous weeks, however, has been encouraging when compared with corresponding periods last year, and it is felt that even if there is to be a diminishing in the number of reported sales, this will be only temporary and consistent with the almost traditional "mid-summer quiet" that has characterized the business for many years at this particular season.

The encouraging feature of the business this week was the continued strength of the leasing branch of the market. Such a healthy condition invariably shows its effects on practically all other phases of the real estate business, since the value of a piece of property and its income producing power is largely dependent upon its rentability.

Business leases, a number of them involving big rentals and extensive space, held especial interest on account of the rather light buying and selling. Notable was the leasing of the Brooks' Brothers property at Broadway and 22nd street by a prominent firm located further south on the thoroughfare. Although it is reported that the lease reflects a depreciation in rent, the taking of this important corner by so large a concern cannot but benefit the neighborhood. A considerable portion of the 23d street section, formerly occupied by retail firms, is acquiring a new lease on life by the influx of large wholesalers.

It is generally conceded that one of the great contributing factors that have influenced the so-called "up-town movement" has been the apparent unwillingness of many of the owners to modernize their buildings. Latterly, however, as Frank Lord pointed out in a recent newspaper interview, "there is an encouraging tendency, belated though it may be, for owners to rise to the occasion and do something for the tenant." Perhaps the beneficial results of this tendency are already manifesting themselves in a revival of interest in properties of the old wholesale district.

The total number of sales reported and not recorded in Manhattan this week was 14, as against 19 last week and 18 a year ago.

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

The sales north of 59th street aggregated 8 as compared with 15 last week and 12 a year ago.

The total number of conveyances in Manhattan was 130, as against 135 last week, 28 having stated considerations totaling \$786,525. Mortgages recorded this week number 81, involving \$3,346,084, as against 65 last week, totaling \$927,120.

From the Bronx 14 sales at private contract were reported, as against 13 last week and 5 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$994,492 compared with \$708,755 last week, making a total for the year of \$45,905,076. The figures for the corresponding week last year were \$1,803,441, and the total from January 1, 1914, to August 8, 1914, was \$27,151,550.

Heights—Bronx Trade.

The Hilliard Construction Company, Irving Judis, president, sold through Charles F. Miller, representing the office of George H. Chivvis, and B. H. Weisker, the "Chesburne," a six-story elevator apartment house, at 91 Fort Washington avenue, on plot 100 x 142, at the northwest corner of 162d street. The property is fully rented and has been held at \$300,000. The buyer is Mary A. Thomson, who gave in exchange a plot of fourteen lots, 103 x 358, at the northeast corner of Fordham road and the Grand Boulevard and Concourse, which has been in the family of the seller for more than twenty-five years. On the plot is the two-story

family homestead. It is said that part of the property is to be improved with a six-story apartment house.

One-Time Cafe Boulevard to Go.

The Poughkeepsie Savings Bank has sold to the Volkian Realty Corporation, Jacob I. Berman, secretary, the one-time site of the Cafe Boulevard, fronting 65.7 feet on Second avenue and 125 feet in East 10th street, at the southeast corner of the two thoroughfares. The property was acquired in March by the seller, at foreclosure, for \$100,000. The buyers in the present deal will improve with a modern six-story elevator apartment house, work to be started early in September. The announcement that negotiations for the sale of the property were pending was published in the Record & Guide of June 12.

Big Brooklyn-Long Island City Trade.

William D. Bloodgood & Co., and John F. James & Sons, sold for the H. V. Realty Corporation thirty-one six-family flats located on Graham, Thirteenth and Fourteenth avenues. Long Island City, to Levy & Baird, who gave in part payment the modern six-story elevator apartment house known as the "Royal Castle" on the southwest corner of Gates and Clinton avenues, Brooklyn. It occupies a plot 77.6 x 125. Mr. Bloodgood is president of the H. V. Realty Corporation. The deal involved about \$550,000.

Sell "Holly Arms."

The McKeon Realty Company has sold "Holly Arms," a six-story elevator apartment house, at 402-410 West 148th street, on plot 100 x 100. The house was erected about six years ago by Emanuel Krulewitch, who sold it to "Ned" Hanlon, of baseball fame. In 1912 the Seamen's Bank for Savings acquired the property at foreclosure sale and sold it to the McKeon Realty Company in January, 1914. The property has been held at \$200,000. The buyer is Frederick Brown.

Club Buys in Long Island.

The Nassekeaque Land Company, representing residents of the North shore of Long Island, from Kings Park to Mt. Sinai, has purchased the 220-acre Dick Williamson farm about a mile east of the Stony Brook station, to be used for country club purposes, including an eighteen-hole golf course.

Incorporation for Wilson Corner.

What is considered another step in the new deal involving the Wilson corner, 63x123, at the southeast corner of Fifth avenue and 43d street, is the incorporation at Albany of the 511 Fifth Avenue Corporation by Stoddard & Mark, attorneys. The identity of the new company nor its plans could not be learned yesterday.

Manhattan—South of 59th St.

DIVISION ST.—Jacob Finkelstein & Son and S. A. Israel sold for the Moses Gardiner Estate to Walovinsky & Fialkoff, the 3-sty building, 11 Division st, on lot 25x68. The buyers will occupy with their cloak and suit business.

LIBERTY ST.—It is rumored that the Beard Building, 12 stories, at 120-122 Liberty st, has been sold. No verification could be obtained.

37TH ST.—Joseph P. Day sold for Helena W. and Susanna H. A. Faber the 4-sty dwelling 146 East 37th st, on lot 14x98.9.

39TH ST.—A. Leopold Auerbach is reported to have sold the old Auerbach candy factory 334-336 West 39th st, a 5-sty building, on plot 50x98.9.

54TH ST.—The Bowery Savings Bank sold to the Monmouth Garage Co., through Winfred Watson, of the office of Edgar A. Manning, and the Douglas Robinson, Charles S. Brown Co., the plot 50x100, 226-228 East 54th st, for improvement with a 4-sty garage.

57TH ST.—The Ess-Elf Realty Co., S. L. Frank, president, is reported to have sold 156-158 East 57th st, a 3-sty stable, on plot 50x100.5.

Manhattan—North of 59th St.

63D ST.—Douglas Robinson, Charles S. Brown Co. sold for Dr. George Draper, his 3-sty residence, 162 East 63d st, on lot 16x101.11.

120TH ST.—F. R. Wood-W. H. Dolson Co. and Clement H. Smith sold for David Neyvins, 232 West 120th st, a 5-sty flat, on lot 25x100. The buyer gave in part payment the plot 43x100, on the west side of Bathgate av, 175 ft south of Tremont av.

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141ST ST.—Julia Picken sold the 4-sty residence 455 West 141st st, on lot 18x99.11, to Professor Frederick A. Goetze, of Columbia University, who gave in part payment a dwelling in East 225th st, near Bronxwood av, Bronx.

AMSTERDAM AV.—John T. Wall sold for Mrs. Rosalie Hesslein 84 Amsterdam av, a 5-sty tenement, on lot 25x100, to William H. Gentzlinger.

BRADHURST AV.—Ennis & Sinnott have purchased from C. V. B. Burrell, through Taylor, Sherman & Mock, 25 Bradhurst av, a 5-sty flat on plot 40x55xirreg.

PRESCOTT AV.—Frank Volz has sold for Sarah M. Schotts the plot 25x136 on Prescott av, 110 ft north of Bolton rd, to Mrs. J. C. Curtiss.

Bronx.

FOX ST.—Alexander Selkin and David Mintz have sold for the Mack Construction Co. 646 Fox st, a 5-sty apartment, on plot 40x100. The buyer, Sophie V. Chalmers, gave in part payment the plot 60x72x irreg. in the south side of 169th st, 143 ft. west of Fox st, and also a plot in the west side of Kelly st, 87 ft. north of 167th st, 27x70x irreg. The deal aggregated about \$60,000.

LYMAN PL.—The E. A. Polak Brokerage Co. has sold for the Rex Realty Co. 1351 Lyman pl, a 5-sty flat, on plot 50x100, to Lowenfeld & Prager, who gave in part payment the southwest corner of Cropsey and 22d avs, Brooklyn, a vacant plot 40x100.

135TH ST.—Peter Costa has sold to E. Inselman 291 East 135th st, a 4-sty flat, on lot 25x100.

197TH ST.—J. P. Finneran and P. J. Ryan sold for the Livingston estate of Philadelphia the southwest corner of 197th st and Grand Boulevard and Concourse to John Carr. The property was held at \$20,000.

BAILEY AV.—S. Ullman sold for A. M. Jones 3061 Bailey av, a 5-sty apartment house, on plot 50x126.

COURTLANDT AV.—Anna Brandt is reported to have sold the 6-sty flat at the southeast corner of Courtlandt av and 163d st, on plot 55.9x90.5.

DALY AV.—E. A. Polak Brokerage Co. sold to W. T. Jones, the 4-sty flat, 1985 Daly av, on plot 31x80.

DALY AV.—Peter Costa has sold to Nellie Sullivan 2064 and 2068 Daly av, two 5-sty flats, on plot 75x91x irreg., adjoining the northeast corner of 179th st.

DAVIDSON AV.—John J. Bell has resold to the Atia Realty Co., Isaac Reiss, president, the southeast corner of Davidson av and 181st st, a plot 87.4x94.8x irreg., partly improved with a 1-sty building.

SOUTHERN BOULEVARD.—S. Ullman sold for A. M. Jones, 1503 Southern Boulevard, a 5-sty apartment house, with stores, on plot 37.6x100.

WASHINGTON AV.—Lazarus Levy bought from the Marvin Realty Co. the taxpayer at the southwest corner of Washington av and 166th st, on plot 52x93.

Brooklyn.

HANCOCK ST.—John E. Henry, Jr., sold for Mrs. S. S. Whitehouse the 3-sty dwelling 143 Hancock st to H. D. Haverstick.

3D ST.—McInerney-Klinck Realty Co. sold for Mary McGirr the 1-fam. dwelling 505 3d st, on lot 17x100.

12TH AV, ETC.—Mathews Building Co. sold the 6-fam. house 337 12th av to Susie Henry and the 3-fam. house 389 11th av to Frank Bartel.

4TH AV.—Tutino & Cerny sold for Anthony Huber the plot 40x100 at the northwest corner of 4th av and 61st st to a builder, who will erect a 16-fam. house.

12TH AV.—I. Salzbarg sold for the N. S. Realty Co. the two new 4-sty apartment houses, on plot 60x100, on the northeasterly side of 12th av and 43d st, to the Fort Green Realty Co., which gave in part payment seven lots on Jamaica av and Cleveland st.

Queens.

ASTORIA.—E. H. Stanton and Amelia P. Stanton have sold to Crane B. Cox, of Manhattan, a plot having a frontage of about 600 ft in Camelia st, with frontages in Lincoln st and Van Alst av.

BAYSIDE.—The Hessels-Dasiel Co., of Bay-side, sold to George Sheffield the block front on the north side of Warburton av, between 1st and 2d sts. Mr. Sheffield will build 3 semi-bungalows.

CORONA.—The Queens County Savings Bank of Flushing has sold to John Maschietto the plot 100x120 on the east side of Fairview av, 40 ft south of Lawn av.

FLUSHING.—M. S. Adler has sold to John C. Conrad, through the Runge Agency of Flushing, a plot, 80x100, on the southeast corner of 21st st and Mitchell av.

FLUSHING.—Samuel Galper, of Salem, Mass., has purchased from Joseph Friedman, the plot, 40x95, in the west side of Elm st, 150 ft north of Utopia av.

FLUSHING.—Herman Rosenbaum, of Brooklyn, purchased from the Mutual Land Co. the plot, 100x132, in the east side of 20th st, 800 ft. south of Franconia av; also the plot, 100x130, in the west side of 24th st, 150 ft. north of Oak st.

LONG ISLAND CITY.—Justice Francis K. Pendleton has sold the plot at the southeast corner of 13th and Vandeventer avs, to Daniel J. Labey, the Bronx builder, for improvement.

ROSEDALE.—New York Suburban Land Co. sold 20x100, on Boulevard, to Miss Catherine Boyce, and 20x100 on Park av to William Deacon.

Richmond.

CASTLETON CORNERS.—J. Sterling Drake has sold for Mrs. Agathe Brehme to Joseph Rovegno the fine old place on Manor rd, consisting of 5 acres of park-like land, a big house and barn, etc. This place was for 20 years the home of the late Gustave Brehme, chef of the Drug and Chemical Club.

FIFTH WARD.—P. G. Ullman, Jr., sold for Mrs. Lyons her house, with 8 lots, at Prince's Bay.

GREAT KILLS.—Cornelius G. Koff has sold at Hillcrest Park lots 16 and 17, in Ocean View pl, a plot 40x90. The purchaser contemplates the erection of a summer bungalow.

Nearby Cities.

NEWARK, N. J.—Feist & Feist sold to the Arcand Realty Co. the dwelling 309 South 21st st, on plot 125x100.

NEWARK, N. J.—Feist & Feist sold for E. H. Harrison & Bro. the 2-sty factory 605-613 3d st to S. Schien & Sons, of London, England, for their first American factory.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Duncan MacKinnon the 2-fam. house 163 Woodside av to Mrs. Alice B. Weisman, who gave in part payment the dwelling 205 Mt. Prospect av; also sold for the same owner 167 Woodside av to Lena and Catherine Keller, who gave in part payment 123 North 16th st, a dwelling.

Rural and Suburban.

BASKING RIDGE, N. J.—Charles H. Ingersoll has purchased 80 acres in the Van Dorn's Mills section of Basking Ridge, N. J., comprising the Van Dorn and Swain properties, on which he expects to build a residence and private park.

BLAUVELT, N. Y.—Walter Stevens has obtained an option to purchase the 98-acre farm of the late Dr. F. H. Flagg.

BRONXVILLE.—Fish & Marvin sold for the Lawrence Park Realty Co. a property at the corner of Tanglewyde and Summit avs to George Percy, who will build a residence.

BROOKVILLE, L. I.—Cocks & Willets have sold to J. J. Watson, Jr., of Brookville, L. I., a part of the Waldron farm, which adjoins his present holdings in that locality.

BROOKVILLE, L. I.—E. S. Willard & Co. have sold 9 acres to William H. Vanderpool, adjoining property which he bought last year through the same brokers.

ELIZABETH, N. J.—The Galena-Signal Oil Co. has purchased the property of the Atlantic Reduction Co. in the west side of South Front st, adjoining the right-of-way of the Baltimore & Ohio Railroad. Burton Thompson & Co. were the brokers, and it is the third purchase made, through the same brokers, in that section during the last two months by the Galena-Signal Oil Co.

GARWOOD, N. J.—New York Suburban Land Co. sold 50x100 on Spruce av to A. Thomas and 20x100 on Hazel av to S. D. Gill.

GREAT NECK, L. I.—Frank Crowell sold for James E. Baker his residence and grounds on the Estates of Great Neck to H. H. Frazee for a reported price of \$25,000.

GREENWICH, CONN.—The estate of Adelaide L. Butler has sold through William S. Meany its 55-acre farm, with a homestead and 5 cottages, to a syndicate for development.

GREENWICH, CONN.—Burton Thompson & Co. sold for Augustus S. Houghton to Colby M. Chester his 3-acre estate in Rock Ridge, which has been held at \$45,000.

LAKEVILLE, CONN.—The Batson Farm Agency has sold the Meade farm of 250 acres, held at \$20,000, to F. Riggs of New York for an industrial school for boys.

MONTCLAIR, N. J.—Wilfred J. Funk, vice-president of the Funk & Wagnalls Co., purchased from Mrs. Catherine Harrison the new house on the west side of Erwin Park rd. The property has been held at \$20,000. The brokers were J. M. Crawley & Bros.

LEASES.**Leases Seven Lofts.**

Frederick Fox & Co. have leased for the Mutual Profit Coupon Corporation, David Schulte, president, who recently leased the Mark Cross Building at 210 Fifth avenue, through to 1132 Broadway, the 4th, 5th, 6th, 7th, 8th, 9th and 10th lofts and pent house in this building for a long term to a client who will alter the upper portion of the building, which is now composed of small apartments, into a loft building. The lofts, salesrooms and offices will be offered for rent for mercantile purposes. Frederick Fox & Co. have been appointed agents of the building by the new lessees. The Mutual Profit Coupon Corporation will occupy the store, basement, 1st, 2nd and 3rd lofts.

Brooks Brothers Place Leased.

Campbell, Metzger & Jacobson, importers and manufacturers of art needlework, fancy linens and novelties, have leased, through L. Tanenbaum, Strauss & Company, from Brooks Brothers, the entire five-story building, at 932-938 Broadway, at the southeast corner of 22d street. The latter firm is vacating

the property and moving into the new building at Madison avenue and 44th street. Campbell, Metzger & Jacobson, who have been for many years at 446-450 Broadway, and 832-834 Broadway, will take possession of their new home about December 1.

Big Printers' Leases.

The Brett & Goode Company has leased the 13th, 12th and 9th floors in the new Kern Building, 344-348 West 38th street, to H. Schedler Engraving Company, H. C. Jones Engraving Company and Oswald Publishing Company. The leases are for long terms at rentals aggregating approximately \$200,000. The Oswald Publishing Company was located for many years in the Lupton Publishing Company's building at 27 City Hall place, now taken over by the City for the proposed Court House.

New Equitable Lease.

Charles F. Noyes Company has leased to the Fidelity & Deposit Company of Maryland, for the last nine years at 2 Rector street, the Pine street wing of the 19th floor of the new Equitable Building. The lease is for ten years at an aggregate rental of about \$125,000, and was negotiated by Joseph A. Flynn, vice president of the leasing company.

May Lease Hotel from Plans.

Negotiations are reported to be well advanced for the leasing of the proposed twelve-story apartment hotel at 328-330 West End avenue, plans for which have been filed by Mrs. Lillian M. Soresi. The prospective lessee is said to be the Hotel Willard Company, which conducts the Lucerne and the Willard Hotels.

Leases Gas Company Building.

James J. Riordan leased for twenty-one years, from the Consolidated Gas Company, through Joseph P. Day and James R. Stryker, the three-story building, 438-454 West 18th street, on plot 225 x 92. The structure will be remodeled for heavy manufacturing purposes.

\$12,000 a Year for Store.

Rice & Hill leased for Walter J. Salmon the most northerly store in the Bristol Building at 500 Fifth avenue, at an annual rental of about \$12,000, to the Gotham Silk Hosiery Company, now located at 27 West 34th street. The lessee will retain the 34th street store.

Dwelling Leased for Trade.

William B. May & Company leased, for ten years, for Walter J. Jennings of the Standard Oil Company, his one-time residence, 43 West 56th street, a five-story structure, to S. Gensberg, Inc., ladies' tailor, for ten years, at 68 West 45th street.

Manhattan.

WRIGHT BARCLAY, INC., leased the 1st floor in 461 4th av to Paul Gerli & Co., silks, of 118 East 28th st.

BARNETT & CO. leased for the Moller estate, the dwelling, 45 West 128th st, to Louis Brown.

BARNETT & CO. leased the dwelling 162 West 136th st to N. Duryea.

DANIEL BIRDSALL & CO. have rented the store at 80-82 Greene st to the Grand Corrugated Paper Co. for temporary occupancy, a loft in 89 Grand st, to Mintz & Hollub; space in 565-7 Broadway to Scheff Bros.; lofts in 201 Wooster st to Thomas S. Taranto for Spear & Co.; in 368 Canal st to Samuel Braverman; also in 64 Grand st to Krauss & Rosenblatt, Morris Lefkoff and the Leatherwear Co. of America.

CROSS & BROWN CO. and Daniel Birdsall & Co., have rented for the Interstate Land Holding Co. 12,000 sq. ft. on the 4th loft of 524-8 Broadway to Herman Bragstone, boys' waists.

JAMES A. DOWD leased dwellings for Meyer D. Rothchild at 676 West End av; for the estate of Joseph M. Lichtenauer; 148 and 160 West 79th st; for Mrs. Annie F. Smith 72 West 47th st; and for G. & J. Cobban 136 West 53d st; also leased the store and 1st loft in 31 West 46th st for Francis Casey.

DUFF & CONGER have leased for William G. Alger to Isidore Streiffer the corner store in 1273 Madison av; also for Charles Gulden to William Dessar an apartment in 1142 Madison av.

THE DUPARQUET, HUOT & MONEUSE CO., manufacturers of ranges and cooking apparatus, for many years in Wooster st, is re-

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SHAW & CO. leased for Carl Fischer, the 4-sty dwelling, 202 Lenox av to Lena Weinstein and Rose Sapiro.

SHAW & CO. leased for Sarah M. Chapman the 3-sty dwelling, 253 West 134th st, to Ruth Mason.

SHAW & CO. have leased for the estate of Naomi M. Andrews the 3-sty dwelling 25 West 127th st to Frederick K. Etzold.

SLAWSON & HOEBS have rented for E. S. White the 4 1/2-sty dwelling 673 West End av to Mrs. E. S. Marquiesty.

LEWIS STERN and others leased to Walker and Heisler, for 7 years from February 1, 1916, at \$16,000 a year, the store and basement at 28 and 30 West 23d st, through to 9-19 West 22d st.

L. TANENBAUM, STRAUSS & CO. rented the 4-sty building 508 6th av, adjoining new Bijou Building, to the First American Natural Fern Co., artificial flowers and plants.

WM. A. WHITE & SONS have rented apartments consisting of the 2d, 3d, 4th and 5th floors of 19 East 32d st to Crawford Livingston; also at 206 West 52d st to George L. Donnellan and in conjunction with Frederick Zittel & Sons, the store at 114 Nassau st to Kaiser & Co., cravats.

WM. A. WHITE & SONS have rented, through Spear & Co., the 4th loft at 186-188 Wooster st to Zillenbergs & Son; also office space in 100 Hudson st to the Standard Grocery Co; in 10-12 Old Slip to the Standard Purchasing Co., of 16 Exchange pl, and in conjunction with C. E. Hartshorne, the basement of the Franklin-Hudson Building at the southeast corner of Franklin and Hudson sts, to Turner, Halsey & Co., of 62 Leonard st.

WORTHINGTON WHITEHOUSE, JR., leased the 3d loft in 557 5th av to the Liberty Shop, of Paris, London and New Orleans.

F. R. WOOD-W. H. DOLSON CO. has leased for the estate of Annie M. Ballard, 61 West 83d st, a 4-sty dwelling, to John Everhard.

F. R. WOOD-W. H. DOLSON CO. leased apartments to L. Kroll, in 1 West 92d st; to Mrs. Gertrude Friedman, 817 West End av; Mrs. Emma H. Brinkley, 209 West 97th st; Mrs. Eleanor Brown, 817 West End av; Edwin D. Webb, 622 West 113th st; Drs. Herbert C. Chase and J. M. Smith in 171 West 71st st; Helmuth M. Kieswetter, 817 West End av; Dr. Franklin Burke, 229 West 97th st; Mrs. Eliza R. St. John, 47 Claremont av; Ferdinand J. Ficker, 609 West 114th st; Mrs. Martha Robinson, 561 West 143d st; Robert S. Pollack and Charles Christy, 601 West 151st st; Jacob Strauss and Max Fox, 540 West 143d st; Mrs. Margaret Turner, 600 West 144th st, and to Dr. Marcus B. Dancyger, 601 West 151st st.

Bronx.

S. SEGALL leased for H. & M. Rosenwasser to Jaffe & Schlechter, for 5 years at an aggregate rental of about \$150,000, the seven 4-sty buildings occupying the triangular block bounded by Boston rd, Jackson av and Home st.

Brooklyn.

CHARLES E. RICKERSON leased the 3-sty dwelling 121 7th av to James Kelly; also the 2-sty stable 530 Bergen st to William Haerberle.

Queens.

LEWIS H. MAY CO., Rockaway Park Office, Inc., has leased cottages at Belle Harbor for John P. Hansen on Essex av to H. N. Wessell; for Charlotte Hall on Orienta av to P. Brennan; for George Balzer on Suffolk av to Mrs. I. Hudson; for Mary E. Smith on Suffolk av to Joseph Levine.

Suburban.

FREDERICK P. COLLINS leased dwellings to Mrs. E. M. Whittlesey, of Trenton, on Westville av, for Henry C. Steinhoff; in North Caldwell to Harry E. Flewellin, of Brooklyn; in Essex Fells to Edward B. Smith, of New York, and on Brookside av to Frederick Bunzick.

FRANK CROWELL leased Walter S. Reed's residence at Kensington, Great Neck, L. I., to G. Arthur Schieren, of Manhattan, for 18 months; also A. Hagstedt's residence in the Estates of Great Neck, Great Neck, L. I., to S. R. Taylor, of Manhattan, for 30 months.

FISH & MARVIN have rented for the Residence Co. of Lawrence Park "Wayside Cottage" on Pondfield rd, Bronxville, to E. J. Drummond, member of the New York Stock Exchange.

PAYSON McL. MERRILL CO., and Jeremiah Robbins have leased for Mrs. Z. J. Van Loan her property in Argyle Park, Babylon, L. I., to Mrs. M. R. Runyon.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

George W. Allen.—Mar. 31, 1909—24TH ST., 415 W—722-29, 3-sty bldg., 25x98.9, \$14,000.

21ST ST, 353 W—745-8, 3-sty bldg., 21x98.9, \$14,000.

Mary Cottek.—Oct. 10, 1913—115TH ST, 56 E—1620-50, 5-sty bldg., 27x110.11, \$19,000.

Peter A. Fernandez.—Sept. 3, 1914—2D AV, 794—1335-4, 4-sty tnt., 20x80.6, \$15,750.

43D ST, 346 E—1335-35, 4-sty tnt., 16.8x100.5, \$8,000.

Sophie Hirsch.—Oct. 21, 1914—76TH ST, 161 W—1148-9, 4-sty dw., 19x102.2, \$26,000.

Theodore Langebahn.—Apr. 27, 1914—134TH ST, 1 E—1759-1, 5-sty tnt., 24.11x75, \$30,000.

Anna Moore.—July 17, 1913—36TH ST, 38 E—865-41, 4-sty dw., 25x98.9, \$97,000.

David R. Morison.—Oct. 29, 1914—GREENWICH ST, 318—139-49, 5-sty bldg., 25x60, \$21,000.

Siebrand Neuenhaus.—Feb. 28, 1914—9TH ST, 205-209 E—465-35, two 4-sty tnts., 34.11x15.3x81.5x irreg., \$33,000.

8TH AV, 412—780-75, 5-sty bldg., 25x100.9, \$54,500.

3D AV, 1234-1238—1406-37, two 5-sty flats, 60x100, \$90,000.

126TH ST, 18 E—1750-65, 3-sty dw., 18.9x99.11, \$12,000.

Louis Oliva.—Aug. 15, 1914—ELIZABETH ST, 230—507-3, 5-sty tnt., 20x91, \$18,000.

BAXTER ST, 4—160-46, 5-sty tnt., 26x54, \$30,000.

Thomas A. Rajsbeck.—Dec. 14, 1914—40TH ST, 263 W—1012-7, 5-sty bldg., 25x98.9, \$39,000.

Louis Rauch.—Nov. 16, 1907—71ST ST, 326 E—1445-37, 5-sty tnt., 25x100.4, \$17,000.

107TH ST, 70 W—1642-60 1/2, 5-sty tnt., 25x100.11, \$19,500.

103D ST, 9 W—1839-25 1/2, 5-sty apt., 18x100.11, \$24,000.

William T. Sabine.—Aug. 11, 1913—MADISON AV, 960—1390-17, 4-sty dw., 25x95, 1/3 interest, \$19,500.

6TH AV, 618—838-2, 4-sty bldg., 20.7x60, 1/3 interest, \$21,000.

Benjamin F. Spink.—Mar. 20, 1914—6TH AV, 252—818-2, 4-sty bldg., 20.2x65, \$60,000.

72D ST, 156 W—1143-55 1/2, 4-sty dw., 20x102.2, \$70,000.

Rosa H. Susswein.—Jan. 16, 1914—15TH ST, 230 E—896-34, 4-sty dw., 25x103.3, \$30,000.

56TH ST, 213 E—1330-9, 5-sty tnt., 25x100, \$23,500.

BROOME ST, 368-370—479-40, 6-sty factory, 51.1x118.1x irreg., \$110,000.

MOTT ST, 180—479-1, 6-sty warehouse, 41x94, \$58,000.

MOTT ST, 184—479-3, 6-sty tnt., 47x92.8x irreg., \$90,000.

MOTT ST, 194—479-5, 6-sty tnt., 31.11x93.3x irreg., \$85,000.

MOTT ST, 197-199—481-27-26, 6-sty factory, 50x100, \$59,000.

MULBERRY ST, 196-204—480-9, old factory, 121x100.4x irreg., \$133,500.

22D ST, 24 E—850-60, 8-sty loft, 25x98.9, \$110,000.

KENMARE ST, N E C MULBERRY—480-8, gore, 11.2x78.2x78.10, \$4,000.

OBITUARY

CHARLES DUFFY, aged eighty-three, for forty-seven years president of the Mutual Building & Loan Association in Newark, N. J., died on Monday at his home in Wickliffe st, that city. He was born in Ireland and came to this country when a year old. He leaves two daughters and a son.

JOHN D. HENNESSY, a real estate agent, of Edgemere, L. I., died on Sunday, aged forty-eight, in the Roosevelt Hospital.

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150TH ST, 470 W, ss, 165 e Ams av, 17x99.11, 2-sty & b fr dwg; Warwick Savgs Bank—Blosben Corpn et al; Cary & Carroll (A), 59 Wall; Horace E Deming (R); due, \$7,737.50; T&c, \$154.24; Joseph P Day.

150TH ST, 472 W, ss, 148 e Ams av, 17x99.11, 2-sty & b fr dwg; Edwin J Appleton—Blosben Corpn et al; Cary & Carroll (A), 59 Wall; Horace E Deming (R); due, \$6,633.45; T&c, \$141.64; Joseph P Day.

150TH ST, 474 W, ss, 131 e Ams av, 17x99.11, 2-sty & b fr dwg; Mary O Maxwell—Blosben Corpn et al; Cary & Carroll (A), 59 Wall; Horace E Deming (R); due, \$6,646.33; T&c, \$141.64; Joseph P Day.

150TH ST, 476 W, ss, 114 e Ams av, 17x99.11, 2-sty & b fr dwg Rose Joseph—Blosben Corpn et al; Cary & Carroll (A), 59 Wall; Horace E Deming (R); due, \$6,109.87; T&c, \$141.64; Joseph P Day.

150TH ST, 478 W, ss, 97 e Ams av, 17x99.11, 2-sty & b fr dwg; Jno P C Alden—Blosben Corpn et al; Action 1; Cary & Carroll (A), 59 Wall; Horace E Deming (R); due, \$6,079.61 T&c, \$141.64; Joseph P Day.

150TH ST, 480 W, ss, 80 e Ams av, 17x99.11, 2-sty & b fr dwg; same—same; Action 2; Cary & Carroll (A), 59 Wall; Horace E Deming (R); due, \$6,079.68 T&c, \$141.64; Joseph P Day.

3D AV, 1697, es, 25.8 n 95th, 26x100, 5-sty bk tnt & str; Farmers' Loan & Trust Co—Wolf Somerstein et al; Geller, Rolston & Horan (A), 22 Exch pl; Powell Crichton (R); due, \$25,518.19; T&c, \$276.72; Samuel Goldsticker.

7TH AV, 307-9, es, 78.1 s 28th, runs e76.4xn6.11 xe27xs55.2xw26.7xn8xw76.11xn41.5 to beg, 2-5-sty stn tnts & str; 2-4-sty bk rear tnts; Chas N Lee, exr—28th St & 7th Av Realty Co et al; Wm C Orr (A), 51 Chambers; Henry C Quinby (R); due, \$63,670.28; T&c, \$852.56; Herbert A Sherman.

AUG. 13.
WOOSTER ST, 179 to 183, ws, 100 s Bleeker, 74.8x100x74.6x100, 7-sty bk loft & str bldg; Bklyn Savgs Bank—Newstate Co et al; Schenck & Punnett (A), 84 William; Wilbur Larremore (R); due, \$140,649.49; T&c, \$2,351.00; Henry Brady.

WEST BROADWAY, 533, es, 100 n Bleeker, 25 x100, 6-sty bk loft & str bldg; Franklin Trust Co—Lillie S Beall et al; McKeen, Brewster & Morgan (A), 20 Exch pl; Chas S Foote (R); due, \$47,329.00; T&c, \$26.20; Joseph P Day.

AUG. 14.
No Legal Sales advertised for this day.

AUG. 16.
PRINCE ST, 159, ns, 75 w West Bway, 25x95, 5-sty bk tnt & str; Marx Ottinger et al—Strum-Nadel Co et al; Kurzman, Frankenhaimer & Gutman (A), 25 Broad; Samson Lachman (R); due, \$26,045.92; T&c, \$12.93; M Morgenthau, Jr, Co.

171ST ST, 563 W, ns, 150 e St Nicholas av, 25x95, 2-sty fr tnt & str; Edw F Cole—Jno F Barry et al; Action 1; Wm F Wode (A), 156 Bway; Jas A Foley (R); due, \$8,227.04; T&c, \$276; Henry Brady.

171ST ST, 565 W, ns, 125 e St Nicholas av, 25x95, 3-sty fr tnt; same—same; Action 2; same (A); same (R); due, \$9,597.50; T&c, \$300. Henry Brady.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

AUG. 7 & 9.
No Legal Sales advertised for these days.

AUG. 10.
ELSMERE PL, 772, ss, 95 e Prospect av, 42.4x48.10, 2-sty fr dwg; Nathan Himowich—Cleophas V Moore et al; Murray M Himowich (A), 233 Bway; Warren Leslie (R); due, \$1,800.57; T&c, \$260.00; Joseph P Day.

149TH ST, 734 E, sws, 125 se Jackson av, 30x80, 2-sty fr tnt; LOT 107, on map attached to report of referee in an action between Dolores Casanova de Villaverde et al—Pedro C Casanova et al; Sheriff's sale of all right, title, &c, which New Arcadian Real Estate Co had on Apr 24, 1915, or since; Isidore Niner (A), 160 Bway; Jas F O'Brien, sheriff; Anthony V Cagliano.

WEBSTER AV, 2508, es, 240.11 se Fordham rd, 50.2x119.8x50.3x121, 2-sty fr bldg & vacant; Church of Our Lady of Mercy—Matthew J Smith et al; Amend & Amend (A), 119 Nassau; Jos R Truesdale (R); due, \$12,920.31; T&c, \$337.45; James J Donovan.

AUG. 11.
PROSPECT AV, 1095, ws, 40 n 166th, 40x100, 6-sty bk tnt & str; Wm F Johnson—Crown Operating Co et al; Arthur Knox (A), 198 Bway; J Robert Rubin (R); due, \$5,708.43; T&c, \$—; Joseph P Day.

AUG. 12.
CEDAR AV, ws, 518 n 179th, 50x112.2x—x117, vacant; Cora G Briggs—Amelia Steinmetz et al; Salter & Steinkamp (A), 140 Nassau; Jno P Dunn (R); due, \$2,864.43; T&c, \$333.66; Chas A Berrian.

AUG. 13 & 14.
No Legal Sales advertised for these days.

AUG. 16.
BROOK AV, 1508, es, 25 n 171st, 25x100.10, 4-sty bk tnt; Ignatz Mantler—Max Koenig et al; Chas Recht (A), 80 Maiden la; Matthew C Griffin (R); due, \$4,660.37; T&c, \$—; Leopold Fuld.

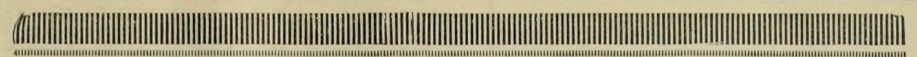
3D AV, 4439, ws, 331.6 n 181st, 50x127.11, 5-sty bk tnt & str; Cath Finnen—Valentine Constan Co et al; Elfers & Abberley (A), 277 Bway; Jacquin Frank (R); due, \$6,556.25; T&c, \$626.50; sub to pr mtg of \$37,200; Joseph P Day.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 180 Montague Street, unless otherwise stated:

AUG. 7.
No Legal Sales advertised for this day.

AUG. 9.
PARK PL, ss, 405.4 e New York av, 18.6x127.9; Bowery Savgs Bank—Josephine H Roe et al; Harry L Thompson (A), 175 Remsen; Lewis C Grover (R); James L Brumley.



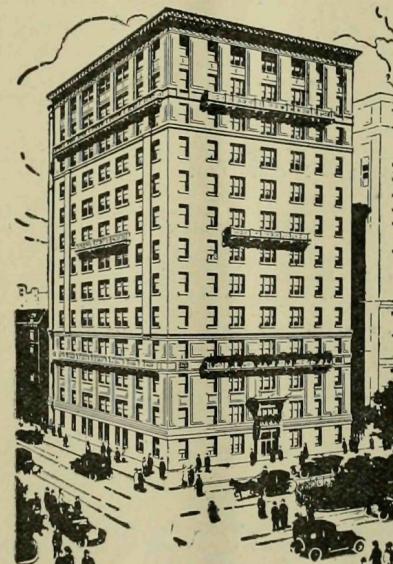
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BUILDING MANAGEMENT

TRIBULATIONS OF A MANAGER

By EUGENE S. L. MOSES, of J. Romaine Brown Co.

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

TO descant at length upon the tribulations of an agent seems at first blush a golden opportunity to relieve one's mind of all the unpleasant experiences, real and imaginary, that have been stored up there for years. It seems to me when I was asked to say a few words on this subject that here was a chance any agent would gladly welcome to unbosom himself to the public and to let everyone know what a long suffering, misunderstood individual he really is. When, however, I come to look at our business seriously, I am afraid that the plain truth makes me realize that probably our troubles are no worse than those that beset everyone in every possible business.

Business Not So Bad.

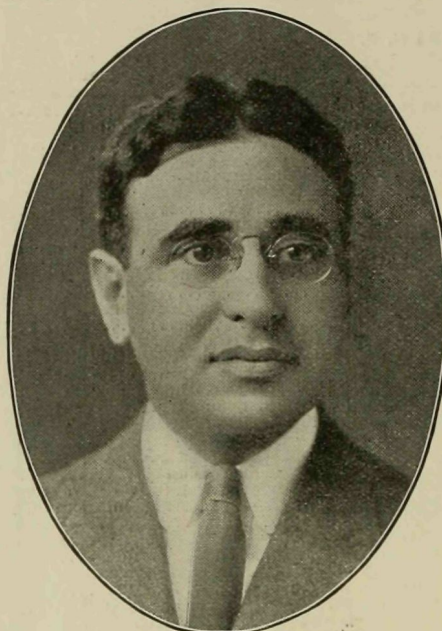
Some evenings when I come home after a day during which elevators have become balky, steam plants wouldn't make steam, tenants were deeply hurt when asked to pay their rent, and a few other similar experiences have been gone through, I think an agent's lot is a pretty miserable one. Then I may chance to hear that the hat that looked so well in the millinery shop doesn't look anything like it at home, and must go back tomorrow, and so I feel that perhaps some other fellow's job isn't a bed of roses either, and the real estate business doesn't look so bad after all.

It seems to me that what we need badly and what all of us should work toward bringing about, is a better understanding between landlord and tenant than exists today. Unfortunately for the three people most affected, the landlord, the tenant and the agent, as a general rule there exists a sort of armed truce ready to be broken at any moment by any act deemed overt by any one of the participants. The sufferer generally is the agent, whose position is almost always like the grist between the two mill stones. The tenant squeezes on his side because he can't get more from the agent, and the landlord squeezes on his because he can't get more out of his property. All this is, of course, perfectly natural and not to be wondered at, and can only be remedied by trying to make each side see the reasonableness of the other's position.

It seems to be a traditional condition for the tenant to have murder in his heart, for the landlord, whether he lives in a peat hut, in an Irish bog, or in a \$25,000 apartment on Fifth avenue and conversely the traditional attitude of the landlord is to feel as I once heard an old real estate owner say—that tenants were the worst class of people in the world.

What Is the Solution?

Now how can we change this and by doing so make our own work easier, more pleasant and more profitable both for ourselves and for the landlords who employ us? I am firmly convinced that, in the past, the tenant did not get all that he was entitled to, and that only the increasing competition has forced the pendulum to swing the other way and to get him accustomed in many instances to more than he is entitled. I feel that the landlord, and therefore his representatives, the agent, is in the same position as a retail merchant and that the tenant is his customer. Every merchant considers himself very fortunate when he has a customer who comes to him twelve times a year and pays him a substantial bill and he is glad to come to the door to welcome him with his hat in his hand, and to offer him every courtesy and consideration his establishment affords. So the customer who gets what he believes to be not only value for his money, but



EUGENE S. L. MOSES.

fair and kindly treatment, keeps on coming back month by month and an amicable and profitable business relationship is established and maintained. And so it should be between landlord and tenant. It is not a difficult thing to do, nor does it mean that the agent must waste his owner's money to bring about this result. The average human being is a reasonable and fair creature and when the feeling that there must be hostility between owner or agent, and tenant, can be dispelled, the battle is more than half won, and the agent's tribulations disappear.

Agent's Requirements.

If the agent sees to it that the tenant gets the essential things that belong to him in an apartment, that is if the building is kept scrupulously clean, if the superintendent and other employes give him courteous and prompt service, if he gets plenty of heat and hot water, it takes a rather exceptionally captious tenant to make any inordinate demands. People are apt to ask for more from a disagreeable, disobliging agent, than from one who meets them with a smile and who backs up good service with polite and agreeable manners. If we can bring ourselves to this viewpoint and get our owners to agree with it, and to encourage it, and not to view every dollar spent for the betterment of their property, and for the retention of tenants, as a drop of blood squeezed from them by a rapacious and cruel highwayman, whose sole desire is to see his victim suffer, half of our campaign of education is finished, and we can turn our attention to the tenant and make him stop and think a bit as he makes out his list of the things he must have to make life at all bearable.

Trials of the Owner.

Few tenants in New York realize what the taxpayer, particularly in these times, has to bear and how helpless he finds himself at the mercy of the hungry horde of political wolves of all parties, and especially from up the State, who look upon our city as a never failing source of money to be poured out for their benefit. Little does the tenant know or care of the various departments filled with officials whose chief form of amusement is thinking up orders of all kinds with which to harass the landlord and his agent unnecessarily. The tenant goes to the telephone, but he doesn't know of the

loss the landlord must suffer in giving him this convenience. He doesn't know that the Public Service Commission, supported by the taxpayers' money, won't establish telephone rates that will permit the biggest taxpayers to operate switchboard service in apartment houses, except at a great loss. These are things he should know, and I believe if he did, relationship toward the landlord and his agent would change.

Ignorance the Father of Trouble.

After all, ignorance is the father of most of the troubles in the world, including those of the agent, and as the agent has an easy time of it anyway he might just as well add one more task to his many sided work, and constitute himself a bureau for the dissemination of information to both landlord and tenant of all the things they both should know and so gradually do away with all his own troubles.

Fortunately for the agent, however, he will not be able to stagnate entirely even when this Utopian state of affairs comes, and there will always be some cases to keep him mentally stimulated. There will always be people, I suppose, like the tenant who came down to see his agent to tell him that his apartment was untenable because the buzzer connecting the dining room table with the kitchen was out of order and wouldn't ring, and the lady who called up the agent one day late in May, when the thermometer registered 72 degrees, and asked him to order the superintendent of a large twelve story building in which she lived to start the steam heat that had been shut down for more than ten days. On being asked why she could possibly want heat on such a day, she calmly told the agent that she expected to wash her hair that afternoon and wanted to dry it over the radiator.

I suppose I could fill up several pages of the Record and Guide with similar anecdotes, but after all, these are only incidents that a little patience and perhaps a sense of humor help us to overcome and should not be classed as tribulations. Our troubles that seem pretty real, do come when we do our best and do produce good results and then have our work go for nought by seeing the property sold or having the owner say, "Well, that building is all full now and seems to run itself, I think I'll let my bookkeeper collect the rents, and look after it myself," or when we find an owner who can never get enough even when his property produces far more than he himself anticipates, and then has not even a word of commendation for his agent. However, these cases are just as rare as are those of the unreasonable tenant, and are all part of the day's work.

It's a pretty good little old business after all—this real estate business of ours, and as to its tribulations, I for myself say—let them come, I am ready to take on as many as I can get.

—The National Civic Federation investigation into the relative division of wages as between capital and labor just issued shows that of the per capita production of \$2,420 in this country, \$1,395 represents raw material purchased. To the cost of raw material must be added taxes, rents, etc., leaving \$889 to be divided between labor and capital. The report says that of this \$590 or 66.4 per cent went to labor and \$299 or 33.6 per cent to capital.

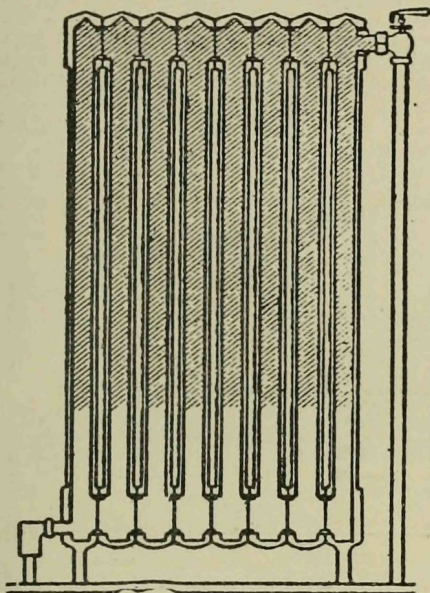
—A community with industries is entirely dependent upon transportation facilities for sustenance.

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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.

Vapor Heating.

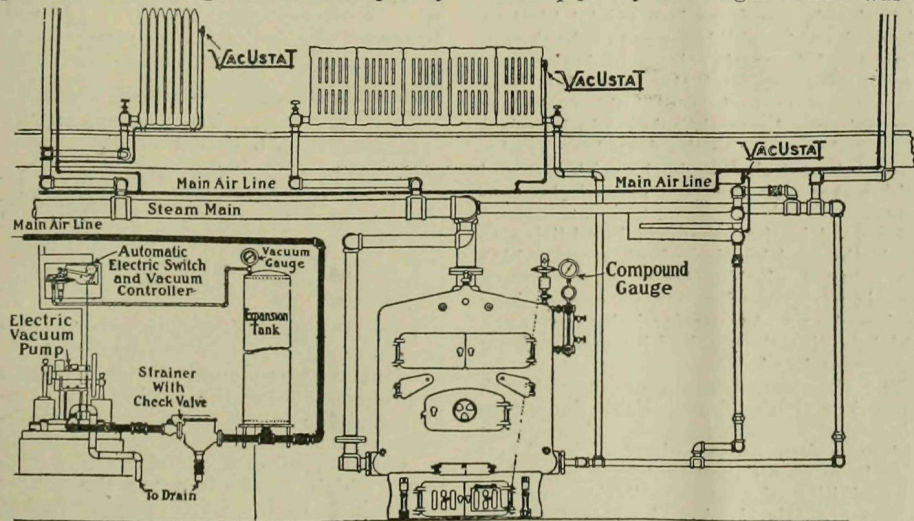
TWO systems of vapor heating are shown on this page. Both are featured by exceptional virtues not usually found in heating systems. The first is a graduated vapor heating system that is simply constructed, requires little attention and has no mechanically operating parts. Rapid circulation is given to the vapor by a special type of construction that permits a pressure so low that the maintenance cost is said to be reduced to the minimum. The manufacturers say that it has no air vents and therefore it cannot sputter or emit odors. It cannot freeze because there is no water in the pipes. The cut shown below il-



lustrates the difference in operation between an ordinary hot water system and a vapor plant.

Vacu-Vapor Heating.

VACU-VAPOR heating is a new system of air line and return line vacuum heating. The construction and function of the different appliances and their action is too complicated to be given in these columns, owing to limited space, but inquirers will be supplied with information in toto. The secret of this system is that there are many entirely new devices introduced for the first time regarding the control of vacuums in heating appliances. The whole system, in fact, is based upon patents all designed to completely

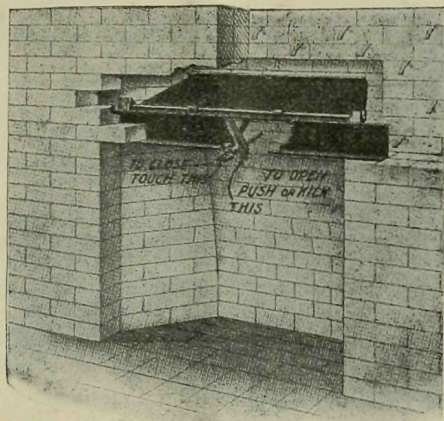


change existing principles of heating. There are three styles of heating covered by this system, all of which have proved highly satisfactory.

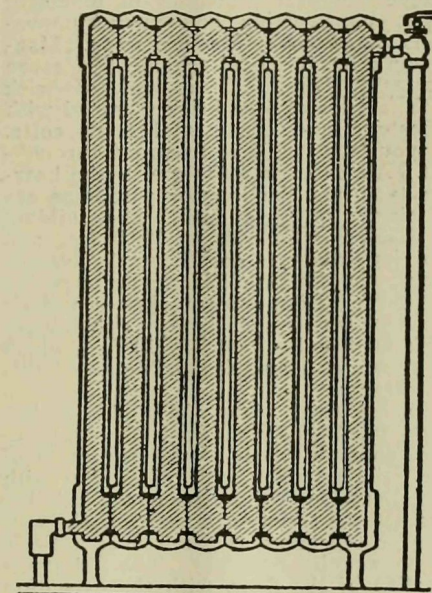
New Fireplace Damper.

BEFORE the general use of gas and electricity it was understood that a chimney was an essential part of a

house. Ever so many builders failed to realize the scientific reasons for careful



construction of the chimney and especially of the fireplace. The damper shown in the accompanying illustration controls



the fire in a most scientific manner. Explanation data in the cut shows the flue action. It also indicates the general design of the damper and its ease of installation and operation. It is made in a number of styles and sizes to suit practically every condition and our readers can obtain a list of these styles and sizes from the manufacturers.

Pipeless Gas.

A GAS and electric light company recently installed a novel advertising scheme in a front window. Two 1-inch pipes, ten feet high and two feet apart, connected on the top with elbows and cross pipe, rested upon a pedestal ten inches high. Suspended from the cross pipe by two light wires was a

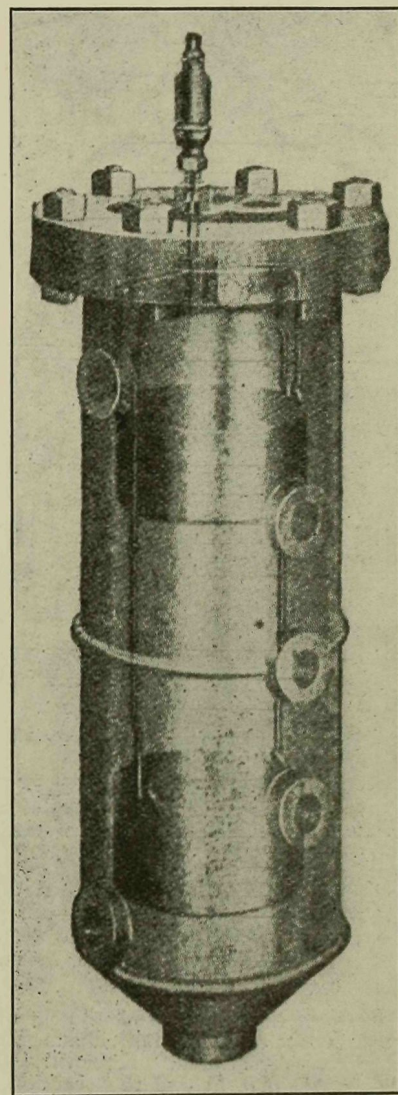
the flame. A placard in the window bore this inscription:

"A Nut For You to Crack; Not Wireless Electricity, but Pipeless Gas."

The secret of the combination was this: gas was fed into the upright pipes through a rubber tube at the bottom, invisible from the sidewalk. In the pipes, opposite the ends of the glass tubes, were holes about the size of a pinhead through which the gas escaped with sufficient force to carry it across the intervening three-inch space, into the open ends of the glass tubes; the mixture of gas and air burning from the top of the vertical nipple. The holes in the upright pipes were invisible from the sidewalk.

Alarm Water Column Without Floats.

THIS "safety-first" water column was designed to meet the requirements of a steam plant having 1000 horsepower units carrying 225 pounds pressure. With the increase in the pressures carried, many engineers have felt the need of a reliable alarm column. Floats have to be made of thin material to possess the necessary buoyancy, and as a consequence cannot resist the combined action of water, steam and high pressure. If not collapsing, they often become filled with water, although no



leak can be detected, and it is generally conceded that under the above conditions, the thin walls are permeable.

The column resembles the ordinary alarm column, and is provided with two steam connections and two water connections to facilitate the attachment to any type of boiler. The whistle is operated by two solid metal weights hung from two bronze rods. The levers balance on a knife-edged fulcrum, and one lever is connected by a yoke to the whistle valve. The whistle valve and seat are of Monel metal to avoid the possibility of corrosion.

The weights are suspended, so they counterbalance each other; the lower weight designed that while it is larger and heavier than the top one, it weighs less than the top weight when completely submerged in water.

fixture consisting of two glass tubes one inch in diameter and four inches long inserted in an ordinary metal T that had a half-inch pipe three inches long pointing upward, and from which a flame was continually fluttering. To the spectator on the sidewalk there did not appear to be any source of supply or pipe connection to furnish gas for

CURRENT BUILDING OPERATIONS

New Model Tenements Just Completed on Eleventh Avenue,
Which Provide All Modern Conveniences and Comforts

MODEL tenement house construction has progressed rapidly in the Borough of Manhattan for some years past. In the majority of instances the buildings have proved successful as investments as well as assisting in a large way in solving the city's sociological problem of housing its poor families in sanitary surroundings. The new buildings are designed with this thought uppermost and demonstrate in a broad way the possibility of better living.

These model tenements have been erected in some instances as investments from which the owners derive

building and is so constructed that the courts of both buildings amplify each other's light and air. The new structure is directly opposite De Witt Clinton Park and thus has an assurance of permanent light and air from that quarter.

William Emerson, architect, 597 Fifth avenue, designed this model tenement after long study and deep research in the design and history of this type of construction. In his plans have been included the best principles of tenement house construction and many innovations suggested by Mrs. Emerson. Manhattan's latest model tenement is seven stories in height. It is built of brick with façades of face brick trimmed with limestone and ornamental terra cotta. In construction it is fireproof throughout. All exterior walls are of the bearing type and the interior partitions are of plaster on metal lath. The building is erected on a plot 50x109.9 feet and has its frontage on Eleventh avenue, facing the Hudson River. Fully realizing the vital importance of light and air the architect has designed this building with an interior court 50x13 feet which is an unusual size for buildings of this character.

In his floor plans the architect has very successfully adapted his space to the economic needs of the occupants of the building. The entire first floor with the exception of the office of the building and a three room apartment for the janitor or caretaker, is given over entirely to community purposes. The 53d street portion of the floor, with the exception of the entrance passage, has been utilized as a model food store. This store may be entered directly from the building and also has an entrance from the street. This store is the last word in sanitary construction and equipment and is being operated for the benefit of the community.

The central portion of the first floor is equipped to be used as a day nursery. This room is 33x36 feet with large windows giving outlook onto the street and interior court. It is entered from the building and has an additional entrance from Eleventh avenue. In connection with the day nursery a locker room for children's outer clothing has been provided with separate bath and toilet rooms. The day nursery is being operated by a local society. In connection with the day nursery is a model kitchen where the older children are taught the rudiments of domestic science under competent instructors, and also a model three room apartment where still older scholars may take up domestic science in its more advanced forms. On the first floor are located tub and shower baths with hot and cold water, for the free use of the tenants.

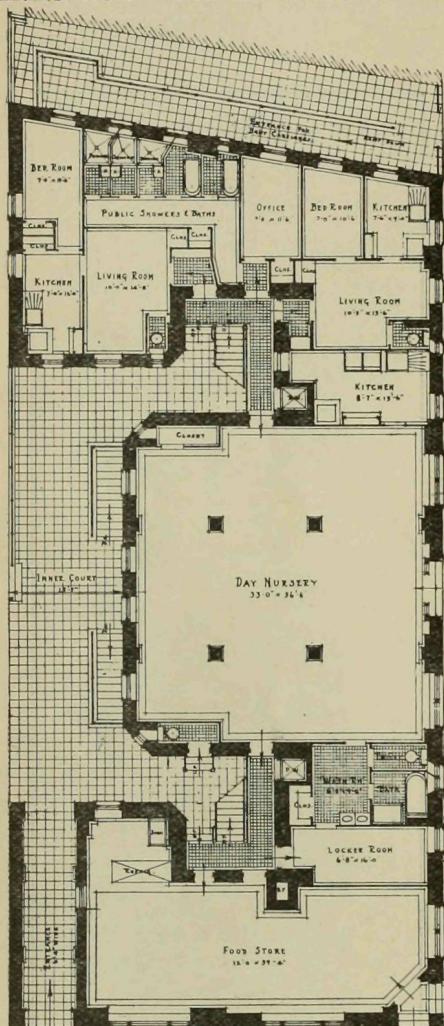
Located in the basement in addition to the boiler and heating plant, storage bins for tenants, clothes dryer, coal storage, etc., is a room of generous proportions designed as a storage for baby carriages, which is directly reached by a ramp from the street level.

The six upper floors are arranged with ten suites to the floor. Each floor contains one two-room, seven three-room and two four-room suites. The floors have been so planned that each room has a possibility of cross ventilation and the rooms are fair sized. The structure has two exterior stairways located in the angles of the courts. These are wire enclosed and have hoods of wire glass. They serve in the dual capacity of providing access to the apartments above the first floor and also as a means of escape in the event of fire or panic.

Each kitchen is equipped with combi-

nation sink and wash tray, cupboard and gas range. Halls throughout are lighted by electricity and in the apartments the illumination is by gas. Facilities for drying clothes has been provided in the basement, in the form of a steam clothes dryer which each tenant will have the privilege of using without charge for a stated number of hours each week. The northern portion of the roof has been designed as a roof garden, sun shade and playground for children and a recreation space for parents. The balance of the roof may be used when desired by tenants for open air clothes drying. This practice will be discouraged if possible,

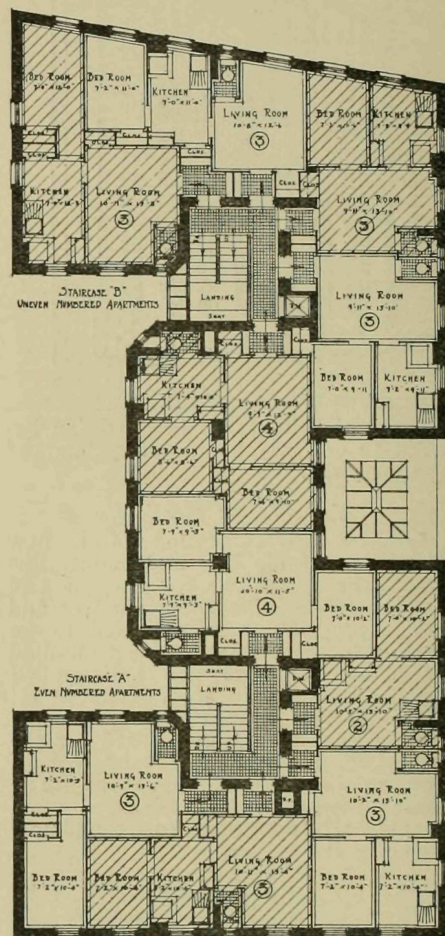
- 2 FOUR ROOM APARTMENTS
- 7 THREE ROOM APARTMENTS
- 1 TWO ROOM APARTMENT
- 10 APARTMENTS } ON EACH FLOOR
- 31 ROOMS



Wm. Emerson, Arch't.
FIRST FLOOR PLAN.

satisfactory returns, and in many cases by societies or individuals philanthropically inclined. However, the fundamental idea behind the erection of structures of this type has been a deep motive of social service and desire for improvement in the material and mental condition of those families least in a position to improve themselves. The introduction of the modern model tenement has provided hygienic and attractive housing facilities at rentals which are no greater, and in many instances less, than those obtained by unscrupulous owners for accommodations in many of those dark and dingy warrens scattered over various parts of the city.

A new structure of the model tenement type has recently been completed which from every viewpoint is justly entitled to the name of model tenement. This building has been erected at the southeast corner of Eleventh avenue and 53rd street by Mrs. William Emerson. The structure adjoins the Children's Aid Society



Wm. Emerson, Arch't.
TYPICAL FLOOR PLAN.

however, in favor of the steam dryer located in the basement. Accommodations in this building are figured at \$1 and \$1.25 a room a week, which is about the average price obtained for space in buildings of this type throughout the city.

Throughout this structure, wherever possible, the architect has provided for efficient and economical management and operation by simplifying his planning and the introduction of new methods of construction. This is particularly true of the plumbing and heating systems, which most often are the causes of trouble. Piping for these systems has been enclosed in chases which are easily accessible for repairs from all points of each floor. The building is complete in every respect and has many of the conveniences only to be found in the higher priced tenements. The recent opening of this model tenement will tend to greatly improve this neighborhood.

MEMORIAL TO GENERAL SMITH.**Highly Esteemed Building Material Dealer Honored by Directors.**

THERE are few men of the old business school who live to attain the distinction, honors and general respect which the late General George Moore Smith, the senior member of the building material firm of Candee, Smith & Howland achieved. He was a man whose word was respected, whose counsel was sought and whose friendship was a most precious thing to a host of people in this city. Stately in his bearing, a true gentleman, the very acme of honor in his business dealings, the late General had been affectionately called by some of his acquaintances the Tall Sycamore of the Building Material trade in New York.

At a meeting of the Board of Directors of his company held on July 28, the following memorial was adopted, reflecting in part, at least, the high place he held in the hearts of those with whom he had been associated in business for so long.

Upon motion, the following preamble and resolution was adopted and directed to be enrolled at length on these minutes and an engrossed copy thereof directed to be sent to his family:

The Candee, Smith & Howland Company, with sincere regret, records the loss which it, and each person associated with it, has sustained in the death on the twenty-first day of June, 1915, of our president, General George Moore Smith.

From early manhood unto the allotted four score years, he had thought and wrought for the interests of our concern; and he was so intimately connected with the beginnings of the business lives of so many of the present officers and employees as to make his career to be entwined in the very nerve and sinew of our organization.

Interested and active in the affairs of the Nation, State and community, to consider General Smith simply as a business associate is wholly inadequate. His private life was so admirable, his directness of conduct and unflinching devotion to duty so rugged, his tenderness of heart and readiness of sympathy, well known to his intimates, so true, that they were a challenge to disloyalty or lukewarmness on the part of an associate in any undertaking.

BE IT THEREFORE RESOLVED by this company, that, as a memorial, there be spread upon our minutes and an engrossed copy sent to his family, this expression of our appreciation of his character and career, and in recognition of the great debt of esteem and affection we owe him in the affairs of this company.

CANDEE, SMITH & HOWLAND COMPANY,
by Francis N. Howland, Treas.
Dated July 28, 1915.

Builders' Week At Exposition.

Important among the coming events of the year to builders is "American Builders' Week" at the Panama-Pacific International Exposition from October 18 to 23. The importance of the builder, as an individual as well as collectively, his intimate connection with all industrial and national progress, is at once manifest when we recall the fact that forty per cent. of the entire population of the United States is directly or indirectly dependent upon the building industry and its success. No one line of business has more to do with progress than the builders of homes, of cities and towns and those public utilities upon which the comfort, among the building fraternity of this great nation, has ever occurred before, health, and happiness of our people depend.

The assembling of many thousands of builders from every city and corner of the country to participate in such a celebration cannot fail to promote and foster an interchange of progressive thought upon technical and business matters or to more firmly establish good fellowship, educational and social intercourse.

Future Looks Optimistic.

The chairman of the United States Realty and Improvement Co. is optimistic regarding the future business outlook, particularly as applied to a revival in the building trades. He recently said, "Building in the East shows little activity, but there is more doing in the Middle West. Good harvests as now seem certain, may stimulate building, but at present more or less uncertainty prevails. The war and threatened international complications are responsible for prevailing dullness. Investors are cautious and are not inclined to make

large commitments into the future. Except for those concerns benefiting through war orders general business is not brisk, but we look for a satisfactory outcome. From other quarters, we are continually receiving optimistic reports, and as a matter of fact there are more than an average number of good contracts already let. The change in the war outlook, which threatens to bring the war tumult near to our own doors, may have a deterrent influence on the building trades, but there will be plenty of employment for everyone in many directions."

Unique Bungalow.

Walter H. Jackson, as architect, has prepared plans for a bungalow of the Japanese type, to be built on a plot 100x120 feet on Jackson avenue, at the point where Baldwin Harbor and Milburn Bay meet, in southern Nassau County, Long Island. A distinct feature of this dwelling will be a boathouse for the owner's motorboat, that will enable him to go to and from the boat by a stairway and door, the waters of Baldwin Harbor flowing under that part of the dwelling, the latter of which will be one of the most picturesque domiciles in the section. C. M. Van Tassel, of Baldwin Harbor, is the builder.

Building operations and waterway improvements at Baldwin Harbor are extensive at this time. Real estate brokers and lumber dealers assert that there is treble the amount of house construction here as there is at Rockville Centre, Oceanside and East Rockaway combined. Titles to Baldwin Harbor real estate are passing almost daily, and several houses recently were sold from the plans.

Asphalt for Street Surfaces.

Practically everyone recognizes that black, viscous mass used in surfacing our streets as asphalt; but how many of us know what it is, where it is produced and the processes it passes through before it is usable for our street surfaces, roofs, waterproofing our buildings, and the various other ways in which this interesting material is utilized.

Asphalt is a product of nature, and after it is refined by a secret heating and cleansing process it is the best waterproofing material known. Many chemical preparations which look like asphalt are oftentimes used for the same purposes but none have the same durability or are as efficient as a good quality of natural asphalt.

Asphalt is not a manufactured product, unless the process of refining it may be called manufacturing. Much of it comes from Trinidad Lake, located in the Island of Trinidad, a British possession in the West Indies. This lake might well be named among the natural wonders of the world. Travellers visiting Trinidad make it a point of visit as one of the interesting sights of the island. Bermudez Lake, in Venezuela, South America, also produces a crude asphalt of high quality which is widely used in the United States.

Both of these lakes are located at a considerable height above sea level. They are supposed to be the craters of volcanoes long extinct. The asphalt lake at Trinidad covers an area of about 140 acres in extent and is nearly circular in form, with a diameter of approximately one-half mile. From this lake nearly 135,000 tons of crude asphalt are removed yearly without a perceptible diminishing of the supply. As the material is removed the hole rapidly fills up again and the supply seems to be endless. The subterranean asphalt springs are constantly working and sending forth new material from the earth's interior. Test borings to locate the bottom of this lake have been repeatedly made, but without success.

In these lakes the asphalt is in constant motion. Numerous islands, varying in size, and bearing trees of considerable height, with other vegetation, dot the surface. These islands are constantly moving about, although at an almost imperceptible speed. The center of the lake is higher than it is at the edges, due to the ebullition of the soft

asphalt near the center. The raw material is dug with picks or mattocks and is transported in carts over roads built on the surface of the lake to the loading piers, from which it is shipped to the refining plants.

Natural asphalt is a black, viscous substance, containing a high percentage of natural oils. These oils supply its power of resisting the disintegrating influences of constantly changing weather conditions, and which make it so valuable as a waterproofing and paving material. When first dug from the lake it is not sticky like the refined product which we ordinarily see, on account of the large amount of water and organic matter it contains. This water and the foreign substances are eliminated in the refining process. The refining is accomplished by submitting the raw material to a heating process in which the degree of heat is carefully watched by employees thoroughly familiar with the process of asphalt refining. The apparatus used has been perfected after many years of experimentation.

Bronx Theatre Project.

J. C. Cocker, architect, 2017 Fifth avenue, has completed plans for a modern theatre building to be erected at the northwest corner of Fordham road and Morris avenue, the Bronx. The owner is H. U. Singhi. The building will be fireproof, two stories in height and will occupy a plot 60 x 148 feet. The cost of the operation is placed approximately at \$100,000.

Architect for Plant Residence.

Guy Lowell, architect, 225 Fifth avenue, has been retained to prepare the plans and specifications for the new residence to be erected by Morton F. Plant on the plot, 50 x 120 feet, recently purchased by him at the northeast corner of Fifth avenue and 86th street. No sketches have been made as yet and definite details of construction will not be available for some time.

Addition to Brooklyn Plant.

The Turner Construction Co., 11 Broadway, Manhattan, has been awarded the general contract for the construction of a reinforced concrete extension to the plant of A. Schrader's Son, Inc., located at the corner of Vanderbilt and Atlantic avenues, Brooklyn. The new building, which will be seven stories in height, will be erected on a plot 100 x 168 feet, and will adjoin the present building. Timmis & Chapman, architects and engineers, 315 Fifth avenue, Manhattan, prepared the plans for this building. Its cost is estimated at \$150,000.

W. J. Taylor Co. Obtains Contract.

A general contract was recently awarded to William J. Taylor Co., 5 East 42d street, for the erection of a nine-story fireproof hotel, on a plot 150 x 90 feet, at 3 to 9 West 67th street. This structure will be erected by the Hotel Des Artistes, Inc., Penrhyn Stanlaws, president, 33 West 67th street. The building has been planned by George Mort Pollard, architect, 127 Madison avenue, and C. J. Jeppesen, 56 West 45th street is the structural engineer. The hotel is designed principally for the accommodation of artists. Each floor will have a mezzanine from the studio to provide additional rooms. The project will represent an expenditure of about \$800,000.

Plans for New Church.

Walter Cook, architect, 3 West 29th street, has completed plans and specifications for the new church building to be erected at the southeast corner of Amsterdam avenue and 92d street for the Central Baptist Church, the Rev. Frank Goodchild, pastor. I. W. Cokefair, 10 Maiden Lane, is chairman of the building committee. The new structure will have a frontage of 78 feet on Amsterdam avenue and 115 feet on West 92d street. The building will contain accommodations for a Sunday school and parish house. The church auditorium will seat approximately 1,000 people. The cost of this operation will be in the neighborhood of \$200,000.

Vanderbilt av, 100 ft south of Park place, for O. Raguson, 4702 New Utrecht av, to cost \$8,000.

EASTERN PARKWAY.—Clarence L. Seifert, 110 West 40th st, Manhattan, has completed plans for a 6-sty brick and limestone elevator apartment house, 79x225 ft, to be erected on Eastern Parkway through to Lincoln pl, for the Taggart Bldg. Co., care G. W. Martin, 1405 Carroll st. Owners will build and take bids on subs and materials. Cost, about \$200,000.

DWELLINGS.

EAST 54TH ST.—Fannie Ratner, owner, Hunterly road and Clarkson ave, will take bids on all contracts for a residence and stable, brick, 2½-stys, on the west side of East 54th st, 220 ft north of Snyder av, to cost about \$9,000. Cohn Bros., 361 Stone av, architects.

22D ST.—Abram Bastow, 101 Park av, Manhattan, has completed plans for two 3-sty frame residences, 22x44 ft, in the east side of East 22d st, 220 ft north of Av Q, for Edna B. Bastow, 2103 Ocean Parkway. Cost, about \$4,500.

AV J.—C. B. White, 375 Fulton st, has completed plans for two 2½-sty residences, 18x39 ft, on the north side of Av J, 30 ft east of East 18th st, for Our Own Building Co., Gideon Richmond, 1553 East 14th st, owner and builder. Shingle roofing, steam heating, electric wiring, parquet floors, tile baths. Cost, about \$7,500.

CHURCH ST.—The S. O. Realty Co., 208 Pulaski st, owner, is having plans prepared by Shampan & Shampan, 772 Broadway, Brooklyn, for four residences with stores, 3-stys, 21x60 ft, at the southeast corner of Church st and Liberty av, to cost \$36,000. The owner builds.

13TH AV.—L. Koen, 27 Graham av, has completed plans for three dwellings with stores, 2-stys, brick, on the west side of 13th av, 60 ft south of 44th st, for David Lite, 690 Classon av, to cost a total of \$6,000.

53D ST.—F. W. Eisenla, 147 Remsen st, has completed plans for a 2-sty frame dwelling, 22x54 ft, on the south side of 53d st, 200 ft west of 14th av, for the C. W. P. Co., 5107 New Utrecht av, to cost \$5,000.

17TH AV.—M. W. Del Gaudio, 1910 Webster av, Bronx, has completed plans for a 3-sty brick dwelling, 22x50 ft, to be erected in the east side of 17th av, 33 ft south of 58th st, for M. T. Monahan, 1840 58th st. Owner will take bids about August 15. Cost, about \$6,000.

EAST 2D ST.—B. F. Hudson, 319 9th st, has completed plans for four 2-sty brick dwellings, 20x52 ft, to be erected in East 2d st, 200 ft south Albemarle rd, by August Wuest, 324 East 7th st, owner and builder. Cost, \$18,000 total.

20TH AV.—Gross & Kleinberger, Bible House, Manhattan, have completed plans for eight 2-sty dwellings for the Utrecht Realty Co., to be erected on the east side of 20th av, 24 ft. north of 80th st, at a total cost of \$25,000. The owner will build.

PENNSYLVANIA AV.—W. C. Winters, 106 Van Sien av, is preparing plans for a 2½-sty brick rectory, 20x40 ft., to be built on the east side of Pennsylvania av, 75 ft. north Liberty av, for St. Clements P. E. Church, Rev. J. H. Heady, rector. Cost, about \$4,000.

STABLES AND GARAGES.

11TH ST.—S. L. Behen, 161 9th av, has completed plans for a 3-sty brick garage, 50x95 ft, in the south side of 11th st, 248 ft east of 5th av, for William O. Ostheimer, premises. Cost, about \$15,000.

Queens.

DWELLINGS.

BELLE HARBOR, L. I.—W. T. Kennedy Co., 462 Boulevard, Rockaway Beach, has completed plans for a 2½-sty frame residence, 40x32 ft, at the northwest corner of Newport av and 131st st, for Mrs. Louise Galvin, Suffolk av. Cost, about \$7,000.

MASPETH, L. I.—Felix Masilkowski, 204 Greenpoint av, Brooklyn, has completed plans for a 2-sty brick residence on the east side of Clinton av, 375 ft east of Clermont av, for Jacob Drombrosky, 104 Clinton av. Cost, about \$4,500.

JAMAICA, L. I.—Phil Kaplan, 16 Court st, Brooklyn, has plans for three dwellings with stores, brick, 2-stys, 17x60 ft, for K. Cohen, 5 Globe av, to be erected at South st and Globe av, to cost \$12,000. Owner builds.

CORONA, L. I.—A. L. Marinelli, 11 East Jackson av, has completed plans for a dwelling with store, brick, 3-stys, 20x55 ft, on the west side of 47th st, 114 ft north of Jackson av, to cost \$5,000. Scalone & Co., 18 East Jackson av, owner.

MIDDLE VILLAGE, L. I.—Plans are being prepared by J. W. Weiss, 16 Court st, Brooklyn, for a 2½-sty frame dwelling, 20x50 ft, to be erected in the east side of Proctor st, 175 ft south of Metropolitan av, for Anthony Michaels, owner, Middle Village, L. I. Shingle roof, steam heat, electric wiring and parquet floors. Cost, about \$5,000.

RICHMOND HILL, L. I.—Plans have been prepared privately for the construction of twelve 2½-sty frame dwellings, 20x50 ft., to cost \$3,500 each, to be erected in Richmond Hill, L. I., exact location to be announced later. Frank R. Rowdell Const. Co., owner, Hatfield av, Richmond Hill. Owner will be ready for bids on subs and materials about Aug. 19.

Nassau.

BANKS.

MINEOLA, L. I.—The Nassau County Trust Co., this place, contemplates the erection of a \$50,000 bank building here from private plans. Hoggson Bros., 7 East 44th st, Manhattan, general contractors.

Westchester.

DWELLINGS.

NEW ROCHELLE.—F. D. Pagan, 222 Main st, has completed plans for a 2½-sty frame residence, 32x29 ft, to be built in Colonial pl, by Noonan Bros., Chauncey st, New Rochelle, owners and builders. Shingle roof, vapor heating, electric wiring. Cost, about \$6,500.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

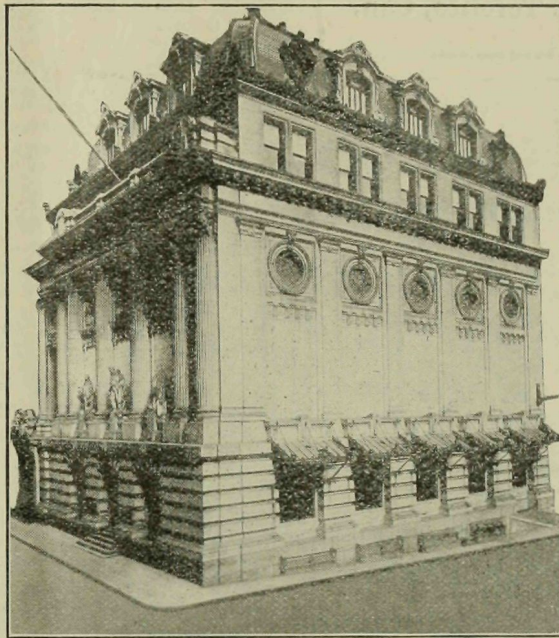
JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, N. J., is preparing plans for a 3-sty brick apartment, 50x81 ft, 13 families, location to be announced later. Louis Dorison, 115 Grant av, Jersey City, owner and builder. Cost, about \$18,000.

DWELLINGS.

ELIZABETH, N. J.—W. E. Clum, 74 Broad st, has completed plans for a 2½-sty residence, 34x44 ft, on Westfield av, for Philip Cohen, 243 Elizabeth av, owner and builder. Shingle roofing, steam heating, electric wiring. Cost, about \$6,000.

MAPLEWOOD, N. J.—William J. Fitz-

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Contemplated Construction—Continued.

Simons, 207 Market st, Newark, is preparing plans for a 2½-sty residence, 32x30 ft, at the northeast corner of Ridgewood rd and Baker st, for Warren C. Biggin, 637 High st, Newark. Bids will not be taken before Aug. 15. Shingle roofing, electric wiring, township sewage and water. Cost, about \$6,000.

MORRISTOWN, N. J.—Howard Pierson (carpets) of this place has had plans prepared by Arthur S. Pierson, Trust Co. Bldg., for a 2½-sty dwelling in Erley st, to cost about \$5,000. The owner builds.

FACTORIES AND WAREHOUSES.
WEST NEW YORK, N. J.—Edward McDermott, 582 Spring st, West Hoboken, is preparing plans for a 2-sty brick machine shop, 32x100 ft, on east side of Hudson Boulevard 32 ft. south of Sip st, to cost about \$7,000. Frank Selbach, 527 Dubois st, West Hoboken, is owner.

SCHOOLS & COLLEGES.
POTTERSVILLE, N. J.—C. P. Van Nuys, 1 West Main st, Somerville, N. J., is preparing plans for a 1-sty hollow tile and stucco school, 31x74 ft, to contain 2 class rooms, seating 40 each, at Pottersville, for the Board of Education of Bedminster township. Owners will take bids on general contract about August 15. Cost, about \$5,500.

STABLES AND GARAGES.
NEWARK, N. J.—Plans are being prepared by Frank Grad, American Natl. Bank Building, for a 1-sty brick garage, 35x103 ft., to be erected at 356 Central av. Owner's name will be announced later. Cost, about \$8,000.

STORES, OFFICES & LOFTS.
NEWARK, N. J.—Convery & James V. Thetford, Union Building, are preparing plans for alterations to the moving picture theatre, 437 Central av, into a hall and automobile show room. The Liberty Trust Co., Gottlob Kautzmann, secretary and treasurer, is owner.

THEATERS.
JERSEY CITY, N. J.—Chris H. Ziegler, 75 Montgomery st, will be ready to take bids about Aug. 15, for a moving picture theater, 1-sty, 42x100 ft, on Ocean av, near Orient av, to cost about \$12,000. The owner's name will be announced later.

Other Cities.

DWELLINGS.
CHURCHVILLE, N. Y.—Howard B. Nurse, 305 Cutler Building, Rochester, N. Y., has completed plans for a 2-sty stone dwelling, 30x50 ft., to be erected here for Judd Knapp. The owner will soon be ready for estimates on general contract. Cost, about \$15,000.

PUBLIC BUILDINGS.
BATH, N. Y.—Lewis F. Pilcher, state architect, Albany, will start plans late this year for rebuilding the barracks building here for the New York State Soldiers' & Sailors' Home, to cost about \$15,000.

STORES, OFFICES & LOFTS.
SYRACUSE, N. Y.—Charles D. Wilsey, 611 S. A. K. Building, is preparing plans for a 3-sty business block and apartments in East Fayette st, for Joseph A. Griffin, care of L. Vinney Co., 130 South Salina st. Cost, about \$50,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.
MANHATTAN.—The Lustbader Construction Co., 163 East 82d st, has received the general contract to alter the 6-sty tenement at 1250-1258 Amsterdam av, for Fanny Korn, 238 East 68th st. Sommerfeld & Steckler, 31 Union sq, architects. Cost, about \$10,000.

WEST NEW YORK, N. J.—Siro Tagliabue, 241 Spring st, Hoboken, N. J., has received the general contract to erect a 2-sty brick store and apartment, 40x48x58 ft, at the corner of Paterson Plank rd and Summit av, for Wm. Meyer, 3764 Boulevard, West Hoboken. George Willaredt, 411 23d st, architect. Cost, about \$10,000.

CHURCHES.
WEEHAWKEN, N. J.—F. H. Kukuk, 309 Harrison pl, Union Hill, N. J., has received a general contract to erect a church and parsonage, to cost about \$25,000, at Park av and Columbia Terrace, for the English Evangelical Lutheran Church of the Good Shepherd, Rev. Arthur Schmeier, 156 Edgar st, pastor. Frederick H. Klie, 1206 Hudson st, Hoboken, N. J., architect.

DWELLINGS.
MANHATTAN.—William Young Co., 414 West 41st st, has received the general contract for alterations to the residence,

88 East 86th st, for William Church Osborn, 71 Broadway. Grosvenor Atterbury, 20 West 43d st, architect. General interior changes will be made.

MANHATTAN.—Rufus H. Brown, 350 Fulton st, Brooklyn, has received the general contract to erect a brick residence on the east side of Goodridge av, 133 ft south of 250th st, for the Delafeld Estate, Inc., 27 Cedar st. Carlton Van Valkenburgh, architect. Cost, about \$10,000.

EASTHAMPTON, L. I.—Frank B. Smith, this place, has received the general contract to erect a 2½-sty terra cotta block and stucco residence and private garage on Lilly Pond rd, for Clarence Alcott, care of architect, Harrie T. Lindeberg, 2 West 47th st, Manhattan. Cost, about \$40,000.

SCARSDALE, N. Y.—J. M. Fallon, 186 Boston road, Mamaroneck, has received the general contract to erect the residence on Overhill tract for Edward F. Adrian, 2776 Morris av, Bronx, to cost \$12,000. Wm. Stanwood Phillips, 103 Park av, Manhattan, is architect.

MT. VERNON, N. Y.—Owen Tegan, 452 Union av, has received a general contract and Wm. Sargent, 3 South Third av, the mason work for a 2½-sty frame dwelling, 30x30 ft, to be erected on Oakland av, north side of tracks, for H. S. Dickson, 24 West 1st st. A. G. C. Fletcher, 103 Park av, Manhattan, architect. Cost, \$8,000.

FLUSHING, L. I.—Mystic Construction Co., 103 Park av, Manhattan, has received a general contract to erect a 2½-sty brick store and dwelling on the north side of Auburndale av, 276 ft n Broadway, for John Breden, 2894 Eighth av, Manhattan, owner. E. K. Leonard, care A. C. Nash, 345 Fifth av, Manhattan, architect. Cost, about \$5,000.

GLENDALE, L. I.—Henry Schlachter, Alpha pl and Cooper av, Ridgewood, L. I., has received a general contract to erect a 3-sty brick rectory, 22x53 ft, on the south side Myrtle av, for St. Pancras R. C. Church, Rev. Father F. O. Siegelack, pastor. F. J. Berlenbach, 260 Graham av, Brooklyn, architect. Cost, about \$7,500.

FACTORIES & WAREHOUSES.
LONG ISLAND CITY.—Contract has been awarded for pile foundation for the barrel storage warehouse at the Pratt Works of the Standard Oil Company, Long Island City, to MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan. Turner Construction Co., general contractor.

BUTLER, N. J.—John Provost, Butler, has received the general contract to erect an "L" adjoining the plant of the Lequanoe Rubber Co., here. M. Houman, 6 Park av, Paterson, N. J., architect. Building will be brick, reinforced concrete, 3-stys, 47x142 ft, to cost around \$28,000.

NEWARK, N. J.—Andrew Grano, 57 New st, has received a general contract to erect a 3-sty brick factory, 43x99 ft, at 15-17 Stone st, for M. Basch, of Basch & Greenfield Co., 67 Seventh av. Hyman Rosensohn, 800 Broad st, architect. Cost, about \$13,000.

MUNICIPAL WORK.
RIDGEWOOD, L. I.—Kelly & Kelley, Inc., 12th st, L. I. City, have received the general contract to erect a destructor plant on the north side of Flushing av, 133 ft north of Metropolitan av, for the City of New York. Hans Liebau, P. O. Building, Jamaica, L. I., architect. R. D. Kimball Co., 15 West 38th st, Manhattan, consulting engineer. Cost, about \$166,000.

PUBLIC BUILDINGS.
ALBANY, N. Y.—Feeney & Sheehan Building Co., 164 Montgomery st, Albany, at \$162,000, were low bidders for remodeling the state house in Eagle st, for the State.

EDGEWATER, N. J.—Warren B. Eyrich, Grantwood, N. J., has received the general contract to erect a 1-sty brick and marble library building, 30x40 ft, north of Ferry house in Edgewater, for the Carnegie Library Committee. Hobart A. Walker, 437 Fifth av, Manhattan, architect. Cost, about \$15,000.

STABLES AND GARAGES.
GREENWICH, CONN.—J. Doll Construction Co., 10 East 23d st, Manhattan, has received the general contract to erect a 1-sty garage, 60x30 ft, here for Dr. C. Greenway, of Meads Point, Greenwich. Cross & Cross, 10 East 47th st, Manhattan, architects.

STORES, OFFICES & LOFTS.
MANHATTAN.—T. J. McWalters, 225 5th av, has received the general contract to alter the residence, 22 East 65th st, into stores and lofts. Charles F. Peck, 5 East 42d st, is architect. M. J. Downing, owner.

BROOKLYN.—Chas. A. Cowen & Co., 1123 Broadway, Manhattan, has received a general contract to erect a 5-sty brick and limestone store and loft building at 471-485 Fulton st, for Oppenheim Collins

& Co., 35 West 84th st, Manhattan. Buchman & Fox, 20 East 42d st, Manhattan, architects.

HUDSON HEIGHTS, N. J.—Rockwell Construction Co., 819 Sterling pl, Brooklyn, has received general contract to erect the laboratory and studio building hollow tile, steel and stucco for the Ideal Film Co., from plans by E. B. Kinsella, Port Jervis, N. Y.

MISCELLANEOUS.

OAKLAND, CAL.—The MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, has been awarded contract for concrete pile foundation and walls of the coal bunkers, trackways for coal handling bridge, etc., at the plant of the Western Fuel Co., Oakland, Cal. Mr. H. S. Howard, engineer, San Francisco, Cal.

QUEBEC, P. Q.—The new Union Station and power house of the Canadian Pacific Railway in Quebec, P. Q., will be supported on pedestal concrete piles made by the MacArthur Concrete Pile & Foundation Co., Montreal. Downing, Cook Co., Ltd., contractors, Montreal.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS. ST. NICHOLAS AV, 1528, e s, 75 s 187th st, 5-sty brick stores and tenement, 39.10x88; cost, \$38,000; owner, S. B. Building Corporation, 503 5th av; architect, Charles B Meyers, 1 Union Square West. Plan No. 266.

28TH ST, 441-443 West, 225 east 10th av, 6-sty brick tenement, 49.11x85.8; cost, \$30,000; owner, Chelsea Homes Corp., 119 West 40th st; architects, Baer & Klaber. Plan No. 267.

215TH ST, 414-418, s s, 275 e 10th av, 5-sty brick tenement (30 families), 75x87; cost, \$55,000; owner, 204th Street Corporation, 836 Westchester av; architect, William Koppe, 830 Westchester av. Plan No. 268.

160TH ST, s e cor Broadway, 6-sty brick apartments, 212x144.9; cost, \$500,000; owner, Hudson View Const. Co., 189 Broadway; architects, Young & Wagner, Inc., 347 5th av. Plan No. 271.

CHURCHES.

AMSTERDAM AV, 649-51, s e cor 92d st, 4-sty fireproof church, Sunday school and parish house, 78x115; cost, \$200,000; owner, trustees of the Central Baptist Church of New York, 515 West 149th st; architect, Walter Cook, 3 West 29th st. Plan No. 264.

DWELLINGS.

60TH ST, 9 East, 6-sty fireproof private dwelling, 28x99; cost, \$60,000; owner, Edwin C. Jameson, 20 West 43d st; architect, Grosvenor Atterbury, 20 West 43d st. Plan No. 269

HOTELS.

WEST END AV, 328-30, 12-sty fireproof hotel, 35x94; cost, \$147,000; owner, Lillian M. Soresi, 332 Riverside Drive; architect, R. M. Farrington, 345 5th av. Plan No. 265.

MISCELLANEOUS.

30TH ST, 135-141 West, n s, 250 e 7th av, 16-sty fireproof court and jail for women, 101x98.9; cost, \$365,000; owner, City of New York, care Hon. Marcus M. Marks, as Pres.; architects, Griffin & Wynkoop, 30 Church st. Plan No. 270.

Bronx.

APARTMENTS, FLATS AND TENEMENTS. CROTONA AV, w s, 70 s 187th st, two 5-sty brick tenements, slag roof, 50x68; cost, \$90,000; owner, Cosenzo Bldg. Co., Saverio Scalzo, 724 East 187th st, Pres.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 421.

RYER AV, e s, 186.71 n 183d st, two 5-sty brick tenements, plastic slate roof, 50x88; cost, \$100,000; owner, Valhalla Corp., Jacob O. Pedersen, 145th st and 3d av, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 424.

SOUTHERN BOULEVARD, w s, 129.28 n 179th st, 5-sty brick tenement, tar and gravel roof, 66.08x120.4; cost, \$70,000; owner, Park Hill Con. Co., Harris Ratner, 779 Crotona Park North, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 422.

VALENTINE AV, w s, 180.59 s 192d st, 5-sty brick tenement, slag roof, 50x88; cost, \$50,000; owner, Louis C. Fries Con. Co., Louis C. Fries, 3029 3d av, Pres.; architect, H. T. Howell, 3d av and 149th st. Plan No. 420.

180TH ST, n s, 132.16 w Prospect av, 5-sty brick stores and tenement, plastic slate roof, 66.1x107; cost, \$65,000; owner, Av. St. John & Fox St. Corp., John Brown, 661 Tinton av, Pres.; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 425.

BAYCHESTER AV, w s, 142 s Boston rd, 3-sty brick tenement, 20x60, tin roof; cost, \$5,500; owner, Henry I. Crawford, 252 West 73d st; architect, Louis Allmendinger, 926 Broadway. Plan No. 430.

VYSE AV, e s, 130.53 s Freeman st, 5-sty brick tenement, slag roof, 50x88; cost, \$55,000; owner, Wm. Sinnott Co., Wm. Sinnott, 967 East 165th st, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 434.

DWELLINGS.

HAIGHT AV, e s, 100 n Pierce av, 2-sty frame dwelling, rubberoid roof, 21x53; cost, \$5,000; owner, Wm. McKinley, 313 East 21st st; architect, T. J. Kelly, 643 Morris Park av. Plan No. 428.

STABLES AND GARAGES.

FRANKLYN AV, n s, 250 e City Island av, 1-sty frame garage, 12x18; cost, \$200; owner,

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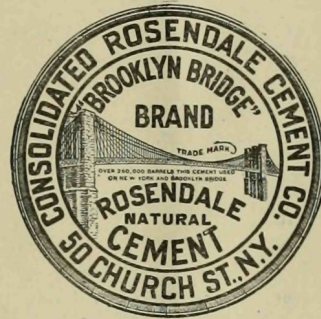
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BUILDING MATERIALS AND SUPPLIES

STRUCTURAL STEEL UP—PORTLAND CEMENT SHIPMENTS CONTINUE HEAVY INDICATING FURTHER FUTURE ADVANCES

Specialty Companies Buying Hardwoods—Brick Stays Weak

JULY building reports for the entire country probably will show a slight improvement over that of June, which was 7.7 per cent. behind June of last year in point of total anticipated expenditure.

It is also significant that the building commodities that find a good call when quick construction is underway is in heaviest demand and at higher price levels today.

A halt seems to have been made in the advancing price of copper and sheet brass used extensively by fireplace goods manufacturers, building for copper flashing and leader work and interior ornamental metal workers.

Portland cement is still in a tight market, not only in the east, but in some places in the west. The Lehigh district shipments to New York in July were far in excess of last year's total.

PORTLAND CEMENT.

Stock in Lehigh District 10 Per Cent. Less Than Last Year.

STOCKS of Portland cement in the Lehigh district on Aug. 1 were 10 per cent. less than that they were on the same date last year.

COMMON BRICK.

Heavy Rains Check Manufacture and Consumption.

COMMON brick production was practically at a standstill this week. Prices, however, remained practically unchanged at \$5.25 to \$5.75.

Official transactions for Hudson River brick covering the week ending Thursday, Aug. 5, in the wholesale market, with comparison for the corresponding period last year, follow:

ago at the mill is 23 cents a barrel. The crippling of the Knickerbocker Portland cement plant due to the collapse of its power house in quicksand will not put this plant with a capacity of 3,000,000 barrels a year seriously out of service.

Common brick throughout the New York metropolitan district is very weak. The heavy rains have done great damage to the yards and green brick, which is a further aggravation to Hudson river manufacturers.

Lime, plaster and concrete ingredients are practically where they were as to price a month ago, although there is less inclination upon the part of distributors to shade.

Plan filings in the five boroughs this week follow: In the same week last year there were 214 plans filed with an estimated value of \$3,370,650.

Table showing week ending statistics for Manhattan, Bronx, Brooklyn, Queens, and Richmond, including No. and Value for July 30 and Aug. 6.

Open barges, left over, Friday A. M., July 30-16.

Table showing arrival and sold statistics for Friday, Saturday, Monday, Tuesday, Wednesday, and Thursday.

Reported en route, Friday, Aug. 6-8. Condition of market, firmer. Prices: Hudsons, \$5.25 and \$5.75; Raritans, — and \$5.75 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$6.50 and \$6.75 (yard). Cargoes left over Friday A. M., Aug. 6-6.

Table showing arrival and sold statistics for Friday, Saturday, Monday, Tuesday, Wednesday, and Thursday.

Official Summary. Left over, Jan. 1, 1915, 64 Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Aug. 5, 1915, 1025

Left over, Jan. 1, 1915, 64 Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Aug. 6, 1915, 927

*Corrects errors of July 31.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last month, are as follows.

- Note.—Current price changes are indicated by black-face type. For comparison see Record and Guide July 3. Hudson common \$5.25 @ \$5.75 Raritan common 5.50 @ 6.00 Second hand common @ 2.50 Newark (yard) 6.75 @ Front or face 18.00 @ 36.00

- CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.): Domestic Portland, Spot \$1.46 @ Over 30 days 1.52 @ 10c. bag; returns on bags. Mill base .90 @ Con. Rosendale Nat. to dealers \$0.90 @ Dealers price to job 1.10 @ 7 1/2 c. bag; returns on bags. Alsen's German No Quotation Dyckerhoff German No Quotation

- CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale): Trap rock, 1 1/2 in. .85 Trap rock, 3/4 in. .95 Bluestone, 1 1/2 in. .85 Bluestone, 3/4 in. .95 GLASS, Window—from jobbers' list— Discounts: Single thick .90-20 Double thick .90-25 Plate (May 1 list) .90-20

- GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale): 1 1/2 in. \$0.80 3/4 in. .85 P. S. C. gravel .95

- HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.): Exterior— 4x12x12 in. \$0.06 6x12x12 in. .084 8x12x12 in. .102 10x12x12 in. .12 12x12x12 in. .15 Interior— 2x12x12 in. \$0.048 3x12x12 in. .048 4x12x12 in. .054 6x12x12 in. .072 8x12x12 in. .096

- LIME (Standard 300 lb. bbls. wholesale): Farnham Cheshire, finishing \$1.55 @ \$1.60 Eastern common 1.15 @ 1.37 1/2 Hydrated finishing 8.50 @ 9.50 LINSEED OIL American Seed City Raw \$0.55 @ American Seed City Boiled .54 @ LUBRICANTS (Mineral): Black, refined, summer \$0.13 1/2 @ Black, reduced, 27 gravity, 35 @ 30 c. t. .13 1/2 @ Wax, crude per lb. 3 1/2 @ 3 1/4 Cylinder, light filtered .21 1/2 @ 23 Cylinder, dark, steam, refined. 15 1/2 @ 25

- LUMBER (Wholesale prices, New York City): Yellow pine (merchantable 1905, f. o. b. N. Y.): 8 to 12 in. \$22.00 @ \$26.50 14 to 16 in. 28.50 @ 33.50 Heart face siding 4-4 & 5-4 @ 28.00 Flooring, 13-16x2 1/2 & 3 ins. 14.00 @ 27.00 Hemlock, Pa., f. o. b. N. Y. base price, per M. @ 22.50 Hemlock, W. Va., base price per M. @ 20.50 Hemlock, Eastern mixed cargoes 18.00 @ 19.00 (To mixed cargo price add freight \$1.50.) Spruce Canadian \$24.00 @ \$25.00 Spruce (W. Va. f. o. b. N. Y., lighterage limits): 2x4, 18 and 20 ft. \$26.00 9 in., 16 ft. and under 28.00 2x6, 10 and 14 ft. 23.00 2x8, 12 and 14 ft. 23.00 2x10, 3x10, 10 to 16 ft. 29.00 Add \$1.00 per M. for each inch over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. 1x2 shingling lath, rough or dressed one side \$26.00 LATH (Eastern spruce f. o. b. N. Y.): 1 1/2-in. slab \$3.70 PLASTER—(Basic dealer prices, at yard, Manhattan): Masons finishing in 100 lb. bags, per ton \$10.50 @ BLOCKS— 2 in. (solid) per sq. ft. \$0.06 3 in. (hollow) .06 1/2 4 in. (hollow) .07 1/2 Boards 3/4 in. thick, per sq. yd. .16 SAND— Screened and washed Cow Bay, 500 cu. yds. lots, wholesale \$0.45 @ \$0.50 SLATE (Per Square, N. Y.): Penn. Bangor ribbon \$4.120 @ \$4.75 Munson, Maine, No. 1 5.50 @ 7.75 Munson, Maine, No. 2 4.50 @ 6.75 No. 1 red. 10.00 @ 12.00 Unfading green 4.00 @ 6.00 Genuine Bangor 4.75 @ 6.00 Pen Argyle 4.00 @ 6.00 Vermont, sea green. 3.00 @ 4.20 STRUCTURAL STEEL (Waverly): Beams & channels up to 14 in. 1.95c @ 2.00c Beams & channels over 14 in. 1.95c @ 2.00c Angles 3x2 up to 6x8 1.95c @ 2.00c Zees and tees. 1.95c @ 2.00c Steel bars, half extras. 1.90c @ 1.95c