APPROXIMATELY $1,000,000 has been appropriated by the city for a new fire alarm telegraph system for the Fire Department. The plan contemplates an entirely new system by the utilization of such parts of recent construction as are adapted to the new system and by the construction of the remainder.

Several years ago a plan, known as the Carty-Miller Plan, was prepared by the city at an expense of $25,000, and the principles of this plan, with certain modifications, are incorporated in the present specifications. The Borough of Manhattan will thus, in particular, have an entirely new fire alarm telegraph system, modern in every respect, including calibrated fire alarm boxes and a central fireproof station in Central Park.

As planned, only ten street boxes would be attached to a single circuit, while each fire house will be connected with the central office by circuits wholly independent of the alarm box circuits, with a maximum of four companies being connected to any one circuit. The fire to each new station will be sent to the central headquarters from the ten street boxes and will then be transmitted to the fire house over the central office circuits.

By means of independent lines the chief of the department, his deputy chiefs and fire headquarters on the waterfront will receive all alarms of fires at all hours, and connections will be made with a high-pressure pumping station, the Edison Company's Water Side Power Station, which furnishes the current for pressure pumping, and police headquarters.

Cables Over Bridges.

Direct connections with the headquarters in the Bronx, Brooklyn, Queens, Blackwells, Randalls and Wards Islands will be made by cables over the various bridges, thus making it possible to abandon the under-river cables that are used today. Public schools, hospitals and police headquarters and rubber, the Fire Commissioner feels that the saving will be great.

While it is further understood that the reduction will be applied in reasonably large sections of the city as such approved installation is then completed.

Thus, the reduction in insurance rates will more than equal the interest charges on the cost of construction of the new system. With the low price of copper and rubber, the Fire Commissioner feels that the saving will be great.

Plants Satisfactory to Advisory Council.

The Advisory Council of the New York Board of Fire Underwriters has already made a formal offer to substantially reduce fire insurance rates, provided the new system is constructed along the lines prepared by the Fire Commissioner.

A formal resolution which has been passed by the exchange states that upon the installation of this new fire alarm telegraph system, in accordance with the plans and specifications, a reduction of 1 per cent. will be made in the rates of the exchange existing at the time such installation is completed, as aforesaid, while it is further understood that the reduction will be applied in reasonably large sections of the city as such approved installation is then completed.

Difficulties of Construction.

"That its continued use without provision for permanent improvement is, however, a hazard little appreciated, the following record of operation and maintenance of the greatly deteriorated plant now in service is shown to demonstrate this fact: In 1910 every circuit was at some time grounded sufficiently to necessitate emergency repair." In 1910, the total number of alarm box stations temporarily thrown out of service was 5,645, and in 1914, of the total of 1,068 boxes, 931 were affected by open circuits. In 1910, of the total of 1,051 boxes in service, 1,039 were affected by open circuits. In 1914, of 1,068 boxes, 891 were affected by open circuits. In 1910, the total number of alarm boxes temporarily thrown out of service was 5,645, and in 1914, of the total of 1,068 boxes, 931 were affected by open circuits. In 1910, of the total of 1,051 boxes in service, 1,039 were affected by open circuits.

"The new system necessary."

PLANS FOR NEW FIRE ALARM TELEGRAPH

Will Cost $1,000,000, But Will Return It to Taxpayers in Reduced Insurance Premiums—Plans Satisfactory to Advisory Council

FIRE COMMISSIONER ADAMS.

The box locations under this new system have been chosen as a result of the combined judgment of the chief of the department, his deputy chiefs and in consultation with the fire risk expert of the New York Board of Fire Underwriters. The Empire City Subway Company is required, under the terms of its agreement with the city, to furnish all of the underground space needed by the city for its fire department cables.

The greater part of the cables will be accommodated by existing subways, but the plans call for the construction of forty-seven miles of new subway by the Empire City Subway Company. The New York Fire Insurance Exchange has already made a formal offer to substantially reduce fire insurance rates, provided the new system is constructed along the lines prepared by the Fire Commissioner.

A formal resolution which has been passed by the exchange states that upon the installation of this new fire alarm telegraph system, in accordance with the plans and specifications, a reduction of 1 per cent. will be made in the rates of the exchange existing at the time such installation is completed, as aforesaid, while it is further understood that the reduction will be applied in reasonably large sections of the city as such approved installation is then completed.

Thus, the reduction in insurance rates will more than equal the interest charges on the cost of construction of the new system. With the low price of copper and rubber, the Fire Commissioner feels that the saving will be great.

Plans Satisfactory to Advisory Council.

The Advisory Council of the New York Board of Fire Underwriters do not only approved of the plans and specifications of the new system, but has urged the immediate prosecution of the work.

"The reduction of fire insurance rates is of vital significance to property owners, however moderate they may be," said a member of the executive committee yesterday. "Efforts have been made in Queens by civic associations, particularly the Chamber of Commerce of the Borough of Queens, to have the rates reduced in that borough, by the installation of proper fire prevention apparatus; and a modern fire alarm system.

"Taxpayers' organizations and civic bodies in other boroughs should likewise devote some effort along similar lines. One important phase of the plans and specifications is that it has been necessary to provide for the continuation of the old system while the new system is being constructed.

New System Necessary.

"Thus, it is evident that the new fire alarm system, as outlined by the Fire Commissioner, is necessary. The approval of the specifications by the Advisory Council would certify that the new construction will be most beneficial to real estate. There is no doubt that property owners are entitled to lower insurance rates, by complying with the requirements issued by the Fire Department, as was pointed out by Mayor Gaynor and Chief Hammitt in Oct. 23, when Chief Hammitt was quoted by the Advisory Council in certain suggestions, it is suggested that property owners might obtain these reductions. In this connection, therefore, the installation of a fire alarm system is most opportune; for it doubly assures real estate owners at least some benefit will come to them from the efficient methods that are being adopted by the Fire Department."
Members of the Board of Estimate Asked By Conference Committee to Unite on a Bill For Consolidation of Departments

**BOROUGH PRESIDENT MARKS.**

The method of bringing this about has, in the past year, produced confidence and apportionment, and to this end tire conference together to take up the consolidation of the functions of the various city and State departments relating to the construction and alteration of buildings, and thus labor loses opportunity for lucrative employment.

The method of bringing this about was unanimously agreed that the consolidation of all the departments, city and State, having jurisdiction over the construction and alteration of buildings, was now admitted by everyone to be absolutely necessary.

The method of bringing this about has been, in the past year, produced confidence and apportionment, and to this end the conference together to take up the consolidation of the functions of the various city and State departments relating to the construction and alteration of buildings, and thus labor loses opportunity for lucrative employment.

The method of bringing this about was unanimously agreed that the consolidation of all the departments, city and State, having jurisdiction over the construction and alteration of buildings, was now admitted by everyone to be absolutely necessary. This committee believes that this can be brought about with your co-operation.

Your Board will agree upon a plan of consolidation of the functions of the various city and State departments relating to the construction and alteration and structural changes in buildings in New York City is absolutely necessary. This committee believes that this can be brought about with your co-operation.

The Conference Committee is hopeful that such differences as existed in the Board of Estimate last year may be reconciled, and that a united body may present the new bill to the Legislature at the opening of the session and secure its unanimous support.

It seems likely also to secure the fullest co-operation from merchants, manufacturers and various business concerns who are vital to the city and to your board at your convenience.

The Conference Committee is hopeful that such differences as existed in the Board of Estimate last year may be reconciled, and that a united body may present the new bill to the Legislature at the opening of the session and secure its unanimous support.

The Conference Committee is hoping that such differences as existed in the Board of Estimate last year may be reconciled, and that a united body may present the new bill to the Legislature at the opening of the session and secure its unanimous support.

It seems likely also to secure the fullest co-operation from merchants, manufacturers and various business concerns who are vital to the city and to your board at your convenience.

**President Marks Favors the Borough System.**

After a two hours' conference with many prominent real estate owners, builders, architects and other citizens regarding the present abuses in connection with the inspection of buildings, Borough President Marks, after having beensympathetically to their needs in respect to the execution of the Tenement House Building Bureau. But a condition. The sentiment of the present powers.

We are not dealing with a theory, but a condition. The sentiment of the present powers.

We are not dealing with a theory, but a condition. The sentiment of the present powers.

There will be a tremendous protest among tenants, owners, architects and builders there is unanimous agreement that the present unnecessary, expensive and inefficient condition of affairs, due to over-inspection of buildings, should be ended.

The old condition has continued for another year. In planning for the future, we must remember, first of all, the present size of our city is nearly six million souls—a larger population than any State in the Union, except Pennsylvania—and the fact that it is not an old city, but a comparatively new consolidation of five cities, each one of which still retains its local pride and local sentiment.

We are not dealing with a theory, but a condition. The sentiment of the present powers.

**BOROUGH FUNCTIONS.**

"There are but two departments under borough jurisdiction, namely, public works and buildings, whereas the Mayor has at least twenty-five departments. There will be a tremendous protest against any attempt to take away one of the two borough departments by the eliminating the Borough Building Bureau.

"Remember that the borough functions are very close to the people. They are part of their daily lives. We all use the sidewalks, pavements, sewers and buildings every day, and the people desire government to respond promptly and sympathetically to their needs in respect to these daily affairs. There are many who go further, and say that street cleaning and snow removal should be placed under borough care, because they have such a vital and direct connection with the care of the pavements, sidewalks and sewers.

"No new department (which always involves large additional expense) need be created now, but later on when the Charter is revised, it should be felt would be (which does not), and therefore a transfer to central city control, it could be accomplished with much greater ease. We know that the building bureaus at present constitute have been established by the people with complete authority in the erection of our wonderful skyscrapers, our fine hotels, our beautiful theatres, business buildings and apartment buildings, but I desire particularly to call your attention to the fact that the Building Bureaus have now also complete authority over the erection and construction of tenements, houses and factories within the borough limits.

"The only function of the Tenement House Department is to be consolidated. The Tenement House Department determines the size of courts, heights of ceilings, size of windows, etc.

"The Fire Prevention Bureau and Labor Department determine only the arrangements of streets, and the enforcement of existing laws and regulations over tenement houses and factories.

"There are some people who have been misinformed regarding the effect of the proposed legislation, which, if passed, will mean the establishment of a single department for the administration of all the laws and regulations regarding the housekeeping and so-called uses of buildings after construction, as well as matters of physical safety of buildings, however, to be consolidated in each borough building bureau.

"The cost of constructing the Fire Prevention Bureau in one borough is $100,000 and the building bureau of each borough is $691,000 for the same year. A large proportion of the total expense could be saved by a consolidation bureau during construction in the building bureau of the borough.

"There are two departments under borough jurisdiction, namely, public works and buildings, whereas the Mayor has at least twenty-five departments. There will be a tremendous protest against any attempt to take away one of the two borough departments by the eliminating the Borough Building Bureau. The sentiment of the Tenement House Department will still remain under the supervision of the Tenement House Department, after the building is completed. During the erection or alteration of any building a single organization should be entrusted with carrying out the law.

"Following this thought out logically it may be that a central bureau of regulation of the housekeeping or so-called uses of buildings after construction, as well as matters of physical safety of buildings, however, to be consolidated in each borough building bureau.

"The cost of constructing the Fire Prevention Bureau in one borough is $100,000 and the building bureau of each borough is $691,000 for the same year. A large proportion of the total expense could be saved by a consolidation bureau during construction in the building bureau of the borough.

"The cost of constructing the Fire Prevention Bureau in one borough is $100,000 and the building bureau of each borough is $691,000 for the same year. A large proportion of the total expense could be saved by a consolidation bureau during construction in the building bureau of the borough.

"The cost of constructing the Fire Prevention Bureau in one borough is $100,000 and the building bureau of each borough is $691,000 for the same year. A large proportion of the total expense could be saved by a consolidation bureau during construction in the building bureau of the borough.

"The cost of constructing the Fire Prevention Bureau in one borough is $100,000 and the building bureau of each borough is $691,000 for the same year. A large proportion of the total expense could be saved by a consolidation bureau during construction in the building bureau of the borough.
TRANSPORT LINES VERSUS CITY'S GROWTH

Examples of Enhancement on Fourth Avenue Cited—Continuation Made That Seventh Avenue Should Be Similarly Benefited

By BENJAMIN M. RASTALL, Civic Expert of the Central Mercantile Association

JUST how transit facilities affect the real estate along the route of the improvement, and just why New York City may expect a continuance in the future of its remarkable real estate growth in the past is pointed out in a section of the industrial survey of the Central Mercantile Association. In this report I have made a study for the association of the Fourth avenue district which has been consolidated and developed remarkably in the last ten years, following the construction of the subway. The data thus obtained, in my opinion, indicates what may be expected along Seventh avenue, in the Chelsea Greenwich neighborhoods, as soon as the Seventh avenue subway is in operation.

New York City has been generally conceded to be the home of the real estate romance; there is nothing particularly new in showing that fact. But it may be of interest to dissect a romance sometimes and reveal the scientific, cold facts wherein it is based. This is the way the Central Mercantile Association went about its study along Fourth avenue.

Three Blocks Chosen.

First, three blocks were chosen at random along the avenue—17th to 18th street, 27th to 28th street, and 31st to 32d street. Building heights for 1905 and 1915 were compared on both sides of these three block fronts, lot by lot. The assessment rolls for 1905 and 1915 were consulted for a comparison of the values of the unimproved land.

In the heights of buildings study the height of the structure on each lot was multiplied by the foot-frontage of the lot, and the total of these products was divided by the total foot-frontage per block.

In studying the values of the unimproved land it was only necessary to transcribe the figures from the assessor's office. The result of both studies was transcribe the figures from the assessor's multiplied by the foot-frontage of the lot, or about the unimproved land.

The result of both studies was transcribe the figures from the assessor's multiplied by the foot-frontage of the lot, or about the unimproved land. This is the way the Central Mercantile Association went about its study along Fourth avenue.

Three Blocks Chosen.

First, three blocks were chosen at random along the avenue—17th to 18th street, 27th to 28th street, and 31st to 32d street. Building heights for 1905 and 1915 were compared on both sides of these three block fronts, lot by lot. The assessment rolls for 1905 and 1915 were consulted for a comparison of the values of the unimproved land.

In the heights of buildings study the height of the structure on each lot was multiplied by the foot-frontage of the lot, and the total of these products was divided by the total foot-frontage per block.

In studying the values of the unimproved land it was only necessary to transcribe the figures from the assessor's office. The result of both studies was transcribe the figures from the assessor's multiplied by the foot-frontage of the lot, or about the unimproved land. This is the way the Central Mercantile Association went about its study along Fourth avenue.

Three Blocks Chosen.

First, three blocks were chosen at random along the avenue—17th to 18th street, 27th to 28th street, and 31st to 32d street. Building heights for 1905 and 1915 were compared on both sides of these three block fronts, lot by lot. The assessment rolls for 1905 and 1915 were consulted for a comparison of the values of the unimproved land.

In the heights of buildings study the height of the structure on each lot was multiplied by the foot-frontage of the lot, and the total of these products was divided by the total foot-frontage per block.

In studying the values of the unimproved land it was only necessary to transcribe the figures from the assessor's office. The result of both studies was transcribe the figures from the assessor's multiplied by the foot-frontage of the lot, or about the unimproved land. This is the way the Central Mercantile Association went about its study along Fourth avenue.

These figures in the above table show increases on both sides of the thoroughfare, in the blocks chosen, the total for 1905 being $1,964,000, while that of 1915 is $3,410,000, or about two and three-quarter times as great.

VIEW OF 4TH AVENUE, LOOKING NORTH FROM ROOF OF METROPOLITAN BUILDING, IN 1915.

The figures in the above table show increases on both sides of the thoroughfare, in the blocks chosen, the total for 1905 being $1,964,000, while that of 1915 is $3,410,000, or about two and three-quarter times as great.

These figures in the above table show increases on both sides of the thoroughfare, in the blocks chosen, the total for 1905 being $1,964,000, while that of 1915 is $3,410,000, or about two and three-quarter times as great.
THE problem of land subdivision, we believe, is largely public regulation, control and restriction. In fairness to all concerned, the real estate operator should be allowed to do this very important matter of dividing up and selling his property, cutting up land upon which he has purchased or held for some time, changing agricultural acres wholesale into a form from which they can be changed again, if at all, only at great cost.

Building Restrictions.

The principle of restrictions in the subdivision use of land is well understood in the United States, and very frequently applied. In fact, it is so well understood and so highly valued that it is most often applied in a surprisingly thoroughgoing way by the real estate operator in his own interest. The restrictions placed upon the purchaser in the conveyance of the property are often a long list of kinds of business which are classified as nuisances, and which may not be established or sub­tained upon the property; regulation as to stables and garages; fences and walls; setback from streets; from lot lines; minimum cost of building, materials, location, dimensions, etc.; rights of way for public utilities; and in most cases, the appro­val of plans and specifications, in­cluding location, material, color scheme and location of buildings, and the grading plans of the plot to be built upon.

These restrictions or conditions are often placed for a period of 25 years or more, and naturally are subject to the assent of the owners. But, after all, can we depend entirely upon the knowledge, skill and motive of the owner or operator to subordinate the land and place the restrictions? At best, his ac­tion is somewhat capricious, and very often, open to doubt and general public use, affecting the several parties.

Again, his chief motive must be profit. He has the reasonable expectation to have consistent and peaceful use of the land for the results of his methods upon the further use, and not upon the general public. Then, may we not add, he does not always know what is best, and if he did, not owning or con­trolling all the property of the city, or even a large percentage of it, he would not be able to make his knowledge effective. Furthermore, he has only the power of a private citizen.

Regulating the Land.

In land subdivision, therefore, we must rely more and more on the right and necessity of the public in regulating private enterprise, and take all interests into account. In its final form, this means the zone system of building districts; that is, the division of the city into areas each devoted primarily to in­dustry, to business, and to residences. There might probably be further sub­divisions of the residential districts into zones, some for single-family homes, others for group houses, separating especially apartment houses and tenements from single family homes.

In defining these building zones, con­sideration should be given both to the right of the public and the rights of private owners. In the long run, these interests will prove to be more nearly identical than they are generally believed to be, and one of the best reasons for locating a city is that it makes general real estate values in all sections higher and more stable. The fixing of the boundaries for the various districts is as important as it is difficult. These districts should be determined not only by present conditions, but by a careful forecasting of the probable future conditions.

The practice of zoning is widespread, the public opinion on this subject is that many of the areas should be relatively small, and the possibility of zoning ideologically, with changing conditions. Districts should be established in such a way as to protect the business and residential interests; that is, effort should be made to provide each district with the best possible facilities for its purposes.

Zoning Helpful to Realty.

In other words, the zoning or distri­cting of a city in connection with land subdivision should help all kinds of buildings, by indiscriminately limiting them to those districts in which they naturally belong, and by providing a first-class division generally accepted, for the various types of buildings. Each district or sub-district will thus have its appropriate land use, to provide for business and residential interests; that is, effort should be made to provide each district with the best possible facilities for its purposes.

Building the City.

The points of view that lead to a good building of a city in connection with land subdivision are thus, as follows:

1. The plan for the subdivision of property should be that which will give due consideration to natural fea­tures.

2. Even if the land is relatively level, the plan should nevertheless have interest, good organization and design. The contours of streets lead to avoid the arrangement on hilly ground give also the arrangement on level land. This was illustrated more in the competition for the subdivision of a quarter section of land carried out by the Chi­cago City Club. Although the lot was as described, none of the plans presented gave the characteristic checkerboard plan which usual­ly prevails on such property in American cities.

3. The use that is to be made of the land should determine its general plan and restrictions. There is no plan that is a best fit for all places and for some place at all time. Merit is largely a question of fitness for its original pur­pose, and of the adaptability to other pur­pose, and of the adaptability to other conv­ertibility for probable future purposes.

4. Thoroughfares, and other broadly running streets should be located first, and within these lines and in conformity to them, local streets, blocks, lots and lots determine the size and shape, and the possible manner.

5. The various standards for various classes of property, the lot widths and lot depths, the block widths and block depths, recognized by the best authori­ties should be applied with skill and dis­crimination. These are by no means ab­solute forecast and poise for the future, and in each case are largely matters of nice judgment. Still, there are restrictions and conditions providing for requirements of detached, of semi-de­tached, and of row or grouped houses, in all of which, for this purpose, there is substantial agreement, determine large­ly the width and depth of lots. The size of lots determines largely the size of blocks; the blocks determine the lay­out of the neighborhood. These, in turn, determine the general real estate values in each, and, finally, the subdivided, the cost should be assessed in accordance with the benefit.

Harmony of Interests.

7. The plan for the subdivision of the real estate operator, of the prospective owner or user, and of the general public, should be harmonious, so far as possible. In most cases this is not so difficult as it might seem. While the immediate interests have not been due usually to the condition of land they are not in the long run normally in conflict. It is part of the responsibility of the public, acting through well­considered and equitable regulation and law, to remove causes of conflict, and thus to determine the rights and duties of the several parties.

8. A plan for dividing land must con­form to the requirements of differ­ent building districts or zones, not only their immediate use, but also their potential use, administration and maintenance, and must, so far as pos­sible, be forecast and plans for the future. This may be done in part by the plan itself, and in part by binding re­sidents to agree to such changes.

Opinions of designers differ as to which is more desirable, a plan that provides for an immediate use, or one that plans for a possible change easy. Here again it is a maze to dogmatize. One thing is clear: the problems of land subdivision in its relation to housing, namely, that the worst results have not been due to too low a standard or the lack of fitness of the subdivision for its original purpose, but to excessive height, and over­concentration.
MURRAY RESTRICTIONS AGAIN IN COURT

Decision Allows Business Structure To Be Erected on Old Havemeyer Site—Appeal Will Be Taken By Plaintiffs

Once more the famous "Murray Hill" restriction has been aired in court, this time the verdict being returned in favor of the defendant. The property involved in the action is the old Havemeyer residence site, at the southwest corner of Madison avenue and 38th street, which was acquired last May by August Heckscher, from W. Butler Duncan, as executor of the estate of Emily Havemeyer.

Mr. Heckscher, who has acquired several valuable corners during the last few years, purchased the Madison avenue corner for the express purpose of improving it with a commercial building. Following the announcement of the building project, steps were taken by S. L. Schoonmaker, and others, to include J. Pierpont Morgan and Charles Peabody, to prevent further business invasion into the historic zone.

The title to the property was insured by the Lawyers' Title and Trust Company as not affected by the Murray Hill restriction, and the company was represented in court by Jabish Holmes, who has been identified in the past with several suits involving property in this section.

Justice Blanchard, who heard the action, dismissed the complaint and sustained Mr. Heckscher's contention that the Murray farm restrictions do not include the Havemeyer property and therefore cannot act as a stop to the construction of a business building on the site. Mr. Heckscher recently commissioned Jardine, Hill & Murdock, architects, 3 West 29th street, to prepare plans and specifications for a 16-story brick store and loft building, and the estimated cost of the structure was placed at $550,000. The building will measure 96 x 95, the former frontage being on the avenue and the latter in the street. Wreckers have just finished the demolition of the old residence and the land is cleared and ready for its improvement with the new building.

Building restrictions in New York City have furnished a series of troublesome, though interesting cases, but probably there is no restriction which has been copied, quoted, mis quoted and

THE PLAYERS INTERPRETATION OF THE WORDS QUOTED IS THAT THE PHRASE 'ALSO ON THE WEST SIDE OF MADISON AVENUE' CONVEYS THE IDEA THAT THE RESTRICTION EXTENDS TO THE INDIVIDUAL CORNER IN QUESTION.

any of the property lying along the west side of Madison avenue. The language of the agreement is as follows:

"Whereas the several parties hereto are owners in fee simple of divers lots and parcels of ground situate in the 18th Ward of the City of New York, lying on each side of Madison avenue, 36th and 38th streets, and on the south side of 38th street, lying between the west side of 38th street and the east side of Madison avenue, and the southeasterly 2nd line of said City, and between the west side of 3rd street and the east side of Madison avenue, more particularly described in and for the City and County of New York, vesting in the several parties hereto as aforesaid and their heirs to the individual corner in question.

"The plaintiffs' interpretation of the words quoted is that the phrase 'also on Madison avenue,' together with the reference to the Bridges map upon which the lots on the westerly side of Madison avenue at 38th street became involved in a prolonged lawsuit. Only a portion of this parcel was under restriction, which was one of the reasons given by the Court for allowing a mercantile building to be erected on the site.

The Court, however, made it clear that the decision must not be taken as a precedent, but simply be held to apply to the individual corner in question. Some time later the northwest corner of Madison avenue and 38th street, opposite the Havemeyer property, was acquired by Frederick Johnson, a builder, who contemplated the erection of an apartment house on the site. On account of a miscalculation as to the width of the street his plans were changed and

(Continued on page 904.)
At the Thanksgiving Season.

On the occasion of the annual Thanksgiving season the Record and Guide offers congratulations to the real estate and related activity. In some measure it is the privilege of the trade to be present in business which the year has brought about. There is abundant reason for gratitude.

The trade is well provided for, and the seven lean years of tradition are near their end, and that the next seven are to be prosperous. The recent depression has more than filled the measure of seven. Time goes by turns; the tide of the sea seems to have equal times to come and go.

The year 1915 has seen building contracts rise to the two-thousand normal activity for the city at large. This also indicates the present statement of many builders. Manhattan alone has done 30 percent better than last year, and in general, outlook in the real estate business during the past few months and at almost any Thanksgiving season is hopeful. Some intermediate years, as 1909, produced large figures for buildings projects filed, but they fail to materialize. Since, however, plans into building contracts, and in producing buyers for the products of the builders. An improvement in the volume of large transactions in central sections seem to foretell an active sales market in the coming years. In the market for non-residential business are disappearing—more rapidly this fall than for some years past. And with the new Baldwin Streetitings markets there has naturally been an increasingly better demand for buildings available for substantially better prices. An enormous demand for materials of several sorts is expected to follow the close of the European war and, new impetus in the real estate and building markets than for some years past. And with the building activity and building contracts, but they fail to realize the building projects filed, but they fail to materialize.

The evidence on every hand is that the building business are thriving—more rapidly this fall than for some years past. And with the new Baldwin Streetitings markets there has naturally been an increasingly better demand for buildings available for substantially better prices. An enormous demand for materials of several sorts is expected to follow the close of the European war and, new impetus in the real estate and building markets than for some years past. And with the building activity and building contracts, but they fail to realize the building projects filed, but they fail to materialize.

The evidence on every hand is that the building business are thriving—more rapidly this fall than for some years past. And with the new Baldwin Streetitings markets there has naturally been an increasingly better demand for buildings available for substantially better prices. An enormous demand for materials of several sorts is expected to follow the close of the European war and, new impetus in the real estate and building markets than for some years past. And with the building activity and building contracts, but they fail to realize the building projects filed, but they fail to materialize.

The evidence on every hand is that the building business are thriving—more rapidly this fall than for some years past. And with the new Baldwin Streetitings markets there has naturally been an increasingly better demand for buildings available for substantially better prices. An enormous demand for materials of several sorts is expected to follow the close of the European war and, new impetus in the real estate and building markets than for some years past. And with the building activity and building contracts, but they fail to realize the building projects filed, but they fail to materialize.

The evidence on every hand is that the building business are thriving—more rapidly this fall than for some years past. And with the new Baldwin Streetitings markets there has naturally been an increasingly better demand for buildings available for substantially better prices. An enormous demand for materials of several sorts is expected to follow the close of the European war and, new impetus in the real estate and building markets than for some years past. And with the building activity and building contracts, but they fail to realize the building projects filed, but they fail to materialize.

The evidence on every hand is that the building business are thriving—more rapidly this fall than for some years past. And with the new Baldwin Streetitings markets there has naturally been an increasingly better demand for buildings available for substantially better prices. An enormous demand for materials of several sorts is expected to follow the close of the European war and, new impetus in the real estate and building markets than for some years past. And with the building activity and building contracts, but they fail to realize the building projects filed, but they fail to materialize.

The evidence on every hand is that the building business are thriving—more rapidly this fall than for some years past. And with the new Baldwin Streetitings markets there has naturally been an increasingly better demand for buildings available for substantially better prices. An enormous demand for materials of several sorts is expected to follow the close of the European war and, new impetus in the real estate and building markets than for some years past. And with the building activity and building contracts, but they fail to realize the building projects filed, but they fail to materialize.

The evidence on every hand is that the building business are thriving—more rapidly this fall than for some years past. And with the new Baldwin Streetitings markets there has naturally been an increasingly better demand for buildings available for substantially better prices. An enormous demand for materials of several sorts is expected to follow the close of the European war and, new impetus in the real estate and building markets than for some years past. And with the building activity and building contracts, but they fail to realize the building projects filed, but they fail to materialize.

The evidence on every hand is that the building business are thriving—more rapidly this fall than for some years past. And with the new Baldwin Streetitings markets there has naturally been an increasingly better demand for buildings available for substantially better prices. An enormous demand for materials of several sorts is expected to follow the close of the European war and, new impetus in the real estate and building markets than for some years past. And with the building activity and building contracts, but they fail to realize the building projects filed, but they fail to materialize.
FIRE-PREVENTION AIDS.

Fundamentals of Safety—Horizontal Exits and Automatic Sprinklers.

While the authorities are endeavoring to fix the responsibility for the loss of life and property in fires, one group of special ways of getting out of buildings say that it may be unnecessary. These are the proponents of special ways of getting out of buildings, saying whether enforcement of the laws limiting the number of people permitted to be in a building at any one time will increase the safety to lives, would have tended to prevent what happened. The search for fundamentals begins and finishes with exits.

It is contended that even if the orders of the authorities about building codes limiting the number of people permitted to be in a building at any one time will increase the safety to lives, would have tended to prevent what happened. The search for fundamentals begins and finishes with exits.

Exceptions are taken to the provision of the Labor Law that allows the in­

fancy in buildings equipped with auto­

matic sprinklers. It is said that a sprink­

ler is supervised it is uncertain of

immediacy in the building did not know

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

of losing life in a building, in which the machine was working under an automobile.

A fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

that the fire did not progress far enough to cause

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so

the automatic sprinkler definitely demonstrates

the fire occurred under the machine and so
REAL ESTATE NEWS OF THE WEEK

BROOKLYN COURT HOUSE.

Board of Brokers Not Opposed to Re­
taining Present Building.

The Brooklyn Board of Real Estate Brokers passed resolutions on Tuesday approving the plan of spending $600,000 on repairs to the Kings County Court­
house.

At Wednesday’s meeting of the Board of Estimate the Corporate Stockholders Committee decided against committing the city to a new building and unani­mously voted to recommend an appro­
priation of $600,000 to remodel the old building.

Real Estate Calendar.
The Title Guarantee & Trust Co, has distributed its calendar for the year 1916. Some years ago the company inaugu­ned its Special Sales Days on Tuesday, No­

Special Sales Day.
Joseph P. Day will conduct another of his Special Sales Days on Tuesday, No­

Wednesday’s meeting of the Board of Estimate the Corporate Stockholders Committee decided against committing the city to a new building and unani­mously voted to recommend an appro­
priation of $600,000 to remodel the old building.

Real Estate Calendar.
The Title Guarantee & Trust Co, has distributed its calendar for the year 1916. Some years ago the company inaugu­ned its Special Sales Days on Tuesday, No­

Wednesday’s meeting of the Board of Estimate the Corporate Stockholders Committee decided against committing the city to a new building and unani­mously voted to recommend an appro­
priation of $600,000 to remodel the old building.

Real Estate Calendar.
The Title Guarantee & Trust Co, has distributed its calendar for the year 1916. Some years ago the company inaugu­ned its Special Sales Days on Tuesday, No­

Wednesday’s meeting of the Board of Estimate the Corporate Stockholders Committee decided against committing the city to a new building and unani­mously voted to recommend an appro­
priation of $600,000 to remodel the old building.

Real Estate Calendar.
The Title Guarantee & Trust Co, has distributed its calendar for the year 1916. Some years ago the company inaugu­ned its Special Sales Days on Tuesday, No­

Wednesday’s meeting of the Board of Estimate the Corporate Stockholders Committee decided against committing the city to a new building and unani­mously voted to recommend an appro­
priation of $600,000 to remodel the old building.

Real Estate Calendar.
The Title Guarantee & Trust Co, has distributed its calendar for the year 1916. Some years ago the company inaugu­ned its Special Sales Days on Tuesday, No­

Wednesday’s meeting of the Board of Estimate the Corporate Stockholders Committee decided against committing the city to a new building and unani­mously voted to recommend an appro­
priation of $600,000 to remodel the old building.

Real Estate Calendar.
The Title Guarantee & Trust Co, has distributed its calendar for the year 1916. Some years ago the company inaugu­ned its Special Sales Days on Tuesday, No­

Wednesday’s meeting of the Board of Estimate the Corporate Stockholders Committee decided against committing the city to a new building and unani­mously voted to recommend an appro­
priation of $600,000 to remodel the old building.

Real Estate Calendar.
The Title Guarantee & Trust Co, has distributed its calendar for the year 1916. Some years ago the company inaugu­ned its Special Sales Days on Tuesday, No­

Wednesday’s meeting of the Board of Estimate the Corporate Stockholders Committee decided against committing the city to a new building and unani­mously voted to recommend an appro­
priation of $600,000 to remodel the old building.

Real Estate Calendar.
The Title Guarantee & Trust Co, has distributed its calendar for the year 1916. Some years ago the company inaugu­ned its Special Sales Days on Tuesday, No­

Wednesday’s meeting of the Board of Estimate the Corporate Stockholders Committee decided against committing the city to a new building and unani­mously voted to recommend an appro­
priation of $600,000 to remodel the old building.

Real Estate Calendar.
The Title Guarantee & Trust Co, has distributed its calendar for the year 1916. Some years ago the company inaugu­ned its Special Sales Days on Tuesday, No­

Wednesday’s meeting of the Board of Estimate the Corporate Stockholders Committee decided against committing the city to a new building and unani­mously voted to recommend an appro­
priation of $600,000 to remodel the old building.

Real Estate Calendar.
The Title Guarantee & Trust Co, has distributed its calendar for the year 1916. Some years ago the company inaugu­

PRIVATE REALTY SALES.
The total number of sales reported and not recorded in Manhattan this week was 49, as against 41 last week and 8 a year ago.

The number of sales south of 59th street was 7, as compared with 6 last week and 3 a year ago.

The sales total for the 59th street area ag­
tolated 12, as compared with 27 last week and 5 a year ago.

The total number of conveyances in Manhattan was 94, as against 145 last year, 13 having stated considerations totaling $259,755, with 81 recorded for the current week, making a total for the year of 1914, as compared with 1913, the figures for the corre­
sponding year last year were $853,917 and the total from January 1, 1914, to No­vember 26, 1914, was $38,013,157.

Mr. Lewisohn Buys Old Church.
Adolph Lewisohn has purchased from the Rector, Church Warden and Vestry­
men of Trinity Church, through L. J. Phillips, Deppeler and the F. R. Wood

Mr. Lewisohn's intention to remove this church at an early date and erect a tax­
payer. Mr. Lewisohn has large real es­
te interests on upper Broadway. He

Mr. Lewisohn's intention to remove this church at an early date and erect a tax­
payer. Mr. Lewisohn has large real es­
te interests on upper Broadway. He

Mr. Lewisohn's intention to remove this church at an early date and erect a tax­
payer. Mr. Lewisohn has large real es­
te interests on upper Broadway. He

Mr. Lewisohn's intention to remove this church at an early date and erect a tax­
payer. Mr. Lewisohn has large real es­
te interests on upper Broadway. He

Mr. Lewisohn's intention to remove this church at an early date and erect a tax­
payer. Mr. Lewisohn has large real es­
te interests on upper Broadway. He

Dorilton in $1,900,000 Deal.
A. J. Phillips, Deppeler and the F. R. Wood

Dorilton in $1,900,000 Deal.
A. J. Phillips, Deppeler and the F. R. Wood

Dorilton in $1,900,000 Deal.
A. J. Phillips, Deppeler and the F. R. Wood

Dorilton in $1,900,000 Deal.
A. J. Phillips, Deppeler and the F. R. Wood

Dorilton in $1,900,000 Deal.
A. J. Phillips, Deppeler and the F. R. Wood

186th to 187th streets.
Acreage Purchase.

In the issue of the Record & Guide of November 27, 1915, an account of an acreage purchase on Long Island was made in which Isaac A. Hopper was given credit for 105.5 acres. It is incorrect, the facts of the transaction being as follows:

The Oakland Estates, Inc., of 110 West 40th street, purchased about thirty acres on Long Island, between Bayadee and Douglaston, for $1,200,000 and was acquired by the sale of 105.5 on Broadway and 110.5 in the selling company about twelve years ago.

The acreage was subdivided into sixty plots, each ranging from one-half to two acres, and each was sold as the buyer. This statement is made in which Isaac A. Hopper was called "Oakland." This property has a frontage of 1,400 feet and adjoins the Oakland Golf Club on one side and Oakland Lake on the other. The development will consist of the property being divided into sixty plots, each ranging from one-quarter to one acre in size, and work will start on constructing macadam roads and installing water, gas and electrical improvements. Isaac A. Hopper has purchased the contract to erect several residences, costing approximately from $15,000 to $25,000, on plots already sold and will start construction work in the near future. Rigid restrictions will make this development the "Pebble" of Long Island, on a small scale.

To Enlarge Parish House.

Drs. Henry W. Berg and Alfred A. Berg have sold, through Douglas L. Ellis, to the Trinity Church, for $235,000, the four-story dwelling at 2182 Valentine avenue, 50 feet north of 98th street, an elevator apartment house, on plot 100 x 100, at the northeast corner of Broadway and 162d street. The house is fully tenanted and has been held at $235,000.

Manhattan—South of 59th St.

GRAND ST.—William Cruskich's sons sold 60 1/2 to 61 1/2 East 171st Street for the 7-sty apartment house of Maria A. Campbell 359-361 Grand st, through 21 3/4 East 171st Street, a plot 50x675 irreg, which has been in the family for about 70 years.

GRENFELL ST.—Cranbrook Co. sold for Helen C. Irvine 32 Greene st, a 5-sty loft building, on lot 36x105, to Joseph L. B. Buitenhuis.

Windsor ST.—Airnair Co. sold the two dwelling buildings, for about 10 years the homes of the publishers of the Family Story Paper. The buyer is the Truth Paper Co.

252 ST.—Thomas F. Smith, secretary of Tammany Hall, sold 337-339 West 250th st, two 4-sty properties, to the Aldus Corporation, which took them in part payment for the newly completed apartment house on the block front on the west side of Versailles ave. between Isabel and 211th st, reported as 10 years ago.

1911 ST.—Charles B. Van Valen and James V. Graham are reported to have sold for James H. Cruskich the 4-sty private house at 29 West 26th St. He took in exchange an 8-sty building on a plot 150 x 100. The transaction involved about $300,000 and was negotiated by the Durman Company and John F. Burke.

Rumored Fifth Avenue Deal.

James Byrne, of the law firm of Byrne and Keeler, is reported to have purchased from Arthur M. Mitchell the two lots, 50 x 109, on the east side of Fifth Ave. between 53 feet north of 98th street and joining a large plot purchased some time ago by Robert William Jackson. The block to the north is controlled by the Mount Sinai Hospital. Neither of the principals rumored a deal could be reached yesterday, either for confirmation of the reported deal, or for additional details.

Buys "Carolyn Court."

S. L. Paks has purchased from the Halcyon Realty Company, "Carolyn Court," a five-story elevator apartment house, on plot 106x100, at the northeast corner of Broadway and 162d street. The house is fully tenanted and has been held at $235,000.

Manhattan—North of 59th St.

60TH ST.—Adelaide I. Olson is reported to have purchased 19 East 60th St., a 4-sty house, on lot 220x105.

620 ST.—A. J. B. House and Real Estate Bank is reported to have sold to Mrs. Mary E. Anderson 10 East 62nd St., a 4-sty dwelling, on lot 25x100, at foreclosure sale on July 4 for $14,700.

10TH ST.—The Irving Savings Institution sold to Aaron Miller the garret, a 4-sty apartment house at 315 East 10th St., to M. Edith at $3,000.11. The buyer rented the property to the Hall Building Co., which has leased it under the contract for the sale of it to Frederick Brown.

Bronx.

FIELSTON RD.—Eugene L. Larkin has sold to George Jacobson the lot 230x100, at the northwest corner of Fieldston road and 252d st, a 4-sty house, on lot 220x105.

10TH ST.—Melville R. Seabrook has sold his residence at 79 Beach Ave., in the block front on the west side of 9th Ave. between 21st and 22nd Sts., reported sold last week.

25TH ST.—The Delafield Estate sold for Dwight J. Baum his colonial residence, the corner of 25th St. and Waldo Ave, for $25,000, to E. B. Hawkins, a 5-sty brownstone house at 2524 5th Ave., 250x100. The house was given in part payment for a 5-sty house on block 24 by 44; a new eight by ten-story building will be erected to provide for the increased activities of the church.

Big Edgemere Purchase.

Ellis R. Noakes has purchased through G. Taus & Son, from the Edgemere Park Company, five blocks at Edgemere, consisting of 467 lots, bounded on the west by a line 1,400 feet east of Storm avenue and the land of the Tilton railroad, on the east by the land of Rheinhart; on the south by the Atlantic Ocean, and on the north by the South Broadway Boulevard. The reported price was $250,000. It marks the commencement of one of the largest transactions in the Torchwood Coast for a long time. The purchaser will develop the tract and make street, sidewalk, and sewer improvements and other municipal improvements.

Chelsea-Brooklyn Trade.

Abraham Berry has purchased from the Lyall Estate the four-story factory building at 536-546 West 23rd St., on a plot 150 x 103. The land is owned by the Moore Estate and was leased to the Lyall Estate for a perpetual term. The buyer gave in exchange, the two four-story tenements at 396-398 West 35th street, on a plot 37 x 74, and the four-story apartment houses at 406-408 West 35th, 150 x 100. The transaction involved about $300,000 and was negotiated by the Durman Company and John F. Burke.

Business Established

HORACE S. ELY & COMPANY
This company acts as agent for Trustees, Executors and Owners in taking entire charge of Real Estate. Makes appraisals. Acts as Broker in the sale and letting of Real Estate.

21 LIBERTY STREET
489 FIFTH AVENUE

JOHN F. DOYLE & SONS
REAL ESTATE BROKERS AND APPRAISERS
45 William Street
New York City
Manager of Estates, Broker, Appraiser
299 MADISON AVENUE, N. Y. Cor. 41st St.
New York

JOHN C. R. ECKERSON
Successor to THOMAS & ECKERSON
Manager of Estates, Broker, Appraiser
E. DE FOREST ESTATE
810 Columbus Avenue—Corner 10th Street
Branch Office
1428 St. Nicholas Avenue—Corner 111th Street
NEW YORK

FRIDEX & CO., BUSINESS BUILDING BROKERS
14 W. 4TH STREET AND 793 BROADWAY
O. D. & H. V. DIKE
Midtown Business Property
CANDLER BUILDING, 290 W. 42D ST.
NEW YORK

THOMAS J. O'Reilly
Real Estate Broker, Appraiser and Agent
BROADWAY AND 109TH STREET
New York Representative of Caughy, Horse and Carter, Baltimore and Washington
Sullivan & Mann Co., Minneapolis, Minn.

HAROLD W. CHUAINAN
Mortgage Loans and Real Estate
49 WALLE STREET

Established 1897
Telephone Connection
CHAS. S. KOHLER
REAL ESTATE & INSURANCE
BROKER & MANAGER OF ESTATES
981 Columbus Avenue—Corner 10th Street
Branch Office
1428 St. Nicholas Avenue—Corner 111th Street
NEW YORK

FRED'K COX & CO., BUSINESS BUILDING BROKERS
14 W. 4TH STREET AND 793 BROADWAY

O. D. & H. V. DIKE

Successfully managed a large number of Real Estate

BROKER & MANAGER OF ESTATES

For Sales, Leases, Mortgages, Insurance, Appraisals

BROADWAY AND 109TH STREET

This company acts as agent for

Mortgage Loans and Real Estate

49 WALL STREET

RECORD AND GUIDE
LEASES.

$350,000 Restaurant Lease.

Pease & Elliman have leased for the United States Impression Machine Company the lease of a large building at the southwest corner of Fourth avenue and 23rd street the store, 30 x 80, at 2211 Broadway, and the basement space of 10,000 square feet, the sub-basement space of 2,000 square feet, the alley, and the property to the owner of the Antum restaurants. The owner was represented by George T. Mortimer and the lease is the result of intensive alterations being contemplated by the owners from the plans of Starrett & Van Vleck. The alterations will include the addition of fire escapes, fixtures and equipment and will be under the supervision of Stuckert & Co., architects of Philadelphia. The property was leased for one year, at an aggregate rental of about $350,000. The negotiations included a lease to Mr. H. Harris, optics, on the southwest corner of the building, 45 East 22d street; also extending the lease to the deck shoe company on the street and with the Irving hat company on the store at No. 58.
for a term of years, at an aggregate rental of about $100,000, to M. Lownstein & Sons, converters of cotton goods, at 20 West Houston street. The leases complete the rental of the ground floor space formerly occupied by Stern Brothers.

New Standard Arcade Lease. The Charles F. Noyes Company and Burton Thompson & Co. leased to the Globe Wernicke Company, for the Standard Oil Company, the southerly portion of the entire building fronting on New street of the Standard Arcade, just completed, and which extends from Broadway to New street. The premises leased by the Globe Wernicke Company include three stores containing about 4,000 square feet of usable space, including mezzanine, and it has about 100 feet of running window display. The lease is for a long term of years, at an aggregate rental of about $100,000. The premises will be equipped for the tenant and will be used as a salesroom for office equipment and furniture to serve the financial district.

Rents Fourth Avenue Building. Jared W. Bell has leased to the United Piece Dye Works the five-story building at 132 Madison avenue, at the southwest corner of 31st street, for a term of years on a net basis. Part of the building will be occupied by the lessees and the rest subdivided and altered into offices and showrooms. The broker in the deal was B. Channing Miller, who will manage the property.

Sears-Roebuck Company Lease. Sears-Roebuck Company, of Chicago, leased through Carstein & Linnekine, the fourth floor of the building, about 32,000 ft., in the building formerly occupied by Arnold, Constable & Company, at Fifth avenue and 19th street, through to Broadway.

Manhattan.

AMES & CO. have rented two stores at $50 per ft. up to Albert Louis, antiques; the store 306 West 28th st. to Dr. Lichtenstein, spirited; and the 4-sty dwelling 311 West 46th st to Florence M. Senior.

BASTINE & CO. leased in 42 West 15th st. to Mr. J. J. Menendez at 50 East 11th st to the 11th floor to Nathan Mandell.

DANIEL HIRDALL & CO., INC., rented the 8th floor at 12 West 23rd st. to Jacob Davis; the 7th floor at 15 West 26th st. to the Bell Co.; the entire building at 10 West 44th st. to A. Marcus; the 3d left at 48 Walker st. to William Barnish; the 1st left at 210 Church st. to R. Tame; the store at 194 Duane st. to Doran & Marcus, Inc.; space at 28 West 22nd st to Elberta Novelty Co., and, with Cross & Brown the entire building at 8-9 7th ave. to L. Lindbergh & Co.

BRETT & GOODE and Charles F. Noyes Co. leased the 11th floor in 150-150 Lafayette st. to Heinberg & Daniel. Brett & Goode also leased the 3d floor to the Martin H. Smith Co.

BRETT & GOODE Co. and Son, leased for the 406, West 31st st. Co., the western portion of the 7th floor containing approximately 10,000 sq. ft. in 406-20 West 31st St. to the 389-389 Madison Embroidery W.

WILLARD S. BURROWS CO. leased for Childe Co., the entire upper part of 1503-1505 Broadway to the Isa Hurry Hat Shop for a term of years on a net aggregate rental of about $100,000. The lessee will make extensive alterations, including the addition of an elevator, and will occupy with another branch.

CARSTEIN & LINNEKIN have leased the store and basement at 256 Canal st. to W. Ain & 32 Canal st. 3d left at 778 Broadway to Max Schuhman & Co., dairy store; the entire building, 234 5th av. to the Ferguson Novelty Co., Inc., for a short term of years at 540 av. to Albert B. Bauer, the entire building at 347 30th st. to Albert B. Bauer, the 3d floor at 203-13 10th Ave. to Wm. M. Blacklock, the 2d floor at 471-2 13th Ave. to Albert & Albert, Inc., and with Goodwills, Ltd. offices at 326-7 11th Ave. to Barracox-Freedman Co., Inc., and Trades Towel Service Co.

COZENS & FIERSON leased to M. Rowan the store at 30 7th Ave. to the 3d floor at 322 2nd ave. to the store to Thomas Sullivan & Co., milliners.

CROSS & BROWN CO. leased 32,000 sq. ft. in 464-65 Broadway to Ruggin Brothers, skirt manufacturers.

CROSS & BROWN CO. and FREDERICK SOUTHACK & ALWYN BALL, JR., rented for the estate of Charles F. Hoffman, Inc., the four upper floors and a portion of the ground floor in the building at the northeast corner of 8th ave. and Broadway, including in all about 65,000 sq. ft. The tenant is the Mitchell-White Co., Inc., and L. A. Mitchell, who will use the premises as a garage. The lease is for a long term from May 1, 1910, beginning at the expiration of the American Locomotive Co. lease now on the property.

COZENS & BROWN CO. has leased the 11th left of 145-7 West 26th st. to W. Philipes & Co. for the Maxwell Co., also as part of the 4th av. to Buoni & Riecker for Wm. H. Whiting

Real Estate at Public Auction—Special Sales Day Next Tuesday, November 30

AT 12 O'CLOCK NOON, AT EXCHANGE SALESROOM, 14 VESEY ST., N. Y.

YONKERS, N. Y.

West Side Hudson Terrace, adj. 83 Hudson Terrace

A vacant plot, 100x26.5x5.00

38 Catherine Street

A three story brick dwelling, with store. Size of plot 18x60x50.50

68 East 109th Street

A four story and basement brownstone front flat house. Size of lot 25x40x50.50

64 Madison Street

BROOKLYN, N. Y.

A two story and basement brownstone front dwelling, containing 5 rooms and bath; size of lot 40x50.

140-142 Sixth Avenue

A 6 story and cellar brick and stone loft building, containing one store and five floors. Size of lot 64x81x30

204 East 90th Street

A three story and basement brownstone front dwelling, containing 11 rooms and bath; size of lot 50x50.

148 Kent Street

A three story and basement brownstone front dwelling, containing 11 rooms and bath; size of lot 52x50.

YONKERS, N. Y.

N. E. Cor. Central Park Ave. and Midland Ave. A vacant plot, 19x13x67.5

East Side Central Park Avenue. A vacant plot, 50x184.5x51.12

31 ST. SOUTH OF THOMAS AVENUE TO BE OFFERED SEPARATELY

437 East Second Street, BROOKLYN, N. Y.

A 2 story and attic frame dwelling, containing 11 rooms and bath on a lot 40x100.

Write for booklet

31 Nassau St., N. Y. City.

CONSULT US

Fifteen Years' Experience Manufacturing and Erecting

FIRE ESCAPES

and EXTERIOR STAIRWAYS

AS PER REQUIREMENTS OF

LABOR, FIRE, BUILDING and TENEMENT HOUSE DEPTS.

H. BERNSTEIN, Inc. PHONE LEX 4261 338 East 95th Street

Willson's Building Directory

The only system that is kept alphabetically accurate and up-to-date in every particular. Letters uniform, correctly spaced and every name on alignment. The best service for your building—large or small. See owners, agents or managers now using our system. Catalogue and full particulars on application.

The Tablet & Ticket Company

381-383 Broadway, New York

CHICAGO

SAN FRANCISCO
Wants and Offers

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

To Architects and Builders

ARCHITECTS, experienced, all-round ability, 15 years' member of well-known reputable N. Y. firm, desires responsible position with builder or realty concern. Modern, conscientious man. Small cash investment and architects to recommend small jobs. Able to keep busy; give me a trial; no experience. E. D. M. 1165-1167 Broadway.

To Owners

We have good builder seeking plot centrally located, corner or inside, ripe for mercantile improvement where he will be assisted in financing with building loan or second mortgage. H. SCHUYLER CAMMANN, Real Estate and Insurance, 34 William St. Telephone 1434 John.

WANTED—A young man in a midtown Real Estate Office; must be able to supervise repairs and to do office work. Must be honest and reliable. Address Box 774, Record & Guide.

Real Estate Broker and Managing Agent, eleven years' experience with two high-class concerns; frequent references; one vacancy out of nearly three hundred apartments, desires responsible position with realty corporation or estate. Box 772, Record & Guide.

Wholesale baking wants new baking factory. Will be interested in offers from responsible manufacturers. Apply "The Mediator," 121 Canal St., City.

Building Supt., and Architect, experienced in all branches of work, desires full position with reputable real estate or corporation. References furnished. Box 809, Record & Guide.

Architect and Supt., experienced all around ability, 15 years' experience, 3 years' New England experience; desires responsible position with builder or real estate company or real estate office; salary $115 per month and to make a bid. Box 728, Record & Guide.

Want—Particularly of Business Property for Sale or to Lease

Canal to 59th Street

Heil & Stern

1165-1167 Broadway

N. W. Cor. 27th Street

Telephone, 9570 Madison Square

Real estate

Fire Escapes

Erected and Repaired to meet all requirements of the Department of State Labor

FACTORY VIOLATIONS REMOVED

GRAND CENTRAL IRON WORKS

L. B. GESCHIEDT, Proprietor.

Phone, 3959

212 East 52nd Street, N. Y.

Repairs

The Queensboro Corporation

Lots

Plots

Acreage

BRIDGE PLAZA

AEGRECE

LONG ISLAND CITY

Developers of

Queens Borough Real Estate

Established 1886

Tel. 1279 Spring

Trolleys

New York City

National Window Cleaning & House Renovating Co.

42 East 4th Street, NEW YORK
A. H. LEVY has rented in the theatre building at 129th st and Broadway, the property of Walter W. Law, Jr., for George Horton his house, "Woodmere," at Woodmere, L. I., for George Horton his house, "Sunnyside," at the junction of Osborne av and Breezy Way, Lawrence, L. I., to Foster Milliken; also her house, "Solo," as the site for a clubhouse, boathouse, etc., for Philip H. Bolender the garage at 419 15th street, Brooklyn, a property of this city; also furnished, the property of Walter W. Law, Jr., for George Horton his house, "Oak Street," to George Horton his house, "Sunnyside," at the junction of Osborne av and Breezy Way, Lawrence, L. I., to Foster Milliken; also her house, "Solo," as the site for a clubhouse, boathouse, etc., for Philip H. Bolender the garage at 419 15th street, Brooklyn, a property of this city. FORRESTER, electrical inspector for the New York Board of Fire Underwriters, and of heap license on Wednesday at his home in Larchmont, N. Y., aged forty-one. He is survived by his widow.

REAL ESTATE NOTES.

RETAIL ASSOCIATES, 116 Remsen st, Brooklyn, has closed out the regular semi-annual dividend of 2 per cent.

SLAVSON & HOBBS were the brokers in the recently recorded sale of the dwelling, 212 West 5th st for the Mason Realty Corporation to Walter S. Goldsmith.

FORDHAM HEIGHTS PROPERTY OWNERS' ASSOCIATION elected the following officers to serve until the regular annual election to be held in January: President, F. A. S. Valentine; vice-president, Henry U. Singh: secretary, J. Hamilton, and treasurer, Philip Kearns.

REAL ESTATE BOARD OF NEW YORK has established its own official real estate bureau. The purpose of this is to create in the board a medium through which real estate firms and individuals who are members of the board may secure satisfactory salesmen and clerks.

CROSS & BROWN CO. has been appointed managing agent for the "Brite Property" on Fenimore rd at Port Jefferson. Mrs. Hannah C. Bruce of New York, has leased for Eli B. Springs the easterly half of the 6-sty mercantile building now in course of construction at the northeast corner of the Grand Concourse and East Fordham to be erected at the northeast corner of the new theatre, with stores, more than 104 Water st; the building at 216 Front st, through to Flatbush av, to the Frank Barber Shoe Co. for ten years at an aggregate rental of about $700.

CHARLES E. RICKERSON has rented the 3-sty dwelling 781 Carroll st to Henry Newman, of 57 Reade st; the 2d floor at 213 Front st, to John T. McGarvey.

JOSEPH P. SEITZ has rented apartments in 790 West 30th st to Samuel Jacobs; and leased in a long term of years, at a rental aggregating about $100,000.

R. SHAW & Co. have leased for the Broadway Savings Institution the 3-sty dwelling at 1125 Madison av to John L. Park & Co.

W. TUCKER, SPEYERS & Co. and Heil & Sham have leased for Eli B. Springs the easterly half of the 6-sty mercantile building now in course of construction at the northeast corner of the Grand Concourse and East Fordham to be erected at the northeast corner of the new theatre, with stores, more than 104 Water st; the building at 216 Front st, through to Flatbush av, to the Frank Barber Shoe Co. for ten years at an aggregate rental of about $700.

FREDERICK W. ADAMS, real estate broker at Brooklyn, has leased for Donald V. Enright the garage at 220 East 65th st in that borough, aged thirty-three. He was a member of the 4th floor at 185 Madison av to Jacob Halkin; for the "Brite Property" on Fenimore rd at Port Jefferson. Mrs. Hannah C. Bruce of New York, has leased for Eli B. Springs the easterly half of the 6-sty mercantile building now in course of construction at the northeast corner of the Grand Concourse and East Fordham to be erected at the northeast corner of the new theatre, with stores, more than 104 Water st; the building at 216 Front st, through to Flatbush av, to the Frank Barber Shoe Co. for ten years at an aggregate rental of about $700.

FRANK D. AMES BURTON B. JERRY AMES & COMPANY Real Estate Agents and Brokers Phone 3570 Madison Sq. 26 WEST 56TH ST.

A. V. AMY & CO. REAL ESTATE AGENTS BROKERS AND APPRAISERS Tel., 8147 Cathedral 7th Ave., 15th St.

J. CLARENCE DAVIES BRONX DAVIES REAL ESTATE 149th STREET & THIRD AVENUE New York City Telephone 1841 Murray Hill

FRANK E. SMITH & SON Real Estate Investments Telephone 6443 Gramercy 1 MADISON AVE. 142 W. 23rd St.

JAMES N. WELLS & SONS (James P. Edate) Real Estate Investors Since 1835 at No. 191 NINTH AVENUE Established 1819 Phone, 2166 Clatho.

November 27, 1915

RECORD AND GUIDE

900

Real Estate Board of New York

Organized 1896

Incorporated 1908

Frank D. Ames
Burton B. Jerry
Ames & Company
Real Estate Agents and Brokers
Telephone 3570 Madison Sq. 26 West 56th St.

A. V. Amy & Co.
Real Estate Agents
Brokers and Appraisers
Tel., 8147 Cathedral 7th Ave., 15th St.

J. Romaine Brown Co.
Real Estate
299 Madison Avenue
New York City
Telephone 1841 Murray Hill

A. M. Cudner
Real Estate Co.
Real Estate Brokers and Managers
24 West 2nd Street

J. Clarence Davies
Bronx Davies
Real Estate
149th Street and Third Avenue
New York City
Telephone 1841 Murray Hill

Member of Board of Brokers

DE SELLING BROTHERS Real Estate, Loans, Appraisals 116 BROADWAY

Real Estate Experts

Deuross

115 West 47th St.

Management—Sales—Collections
Mortgages—Appraisals—Insurance

Down Town Office, 156 Broadway

AUSTIN FINEGAN
Real Estate—Insurance—Appraisals
35 NASSAU STREET

Tel., 1730 Clifton

OGDEN & CLARKSON
Corporation
Real Estate and Insurance
607-608 Fifth Avenue, Corner 22nd Street

Louis S. Schrag

Established 1890

170-1 Chelsea

Real Estate Agent and Appraiser
Real Estate
435 Fifth Avenue, Near 39th Street
Telephone, 2750 Murray Hill

Frank E. Smith & Son
Real Estate Investments
Telephone 6443 Gramercy 1 Madison Ave.

Tucker, Speyers & Co.
Real Estate
435 Fifth Avenue, Near 39th Street
Telephone, 2750 Murray Hill

James N. Wells & Sons
(James P. Edate)
Real Estate Investors
Since 1835 at No. 191 Ninth Avenue
Established 1819
Phone, 2166 Clatho.
ON TUESDAY DECEMBER 14, a dinner will be given under the auspices of the United Real Estate Owners’ Association, at Terrace Garden, 110 East 37th st, at 6:30 o’clock, at which way and means will be discussed whereby real estate interests may be protected during the coming year.

NIEHNING CO. announces that it has removed its offices to 612 West 1st st and has no connection with any other firm bearing the same name. Jules Niehning remains its head. The company has been appointed agent for the apartment houses at 518 and 520 West 26th st.

ARTHUR CURTIS JAMES, who is building a fine residence at the northwest corner of Park av and 60th st, has taken title from Mary A. Barrett to the dwelling at 52 East 58th st.

JOHN M. THOMPSON and Ira A. Lurie have obtained a building loan of $50,000 for the Labatt Construction Co. from Ams. Frederick Snow, on three 5-sty flats to be erected on the southwest corner of that thoroughfare and 69th st. All the above are owned by the F. C. Beach Construction Co., of five additional similar buildings.

ARTHUR CURTIS JAMES, who is building a fine residence on the northwest corner of Park av and 60th st, has taken title from Mary A. Barrett to the dwelling at 52 East 58th st. The adjoining house at 51 East 58th st has been sold to an unamed buyer, who is rumored to be Mr. James. The two houses on the 2.50 ft. plot immediately to the south.

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

Manhattan

Conveyances.

<table>
<thead>
<tr>
<th>1915</th>
<th>1914</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nov. 19 to 24</td>
<td>Nov. 20 to 25</td>
</tr>
<tr>
<td>Total No.</td>
<td>$6,964,700</td>
</tr>
<tr>
<td>No. with consideration</td>
<td>$50,946,750</td>
</tr>
<tr>
<td>Assessed value</td>
<td>$56,950,350</td>
</tr>
</tbody>
</table>

Mortgages.

<table>
<thead>
<tr>
<th>1915</th>
<th>1914</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nov. 19 to 24</td>
<td>Nov. 20 to 25</td>
</tr>
<tr>
<td>Total No.</td>
<td>$4,059</td>
</tr>
<tr>
<td>No. at 6% or less</td>
<td>$1,792,185</td>
</tr>
<tr>
<td>Amount</td>
<td>$20,040,123</td>
</tr>
<tr>
<td>Assessed value</td>
<td>$21,765,170</td>
</tr>
</tbody>
</table>

Building Permits.

<table>
<thead>
<tr>
<th>1915</th>
<th>1914</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nov. 20 to 25</td>
<td>Nov. 19 to 24</td>
</tr>
<tr>
<td>Total No.</td>
<td>$3,769,000</td>
</tr>
<tr>
<td>No. at 6% or less</td>
<td>$27,780,950</td>
</tr>
<tr>
<td>Amount</td>
<td>$213,777,000</td>
</tr>
</tbody>
</table>

Total No. | 9,610,376 |

BROOKLYN

Conveyances.

<table>
<thead>
<tr>
<th>1915</th>
<th>1914</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nov. 19 to 24</td>
<td>Nov. 20 to 25</td>
</tr>
<tr>
<td>Total No.</td>
<td>$10,450,000</td>
</tr>
<tr>
<td>No. with consideration</td>
<td>$56,500,950</td>
</tr>
<tr>
<td>Amount</td>
<td>$18,200,925</td>
</tr>
</tbody>
</table>

Mortgages.

<table>
<thead>
<tr>
<th>1915</th>
<th>1914</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nov. 19 to 24</td>
<td>Nov. 20 to 25</td>
</tr>
<tr>
<td>Total No.</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>No. at 6% or less</td>
<td>$11,000</td>
</tr>
<tr>
<td>Amount</td>
<td>$173,540</td>
</tr>
<tr>
<td>Assessed value</td>
<td>$283,300</td>
</tr>
</tbody>
</table>

Building Permits.

<table>
<thead>
<tr>
<th>1915</th>
<th>1914</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nov. 20 to 25</td>
<td>Nov. 19 to 24</td>
</tr>
<tr>
<td>Total No.</td>
<td>$64,811,841</td>
</tr>
<tr>
<td>No. at 6% or less</td>
<td>$22,919,000</td>
</tr>
<tr>
<td>Amount</td>
<td>$82,400,000</td>
</tr>
</tbody>
</table>

Total No. | 13,757,000 |

BRONX

Conveyances.

<table>
<thead>
<tr>
<th>1915</th>
<th>1914</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nov. 19 to 24</td>
<td>Nov. 20 to 25</td>
</tr>
<tr>
<td>Total No.</td>
<td>$6,964,700</td>
</tr>
<tr>
<td>No. with consideration</td>
<td>$50,946,750</td>
</tr>
<tr>
<td>Amount</td>
<td>$56,950,350</td>
</tr>
</tbody>
</table>

Mortgages.

<table>
<thead>
<tr>
<th>1915</th>
<th>1914</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nov. 19 to 24</td>
<td>Nov. 20 to 25</td>
</tr>
<tr>
<td>Total No.</td>
<td>$4,059</td>
</tr>
<tr>
<td>No. at 6% or less</td>
<td>$1,792,185</td>
</tr>
<tr>
<td>Amount</td>
<td>$20,040,123</td>
</tr>
<tr>
<td>Assessed value</td>
<td>$21,765,170</td>
</tr>
</tbody>
</table>

Building Permits.

<table>
<thead>
<tr>
<th>1915</th>
<th>1914</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nov. 20 to 25</td>
<td>Nov. 19 to 24</td>
</tr>
<tr>
<td>Total No.</td>
<td>$3,769,000</td>
</tr>
<tr>
<td>No. at 6% or less</td>
<td>$27,780,950</td>
</tr>
<tr>
<td>Amount</td>
<td>$213,777,000</td>
</tr>
</tbody>
</table>

Total No. | 9,610,376 |

QUEENS

Conveyances.

<table>
<thead>
<tr>
<th>1915</th>
<th>1914</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nov. 19 to 24</td>
<td>Nov. 20 to 25</td>
</tr>
<tr>
<td>Total No.</td>
<td>$10,450,000</td>
</tr>
<tr>
<td>No. with consideration</td>
<td>$56,500,950</td>
</tr>
<tr>
<td>Amount</td>
<td>$18,200,925</td>
</tr>
</tbody>
</table>

Mortgages.

<table>
<thead>
<tr>
<th>1915</th>
<th>1914</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nov. 19 to 24</td>
<td>Nov. 20 to 25</td>
</tr>
<tr>
<td>Total No.</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>No. at 6% or less</td>
<td>$11,000</td>
</tr>
<tr>
<td>Amount</td>
<td>$173,540</td>
</tr>
<tr>
<td>Assessed value</td>
<td>$283,300</td>
</tr>
</tbody>
</table>

Building Permits.

<table>
<thead>
<tr>
<th>1915</th>
<th>1914</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nov. 20 to 25</td>
<td>Nov. 19 to 24</td>
</tr>
<tr>
<td>Total No.</td>
<td>$64,811,841</td>
</tr>
<tr>
<td>No. at 6% or less</td>
<td>$22,919,000</td>
</tr>
<tr>
<td>Amount</td>
<td>$82,400,000</td>
</tr>
</tbody>
</table>

Total No. | 13,757,000 |
REAL ESTATE APPRAISALS.

The following is the complete list of property which went to parties in interest; The property has been in the possession of the selling family for about twenty-five years. The following is the estimated market value of the realty, regardless of mortgages or other liens.

<table>
<thead>
<tr>
<th>Decedent</th>
<th>Address</th>
<th>Description</th>
<th>Estimated Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Samuel Beamish</td>
<td>81ST ST, 1215-1217—1220—1223, 4-sty bldg., 22x75, 1/2 in. 38.6x20 to beg, 12-sty stn hotel</td>
<td>$45,000.</td>
<td></td>
</tr>
<tr>
<td>George C. 100TH ST, 235 W—1872-87, 4-sty dw., 22x75.</td>
<td>$10,000.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>William K. 121ST ST, 426 E—227-39, 4-sty dw., 18x36, 1/2 in. 10.5, $35,500.</td>
<td>$38,000.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>J. Augustus Johnson</td>
<td>119TH ST, 157 459-19, 4-sty bldg, 50x200, $87,000.</td>
<td>$87,000.</td>
<td></td>
</tr>
<tr>
<td>Dora Levy</td>
<td>119TH ST, 157 459-19, 4-sty bldg, 50x200, $87,000.</td>
<td>$87,000.</td>
<td></td>
</tr>
<tr>
<td>Bridget Redington</td>
<td>76TH AV A, 225—441-29, 5-sty bldg., 22x41.7x 87TH ST. 65 E—1499-29, 5-sty bldg, 22x41.7x 87TH ST. 65 E—1499-29, 5-sty bldg, 22x41.7x 87TH ST. 65 E—1499-29, 5-sty bldg, 22x41.7x</td>
<td>$111,000.</td>
<td></td>
</tr>
</tbody>
</table>

*Indicates that the property described was sold for the account of the plaintiff in an action against the defendant for about $368,000.

Auction Market.

Auction room interest was enlivened this week by the offering of several high-class properties, most of which went to parties in interest. The Metropolitan Life Insurance Company put in an action against the Building and Engineering Company and others, for about $368,000 for the two twelve-story loft buildings at 15 West 21st street and 16 East 22nd street. The two twelve-story LeMarquis Hotel at 12-16 East 1st street, went to Max M. Warburg and others, on a bid of $250,000. There was a claim against Joseph Fleischmann and others, for about $368,000. James Nash Warburg paid $21,900 for the six-story tenement at 121 East Houston street, which went to parties in interest.

David A. Day.

S. M. Rosevelt.

Real Estate Associates.

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

It will pay you to get in touch with us.

William P. Rae Co.

Brokers, Attention!

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

BROOKLYN, N. Y.

REAL ESTATE

EXPERT APPRAISER

S. WELSCH

207 MONTAGUE STREET

BROOKLYN, N. Y.

Telephone 6400 Main

Member Brooklyn Board of Real Estate Brokers

BROOKLYN REAL ESTATE

CLARENCE B. SMITH

REAL ESTATE AGENT

Appraiser for

State of New York
City of New York
Long Island Railroad

1424 FULTON STREET

AT BROOKLYN AVENUE
 BROOKLYN, N. Y.

Member Brooklyn Board of Real Estate Brokers

JACOB H. MAYERS

REAL ESTATE

William P. Rae Co.

BROOKLYN REAL ESTATE

BROOKLYN, N. Y.

162 REMSEN ST. BROOKLYN

Telephone 6400 Main

Member Brooklyn Board of Real Estate Brokers

Real Estate

Telephone 615 Bedford Established 1890

Member Brooklyn Board of Real Estate Brokers
The following are the sales that have taken place during the week ending Nov. 26, 1915, at the Bronx Salesrooms, 180 Montague Street.

**JACOB H. MAYER.**

**SIEBISCH AV, 1255 (*)**, w. 134 1/2 Lyman pl, 63.x4.11x13.56, gore, 2-sty bk & tr dwg (extr). Summary:

- ESTATE SALES
- ALCOHOL LICENSING

**ADVERTISED LEGAL SALES.**

The following is a list of legal sales advertised in the Bronx, November 27, 1915.

**ADVERTISED LEGAL SALES.**

The following is a list of legal sales advertised in the Bronx, November 27, 1915. (Note: the dates are not perfectly clear, but it appears to be referring to legal sales advertised on November 27, 1915, in the Bronx.)

**NOTES.**

This is a list of legal sales advertised in the Bronx for the week ending November 27, 1915.

**RECORD AND GUIDE.**

The following is a list of legal sales advertised in the Bronx for the week ending November 27, 1915.

**BROADWAY, 26th ST.**

Summary:

- ESTATE SALES
- ALCOHOL LICENSING

**LEGAL SALES.**

The following is a list of legal sales advertised in the Bronx for the week ending November 27, 1915.

**RECORD AND GUIDE.**

The following is a list of legal sales advertised in the Bronx for the week ending November 27, 1915.

**LEGAL SALES.**

The following is a list of legal sales advertised in the Bronx for the week ending November 27, 1915.

**RECORD AND GUIDE.**

The following is a list of legal sales advertised in the Bronx for the week ending November 27, 1915.
BUILDING MANAGEMENT

THE LIGHTING OF THE COUNTRY HOUSE

By THOMAS SCOFIELD

The country house, as a rule, tends to be cozy and homelike, in its decorations and furnishings, and for this reason we find the use of one type of fixture, the portable lamp, possibly more general than in any other class of interior.

Starting with the small portables, suitable for sideboard, mantel, desk or boudoir, we find a wide range of designs. Some use dainty glass shades and some silk shades, both being found in many attractive designs. These may use mantle units, either of 35 or 60 candle-power, according to the requirements of the special location. Then we have the portables for library tables. These are found in varying sizes and generally use a unit of 100 candle-power. The designs are again numerous with either the decorative glass shade or the silk shade. We also find the large floor portable with silk shade and a line of semi-indirect portables, either with translucent glass bowl alone or with this bowl suitably surrounded with an ornamental silk shade. All of these lamps are equipped with the self-lighting attachment, giving the maximum convenience possible.

Side brackets and ceiling fixtures, direct lighting and semi-indirect, where they are required in this class of installation, are, of course, available in many designs and equipments. Their use, together with the portable, will be indicated in the following outlines:

The Entrance Hall—The entrance hall in most present day country houses is in reality a room of fairly large dimensions. The most modern treatment of this space is with a semi-indirect fixture, containing a gas lighting unit of power enough to furnish a moderate general illumination, which, in most cases, is supplemented with a portable lamp. The connection for this portable is made from a floor or baseboard outlet specially designed for this work.

The Reception Room—In the country house the reception room may be lighted with great effectiveness by employing a direct lighting ceiling fixture, with low candle-powered, upright or inverted mantle units. The design and finish of these fixtures, together with the glass or silk shades now procurable for the lighting units, renders the fixture a decorative feature of the room, as well as a means of lighting. This applies likewise to the semi-indirect fixtures also used extensively for this interior.

The Dining Room—Dining room lighting calls for local lighting, of a fairly high intensity, on the table, and a low, general illumination throughout the room. The illustration shows one method of obtaining this result. As indicated, the dome fixture is used supplemented with side brackets. In the installation shown, the general decorative scheme is colonial, with blue the predominating color used, with mahogany furniture and white trim. The lighting equipment has, therefore, been kept in harmony by having the design of the three side brackets, and the central dome, made similar to that of the oil lamps used in this period. The side brackets contain 35 candle-power mantle units with local control, and the dome contains a 100 candle-power mantle unit, with wall push button control. The glassware is cut crystal, and the fixture finish stained old brass.

The Butler's Pantry—In this location good general lighting is desired so that the shelves, cupboards and closets are sufficiently lighted. In addition to this it is good practice to furnish local lighting over the sink. The first is obtained by a single mantle inverted unit, with diffusing glassware placed at the ceiling, and the second by a small inverted mantle unit, with concentrating reflector placed on a bracket or drop over the sink.

The Kitchen—Sanitary considerations demand a rather high intensity in this room. The illustration clearly shows the general method followed. A ceiling fixture, with one or more single mantle inverted units with diffusing glassware, furnishes the general illumination, and bracket lights, with low candle-powered inverted units, are used over the sink and gas range. A high powered, single mantle, inverted unit may be used on the ceiling instead of the two or three smaller units, with equal success. In the installation shown the center fixture is controlled from the wall, while the local lights are controlled at the fixture.

The Library or Living Room.—The lighting of this room in the country house generally depends on side brackets for low general illumination. The modern gas brackets, with their decorative silk or glass shades, adequately provide this illumination. The portable should be placed here for reading.

The Bedrooms.—Side brackets play an important part here as well. For dresser lighting, with 35 candle-power units and dainty silk or glass shades, they are extremely well adapted. A small portable may complete the installation and can be obtained to harmonize with the brackets and furnishings, as well as to furnish adequate local lighting for reading at the bed, or, in fact, in any portion of the room.
An Electric Hall Boy.

ELECTRICITY is bringing the automation daily closer to actual realization. Man no sooner invented some device to minimize labor than another man invents a device to eliminate labor. Note the automobile of the year 1912 and the self starting auto of today.

Now comes an electric hall boy, the invention of Charles E. Lindig, of the New York Edison Company. Picture the visitor at one of the modern walk-up apartment houses. He steps up to the entrance and presses the bell. That ends his manual labors for that call, at least. The bell once poked, it starts a circuit of wires simultaneously notifies the tenant upstairs that somebody is on the way. But this little device does not only serve as a hall boy, thereby saving tenants holiday tips, but also it acts as an electric night-watchman and general guardian so as to count physical and financial well being as well.

Nine-tenths of the sneaky thief operations reported in New York and elsewhere are an experimental push at the bell by an unscrupulous visitor. If there is no responsive click at the door, that curiosity sign nobody is at home. The electric hall-boy-watcher and sneaky-thief-dissuader, when pushed, gives a series of ringing click at the door and the man possessing ulterior purposes is unable to determine whether the click is above or from the almost insignificant box of mechanism on the inside of the entrance. It can be switched off so as to merely ring the apartment bell without giving the click privilege at the door, or it can be switched to give the click with no warning upstairs.

Asbestos Flooring.

THERE has been introduced in Canada a new type of composition flooring that promises to have an important application in public schools generally and in specialty buildings where sanitation and fire resisting features are essentials. Before entering upon the virtues in this material it is important to note that asbestos is elastic and is capable of withstanding extremely high temperatures. It is made of asbestos.

The remarkable feature about this type of floor is that it can be laid over wood or other floor boards. It can be set with various colored segments in such a way as to indicate avenues of passage in crowded corridors, thereby carrying out some of the new traffic-light methods, marked, placed by the police at street intersections and entrances to bridges. It can be so marked as to give routes to nearest fire exits. The life of this floor is said to be remarkably long considering its elasticity. It has the added advantage of being capable of withstanding castor marks.

Colored Hearth Fires.

IENT upon making the apartment house step nearer to nature as it is possible in abodes sometimes half a dozen stories above a city street, and yet, by means of a heating system for giving drift-wood effects to ordinary city hearths in which blazes wood that never had been impregnated by brine of the salts of the sea air. This is in the form of a powder that comes in small cans that when sprinkled on logs in the hearth give forth beautiful colors that resembles the effects derived from burning logs that have become water-soaked from floating in the sea and later are dried. One half a pound of this powder, the inventor says, goes for a fifty hearth fires. It has especial appeal at the Yuletide season.

Self Equalizing Expansion Joint.

UILDING managers can be assured of a great reduction in waste steam, air and loss of vacuum service by the application of a new self equalizing expansion joint, which is being placed upon the market. The essence of this device rests in the fact that once packed the joint never needs repacking for the reason that the packing is made of one piece of copper. The engineer never has to worry over the strains due to temperature changes in the steam line. The device is very simple in structure and thus eliminates the menace of getting out of order. It has been approved by some of the leading engineers.

Standardizes Faience Mantels.

OWING to the restriction of foreign faience and ceramic art tile from this country by reason of the war, there seems to be a tendency toward a revival of favor toward this material for fire place design. With the idea of meeting that demand in a way to equalize the field, a company has classified various mantel designs and has so standardized specifications, along with other forms of special tile as to eliminate most of the difficulties experienced by architects and builders. The first cut shows a simple plain mantel. The second indicates a mantel of arch designs, the third a combination with other forms of mantel, and the fourth shows the method of specifying mantels in inexpensive apartments, the third and fourth indicating the method of specifying a more ornate mantel.

These are only a few mantel forms that have been selected with special reference to moderate priced apartment house construction. They are said to answer every requirement; through the same house has standardized faience mantel pieces of various costs and design.

Combination Grate Stove.

WHAT practically amounts to a combination grate and heater stove is being introduced by a concern that has made application of a new type of grate for forestallance for years. It yields a constant flow of health-giving pure air, warmed and sterilized to pass into its room with total safety of sparks, coal gas or soot. The ashes are automatically taken care of when the stove is placed in new homes, so that the dust and dirt is automatically removed. In form it resembles an ordinary coal heater save that it has a pipe or passage for smoke or steam, and is taller. It is designed especially for shops, laboratories and small suburban homes, clubs and assembly rooms in hospitals and pavilions.

The device consists of an air heating grate either from the outside or not, it is capable of imposing the stove vacuum at the bottom, out between the steel jacket and the fire pot and by means of a pipe is discharged through the room. The air is so intensely heated that a match held fifteen inches above the top will be instantly ignited. It requires a certain amount of superheated air, in addition to the radiant heat, gives astounding results. This stove heats the room at the same time and with just one-half the fuel.

Coats Iron with Lead.

APENTS have been granted for a process of coating iron or steel surfaces with a continuous and uniform film of lead. The object of the process is to provide a substitute for zinc and iron cores of little or less cost than the present oil coating. After the iron or steel surface has been cleaned of scale or oxide, it is subjected to a suitable flux of chlorine and lead, is submerged in a melted bath of lead containing a little cadmium. Commercial ordinary and purest lead is used for the finity for iron, but in the presence of metallic cadmium, even in very small quantities, it will amalgamate with the iron surface so as to coat it with a very thin film. In the process, which is the subject of patent, there is used as small an amount as 0.17 per cent, but there can be used as high as 1 per cent of cadmium. The smallest possible amount is recommended, as cadmium is expensive. Since it tends to oxidize and pass into the flux, causing a loss, the addition of about ⅔ per cent of zinc to the bath provides the first product which oxidizes first and passes into the flux in preference to the cadmium. Cadmium, more expensive, is added, and the oxidation in the lead tends to protect the iron the same as zinc. It is also claimed to promote and substantially retain the adhesion of the film of lead.

Heaped Grate Fires.

HEaped fires, long popular with arthouse proprietors in England, are about to be introduced here. They consist of a method of burning grate in which are heaped, instead of stacked, imbedded for some feet of clay, perforated for gas. The advantage of this type of heater is said to be that it minimizes the quantity of gas consumed for the reason that the flame is spread over a greater area, thereby heating larger quantities of air and permitting greater radiation for the same quantity of gas used in the ordinary gas log.
CURRENT BUILDING OPERATIONS

Tenants Easy to Obtain in Multi-Family Houses in Flatbush Section—Demand at Present Exceeds Supply

NOTWITHSTANDING the large number of multi-family houses erected in various parts of Brooklyn during the past twelve months, the demand for moderately priced accommodations in good neighborhoods still considerably exceeds the supply. This fact applies with particular emphasis to the Flatbush and Park Slope sections, where the renting this autumn has been particularly good. The building activity in Flatbush has included the erection of a number of new apartment houses which should prove to be good paying investments. Owners of well-located apartments have experienced little difficulty in obtaining good rentals for space. In one building in Flatbush, which was planned to be completed by October 1, every suite was leased, for terms of one to three years, before July 15.

In the sections of Flatbush where the best type of multi-family houses have been erected, there has been a tendency, during the last year, to build these structures in large single units or to build them in a group about a common court. As a rule, this court is exceptionally large in size and finished in an artistic and attractive manner. This is, no doubt, a very good plan, as it provides a maximum amount of light and air to those rooms facing the court and entirely dependent upon it for light and ventilation. Planning a group of buildings about a common court does not prohibit the sale of one of the units to an investor. This has been done in a number of instances and the arrangement has been quite satisfactory to all parties concerned.

An imposing group of apartments of this character is under construction at the southwest corner of Park place and Vanderbilt avenue. This project consists of two large single units, owned and erected by the Park Operating Company, Inc., B. Wolfson, 254 Park place, president. The corner building has a frontage of 59x82 feet and 44 feet and is 100 feet deep, and is designed to house thirteen families. The adjoining structure is 89x92 feet and 108 feet deep, and is designed to house eighty-four families, occupying 305 rooms. The floors in these buildings have been divided into suites consisting of three, four, five and six rooms with baths. The rooms all are good sized and ample closet space has been provided. These structures will be completely equipped with the most modern appliances and conveniences for housekeeping purposes. More than $200,000 is being expended on this project, exclusive of the cost of the property.

Another operation planned by the same architect and of similar character is under construction at the southwest corner of Park place and Vanderbilt avenue. This project consists of two four-story apartments, owned and erected by the Park Operating Company, Inc., B. Wolfson, 254 Park place, president. The corner building has a frontage of 44 feet and is 100 feet deep, and is designed to house thirteen families. The adjoining structure is 89x92 feet and 108 feet deep, and is designed to house eighty-four families. The plans from which these buildings are being erected were prepared by William T. McCarthy, architect, 16 Court street. This architect has been successful in the designing and planning of this type of buildings. As a group, this operation will provide accommodations for a total of eighty-four families, occupying 305 rooms. The floors in these buildings have been divided into suites consisting of three, four, five and six rooms with baths. The rooms all are good sized and ample closet space has been provided. These structures will be completely equipped with the most modern appliances and conveniences for housekeeping purposes.

The present standard of living makes these installations imperative, and tenants will only rent in buildings where they are to be had. Two fundamental things are necessary in these times to make an apartment house a success from an investment standpoint: large rooms, well laid out, and a sufficient amount of closet space. Of course, the many modern details and refinements are appreciated, generally looked for and often demanded; and the wise builder or speculator does well when these things are recognized and, if consistent with the type of improvement, provided.

Among the architects and builders who are foremost in apartment house construction in Brooklyn, these facts have generally been recognized. Architects have been keen to install the very latest improvements and appliances, including them in their plans and the owners have been quick to see the advantage of some-
VICTIMS OF OFFICIAL NEGLIGENCE

Resolutions by the Bronx Board of Business Agents, on the Diamond Factory Fire, Ask Legislature to Clear Up Conflicting Laws

At the regular meeting of the Bronx Board of Business Agents of the New York Building Trades Council, Thursday, November 27, 1915, the following resolutions were unanimously adopted:

Whereas, the twelve lives that were lost in the Diamond factory fire, Brooklyn, November 27, 1914, and the injury sustained by over 200 people, not only pointed to the prevailing idea that safety from fire is assured by deeds only but also by means of controlling incipient fires; and

Whereas, investigation reveals that the employees, who were victims of official negligence—the Diamond factory was known to be a fire trap prior to the fire—was not compelled by such measures to make it safe and such easily accomplished means of protection as fire alarm and automatic sprinkler systems were ignored; and that the State and city governments are impotent to protect from wholesale slaughter the lives of people striving hard for their sustenance in the factories of this great State of New York, the presidents of the Borough of Brooklyn, the members of the Industrial Commission of the Department of Labor of New York, the members of the Industrial Commission of the Department of Labor.

Action by the Bronx Chamber of Commerce.

At the last meeting of the Bronx Chamber of Commerce, President Davis expressed the opinion that had Mayor Mitchel followed the recognized methods of controlling fire-trap factories and shops is doing the lives of workers, and impose it, requiring them to seek safety outside of buildings instead of being under protection within; and

Resolved, by the Bronx Chamber of Commerce, that public safety demands the centering in one responsible Bureau of Buildings, of all power and authority over the erection and supervision of the buildings of the City of New York; that the Legislature be urged to pass the requisite amendments to the laws; and that Mayor Mitchel be urged to give his support and co-operation to such legislation.

The following resolutions for officers for 1916 were made direct from the floor:

President, Albert T. Davis; Vice-President, Patrick Mahon and Chas. N. Whinston; Secretary, Joseph M. Taylor; Treasurer, Joseph Dobbie; controller, Louis Stumpf.

Electricity on West End Avenue.

It is, electrically, to significant to note that along West End avenue, as on other well-known apartment streets, the electric light is coincident with the practical application of electric cooking and laundry.

In support of the claim it is enough to remark that almost none, even of the most elaborate lighting the accommodations on this avenue, have been put up without electric power to run their engines and iron, says the Banker and Tradesman. Where electricity is used it is safe, clean, silent, and easy to manage and by the simple turn of a button or switch is at the command of the user. The ever-increasing view of the high cost of living in every way, electric appliances and the cost of operation through them.

The national celebration to be called "Electrical Prosperity Week" will be in acknowledging the services and comforts of electricity.


A recent contract was awarded to Crum & Co., at 25 East 26th street, for the erection of a factory and warehouse to be located at Borden, Van Alstyne, and Market streets in the Island City. The owner of this project is the American Druggists' Syndicate, 205 Broadway. The factory building was planned by Warren & Wetmore, architects, 16 East 47th street, Manhattan, and will be seven stories in height, covering a plot 133x140 feet. Reinforced concrete will be used exclusively in its construction. The cost of this operation will be approximately $125,000.

New York Architects Retained.

The following nominations for officers for the new local station on the Sixth and Ninth avenues elevated line in the neighborhood of 156th and 157th street, were made direct from the floor: William J. Borden avenue. Long Island City. This station will be seven stories in height, covering a plot 60x60, Details of construction have not been decided upon at this time.

New "L" Station.

The Public Service Commission ordered the Interborough Rapid Transit Company to abandon plans for a new local station on the Sixth and Ninth avenues elevated line in the neighborhood of 156th and 157th street. The station was left open, with instructions to the Chief Engineer of the Commission to report upon the most suitable site.

New Turkish Baths in Harlem.

plans for a Turkish bath building to be erected at 250 West 125th street, Newark, N. J., to prepare the plans and specifications for the new bank building to be erected for a branch of the National City Bank of New York, 10 West End Avenue.

Electricity on West End Avenue.

While no houses have yet been put up upon the West End avenue twenty-year-old, with a facade of face brick with Indiana stone. These baths will be completely equipped with Turkish conveniences. They will be known as the Turkish Bath and will probably be completed and ready for use early in 1916.

Plains for Newark Apartments.

E. V. Warren, architect, 31 Clinton street, Newark, N. J., has been selected to prepare the plans and specifications for a modern apartment house to be erected for a local corporation at 201-203 South Munn avenue for the J. H. Mayzel Co., 65 South Munn avenue. The structure will be five stories in height, built of brick with a facade of face brick with Indiana limestone trimmings and will cover a plot 50x130 feet. This will be another of the many buildings for the families of Nunn avenue. Out the neighborhood of $100,000.

There are now in the United States 6,612 building and loan associations, with a membership of 3,103,435, and assets aggregating $1,357,240,036. This is an in- crease over last year of 183 associations, 1,397,936 members, and $1,080,669,897 in assets. The average amount due each member is $437.36, as against $440.16, the amount shown last year.

November 27, 1915

RECORD AND GUIDE

921
Geo. A. Fuller Company

Fireproof Building Construction

OFFICES:
Chattanooga Detroit Kansas City Milwaukee

Ritch Hughes Co.

EXPERT ADVICE AND SERVICE

INSURANCE AND BONDS

FOR
BUILDING OPERATIONS

Architects' Bldg

101 PARK AVE

Richey, Browne & Donald, Inc.

(313 N. Murray Hill)

Architectural Iron and Bronze

BROWNE WINDOW

Fire—Weather—Dust and Foul Proof

Works

2101 Flushing Ave., Maspeth, N. Y.

Tel. 368 Williamsburg

Business Established 1832

The Lawrence Cement Co.

No. 1 Broadway

New York

Selling Agents for

PORTLAND CEMENT

In Successful Use Upwards of a Quarter-Century

Book on request showing uses and testimonials

DENNIS G. BRUSSEL

ELECTRICAL WORKS

ENGINEERING and CONSTRUCTION

FOR LIGHT—HEAT—POWER

Office and Works

39-41 West 38th Street

169-166 Greenly

Interior Fire Alarm Systems Installed

FLUSHING, L. I.—The Flushing Metho-
dist Church, Rev. Lincoln H. Caswell, chairman building committee, 64 Franklin
Street, contemplates the erection of a Sunday school church and Sunday school probably at
Broadway and Parsons av, to cost about $50,000. Project will probably go ahead in
about three years.

FORT WASHINGTON, L. I.—The Board of
Education, Wm. Butler Duncan, this place, contemplates a new erection of a
brick school in Main st, to cost, about $100,000. No architect selected.

PULASKI, N. Y.—The Woman's Civic
Improvement Club, this place, is receiving
comprehensive sketches for a memorial
building and clubhouse here. No archi-

tect has been selected yet.

CHAUTAUQUA Co., N. Y.—The Board of
Supervisors, J. A. McGuinnies, clerk, Bigr.
N. Y., has appointed the selection of
Elizabeth Newton Estate, Judge
John Lambert, Fredonia, N. Y.; Bradley
H. Phillips, Morgan Building, Buffalo, and
Harry Cummings, Fredonia, as donors to
maintain a tuberculosis hospital here
after completion. An architect will be
selected by competent judges, Cost, about $40,000.

OLEAN, N. Y.—Bordonaro Bros., 444-450
North Union st, contemplates the erection of a
3-story business block, 100x125 ft, in North
Union st, to cost between $50,000 to $60,000. An architect will be selected
this winter.

TONAWANDA, N. Y.—The Buffalo Sled
Co., J. Snyder, president, is preparing plans for the erection of a warehouse at Shelton
and Buckwitz st, and Harry Hamilton
from efficiency and factory engineers.

APARTMENTS, FLATS & TENEMENTS.

BRYANT AV.—Moore & Landsdale,
141st st and Bryant av, are preparing plans for two apartments, 45x52 ft, on the west
side of Bryant av, south of 15th st.

The Troyan Building Co., 141st st and 3d av, are preparing plans for a 3-story apart-
mont, 50x88 ft, on the west side of 148th st.

PORTLAND CEMENT

and

on request showing use

EXPERT ADVICE AND SERVICE

Office and Works

Interior Fire Alarm Systems Installed

101 PARK AVE

I CONTEMPLATED about $170,000.

st, steam and electrical engineer. Cost,

architect. George W. Knight, 9 Franklin

P. M for an addition to the Catlin P. S.

March 29th for alterations to the school

bids on all subs.

Furness-Evans & Co., 4th and Chestnut

St, 208.4 ft east of Columbus av, for the

general contract on revised plans and

after completion. An architect will be se-

lected by competition. Cost, about $150,000.

Harry Cummings, Fredonia, as donors to

maintain a tuberculosis hospital here

after completion. An architect will be se-

lected by competent judges, Cost, about $40,000.

ONAWANDA, N. Y.—The Buffalo Sled
Co., J. Snyder, president, is preparing plans for the erection of a warehouse at Shelton
and Buckwitz st, and Harry Hamilton
from efficiency and factory engineers.

APARTMENTS, FLATS & TENEMENTS.

BRYANT AV.—Moore & Landsdale,
141st st and Bryant av, are preparing plans for two apartments, 45x52 ft, on the west
side of Bryant av, south of 15th st.

The Troyan Building Co., 141st st and 3d av, are preparing plans for a 3-story apart-
mont, 50x88 ft, on the west side of 148th st.

PORTLAND CEMENT

and

on request showing use

EXPERT ADVICE AND SERVICE

Office and Works

Interior Fire Alarm Systems Installed

101 PARK AVE

I CONTEMPLATED about $170,000.

st, steam and electrical engineer. Cost,

architect. George W. Knight, 9 Franklin

P. M for an addition to the Catlin P. S.

March 29th for alterations to the school

bids on all subs.

Furness-Evans & Co., 4th and Chestnut

St, 208.4 ft east of Columbus av, for the

general contract on revised plans and

after completion. An architect will be se-

lected by competition. Cost, about $150,000.

Harry Cummings, Fredonia, as donors to

maintain a tuberculosis hospital here

after completion. An architect will be se-

lected by competent judges, Cost, about $40,000.

ONAWANDA, N. Y.—The Buffalo Sled
Co., J. Snyder, president, is preparing plans for the erection of a warehouse at Shelton
and Buckwitz st, and Harry Hamilton
from efficiency and factory engineers.

APARTMENTS, FLATS & TENEMENTS.

BRYANT AV.—Moore & Landsdale,
141st st and Bryant av, are preparing plans for two apartments, 45x52 ft, on the west
side of Bryant av, south of 15th st.

The Troyan Building Co., 141st st and 3d av, are preparing plans for a 3-story apart-
mont, 50x88 ft, on the west side of 148th st.

PORTLAND CEMENT

and

on request showing use

EXPERT ADVICE AND SERVICE

Office and Works

Interior Fire Alarm Systems Installed

101 PARK AVE

I CONTEMPLATED about $170,000.

st, steam and electrical engineer. Cost,

architect. George W. Knight, 9 Franklin

P. M for an addition to the Catlin P. S.

March 29th for alterations to the school

bids on all subs.

Furness-Evans & Co., 4th and Chestnut

St, 208.4 ft east of Columbus av, for the

general contract on revised plans and

after completion. An architect will be se-

lected by competition. Cost, about $150,000.

Harry Cummings, Fredonia, as donors to

maintain a tuberculosis hospital here

after completion. An architect will be se-

lected by competent judges, Cost, about $40,000.

ONAWANDA, N. Y.—The Buffalo Sled
Co., J. Snyder, president, is preparing plans for the erection of a warehouse at Shelton
and Buckwitz st, and Harry Hamilton
from efficiency and factory engineers.

APARTMENTS, FLATS & TENEMENTS.

BRYANT AV.—Moore & Landsdale,
141st st and Bryant av, are preparing plans for two apartments, 45x52 ft, on the west
side of Bryant av, south of 15th st.

The Troyan Building Co., 141st st and 3d av, are preparing plans for a 3-story apart-
mont, 50x88 ft, on the west side of 148th st.

PORTLAND CEMENT

and

on request showing use

EXPERT ADVICE AND SERVICE

Office and Works

Interior Fire Alarm Systems Installed

101 PARK AVE

I CONTEMPLATED about $170,000.

st, steam and electrical engineer. Cost,

architect. George W. Knight, 9 Franklin

P. M for an addition to the Catlin P. S.

March 29th for alterations to the school

bids on all subs.

Furness-Evans & Co., 4th and Chestnut

St, 208.4 ft east of Columbus av, for the

general contract on revised plans and

after completion. An architect will be se-

lected by competition. Cost, about $150,000.

Harry Cummings, Fredonia, as donors to

maintain a tuberculosis hospital here

after completion. An architect will be se-

lected by competent judges, Cost, about $40,000.

ONAWANDA, N. Y.—The Buffalo Sled
Co., J. Snyder, president, is preparing plans for the erection of a warehouse at Shelton
and Buckwitz st, and Harry Hamilton
from efficiency and factory engineers.

APARTMENTS, FLATS & TENEMENTS.

BRYANT AV.—Moore & Landsdale,
141st st and Bryant av, are preparing plans for two apartments, 45x52 ft, on the west
side of Bryant av, south of 15th st.

The Troyan Building Co., 141st st and 3d av, are preparing plans for a 3-story apart-
mont, 50x88 ft, on the west side of 148th st.

PORTLAND CEMENT

and

on request showing use

EXPERT ADVICE AND SERVICE

Office and Works

Interior Fire Alarm Systems Installed

101 PARK AVE

I CONTEMPLATED about $170,000.

st, steam and electrical engineer. Cost,

architect. George W. Knight, 9 Franklin

P. M for an addition to the Catlin P. S.

March 29th for alterations to the school

bids on all subs.

Furness-Evans & Co., 4th and Chestnut

St, 208.4 ft east of Columbus av, for the

general contract on revised plans and

after completion. An architect will be se-

lected by competition. Cost, about $150,000.

Harry Cummings, Fredonia, as donors to

maintain a tuberculosis hospital here

after completion. An architect will be se-

lected by competent judges, Cost, about $40,000.

ONAWANDA, N. Y.—The Buffalo Sled
Co., J. Snyder, president, is preparing plans for the erection of a warehouse at Shelton
and Buckwitz st, and Harry Hamilton
from efficiency and factory engineers.
SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids November 22 for completing and finishing alterations, repairs, etc., at P.S. 23, E. 114th St., for which the original plans and specifications of contract award have been declared abandoned. James I. Newman, low bidder at $23,330.

NEW YORK, N. Y.—Municipal Railway Co., T. S. Wil­
child, Rev. Father Thos. A. Nummy, care
Velle, 103 Park av, Manhattan, is pre­
owner and builder. Cost, about $5,000.

JAMAICA, L. I.—Sketches are being
pared privately for two 1%-sty frame
esides, 24x28 ft, in the south side of
ag, 100 ft from Manhattan av, for
William Vandenburgh, 144 Stagg St. Cost,
about $8,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—Frank Braun, 9th av, is preparing sketches for two 5-
yt tenements, 40x36 ft, on 8th av, to cost
about $70,000. Owner’s name for the present withheld.

DWELLINGS.

CORONA, L. I.—A. A. Marinelli, this place, has completed plans for a 2-3ty resi­
dence, 34x40 ft, in the west side of 46th st, 100 ft south of Flushing rd, for Sidney Self, East Elmhurst, owner and builder. Asphalt shingle roofing, steam heating, electric wiring. Cost, about $9,000.

FOREST HILLS, L. I.—William S. Worrall, Jr., Bridge Plaza, L. I. City, has com­
pleted plans for a 2-3ty residence, 31x
32 ft, in Metro st, for the Cord Meyer Development Co., Hoffman Boulevard, owner and builder. Tile roofing, steam heating, electric wiring, asphalt, city water. Cost, about $8,000.

WOODHAVEN, L. I.—H. H. T. Jeffrey, Jr., Bridge Blvd, this place, has completed plans for seven 2-3ty residences, 17x33 ft, at Pitkin Court, Hopkinson av and
East Court, for Bus & Greig, this place, owners and builders. Total cost, about $8,000.

SCHOOLS AND COLLEGES.

RICHMOND HILL, L. I.—Gustave E. Steinbach, 10 East 40th st, Manhattan, has com­
completed plans for a 2-3ty parochial school, 64x115 ft, at Greenwood av and Branden­
den avs, for the R. C. Church of the Holy
Child, Rev. Father Thomas A. Nummy, care of architect. Cost, about $25,000.

MISCELLANEOUS.

JAMAICA, L. I.—The plans are being prepared privately for a 2 or 3-3ty train­
esides, building at the southeast corner of
Jamaica av and Punetine st, for the
N. Y. Municipal Railway Co., T. S. Willi­
ams, president. Cost, about $25,000.

Richmond.

CHURCHES.

DONGAN HILLS, S. I.—E. A. Danker, this place, has completed plans for a 1-3ty frame church, 54x16 ft, at the northeast corner of Jefferson st and Tyson av, for St. Matthews Evangelical Lutheran Church. Cost, about $4,000.

DWELLINGS.

NEW BRIGHTON, S. I.—Hans Hermansen, 449 Oakland av, has completed plans for a 2-3ty brick residence, 23x29 ft, on the east side of Oakland av, 58 ft north of Forest ave, for F. P. Notter, 570 Oak­land av, Cost, about $4,500.

NEW BRIGHTON, S. I.—F. R. Allen, Prospect st, has completed plans for a 2-3ty frame residence, 39x28 ft, on the west side of Oakland av, 580 ft north of Forest av, for C. P. Sterberg, 528 Broad­

WEST NEW BRIGHTON, S. I.—Plans have been prepared privately for three 3-3ty frame residences, 19x30 ft, on the west side of Bennet av, 280 ft north of Hildersen st, for Peter Larson, 58 Decker av, Port Richmond, owner and builder. Cost, about $4,500.

NEW DORP, S. I.—Plans have been prepared privately for two 1-3ty frame residences, 17x30 ft, on the south corner of Dale st, 400 ft west of Amboy rd, for L. L. Butler, Amboy rd and Prospect st, owner and builder. Cost, about $4,000.

SCHOOLS AND COLLEGES.

WEST NEW BRIGHTON, S. I.—Fred L. Metcalf, 142 North av, Plainfield, N. J., is preparing plans for a 3-13ty brick paro­
choal school, 135x185 ft, for the Church of the
Sacred Heart, Rev. Father Thomas A. Heffernan. New bids will be taken
January 17. Cost, about $10,000.

Westchester.

CHURCHES.

WHITE PLAINS, N. Y.—Paul B. La­
Veille, 103 Park av, Manhattan, is pre­
paring sketches for a church and rectory
on Lexington av, for the German Luther­
an Church, Rev. P. G. Gibbs, 3 Intervale av, pastor. Cost, $12,000.

DWELLINGS.

HARTSDALE, N. Y.—The Model House Co., Gerard Fossett, 182 Park av, Man­
hatten, contemplates the erection of a 2-3ty frame and stucco residence, 32x45 ft, on Waverly av, from private plans. Cost, about $5,500.

HARTSDALE, N. Y.—Eugene J. Lano, 477 av, Manhattan, has completed plans for two 2-3ty frame and frame residences at Scarsdale Estates for William Vandenburgh, 56 Church st, Man­
hattan. Cost, $5,000 to $10,000.

OSSINING, N. Y.—L. C. Holden, 101 Park av, Manhattan, is preparing preliminary plans for a 2-3ty brick or terra cotta residence on General pl, for Stanley Young, this place, to cost, about $10,000.

PEEKSKILL, N. Y.—George Oliphant, Fossett Building, Mt. Vernon, is preparing plans for a 2-3ty fieldstone and stucco residence at Hudson Park, for Otto C. Warsteinhoffer, this place, owner, who will take bids on separate contracts about November 25. Cost, about $7,000.

OSSINING, N. Y.—C. I. Church, 54th av, Manhattan, is preparing plans for a 2-3ty frame and stucco residence, 34x28 ft, for C. M. Nicholson, 51 East 42d st, Manhattan. Cost, about $5,000.

RYE, N. Y.—Alfred C. Bosom, 465 av, Manhattan, is preparing plans for a 2-3ty brick and stucco residence, 33x
50 ft, for Paul Bangen, care of architect. Cost, about $25,000.

BRONXVILLE, N. Y.—Jardine, Hill & Murdock, 3 West 21st st, Manhattan, are preparing sketches for a 2-3ty resi­
dence for the Saragamo Development Co., Depot sq. Cost, about $10,000.

BRONXVILLE, N. Y.—Bates & How, 142 av, Manhattan, are preparing plans for a 2-3ty residence, 33x120 ft, for W. V. Lawrence, this place, and will take bids on separate contracts about February 1, 1916. Cost, about $30,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, has completed plans for a 3-3ty flat, 22x53 ft, in Walsworth st, near

When the Gimbel Store first opened its doors, all current for light and power was purchased from The New York Edison Company. To-day, after four years of uninterrupted electrical service, the great store advocates Central Station supply

Yet Gimbel’s, with an equipment of 10,000 horse power and 24,000 lights, is just the sort of building that private plant promoters insist should make its own current

Whether your installation is small, or the size of Gimbel’s, the experience of a city full of Edison Service users should satisfy you of the superior merit and actual economy of street supply. Get in touch with us to-day. Our engineers are

“At Your Service”

The New York Edison Company

General Offices
Irving Pl and 15th St
Stuyvesant 5600

Four Years at Gimbel’s

GIMBELS NEW YORK

November 27, 1915

RECORD AND GUIDE

923
Contemplated Construction—Continued.

Hawthorne av, for Cohen & Megen, 654 Grove st, Irvington, owners and builders. Sheathing, electric wiring, no heating. Cost, about $5,000.

NEWARK, N. J.—Plans are being prepared by Frank Grad, American Standard Hardware and Iron Works Co., 7th east av, for a 3-sty residence for Mr. and Mrs. R. A. M. Carey, 745 Union sq, Newark. Cost, about $6,000.

NEWARK, N. J.—Oliphant, 350 Grant av, has received the plans for a 2-sty, frame and stucco residence on Clinton st., for Mr. and Mrs. W. T. H. Van der Veer. Cost, about $5,000.

NEWARK, N. J.—J. S. F. M. van der Veer, 350 Grant av, has received the plans for a residence on 3rd st., for Mr. and Mrs. J. S. B. Smith. Cost, about $5,000.

NEWARK, N. J.—J. S. F. M. van der Veer, 350 Grant av, has received the plans for a residence on 3rd st., for Mr. and Mrs. J. S. B. Smith. Cost, about $5,000.

NEWARK, N. J.—J. S. F. M. van der Veer, 350 Grant av, has received the plans for a residence on 3rd st., for Mr. and Mrs. J. S. B. Smith. Cost, about $5,000.

NEWARK, N. J.—J. S. F. M. van der Veer, 350 Grant av, has received the plans for a residence on 3rd st., for Mr. and Mrs. J. S. B. Smith. Cost, about $5,000.

NEWARK, N. J.—J. S. F. M. van der Veer, 350 Grant av, has received the plans for a residence on 3rd st., for Mr. and Mrs. J. S. B. Smith. Cost, about $5,000.

NEWARK, N. J.—J. S. F. M. van der Veer, 350 Grant av, has received the plans for a residence on 3rd st., for Mr. and Mrs. J. S. B. Smith. Cost, about $5,000.

NEWARK, N. J.—J. S. F. M. van der Veer, 350 Grant av, has received the plans for a residence on 3rd st., for Mr. and Mrs. J. S. B. Smith. Cost, about $5,000.

NEWARK, N. J.—J. S. F. M. van der Veer, 350 Grant av, has received the plans for a residence on 3rd st., for Mr. and Mrs. J. S. B. Smith. Cost, about $5,000.

NEWARK, N. J.—J. S. F. M. van der Veer, 350 Grant av, has received the plans for a residence on 3rd st., for Mr. and Mrs. J. S. B. Smith. Cost, about $5,000.

NEWARK, N. J.—J. S. F. M. van der Veer, 350 Grant av, has received the plans for a residence on 3rd st., for Mr. and Mrs. J. S. B. Smith. Cost, about $5,000.

NEWARK, N. J.—J. S. F. M. van der Veer, 350 Grant av, has received the plans for a residence on 3rd st., for Mr. and Mrs. J. S. B. Smith. Cost, about $5,000.

NEWARK, N. J.—J. S. F. M. van der Veer, 350 Grant av, has received the plans for a residence on 3rd st., for Mr. and Mrs. J. S. B. Smith. Cost, about $5,000.

NEWARK, N. J.—J. S. F. M. van der Veer, 350 Grant av, has received the plans for a residence on 3rd st., for Mr. and Mrs. J. S. B. Smith. Cost, about $5,000.

NEWARK, N. J.—J. S. F. M. van der Veer, 350 Grant av, has received the plans for a residence on 3rd st., for Mr. and Mrs. J. S. B. Smith. Cost, about $5,000.

NEWARK, N. J.—J. S. F. M. van der Veer, 350 Grant av, has received the plans for a residence on 3rd st., for Mr. and Mrs. J. S. B. Smith. Cost, about $5,000.

NEWARK, N. J.—J. S. F. M. van der Veer, 350 Grant av, has received the plans for a residence on 3rd st., for Mr. and Mrs. J. S. B. Smith. Cost, about $5,000.

NEWARK, N. J.—J. S. F. M. van der Veer, 350 Grant av, has received the plans for a residence on 3rd st., for Mr. and Mrs. J. S. B. Smith. Cost, about $5,000.
DALLY AV, s e cor 191st st, 5-sty brick tenement, tar and gravel roof, 2/300; cost, $15,000; owner, Eva Realty Co, Inc; architect, Morris Silverman, 180 Clinton Ave, Pres; architect, Goldin & Goldberg, 251 East 14th st.

MORRIS AV, w, s cor 67th st, four 2-sty brick tenements, slag roof, 21x35; cost, $23,000; owner, Daniel Houlihan, 2807 Bainbridge St.

241ST St, s, 100 w Martha av, six 2-1/2-sty brick dwellings, shingle roof, 21x35; cost, $25,000; owner, Daniel Houlihan, 267 Bainbridge av; architect, Anton Pirner, 209 Westchester av.

241ST St, s, 115 w Martha av, six 2-1/2-sty brick dwellings, shingle roof, 21x35; cost, $25,000; owner, Daniel Houlihan, 267 Bainbridge av; architect, Anton Pirner, 209 Westchester av.

PLAN No. 634.

241ST St, s, 110 w Martha av, six 2-1/2-sty frame dwellings, shingle roof, 21x35; cost, $25,000; owner, Daniel Houlihan, 267 Bainbridge av; architect, Anton Pirner, 209 Westchester av.

PLAN No. 635.

241ST St, s, 214 w Martha av, three 2-1/2-sty frame dwellings, shingle roof, 21x35; cost, $16,000; owner, Jos. Stein.

PLAN No. 622.

STABLES AND GARAGES.

HAVILAND AV, s, 100 w Olmstead av, 1-frame garage, 10x18; cost, $13,000; owner, John Lang, on premises; architect, R. Belling, 200 Westchester av; architect, John P. Boyland, 200 Westchester av.

PLAN No. 625.

BROOKLYN.

APARTMENTS, PLANTS AND TENEMENTS.

NEW YORK AV, e, 193.11 s Jay av, four 2-sty brick tenements, 21x37; cost, 3 families; total cost, $28,000; owner, York Tilden Corp, 389 Barbey st; architect, S. Millman & Son, 1780 Pitkin av; Plan No. 628.

BELMONT AV, e, 4 s Fountain av, 2-sty brick store and tenement, 20x60, gravel roof, 1 family; cost, $14,000; owner, Hyman H. Aronson, 115 Fountain av; architect, H. G. Dangler, 215 Montague av; Plan No. 635.

CHAPPELL AV, s, 77th st, 5-sty brick tenement, 50x08, slag roof, 30 families; cost, $38,000; owner, Kingsboro Bldg. Corp., 210 New Jersey av; architect, H. G. Jungblut, 215 Montague av; Plan No. 637.

7TH AV, s, 150 w 7th av, 2-sty brick dwelling, 25x38, slag roof; cost, $3,000; owner, Dennis F. Flynn, 216 Utica av; architect, W. T. McCarthy, 16 Court st; Plan No. 636.

7TH AV, s, 186 w 7th av, 2-sty brick dwelling, 25x38, slag roof, 3 family; cost, $3,500; owner, J. J. Lack Construction Co., 610 Washington st; architect, Chas. Infanger, 2634 Atlantic av; Plan No. 638.

CHRISTOPHER AV, e, 25 n Lott av, three 2-sty brick tenements, 25x65, gravel roof, 6 families each; total cost, $24,000; owner, Jos. Stein.

4189 Pitkin av; architect, Chas. Infanger, 2634 Atlantic av; Plan No. 639.

NEW YORK AV, w, 3100 s Vanderbilt av, four 3-sty brick tenements, 25x70, slag roof; total cost, $70,000; owner, Dennis P. Flynn.

Plan No. 640.

20TH ST, n, 100 e 3d av, 4-sty brick store and tenement, 25x70, gravel roof, 7 families; cost, $50,000; owners, Draper & Goldberg Co., 501 Ashford st; architect, Cha, Ingraham, 2541 Atlantic av; Plan No. 825.

20TH ST, n, 100 e 3d av, 4-sty brick store and tenement, 25x70, gravel roof, 7 families; cost, $50,000; owners, Draper & Goldberg Co., 501 Ashford st; architect, Cha, Ingraham, 2541 Atlantic av; Plan No. 825.

THEATRES.

FORDHAM RD, w, 12 Gran Concourse, seven 3-sty brick stores and theatres, 33x130.5, slag roof; cost, $70,000; owners, Fordham Real Estate Corp., Irving Judas, 7 East 43rd st; architect, Gronenberg & Leuchtig; 220 6th av; Plan No. 625.

BRUNSWICK AV, n, 650 e 182nd st, 5-sty brick store and tenement, 45x58, gravel roof, 20 families each; total cost, $44,000; owner, Israel Matlin & Goldberg Co., 501 Ashford st; architect, Cha, Ingraham, 2541 Atlantic av; Plan No. 820.

BROOKLYN.

APARTMENTS, PLANTS AND TENEMENTS.

NEW YORK AV, e, 3100 s Vanderbilt av, four 3-sty brick tenements, 25x70, slag roof; total cost, $70,000; owner, Dennis P. Flynn.

Plan No. 640.

MT. AIRY AV, n, 100 e 19th av, 4-sty brick tenement, 50x08, slag roof, 20 families each; total cost, $50,000; owners, Draper & Goldberg Co., 501 Ashford st; architect, Cha, Ingraham, 2541 Atlantic av; Plan No. 825.

20TH ST, n, 100 e 3d av, 4-sty brick store and tenement, 25x70, gravel roof, 7 families; cost, $50,000; owners, Draper & Goldberg Co., 501 Ashford st; architect, Cha, Ingraham, 2541 Atlantic av; Plan No. 825.

THEATRES.

FORDHAM RD, w, 12 Gran Concourse, seven 3-sty brick stores and theatres, 33x130.5, slag roof; cost, $70,000; owners, Fordham Real Estate Corp., Irving Judas, 7 East 43rd st; architect, Gronenberg & Leuchtig; 220 6th av; Plan No. 625.

BRUNSWICK AV, n, 650 e 182nd st, 5-sty brick store and tenement, 45x58, gravel roof, 20 families each; total cost, $44,000; owner, Israel Matlin & Goldberg Co., 501 Ashford st; architect, Cha, Ingraham, 2541 Atlantic av; Plan No. 820.

BROOKLYN.

APARTMENTS, PLANTS AND TENEMENTS.

NEW YORK AV, e, 3100 s Vanderbilt av, four 3-sty brick tenements, 25x70, slag roof; total cost, $70,000; owner, Dennis P. Flynn.

Plan No. 640.

MT. AIRY AV, n, 100 e 19th av, 4-sty brick tenement, 50x08, slag roof, 20 families each; total cost, $50,000; owners, Draper & Goldberg Co., 501 Ashford st; architect, Cha, Ingraham, 2541 Atlantic av; Plan No. 825.
MELBURY ST, 263-265, new partitions and plumbing to 5-story brick police station; cost, $1,200; owner, the City of New York, Care Police Department, 240 Center st; architect, Thomas E. O'Brien, 240 Center st. Plan No. 2666.

SCAMMEL, St. 29, s., 78 m Monroe st, new fireproof doors, 2nd-sty office; cost, $1,000; owner, Isaac Goldberg, 51 Liberty st; architect, Max Muller, 115 Nassau st. Plan No. 2644.

SHERIFF ST. 130, and 2d st, new partitions and plumbing to 3-story brick police station; cost, $2,000; owner, the City of New York, Care Police Department, 240 Center st; architect, Thomas E. O'Brien, 240 Center st. Plan No. 2658.

STATE ST, 14-18, s. e. corn Pearl st, new skylight to 4-story fireproof hospital; cost, $2,000; owner, Henry V. Rothschild, 200 Broadway; architect, Robert E. Moore, 126 Liberty st. Plan No. 2662.

STEEL ST, 21-23, west 5th st, new partitions, halls, partitions, tile floor, skylights, plumbing; cost, $350; owner, the City of New York, Care Police Department, 240 Center st; architect, Thomas E. O'Brien, 240 Center st. Plan No. 2654.

BROAD ST, 220, e. s. corn 4th st, cut new openings to two 12 and 4-story fireproof stores, offices and lofts; cost, $200; owner, the City of New York, Care Police Department, 240 Center st; architect, Richard Robb, 128 Bible House. Plan No. 2659.

BROAD ST, 64-74, west e. s. 9th av, new stairways, halls, partitions, tile floor, bulkhead, bulkheads, toilet room, new sprinkler system to 6-story fireproof store, offices and lofts; cost, $200; owner, Beech-Guerry Realty Corp., 114-12 West 42d st; architect, Alfred L. Rebow, 1 Beech-st. Plan No. 2677.

22D ST, 28, east s. s. 310 w 4th st, new fireproof stairs, two fireproof doors to 6-story fireproof loft; cost, $3,000; owner, Germania Life Insurance Co., 50 Union sq; architect, Semnoff & Rockeller, 31 Union sq. Plan No. 2680.

22D ST, 541-543 West, new floor, new shutters, partitions, walls, ceiling, doors to 4-story brick factory; cost, $5,000; owner, Margaret V. C. Moenheit, 914 5th av; architect, Paul C. Hunter, 319 5th av. Plan No. 2590.

27TH ST, 131-133 East, s. s. corn Lexington av, new partitions, bathroom, fixtures to 4-story brick store and dwelling; cost, $300; owners, W. C. Reever & Co., 119 Lexington av; architects, Wotmann & Braun, 114 East 20th st. Plan No. 2686.

28TH ST, 4-6-8 East, s. s. cor Waves st, cut new stairways to 11-story fireproof store, offices and lofts; cost, $150; owner, American Real Estate Co., 207 5th av; architect, George A. Boyer, 206 Southern Boulevard. Plan No. 2676.
NOTICE TO CONTRACTORS: Sealed proposals for heating work, power plant, hospital, will be received by the Board of Managers of the Temperance Home and Hospital, 46th St. and Madison Ave., Manhattan, N.Y., until 10:00 A.M., on November 8, 1915. The work will consist of a complete heating system. The plans and specifications may be seen at the office of the Treasurer, 46th St. and Madison Ave. The contract may be let by sealed proposal, upon the terms and conditions stated in the plans and specifications.

PROPOSED PROPOSALS

The rate for Advertising under this heading is $1.50 per line, compared measures, with a minimum charge of one line. Copy received until 2 P.M. Friday.

NOTICE TO CONTRACTORS: Sealed proposals for heating work, power plant, hospital, will be received by the Board of Managers of the Temperance Home and Hospital, 46th St. and Madison Ave., Manhattan, N.Y., until 10:00 A.M., on November 8, 1915. The work will consist of a complete heating system. The plans and specifications may be seen at the office of the Treasurer, 46th St. and Madison Ave. The contract may be let by sealed proposal, upon the terms and conditions stated in the plans and specifications.

PROPOSED PROPOSALS

The rate for Advertising under this heading is $1.50 per line, compared measures, with a minimum charge of one line. Copy received until 2 P.M. Friday.

NOTICE TO CONTRACTORS: Sealed proposals for heating work, power plant, hospital, will be received by the Board of Managers of the Temperance Home and Hospital, 46th St. and Madison Ave., Manhattan, N.Y., until 10:00 A.M., on November 8, 1915. The work will consist of a complete heating system. The plans and specifications may be seen at the office of the Treasurer, 46th St. and Madison Ave. The contract may be let by sealed proposal, upon the terms and conditions stated in the plans and specifications.

PROPOSED PROPOSALS

The rate for Advertising under this heading is $1.50 per line, compared measures, with a minimum charge of one line. Copy received until 2 P.M. Friday.

NOTICE TO CONTRACTORS: Sealed proposals for heating work, power plant, hospital, will be received by the Board of Managers of the Temperance Home and Hospital, 46th St. and Madison Ave., Manhattan, N.Y., until 10:00 A.M., on November 8, 1915. The work will consist of a complete heating system. The plans and specifications may be seen at the office of the Treasurer, 46th St. and Madison Ave. The contract may be let by sealed proposal, upon the terms and conditions stated in the plans and specifications.

PROPOSED PROPOSALS

The rate for Advertising under this heading is $1.50 per line, compared measures, with a minimum charge of one line. Copy received until 2 P.M. Friday.

NOTICE TO CONTRACTORS: Sealed proposals for heating work, power plant, hospital, will be received by the Board of Managers of the Temperance Home and Hospital, 46th St. and Madison Ave., Manhattan, N.Y., until 10:00 A.M., on November 8, 1915. The work will consist of a complete heating system. The plans and specifications may be seen at the office of the Treasurer, 46th St. and Madison Ave. The contract may be let by sealed proposal, upon the terms and conditions stated in the plans and specifications.

PROPOSED PROPOSALS

The rate for Advertising under this heading is $1.50 per line, compared measures, with a minimum charge of one line. Copy received until 2 P.M. Friday.

NOTICE TO CONTRACTORS: Sealed proposals for heating work, power plant, hospital, will be received by the Board of Managers of the Temperance Home and Hospital, 46th St. and Madison Ave., Manhattan, N.Y., until 10:00 A.M., on November 8, 1915. The work will consist of a complete heating system. The plans and specifications may be seen at the office of the Treasurer, 46th St. and Madison Ave. The contract may be let by sealed proposal, upon the terms and conditions stated in the plans and specifications.

PROPOSED PROPOSALS

The rate for Advertising under this heading is $1.50 per line, compared measures, with a minimum charge of one line. Copy received until 2 P.M. Friday.

NOTICE TO CONTRACTORS: Sealed proposals for heating work, power plant, hospital, will be received by the Board of Managers of the Temperance Home and Hospital, 46th St. and Madison Ave., Manhattan, N.Y., until 10:00 A.M., on November 8, 1915. The work will consist of a complete heating system. The plans and specifications may be seen at the office of the Treasurer, 46th St. and Madison Ave. The contract may be let by sealed proposal, upon the terms and conditions stated in the plans and specifications.

PROPOSED PROPOSALS

The rate for Advertising under this heading is $1.50 per line, compared measures, with a minimum charge of one line. Copy received until 2 P.M. Friday.

NOTICE TO CONTRACTORS: Sealed proposals for heating work, power plant, hospital, will be received by the Board of Managers of the Temperance Home and Hospital, 46th St. and Madison Ave., Manhattan, N.Y., until 10:00 A.M., on November 8, 1915. The work will consist of a complete heating system. The plans and specifications may be seen at the office of the Treasurer, 46th St. and Madison Ave. The contract may be let by sealed proposal, upon the terms and conditions stated in the plans and specifications.

PROPOSED PROPOSALS

The rate for Advertising under this heading is $1.50 per line, compared measures, with a minimum charge of one line. Copy received until 2 P.M. Friday.

NOTICE TO CONTRACTORS: Sealed proposals for heating work, power plant, hospital, will be received by the Board of Managers of the Temperance Home and Hospital, 46th St. and Madison Ave., Manhattan, N.Y., until 10:00 A.M., on November 8, 1915. The work will consist of a complete heating system. The plans and specifications may be seen at the office of the Treasurer, 46th St. and Madison Ave. The contract may be let by sealed proposal, upon the terms and conditions stated in the plans and specifications.

PROPOSED PROPOSALS

The rate for Advertising under this heading is $1.50 per line, compared measures, with a minimum charge of one line. Copy received until 2 P.M. Friday.
RICHMOND HILL.—Chestnut st. e. s. 552 n Lexington pl. : extension to 3-sty. dwelling; cost, $191; owner, W. Schmitt, on premises. Plan No. 2775.

RICHMOND HILL.—Woodmere pl. n. s. 150 w 2nd st. : extension to 1-sty. plumbing to dwelling; cost, $50; owner, V. Ogan, on premises. Plan No. 2781.

RICHMOND HILL.—Plum st. e. s. 220 n 2nd st. : extension to 2-sty. plumbing to dwelling; cost, $100; owner, B. R. Pilling, on premises. Plan No. 2778.

RICHMOND HILL.—Woodmere pl. n. s. 200 w Freedom pl. : extension to plumbing to dwelling; cost, $50; owner, M. Jacobson, on premises. Plan No. 2774.

RICHMOND HILL.—Washington av. w. s. 220 Myrtle av. : extension to plumbing to dwelling; cost, $90; owner, M. Micklesey, on premises. Plan No. 2780.

RICHMOND HILL.—Guin pl. e. s. 245 a Brand- don pl. : extension to plumbing to dwelling; cost, $90; owner, B. W. Fletcher, on premises. Plan No. 2776.

WOODMERE.—Lloyd av. w. s. 23 w 15th st : extension to 2-sty. frame stores; cost, $2,000; owner, L. D. Horford, on premises. Plan No. 2780.

PERSONAL AND TRADE NOTES.

M. PETER COOK, architect, is now practicing his profession at 127 Madison av.

HORACE TRUMBAUER, architect, has moved his offices from 200 Sth av to 150 West 56th st.

PETER M. COCO, architect, is now practicing his profession at 120 West 36th st.

HAROLD T. PATTERSON, landscape architect, has opened an office for the practice of his profession in the Hul Building, Post av, Westbury, L. I.

NOTES.

CORONA.—Orchard st. n. s. 355 e 51st st. : re-paving and plumbing to dwelling; cost, $50; owner, F. G. Gruber, on premises. Plan No. 2769, E. 100th st. — To 25 Surdam pl. : plumbing to dwelling; cost, $50; owner, E. W. Sherman, on premises. Plan No. 2770.

ELMHURST.—Toledo st. w. s. 25 Surdam pl. : plumbing to dwelling; cost, $50; owner, E. W. Sherman, on premises. Plan No. 2770.

SAYRE & FISHER COMPANY

MANUFACTURERS OF FACE BRICK

ENAMELED AND PORCELAIN BRICK. All Shades. Pompeian (or Mottled), both Plain or Moulded. All Shades. Manufacturer, Sayre & Fisher Company, Jersey City, N. J.

HAROLD T. PATTERSON, landscape architect, has opened an office for the practice of his profession in the Hul Building, Post av, Westbury, L. I.

NOTES.

CORONA.—Orchard st. n. s. 355 e 51st st. : re-paving and plumbing to dwelling; cost, $50; owner, F. G. Gruber, on premises. Plan No. 2769, E. 100th st. — To 25 Surdam pl. : plumbing to dwelling; cost, $50; owner, E. W. Sherman, on premises. Plan No. 2770.

SAYRE & FISHER COMPANY

MANUFACTURERS OF Face Brick

ENAMELED AND PORCELAIN BRICK. All Shades. Pompeian (or Mottled), both Plain or Moulded. All Shades. Manufacturer, Sayre & Fisher Company, Jersey City, N. J.

HAROLD T. PATTERSON, landscape architect, has opened an office for the practice of his profession in the Hul Building, Post av, Westbury, L. I.

NOTES.

CORONA.—Orchard st. n. s. 355 e 51st st. : re-paving and plumbing to dwelling; cost, $50; owner, F. G. Gruber, on premises. Plan No. 2769, E. 100th st. — To 25 Surdam pl. : plumbing to dwelling; cost, $50; owner, E. W. Sherman, on premises. Plan No. 2770.

SAYRE & FISHER COMPANY

MANUFACTURERS OF Face Brick

ENAMELED AND PORCELAIN BRICK. All Shades. Pompeian (or Mottled), both Plain or Moulded. All Shades. Manufacturer, Sayre & Fisher Company, Jersey City, N. J.

HAROLD T. PATTERSON, landscape architect, has opened an office for the practice of his profession in the Hul Building, Post av, Westbury, L. I.

NOTES.

CORONA.—Orchard st. n. s. 355 e 51st st. : re-paving and plumbing to dwelling; cost, $50; owner, F. G. Gruber, on premises. Plan No. 2769, E. 100th st. — To 25 Surdam pl. : plumbing to dwelling; cost, $50; owner, E. W. Sherman, on premises. Plan No. 2770.

SAYRE & FISHER COMPANY

MANUFACTURERS OF Face Brick

ENAMELED AND PORCELAIN BRICK. All Shades. Pompeian (or Mottled), both Plain or Moulded. All Shades. Manufacturer, Sayre & Fisher Company, Jersey City, N. J.

HAROLD T. PATTERSON, landscape architect, has opened an office for the practice of his profession in the Hul Building, Post av, Westbury, L. I.

NOTES.

CORONA.—Orchard st. n. s. 355 e 51st st. : re-paving and plumbing to dwelling; cost, $50; owner, F. G. Gruber, on premises. Plan No. 2769, E. 100th st. — To 25 Surdam pl. : plumbing to dwelling; cost, $50; owner, E. W. Sherman, on premises. Plan No. 2770.

SAYRE & FISHER COMPANY

MANUFACTURERS OF Face Brick

ENAMELED AND PORCELAIN BRICK. All Shades. Pompeian (or Mottled), both Plain or Moulded. All Shades. Manufacturer, Sayre & Fisher Company, Jersey City, N. J.

HAROLD T. PATTERSON, landscape architect, has opened an office for the practice of his profession in the Hul Building, Post av, Westbury, L. I.
BUILDING MATERIALS AND SUPPLIES

Important Announcement Expected from E. M. Hager Shortly—General Market Conditions Analyzed

Copper Advances—Large Extremely Stiff—Cement Sales Restricted

LIME.

Prices Held Stoicly Here, But No Immediate Advance Expected.

LIME prices are probably as high, if not higher, than they have been for many months. Dealers here are holding their prices as high as $65.25 per ton, par car, but with little demand in evidence. Although there is an old plant here that has not operated in some time and is offered for sale, the demand is not sufficient to operate a market. The price here is $65.25 per ton, par car, and has been held at this level for some time.

COPPER FLASHING HIGHER.

New Law in Eng. Likely to Lift Cover Needs After January 1

Export quotations range from 62 1/2 to 66 3/4 cents per lb. Blacksmiths here believe that the new law is not likely to affect the market here, at least not for some time. The market here is strong, and there is no indication of a change for the worse in the near future.

COMMON BRICK.

Various quotations ranging from 62 1/2 to 66 3/4 cents per lb. Brick manufacturers are holding their prices at these levels, but there is no indication of a change in the near future. The market here is strong, and there is no indication of a change for the worse in the near future.

PORTLAND CEMENT.

Business in First half of November Strong, Chicago, Gal.

Business in the two Eastern Portland cement manufacturing zones in the Lehigh Valley and Chicago area has been strong, but there is no indication of a change in the near future. The market here is strong, and there is no indication of a change for the worse in the near future.

OFFICIAL SUMMARY

Total No. bargeloads sold Jan. 1 to Nov. 25, 1915, 1628

B. F. AFFLECK FOR PRESIDENT.

May Succeed John H. Loher as Head of Portland Cement Manufacturers

B. F. AFFLECK, president of the Universal Portland Cement Company, has been interested in the Portland cement industry for many years. He has been a director of the company for many years, and he is well known in the industry. He is a well respected and well liked man, and he is well known for his ability to get things done.

OFFICIAL SUMMARY

Total No. bargeloads sold Jan. 1 to Nov. 25, 1915, 1628

The Record and Guide quotations are accepted as official by building material exchanges.