

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JANUARY 8, 1916

MEASURES FOR LEGISLATIVE ACTION

Constructive Programs By Realty Interests—Committees Watch- ing Bills at Albany—Constitutional Amendments Reintroduced

IN recent years realty interests have learned the lesson of watchfulness, especially of legislation at Albany since the consequences of the Legislature's proclivity for interference in local affairs have become so costly to taxpayers. Important measures for the relief of realty from excessive taxation and regulation are expected from the present session. The Legislature met on Wednesday, and after organizing and hearing the Governor's message adjourned until next Monday.

Various real estate associations now have committees charged with the duty of watching all legislation that may be either helpful or detrimental to property. From now on these committees will meet regularly for the consideration of these measures and to take appropriate action.

Committee Work.

Last year the Law committee of the Advisory Council studied approximately 4,500 bills and did much good in protecting the investments in real estate here in New York City. The committee consists of Messrs. Walter Lindner, chairman, and Everett V. Abbot, John Guyton Boston, Cyril H. Burdett, Henry R. Chittick, Julius Henry Cohen, Louis Franklin Levy, John J. Kuhn, Harold M. Phillips, John M. Stoddard, Laurence Arnold Tanzer and Seth Sprague Terry. It is not only the purpose of this committee to report upon the legislation that may be introduced at Albany, but also, if possible, to carry out a constructive program. During the interim since the last legislative session many valuable recommendations have been made to the Advisory Council, for the consideration of the members of this Law Committee, with a view of having these suggestions enacted into law. It is the purpose of the committee not only to devote its attention to legislation at Albany, but also to what is going on at Washington, and at City Hall.

The most important issue in Washington is that of the taxation of mortgages and real estate conveyances by Congress, under the amendments to the Emergency Revenue Law. Last year these particular forms of taxation were included in the original draft of the War Tax Bill, but were eliminated in the Senate through the efforts of Senator O'Gorman. At a recent conference at the White House, between Representative Kitchin and Senator Simmons, it was understood that this particular form of taxation was again considered, so that real estate interests should be on their guard in this particular respect. Senator O'Gorman has assured the Advisory Council that he will exert his best efforts to protect New York real estate owners.

Sprinklers and Fire Signals.

Among the many recommendations that have been made to the Advisory Council, for constructive legislation to relieve real estate owners, is the following:

An amendment to the Labor Law which will exempt fire-sprinklered buildings from the installation of fire alarms. It is a well-known fact that by far the larger number of buildings in the city

are not properly equipped with sprinkler systems, and it may take approximately five years to have these systems installed in those buildings where they are required by law today.

Today there are 393 alarm systems installed in factory buildings, of which 265 were approved in 1915. The number of interior fire alarms installed in buildings equipped with auto sprinklers is 37.

In the opinion of the Advisory Council there would seem to be little doubt that the fire and life risk are reduced to a minimum by equipping a building with a model sprinkler system. The installation of fire alarms in such buildings would seem superfluous. If, as estimated, it will probably take about five years for the Fire Department to carry out the law regarding the installation of fire sprinklers, it would appear advisable that this department should be relieved of the requirements for installing fire alarms in sprinkler buildings, when in the majority of cases such installation is merely an added expense to the property owners, without a commensurate gain in protecting the premises or the occupants.

Building Inspection.

Probably the most constructive piece of legislation in which real estate owners are interested at this time is that pertaining to the consolidation of building inspection functions of the various city and State departments. This matter has been receiving the careful study of a special committee of the Advisory Council, consisting of Messrs. Nicholas Bidle, Louis V. Bright, William H. Chesebrough, George T. Mortimer and Robert E. Simon. A tentative plan has been approved of and a bill is now being drafted embodying the principles contained in this plan, so that relief from over-inspection will shortly be forthcoming.

Real Estate Advertising.

Another reform which is especially desired is that of simplifying the legal phraseology used in advertising real estate sales, inasmuch as the present system in advertising foreclosure offerings is obsolete. This matter was originally called to the attention of the Advisory Council by the firm of L. J. Phillips & Co. Today property to be foreclosed must of necessity be advertised in the Law Journal semi-weekly for three weeks preceding the date set for the sale, to which there may not be any objection; but the verbiage, length and confusing description, and additional appended diagram, all of which are required, make the statement very unreadable. This does not serve the purpose originally intended and it might be much better to reduce the advertisement to a normal size, mentioning street number, or related description, date and place of sale. This would curtail the space to about one-fourth of what is used today, and would be a plan for inexpensive, concentrated and clear advertising.

Today, on account of the lengthy reading, it is placed in an obscure part of the paper and oftentimes is only found after considerable difficulty. It seems to the council that a paper of general circulation should be designated by the courts,

in which all such advertisements should appear and that the advertising used should be something which the ordinary person would understand. Many other brokers and firms have publicly supported this form of legal advertising, so that some effort will be made by the Law Committee of the council to accomplish a definite reform in this direction.

Mortgage Loans.

Through John Finck, it has been suggested that some law be passed to allow lenders to advance money under second mortgages without subjecting such loans to the taint of usury. Under this plan owners would be enabled to protect their property to a greater extent than is now afforded by the ordinary first mortgage loan.

Other brokers have communicated with the Advisory Council requesting that some definite method be devised whereby a proposed purchaser or mortgagee or other persons dealing in real estate can obtain, with reasonable expedition, information as to violations of the Labor Law. It would be a decided convenience to have this law require that a record of violations be kept by the Labor Department and that such records be open to the access of the public. At the present time there seems to be no way of knowing that any violations are pending in connection with the examination of titles.

At the suggestion of Adolph T. Sieker, Esq., an amendment to the code is proposed, so as to make a judgment in any action affecting real estate binding upon a person who acquires title by birth or involuntary alienation, after notice of pendency is filed. At the suggestion of W. P. Belknap, of the firm of Albert B. Ashforth, the following recommendations regarding legislation have been made:

Mr. Ashforth's Suggestions.

Have the laws changed so as to—
Make bonds secured by trust mortgages covering real estate legal investments for trustees, savings banks, trust companies, etc. (Theoretically they are as legal as railroad bonds, but in several instances Surrogates have objected to accountings where such investments were owned by executors and trustees, so that attorneys are unwilling to advise clients that they can properly make such investments.)

Facilitate the serving of papers by requiring that when real property is transferred or mortgages, the grantee or mortgagor shall state in the instrument the name of an agent, preferably a trust company, in business in the county in which the real estate is situated, who shall be authorized to receive service in any action.

Make definite the right of a mortgagee to a receiver as soon as the foreclosure is begun.

Usury not to be a defense.

Interest to be paid quarterly.

The tax clause shall require that taxes be paid on demand thirty days after taxes are payable, instead of thirty days after notice and demand after taxes are payable.

Have lenders favor the amortized

mortgage made for longer periods than five years.

Get lenders educated to taking bonds secured by trust mortgages covering special pieces of real estate.

The Law Committee will shortly announce the form which it believes is advisable that these various suggestions should take, so as to be enacted into law. In addition to the particular reforms requested for real estate interests, the council will support the legislative program of the Governor, for a budget system, for maintaining the purity of the city's water supply and the various recommendations in his annual message for consolidation or abolition of certain state offices.

The Advisory Council recommends that real estate organizations of the State should support the legislative program

being prepared by the city, which will be publicly announced after the hearings of the Brown Legislative Committee, in so far as they relate to economical and efficient government.

Bills Introduced.

Among the early bills introduced are these:

Bronx County is proposed to be included under the jurisdiction of the First District Public Service Commission in a bill introduced by Senator Boylan.

Senator Gilchrist of Brooklyn introduced a bill establishing two platoon systems in the Fire Departments in each first-class city of the State.

Senator William M. Bennett of New York introduced as separate bills the Constitutional Amendments contained in the proposed Constitution voted down by the electors last November.

In introducing the amendments Senator Bennett called attention to the cost of the defeated Constitution to the State, figured at \$1,460,000.

If the amendments are passed by the Legislature this year and again next year they will be submitted to the voters as separate propositions in November, 1918.

If this method of submitting a new Constitution through the Legislature is followed it will save the State the cost of another convention in 1918. If it is not followed, then under the present Constitution we are required to vote this Fall on the question, "Shall there be a convention to revise the Constitution and amend the same?" If that is carried the delegates will be elected in November, 1917, the convention will convene in April, 1918, and in November, 1918, we will vote on the amendments submitted by the new convention.

PIER CONSTRUCTION AT SOUTH BROOKLYN

The Longest in the Harbor Now Under Construction—Part of Work of Improving Facilities of the Port—Congress Action Urged

IMPORTANT developments have taken place in the South Brooklyn section of the port. Leases have been made for three new piers now under construction in the district between 28th and 36th streets, the piers being erected at

29th street, 1215 ft. long by 80 ft. wide.

30th street, 1324 ft. long by 125 ft. wide.

35th street, 1739 ft. long by 175 ft. wide.

They are to be occupied by the U. S. & Brazil S. S. Co., the Norwegian American Line and the Luckenbach S. S. Company, respectively. The 35th street pier is probably the largest commercial pier

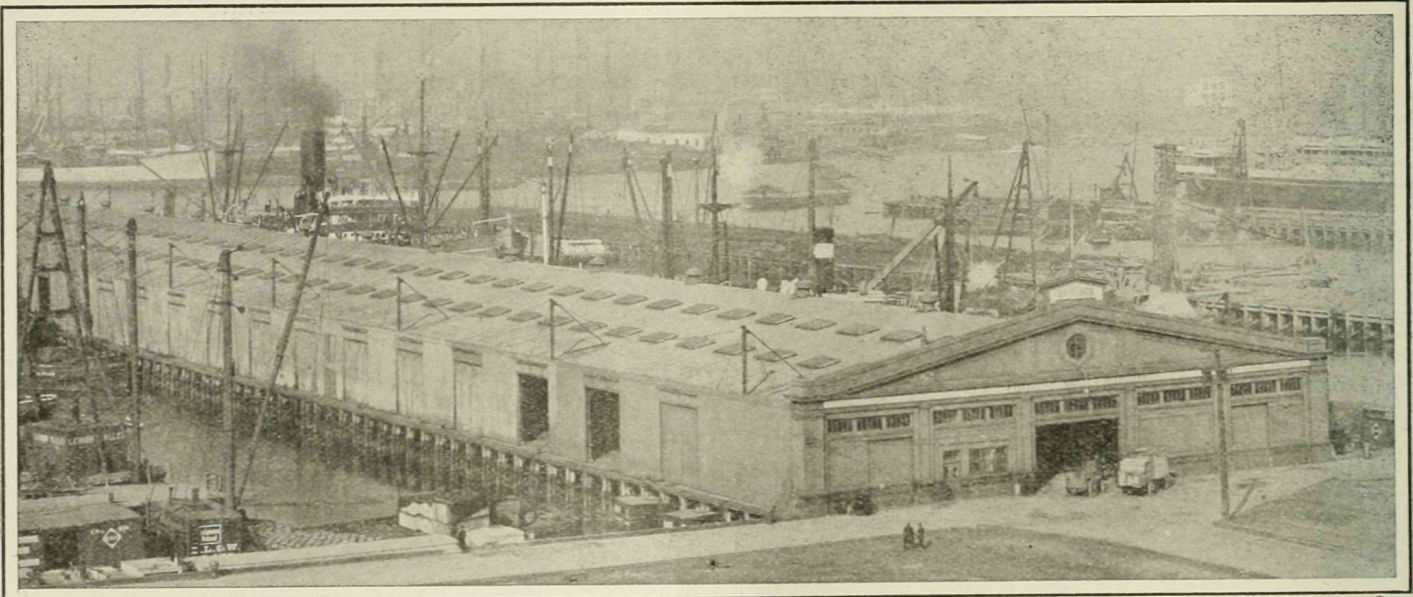
in addition to the facilities of the port which it is now the city's policy to improve.

The city can do a great deal, but there is much that remains for the U. S. Government to do, and which property owners are urging upon it to undertake at once. Further improvement of the East River, the Harlem and the Hudson are imperatively necessary. Congressman Murray Hulbert has accordingly introduced in the House of Representatives a bill appropriating \$39,000,000 to improve the port of New York in accordance with the recommendations of the U. S. Board of Engineers. The Bronx Board of Trade

Representative Ruben L. Haskell of Brooklyn and Senator Hill of Buffalo.

The following resolution was adopted:

"That it especially urge upon the Congress of the United States the imperative importance to the nation of the following improvements such as appropriations heretofore recommended by the Board of Engineers of the United States Army which should be made by the present session of Congress for the Port of New York, including those in the East River and for the improvement of the Port of Buffalo, including the Tonawandas, the Upper Hudson River,



IMPROVING THE FACILITIES OF THE PORT—THREE GREAT PIERS IN COURSE OF CONSTRUCTION AT SOUTH BROOKLYN.

in the world with concrete deck, shed and railroad tracks thereon.

With the exception of the piers at 31st and 33d streets, this property has remained undeveloped and unproductive until now. It was acquired by the city in 1908 at \$1.10 per sq. ft., and money was spent for dredging and bulkheading.

The total amount of the contracts for work now under way there, together with the sheds, is about one million and a quarter. The city will receive a yearly rental of \$195,430 from these three piers.

In the rear there is a large stretch of upland acquired at the same time as the pier property, extending from 28th to 36th streets and from the westerly side of Second avenue to the bulkhead line, amounting to about 1,005,000 square feet. An area of about 25,000 square feet has been leased in the vicinity of 35th street, on very favorable terms, to the city.

These additional lands will be available for freighting facilities in time. The Commissioner of Docks and Ferries has already submitted a plan for the construction of a series of eight new piers of great size. The three under construction will constitute of themselves a large

and the Queens Chamber of Commerce have done not a little to stimulate public opinion in this behalf in their respective boroughs.

City Hall Meeting.

The vital need of harbor improvements here was presented to New York State representatives in Congress Tuesday afternoon at a meeting called by representative bodies in the Adermanic Chamber of the City Hall.

Thirty of the forty-three members of Congress from this State, about to start for Washington, listened to speeches from shipping men and others depicting conditions by which the shipping facilities of the port are hampered, and were urged to work as a unit for the adoption by the Board of Engineers of plans calling for extensive improvements, particularly in the East River.

Remarks were made by Fred B. Dalzell, Herman Metz, George McAneny, State Engineer Frank M. Williams, Representative Caldwell of Queens, Edward G. Ten Eyck, E. V. Boynton, president of the American Real Estate Company; Mayor Griffen of New Rochelle, ex-Supreme Court Justice Edward B. McLean,

the Ports of Oswego, Ogdensburg and Charlotte and for the improvement of the narrows of Lake Champlain, and

"Be it further resolved that the Senators and Representatives in Congress from the State of New York and especially the Congressmen from this State on the Rivers and Harbors Committee be and are hereby urged to secure appropriations for the foregoing projects and that copies of this resolution be sent to each Senator and Representative in Congress from the State of New York."

The Next Cement Show.

Twenty-six cement companies, shipping cement within 1,000 miles of Chicago, will participate in the cement show to be held at Chicago, February 12-19, 1916, at the First Infantry Armory and the Coliseum. All duplications of cement companies will be eliminated by a joint exhibit plan, which will enable the manufacturers to install such a display as has never before been attempted. The Second National Conference on Concrete Road Building will be held at the Auditorium Hotel, February 15.

NEW ERA STARTED IN UNION SQUARE

Wholesale Concerns Lease Lofts and Much of the Vacant Space Has Been Absorbed—Rapid Transit an Influencing Factor

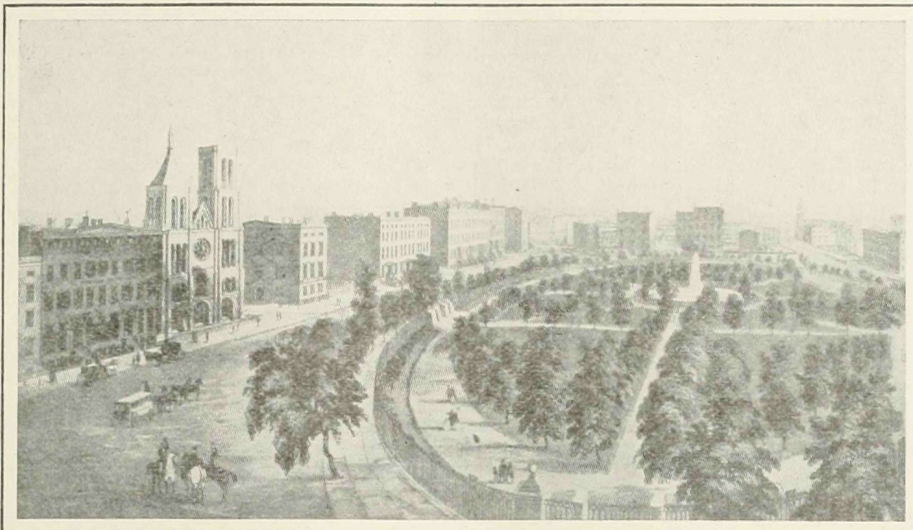
There is probably no truer saying than that history repeats itself, and this is particularly true as applied to Union Square. Years ago property owners in the section faced the same problems that they are facing today, and were successful in overcoming the difficulties, and there seems every prospect that the new order of things, which started about a year ago, will continue and settle the future of the Square for many years to come.

In the early part of the Nineteenth Century, Union Square was largely given over to residences and when the shift of population occurred, property owners were put to it to find occupants for their buildings. Some of the more progressive ones erected, what was then, modern mercantile buildings, and it is to be said that so good was their construction that, in some instances, they are still standing. There were all sorts of prophets to be found, some predicting dire results, others who took a more cheerful view, but, while the former class was in the majority, time proved that the latter were correct in their judgment.

The main problem of the day was to find the class of business that would remain, and have a profitable tenancy. Retailers were found, leaders in their lines, who were willing to rent space, at a figure. When these leases expired, however, they were renewed, or new ones made, but only at material advances.

Once again the shift came, and about a decade ago the handwriting was plainly discernible. The leaders left the section to follow their trade which had moved uptown. Property owners were face to face with the same old problem, and again they solved it in the same way. New structures were erected and tenants sought, but this time the wholesale field was solicited, and the retailers were let alone. It took some time before a definite solution was reached, for the section was at a disadvantage on account of the number of store and loft vacancies.

Finally the turning point came and tenants appeared, at rentals less than when the retailers were in full sway. Buildings commenced to fill up and the owners were in better shape. Today there are several lofts and stores which can be rented, but it can be safely said that the worst is over, the turning point passed, and



The accompanying view of Union Park, taken in the middle of the last century, is from a copyrighted print by D. Appleton & Company, 1900. The Church of the Puritans, the Spingler Institute, Calvary Church and the Free Academy are shown.

that in the course of a couple of years there should be hardly any rentable space. Then rentals will increase.

There was a reason, there usually is, for the change. Just as there was cause for the former tenants leaving the section, so there is for the new ones coming in. Union Square holds a unique position as regards rapid transit, one which has been created during the last few years.

Stephen H. Tyng, Jr., who has been prominently identified with the Union Square section for many years, said last week: "Union Square has passed through a most trying period. This is a matter of common knowledge. The turn has come. I have always had faith in the Square section, but I realize that it would be a long pull before it came into its own again. The real influencing factor has been rapid transit and when these lines are completed and put in operation Union Square will be one of the most accessible sections of New York City. Few seem to realize that, when once the routes are opened, every section of Greater New York will be within easy access. This in itself will dominate renting conditions."

"During the last month or so an interesting phase has presented itself in the form of inquiries from professional

speculators. Up to the present these inquiries have not resulted in anything tangible. In fact it is only the "shopping" period. But we feel encouraged that this is so, because speculators only invade live sections.

"The future of Union Square is settled so far as occupancy is concerned. It will be a wholesale district. Already leases have been made to those identified with crockery, notions, underwear, hosiery, toys, embroideries, laces and specialty houses. The large concerns anticipate conditions and situations and the little fellows follow. At the present time the store demand is mostly confined to the larger ones, while the small stores are not so easily rented. But this is only a passing condition."

Aaron Rabinowitz, of Spear & Company, in speaking of the section said: "Owing to the tremendous demands that the unions are making upon manufacturers farther uptown, coupled with the requirements of the various city departments, it has made it unprofitable for the large concerns in the thirties to manufacture cloaks, suits and various other articles of wearing apparel. The result has been that a large demand for smaller lofts in the section between 14th and 23d street, west of Fourth avenue.

"The owners of 25 and 50 foot buildings have had an exceedingly good renting season and the owners whose buildings have lent themselves for division also have done exceedingly well. For instance, David Spero's building at 19-27 West 21st street is nearly entirely rented on account of his dividing the lofts in two or three parts. Hugh O'Reilly's building at No. 43-47 West 16th street is entirely filled, due to his willingness to divide several floors. The Taylor Estate in 20-26 West 22d street has just decided to follow this policy, and will receive nearly 75 cents per square foot in divided spaces. These structural alterations are purely of a temporary character and should the demand for large space return, the partitions are easily removable and the floor space can be reconverted as first designed."

As laid out several years ago the Broadway subway system was to pass under Grace Church and north through Lexington avenue and Irving place. This in itself diverted traffic away from Union Square. The announcement made at the time had a retardant effect on the section,



View of Union Square, taken in November, 1915, from the same relative position as the other illustration on this page. Comparisons can be made of the skyline of this section and the evolution of building construction noted.

ECONOMIC CONDITIONS UNDER SCRUTINY

Elbert H. Gary's Summary of National Building Conditions Reflected in Barometric Diagram

JUDGE ELBERT H. GARY, president of the United States Steel Corporation, in a statement to the press issued this week, calls the attention of American business men to existing conditions and to what, in his opinion, may occur after the war ends. In brief, he advises the mercantile, commercial and industrial interests of the United States to be prepared for a sudden peace, pointing out that the belligerent nations abroad are rapidly reaching a condition of anaemia that sooner or later will sap their strength and will enforce a termination to the struggle, perhaps before diplomatic exigencies may warrant it. He says:

"What of the future? Who can say with any feeling of certainty? It may be very dark and desperate. It will be thus in Europe, and we in America will feel the effects to a greater or lesser extent. I am referring now only to economic features.

"The destruction of billions upon billions of property in any country must necessarily affect in some degree all other countries. The economic conditions in the United States may and should be good in a long future, with usual interruptions, if we are fully alive to our opportunities.

"I believe the wars of Europe will not be so long protracted as many, if not most, men predict. This opinion is based principally upon two grounds:

"In the first place it seems apparent that little, if any, benefit to any belligerent country, or to the world at large, can result from the war except and unless it be the firm establishment of an international tribunal for the settlement of all international differences; one that is universal and practical and whose decrees are enforceable; one that will prevent the prolongation of wars in the future.

"The other ground for my belief is that each of the warring nations is starving for men and money both. They do not admit it, but the signs are plenty and convincing. Any nation that is prolonging the war beyond the time when it can be reasonably and honorably dis-

continued is slowly but surely committing suicide.

"But whenever the war shall close the business of this country will be confronted with new conditions. The purchasing power of the whole world will have been greatly reduced. Foreign countries who are now buying our products because compelled will withdraw their patronage in a large measure. Other non-producing countries will find their financial resources and credits lessened. More than this, foreign producers in great need, will strive more diligently than ever to supply the countries that are financially able to pay and at prices based upon cheap labor and low cost, as they have a perfect right to do. Our producers, including our wage earners, will find themselves in commercial antagonism with the most persistent and difficult competition ever experienced unless this shall be prevented by laws that are reasonable and sufficient.

"Another suggestion: We must be prepared for radical changes in volume, in prices and resources. There is danger of overproduction, overextension of credit and liabilities, overconfidence. Circumstances change like a kaleidoscope. We have observed this before and we shall see it again."

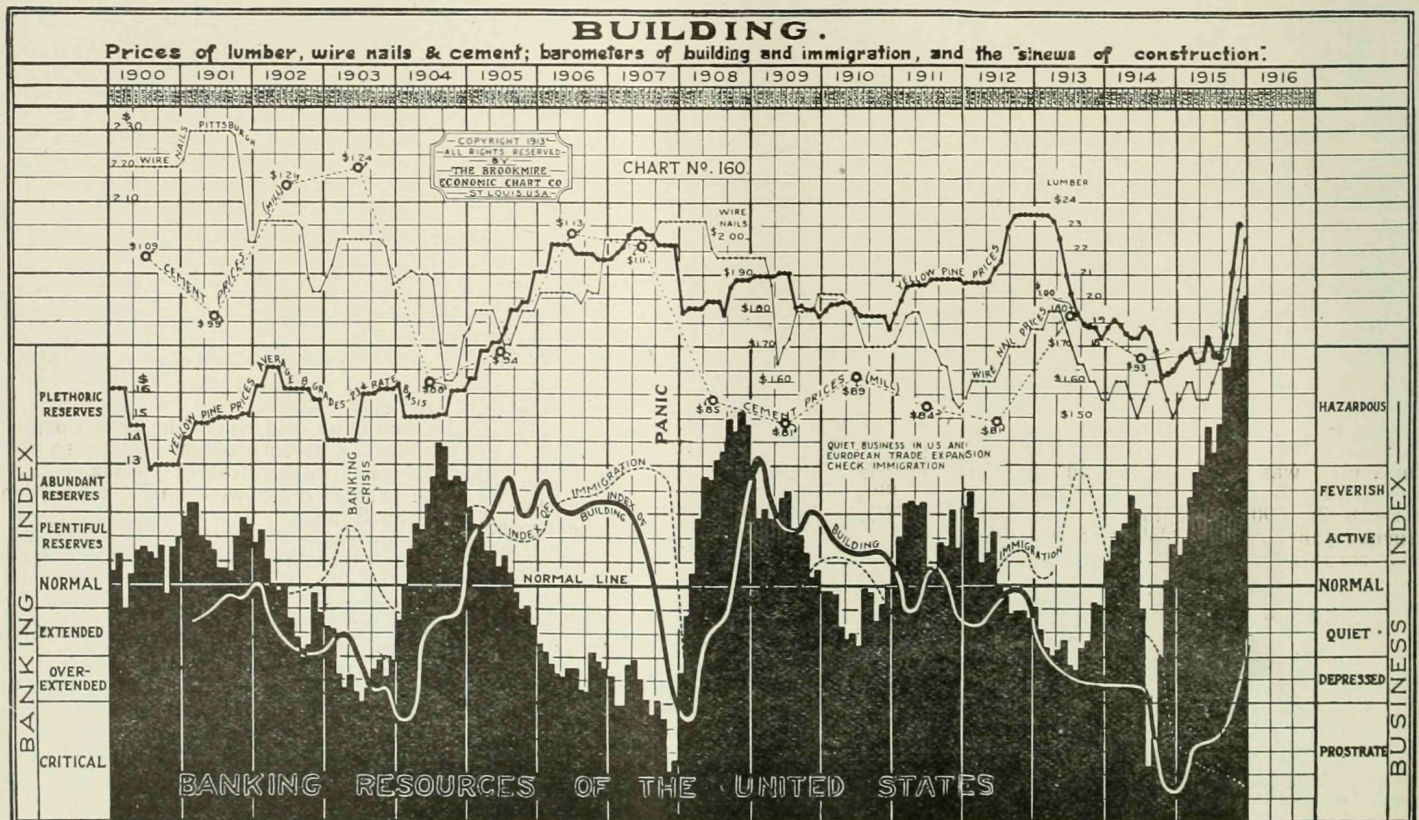
Reflecting the statements of Judge Gary, the Record and Guide, through the courtesy of the Brookmire Economic Chart Company, presents a chart showing the cycles of immigration, building, basic building materials, such as cement and steel, nails, lumber as expressed in yellow pine, and the fluctuating banking resources of the United States from 1900 to the end of 1915. It will be seen at a glance that the banking resources have reached the highest peak attained during the present autumn, the previous high level having been in the fall of 1908. It will be noted that the immigration line is below any records in recent American history and that the building movement, based upon eleven months of 1915, and only within the months of September, October and November has shown a recovery from extreme minimum to a point approximat-

ing normal. As a matter of fact, the Record and Guide's estimate for national construction for 1915 shows a gain of at least 3.5 per cent, but the chart shown was prepared at a date considerably prior to that on which the Record and Guide based its estimate.

Judge Gary's remarks apparently are based upon fact, if cycles count for anything in national economical conditions. Ray Vance, chief statistician of the Brookmire Service, points out in the accompanying chart that the conditions in American business have gone beyond the normal level so far as to pass the hazardous classification in the business index and to eclipse the plethoric reserves classification in the banking index.

The mere fact that warnings and statements of fact show abnormal conditions is no sign that this country is on the brink of another reactionary movement. It is just as possible for this country, in the opinion of Mr. Vance, to maintain for seven fat years the levels of prosperity that distress, distrust and disquietude featured the seven lean years out of which we are just emerging. It is a point that is well taken when American business men at a time of great national prosperity turn and look back, especially since the country is now in the unaccustomed position of being the financial center of the world. It is a healthy sign that business men are urging upon Congress to take some adequate action to insure a merchant marine that will provide our industries with markets suitable to our capacity to produce, that the business man, after being buffeted by theorists for half a decade, are at last determined to take the bit in their teeth and insure for themselves adequate protection to insure the continuance of prosperity.

Judge Gary's words are admonitions to conservatism, against overinflation of money or industrial output. In building materials the spring will have great opportunities. There will be a tremendous temptation to overproduce. Judge Gary advises caution and the Brookmire Economic Bureau shows why it is necessary.



SUPPLYING NEW YORK CITY WITH WATER

Report of the Committee on Water Supply of the Merchants Association Showing Present and Future Available Supply*

NEW YORK has no interest more vital than her water supply. Its failure would paralyze her industry, commerce and transportation, and quickly make the city uninhabitable. Wisely she has sought, by undertaking one of the greatest engineering works of our day, to make provision for a supply adequate to her future needs. Because the first stage of that great work is now nearing completion some hold that the special organization which was created to administer the work should be disbanded, and the further conduct of that work be committed to one of the regular departments of the city government. The basis of this argument is economy; the purpose for this report is to show the fallacy of that plea, and to set forth impartially the facts essential to an intelligent understanding of the subject, as a basis for reaching a sound conclusion concerning it.

Water Supply Vital.

1. An adequate water supply is a vital need: Its failure would paralyze industry, commerce and transportation, and quickly make the city uninhabitable. The Catskill project, designed to meet this need, has been carried out by the Board of Water Supply, and should be continued under its able management. The only argument to the contrary is based on the plea of economy, and this is shown to be fallacious.

2. Origin: Public attention was directed to the subject by the Ramapo scandal in 1899. A large Citizens' Committee, organized by the Merchants' Association, made an extensive investigation and survey, and in 1900 published a report of 600 pages. At about the same time the Comptroller had an independent investigation made by Mr. John R. Freeman, C. E., whose report was also printed. A third investigation was undertaken by the city, through the Burr-Herring-Freeman Commission, whose report of 980 pages was filed in 1903. All these reports concurred in stating the urgent need for an increased water supply, and in recommending the Catskill region as the most available source.

Formation of Board.

3. Board of Water Supply: To plan and execute the great works thus required the Legislature passed an act authorizing the creation of the Board of Water Supply, consisting of three commissioners, each appointed without term. The three original commissioners appointed by Mayor McClellan were selected by him from a list of names submitted by three civic bodies, namely, the Chamber of Commerce, the Board of Fire Underwriters, and the Manufacturers' Association of Brooklyn, and the board has practically been untouched and untrammelled by party politics. The commissioners were appointed June 9, 1905, and the chief engineer, Mr. J. Waldo Smith, August 1, 1905. The definite plan was finally approved May 14, 1906, the first contract was awarded March 27, 1907, and the first sod was turned June 20, 1907. Water began flowing through the aqueduct in November, 1915.

4. The Problem: In 1905 the total consumption of water in New York closely approximated the available supply of about 475,000,000 gallons per day. The Catskill project contemplated an ultimate delivery of 500,000,000 gallons

per day, and the ultimate abandonment of all other existing sources except that of the Croton, because of the heavy expense of pumping which they entailed, and because of their increasing curtailment and liability to pollution, due to the encroachments of population in the urban districts. The Catskill project provided for sources remote from the city, and at an elevation ensuring such head as to afford ample pressure throughout the city by a gravity system.

Four Watersheds.

5. Description of Works: The Catskill project includes four principal watersheds, all located in the Catskill Mountains, covering an aggregate area of nearly 900 square miles, from which 770,000,000 gallons daily may safely be drawn, even during a series of dry years. Of these the largest is the Esopus Basin (250 square miles), already completed. The next in size and sequence is the Schoharie Basin (228 square miles), which it is recommended should now be added, the execution of the necessary work requiring probably eight years.

While the normal flow from the Esopus Basin is much larger, 250,000,000 gallons daily is all which it can safely be relied on to furnish in dry years. The aqueduct from this to the great storage reservoir at Kensico is already completed and in service, with a capacity of 250,000,000 gallons daily, which can be increased to 500,000,000 gallons at any time and with little delay by adding the remaining steel siphons at a cost of about \$4,000,000.

The Kensico reservoir has a capacity equal to about four months' consumption at 250,000,000 gallons per day. Fifteen miles south of it, close to the city line, is the Hillview reservoir (with a capacity equal to three and one-half days' consumption), through which the water is delivered by sixteen sluice-gates to the city tunnel.

The city tunnel, leading from Hillview reservoir to Staten Island, eighteen miles in length, is built in solid rock at depths of from 200 to 750 feet below the streets, and is connected by numerous "risers" with the city distributing mains. It is the longest tunnel in the world and cost some \$23,000,000.

These gigantic works have occupied only eight years of active construction.

Report Submitted.

6. Finances: The report of the Board of Water Supply, submitted October 9, 1905, stated that the estimated cost of the work then contemplated would be \$161,857,000, which was increased subsequently, by the addition of the city tunnel and of certain mandatory expenses, to \$190,000,000. It was proposed, however, that some of the contemplated work should be deferred, and the estimated cost of the work finally authorized was \$140,000,000. The total disbursements made and liabilities incurred in the completion of this work have been \$139,639,303. This provides for a supply of only 250,000,000 gallons daily, and the board now recommends the undertaking and completion of the Schoharie project in order thereby to obtain the full amount originally proposed, namely, 500,000,000 gallons daily.

7. Continuity of Management: The Board of Water Supply was organized as a business proposition and has conducted its operations with the same continuity of policy, methods and purposes as exists in the case of well-managed business corporations. It has acquired a vast amount of knowledge and experience which constitutes a most valuable

asset for the city, and which should be utilized for the accomplishment of the remaining parts of the great undertaking.

8. The Argument for Completion: The daily consumption of water per capita varies greatly in different cities, from 310 gallons in Buffalo, 200 in Chicago and Philadelphia, 120 in Boston and St. Louis, to 107 in New York under present conditions, but 125 is the lowest rate of consumption for which provision should be made in this city for the future.

On this basis the quantity needed at present is 650,000,000 gallons, which, with the normal increase of population, will be increased in 1920 to 772,000,000, in 1925 to 894,000,000, and in 1930 to 1,036,000,000. The present safe delivery from all sources, except the Catskill, is about 552,000,000, of which 300,000,000 is from the Croton basin. All of the other existing sources should ultimately be discarded for reasons of economy and of sanitation. There would then remain the Croton, with 300,000,000 and the Catskill with 250,000,000, or a total of 550,000,000 gallons daily. The completion of the Schoharie development would increase this total to 800,000,000 gallons daily. Eight years would be needed to complete the necessary work, thus making this additional supply available about 1923, at which time, as shown above, it will about suffice to meet the city's needs.

Favors Extension.

9. Conclusions: From these premises the report argues that the addition of the Schoharie basin is justified and needed, and that the recommendations to this effect recently submitted by the Board of Water Supply to the Board of Estimate and Apportionment, on which a public hearing is to be held on the 14th instant, should beyond question be approved and sanctioned. Under the Act creating the Board of Water Supply all of its expenditures are covered by the issue of special bonds, which, because revenue-producing, are not included in calculating the city's debt limit.

On the score of economy it is believed by some that the continuance of this great work should now be taken from the Board of Water Supply and transferred to the Department of Water Supply, Gas and Electricity, which latter has neither the organization nor experience needed to qualify it for dealing with the problems of design and construction which have been solved thus far so successfully by the Board of Water Supply. Such transfer would necessitate the continued maintenance of practically the same staff of engineers, accountants and clerks as at present, the only offices which could be eliminated being those of the three commissioners of the Board of Water Supply. But even these are now rendering services of great value, requiring great skill and experience, which in any event would have to be performed by someone, and which the report argues cannot be performed so well or so economically in any way as by maintaining the present organization of the Board of Water Supply.

Finally, on the basis of the facts and arguments thus presented it is urged that the Schoharie project should now be undertaken and that the execution of the necessary work should be continued in the hands of the existing Board of Water Supply.

—Land values on Fourth avenue, following the construction of the subway, increased \$1,000,000 per block within a decade.

*Report of the Committee on Water Supply to the Board of Directors of The Merchants' Association, adopted by the Executive Committee of the Board, Tuesday, January 4, 1916.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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Senator Brown, of Watertown, chairman of the committee from the Legislature which is investigating New York City finances, says he is sincerely trying to help the city out of its predicament. Perhaps evidence of this good intention will yet appear.

For the first time the Public Service Commission now has among its members a commissioner who has practical knowledge of engineering and construction. It is not in accordance with American ideals to give over all governmental positions to specialists, but it is advisable to have at least one on every official board that is charged with the performance of technical duties for the public.

The Mayor and the Port and Terminal Committee have been holding conferences daily this week with the New York Central officers in order to reach an agreement on the plans for the West Side terminal improvements, but without reaching a decision so far and with the probabilities pointing to a long dispute and a final deadlock unless the city yields to the railroad company's requirements.

The crowds of garment workers which spoiled lower Fifth avenue for the retail trade, are being warned by the police not to congregate on the sidewalks at noontime in the new business section of Fifth avenue. Had the zoning system been in force the factories would not have been permitted to follow the uptown trade movement. They would have been kept in their allotted districts. The nature and character of old sections would have been preserved. Real estate equities and mortgage investments would have been stabilized.

An Argument Against the Income Tax.

The opposition which was to be expected from certain quarters to the levying of an emergency tax on incomes for State purposes is beginning to appear in the financial press. There may be some curiosity to see what reasons can be advanced for not distributing the direct State tax more equitably than under the present law which compels real estate to carry much more than its fair share of the load. An alleged effect of a State income tax upon the accumulation of capital here, and upon trade and commerce here, is the only argument advanced in an extended protest appearing in the latest issue of the Financial Chronicle. We are told that with New York State imposing such a tax and neighboring States free from it the effect could not be otherwise than damaging, and that it is quite possible that it might by degrees undermine the city's supremacy. And it is feared that population would drift away from a commonwealth which discriminates against mercantile and industrial activity. No other reason than this is supposed to be given for a continuation of the discrimination against realty, and this one carries the marks of long service—the scars of many Quixotic battles in behalf of the State.

For one reason and another capital and population have long been drifting away, but never at the rate at which they have been accumulating. New York has ever grown and will continue to grow in population and wealth. The only serious loss of capital has been sustained by the municipality when corporations and capitalists have established official offices and residences elsewhere in order to avoid bearing their rightful share of the cost of governing the city and State whence their income is derived. One of the objects of an income tax is to pursue and encompass fugitive capital—not to let it get away. The argument of the Chronicle is therefore under the circumstances quite futile.

Income or ability taxes are deemed in all lands a natural and proper recourse when the taxation of tangible property has reached its limits. Prof. Saeger of Columbia University in his "Principles of Economics" teaches that real estate should not be taxed at all for State purposes, only for local needs, and then in fair proportion. Both he and Prof. Seligman, of the same seat of learning, commend the income tax for universality and uniformity. The latter authority has defined income as the receipts in any enterprise after the expenses have been deducted; in other words, the net annual income. Strictly speaking, it is the flow of wealth from capital invested, and is not capital itself. It does not contain those elements which constitute an impairment of capital. An income derived from an individual's own strenuous exertions ought not to be treated, according to Prof. Seligman, in the same way as the income from government bonds or from the securities of a corporation in the management of which the bondholder or stockholder actually takes no part at all.

The intimations which have come from the committee having in preparation the legislative bill leads us to have confidence that wise discrimination will be exercised. If the principle is right, we should support it, at the same time hoping that it will have a rational interpretation, and remembering that after all it should be for the State merely an emergency measure intended at this time, by returning to each city and town its proportionate share, to mitigate to that extent the State tax on realty.

That those who will be taxed on their net incomes by the State are already taxed in the same way by the United States is not a sufficient ground of objection, since the two levies are for different purposes. Because a man is required to help support the national government is not a reason by itself why he should not contribute to the support of the government of his State, and of his city as well. Most men are willing to pay their just share, and it is one of the recommendations of an income

tax that it is uniform and universal beyond the line of justifiable exemption. The man with large means invested in intangible property who objects to an income tax as a form of emergency taxation can be listed as opposed to paying his fair share of governmental expenses. His remonstrance should then rather take the direction of opposing the extravagance or slackness of administration which renders emergency taxes necessary.

A New Chapter in City Development.

Next Monday morning before the Public Service Commission two hearings will be held that will have an important bearing on the future of that section of the Bronx lying across the Harlem from the present terminal of the Elevated railroads on the Manhattan side. The approval of the commission will be asked for an agreement which has been tentatively made by the Interborough Rapid Transit Company with the New York Central Railroad Company for the use of the Putnam railroad bridge for the elevated trains. The commissioners will also be asked to permit of the erection and maintenance of a joint station on the Bronx side at 162d street to take the place of the present terminal at 155th street, and to be used in common by both the elevated road and the Putnam division of the New York Central lines. From the new station the elevated road will be extended on to a junction with the Jerome avenue branch of the Lexington avenue subway, which will open up from the west side of the city a continuous transit route all the way to High Bridge, Fordham, Tremont, Bedford Park and Woodlawn Cemetery.

This is the transit line foretold thirty years ago when the Eighth and Ninth avenue roads were building. It is the facility on account of which the West Bronx has been predicating real estate values during all this period, and it is because of its absence that the development of the inviting Jerome avenue section has been slow. The extension of the Lexington avenue line into the West Bronx via Jerome avenue was assured positively years ago, and is now actually being constructed, but it has stimulated real estate enterprise in a less degree than the benefits expected to follow from the connection with the West Side of the older borough. What the Bronx can expect from the East Side it has already received in a large measure through the medium of the Third avenue elevated railroad, but the West Side has not yet been tapped for the sake of the Bronx, except by the trolley line over Central Bridge, and this imposes personal inconveniences with an additional five-cent fare. There will be but one fare from end to end of the new line, and no change of cars for crossing the river. Above all there will be no flights of stairs to climb at Central Bridge, a necessity under present conditions, which has been a greater obstacle to the upbuilding of the Harlem side than even the extra fare. Well-to-do commuters do not object to an added fare when value is returned by a pleasanter situation or more congenial neighbors, but the line is drawn when undue physical exertion is added to the exactions upon their time and purse.

The speed and efficiency which characterizes the constructive operations of public service corporations will doubtless visualize the new connection in a short space of time. It may be in operation to the point of junction even before the Jerome avenue branch is ready. In any event it will have a decidedly improving influence upon the attractive residential section on the ridge rising from the shore level at Central Bridge and extending northward to High Bridge and beyond. A fine development will take a new start on those healthful and slightly hillside quite as soon as the new transit facilities are available. There will be a considerable overflow from upper Washington Heights to count on early in the movement, because it will be a quicker ride to business on the express trains of the elevated from 162d street and thereabouts than from the northern part of

the Heights, and there will be no elevator cranes to contend with, as at some stations on the Manhattan side. Altogether a new and decidedly interesting chapter in the history of the development of the North Side of the city has been started by the official announcements in connection with the agreements just made for the use of the Putnam bridge by the West Side elevated trains.

The State's Economic Problems.

The Legislature has assembled for the sessions of 1916, the Governor has transmitted his annual message and certain legislative probabilities have been indicated. The message deals mainly with financial topics, and particularly with recommendations for more scientific budget making—all obvious improvements on present loose methods, but missing for the most part the issues which have most aroused the property interests of the State.

One looks also in vain through the message for an explanation of the State's direct tax levy, for any reference to the evils of overregulation of real estate, or for a protest against the disregard by the national government of the urgent need for improving the waters of the port of New York. But while there is not to be found in the document that special consideration of the economic subjects uppermost in real estate and commercial circles at this time, there is still a series of suggestions for reducing the items in appropriation bills and centralizing control over finances which, if put into effect, would go far to defeat extravagance with tax money.

Suggestions more to the point of taxpayers' interest are made in the annual report which the State Tax Commission submits to the Legislature. These recommend a repeal of the secured debt tax law, the taxing of real property in the district where it is situated, and prohibiting the use of savings banks for the purpose of evading taxation.

The Governor intimates that he will have further messages for this session of the Legislature, and doubtless among the questions he will discuss and advise the Legislature upon will be some of those which most concern the substantial business activities of the State. Public opinion is demanding from all governmental heads much more consideration than in the past for the material things of life. The proper business activities of the people must have the encouragement and not the antagonism of the government, whether it be of the city, the State or the nation.

What Is the Matter with Our City Government?

Editor of the RECORD AND GUIDE:

"Liberty exists in proportion to wholesome restraint," said Daniel Webster.

What are the restraints the taxpayers of New York City can impose on their office holders? Never was there such need to impose restraints on municipal office holders. No set of office holders ever before dreamt of a two hundred million dollar budget. The charter requires the Board of Estimate to give notice for public hearings on the proposed budget after it is completed. This year's budget was not completed until the last day allowed by the charter, so that the public hearings (such as they were) did not comply with the requirements of the charter.

It is an open question whether the tax levy has not for this reason been invalidated, according to the strict construction of statutes which the courts apply to assessment proceedings.

Nor were the representatives of property owners allowed any chance to put verbal questions to heads of departments during the sessions of the sub-committee which prepared the budget, or to offer any evidence as to the proper rate for salaries at sessions of the full committee which finally reported the budget. I attempted to do both and was refused permission.

What opportunity has a citizen, at the regular weekly meetings of the Board of Estimate to criticise the action of the

board? The charter gives the public no general right to attend and be heard. According to the rules of the board, public hearings are required only in changes in city map, in fixing areas of assessment, in franchise and water front proceedings. On these questions the rights of the public are not defined and practically exist only by the courtesy of the board.

What encouragement is there for citizens to attend such meetings, standing humbly at the railing and attempting to make their petitions ascend to the official Olympus, where the members of the board have satellites at call, ready to confound the protesting citizen with figures and facts.

How can property owners prepare to meet such arguments when the calendar of the board (under Rule IV) is kept open until Tuesday at 4 p. m. before the Friday on which the meeting takes place?

No wonder that the daily press practically ignores the weekly meetings, where hundreds of thousands of dollars are voted away with as little ceremony or consideration as the starting of a commuter's suburban train, or that the property owners shun the so-called public hearing on the annual budget, where two hundred million dollars of their property is voted away.

The two most necessary requirements of popular government are wanting, i. e., publicity and freedom of discussion. Temporary improvements would be an amendment of the rules of the Board of Estimate so that the calendar would be printed at least a week in advance, with the documents on which the proposed action is based, or at least with a reference to the place where those documents could be found and the names of the officials in charge of the matter. Committees to which communications from citizens are referred should be required to report on them within one or two weeks and the board should vote on such reports. Representatives of property owners' organizations, duly accredited, should have the right to be heard on all questions, of course, with a time limit to their remarks. A full account of the debates should be printed.

"Log-rolling" is the curse of the present form of government. Every member of the Board of Estimate is in charge of a borough or department and can acquire the desired grants of public funds for his borough or department officials only if he acquiesces in the demands of his fellow office holders on the public purse. The severest charges of Montesquieu and his school, as to the evils resulting from confounding executive and legislative functions in one body, are fully sustained by our practical experience with the two hundred million budget.

Almost every one of the thirteen original States in its constitution pledged itself to this separation of powers as the first requirement of republican government. It has been our greatest modern folly to disregard this wisdom of the ages.

In the meanwhile in important immediate matters, what can property owners and their organizations do?

Repeated applications to the courts by property owners and property owners' organizations will eventually secure attention and redress—in the same way as the courts finally granted relief to property owners whose easements were taken by the elevated railroads. It is not to be expected that the most gigantic problem ever undertaken by democratic government, i. e., the organization of municipal government for Greater New York, was to be solved at the first attempt. The wonder is that our failure has not been complete. No greater or more alluring problem was ever presented to the student of modern civics. But, in the present situation, the only hope for immediate help is through the courts.

The question of mandatory legislation is a side issue. Our local legislature, i. e., the Board of Estimate, ought to be more economical than the State legislature, but it is not. Our greatest tax burdens come from the local legislature taking advantage of every opportunity given by

the State Legislature to raise salaries and increase expenses. First of all, a local legislature should be established according to the most elementary principles of popular government, i. e., free from the log-rolling control of executives, whether one or many.

J. BLEECKER MILLER.

170 Broadway.

Would Investigate the Industrial Commission.

The facts brought out by the investigation of the Diamond factory fire in Brooklyn last November have led to the Citizens Union to take action recommending that the Governor investigate through a commissioner appointed under the Moreland Act the organization of the work of the Industrial Commission and the administration of the functions vested in it by law. The Coroner's investigation clearly discloses the fact that there has been a lack of system in the work of the commission in so far as it relates to the enforcement of the Labor Law. On the face of the record of that investigation the need for some change in the organization and personnel of the commission is clear. A letter from President Schieffelin to the Governor says:

"Whether or not the fault was entirely due to neglect on the part of the commission we are not in a position to state. A searching inquiry into all the work of the commission is needed. The unfortunate result of constantly shifting the responsibility for the control of regulatory functions of government is well recognized. It would therefore in this instance be extremely unfortunate to lose, as a result of a partial investigation, the services of any of the present commissioners who may ultimately make excellent officials. However, it is equally important that incompetent commissioners should be removed.

"We believe that such an inquiry as we suggest can be made far more expeditiously and satisfactorily by a commission appointed by yourself than by a legislative committee. A great volume of accumulated work, constantly increasing, devolved on the Industrial Commission as soon as it took office. That fact may well have stood in the way of the Commission introducing that system in its work which is essential. A commissioner making such an investigation in addition to making clear what changes in the personnel of the Commission are needed, should be able, with the co-operation of the Industrial Council, to render exceedingly valuable service in perfecting a re-organization of the work of the Commission and in suggesting any required legislation."

Sunshine on the Bowery.

Elevated trains now run on a new structure in the middle of the wide Bowery instead of on two tracks at the sides of the street. The old pillars and tracks have been torn away for the most part and the sun shines into the stores, apartments and lodging houses. The dance halls and gambling places are gone and a person is as safe in the Bowery after dark as anywhere else in the town. Some day when the lower East Side is reconstructed, the Bowery is going to be a great business thoroughfare, ranking in appearance and activity with some of the uptown avenues.

Mortgage Money.

Money is now coming out in both large and small sums for long-term mortgage loans (three to five years) whereas some months ago would accept only short-term notes. Moreover, so plentiful is the money now available that it can be had oftentimes for well secured loans for 4½ instead of 5 per cent. interest. Vacancies in the midtown business places north of 23d street, and in the residential sections of the West End and Washington Heights have become rare exceptions. There's the money to build with and there also is the demand for more construction.

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REAL ESTATE NEWS OF THE WEEK

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

BROADWAY PAVING.

Opposition to Belgian Block at Borough President's Conference.

An important conference was held at the office of Borough President Marks on Thursday to consider the repaving of Broadway from Vesey street to 23d street, disturbed to allow the construction of the subway. Many were under the impression that it was the purpose to use Belgian blocks. The sentiment of the majority of those present was against this method of repaving. The advisability of wooden block pavements or asphalt was emphasized, most of those at the conference favoring the use of asphalt. Borough President Marks, by whom the conference was called, decided to appoint a committee to consider the matter. The Real Estate Board, which was represented at the conference, is to have a representative on this committee.

Prior to the conference, the Real Estate Board received a letter from Edwin S. Schenck, President of the Citizens Central National Bank, Broadway at Pearl street, asking its assistance in opposing the use of Belgian blocks, and calling attention to the work done by the Real Estate Board in securing the removal of the trestles upon which the Public Service Commission permitted contractors to carry their gas mains, along this part of Broadway and in William street. Mr. Schenck's letter, which opposes the use of Belgian blocks, reflects the sentiment of property owners along the section of Broadway about to be re-paved, and is in part as follows:

"It is our opinion, after having carefully analyzed the situation, that the wooden block pavement should be used, or asphalt possibly. In any event, the contract for the repavement of Broadway from Vesey street to 23d street should be carefully scrutinized both as to quality and method of use, manner in which the work is to be done, in addition to the question of price, etc.

"Broadway merchants and tenants have stood more than their share of inconvenience and annoyance during the past three or five years since the Broadway Subway was commenced. It is needless for me to call to the attention of the Real Estate Board the condition of Broadway from City Hall to Canal street when the subway contractors carried their gas mains on trestles and also used to a greater extent than was probably necessary the street space for subway materials, etc. It is a matter of public information that this condition contributed to the failure of many tenants on Broadway, caused rents to be reduced in many cases from thirty-three and a third per cent. to fifty per cent. and resulted in an artificial depression of Broadway values as well as rental incomes.

"That these trestles were not necessary was best evidenced by the action of the Real Estate Board when it arranged that the gas main be carried on the William Street route at the curb."

Bronx Filings.

Since the creation of Bronx County, January 1, 1914, the records of the Register's Office show a steady growth in matters affecting real estate and the filing and recording of instruments. Register Polak has issued a comparative statement for the years 1914 and 1915. The mortgage tax indebtedness amounts to \$47,980,243.84; consideration of conveyances, \$7,613,168, compared with \$6,-

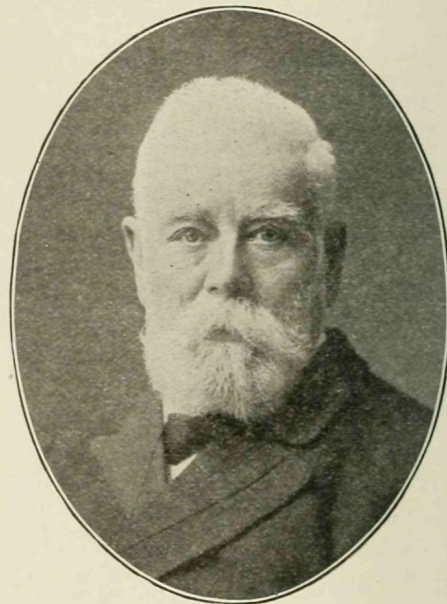
635,156 for 1914. Mortgage extensions increased \$4,729,990 over 1914, the total of which amounts to \$21,505,000.

The amount of fees received was \$305,925.02, showing an increase over 1914 of \$120,364.48. The Board of Estimate allowed the sum of \$97,450 for conducting the office during the year. The expenses of maintaining the mortgage tax department were \$9,500, leaving a surplus of \$198,975.02.

The number of instruments filed, recorded and examined totalled 46,307; satisfaction of mortgages increased 175 per cent., and certificates of satisfaction gained 65 per cent. Folios recorded amounted to 262,199. The receipts showed a gain of \$120,364.48, and expenses were \$890 less than 1914.

Jacob Appell.

Jacob Appell, old time real estate man in the Chelsea district, and a large owner in that section of the city, died December 26 at his country home in Bedford Hills, New York, aged seventy-nine. He was born near Heidelberg, Germany and was one of the oldest real estate brokers on the lower West Side, having established his business in 1870. He was regarded as one of the shrewdest judges of downtown real estate values, his long experience making him a competent



JACOB APPELL.

broker and appraiser. He was a charter member and founder of the West Side Taxpayers' Association and was also a member of the Taxpayers' Association of the 10th, 11th and 17th Wards, the United Real Estate Owners' Association, the Real Estate Board of New York and the Allied Real Estate Interests. Mr. Appell contributed largely to the commercial development of Tenth avenue, and indicated his confidence in the district by investing in a number of properties. Among them are 267, 271, 400-402, 468-470, 364, 507-509, and 519 West 23d street; 214-216 and 234 Seventh avenue; 282, 230-240 and 938 Eighth avenue; 185, 189, 193, 203-207, 213-219 and 227 Tenth avenue, and 493 and 505 West 22d street. He is survived by his widow, two sons and four daughters.

Real Estate Board's Banquet.

The twentieth annual banquet of the Real Estate Board of New York will be held at the Waldorf-Astoria, Saturday evening, February 5, at seven o'clock. Assembly at 6:30 P. M. Tickets, five

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INCOME AND WAR TAXES.

Rules for Reports on Incomes of \$3,000 or More—No Tax Due on Paper Profits.

For purposes of the income tax, the fiscal year is coincident with the calendar year, therefore since January 1 the subject of rendering income tax returns is again become acute.

It will be necessary for every person (except where joint returns of husband and wife are made) with an income of \$3,000 or more, to make a return whether taxable or not. That is, a married man entitled to an exemption of \$4,000 must report on income of \$3,000. He will not be required to pay a tax, but he must make the return.

In cases where husband and wife are in receipt of income independently, it is optional whether separate or joint return be made, but if either receives \$3,000 or over, although both together do not receive \$4,000, return must be made. If neither receives \$3,000, but both together receive \$4,000 or over, return must be made. However, if a married couple live apart, each is entitled to \$3,000 exemption and should make separate return if his or her income is \$3,000 or more. When the couple live together a joint exemption of only \$4,000 is allowed.

No tax is due on paper profits. The transaction must be closed before the profit enters into income.

Speculative and investment losses may not be deducted from income, although speculative profits must be added thereto. The Treasury ruling still stands that losses may be deducted only in the regular business in which a person is engaged. A merchant may deduct losses incurred through transactions in his drygoods or groceries, but not any loss entailed when he bought Midvale Steel at 97 and sold it at 71.

War Revenue Tax.

Return blanks for the war revenue tax have been mailed by the several Internal Revenue Collectors in this city. The lists mailed are the same as last year, Congress having indorsed last year's war tax list at the present session to be effective for another year. All returns must be filed not later than the end of January, but the tax collected will be only for the first half year as authorized. Penalties ranging as high as \$500 are imposed for evading the tax or for failure to file proper returns.

Results of Conference on Electrical Safety Code.

The results of the conference held in New York to discuss and approve the national electrical safety code have stamped the meeting as undoubtedly the most important of its kind ever held in connection with the electrical industries. The United States Bureau of Standards estimates that very great good was accomplished—first, because of the valuable discussion and critical study made of the code; second, because of the educational influence it had upon the engineers in attendance, many of whom are leaders in their profession; third, because it brought about a more complete understanding of the methods of the Bureau of Standards in carrying on such work, and a higher appreciation of the quality of the work which has been done on the code.

Some of the engineers expected to show that many of the provisions of the code were unnecessary or too severe, but in most cases the result of the discussion was to establish more firmly that the provisions of the code were reasonable and had been very well considered.

large number of engineers representing the utilities companies of the country, including light and power interests, steam and electric railways, telegraph and telephone companies, and the manufacturers. Six engineers came from the Pacific Coast to attend the meetings, one representing the Industrial Accident Commission of California, and the others five of the largest power companies on the coast. There was an average attendance of 50 or 60 men at all the meetings in New York, a total of 85 having been in attendance during the two weeks.

In relation to the safety code, the conclusion was reached that further work would be necessary in developing some of the details, particularly with respect to the grades of construction required under different climatic conditions. The records of the Weather Bureau are being searched for information that will give a satisfactory basis for classification of different cities of the country according to the severity of their weather conditions with respect to wind and ice, but unfortunately the records are not very complete.

STATEN ISLAND SUBWAY.

Resolution by the Real Estate Board of Staten Island Asks for Early Construction.

At a meeting of the Real Estate Board of Staten Island, held at the rooms of the Staten Island Chamber of Commerce, St. George, the following resolution, touching on the vital subject of a subway to connect the Borough of Richmond with the other boroughs of the city, was unanimously adopted:

"Whereas, the Real Estate Board of Staten Island believes that the people of Richmond Borough are entitled to improved transportation facilities within the borough, and particularly to a subway to and through Richmond Borough, for the reason that all boroughs of the greater city, excepting Richmond, have been provided with a subway system, while the people of this borough have had their taxes increased for purpose of increasing the borrowing capacity of the city in order to permit the construction of subways in other boroughs excepting Richmond Borough.

"Whereas, the Real Estate Board of Staten Island confidently believes that a passenger and freight subway is vital to the progress and development of this borough for residential development and for industrial progress, and that the construction of a subway to and within the Borough of Richmond would be as much a benefit to the city as a whole as it would be to Richmond Borough from an economic and financial consideration; therefore, be it

"Resolved, That we, the Real Estate Board of Staten Island, heartily endorse the subway declaration submitted by the Staten Island Subway Conference, and that we pledge our active support to promote and procure a passenger and freight subway connecting with the other boroughs of the greater city to and within the Borough of Richmond."

Filling a Subway Gap.

Work was started on December 20 on the foundations in Sunnyside Yard for the columns to carry the elevated structure across Diagonal street from the Bridge Plaza to Queens Boulevard. It is estimated that this entire work will be completed in less than five months. The New England Foundation Company is doing the work as a sub-contract. The cost of the easements was approximately \$32,000.

This will do away with the awkward gap that has existed for months between two completed portions of the rapid transit system in Queens. The station on the Bridge Plaza is practically completed, as is the concrete structure on Queens Boulevard, and the station finish work is now under way, but until these sections are connected by the construction across this gap, through operation of rapid transit trains to Woodside, Elmhurst and Corona is impossible.

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Installation of More Than One to a Service Forbidden.

Counsel to the Public Service Commission has submitted an opinion in regard to the effect of the commission's recent order directing electric companies to install a master meter or meters on the premises of one customer, and forbidding the installation of more than one meter to a service under each contract. At the time this order was made the New York Edison Company had contracts with several of its consumers, under which it agreed to maintain more than one meter on its customers' premises, and some of these contracts have several years to run. In accordance with the general principle that no contract can be carried into effect, which, although legal when made, has become illegal by virtue of some subsequent law, Counsel holds that the order of the commission, when it becomes effective, will abrogate all outstanding contracts made by the company which are inconsistent with the provisions of the order. The order goes into effect to-day, January 1.

How a Boiler Is Inspected.

Few people have any conception of how thoroughly the process of examining steam boilers is carried on by the insurance company transacting boiler insurance. It would seem impossible that anything but an external examination, and a very superficial one at that, could be made of the average boiler.

The man who is intrusted with this important work, for upon the accuracy of the inspector's report hangs the whole fabric of boiler insurance, is usually a man of small stature. Having enveloped himself in complete overalls, with the exception of his face, hands and feet, he enters the boiler through the front manhole, sounds with hammer the shell and tubes and all braces which can be reached from that point, examines also the condition of the shell and tubes as to cleanliness. He then emerges and enters the boiler again through the top manhole, sounding the shell, tubes and braces, which can be reached from that point.

Emerging from the manhole the inspector crawls beneath the boiler through the furnace doors, sounding the shell again as far as can be reached from the outside or on the side that is exposed to the flames and heated gases.

When finished at this point, he enters the back connection from the rear door, examining all points from there. The front and rear tubes as far as they are exposed and the blow-off pipes and all connections to the boilers are next examined, and when this has been completed the brickwork and setting are gone over carefully. The steam gauges are then tested and the general external conditions noted and carefully reported in detail.

When a boiler has come through such a crucial test as this successfully, it is safe evidence that its soundness is beyond cavil. It is only such a test as this that can stand, and it behooves all users of power to avail themselves of this safeguard. A boiler which is an unknown quantity is a terrible menace to life and property, and however capable the engineer, such supervision as is described would seem to be imperative, not only from a moral standpoint but also from that of pecuniary interest.—Commercial Bulletin, Cleveland.

What City Managers Do.

About forty-five American cities have so far adopted the commission-manager plan of government. The American City recently printed the portraits of twenty-nine city managers with brief biographical data, from which it appears that sixteen of the twenty-nine are engineers, one was a real estate agent, one was a fire insurance man, one a ranchman, another a school principal, one a court clerk, one was an auditor, one was connected with the Bureau of Municipal Research here in New York City and several were managers of works.

The city manager is the administrative head of the municipal government under the direction and supervision of the commission. He may not hold any other office or employment, except that of notary public, nor be interested in the profits or emoluments of any contract, job, work, or service for the city.

He is vested with power to appoint and remove officers and members of all boards and commissions, heads of departments, and all subordinate officers and employees of the city, except as otherwise specified. All officers appointed by the city manager serve until removed by him or until their successors are appointed. It is his duty:

To prepare an annual budget and keep the commission advised of the financial condition and future needs of the city.

To install a complete and practical system of municipal accounting, with the proper system of checks between the various departments.

To take active control of the fire, police, sanitary, charitable and public works departments of the city, and to engage such assistants therein as are provided for in the charter or ordinance.

To supervise, under the direction of the commission, the administration of the affairs of the city.

To revoke licenses, pending the action of the commission.

To administer oaths and take affidavits.

To sign such contracts, deeds and other public documents on behalf of the city as the commission may authorize and require.

Rents for Dwellings Fixed by Law.By William C. Downes, Commercial Attache,
Melbourne, Australia.

An interesting example of the paternal care exercised by the governments of the Australian States over the welfare of the small wage earner or proprietor is furnished by a bill introduced into the Parliament of New South Wales on August 19 "for the determination of fair rents for certain dwelling houses." The act applies to any dwelling subject to a lease made before or after the commencement of the act, for any term not exceeding three years, at a rent not exceeding \$500 a year, and within localities appointed by the governor.

It provides for the appointment by the governor of fair-rents courts, to which any lessor or any lessee who has paid or tendered all rent due under his lease may apply to have the fair rent of the dwelling house leased by or to him determined. In all cases the rent determined by the courts shall be the rent of the dwelling as from the date of the application. Neither barristers nor solicitors are allowed to appear for any party or upon any application in the courts.

The following are the rules laid down to govern the court in fixing the rent:

In determining the fair rent the court shall first ascertain the capital value of the dwelling house. Such capital value shall be the unimproved value of the land, plus the estimated cost of erecting a similar dwelling thereon at the time of the receipt of such application, less such fair and reasonable sum as may be estimated for any depreciation which diminishes the letting value of the house.

Where it is proved that the dwelling house, upon purchase within three years before the application, with any additions subsequently made, cost more than the sum representing the capital value under the next preceding paragraph, the court may, if satisfied as to the bona fides of such purchase, add to such capital value the whole or any part of such greater cost.

The current rate books of the municipality or shire in which the dwelling is situate shall, as soon as they are available, in the year 1915 and in every year thereafter, be conclusive evidence of the unimproved capital value of the land.

The court shall determine the fair rent at a rate of not less than 5 nor more than 7½ per cent of the capital value of the dwelling house determined as aforesaid, plus the annual rates and taxes on the same, plus the amount estimated to be required annually for repairs (including painting), and plus insurance of any buildings, and plus an amount estimated to be the annual depreciation in value of the buildings, if such depreciation diminishes their letting value, and plus such amount, if any, as the court may deem proper to be allowed for the estimated time per year when the house may be untenanted, but the fair rent shall not in any case exceed 10 per cent of the capital value as ascertained under this section.

Where a building is occupied by two or more separate lessees, the court shall determine the fair rent of the building, and then determine the proportion of such fair rent as it shall

deem to be the fair rent of the dwelling of the lessee making the application.

If any applicant being a lessee duly pays the rent of the dwelling leased by him, and otherwise performs the conditions of his lease, the lessor shall not demand any increased rent or give any notice or take any proceedings to terminate the tenancy during the pendency of the application.

In any case where the applicant is the lessee of a dwelling house and furniture, the court shall determine the fair rent of the dwelling house irrespective of the furniture, and shall also determine, in its discretion, the amount of rent to be paid for the furniture.

Unless otherwise provided the determination of the court remains in force for three years, and during that period no application can be made to vary it, unless where the applicant is the lessor and satisfies the registrar of the court that substantial alterations or additions have been made to the house.

Any covenants to pay rent in excess of that determined are void, and fines are imposed on the lessor who receives any sum in excess of the amount fixed. Penalties are also prescribed for any person who, by threat, endeavors to prevent or dissuade a lessee from making or prosecuting any application under the act, or who, wilfully endeavors to impose any detriment or disadvantage upon a lessee by reason of his having made an application.

No costs are allowed in any proceeding under the act.

PRIVATE REALTY SALES.

THE new year began auspiciously with every evidence of a rising sales market. The business reflected a number of interesting developments and indicated a continuation of the general broadening tendencies that have characterized recent trading. What may be considered one of the most important announcements of the week, if not the leading one, concerns a large tract in the Grand Central zone. The New York Central Railroad will open and deed to the city a new north and south thoroughfare, which will be a continuation of the present Vanderbilt avenue northward to 50th street. The placing of this new avenue on the city map will not only bear a direct relation toward the relief of the enormous vehicular and pedestrian traffic to and from the Grand Central Terminal, but will open for development a number of splendid building sites in the section which has already become a high-class club, apartment house and hotel center. The first project coming as a direct result of this plan involves a plot on the new proposed highway between 48th and 49th streets, where apartment house builders have obtained a desirable site under a long term lease from the railroad.

The first week of the new year also furnished a \$1,500,000 deal concerning a fully rented West Side loft building and a building plot in 33d street near Park avenue, which is to be similarly improved. Other interesting deals effected West Side holdings that passed into the hands of farage builders and a Fifth avenue business building acquired by an investor. On Lenox Hill a costly residence site in the famous Andrew Carnegie block was bought. As evidence of improved business conditions two large downtown commercial establishments at present owning large plants acquired extensive plottages adjoining their holdings, for expansion.

The total number of sales reported and not recorded in Manhattan this week were 37, as against 22 last week and 15 a year ago.

The number of sales south of 59th street was 18, as compared with 9 last week and 3 a year ago.

The sales north of 59th street aggregated 19, as compared with 13 last week and 12 a year ago.

From the Bronx 13 sales at private contract were reported, as against 19 last week and 8 a year ago.

Statistical tables indicating the number of recorded instruments will be found elsewhere.

Sale in Carnegie Block.

Andrew Carnegie has sold, through Douglas L. Elliman & Company, the vacant property, 75x100.8, in the north

side of East 91st street, between Fifth and Madison avenues, which constitutes the last of the large plot which Mr. Carnegie purchased for protection, when he bought the land for his present home on the Fifth avenue block front between 90th and 91st streets. The purchaser, C. M. MacNeil, of the Utah Copper Co., will build on the plot just sold a high-class residence with French gardens, at an outlay of between \$400,000

and \$500,000. In the same block, on a plot 100 x 150, Otto H. Kahn is building a splendid new residence for his own occupancy. Other recent purchasers who have built residences in the block are James A. Burden, John H. Hammond and John Trevor. The same brokers recently sold in 91st street, just east of Park avenue, a plot 30 x 100 to I. T. Burden, Jr., who will soon erect a high-class residence for his own use.

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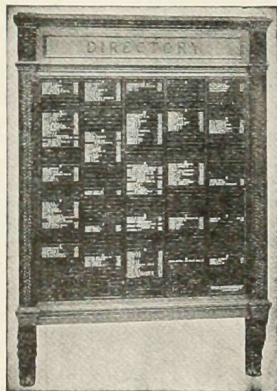
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\$1,500,000 Loft Deal.

George A. Wheelock has purchased from the Fabian Construction Company, Moses Crystal, president, the twelve-story loft building at 151-163 West 26th street, on a plot 150x107.6, which is fully tenanted and has an annual rent roll of about \$100,000. In part payment, the purchaser gave five three-story houses at 30-38 East 33d street, on a plot 83.4 x 100, adjoining the Park Avenue Hotel. This plot, according to report, will be improved by the new owner with a twelve-story loft building. The transaction, which involved about \$1,500,000, was negotiated by The Brett & Goode Company. Weschler & Kohn, as attorneys, represented Mr. Crystal and Richard B. Kelly acted for Mr. Wheelock. The Fabian Building was erected by the

seller about four years ago, at an estimated cost of \$450,000, and was planned by Schwartz & Gross and B. N. Marcus.

Pencil Company Enlarges Holdings.

The Eagle Pencil Company has purchased, through William A. White & Sons, from H. B. Douglas and G. W. B. Bailey, as executors and trustees of Rosalie G. F. Barr and William R. F. Barr, the five-story loft building 222-228 Avenue C, on a plot 88x100, at the southeast corner of 14th street. This building has been occupied for a number of years by the Defender Manufacturing Company, makers of white goods, and is now under lease to this concern to May 1, 1916. The Eagle Pencil Company owns the greater portion of the remainder of the block and contemplates improving its property with modern structures. The company has just completed in East 13th street a modern ten-story building, into which its executive offices will shortly be moved from 377 Broadway.

\$250,000 Bronx-Harlem Trade.

Martin M. Stone has purchased from the 173d Street Improvement Company, the two new five-story apartment houses occupying the block bounded by the Grand Boulevard and Concourse, Ryer avenue, Field place and 184th street, with frontages of 196, 197, 83 and 65 feet, respectively. The buyer gave in part payment the five-story flat, at the northwest corner of 2d avenue and 105th street, on plot 24.5x94 and 146 West 117th street, a 5-story flat on plot 25x100.11. The deal involved about \$250,000 and was negotiated by Kurz & Uren.

Buy Fourteen Heights Lots.

Samuel and Henry A. Blumenthal purchased, through the F. R. Wood, W. H. Dolson Company, from Robert Sterling Clark, represented by W. Beach Day, the entire block front in the north side of West 170th street, between Broadway and Fort Washington avenue, with the exception of the two corners. The plot comprises about fourteen lots and measures 332x100. The same buyers recently acquired through the same brokers, eleven lots in the south side of West 171st street, which were later re-sold for improvement.

Jobber to Expand Business.

The firm of Charles Broadway Rous has purchased, through William C. Walker's Sons, 104-110 Greene street, five-story loft buildings, with a frontage of 87.6 feet, opposite its present establishment. Frank Lord, of the Cross & Brown Company, and L. Tannenbaum, Strauss & Company were associated as brokers. On the newly acquired plot a twelve-story building will be erected for the occupancy of the firm by the Low Parker Engineering Company.

Buys for New Garage.

J. G. Goldsmith has purchased, through Clark T. Chambers, from the Columbian Realty Company, the old buildings at the southeast corner of Eleventh avenue and 50th street, a plot fronting 150.10 on the avenue by 100 in the street. It takes in the easterly block front from 49th to 50th streets, with the exception of 50 feet at the 49th street corner. The property may be improved with a garage and automobile repair shop.

Buys for Brooklyn Apartment.

The City & Suburban Building Company has purchased, through Marston & Company, from the estate of A. Augustus Low, 180-184 Columbia Heights, Brooklyn, through to Furman street, a plot 60x175, on which a nine-story modern apartment house will be erected. This is the third parcel sold for the Low estate by the same brokers, the others being the old homestead at Montague street and Pierrepont street, 62x200, and 156 Columbia Heights, 25x150.

Plant for Willys-Overland.

The Willys-Overland Company has purchased the old Conrad Stein brewing property at 521-531 West 57th street through to 518-524 and 528 West 58th

street; also from Gustav Keese, the intervening lot at 526 West 58th street and now controls a plot 150 feet in each street with a depth of 200 feet. The broker was the Cross & Brown Company. The buyer will build an eight-story service plant, at an estimated cost of \$300,000.

Fifth Avenue Investment Purchase.

The 557 Fifth Avenue Corporation, Benjamin Mordecai, president, has sold through Albert B. Ashforth (Inc.), 557 Fifth avenue, a five-story business building on a lot 25 x 100, between 45th and 46th streets. The property was purchased by the seller last spring, and after extensive alterations the ground floor was leased to Hicks & Son, fruiterers. The building is now completed rented and has been purchased by an investor for cash.

Sell Building from Plans.

The Ritz Realty Corporation, Robert M. Catts, president, has sold from the plans, the nine-story office and store building, now being erected at 33-35 West 46th street, on plot 41.2x100.5, from plans by Lorenz F. J. Weiher. The property is to be conveyed, upon its completion, to the purchaser for a reported consideration of \$375,000.

Syndicate Buys Manhattan Baths.

The Manhattan Beach Estates has sold the ocean front property known as the Manhattan Beach Baths, taking in a plot fronting 805 feet along the ocean and running back to Oriental Boulevard, to a syndicate headed by Joseph P. Day. His associates are Albert H. Wiggin, Lewis L. Clarke and Nicholas F. Brady. Extensive improvements are contemplated on the property.

\$400,000 Apartment Deal.

Esther Neuberger has sold to Frederick Salant, through Charles Berlin, the two six-story apartment houses, at 522-530 West 157th street, each on plot 100x100, which have been held at \$400,000. The houses were built several years ago by the Highwood Construction Company.

Manhattan—South of 59th St.

CHERRY ST.—Samuel Cowen sold for J. Williamson 232 Cherry st, a 6-sty tenement, on lot 25x100.

MONROE ST.—Lawyers' Mortgage Co. sold, through Simon J. Bloom, 188-194 Monroe st, four 5-sty tenements, on plot 93x100.

WASHINGTON PL.—Pepe & Bro. sold for Z. T. Piercy, 110 Washington pl, a 3-sty dwelling, on lot 22x75, to Dr. Legiarda Laura, for an office and residence.

35TH ST.—Douglas Robinson, Charles S. Brown Co. sold for the Ogden Estate to the Merit Realty Co., Marcus L. Osk, treasurer, 418 and 420 West 35th st, two 5-sty tenements, with stores, on plot 50x98.9. Masten & Nichols represented the sellers and H. Seymour Eisman the purchaser.

52D ST.—William B. May & Co. sold for the 25 West 57th St Co., L. Napoleon Levy, president, to Mrs. Eleanor R. McCormick, 26 West 58th st, a 4-sty dwelling, on lot 25x100.5. The buyer gave in exchange, 31 West 52d st, a 4-sty dwelling, on lot 17x100, in the restricted block between 5th and 6th avs, which includes the residences of W. K. Vanderbilt on the 5th av corner, C. O'D. Iselin, E. M. Baruch, Charles Deering, F. E. Lewis, H. M. Tilford and T. J. O Rhineland.

55TH ST.—L. J. Phillips & Co. have sold for Mrs. G. I. Hart 118 West 55th st, a 4-sty dwelling, on lot 16.6x100.5. The buyer is Ashbel H. Barney, who owns on both sides of the property and who some years ago sold this house to the present seller. Mr. Barney's holdings now include Nos. 106 to 120.

58TH ST.—Lowenfeld & Prager sold to a client of Emanuel Simon the 6-sty apartment house, on plot 44x100, at 326 and 328 East 58th st, and took in part payment the 5-sty tenement on lot 25.4x100 at 287 East 98th st.

Manhattan—North of 59th St.

ELWOOD ST.—John R. and Oscar L. Foley sold for a client of William C. and A. Edward Lester to the Smada Realty Co., William W. Adams, president, five lots in the west side of Elwood st, 225 ft. north of Nagle av, and two lots in the east side of Elwood st, 200 ft. north of Nagle av. The buyer will erect 5-sty apartments.

73D ST.—John J. Kavanagh has sold for Edith E. McCogg, to Dr. Henry W. Berg, for a residence, 10 East 73d st, a 5-sty dwelling, on lot 22.6x102.2, which has been held at \$85,000. Dr. Berg recently sold his residence at 923 Madison av to the Madison av Presbyterian Church as a site for its parish house.

93D ST.—Mortimer Bishop is reported to have sold 175 East 93d st, a 4-sty flat, on plot 29.10x100.8.

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142D ST.—Lazar Goldberg bought from the Bond & Mortgage Guarantee Co. 234 West 142d st, a 5-sty tenement, on plot 40x100. The broker was Samuel Cowen.

145TH ST.—W. J. Huston & Son sold for Henry H. Coddig, executor of the estate of Pauline A. Boettcher, 326 West 145th st, a 3-sty dwelling, on lot 18x99.11.

159TH ST.—Empire City Mortgage & Holding Co., Barkin & Weiss, sold to P. Adams, 517-519 West 159th st, a 5-sty apartment house, on plot 50x100.

182D ST.—Van Norden & Wilson have sold for John P. Herren the 5-sty apartment house, 521-523 West 182d st, to Anna D. Trowbridge, of Hackensack, N. J. In part payment he took the Trowbridge pl in Hackensack. The total transaction involved about \$70,000. An interesting feature of the exchange is that the title to the Hackensack piece runs back to a grant from King George III in 1769.

207TH ST.—Henry Matz is reported to have purchased from R. Clarence Dorsett four lots, 100x100, in the north side of 207th st, 110 ft west of Post av.

BROADWAY.—Leroy Coventry & Co. sold for Frederick Brown, 3132-3134 Broadway, two 5-sty apartment houses, on plot 65x76.

BROADWAY.—L. J. Phillips & Co., have sold to J. Clarence Davies for the Isham estate the small triangular block bounded by Broadway, 216th st and Amsterdam av, opposite Marble Arch, formerly the entrance to the Drake estate. It is one block from the 215th st station of the subway and fronts 102 ft. on Broadway and 100 ft. on Amsterdam av. The estate owned the property for nearly 100 years.

PLEASANT AV.—Harry Sugarman and G. Tuoti & Co. sold for the estate of Mary Martin, 304 Pleasant av, a 5-sty flat, on lot 25x75, adjoining the corner of 116th st.

ST. NICHOLAS AV.—Ennis & Sinnott have bought from the S. B. Building Corporation, Behrmann & Schwartz, through M. I. Strunsky & Co., 1520 St. Nicholas av, a 5-sty apartment house, on plot 40x100.

SEAMAN AV.—Frederick A. Goetze is reported to have purchased from the Smada Realty Co. one of its new apartment houses recently built on the west side of Seaman av, south of 207th st.

Bronx.

149TH ST.—Kurz & Uren and Ferdinand Kramer sold for Mrs. Amanda F. Buttner, 248-254 East 149th st, a plot 100 ft. in front and rear, by 86.5 on either side, with a 3-sty frame tenement, a 2-sty dwelling with store and stables covering remainder of plot. This property has been held by the Buttner family for about 60 years.

163D ST.—H. D. Young sold, through Kurz & Uren, the 4-sty apartment house, 195 East 163d st, on plot 30.8x69.3, at the northwest corner of Sheridan av.

165TH ST.—Kurz & Uren sold for Claudius D. Claussen, 236 East 165th st, a 5-sty apartment house, on plot 45x81.1.

182D ST.—Irving H. Wolfe sold for William Holman Smith the 5-sty apartment house at 760 East 182d st, southeast corner of Prospect av, to Dr. Leo Gieberich. In part payment the buyer gave two plots, one on Anderson av, the Bronx, and another on Bluff rd, Palisade, N. J.

252D ST.—Eugene L. Larkin has resold for John P. Quinn the lot, 25x100, at the northwest corner of West 252d st and Fieldston rd, to Charles Wulff, who plans to erect a residence on the site. The same broker recently sold the lot for George Jaediker to Mr. Quinn.

ALEXANDER AV.—W. A. De Baun sold for Henry Hansen to Philip Mold, 268 Alexander av, a 5-sty building, on lot 25x86.

CROTONA AV.—The Empire City Mortgage & Holding Co., Barkin & Weiss, bought from M. Krauss, 2259 Crotona av, a 4-sty flat, on lot 25x67.

FULTON AV.—Alexander S. Selkin has sold for James P. Barry 1348 Fulton av, a 2-sty dwelling, on lot 25x207. The buyer is Gustave A. Beckman, who owns the house at 1346, adjoining, and now controls a frontage of 50 ft.

MORRIS AV.—H. U. Singhi sold, through McCarthy & Fellows, a plot of nine and a half lots, at the northwest corner of Morris av and 193d st, facing St. James Park.

MORRIS AV.—Charles T. Streeter Construction Co. has purchased, through Smith & Phelps, the plot 44x100, on the west side of Morris av, 100 ft north of 164th st. The buyer will build a 5-sty apartment house with stores. Smith & Phelps have placed on the property a building and permanent loan of \$32,000.

OGDEN AV.—Vandever Estates, Inc., M. M. Edelman, president, sold to a builder for improvement the plot, 100x89x irreg., on the west side of Ogden av, 341 ft. south of 168th st.

Brooklyn.

COURT ST.—Charles Buermann & Co. sold for the Rockbound Realty Co. the new 3-sty building at the northwest corner of Court and Pacific sts. The buyer is reported to be Prof. Peter F. Miniottis.

KEAP ST.—Realty Associates sold to the Ross Building Co., 376 Keap st, a plot containing 4,000 sq. ft.

77TH ST.—Samuel Galitzka Co. sold for the K. & G. Holding Co. the 1-fam. house 533 77th st, on lot 18x100.

EASTERN PARKWAY.—Bulkeley & Horton Co. and Lewis H. May Co. sold for the Holland Construction Co., 420 Eastern pkway, a new 5-sty apartment house. The buyer gave in part payment, three dwellings, at Arverne, L. I. The deal involved about \$110,000.

ST. NICHOLAS AV.—R. A. Schlesing sold for Leon Luft to Joseph and Maria Duschinsky, the 2-family dwelling, 171 St. Nicholas av.

5TH AV.—Tutino & Cerny sold for John H.

Bahrenburg, the 3-sty dwelling, 5410 5th av, on lot 21.10x100.

5TH AV, ETC.—McInerney-Klinck Realty Co. report the following sales: The 1-sty business building, 4620 5th av, 20x100, for E. Hoagland; the 2-sty building on the east side of Flatbush av, 100 ft. north of Clarkson st, 20x100; for Brookline Manor Co., the 2-sty business building on the west side of Flatbush av, 57 ft. north of Dorchester rd, 20x100, for James Bryon; the building on the west side of Flatbush av, 320 ft. north of Albemarle rd, 20x100, for Frederick Damaru; the residence on the west side of 8th av, 40 ft. south of 5th st, 20x100, for Etta Edson; the dwelling in the west side of East 23d st, 140 ft. south of Vanderveer pl, 20x100, for Charles Goell Construction Co.; the residence in the west side of East 23d st, 100 ft. south of Vanderveer pl, 20x100, for Charles Goell Construction Co.; the dwelling in the north side of 3d st, 60 ft. east of 7th av, 19x100, for C. McGirr; the dwelling on the east side of Bedford av, 410 ft. south of Clarendon rd, 20x100, for Mrs. E. Billings; the dwelling with garage in the west side of East 23d st, 200 ft. south of Vanderveer pl, 20x100, for Charles Goell Construction Co.

11TH AV.—Frank A. Seaver & Co. sold the house at the northwest corner of 11th av and 83d st, on plot 100x160 for Herman Ludeman.

15TH AV.—I. Salzberg sold for M. A. Vogel to Leo M. Weber, a corner plot 100x100, on the southeasterly side of 15th av and 51st st.

Queens.

EDGEMERE.—The Meister Builders sold to the Brasch Realty Co. 38 lots at Edgemere Crest, Edgemere, located on Columbus, Wave Crest and Rochester avs. Cottages will be erected.

Nearby Cities.

NEWARK, N. J.—Feist & Feist (Inc.) sold for M. Straus & Sons to F. Pietro Paul the plot 100x100, at the southwest corner of Jefferson

and Calumet sts. The buyer will build a 4-sty apartment house, with stores.

NEWARK, N. J.—Leon Feist sold for Albert H. Hassinger the plot at the northwest corner of Belmont av and Alpine st to the Essex County Builders' Construction Co., which will build a 4-sty apartment house.

Rural and Suburban.

PHILIPSE MANOR, N. Y.—The estates of Tappan Zee, Robert E. Farley, president, has sold a plot on Farrington av to William Thomson of Yonkers.

PORTCHESTER, N. Y.—Herbert A. Sherman has sold for Emil Klein, E. R. Stettinius, William Skinner and Gerrish H. Milliken, liquidating committee of the Mercantile National Bank, the property known as Calves Island between Belle Haven and Byram Shore, consisting of 27 acres with a large piece on the mainland running from Byram Shore Road down to the water. Calves Island is a little more than 100 yarus from the shore. It is very high ground, thickly wooded and has several fine bathing beaches, two houses and fine building sites. It is being acquired by a syndicate composed of John D. Barrett, William H. Childs, William T. Graham, A. G. Hanan, H. W. Hanan, Charles Mallory, Henry R. Mallory, Robert Mallory, Edgar L. Marston, Hunter S. Marston, E. J. Marston, J. F. Marston, Jeremiah Milbank and Dock Commissioner R. A. C. Smith. Their plan is to develop the island as a bathing and country club and they will probably lay out a nine-hole golf course and build several houses. The property was sold for cash.

RYE, N. Y.—Charles Field Griffen & Co., in conjunction with C. S. Faulkner, have sold for L. Timmons a tract of ten acres on the southerly side of Locust av, overlooking the links of the Apawamis Gold Club. This is a resale of a portion of the Mills estate property, recently sold. The purchaser, R. D. McCarter, will erect a residence.

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SPECIAL ATTENTION GIVEN TO
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SCARSDALE, N. Y.—The Scarsdale Estates, Robert E. Farley, president, has sold a plot of ground with 100-ft. frontage to Otto J. Grassi, immediately adjoining his present home on Walworth av, in Greenacres.

WOODMERE, L. I.—Goldschmidt & Macdonald sold for the Far Rockaway Investing Co. a plot in Woodmere Park, on Wood la, containing about 18 lots, to Lester Hofheimer, who will erect a residence for his own occupancy.

LEASES.

Lease for Apartment Hotel.

George Backer and Arnstein & Levy, as the 33 East 48th Street Company, have leased, through Albert B. Ashforth (Inc.), from the New York Central Railroad, a site comprising the westerly block front on Vanderbilt avenue between 48th and 49th streets, fronting 200 feet on the avenue, 100 feet in 48th street and 40 feet in 49th street. The lessees will erect from plans by Warren & Wetmore a thirteen-story hotel. Vanderbilt avenue, which is now only three blocks long, from 42d to 45th streets, is to be extended through the land of the railroad to 50th street, the street rights to be deeded to the city. Through this proposed arrangement, a number of block fronts will be available for new building projects, of which the present operation represents the first.

New Lease in Johnson Block.

E. J. Wile & Company, manufacturers of misses' and children's coats and suits, who have been located on lower Fifth avenue for many years, have leased from the Broadway-35th Street Realty Company the entire 11th and 12th floors in 1333 Broadway, comprising about 50,000 square feet of space. The lease is for a long term of years, at an aggregate rental of about \$200,000, and was negotiated by Heil & Stern, in conjunction with F. & G. Pflomm.

Jeweler Will Move.

T. Kirkpatrick Company, for many years at the southwest corner of Fifth avenue and 33d street, have subleased from Theodore C. Marceau the store, 25 x 100, at the southwest corner of Fifth avenue and 50th street, for a term of twenty-one years with a renewal, at an aggregate rental of about \$600,000. The lessees will take possession of their new quarters about March 1, after extensive alterations have been completed.

Architect Leases Entire Floor.

J. E. R. Carpenter has leased from Mrs. Levi P. Morton for an architect's office, for a term of years the entire tenth floor, consisting of about 4,600 square feet, in 681 Fifth avenue. The Douglas Robinson, Charles S. Brown Company was the broker. E. P. Dutton & Company occupy the store and several floors in the building.

Manhattan.

BASTINE & CO. have leased the 5th floor in 36 East 22d st to August Breave, and the 7th floor in 19-21 West 24th st to M. Punch & Co.

BASTINE & CO. have leased the 10th floor at 19-21 West 24th st to Elias Gelbwaks, and the 3d floor at 29 West 21st st to Benjamin Fliziel.

BASTINE & CO. have leased the 2d floor in 19-21 West 24th st to Konigsberg & Block and additional space at 112 East 19th st to Feinberg & Kornberg.

BASTINE & CO. leased the 10th floor at 78 5th av to Herman Stock, and the 8th floor at 31-33 West 21st st to the Progress Tucking & Hemstitching Co. This completes the renting of the building.

DANIEL BIRDSALL & CO. have rented the 4th loft at 48 and 50 Walker st to I. Silverman and 5th loft to Nitke Leather Goods Co.; 1st loft at 23 and 25 Lispenard st to Feldhuhn Display Case Co., and 4th loft to A. Dolgenos & Son; 4th loft at 35 and 37 East 10th st to Louis Eliou; 1st loft at 454 Broadway to Nathan Rosner, and 2d loft to New England Garter Co.; loft at 58 West 15th st to Rose Cloak and Suit Co., at 21 and 23 West 4th st to A. S. Millard, at 114 and 116 Spring st to Hertsberg Bros., at 48 East 11th st to Ashpird & Kirstein, building at 63 Crosby st to Cantasano & Guariglia; with Cruikshank Co.; 1st loft at 600 and 602 Broadway to the Gluckauf Co.; with Cammann, Voorhees & Floyd, the 4th loft at 475 Broadway to M. I. Edman, and with Cross & Brown Co., loft at 473 Broadway to S. Jaffee.

WM. D. BLOODGOOD & CO. leased for the Kompeula Realty Co. the store and basement in 104 West 45th st to Osiat Glantz and an apartment to Mrs. Rosa R. Kinsbergen, and for the same owner an apartment in 785 6th av to G. Schwarz; also the 4th loft at 54 West 22d st to Silberman & Erdrich.

GEO. A. BOWMAN leased for Finch & Coleman, attorneys for the owner, 113 West 43d st to John A. Wallerstedt; also for Peter D. Kierman, trustee, the store and basement in 127 West 42d st to Horace Waters & Co.

WILLIAM J. ROOME & CO. leased for the Palher Realty Co. the street store in 179 Madison av to Louis G. Heiburg as a show room for the sale of furniture.

CARSTEIN & LINNEKIN have leased at 37 West 19th st the 2d loft to Handall & Trautfield, and the 3d loft to Hyman Feigenbaum; at 37 West 17th st, the 1st loft to Abraham Feldman; with Heil & Stern, the 9th and 10th lofts at 84-90 5th av, to S. Golde & Sons; space at 874 Broadway to Cohen & Heller and Blumberg Importing Co.; for Wm. C. Walker Sons, the 4th loft at 15-17 Greene st to L. Lefkowitz; space at 456 4th av to McLane Silk Co.; S. Hirsch Co. and Bureau of Industrial Education, Inc., and part of 10th loft at 35 6th av to Julian Dobkin.

CROSS & BROWN CO. leased the 10th floor in 1140-46 Broadway to Grosset & Dunlap, publishers; space in 30 East 42d st to T. T. May, Brander & Purry and Dr. L. McAtee, and space in 417 5th av to Louis J. Kronfeld.

CROSS & BROWN CO. has leased to the Brady Murray Motors Corporation corner store and 2d floor in the northeast corner of Broadway and 62d st; the 3d loft 549-51 West 52d st to Frederick A. Brown and Edward O. Kragenes; the 3d floor 427 4th av to M. C. North; space in 1416 Broadway to Jack Great; in 110 West 40th st to Flumming & Milles; in 1790 Broadway to G. D. Armstrong; 3d floor in 129 West 22d st to Friedman & Levy; for Frederick Ayer space in 29-33 West 36th st to Hugo Levy & Bro.; and in 1140-46 Broadway to Goldschmidt Bros. Co.

DOUGLAS L. ELLIMAN & CO. have leased, furnished for the season, an apartment in 829 Park av for A. B. Jekyll to E. F. Bedall; furnished for the season in 116 East 58th st for Mrs. A. M. Noyes to C. Arthur Comstock; and in 149 East 40th st to G. A. Rowell, Mrs. M. Aschon, Mrs. H. Forster and Miss H. P. Davis.

J. B. ENGLISH leased to J. & A. Pinsky, for 10 years, the 3-sty building 148 West 49th st, for a bakery and lunch room.

EWING, BACON & HENRY have leased to the Jaul Joint Co. half the 31st floor in 61 Broadway.

EWING, BACON & HENRY have leased space in the Foster Building, 40th st and Madison av, to the Commer Lumber Co.

GOODALE, PERRY & DWIGHT have rented for Mrs. Louis T. Romaine, the private house, 258 West 74th st to Ernest H. Peabody.

A. N. GITTERMAN CORPORATION and William Wolf's Son leased the 6th and 7th lofts in 432-434 East 71st st to the Herter Looms.

A. N. GITTERMAN CORPORATION rented an apartment in 200 Central Park West to Sidney A. Friede.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) leased for Otto J. Maurer the easterly store in 72 South Washington sq to Harry Rieke and Louis Galetsky; also studios in the same building to Frederick Burt sculptor, Mira Muselman Carr, sculptor; Louis Hancock, artist and Margie Gilmore, artist.

M. & L. HESS (INC.) have leased for the Broadway & 35th Street Realty Company the entire southerly part of the 9th floor in 1333 Broadway. The tenant is Adolph Rosenberg, now at 71 5th av, and the lease is for a term of years at an aggregate rental of about \$70,000.

M. & L. HESS (INC.) leased for the 29th St. Realty Co. the 4th and 5th floors at 134-40 West 29th st, containing 20,000 sq. ft., to the Defiance Mfg. Co., drawing materials, etc.; also the 12th floor at 48-50 West 21st st to Vinegrad & Kaiser; for Charles and Frederick Hirschhorn an entire floor, about 9,000 sq. ft., at 17-21 East 22d st.

M. & L. HESS (INC.) leased the 4th floor at 213 4th av to Krebs, Stengel & Levy; space on the 19th floor at 100 5th av to the Bird's Eye Importing Co.; larger quarters at 13-15 East 22d st to the Irene Underwear Co.; the 6th floor at 18-22 Washington pl as additional space to Light & Schlessinger, which firm already occupies three floors in the building.

M. & L. HESS (INC.) leased space on the 8th floor at 151-5 West 25th st to Lang & Klein, furriers; also the 4th floor at 22 Wooster st to Samuel Knee; the 1st loft at 26 Bleeker st to the Gaiety Waist Co.; larger quarters at 354 4th av to the Zenith Mills, and a floor at 159-61 West 24th st.

M. & L. HESS (INC.) leased for the estate of Eugene A. Hoffman the 4th floor at 122-4 5th av, containing 17,000 sq. ft., to Joseph Kaplan & Bro., shirts, now at 452 Broadway; also the 10th floor at 245 7th av to M. Brookstone Mfg. Co.; 10,000 sq. ft. at 27-33 West 20th st; an entire floor at 34-8 West 27th st; the 2d floor at 23-25 East 21st st to B. Shackman & Co.; the 12th floor at 30 East 23d st to Morris Hyman & Co.; space on the 6th floor at 13-15 East 22d st to the Royal Lamp Shade Co.

JOHN J. KAVANAGH leased the 3-sty dwelling 104 East 74th st to Louis and Marie Duverrier and an apartment in 1070 Madison av to John D. Lannon.

IRA A. LURIE has leased to Samuel E. Jacobs and Michael H. Greenbaum the building on plot 150x100 in the south side of 181st st, running through to 180th st, 100 ft. east of St. Nicholas av. The place will be known as the Ice Skating Palace and will be decorated to represent a winter scene in the Canadian Rockies, with rustic cabin work. An interesting decorative feature will be the American history exhibit from the Eden Musee.

MANNING & TRUNK have leased for the Kensington Holding Co. the store at 39 West 46th st to Gray's Cigarette Co. and for Gifford Pinchot the rear of the top floor at 21 West 45th st to the Quantity Survey Co.

MANNING & TRUNK have leased for the George Backer Holding Co. a 42-ft. store in the

building being erected at the northwest corner of Madison av and 31st st to John N. Stearns & Co., now located at the southwest corner of 4th av and 25th st. The same brokers recently leased the balance of the ground flood, including the corner, to H. R. Mallinson & Co.

ALFRED C. MARKS leased for Edward H. Reynolds to M. Spark, the Hotel Grantion, at 182 St. Nicholas av, a 7-sty building, on plot 58x140. Mr. Spark is the proprietor of the Hotel La Reine at Bradley Beach, N. J.

MARSTON & CO. leased the parlor store at 61 West 46th st, for the estate of Edward Brown, to Ellen A. Sullivan, completing the renting of the building; also the south store at 645-647 Madison av, for the Blaskower Estate, in conjunction with Turrell & Kirkby, to J. Meyers & Bro.; the store at 39-41 West 29th st, in conjunction with Frederick Fox & Co., to George B. Herzig Co., Inc.; also the 11th and only remaining loft in the same building to Leo D. Greenfield; store at 634 2d av to Charles Semiette; store at 1812 3d av to J. Star; studio at 477 5th av to Richard Newton, Jr.; and the 2d loft at 21 West 45th st, for Gifford Pinchot, to Leon Duchemin, for 10 years.

LEWIS H. MAY CO. has leased for J. Bohne the 1st loft at 36 West 28th st to the Regal Button & Supply Co.; for Hydro Realty & Improvement Co., the 5th loft at 13-15 West 20th st to Elmer Cloak & Suit Co., and for Mary L. Fraser space at 18 West 27th st to L. Shapiro.

NELSON, LEE & GREEN leased for Dr. Peter Kahler, for the unexpired term of his lease, the store and basement at 1160 Broadway, to Daniel Fraad, phonographs; also in conjunction with Geo. R. Read & Co., the store and basement in 17 West 44th st to Dr. Peter Kahler.

CHARLES F. NOYES CO. has leased a floor at 543 Broadway, through to Mercer st, to the United Toilet Goods Co.; a loft at 15 Walker st to the General Fireproofing Co. and a floor at 69 Warren st to the Essaness Supply Co.

OGDEN & CLARKSON CORPORATION has leased for Pease & Elliman the store at 60 West 37th st to King Brothers; also loft at 11 West 20th st for Frederick Fox & Co. to Samuel Neumann; also entire building at 232 Fulton st to Contractors' Trading Co.

PEASE & ELLIMAN have leased for the Munroe Estate an apartment in 36 West 59th st to Henry Watterson of Watterson, Berlin & Snyder, music publishers; also apartments in 1190 Madison av to J. M. P. Thatcher; in 72 East 96th st to William Etra; and in 145 East 35th st to Miss Anna Biddle Ellison.

PEASE & ELLIMAN have rented, furnished, for Mrs. John Alley Parker to George G. Thompson 63 West 54th st, a 5-sty residence; also for the Firestone Tire & Rubber Co. the northerly store and basement of their building at 1871-75 Broadway to Senior Brothers, Roy F. Senior and Harvey C. Senior, Eastern distributors of the Pathfinder and Jackson cars.

PEASE & ELLIMAN have rented, furnished, for James W. Fosdick, his studio apartment in 33 West 67th st to James W. Rosenberg; furnished, for Mrs. A. W. Sage, her apartment in 144 East 40th st to Charles E. Ives; offices in 60 West 37th st to James A. Pitelli; and apartments in 1190 Madison av to Miss Caroline Rutter; in 56 West 11th st to Mrs. Minnie Gay Malcolm; in 39 East 27th st to Mrs. A. Leonard; in 43 East 27th st to Miss L. R. Weston; in 550 West 153d st to Carl Link; in 127 Riverside dr to Mrs. Marjorie Graham; in 723 St. Nicholas av to Dr. Thomas C. Park, and in 46 East 41st st to S. X. Castelli.

MARK RAFALSKY & CO. have leased for F. & G. Pfomm, as agents, the north wing of the 9th floor in the Johnson Building, Broadway, 35th to 36th sts, to Goldman, Sommerfield & Co., coats and suits.

GEO. R. READ & CO. leased the entire third floor in 392 5th av to Leo Franken and Horace A. Steinberg, cloaks and suits, who leased only a short time ago through the same brokers, the entire building adjoining at 394. Business expansion necessitated the leasing of additional space.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased 191-193 Madison av, two 4-sty dwellings for Mrs. Sarah Goodhue to Mrs. M. V. Baker.

REAL ESTATE MANAGEMENT CO. leased to Samuel Rosenberg the store and basement, with large space in the rear to 2630 Broadway.

SPEAR & CO. have rented for Mary O. Ginger the three upper floors in 218 West 37th st to William Birns, Inc.; for Louis Levy the 6th loft in 114-116 West 27th st to the Victor Cloak Co.; for Myles Tierney the store, basement, 1st and 2d lofts in 55 East 11th st to John H. Rosenstein; for the Keller Printing Co. the 6th loft in 722 Broadway to the India Waterproofing Co.; for the Canbrake Realty Co. the top floor in 4 West 16th st to Joseph Rubin.

CHARLES B. WALKER has leased for the Hoffman estate, through William C. Walker's Sons, the store and basement 307 Canal st to Trumbour Whitehead Brass and Copper Co. This is an out-of-town concern and the second copper company to locate in this immediate section. The same broker also rented the store and basement 149 Grand st for the estate of Philip Feuring to James G. Andriaccio and Co. This, together with the upper lofts recently rented, completes the renting of the entire building; also for the estate of John R. Graham space in 206-208 Canal st to Lisenard and Clark, and for H. F. Schutte; in 180-182 Centre st to L. Guensch and Co., and a loft in 584-586 Hudson st to Rudolph Zeug and Co., a New Jersey concern.

WILLIAM C. WALKER'S SONS and Wright Barclay leased at 299 Broadway a large part of the 17th floor to the Norfolk & Western Railroad, Virginia, Tennessee & Georgia Air Line, and the "Big Four Route," Cleveland, Cincinnati, Chicago & St. Louis Railway Co.

DEAN WIDNER leased in 52 Vanderbilt av, offices to Hay Walker Brick Co., Inc., American Enamelled Brick and Tile Co., Mason-Hangar Co., R. S. Carter, Francis Y. Johannes, D. A. Ebinger Sanitary Manufacturing Co., Joseph D. Harrison, Charles Herman and Stewart & Co.; also through Burton Thompson & Co. to the Wilson Welder and Metals Co.

F. R. WOODS, W. H. DOLSON CO. has leased apartments in 209 West 97th st to Leo E. Evslyn; in 171 West 71st st to Joseph R. Avila; in 209 West 97th st to O. Schmidt; in 622 West 113th st to Mrs. Catherine D. Heydecker; in 10 West 61st st to Robert B. Bamberger; in the same building to Mrs. Lotta W. Grout and in 332 West 111th st to Louis Cantor.

Brooklyn.

CHARLES PARTRIDGE has leased 674 Franklin av to C. Fust, confectioner, and 719 Franklin av to Peter Nestor for a restaurant; also the store at 601 Prospect pl to J. Trowse.

REALTY ASSOCIATES leased to the Anderson Piano Co., for a warehouse and showroom, a 2-sty building, which they will erect at 291 Livingston st.

REAL ESTATE SERVICE BUREAU leased the plot 120 ft. in Gowanus Canal, South Brooklyn, extending 380 ft. to 6th st, where it has a frontage of 100 ft., together with adjoining plot of 190 ft., at the northeast corner of 6th st and 2d av, for the Tubes Terminal and Realty Co. to the Tartar Realty Co., of Manhattan.

OBITUARY.

WILLIAM DINSMORE, aged seventy-three, formerly a resident of Bronxville, died on Wednesday, at 346 Halsey st, Brooklyn. He was engaged in the insurance business in Manhattan for fifty years, and at the time of his death was the senior member of the firm of William Dinsmore & Son, 65 Liberty st.

HAROLD SHREVE, for many years real estate manager for Henry E. Coe, at 69 Wall st, died on Sunday, at his home, 250 West 93d st, aged fifty-five.

REAL ESTATE NOTES.

GAINES, VAN NOSTRAND & MORRISON have incorporated to transact a general real estate business at 25 East 26th st.

SCHLUSING & ROESTEL have been appointed agents for Creston Hall, 2390-2392 Creston av.

BRETT & GOODE CO. has been appointed renting and managing agent for the 16-sty building, 7-11 West 45th st.

UNGER & WATSON (INC.) have been appointed agents for the 8-sty "El Dorado," apartment house, at 300 Central Park West.

SHAW & CO. have been appointed agents for 218-220 West 65th st; 520 East 74th st; 1826-1828 and 1834 Webster av and 810 Elton av.

F. R. WOOD-W. H. DOLSON CO., which recently sold the Dorilton, at 171 West 71st st, to George W. Noakes, has been re-appointed agents for this property.

J. CLARENCE DAVIES is removing his downtown office from 158 Broadway to 32 Nassau st, on the street floor. He will continue to maintain his Bronx office at 3d av and 149th st.

WEST END ASSOCIATION will meet in the Hotel Ansonia, Broadway, and 73d st, on Monday evening, January 10. A third vice-president for 1916 and three members of the Executive Committee will be elected.

HARRY B. CUTNER, recently of the firm of Heil & Stern, and Michael E. Lipset have formed a copartnership under the name of Cutner & Lipset and opened offices at 1181 Broadway, southwest corner of 28th st. They will specialize in leasing and selling real estate in the mercantile section.

MANNING & TRUNK have been appointed renting and management agents for the new 7-sty building being erected at 1562 Broadway, adjoining on the south the Palace Theatre. This building is being put up by the Ritcor Realty Corporation, which is controlled by Ritchie & Cornell, the tailors. It is expected that the building will be ready for occupancy on May 1. One of its interesting features is the fact that the steel work is being constructed to carry one of the largest electric signs in the city to take advantage of the prominence of the location on Times sq.

HENRY BRADY has been appointed sheriff's auctioneer by Sheriff Alfred E. Smith. Mr. Brady, who is an executive member of the Real Estate Auctioneers' Association, held the same position under Sheriff Julius Harburger. Within the last few years Mr. Brady has been called upon by attorneys and the state comptroller to appraise the properties of the estates of John Jacob Astor, Peter Doelger, Benjamin Altman, Jacob Ruppert and Isidor Straus. For the State Banking Department he appraised all the real estate assets of the private banks which were recently placed under the jurisdiction of the State Banking Department and then testified as a real estate expert for District Attorney Whitman in the prosecution of these insolvent bankers. He is at present engaged as a commissioner in the condemnation on the widening of 7th av.

EDWARD B. BOYNTON, president of the Bronx Board of Trade, briefly addressed the conference held in the Aldermanic Chamber of the City Hall between the representatives of civic organizations from all parts of the State and the New York State Congressional delegation. Mr. Boynton said in part: "I wish to add my testimony as to the disgraceful conditions of the harbor of this city. They are wholly due to the treatment of Congress. The Bronx Board of Trade has for a score of years led the fight for an improvement of our waterways, to keep pace with conditions existing today, and which are becoming more critical from day to day. The Port of New York must be improved. The Bronx Board of Trade calls on the New York members of Congress to lay aside partisanship and fight for the appropriation by this Congress of sufficient money to immediately improve our port." The Bronx Board of Trade was represented by President Edward B. Boynton, Olin J. Stephens, Robert J. Moorehead, William H. Bolton, William A. Cokeley and Secretary Charles E. Reid.

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REAL ESTATE STATISTICS

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

(Arranged with figures for the corresponding week of 1915. Following each weekly table is a resumé from January 1 to date.)

MANHATTAN.

Conveyances.

Table with columns for 1916 (Dec. 31 to Jan. 6) and 1915 (Dec. 31 to Jan. 7). Rows include Total No., Assessed value, No. with consideration, Consideration, and Assessed value.

Mortgages.

Table with columns for 1916 (Dec. 31 to Jan. 6) and 1915 (Dec. 31 to Jan. 7). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, Interest not given, and Amount.

Mortgage Extensions.

Table with columns for 1916 (Dec. 31 to Jan. 6) and 1915 (Dec. 31 to Jan. 7). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with columns for 1916 (Jan. 1 to 7) and 1915 (Jan. 1 to 8). Rows include New buildings, Cost, Alterations, Total No., and Total Amt.

BRONX.

Conveyances.

Table with columns for 1915 (Dec. 31 to Jan. 6) and 1915 (Dec. 31 to Jan. 7). Rows include Total No., No. with consideration, Consideration, Total No., No. with consideration, and Consideration.

Mortgages.

Table with columns for 1916 (Dec. 31 to Jan. 6) and 1915 (Dec. 31 to Jan. 7). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, Interest not given, and Amount.

Summary table for Manhattan with columns for Jan. 1 to 6 and Jan. 1 to 7. Rows include Total No., Amount, To Banks & Ins. Cos., and Total Amt.

Mortgage Extensions.

Table with columns for Dec. 31 to Jan. 6 and Dec. 31 to Jan. 7. Rows include Total No., Amount, To Banks & Ins. Cos., and Total Amt.

Building Permits.

Table with columns for Dec. 31 to Jan. 6 and Dec. 31 to Jan. 7. Rows include New buildings, Cost, Alterations, Total No., and Total Amt.

BROOKLYN.

Conveyances.

Table with columns for 1916 (Dec. 30 to Jan. 5) and 1915 (Dec. 30 to Jan. 6). Rows include Total No., No. with consideration, Consideration, Total No., No. with consideration, and Total Amt.

Mortgages.

Table with columns for 1916 (Dec. 30 to Jan. 5) and 1915 (Dec. 30 to Jan. 6). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, Interest not given, and Amount.

Building Permits.

Table with columns for 1916 (Dec. 31 to Jan. 6) and 1915 (Dec. 31 to Jan. 7). Rows include New buildings, Cost, Alterations, Total No., and Total Amt.

QUEENS.

Building Permits.

Table with columns for 1916 (Dec. 31 to Jan. 6) and 1915 (Dec. 31 to Jan. 7). Rows include New buildings, Cost, Alterations, Total No., and Total Amt.

RICHMOND.

Building Permits.

Table with columns for 1916 (Dec. 31 to Jan. 6) and 1915 (Dec. 31 to Jan. 7). Rows include New buildings, Cost, Alterations, Total No., and Total Amt.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent.

Louis Biel.—Aug. 22, 1915—149TH ST, 509 W—2081-25, 3-sty dwg., 17.6x99.11, \$13,000.

Edward W. Berge.—Mar. 16, 1915—28TH ST, 107 W—804-31, 3-sty bldg., 21.5x98.9, \$30,000.

Mary B. Hopson.—Aug. 29, 1914—STONE ST, 11—11-30, 4-sty bldg., 22x83.2, \$36,000.

STONE ST, 13—11-29, 4-sty bldg., 22.2x83.2x irreg \$39,000.

MADISON AV, 71—857-61, 4-sty bldg., 24.8x100, \$72,000.

3D AV, 1230—1406-34, 4-sty bldg., 22.2x80, \$36,000.

3D AV, 1232—1406-35, 4-sty bldg., 20x80, \$19,000.

71ST ST, 187 E—1406-34 1/2, 4-sty bldg., 20x62.2, \$18,000.

BLEECKER ST, 308—588-23, 4-sty bldg., 20x83, \$13,500.

BLEECKER ST, 310—588-22, same as 308.

BLEECKER ST, 312—588-21, same as 308.

BLEECKER ST, 314—588-20, 4-sty bldg., 20x83, \$19,500.

Michaelis Kaiser.—March 25, 1914—AMSTERDAM AV, 1230—1963-30, 6-sty apartment, 100.11x100, \$195,000.

BROADWAY, 3820-3826.—2118-1, 6-sty apartment, 99.11x100, \$215,000.

WEST ST, 306—596-4, 3-sty bldg, 20.9x104, \$20,000.

Frederick W. Kruse.—Oct. 24, 1915—AMSTERDAM AV, 640—1239-29, 5-sty apt., 25.8x100, \$65,000.

Helen M. Macy.—Feb. 13, 1915—6TH AV, 707—996-29, 4-sty bldg., 25x75, \$122,500.

Leopold Mayer.—May 13, 1914—55TH ST, 540 W—1083-55, 5-sty tnt, 25x100.5, \$13,500.

MADISON AV, 1181—1498-53 1/2, 3-sty dwg., 16.8x62.3, \$18,000.

Benno Neuberger.—Jul 6, 1914—74TH ST, 55 E—1309-33, 5-sty dwg. 18x102.2, \$63,000.

Alfred W. Spear.—July 20, 1915—56TH ST, 71 E—1292-30, 4-sty dwg., 22.6x100.5, 1/2 interest, \$19,000.

WASHINGTON ST, 431—223-23, 3-sty bldg., 20.5x83x irreg, 1/2 interest, \$4,333.

ANN ST, 55—92-13, 4-sty bldg., 19x77.3x irreg, 1/2 interest, \$8,333.

Frank B. Townsend.—Mar. 30, 1915—9TH ST, 26 W—572-27, 3-sty dwg., 25x93.11, \$25,000.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Adversised Legal Sales.

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

The Auction Market.

CONSIDERABLE portions of the one-time Simpson-Crawford department store property on the west side of Sixth avenue, from 19th to 20th street, were sold at foreclosure this week, by Samuel Marx as the result of an action brought by the Equitable Life Assurance Society against the Simpson Realty Company and others, and were taken over by the plaintiff for bids aggregating \$600,000.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 7, 1916, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

JOSEPH P. DAY.

Cherry st, 402-6 (*), ns, 203.9 e Scammel, 64.1x97.8, 3-4-sty fr bk ft tnnts & strs & 5-sty bk rear tnt; due, \$21,376.99; T&C, \$586.50; Union Trust Co of N. Y., 20,000

9TH st, 733 E (*), ns, 268 w Av D, 25x 92.3, 5-sty bk tnt; due, \$3,263.40; T&c, \$220.00; Jos Bulova. 22,000
20TH st, 127-33 W (*), ns, 287.6 w 6 av, 87.5x90.9, 12-sty bk loft & str bldg; due, \$60,909.22; T&c, \$—; Isaac Josephson et al. 350,000
31ST st, 155 W, ns, 145.4 & 7 av, 19.11x96, 4-sty bk tnt & str; withdrawn.
75D st, 45 E, ss, 184 & mad av, 20x102.2, 4-sty & b strn dwg; adj sine die.
114TH st, 350 E (*), ss, 125 w 1 av, 25x 100.10, 6-sty bk tnt & str; due, \$24,909.24; T&c, \$440; D Comyn Moran, exr & ano sub trste. 24,500
1-1ST st, 201 W, see 7 av, 2022-4.
144TH st, 140-2 W (*), ss, 375 w Lenox av, 40.1x99.11, 6-sty bk tnt; due, \$8,376.88; T&c, \$967.10; sub to mtg \$34,500; I B Realty Corp. 36,723
7TH av, 2022-4, nwc 121st (No 201), 80.11 x95, 6-sty bk tnt & str; due, \$97,431.66; T&c, \$1,134.80; Levi P Morton. 95,000

BRYAN L. KENNELLY.
38TH st, 207 W (*), ns, 67 w 7 av, 20x 90, 3-sty strn tnt & str; due, \$36,834.47; T&c, \$470.12; Bond, Mtg & Securities Co. 35,000

HENRY BRADY.
16TH st, 617 E (*), ns, 263 & Av B, 25x 92, 5-sty bk tnt & str; due, \$15,020.14; T&c, \$222.70; City Real Estate Co. 12,500
23D st, 69 W (*), ns, 141 & 6 av, 23x98.8, 4-sty bk loft & str bldg; due, \$6,037.93; T&c, \$1,574.50; Mutual Life Ins Co of N Y. 50,000
25TH st, 313 W, ns, 130 w 8 av, 24x98.9, 4-sty bk tnt & 3-sty bk rear tnt; due, \$2,308.79; T&c, \$511; Margt Reully. 5,425
35TH st, 310 W (*), ss, 100 w 8 av, 12.6x 98.6, 3-sty & b bk dwg; due, \$10,915.82; T&c, \$186.84; Victoria A Romaine. 11,000

SAMUEL MARX.
19TH st, 101-29 W (*), ns, 153.3 w 6 av, 100.8x184 to 20th x100x irreg, pt 7-sty str; leasehold; Equitable Life Assur Soc of the U S. 400,000
20TH st, 112-8 W, see 19th, 101-29 W.
6TH av, 307-9, see 19th, 101-29 W.
6TH av, 307-9, nwc 19th, 63.8x153.3, pt 7-sty str; leasehold; Thos T Grace. 5
19TH st W (*), ns, 203.11 w 6 av, 122.10 x92, 10-sty str; leasehold; Equitable Life Assur Soc of the U S. 200,000

Total \$1,247,653
Corresponding week 1915.... 1,416,681
Jan. 1, 1916, to date..... 1,247,653
Corresponding period 1915.... 1,416,681
Total for year 1915..... 54,221,344
Total for year 1914..... 36,423,351

Bronx.

The following are the sales that have taken place during the week ending Jan. 7, 1916, at the Bronx Salesrooms, 3208-10 Third av, unless otherwise stated.

JOSEPH P. DAY.

Carpenter av, 3951, ws, 284 n 224th, 24.9 x100; due, \$3,917.78; T&c, \$114.88; Victor Gerhards. 4,300

Prospect av, 2111, ws, 115 s 181st, 20x96, 2-sty fr dwg & str; adj sine die.

Washington av, 2137, ws, 75 n 181st, 18.11 x145, 3-sty fr tnt; withdrawn.

Washington av, 2141, ws, 112.6 n 181st, 18.6x145, 3-sty fr tnt; withdrawn.

HENRY BRADY.

173D st, 300 E, see Mt Hope av, 1660.

Grand Blvd & Concourse (*), ws, 58.1 n Hawksstone, runs n26.11xw13xn25xw50xs50 xes2.2 to beg, vacant; due, \$483.69; T&c, \$2,394; Anna R Crossin. 100

Jerome av (*), es, 194 n 172d, runs n0.3 xne21.11xsel100xne50xse—xsw75xnw120.9 to beg, 2-sty fr dwg; due, \$1,512.70; T&c, \$1,227; Elliott L Brown. 100

Mt Hope av, 1660 (*), sec 173d (No 300), 95x25, 4-sty bk tnt; due, \$13,777.09; T&c, \$250; Anna M Tewers et al. 14,000

Townsend av (*), ws, 178.11 n 172d, 30.9 x52.5x25x35, vacant; due, \$1,449.56; T&c, \$—; Elliott L Brown. 100

JAMES J. DONOVAN.

North st (*), ss, 15 & Davidson av, 50x 100, vacant; due, \$4,419.66; T&c, \$333.50; Kate Oberscheimer. 2,000

Prospect av (*), ws, 13.9 s Garden, 94.2x 34.5x87.3, gore, vacant; due, \$2,114.06; T&c, \$504.41; Clara S Dashiell. 600

JACOB H. MAYERS.

184TH st, 375 E (*), es, 192.7 nw Webster av, 80.11x40.5x81.4x40, 5-sty bk tnt; due, \$27,693.78; T&c, \$1,000; Maks Weiss. 25,500

Westchester av (*), ss, 879.2 & Walker av, 134.9x35.9; also WESTCHESTER AV, n s, 822.9 & Blondell av, 33.2x134.9; due, \$5,331.01; T&c, \$1,397.89; Kath D Arnold. 5,000

GEORGE PRICE.

Carpenter av, 4236 (*), es, 150 n 234th, 25x105.6; due, \$1,216.94; T&c, \$298.33; sub to int mtg \$4,500; Christian Koch et al. 5,100

Total \$56,800
Corresponding week 1915.... 100,525
Jan. 1, 1916, to date..... 56,800
Corresponding period 1915.... 100,525
Total for year 1915..... 8,709,780
Total for year 1914..... 7,050,294

Brooklyn.

The following are the sales that have taken place during the week ending Jan. 5, 1916, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

W 16TH ST, es, 120 n Mermaid av, 40x 118.10; Sheriff's Sale; withdrawn....
72D ST, nes, 260 se 19 av, 40x100; Cath Harron 1,050.00
84TH ST (*), nes, 100 se 21 av, 34x 100; Agnes E Reynolds..... 5,750.00

NEPTUNE AV, es, bet Ocean pkway & Coney Island av, lot 43; adj Feb 4. —
WILLIAM J. McPHILLIAMY & CO.
CLIFTON PL, ss, 192.8 & Grand av, 18x100; Belle Johnson 4,200.00
HENDRIX ST (*), ws, 220 s Dumont av, 20x100; Wm Collison..... 3,000.00
WYONA ST (*), ws, 175 n Liberty av, 50x100; Pennington Whitehead, trste 4,600.00
E 45TH ST, es, bet Lenox rd & Linden av, lot 49; Frank S Dix..... 635.00
84TH ST (*), nes, 380 se 20 av, 20x 100; Hannah K Van Vranken..... 3,750.00
MYRTLE AV (*), swc Sumner av, 50x 100; Jos Huber 18,000.00
AV O (*), ns, 84 w E 2d, 40x100; Chas M Rogerson 5,600.00
SHEFFIELD AV (*), es, 280 s Sutter av, 20x95; Fink Realty Co, Inc..... 5,250.00
NATHANIEL SHUTER.
STERLING PL, nec Ralph av, 100x 100.7; J T Quinn..... 48,525.00
S 5TH ST (*), ss, 80 w Rodney, 20x 109.4; Hattie M Lange, extr..... 7,500.00
41ST ST (*), ns, 340 & 13 av, 20x100; Williamsburgh Savgs Bank..... 2,900.00
54TH ST (*), nes, intersec nws 19 av, 400x200; also 54TH ST, sws, 320 nw 19 av, 302x240; also 54TH ST, sws intersec ses 18 av, 100x160; N Y Mtg & Security Co 31,000.00
BENSON AV, sec Bay 38th, 96.8x80; withdrawn.

EAST NEW YORK AV, nws, 49.11 sw Stone av, 46.2x90.3; Belle Johnson..14,425.00
EAST NEW YORK AV, nws, 96.1 sw Stone av, 35x100.8; Belle Johnson..13,375.00
EAST NEW YORK AV, nws, 119.10 sw Hopkinson av, 22.2x102.5x irreg; Belle Johnson,10,700.00
EAST NEW YORK AV, nws, 71.1 sw Hopkinson av, 48.9x105x44.6x77.9; Belle Johnson,14,000.00
GATES AV (*), ss, 125 & Stuyvesant av, 25x100; Otilie Moser et al..... 9,200.00
GREENE AV (*), sec Cumberland, 80x75; Chas J Lawler..... 5,000.00
HOWARD AV, ws, 175 n Sutter av, 50 x100; J T Quinn.....26,800.00
Total\$235,260.00
Corresponding week 1915..... 165,887.00

VOLUNTARY AUCTION SALES.

Brooklyn.

JAMES L. BRUMLEY.

JAN. 11.
STERLING PL, 623, ns, 325.10 w Franklin av, 26.9x131, 3-sty bk bldg (trstes).
WILLIAM J. McPHILLIAMY & CO.
JAN. 12.
BAY 17TH ST, 135, es, 225 n Bath av, 100x 96.8, 2 1/2-sty & b fr dwg (exr).

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JAN. 5. ALBANY CRESCENT, es, 100.5 n Bailey av, 68.1x112; Victor Zambetti—Michl J Martin Corpn et al; May 25'15. 890.10
TREMONT AV, ss, 123 e Anthony av, 61.3x138; Louis Greenberg—Davidson Av Realty Co et al; Dec31'15... 1,085.69
JAN. 6. INDEPENDENCE AV, nec 252d, 172x 218.7; Jno F Stresemann—Nash Rockwood et al; Dec21'15... 134.50

Brooklyn.

DEC. 30. MALTA ST, es, 280 n Hegeman av, 19.11 x100; Sam Perres—Edal Glasser & Joe Rosenblatt; Feb2'15. 50.05
MALTA ST, es, 315 s Vienna av S, 40x 100; Unity Iron Works (Inc)—Isaac Cohen; Dec21'15. 90.00
E 17TH ST, 854; Wm D Normand—B A Hamilton & Otto A Offerman; Dec 28'15. 26.85
E 28TH ST, ws, 100 s Tilden av, 200x 99.5; Sklar & Cohen Woodworking Co (Inc)—Virginia Bldg Co (Inc); Dec16'15. 412.70
2AV J, ns, 40 e E 14th, —x—; Nicola Leuzzi—Cornician Realty Co (Inc); Dec6'15. 250.00
2EUCLID AV, nec Glen, 80x145.6; Jos Abramson—Marba Realty Corpn; Dec9'15. 306.00

DEC. 31. S 2D ST, 115 & 117; Benj Krugsman—Grover Realty Co & Rosenblum & Rabnowitz; Nov8'15. 40.00
ATLANTIC AV, 1867; Albert Blaker—Hannah Goldberg; Dec16'15. 84.00
BROOKLYN AV, es, 100 s Av J, 40x100; Standard Bldg Supply Co (Inc)—Jacob Meyer & Frank Bldg Co; Dec 2'15. 626.70

JAN. 3. E 7TH ST, 1565; Henry Hodos—Sam Jacobs & Bertha & Mary Frank & Jos Cohen; June21'15. 140.00
SAME PROP; Israel Butensky—Bertha & Saml Jacobs; Sept23'15... 93.25
ST MARKS AV, 333; Mechanics Fireproof Sash & Door Co (Inc)—Jno Mondafusco & Luigi Penna; Aug 18'15. 25.00
SAME PROP; same—Jno Mondafusco & Luigi Penna; Aug11'15. 25.00
SAME PROP; Louis Kushner & ano—Jno Montefusco & Luigi Penna; Oct 4'15. 60.00

JAN. 4. LINCOLN PL, 1089 & 1091; Rubien H Cogan—Florence Dade; Sept4'15... 63.75
MAUJER ST, 211; & MANHATTAN AV, 114; Seplowitz Bros—Carrie Realty & Constn Co & H Aranow; Dec23'15. 99.12
OCEAN PL, 32; Mayer Margulies—Sarah Maloney & Jas F Melley; Dec 7'15. 45.00
S 4TH ST, sec Hooper, 50x100; Danl Hauptert & Michl Casalino—Model Photo Play Co & Jacob Ponomono; Sept17'15. 400.00
SAME PROP; same—Wm Miller & Jacob Pememone; Sept14'15. 400.00

E 7TH ST, 1559; Thos R De Lacey—Sam Jacobs; May4'15... 170.95
E 10TH ST, nec Av O, 100x100; Morris Kissel, Aaron Rosman & Max Susser—Homecrest Bldg Co & Frank Losascio; Dec29'15. 400.00
AV L, nwc E 94th, 50x100; Sol Rosenberg—Louis J Catalanotte & Berman Bros; Dec4'15. 77.50
2AV T, swc E 14th, runs s110xw200x20 xe80xn90xe120 to beg; Anthony Sidoti & ano—Greater Flatbush Corpn; Oct26'15. 696.75

DITMAS AV, nec E 22d, 161x102; Robt C Purvis & ano—Peru Holding Co & U S Title Guar Co; June10'15... 3,695.00
DITMAS AV, nec E 22d, 75x100; Henry Weisfeld et al—Peru Holding Co; Oct 28'15. 200.00
DITMAS AV, 2203, 2211 & 2217; Nathan Paris—Peru Holding Co (Inc); Nov 8'15. 1,229.00

FRANKLIN AV, 245; Jas W Smith Cont Co (Inc)—Jno Leon & Harry Silverman; Dec17'15. 139.85
SAME PROP; Jas Mason—Jno Leon; Dec22'15. 75.00
SAME PROP; Harry Feinberg—Jno Leon & Harry Silverman; Nov23'15. 182.00
SAME PROP; Philiip Young—Jno Leon; Dec3'15. 135.00
FRANKLIN AV, es, 80 n DeKalb av, 28.5x120; David Davidson—Josephine D'Avanzo, Jno Leon, Alden S Crowell & Harry Silverman; Dec14'15... 158.00
2HAMBURG AV, ne Decatur, 100x100; Eugene Braun—Brendly & Doll; Nov 4'15. 75.00
NEW JERSEY AV, swc Riverdale av, 95x100; Egel Light Co (Inc)—New Lots Constn Co; Dec21'15. 58.39
PARK AV, 351; Emil & Henry Guenther—Jas Foster, G A Wagner & Herman Fredericks; Nov24'15... 315.00

1Discharged by deposit.
2Discharged by bond.
3Discharged by order of Court.

ATTACHMENTS.

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

Manhattan.

DEC. 30. MONTES, AVELINO & MICHAEL J SMITH; State of Yucatan; \$300,000; Murray, Prentice & Howland.
DEC. 31 & JAN. 3. No Attachments filed these days.

JAN. 4. NATIONAL CITY BANK OF MOBILE; Meridan Light & Ry Co; \$3,067.64; Frueauf & Robinson.
STEWART MINING CO; Campbell Carrington; \$4,500; K K Mackenzie.
LIVINGSTON, Clarence G; Herbert P Quel et al; \$25,800.60; Guggenheimer, Untermeyer & Marshall.
TEXAS & PACIFIC RY; Geo J Gould et al, exrs; \$1,741,000; Taylor, Knowles & Hack.
CROW MOTOR CAR CO; Wm B Cursit; \$2,284.80; J J Sullivan.

JAN. 5. No Attachments filed this day.

CHattel MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

DEC. 31, JAN. 3, 4, 5 & 6. Beckel, Elsa A. 36th st, 225-7 E.. Automatic Sprinkler Co of America. Sprinklers, &c. 4,960.00
Cole, Asa. 5th av, 504. National Equipment Co. Cream Beater, &c... 948.00
Douglas Robinson, Chas S Brown Co, agent for estate Maria DeWitt Jesup. Broadway, 2251-71 & 81st st, 250-6 W.. United Electric Light & Power Co. Fixtures, &c. 272.00
461 8th Av Co, Inc. 8th av 461-79.. A B See Electric Elevator Co. Elevators. 79,000.00
Tarrytown Building Co. 28th st, 131-3 W.. A B See Electric Elevator Co. Elevator. 450.00
Buto, Andrew. 116th st, 416 E.. E Esposito. Barber Fix. 300.04
Depietro, Attilio. Houston st, 158 W.. E Esposito, Barber Fix. 215.00

Bronx.

DEC. 31, JAN. 3, 4, 5, 6. County Estates, Inc. Valentine av 183. st, Grand blvd & concourse, es, 243 s 183d, —x—; Ryer av, ws, 244.8 s 183d, —x—. Benj Kaplan. Plumbing 22,000.00

Brooklyn.

DEC. 30, 31, JAN. 3, 4 & 5. Feinstein, Abr. 202 Hendrix st.. Baldwin & Kupferman Mfg Co. Gas Fix Hannweber, Frank A. 123-139 Middleton st.. Automatic Sprinkler Co of America. Sprinkler. 3,850.00
J E M Constn Corpn. E 21st st, c Newkirk av.. Colonial Mantel & Refrigerator Co. Refrigerator. 333.00
Utrecht Realty Co. 1923, 1924 & 1928 80th st.. Popkin Gas Fix Co., Gas Fix. 104.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

JAN. 6. 39TH ST, ss, 250 w 8 av, 225x98.9; City Mtg Co loans 324 West 39th St Corpn to erect a 12-sty factory; 7 payments. 300,000.00
JAN. 7. RIVERSIDE DR, sec 181st, 126.2x100x irreg; Chateau Holding Co, Inc, loans Great Northern Constn Co, Inc to erect —sty building; 15 payments. 220,000.00

Bronx.

DEC. 31. 180TH ST, nwc Daly av, 57.6x108.4; Manhattan Mtg Co loans Lanzner & Kahn, Inc, to erect 5-sty apartment; 14 payments. 60,000.00
BRYANT AV, ws, 25.5 s 179th, 45.3x 117.7; Manhattan Mtg Co loans Trojan Bldg Corpn to erect 5-sty apartment; 14 payments. 35,000.00
BRYANT AV, ws, 71.2 s 179th, 46.3x 118; Manhattan Mtg Co loans Trojan Bldg Corpn to erect 5-sty apartment; 14 payments. 35,000.00
DALY AV, ws, 57.6 n 180th, 42.6x106.3; Manhattan Mtg Co loans Lanzner & Kahn, Inc, to erect 5-sty apartment; 14 payments. 30,000.00
DALY AV, ws, 99.7 n 180th, 42.6x105.7; Manhattan Mtg Co loans Lanzner & Kahn, Inc, to erect 5-sty apartment; 14 payments. 30,000.00
DALY AV, ws, 142.2 n 180th, 43.4x 103.3; Manhattan Mtg Co loans Lanzner & Kahn, Inc, to erect 5-sty apartment; 14 payments. 30,000.00
LOTS 76 & 77, map of Sound View Park, prop of City Island Homes, Inc; City Island Homes, Inc, loans Matilda K Browne to erect 2-sty & attic frame structure; 3 payments. 4,000.00
GRAND AV, ws, 25 n North, 50x100; Manhattan Mtg Co loans Russo-Iodice Realty Co, Inc, to erect 5-sty apartment; 15 payments. 35,000.00

JAN. 4. FINDLAY AV, ws, 177.7 n 169th, 75x 100; Van Dyck Estate loans Ivor Realty Corpn to erect 5-sty apartments; 13 payments. 50,000.00
FINDLAY AV, ws, 109.8 s College av, 54.9x121.7; Van Dyck Estate loans Ivor Realty Corpn to erect 5-sty apartment; 13 payments. 35,000.00
FINDLAY AV, ws, 159.8 s College av, 52.2x107.5; Van Dyck Estate loans Ivor Realty Corpn to erect 5-sty apartment; 13 payments. 35,000.00
INTERVALE AV, es, 14.1 ne Fox, 32.9x 91.8; City Mtg Co loans T R Bldg Co, Inc, to erect 1-sty tax payer; 3 payments. 10,000.00

NOBLE AV, es, 125 n Ludlow av, 25 x100; Antonio & Rosa Porcaro loans Domenico & Antonetta De Nigris to erect 1-sty apartment; — payments.. 900.00

JAN. 6. WEBSTER AV, es, 289.3 s 187th, 100.1x 100.3; Lawyers Mtg Co loans Webster Av Realty Corpn to erect 2-3-sty apartments; 8 payments. 66,000.00
WEBSTER AV, es, 389.5 s 187th, 100.9x 150.4; Lawyers Mtg Co loans Webster Av Realty Corpn to erect 3-5-sty apartments; 8 payments. 99,000.00

ORDERS

Brooklyn.

JAN. 4. E 17TH ST, ws, 220 s Av V, 40x100; Wm C Owen, Jr, on Title G & T Co to pay Sklar & Cohen Woodworking Co. 630.00
UTICA AV, nwc President, 145.11x100; Ettinger Constn Co on Williamsburgh Savgs Bank to pay Empire City Lumber Co. 3,400.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION. Municipal Building.

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

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

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

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

Week Ending Jan. 1.

MANHATTAN ORDERS SERVED. Named Streets.

Allen st, 78—Kadisch Margolies.....Rub
Bank st, 37—Con Gas Co, 130 E 15.....GE
Beaver st, 38-46—City Real Property Inv Co, 32 Liberty.....Rub
Bleecker st, 123-5—Tri-Centennial Realty Co, 43 Exchange pl.....FD
Broome st, 50—B Bollinger.....NoS-D&R-FA
Centre st, 102—Geo Daub & Son.....D&R
Clinton st, 227—Harry Cross.....D&R
Columbia st, 65—Ignatz Schneider, 115 Av C, Rub
Delancey st, 154—I Lefkowitz & Sons.....NoS-FA
Delancey st, 173—Morris Gruber.....NoS-FA-FP
Delancey st, 336-8—Mangin Holding Co, 64 Mangin.....FP-FD-WSS-WSS(R)
Delancey st, 336-8—Nathan Sumergrade, 31 Tompkins.....FP
Delancey st, 336-8—Eagle Broom Co.....Rec
Eldridge st, 236—Mosh & Schaffer.....NoS-FP-SA
Elizabeth st, 15-17—Greenwood Associates, Rec-FA
Elm st, 25—Union Photo Engraving Co, 55 Duane.....D&R-FA
Front st, 32—Hewlett Bros.....FP-Rec-D&R
Grand st, 165-71—M Eisenberg & Son.....FA-O
Greene st, 67—Hart & Zugelder.....FA-NoS
Lafayette st, 129—The Chromatic Press Co, Rec-NoS-D&R
Lafayette st, 295-309—Louis Ottmann, WSS-FP-Stp
Mercer st, 151—Sam Agush & Kaplan.....FP-WSS
Mott st, 179—J J Feinberg & Co.....FA-FP
Pearl st, 14—Eagle Lubricating Oil Co, 24 State.....FA-FP
Pearl st, 213—Prosch Mfg Co.....Rec-FA-NoS
Sheriff st, 66-68—Max Rosenberg.....FE(R)
South st, 33—Frank Baldwin & Son.....NoS-FP
South st, 185—Est Silas Davis, care W D Lockwood, 484 Rugby rd, Blyn.....FE(R)
Spring st, 127—Alfred R Conkling, 80 Maiden la.....A
Suffolk st, 96—Anna Barasch, 273 Argyle rd, Bklyn.....WSS-FP-WSS(R)

Wards Island—Manhattan State Hospital, D&R-StSys-FA-Rec
Washington Mews, 44—Bray-Gilbert Studio, NoS-FA-D&R
Washington st, 390—James Butler, NoS-FA-D&R
Washington st, 505—Est Wm L Cole, care Helen L, 142 E 62
Water st, 194—Lena Laue, 152 S av, Bklyn, FE-WSS
Water st, 272—N Y Waste Paper Co.
Water st, 309—Wm H White, 85 Neparan rd, Tarrytown, N Y.
Water st, 366—James Ferrando, NoS-FA-RQ-FP
West st, 146—Con Gas Co, 130 E 15.
West st, 146—Herman Goebbert, FP-EXS-FA-D&R
West st, 146—Edwin A Stevens, 1 Newark av, Hoboken, N J.
West Hoboken st, 298 Frank Franeli.
White st, 127-9—Peter F Pia

Numbered Streets.

11 st, 41-51 E—Hei-Rig Realty Co, 100 William
12 st, 611-13 E—Standard Dairy Co.
13 st, 30-32 W—Geo S Johnston.
13 st, 54 W—Special Box & Lumber Co.
15 st, 58 W—Est Marietta C Stewart, care D B, 115 Bway.
15 st, 130 E—Con Gas Co.
16 st, 410-6—Thomas McMullen & Co, FP-Rec-FD
18 st, 10 W—Henrietta C Eilers, 1685 Ocean av, Bklyn
18 st, 216-22 W—Monahan Express Co, D&R-CF-El-Rec-FA
23 st, 28 E—Mary S Wyse, care Wm E Lowther, 43 Cedar
23 st, 28 E—Con Gas Co, 130 E 15.
23 st, 28 E—Kaufman Est Co.
23 st, 28 E—Superior Engraving Co.
23 st, 28 E—Fodor & Feurlicht.
23 st, 28 E—Phoenix Dental Mfg Co, Rec-FP-FA
26 st, 328 E—Manicure Novelty Mfg Co, FA-Rec
27 st, 348-50 W—Watt & Sinclair.
29 st, 232-8 W—Flint & Horner, Inc, 20 W 36.
30 st, 656 W—Boston Excelsior Co.
36 st, 225 E—Paper Novelty Mfg Co, FA-Rec-Rub-FP
37 st, 212 E—Con Gas Co, 130 E 15.
37 st, 212 E—Albert F Versen Dye Co.
37 st, 212 E—The Park Press.
39 st, 539-43 W—Jacob Bros Co, FA-El-NoS-Rec
40 st, 548 W—Jno C Whittaker.
41 st, 18 E—Smith, Hauser & MacIsaac.
48 st, 535 W—Salvation Army, 120 W 14.
49 st, 605 W—Henry Dikkele.
51 st, 157 W—Harry V Vighty.
51 st, 510 W—Goldstein & Berger, Rub-Rec-FA-NoS
52 st, 136 W—Arena Auto Co, NoS-FA-Rec-D&R
52 st, 136 W—Larry Morris & Keena, FA-NoS-Rec-Rub
52 st, 136-46 W—Clayton Auto Painting Co, FA-Rec-D&R-NoS
52 st, 136-46 W—Harvey & Gurney, NoS-FA-Rec-El
53 st, 162 E—Louis Deutsch.
54 st, 250 W—Ford Owners' Service Corp, FA-Rec
59 st, 430-2 E—Joseph Hrvode & Co.
64 st, 25 W—William Banker.
73 st, 178 E—J A Stursberg, 18 E 67, D&R-FE-FP
84 st, 213 W—Borden's Cond Milk Co, 108 Hudson
88 st, 203 E—M Wittkowsky.
91 st, 407-11 E—Chas Waldner.
104 st, 443-5 E Manhattan Grocery Co, 439 E 104
111 st, 306 E—Patrick McGrath.
125 st, 165 E—Gotham Theatre, O-Tel-Spr(R)-FE(R)
140 st, 18-20 W—Salzberg & La Vussove, NoS-FA

Named Avenues.

Bowery, 28-28 1/2—Con Gas Co, 130 E 15.
Bowery, 90-92—Wm B Astor estate, 23 W 26.
Bowery, 275—Mrs E Ferris, 23 S av, New Brighton, S I.
Broadway, 290-94—Geo P Miller et al, Wells Bldg, Milwaukee, Wis.
Broadway, 811—Truly Warner, 817 Bway, NoS-Rec-FA
Broadway, 1849—Broadway Used Car Co, WSS-NoS-FA

BRONX ORDERS SERVED.

Named Streets.

Clason Pt, nr Lawrence av—Owner, WSS-A-Tel-FP-FE
Dawson st, 663—Helen Brenner, D&R-NoS-FA-Rub
Ferris la & Eastern blvd—St Joseph Institute
Melville st, 1750—Desiderio Triulzi, NoS-Rec-FA-D&R

Named Avenues.

Broadway & 240 st—Interborough Rapid Transit Co, 165 Bway.
Gr Concourse & Blvd—Gasoline & Oil Supply Co.
LaFontaine av & 179 st—W Aronstein & Bros, 580 Bway.
Mott av, 558—Sundries Co.
Mott Haven Canal & 135 st—Long Dock Mills.
So Blvd, 841—Maurice Block.
Tiebout av & 183 st—Mrs Thos J Quinn, NoS-FA

BROOKLYN ORDERS SERVED.

Named Streets.

Beaver st, 100-104—Isaac Rosenberg, FP-CF-SA
Butler st, 366-368—Kronheimer & Oldenbusch Co
Calyer st, 276-82—A O Schwartz & Co, Inc, CF-StSys—SA-D&R-FA-FP
Cedar st, 22—Henry Haffner, 12 Reid av, StSys-SA
Clymer st, 159-61—Williamsburg Garage, FP-D&R-CF

Cook st, 48—Owner or owners, FP-Str-EXS-GE-Ex(K)
Cook st, 49—Bklyn Union Gas Co, 178 Remsen
Elery st, 52-62—Owner or owners.
Elery st, 52-62—Brodie Mfg Co.
Freeman st, 105—Greenpoint Metallic Bed Co, 226 Franklin
Fulton st, 1352—Jos Ryan.
Greene st, 252-54—Man Steam Dye & Scouring Wks, Inc.
Lorimer st, 723—Wm Salmon.
Nevis st (Subway Station)—Interboro Rapid Transit Co, 65 Bway, Man.
Pacific st, 680-82—Pioneer Storage Warehouse Co, 684 Pacific
Ross st, 38-56—Natl. Aniline & Chem Co, SA-FP-D&R-Rub-GE(R)-CF
Sedgwick st, 78-86—The Schaffer Tinware Mfg Co
Sedgwick st, 78-86—Bklyn Union Gas Co, 178 Remsen
Union st, 835—Ida Eckhoff.
Water st, 194—Chas Laus.
Withers st, 36-38—Connolly & O'Farrell.
1 st, 56-60 N—Archibald Graham, 361 Stuyvesant av.
1 st, 56-60 N—United China Decorating Co, GE-Rub
7 st, 111-15 N—Henry Febbikh.
5 st, 31-39 S—Owner or owners.
5 st, 31-39 S—Empire Tinware Co, GE-WSS(R)-FP-Rub
15 st, 384-6 E—The Traube-Berger Co, D&R-FA-NoS-Rec
39 st, 978-B & N Cleaners & Dyers, SA-FP-CF-El(R)-FA
55 to 57 sts, ft—Morse Dry Dock & Repair Co.
56 st, 361-3—Bayview Garage.
Atlantic av, 387—Thibault & Fleming, SA-FA-El-D&R(R)-CF
Broadway, 38-42—O K Dye Works, Inc, SA-FP-StSys-CF-D&R-FA-Rec-El(R)
Gravesend av, 838—Leopold Biedermann, FP-D&R-StSys(R)-SA-CF-FA
Harrison av, 190—Standard Tea & Coffee Co
Harrison av, 190—Bklyn Union Gas Co, 178 Remsen
Harrison av, 190—North American Brewing Co, Hamburg av
Jamaica av, 75—Samuel Kaufman.
Nostrand av, 237—Kalman Klein, 1189 Bedford av.
St Marks and Bedford avs—Eddy Estate.
Stone av, 428—Herman Glick, FA-FP-D&R-StSys(R)-CF-El(R)
Numbered Avenues.

QUEENS ORDERS SERVED.

Named Streets.

Elm st, 76 (L I C)—Quenzer & Muller, SA-FP-FA-D&R-CF
Munson st, 69 (L I C)—Otto Haussmann, FP-SA-FA-CF-El(R)
Named Avenues.
Bradford av, 65-67 (Flushing)—Perfection Chem Co
Laurel Hill, L I—Natl Enameling & Stamping Co.
Way av, 63 (Corona)—E J Reed, SA-FP-StSys(R)-FA-CF-D&R-El(R)-NoS

RICHMOND ORDERS SERVED.

Named Avenues.

Fresh Kill rd (Greenridge)—Assn of St Michael.
Richmond ter, 452-6—Michael Isaac.

BOARD OF EXAMINERS.

The following appeals and decisions have been handed down by the Board of Building Examiners:

APPEAL 382 of 1915, Alteration 904 of 1915, 449 West 23d street, Manhattan. W. Weissenberger, Jr., appellant.
7. 8" brick walls for proposed top floor is of unlawful thickness.
8. South wall of stud and plaster covered with corrugated iron is unlawful construction.

1. Whenever a Superintendent of Buildings to whom such questions has been submitted shall reject or refuse to approve the mode, manner of construction or materials proposed to be followed or used in the erection or alteration of any such building or structure.
7. 8" brick walls for proposed top floor is of unlawful thickness.
8. South wall of stud and plaster covered with corrugated iron is unlawful construction.

As the location of the proposed new pent house is in the centre of the building and is immediately in front of a new extension which has just been completed and which is constructed of 12" brick walls and as the building is one of a row of similar buildings and is located near the centre of the row, and its side walls are stiffened and braced by the floor beams on both sides at each floor level and the new rear extension pent house will brace and stiffen this new proposed pent house from the rear, and as the length of the new walls is only 17' 4", we respectfully ask your consideration and privilege of carrying out the proposed construction as indicated on the drawings. Inasmuch as we propose to wire lath and cement plaster both sides of the south wall of the proposed pent house in addition to covering on the exterior with corrugated iron, we respectfully request that we be permitted to use studs in the construction of this wall.
Appearances: W. Weissenberger, Jr., architect, and Dr. Agnes D. Cloud, owner.
On motion, APPROVED on the following CONDITIONS:

- 1st: That the walls are found by the Bureau of Buildings to be of ample strength to carry the additional load to be imposed.
2d: That the exterior and interior of the southerly enclosure be covered with wire lath, plastered with Portland cement; and, in addition,

tion, that the exterior be covered with corrugated iron.

APPEAL 383 of 1915, Alteration 2368 of 1915, 200-212 West 116th street and 1306-16 Seventh avenue, Manhattan. Samuel Rosenblum, appellant.

2. 'Exit facilities inadequate. The conditional approval of the Board of Examiners in the case of Appeal 148 of 1912, July 16, 1912, in reference to N. B. 191/12 stated that the last two rows of seats in the orchestra floor on the 116th street side be omitted.'

The Superintendent of Buildings to whom such question has been submitted has rejected or refused to approve the mode, manner of construction or materials proposed to be followed or used in the alteration of such building or structure. An equally good or more desirable form of construction can be employed.

whether the installation of two rows of seats in the rear of the orchestra floor on the 116th street side makes the exit facilities of the building inadequate. The said seats are to be placed between the present last row and the posts in the rear of the same.

The exit facilities of this building distributed throughout the premises are capable of quickly emptying the building even though these two rows of seats are installed. The space that is to be used is situated between a row of seats and a row of posts. The course of travel in using exits would be to the east of these posts so that the probability is that the space between the present row of seats and the posts would not be used. The conditions which formerly existed on this orchestra floor have been changed so that a moving picture booth and apparatus is no longer located on the orchestra floor, reducing the hazard in this respect. The total number of people to be accommodated by these two rows do not materially affect the egress of the remainder of the occupants. The placing of two rows of seats will make seats symmetrical on both sides of the theatre. The total exit width for all the exits in the building are sufficient to provide good means of egress for all the occupants, including the 27 people provided for by the proposed two row of seats. Appearance: Samuel Rosenblum.

On motion, DISAPPROVED.
APPEAL 384 of 1915, New Building 1102 of 1915, southeast corner of Bay and Wave streets, Stapleton, Richmond. Herbert R. Brewster, appellant.

1. That a court 12' wide does not extend the full length and rear of the building.

An equally good and more desirable form of construction may be employed.

That the court may be omitted back of the line of the proscenium wall on the side, and that the rear court may be reduced to 5' width.

That the continuance of the side court at the side of the stage house and thence to the rear of the building to Wave street would not be conclusive to the additional safety of the public, as said Wave street is a side street only, leading down to the dock, and is not well lighted. That adequate exits lead from the stage house to this side court, which extends without obstruction to the main street. That extra exits have been provided from the main floor on each side of the auditorium. That a court at the rear of the building will not be used for exit purposes, but for light and air only. Appearance: Herbert R. Brewster.

On motion, APPROVED on the following CONDITIONS:

1st: That the entrance from and exit to Bay street shall not be less than twenty-five (25) feet in width.

2d: That a cross-aisle be provided at point marked 'A' on the first floor plan, at least five (5) feet in width.

3d: That the proscenium opening be equipped with a rigid steel and asbestos curtain, built in accordance with the regulations of the Bureau of Buildings.

4th: That the court at the rear of the one-story dressing rooms be made at least five (5) feet wide.

5th: That the exit facilities are satisfactory to the Fire Commissioner.

APPEAL 385 of 1915, Alteration 1591 of 1915, north side of Boulevard, 40' west of Beach 80th street, Rockaway Beach, Queens. W. T. Kennedy, appellant.

5. Objection 1 is not removed. The floor above the main lobby and above the adjoining rooms for the full width of the building and all portions in the story above the lobby. Also the stairs from the main lobby to the story above are not shown fireproof.

That an equally good and more desirable form of construction can be employed in this case and that the amount involved exceeds the amount of one thousand dollars.

To omit fireproofing for second floor above the lobby and omit fireproofing of the partitions in story above the lobby also the stairs from the first floor to the second floor.

On account of the second floor over the lobby being separated from the auditorium by a 12" brick wall with no openings in same as shown on amended plans. The second floor is used for an office only and has no living apartments, stairway to same is shown separated by fireproof partitions from store and lobby. Ceiling over lobby to be a 4" concrete slab suspended below present 2d floor beams making ceiling fireproof, therefore the lobby will be entirely separated by fireproof walls and ceiling from the second story.

Appearance: W. T. Kennedy.
On motion, following request verbally made, entered on the record as.

WITHDRAWN by appellant.
NOTE: Former Appeal 356 of 1915, dated September 21, 1915, APPROVED on the following CONDITIONS:

1st: That the floor above the main lobby, and above the adjoining rooms, for the full width of the building, shall be fireproof construction.

2d: That all partitions in the lobby, and in the story above the lobby, shall be fireproof construction.

3d: That the stairway from the main lobby to the story above shall be fireproof construction, and enclosed in fireproof partitions and doors.

BUILDING MANAGEMENT

COOPERATION OF ENGINEER AND MANAGER IN PLANNING BUSINESS STRUCTURES

By REGINALD P. BOLTON.

REGARDED from the standpoint of their commercial value, modern business buildings are mechanical appliances, the successful and economical operation of which is the purpose of their existence. Their value to the business man is due to the advantages they offer for the convenient and efficient conduct of business, through their sanitation, security, light, equable temperature, and time-saving conveniences, such as elevators, mail boxes and telephones. These features affect the value of the building quite as much as any architectural features or design, or even of floor planning, and they are matters with which the engineer rather than the architect should deal. Furthermore, the relative importance, to the financial success of the building, of its engineering equipment and of the nature of its appliances is greater than that of outside design or of interior finish.

Accessibility Most Important.

The respectability, accessibility and attractiveness of business buildings represent to a tenant a value in any such structure, though for the most part the location and the supply and demand for space are more determining factors. But the questions of access to the portion occupied, and of the various interior conveniences inside that portion, such as light, air, heat, sanitary appliances and security from fire, represent a direct monetary value for the conduct of business.

Outside adornment has a limited value. Considerable sums have been expended on such purposes, to little benefit in retaining tenants. The decoration of frontage, and even dignified entrances, have a certain importance, but are of less value than permanent light and air. No architectural features will make up for the loss of the use of windows in blank walls which are darkened or shut up by neighboring buildings.

The methods of planning the equipment of buildings are often deficient. Plans and proposals of interested manufacturers and contractors do not obtain harmonious proportions or desirable inter-relation between the apparatus. The cost of the proposals, plans and specifications falls on the trade and indirectly on the owner of the property, since it is only natural that contractors should add in their bids and offers the cost of such gratuitous work.

Selecting Equipment.

Another method in the planning of equipment which is productive of unsatisfactory selection of apparatus is the practice of including various classes of machinery in general contracts, or of including machinery as a part of piping or plumbing, or wiring specifications, thus leaving to the successful contractor the selection of the apparatus which has to operate in harmony and efficiency with other parts of the equipment. A contractor is naturally affected in his judgment to some extent by the consideration of cost more than future efficiency. Even when the selection of the entire equipment is placed in the hands of one general contractor, the result is likely to be little better.

As an illustration, the bids on a steam-fitting installation included a certain class of boilers, which were required to be priced separately, and it will be seen from the variety of prices at which similar boilers were offered, that favoritism was shown to certain boilers by each bidder.

The prices at which the boilers were

offered by the manufacturers to these steam-fitting contractors were on equal bases, but each bidder varied the price to the owner so as to favor one or two boilers.

by machinery and night labor. If changes in the building's services are possible in future, public services offer the means of meeting them with less difficulty and cost than with a power

	Price for Steam Piping Etc.	Prices Bid on Different Boilers				
		Make No. 1.	Make No. 2.	Make No. 3.	Make No. 4.	Make No. 5.
Bid A.....	\$24,900	\$9,540	\$9,480	\$9,460	\$8,275	\$7,590
Bid B.....	23,923	9,874	10,549	9,571	8,621	7,974
Bid C.....	21,000	9,104	9,314	9,030	8,316	7,253
Bid D.....	19,395	9,105	8,899	7,920	7,425
Boiler makers' price to the bidders	8,700	8,850	8,500	7,500	6,900

Only too often this system results in the selection of apparatus regardless of relative superiority in style or system, or of economy under the particular circumstances of operation, or of relation to the other appliances to be installed, or of the effect upon labor and upkeep.

Where apparatus is included in a general contractor's bid, it is often difficult to induce him to expend an amount on these appliances which will give the best results to the owner.

Value of Apparatus.

The value of any mechanical apparatus is its commercial efficiency, as represented by its return for all monies expended, upon its purchase and upkeep. Its maintenance in effective working condition for the longest possible period is an essential element in its value. Boilers, chimneys, engines, pumps, elevators and dynamos cannot be kept up to their original condition or economy or value when located in confined, restricted, hot or damp places. Their useful life is limited under the best conditions, but it is rapidly shortened if every facility for effective maintenance is not afforded.

The character of machinery and apparatus should not be settled until the owner is satisfied as to what he will have to pay for its operation in the form of labor, materials, supplies and maintenance. It is largely the details of relative proportion, of space and of arrangement that decide these economically.

These details are numerous, and are connected with every operating part. The position of boilers, the location of fuel, access to valves and ready control and lubrication of machines, the light and ventilation of machinery spaces, all bear a part in deciding the effective economy of a plant.

These are considerations which would be preliminary to any decision as to type and design. Upon such an important matter as the means of actuating the mechanical services of a building, the engineer and the manager are best qualified to balance the facts.

Influencing Factors.

The comparative value of electricity, steam, water and gas, if available from public sources, and the use or combination of such services, limits the value of producing machinery, and affects the selection of the type and form of apparatus. If a public water service is at sufficient pressure, it may deliver to the roof. If gas is available, it may be utilized more economically than fuel. District steam service may supplant a domestic supply in heating seasons, or may be utilizable as a reserve. Oil may be commercially advantageous, either as fuel or for engine operation. If electric supply is available, it may be cheaper to provide electrically operated apparatus than steam appliances. Purchased service may be used economically even at higher unit cost if it eliminates stand-

plant. It may in some cases be well to pay an extra annual cost in such services if a risk of the possible discontinuance of machinery may have to be faced with the loss of the capital invested therein. The question of continuity and permanence of service is specially important.

Service in Buildings.

When the decision as to the extent and nature of each service is made, the planning of proportions of plant machinery becomes an engineering problem, but partly also a business problem.

The nature and quality of fuel, its delivery and storage need experience and solicitude. There are coals suited to certain conditions, and a more expensive fuel may prove the cheaper investment by its economy in handling.

The services of business buildings hinge to a great extent on the proportions of the elevator service. It deserves the closest technical and practical consideration as to its extent and character. Not only the type and speed, but the position of the cars, their proportions, the landings and the doors, and the character of the service to be provided, affect the result almost as much as the power and the design. Many existing buildings could be much improved by the combination of technical and business skill in revising their elevator systems.

As in other classes of machinery, the matter must be decided by a dispassionate consideration of the bearings, not only of the cost of actual operation, but of investment, of service and of security and maintenance. These are not always brought into full consideration under usual circumstances of planning a building.

Heating System.

The system and extent of heating should receive commercial and practical consideration. The cheapest systems and appliances are often defective in some respect. The economy of many is not what it should and might be. Guarantees for the heating of buildings, upon the strength of which the proportions of a heating installation are left to the judgment of a contractor, are not in the interest of owners, who often have to pay not merely for deficient, but for excessive installations. An unnecessary amount of radiator surface often proves a source of annoyance to tenants, and a means of wastage by unnecessary overheating.

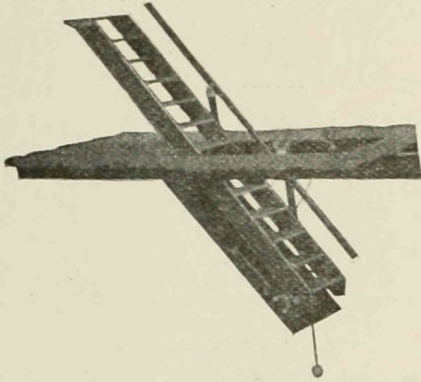
There should be no excuse for such common annoyances as overheating, noises and leakage of pipes and failure of air valves. The operating staff is often left with unnecessary appliances to maintain, and with defective covering of hot pipes, with accompanying loss and nuisance from heat, because the respective merits of small apparatus and of non-conducting materials and methods do not receive expert attention.

USEFUL APPLIANCES

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

Disappearing Stairway.

ILLUSTRATED herewith is a device which the manufacturer calls a disappearing stairway, the idea being to provide a stairway leading to the attic or loft of a building and yet when not in use the stairs could be swung or pushed up out of the way and at the same time leaving the ceiling in such a way as to give little or no indication of the presence of a stairway. Briefly stated, the stairway is intended to replace the stationary type leading to attics, lofts or to any upper room where a stationary



flight of stairs would occupy valuable floor space in the room below. When in position for use the stairway slopes at an easy angle and is provided with a hand rail. When not wanted it is easily raised up on a panel by means of a powerful spring barrel, thence swung up into the ceiling. The spring barrel, in conjunction with a simple system of counterbalance, renders the operation exceedingly simple and easy. When the movable stairs are swung up out of the way the space below is clear and there is nothing visible but a neat panel to match the rest of the woodwork in the room. When it is desired to use the stairs it is only necessary to give a slight pull on a chain to bring the stairway down, and a touch of the hand slides it into position on the floor. The picture which we present affords an excellent idea of the general arrangement and shows the stairway partially swung down. We understand that the company is meeting with an increasing demand for this construction and that when the stairway is shipped into a community other orders quickly follow. The statement is made that it has been specified and indorsed by some of the country's leading architects and that its use extends from the low cost cottage or bungalow to imposing dwellings, lofts, hospitals, schools and other public buildings.

A Novel Wall Tie.

SEVERAL innovations are combined in the wall tie which is shown herewith. These ties are made from galvanized steel No. 24 gauge and lighter. They are one inch in width by seven inches in length. They weigh approximately five pounds a hundred and are packed in boxes containing 1,000 ties. The value of this tie is that it retains

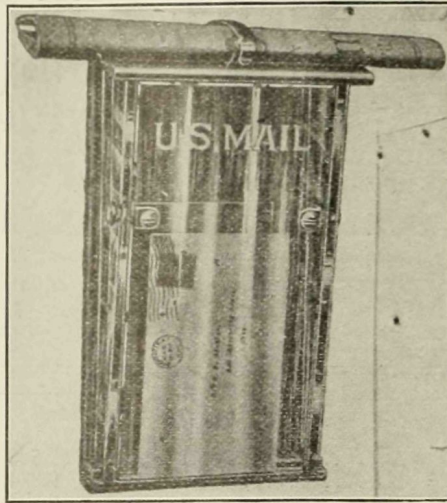


a permanent hold upon the wall fabric and they are practically impossible to dislodge. The large grip surfaces give them a special feature.

Glass Letter Boxes.

PROMINENT among the novelties in building equipment now being shown is a glass letter box with a secret panel spring so that the contents of a letter box may be quickly removed. This box differed from those usually found in pri-

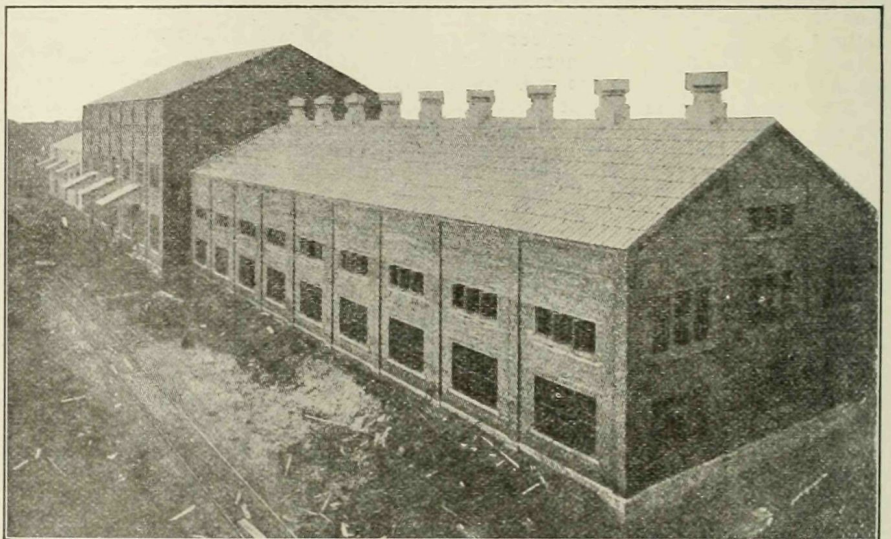
vate homes in the fact that they are ornamental, never get rusted and mail is never forgotten. This kind of mail box



is distinctively for residences, is constructed of plate glass, clear or fractured, and the finishing is in wood, assembled with nickel plated brass pivots top and magazine clasped.

Concrete Shingles.

CONSIDERABLE attention has been directed within the recent past to the possibility of using cement in the manufacture of shingles to take the place of slate shingles. Such a tile has been perfected and is now being used by several plants supplying war munitions re-



quiring quick construction and fireproof buildings. The tile has been subjected to tests by the Bureau of Buildings of New York up to 1,700 degrees F. The manufacturers of this tile are supplying data sheets which give all the facts which an architect wants to know about details of roof design. The sheets show how the cement tile hook over the steel purlins of buildings without any need for sheathing.

Glass Top Sleeve Damper.

HERE is a damper ventilator that not only removes foul air and fumes, but also aids in lighting the building, having a skylight effect. The device is made round and has a round sliding sleeve damper which is operated

by means of a cord. When the damper is entirely closed the light through the glass top is not shut off as when a butterfly valve damper is used. The ventilator described is made with condensation troughs to carry away the moisture so that it cannot annoy by dropping down into the building. The company also provides a special clip for catching the rope so that it is not necessary to climb up to the ventilator or to tie the cord at some point. The sliding damper has

not place on which dust can collect and so there is no danger of dust falling and causing discomfort.

A Safety-First Mineral.

ASBESTOS is a potential life-saver. All do not realize, perhaps, that the fireproof theatre curtain is made of asbestos, which is rock matter, but nevertheless almost as soft and pliable as cotton or woolen fabric. Asbestos has of course many other uses. Its incombustibility and its fibrous structure make it one of the most useful minerals for many and various structural purposes. It is used in making lumber, roofing, plaster and stucco. Houses that are built largely of asbestos afford their occupants not only complete protection from fire because it is a "non-conductor," but assure them also the comfort of freedom from extreme heat and cold.

The asbestos-producing industry in the United States is growing. For many years this country has been one of the greatest manufacturers and users of asbestos, drawing its raw material from Canada, but now some excellent fiber is being obtained at home. The most notable feature of the asbestos industry in 1914 was the development of a new field in Arizona, which is furnishing a grade of fiber that compares very favorably with the Canadian. As the mineral occurs in the Grand Canyon it is frequently designated Grand Canyon asbestos, although the deposit in that remarkable natural wonder is not yet producing asbestos commercially. For electric installation the Arizona is even better than the Canadian product, for it contains a lower percentage of iron. As-

bestos of a low grade has been produced in Georgia for many years.

A report by J. S. Diller, of the United States Geological Survey, on the production of asbestos shows that in 1914 the United States produced and sold 1,247 short tons, valued at \$18,965, a gain of 13 per cent. in quantity and 72 per cent. in value as compared with the production of 1913. Besides the small production in California and Virginia there were three important producers—two in Georgia, who furnished the greater portion, and one in Arizona, who produced high-grade mineral only.

Roofing Tile Machine.

THIS is a device intended for persons handling building materials or conducting a large number of small inexpensive speculative building operations. It is a machine that any one can purchase to manufacture cement roofing tile. The product of these machines is said to be durable and reduces the cost of roofing to levels that can hardly be conceived, according to the manufacturers. They make neat looking and light perfectly waterproof tile. These shingles are easy to lay, so that any one who is familiar with the roofing business can put up a nice roof. They can be cut in any desired shapes for valleys and hips and the most difficult places on a roof can be covered with them. Each is provided with four holes for nailing if desired, also one hole on the back for the purpose of wiring if desired. They are made in different colors, to lay a roof in varying patterns.

CURRENT BUILDING OPERATIONS

Structure Being Erected by August Heckscher, On One-time Havemeyer Plot, Designed to Meet Demand For Loft Space

OWING to its central location, space in modern loft buildings has been in great demand in the Murray Hill section, though only a few structures of this type have been erected up to the present time, owing to the restrictions which form barriers on many of the properties in the zone which is bounded by the old Murray farm. At the extreme southern end of the restricted territory the Cameron Building was erected some years ago, though only after a lawsuit, and a similar situation has arisen on the northern end, where the old Havemeyer property is now being improved, though, as in the other instance, only after recourse to the courts.

New Loft Project.

At the present time work is rapidly progressing on a sixteen-story fireproof building, designed for loft and showroom purposes, which is being erected by August Heckscher, 576 Fifth avenue, on the site of the old Havemeyer residence at the southwest corner of Madison avenue and East 38th street. The architects for this structure are Jardine, Hill & Murdock, 3 West 29th street, who also prepared the plans and specifications for the office building now under construction at 50 East 42d street. This project includes the southeast corner of 42d street and Madison avenue and is also owned by Mr. Heckscher. The structural engineer for this operation is Chr. J. Jeppesen, Inc., 56 West 45th street, and Russell B. Smith, 305 Madison avenue, will act as the contracting engineer, as he is also doing on the building at 50 East 42d street.

The plot on which this structure is being erected measures 98.9 x 95 feet, and it was formerly a part of the Murray Hill estate. The property was purchased by August Heckscher last May from the Havemeyer estate, through Clark T. Chambers, 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, said to include J. Pierpont Morgan and Charles Peabody, to prevent further business invasion into this historic zone. The title to the property was insured by the Lawyers' Title & 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.

Court Ruling.

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. Dean, Tracy & McBarron, as attorneys for Mr. Heckscher, contended that their client bought the site free and clear of any restrictions as to buildings or conducting business thereon. They made the statement that for more than seventy years, according to the records, title had passed and repassed on the property in question without any restrictive covenant being mentioned. Furthermore, they contended no record could be found in which the property on the west side of Madison avenue, between 36th and 38th streets, was shown to be covered by the Murray restriction. These depositions were accepted by Justice Blanchard and the complaint was dismissed, and the injunction to restrain the erection of the building was refused. The building, which is now under con-



Jardine, Hill & Murdock, Arch'ts.

SOUTHWEST COR. MADISON AVENUE AND 38TH STREET.

struction on this plot, will be of a high-class loft type, with street and avenue facades designed in the Adam style. The lower stories will be built of limestone and marble, the shaft of light brick and in the upper stories terra cotta will be employed. The windows are large and will have frames and sash of wrought steel. In the planning of this project all of the requirements of the Building Bureau, as well as those of the Fire Prevention Bureau, have been complied with, and the architects have endeavored to make this structure a model of high-class loft construction in every detail. Every precaution for the safety and comfort of the tenants and their property has been taken and the building will be completely equipped with a sprinkler system of 100 per cent. efficiency, smoke-proof fire towers and other fire prevention and fire-fighting devices.

A distinctive feature of the plan of this building is the fact that the structure is being erected with the minimum number of columns compatible with safe construction. This planning provides large areas of free space for display purposes, which will no doubt be appreciated by tenants. In addition to the permanent light on the north and east sides there will also be large windows in the upper stories, overlooking the south and west, which will make these floors exceptionally well lighted. The store floor

has been provided with a mezzanine gallery.

The elevator equipment of this building will consist of three high-speed passenger cars and three spacious freight elevators. In addition to the two fire towers this building will include a fully enclosed interior stairway.

The architects are now taking estimates from contractors for the completion of this building under separate contracts. The contract for the fabrication of the structural steelwork has already been let and contracts for the excavation, shoring and bridging have been awarded. The other contracts will be awarded as the work on the structure progresses. This operation will represent an expenditure of more than \$500,000, exclusive of the cost of the land.

Authority of the Fire Prevention Bureau.

An inquirer is informed that the Fire Prevention Bureau of the Fire Department has no authority over the principal structural features of a building, and particularly not over exits, which come under the jurisdiction of the Tenement House Department in the case of apartments and under the Industrial Commission in the case of factories and mercantile buildings. The Fire Commissioner, however, has authority to order a building vacated if there is a general disregard of fire prevention principles.

BUILDING STATISTICS SHOW TREND OF CURRENT MARKET

BUILDING statistics are vital to those interested in construction and efforts have been made for several years to compile figures from all the facts available which will indicate to those interested how much building is actually being carried on, the cost, which localities are prominent in the work and what classes of structures are being erected.

In order to derive the maximum amount of benefit from any set of figures, accuracy is most important, particularly as regards the cost. In the past the statistics have, in most instances, been acquired from the build-

The Dodge Company obtains the information from many sources. The reports are compiled daily, weekly, monthly and annually. There are no projected buildings in the figures, and only those which are being built during the periods stated.

Following is a table giving the building figures from New York State in its entirety, and the northern portion of New Jersey within the fifty-mile radius. The figures are so arranged that the total for the years from 1910 to 1915, inclusive, can be seen at a glance, also the monthly totals, so arranged that they can be compared with the corresponding month

Building Statistics Compiled for New York State and Northern New Jersey.

	1910	1911	1912	1913	1914	1915
January	11,193,500	15,499,000	10,075,000	22,481,500	8,111,000	9,940,500
February	14,360,500	10,101,500	12,505,500	32,657,500	7,937,000	11,896,000
March	31,418,000	20,708,500	20,737,000	21,519,000	9,640,000	12,798,000
April	24,266,000	22,561,500	23,310,000	24,863,000	14,786,000	12,568,000
May	29,365,000	31,916,500	32,102,500	32,786,500	15,562,000	12,291,000
June	34,315,000	28,997,000	23,598,000	23,710,000	9,890,000	13,064,500
July	20,606,500	13,596,500	24,297,500	23,237,000	10,487,500	15,103,000
August	14,835,000	22,549,500	22,621,500	15,001,500	15,218,500	13,968,000
September	5,724,000	17,499,000	17,270,000	17,850,500	8,634,000	18,771,500
October	19,760,500	16,598,500	19,875,500	9,675,500	12,094,500	16,708,000
November	27,237,000	15,812,000	4,890,000	11,912,500	9,237,500	18,138,000
December	21,738,000	12,073,000	20,884,500	25,313,000	7,606,500	14,550,234
Total	254,819,000	227,912,500	232,167,000	261,007,500	129,204,500	169,794,734

ing departments in various cities throughout the United States. While a line can be obtained from these figures, still, at best they are misleading, due to various reasons. In the first place, only a partial result can be arrived at for the reason that many cities have no building departments, and these communities are not represented in the totals. Then, again, the figures given as "estimated costs" are more often than not purely tentative and do not represent the actual sums of money involved in the operations. There are other reasons why figures compiled on this basis are not accurate, though a bare outline of the trend might be obtained.

Suburban Districts.

When the country is taken as a whole the question of the suburban districts and those sections far remote from a settlement of size must be taken into account. No effort has been made up to the present time to incorporate these districts in the compilations, which has had the effect of leaving a wide gap in the totals and making them misleading.

For example, it can be readily seen that in many sections of the country there might be a wide divergence in the activities of the city and suburban districts. There might be an era of suburban residential construction in a section of the country, while building in larger communities might be at a standstill. The reverse also might be true. So it can be readily seen that when only the larger cities are taken into account the totals are far from correct.

New Departure.

For the first time figures have been compiled and collated which comprise all portions of the territory covered. The F. W. Dodge Company has made comparative statistics of building and engineering operations, per contracts awarded, in New York, New England, New Jersey, Pennsylvania, Maryland, Delaware, the District of Columbia, Virginia, Ohio, West Virginia, Illinois, Indiana, Iowa, Wisconsin, Michigan, Minnesota, North and South Dakota and portions of Missouri and Eastern Kansas. These comparisons take in from 1910 to 1915, inclusive, and are as follows: 1910, \$805,700,359; 1911, \$777,456,313; 1912, \$868,103,000; 1913, \$857,698,500; 1914, \$720,241,300; 1915, \$940,089,334.

The striking value of these figures and those given in the following table lies in the fact that they are compiled from contracts awarded and not from the plan filings. In the event of a building not going ahead, under the old system, there would not be any way of eliminating the amount from the grand total, but under the revised method these figures would be stricken out automatically.

DEMAND FOR NEW BUILDINGS.

Live Operation Contracts Worth \$20,000,000, or Twice as Much as a Year Ago.

Unless all signs fail, 1916 is to be a record-breaking year in the building trades in New York City, in the opinion of Franz Neilson, secretary Credit Association of the Building Trades of New York. The financial situation has righted itself, he says, and is growing better every day:

"Money is easy and, fortunately, it is not seeking highly speculative outlets, in spite of the allurements offered by those who speak glibly of 'war brides' and 'war babies.' Investors are turning to real estate, which is one of the best indications that we have at least a decade of uninterrupted prosperity before us.

The demand for new buildings continues to grow, the result being that contractors, sub-contractors and material men in this city are more busy than before in at least eight years.

"Figures are difficult to obtain, but I believe that at least \$20,000,000 in building operations in New York can be classed as alive at this time. This is almost, if not quite, 100 per cent. better than the record of a year ago.

"The members of the Credit Association of the Building Trades are all enthusiastic in their confidence. The only thing they demand to make themselves secure in the future is legislation to correct the evils of the present lien laws of New York, and to protect honest business men against the use of the second and third mortgage by speculative and dishonest builders. We are going to Albany with a demand for proper legislation, and we are going to have behind us a much stronger organization than ever before. About 150 sub-contractors and material men who were not members of the Credit Association have joined us during the last month for no other reason than their desire to make certain the protective laws for which we are working."

Big Electrical Business.

As indicative of the enormous demand for electrical equipment and the heavy contracts booked by the large manufacturing companies, an order amounting to \$150,000 for a turbine and accessory equipment from one of the largest corporations in the country has gone begging because delivery could not be made inside of ten months, which would have meant that the machinery would not be in operation much before the end of 1916.

War Prices and Subway Contracts.

The effects of the European war are beginning to be felt in New York's rapid transit work on account of the advance in prices of materials used in construction. One of the largest and most expensive items is structural steel, and the price of this has already increased from \$48 to nearly \$60 per ton. Contracts not yet let will be more costly on this account.

NEW OFFICE BUILDING FOR THE BRONX



N. Serracino, Arch't.

PLANs and specifications have recently been completed by N. Serracino, architect, 1170 Broadway, for a modern store and office building to be erected at the southeast corner of Third and Brook avenues, Bronx. The structure will be owned and constructed by Attilio Pasquini, builder, 30 East 42d street. The building will have a frontage on Brook avenue of 89.2 feet and the Third avenue

frontage will be 59 feet. There will be nine stores on the first floor, the second and third floors being divided into offices. It is proposed to utilize the roof for advertising purposes. The facades of the building will be constructed of buff brick with trimmings of Indiana limestone. The cornice and all other exterior metal work will be of Toncon metal. The cost of this operation is estimated at \$40,000.

CARPENTERS' WAGES.**A New Scale, to Take Effect May 1, Announced by Brotherhood.**

Negotiations between the Master Carpenters' Association and the Brotherhood of Carpenters for a new trade agreement having failed to satisfy the men, their district council has, under date of January 6, given public notice that on and after May 1 a new scale of wages will be enforced by them.

The new scale increases the rates in all the boroughs—in Manhattan from \$5 to \$5.60 a day; in Queens, Bronx and Brooklyn, from \$4.50 to \$5 and in Richmond, \$4 to \$4.50 for outside work.

For cabinetmakers, or inside men, the new scale is equivalent to an increase from \$3.78 and \$4 a day to \$4.50 in all boroughs.

For men employed in mills receiving \$18 to \$22 a week the new scale calls for an increase of 50 cents a day.

Modifications in the rules concerning foremen and apprentices have also been asked by the Brotherhood, which wants more control over foremen and larger opportunities for American boys to learn the trade.

The official notice is addressed to architects, builders and manufacturers in the woodworking trades, and is signed by the executive board of the Brotherhood and E. H. Neal, secretary and treasurer, as follows:

"By direction of the District Council of Greater New York and Vicinity, United Brotherhood of Carpenters and Joiners of America, you are notified that the following scale will go into effect on May 1, 1916:

"On and after May 1 the wages for outside carpenters in Manhattan shall be 70 cents an hour.

"For the Boroughs of the Bronx, Brooklyn and Queens the wages for outside carpenters shall be 62½ cents an hour.

"For the Borough of Richmond the wages shall be 56½ cents an hour.

"For all cabinet and kalemeine shops the wages shall be 56¼ cents per hour.

For all mills doing a manufacturing business, 50 cents an hour.

"Forty-four hours will constitute a week's work for all."

John McClurg, of 122 West 29th street, secretary of the Master Carpenters' Association, said no demand for the foregoing scale had been presented to the association. "We know nothing about it," he said.

Projected Apartments in L. I. City.

The Degnon Contracting Co., 30 East 42d street, Manhattan, owner of the Degnon Terminal in Long Island City, has commissioned Shampan & Shampan, architects, 772 Broadway, Brooklyn, to prepare the plans for three five-story apartment houses to accommodate a total of seventy-five families. There is a demand for living quarters in Long Island City which is greater than the supply at the present time. This is owing to the fact that a number of new factories have been erected which employ a great number of hands and it is desirable that the employees find living accommodations in close proximity to their work. The houses contemplated will be located as follows: On the south side of Hunterspoint avenue, 190 feet west of Van Alst avenue, on a plot 50x100 feet, the building to cost \$45,000; one on the south side of Hunterspoint avenue, 240 feet west of Van Alst avenue, on a plot 50x90 feet, which will cost \$40,000, and one in the north side of 4th street, 190 feet west of Van Alst avenue, on a plot 50x90 feet, which will cost about \$40,000.

Caldwell-Wingate Co., Gets Contract.

A general contract has been awarded to the Caldwell-Wingate Co., 381 Fourth avenue, for the erection of a modern store and office building at the southeast corner of Fifth avenue and 42d street, for the Oceanic Investing Co., from plans and specifications prepared by Montague Flagg, architect, 109 Broad street. The steam and electric engineers for this project are Pattison Bros., 1182 Broadway, and the engineers

for structural steel are Boller, Hodge & Baird, 149 Broadway. The new structure will be twenty stories in height and will cover a plot 75x100 feet. When completed this building will become the home of the Astor Trust Co., now located at 389 Fifth avenue.

Plans for Apartment Hotel.

The 33 East 48th Street Realty Company, Inc., composed of George Backer, Emanuel Arnstein and Samuel Levy, is soon to begin the erection of a thirteen-story apartment hotel on a plot fronting 200.10 feet on Vanderbilt avenue, which is to be extended as a private street, 100 feet in 48th street and 40 feet in 49th street. This property has been leased from the New York Central Railroad. The plans for the projected building have been prepared by Warren & Wetmore, architects, 16 East 47th street, and call for a structure with facades of brick, limestone and terra cotta, designed in the style of the English Colonial. Albert B. Ashforth, Inc., 10 East 33d street, will be the agent for the building. The first floor of the building will contain a hallway extending over the entire width of the Vanderbilt avenue front, offices of the building and a large kitchen, dining room, pantry and serving room. The upper floors are to be divided into suites consisting of from two to six rooms with baths. A number of the larger suites will have private dining rooms. Each suite will contain a maid's room, maid's bath and a serving room. In addition to these accommodations provision will be made in another part of the building to provide rooms for extra maids, butlers and valets which may be employed by the tenant. The operation is expected to cost in the neighborhood of \$600,000, and will be completed October 1, 1916.

—The closing weeks of the year in Queens saw developers purchasing large plots in the zone to be influenced by the new transit of lines the operation of which in some manner will be started before the new year is over.

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The East 82nd Street Corporation has just contracted for Edison Service for its new 9-story apartment building at Nos. 110-114 East 82nd Street. Some 3000 lights and a motor equipment of 65 horse-power will be used to make the new property attractive to a tenantry of the high-rent sort

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MODIFICATION OF CONTRACT.

On Account of the New Tunnel to
Queens Borough.

The Public Service Commission for the First District has approved a modification of the contract with the Degnon Contracting Company for the construction of Section No. 5 of Routes Nos. 4 and 36, which is that part of the Broadway-Fourth avenue subway in 59th and 60th streets between Seventh avenue and the Queensboro Bridge. Under the original plans, which contemplated the use of the Queensboro Bridge, this subway, which is to be a two-track line, was routed from Seventh avenue through 59th street as a two-track structure to Fifth avenue. There the route was to divide and the track to continue through 59th street and the other to diverge and continue through 60th street to the Queensboro Bridge.

Owing to the substitution of a tunnel under the river for the bridge, the plans were changed so as to have both tracks run through 60th street east of Fifth avenue. The modification of the contract provides for this change, and it is understood the change will save the city \$500,000 on the total cost of the contract for Section No. 5, which is \$2,819,511. At the same time the commission approved and filed a stipulation with the New York Municipal Railway Corporation, already approved by the Board of Estimate and Apportionment, by which the company agrees to bear such proportion of the expense of building the new tunnel as it would have been obliged to bear for the construction of the line over the Queensboro Bridge. The commission also approved plans submitted by the Interborough Rapid Transit Company for the extension of the Second avenue elevated railroad in Manhattan across the Queensboro Bridge to connect with the new rapid transit lines in Queens Borough.

Plans for Madison Avenue Loft.

Frederick Zobel, architect, 35 West 39th street, is preparing plans and specifications for a twelve-story store and loft building to be erected at the north-west corner of Madison avenue and 29th street. The plot that this building will occupy has been leased for a long term from Elbridge T. Gerry, 258 Broadway, by the Brunswick Realty Co., Robert Zobel, president, 35 West 39th street, who will erect the new structure. The building will cover a plot 100x100 feet and will be built of brick, limestone and terra cotta. Complete fire protective equipment, including a sprinkler system, will be installed. The project is expected to cost in the neighborhood of \$300,000.

Million-Dollar Contract Awarded.

Levering & Garrigues Co., 552 West 23d street, Manhattan, have obtained a general contract to erect a group of factory buildings in Franklin street, on the Staten Island Sound, Elizabeth, N. J., for the Samuel L. Moore & Sons Corporation, Front street, Elizabeth. The plans for this project were prepared by Ring, Cleves, Graham Co., 280 North Broad street, Elizabeth. The structures to be built vary in size and in materials of construction. The cost of the operation is estimated at about \$1,000,000.

New Building Committee.

Alderman Kenneally is again chairman of the Building Committee of the Board of Aldermen, a position which he filled some years ago. Under the reorganization Alderman Dowling is Vice-President of the Board of Aldermen and will succeed President McAneny when the latter retires to private life on January 15.

The board has 73 members, 53 Democrats and 20 Republicans, with the five Borough Presidents and President McAneny. Two Borough Presidents are Democrats and three are Republicans, while Mr. McAneny is an independent Democrat.

The full membership of the Building Committee consists of Messrs. Ken-

neally, Schweickert, McKee, Silberstein, Schmitz, Cole, McGarry, Molen, Dunn, Crane and Ferrand.

L. S. Bing Retires.

Leo S. Bing has announced his retirement from the firm of Bing & Bing, real estate operators and builders, 119 West 40th street, with which he was associated for a number of years. Mr. Bing intends to give up all business activities for the present although he will maintain an office at his former address and later may engage in an occasional deal. The firm of Bing & Bing will continue its operations as heretofore at the old address and the activities will be under the direction of Alexander M. Bing. Bing & Bing, as a firm occupy a very prominent position among the operators and builders of this city. Beginning as real estate lawyers, they in time became important owners and builders on their own account, notably during the improvement and development of Washington Heights, and latterly in the central business sections of Manhattan and on Columbia Heights, in Brooklyn. The firm was a pioneer in the improvement of upper Park avenue and their efforts have had much to do with the development of the modern high class apartment houses which are now found on that thoroughfare.

NO ARCHITECTS SELECTED.

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

BROOKLYN.—C. F. Strickland, 474 Quincey st, contemplates the erection of a garage at 228 Putnam av. No architect selected. Cost, about \$10,000.

CORNING, N. Y.—The Board of Education, H. H. Chapman, Superintendent of Schools, contemplates the erection of a 2-sty high school here to cost about \$200,000. Kind of construction has not been decided. No architect selected.

ELMIRA, N. Y.—The Fraternal Order of Eagles of Elmira, Arthur Huff, president, contemplates the erection of a 3-sty club-house in the south side of East Market st, between Lake and William sts, to cost about \$75,000. No architect selected. Work will probably go ahead this year.

PATERSON, N. J.—S. J. Aronsohn Silk Co., G. R. Meyers, 448 East 18th st, contemplates the erection of a 4-sty brick addition to the mill at 448 East 18th st, to cost about \$30,000. No architect selected.

CANANDAIGUA, N. Y.—Thomas Barry, this place, contemplates the erection of a 2½-sty frame residence in the north side of Gorham st, to cost between \$10,000 and \$12,000. No architect selected.

VERONA, N. J.—The Montclair Academy of New Jersey, J. J. MacVicar, head master, Montclair, contemplates the erection of an athletic field at Claremont and Elwood avs, to cost between \$10,000 and \$15,000. The field will include a 440-yard cinder track, baseball diamond and football field. A clubhouse will be erected later.

PLANS FIGURING.

DWELLINGS.

PATERSON, N. J.—Robert C. Hutchinson, 126 Liberty st, Manhattan, architect, is taking bids for a 2½-sty residence, 58x35 ft, at 330 Broadway, for Dr. Thos. A. Dingman, 225 Broadway. Cost, about \$14,000.

HARRISON, N. Y.—L. R. Metcalfe and H. Ballantyne, 2 West 47th st, Manhattan, architects, are taking bids for a 2½-sty bungalow, 81x45 ft, for Lee Wallerstein, Esq., 171 Madison av, Manhattan.

PUBLIC BUILDINGS.

HORNELL, N. Y.—Bids will close January 19 at 3 p. m., for the post office at the southwest corner of West Genesee and Seneca sts, for the U. S. Government, Hon. W. G. McAdoo, secretary, Treasury Department, Washington, D. C. Jas. A. Wetmore, Washington, D. C., acting supervising architect. Cost, about \$85,000.

WATERLOO, N. Y.—Bids will close Jan. 21 at 3 p. m., for the 2-sty post office building for the U. S. Government. J. A. Wetmore, Treasury Department, Washington, D. C., acting supervising architect. Cost, about \$55,000.

YONKERS, N. Y.—The New York State Armory Commission, Franklin W. Ward, 153 State st, Albany, is taking bids to

close Jan. 28 at 2.30 p. m., for a 2-sty armory, 120x130 ft, for Company D, 10th Infantry, N. G. N. Y., North Broadway and Quincy pl. Lewis F. Pilcher, Capitol, Albany, architect. Cost, about \$100,000.

HACKENSACK, N. J.—Bids will close Jan. 17 at 3 p. m. for the 2-sty post office building at State st and Banta pl, for the U. S. Government. Jas. A. Wetmore, Treasury Department, Washington, D. C., acting supervising architect. Cost, about \$100,000.

Lowenthal & Sons, Inc., 1821 Boston rd. Cost, about \$13,000.

MISCELLANEOUS.
146TH ST.—Richard A. Wright, 101 Park av, is preparing plans for a 1½-sty reinforced concrete and brick still house, 75x127 ft, at the northeast corner of 146th st and Park av, for the Sigmund Ullman

& Co., on premises. E. E. Seelye, 101 Park av, Manhattan, consulting engineer. Cost, about \$15,000.

Brooklyn.
APARTMENTS, FLATS & TENEMENTS.
PARKSIDE AV.—W. T. McCarthy, 16 Court st, is preparing plans for four 4-

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
101ST ST.—Gaetan Ajello, 1 West 34th st, is preparing preliminary plans for the 14-sty apartment house at 337 West 101st st, northeast corner of Riverside Drive, for The Paterno Construction Co., Dr. Chas. V. Paterno, president, 272 West 84th st. Owner will build and award all subs about March 27. Cost, about \$200,000.

5TH AV.—Plans are being prepared for a 12-sty apartment house, 100x105 ft, at the northeast corner of 5th av and 63d st, for a syndicate, care of architects, Starrett & Van Vleck, 8 West 40th st. F. T. Ley, 52 Vanderbilt av, general contractor. Purdy & Henderson, 45 East 17th st, steel engineers.

10TH ST.—L. A. Sheinart, 194 Bowery, has completed plans for two 6-sty tenements at 59-67 West 10th st, for the Citizens Investing Co., 226 Lafayette st. Cost, about \$95,000.

181ST ST.—Schwartz & Gross, 347 5th av, have prepared plans for a 6-sty apartment at the northeast corner of 181st st and Riverside Drive, for the Miami Realty Co., 265 Greenpoint av, Brooklyn. Cost, about \$210,000.

67TH ST.—Shape & Bready, Inc., 220 West 42d st, have completed plans for an 8-sty apartment, 125x85.2 ft, at 42-50 West 67th st, for the 50 West 67th St., Inc., 25 Broad st. Cost, about \$325,000.

BROADWAY.—Plans have been prepared by Robert J. Reiley, 477 5th av, for alterations to the 7-sty apartment at 3607-11 Broadway, for the Rembrandt Realty Co., 3609 Broadway. Cost, about \$12,000.

49TH ST.—W. F. Plass & Bro., Inc., 145 West 18th st, have prepared plans for alterations to the 5-sty tenement, at 125 West 49th st, for John T. Fenlon, 228 Corliss av, Pelham, N. Y. Cost, about \$8,500.

DWELLINGS.

5TH AV.—Guy Lowell, 225 5th av, has about completed plans for a 5-sty residence, 50x120 ft, at the northeast corner of 5th av and 86th st, for Morton F. Plant, care of architect. H. C. Meyer, Jr., 101 Park av, heating engineer.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Board of Education opened bids Jan. 5 for installing heating and ventilating apparatus in P. S. 3. E. Rutzler Co. low bidder at \$8,270. For installing temperature regulation in same school, The Johnson Service Co., at \$805.

86TH ST.—Maginnis & Walsh, 100 Boylston st, Boston, Mass., have completed plans for a 6-sty convent, 76x102 ft, at 86th st, near Park av, for the Helpers of the Holy Soul Society, care of architects.

Bronx.

APARTMENTS, FLATS & TENEMENTS.
SEDGWICK AV.—Plans have been prepared by Samuel Katz, 405 Lexington av, for two 5-sty apartments, 37x75 ft, on the west side of Sedgwick av, 159 ft south of West Kingsbridge rd, for the R. P. Construction Co., 505 5th av. Total cost, about \$60,000.

COLLEGE AV.—Samuel Katz, 405 Lexington av, is preparing plans for two 5-sty apartments, 37x92 ft each, on the west side of College av, 290 ft north of East 169th st, for the Podgur Realty Co., 505 5th av. Cost, about \$60,000.

MORRIS AV.—Samuel Katz, 405 Lexington av, is preparing plans for two 5-sty apartments, 37x92 ft each, on the east side of Morris av, 290 ft north of East 169th st, for the Podgur Realty Co., Robert Podgur, 505 5th av, president and builder. Cost, about \$70,000.

GRAND AV.—M. W. Del Gaudio, 1913 Webster av, is preparing plans for a 5-sty apartment, 50x88 ft, on the west side of Grand av, 25 ft north of North st, for the Russo-Iodice Realty Co., 2364 Lorillard pl. Cost, about \$50,000.

STORES, OFFICES AND LOFTS.

UNION AV.—Herman Goldberg, 2968 Briggs av, has completed plans for a 1-sty brick store, 26x99 ft, at the southeast corner of Union av and Home st, for E.

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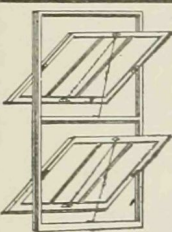
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Contemplated Construction (Continued).

sty apartments, 40x93 ft, on the south side of Parkside av, 40 ft east of Parade pl, for the Arden Construction Co., 3436 Broadway, owner and builder. Cost, about \$40,000.

PARKSIDE AV.—W. T. McCarthy, 16 Court st, is preparing plans for a 4-sty apartment, 50x98 ft, at the southeast corner of Parkside av and Parade Place, for the Arden Construction Co., Archibald Popal, 3436 Broadway, owner and builder. Cost, about \$50,000.

5TH AV.—Shampan & Shampan, 772 Broadway, are preparing plans for four 3-sty apartments on the west side of 5th av, 20 ft south of 63d st, for the Merchants Lloyd Realty Co., Louis Gold, 44 Court st, president. Cost, about \$8,000 each.

FLATBUSH AV.—Plans have been prepared by Shampan & Shampan, 772 Broadway, for three apartments at the southeast corner of Flatbush av and Vanderveer pl, for the Adwin Realty Co.

DIVISION AV.—Shampan & Shampan, 772 Broadway, are preparing plans for a 6-sty apartment, 60x105 ft, on Division av, near Marcy av, for the Ross Land Co., 461 Bedford av, owner and builder. Cost, about \$60,000.

DWELLINGS.

MANHATTAN BEACH ESTATES.—Thos. Weatherly, care of general contractors, W. & W. F. Crockett, 306 East 59th st, Manhattan, is preparing plans for a 3-sty frame residence, 50x100 ft, and garage for J. S. Weatherly, care of general contractors. Cost, about \$7,500.

ROGERS AV.—S. Millman & Son, 1789 Pitkin av, have completed plans for a 2-sty brick store and residence, 27x50 ft, at the northeast corner of Rogers av and President st, for the Culver Building Co., 140 Clara st. Cost, about \$7,000.

61ST ST.—S. Millman & Son, 1789 Pitkin av, have completed plans for a 3-sty store and residence, 20x77 ft, at the southwest corner of 61st st and 7th av, for the Foster Improvement Co., 2027 Douglass st. Cost, about \$8,000.

58TH ST.—F. J. Dassau, 1373 Broadway, has completed plans for nine 2-sty frame residences, 17x36 ft, in the north side of 58th st, 238 ft west of 18th av, for the Economy Homes Co., Jacob D. Rauck, 110 Av I, president and builder. Shingle roofing, hot air heating, electric wiring, parquet floors, tile baths, to cost about \$3,000 each.

PRESIDENT ST.—Cohn Bros., 361 Stone av, are preparing plans for a 2-sty residence, 23x70 ft, in the north side of President st, near Troy av, for Nathan Halperin, 822 Eastern Parkway, owner and builder. Cost, about \$10,000.

FACTORIES AND WAREHOUSES.

BEDFORD AV.—Albert Kahn and Ernest Wilby, 58 West Lafayette av, Detroit, Mich., associate architects, are preparing sketches for a 6-sty auto show room and service building at the northeast corner of Bedford av and Eastern Parkway for the Ford Motor Co., Jackson av, Long Island City, who will take bids about Feb. 1. Cost, about \$20,000.

STORES, OFFICES AND LOFTS.

1ST AV.—The Morse Dry Dock & Repair Co., foot of 56th st, contemplates the erection of a 2-sty concrete office building, 60x200 ft, on the north side of 1st av, opposite 56th st, to cost about \$60,000.

Queens.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were opened by the Board of Education Jan. 5 for completing and finishing item 1, installing, heating and ventilating apparatus in P. S. 91, in accordance with the original plans and specifications of contract awarded to Blake & Willians, which has been declared abandoned. E. Rutzler Co. low bidder at \$9,175.

STABLES AND GARAGES.

GLENDALE, L. I.—Rupp Bros., 189 Montague st, Brooklyn, have completed plans for a 2-sty brick storage and garage, 61x25 ft, at the southwest corner of Tosla pl and Myrtle av, for George W. Zengel, 288 Cooper st, Brooklyn. Cost, about \$15,000.

Nassau.

DWELLINGS.

KENSINGTON, L. I.—Catherine E. Cassidy, Washington, D. C., contemplates the erection of a 2½-sty brick colonial residence at Arleigh and Park rds, to cost about \$25,000.

HOSPITALS AND ASYLUMS.

MINEOLA, L. I.—James Britte, 18 East 41st st, Manhattan, has been commissioned to prepare plans for an addition to the Nassau Hospital, W. M. Baldwin, 17 Battery pl, Manhattan, president. Mrs. Herbert L. Pratt, Glen Cove, L. I., donor. Cost, about \$25,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, has completed plans for a 4-sty apartment, 78x50 ft, at 199 Hawthorne av, for Colin Campbell, 2 McLean av. Cost, about \$18,000.

DWELLINGS.

MT. VERNON, N. Y.—A. G. C. Fletcher, Park av and 41st st, has completed plans for a 2½-sty brick residence, 33x40 ft, on Cottage av, 100 ft south of Lincoln av, for Samuel Gibson, Proctor Building, owner and builder. Cost, about \$12,000.

YONKERS, N. Y.—S. Walter Katz & I. G. Feiner, 505 5th av, Manhattan, are preparing plans for a 3-sty residence, 28 x46 ft, at Bettner pl and Valentine lane, for N. Harris, care of architects. Cost, about \$8,000.

BRONXVILLE, N. Y.—Clark & Arms, 21 West 45th st, Manhattan, are preparing plans for a residence at Lawrence Park West, for William Hammatt Davis, 35 Nassau st, Manhattan. Cost, about \$15,300.

RYE, N. Y.—Patterson & Dula, 15 East 40th st, Manhattan, is preparing plans for a 2½-sty frame residence for the Zealand Realty Co., Simeon Ford, 103 Park av, Manhattan, president. Cost, about \$17,000.

RYE, N. Y.—Henry B. Herts, 345 5th av, Manhattan, is preparing plans for a 2½-sty residence for Albert Liebman, 36 Forest st, Brooklyn. Cost, about \$40,000.

YONKERS, N. Y.—A. J. Van Suetandael, North Broadway, has completed plans for a 2½-sty residence, 22x40 ft, in Fairview st, for Henry Pylman, Ridge av, owner and builder. Shingle roofing, hot water heating, electric lighting, city sewage and water. Cost, about \$4,000.

YONKERS, N. Y.—Plans have been prepared privately for three 2½-sty frame residences, 20x31 ft, at 57-63 Ramsey av, for Frank W. Austin, 123 Briggs av, to cost about \$3,500 each. Shingle roofing, electric lighting, city sewage and water.

RYE, N. Y.—Lewis Colt Albro, 2 West 47th st, Manhattan, is preparing plans for a 2½-sty residence, 50x200 ft, for George Arents, Jr., 200 5th av, Manhattan.

PELHAM, N. Y.—The Milligan Co., 154 East 1st st, Mt. Vernon, has completed plans for a 2½-sty frame and stucco residence, 30x45 ft, at Corlies av and Boulevard, for Catherine G. Roach, this place. Architect will handle general contract. Cost, about \$17,000.

BRONXVILLE, N. Y.—Starrett & Van Vleck, 8 West 40th st, Manhattan, are preparing plans for a 2½-sty colonial residence, 40x80 ft, at Hereford and Durham rds, Lawrence Park, for Arthur H. Johnson, care of architects. Cost, about \$20,000.

HALLS AND CLUBS.

MAMARONECK, N. Y.—Franklin D. Pagan, Main st, New Rochelle, has been commissioned to prepare plans for a 2-sty store and lodge building 60x80 ft, on Railroad av, for the Court Bonny Brook, F. of A. No. 284, Lloyd C. Harriett, Chief Ranger. Cost, about \$18,000.

MUNICIPAL WORK.

WESTCHESTER CO.—Wulf Engineering Co., Bank Building, Tarrytown, is preparing plans for a reinforced concrete bridge over Croton River at Harmon, for the Board of Supervisors of Westchester County, E. P. Barrett, chairman. It is undecided when bids will be advertised. Cost, about \$37,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—R. Bottelli, 207 Market st, has completed plans for a 4-sty apartment, 50x84 ft, at 107-109 Parker st, for Pellegrino Pellecchia, 21 Mt. Prospect av. Cost, about \$28,000.

WEEHAWKEN, N. J.—Plans have been prepared by Maximilian Zipkes, 405 Lexington av, Manhattan, for a 3-sty apartment, 37x60 ft, at the northeast corner of Oak and Gregory sts, for Joseph Rubinstein, 198 12th st, Jersey City, N. J. Cost, about \$30,000.

WEST NEW YORK, N. J.—Nicholas Soldwedel, 421 Bergenline av, Union Hill, N. J., is preparing plans for four stores and apartments at Harrison and 17th sts, to cost about \$35,000. Owner's name for the present withheld.

JERSEY CITY, N. J.—Wm. J. Marangelo, 2d National Bank Building, Hoboken, N. J., is preparing plans for two 4-sty apartments, 34x83 ft, at 53-57 Skillman av, for Elizabeth Carey, 61 Newark st, owner and builder. Total cost, about \$36,000. Sub bids will be received by owner about January 15.

JERSEY CITY, N. J.—Maximilian Zipkes, 405 Lexington av, Manhattan, is preparing plans for a 5-sty apartment at Bergen and Jewett avs, for Daniel Waldstein, 247 Monticello av, owner and builder. Cost, about \$75,000.

WEST HOBOKEN, N. J.—Leo Feinen, 3697 Boulevard, Jersey City, is preparing plans for a 4-sty tenement, 48x78 ft, on the east side of Mountain rd, near Washington st, for Emilio Viotto, 720 John st, owner and builder. Cost, about \$30,000. The owner will soon take bids on subs and materials.

WEST HOBOKEN, N. J.—Leo Feinen, 3697 Boulevard, Jersey City, N. J., is preparing plans for a 4-sty tenement, 50x90 ft, at the northeast corner of Smith and West sts, for The National Building Co., N. Gardner, 74 West st, president and builder. Cost, about \$40,000.

CHURCHES.

GARFIELD, N. J.—F. Pirrone, 104 Midland av, is preparing plans for a 1-sty church, 50x70 ft, at Cambridge and Commerce sts, for the Russian Orthodox Church, John Shivah, 36 Willard st, chairman. Cost, between \$13,000 and \$15,000. Bids will be taken on general contract about Jan. 20.

LODI, N. J.—F. Pirrone, 104 Midland av, Garfield, has completed plans for a 1-sty frame church, 32x75 ft, at the southeast corner of Spring and Summer sts for St. Joseph's Church, Rev. Jos. Paci, chairman, Spring st. Cost, about \$5,000. Bids will be taken about Jan. 14.

DWELLINGS.

ELIZABETH, N. J.—Oakley & Son, 280 North Broad st, have completed plans for a 2½-sty brick residence in West Jersey st, for A. H. Bull, of A. H. Bull Steamship Co., 8 Bridge st, Manhattan. Cost, about \$40,000.

EAST RUTHERFORD, N. J.—Plans are being prepared privately for a 2½-sty frame residence, 28x50 ft, in Main st, for V. Marino, 4 Sydney av, owner and builder. Cost, about \$5,000.

FACTORIES AND WAREHOUSES.

PATERSON, N. J.—The National Mosaic Flooring Co., 140 Market st, contemplates the erection of a 1-sty manufacturing plant, about 100x300 ft, on West Railway av, between Delaware and Buffalo avs, from plans by Frederick W. Wentworth, 140 Market st. Cost, about \$25,000.

NORTH BERGEN, N. J.—Joseph Turck, 770 Bergenline av, West New York, is preparing plans for a 2-sty ice cream factory, 42x62 ft, on Hamilton av, for Wm. C. Glandorf, 126 4th st, Union Hill. Karl Wageman, 299 Scholes st, Brooklyn, refrigerating engineer. Cost, about \$25,000.

IRVINGTON, N. J.—Lockwood, Greene & Co., 101 Park av, Manhattan, are preparing plans for a 4-sty manufacturing plant, 100x150 ft, south of Chancellor av, along the L. V. R. R., for Gould & Eberhardt, 111 New Jersey Roadway av, Newark. Cost, about \$50,000. A series of buildings will probably be erected.

MUNICIPAL WORK.

RIDGEFIELD, N. J.—Chas. F. Blood, Morse av, has completed plans for a sanitary sewage system for the Borough of Ridgefield. Cost, about \$90,000. Bids will be advertised about January 12.

RIDGEFIELD PARK, N. J.—Rudolph Schweizer, Jr., 20 Edwin st, is preparing plans for two disposal plants for the Borough of Ridgefield Park, E. W. Webbon, mayor. Lederle & Provost, 39 West 38th st, Manhattan, consulting and construction engineers. Cost, about \$100,000. Project will probably be advertised about February 1.

FAR HILLS, N. J.—F. S. Tainter Co., 55 Wall st, Manhattan, consulting engineer, is preparing plans for a water system for the Village of Far Hills, L. V. Ludlow, in charge. About 2 miles of 6 inch cast iron pipe will be required. Cost, about \$15,000.

SCHOOLS AND COLLEGES.

WASHINGTON, N. J.—An appropriation of \$40,000, will be voted on at the next meeting of the Board of Education of Washington, Jas. H. Johnson, president, L. M. Shape, secretary, for a high school, from plans by Rasmussen & Wayland, 1133 Broadway, Manhattan.

GARFIELD, N. J.—John F. Kelly, Post Office Building, Passaic, has completed plans for rebuilding the 2-sty school No. 4 in Gitty st, for the Board of Education of Garfield, J. Noonbery, president. Cost, about \$40,000.

ENGLEWOOD, N. J.—E. Sibley, Palisade Park, N. J., and J. J. Ferry, Englewood, have completed plans for a 1-sty addition, 28x78 ft, to the swimming pool in Engle st, near Palisade av, for the City of Englewood, Board of Education. Cost, about \$15,000.

MORRISTOWN, N. J.—Gilbert & Betelle, 665 Broad st, Newark, have completed plans for a 3-sty public high school at Early st and Atnon av for the Board of Education of Morristown, John Conklin, chairman of building committee. R. D. Kimball Co., 15 West 38th st, Manhattan, heating, ventilating and electrical engineer. Cost, about \$150,000.

STORES, OFFICES AND LOFTS.

PATERSON, N. J.—W. P. Herrman, president The Herrman Co., 237 Ellison st, contemplates the erection of a 5 or 6-sty brick loft building on Broadway, through to Fair st, near Erie R. R., to cost about \$40,000.

Other Cities.

DWELLINGS.

GENEVA, N. Y.—I. Edgar Hill, Loan Association Building, is preparing plans for a 2½-sty colonial residence, 58x64 ft, on Lockland rd, for E. W. Henderdeen, Lockland rd. Cost, between \$15,000 to \$18,000.

GREENWICH, CONN.—Rowe & Smith, 1123 Broadway, Manhattan, are preparing plans for a 2½-sty frame residence, 32x100 ft, on Glenville road, for Chas. D. Rafferty, care of architects. Cost, about \$40,000.

SCHOOLS AND COLLEGES.

LAKE PLACID, N. Y.—Demers, Moseley & Campaiene, Ilium Building, Troy, have been commissioned to prepare plans for a 2-sty high and grade school here for the Board of Education, Howard Weaver, president. Cost, \$50,000 to \$60,000.

MISCELLANEOUS.

MAYVILLE, N. Y.—Freeburg & Fidler, Chadakoin Block, Jamestown, are pre-

paring sketches for a 1-sty stone memorial building for the Board of Supervisors of Chautauqua County, Luther S. Larkin, clerk, Mayville, N. Y., to be erected at Mayville or Jamestown.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—(sub.)—The Diehl Construction Co., McLean av and Broadway, has received the mason work and the Johnson Building Co., 124 Lee av, carpenter work, for the 4-sty apartment, 98x54 ft, at Warburton av and Shonnard pl, for J. Frank Curran, 4 Hudson st, Bloodgood Tuttle, 44 West 33d st, Manhattan, architect. Cost, about \$24,000.

CHURCHES.

BOGOTA, N. J.—The Carleton Co., 151 West 42d st, Manhattan, has received the general contract to erect a church at the southeast corner of Fort Lee rd and Lawrence av for the Bogert Memorial Reformed Church, Mr. Lane, pastor. Jackson, Rosencrans & Waterbury, 1328 Broadway, Manhattan, architects. Cost, about \$35,000.

DWELLINGS.

SMITHTOWN, L. I.—Charles N. Brady, Glen Cove, L. I., has received the general contract to remodel the 2½-sty frame residence, 30x42 ft, for R. L. Smith, 1181 Broadway. Jas. W. O'Connor, 3 West 29th st, Manhattan, architect. Cost, about \$10,000.

ENGLEWOOD, N. J.—The W. H. Whyte Construction Co., 382 Railroad av, Hackensack, has received the general contract to erect a 2-sty residence, 35x70 ft, for J. W. Escher, care of architect, Beverly S. King, 103 Park av, Manhattan.

MT. KISCO, N. Y.—C. T. Wills, Inc., 286 5th av, Manhattan, has the general contract to erect an addition to the 2½-sty frame and stucco residence on Bedford rd for Moses Taylor, Bedford rd. Benjamin W. Morris, 101 Park av, Manhattan, architect. Cost, about \$70,000.

WOODMERE, L. I.—Alfred Woodhead, Cedarhurst, has received the general contract to erect a 2½-sty residence, 23x56 ft, on East Broadway, near Brower av, for Mrs. M. R. Stricker, East Broadway. Howard & Callmann, O'Kane Building, Far Rockaway, architects. Cost, about \$9,000.

ELIZABETH, N. J.—Chas. Eilbacher, 275 Morris av, has received the general contract to erect a 2½-sty residence in West Jersey st for A. H. Bull, 8 Bridge st, Manhattan. Oakley & Son, 280 North Broad st, architects. Cost, about \$40,000.

FACTORIES AND WAREHOUSES.

PATERSON, N. J.—P. S. Van Kirk Co., 85 Fulton st, Paterson, has received the general contract to erect a 4-sty addition to the silk mill, 100x300 ft, on Madison av, for the Augusta Silk Mill, Ralph Rosenheim, 430 Madison av, president. Cost, about \$60,000.

BLOOMFIELD, N. J.—The Salmund Bros. Co., 526 Elm st, Arlington, N. J., has received the general contract to erect a 2-sty addition, 116x60 ft, to the factory of the Peerless Tube Co., 79 Murray st, Manhattan, and Bloomfield. Cost, about \$16,000. Plans prepared privately.

HOSPITALS AND ASYLUMS.

BROOKLYN.—The Whitney Co., 1 Liberty st, Manhattan, has received the general contract to erect a 5-sty pavilion, 50 x100 ft, at De Kalb av and Raymond st, for the Brooklyn Hospital, Raymond and De Kalb avs, Lord & Hewlett, 345 5th av, Manhattan, architects.

BROOKLYN.—The Gillies-Campbell Co., 101 Park av, Manhattan, has received the general contract to erect a 2-sty nursery building, 40x51 ft, at the northwest corner of York and Gold sts, for the Brooklyn City Mission & Tract Society, 44 Court st. Cost, about \$10,000. McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, architects.

PUBLIC BUILDINGS.

INTERVALE AV.—The Kreymsborg Architectural Co., 1029 East 163d st, has completed plans for four 5-sty apartments at the northwest corner of Intervale av and Rogers pl for the Absan Realty Co., A. Weisman, 919 Fox st, president. Cost, about \$225,000.

SCHOOLS AND COLLEGES.

BROOKLYN (sub.)—Knoburn Co., 359 14th st, Hoboken, N. J., has received the contract for fireproof doors, fireproof windows and kalamein work for an addition to P. S. 89, on the north side of Newkirk av, between East 31st and East 32d sts, for the Board of Education. C. E. J. Snyder, 500 Park av, Manhattan, architect. Cost, about \$50,000. H. C. Stowe Construction Co., 221 Greenpoint av, general contractor.

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RICHMOND HILL.—Cedar av, w s, 500 s Jamaica av, plumbing to dwelling; cost, \$50; owner, H. Held, premises. Plan No. 15.

RICHMOND HILL.—Stoothoff av, w s, 200 n Jerome av, plumbing to dwelling; cost, \$50; owner, H. Goldberg, premises. Plan No. 3083.

RICHMOND HILL.—Chestnut st, w s, 130 n Chichester av, plumbing to dwelling; cost, \$50; owner, C. Worster, premises. Plan No. 3081.

RICHMOND HILL.—Stoothoff av, e s, 60 s Atlantic av, plumbing to dwelling; cost, \$50; owner, H. Heins, premises. Plan No. 3082.

RIDGEWOOD.—Forest av, w s, 50 and 75 n Putnam av, plumbing to dwellings; cost, \$150; owner, Casper Herold Estate, premises. Plan Nos. 1 and 2.

SPRINGFIELD.—Springfield av, w s, opposite 5th av, electric sign to store; cost, \$60; owner, C. H. Wood, premises. Plan No. 11.

WHITESTONE.—7th av, w s, bet 27th st and river, general repairs to dwelling; cost, \$500; owner, Mrs. Chas. Seneff, premises. Plan No. 9.

WOODHAVEN.—Ferry st, e s, 180 n Syosset st, plumbing to dwelling; cost, \$50; owner, L. G. Schulz, premises. Plan No. 7.

WOODHAVEN.—Vandeveer av, e s, 180 s Jamaica av, plumbing to dwelling; cost, \$50; owner, J. Geibel, premises. Plan No. 14.

WOODHAVEN.—Ferry st, w s, 245 s Jamaica av, plumbing to dwelling; cost, \$50; owner, M. Reiser, premises. Plan No. 3086.

WOODHAVEN.—Ferry st, w s, 235 s Jamaica av, plumbing to dwelling; cost, \$50; owner, M. Reiser, premises. Plan No. 3092.

Richmond.

FINGERBOARD RD., n w cor Grant st, Grassmere, alterations to frame dwelling; cost, \$1,000; owner, Frances Meiner, 587 Prospect av, Bronx; architect, Cris. Gonzales, 1421 Needham av, Bronx. Plan No. 6.

FINGERBOARD RD., s s, 1,000 Sand la, Grassmere, alterations to frame storage; cost, \$450; owner, Cameron Estate, Grassmere; architect, J. M. Stellifson, 28 Fingerboard rd. Plan No. 4.

LIBERTY AV., s s, 160 e Quincy st, South Beach, alterations to frame bungalow; cost, \$75; owner, Geo. Gilbert, 116 Manhattan av, Jersey City; builder, W. W. Erquist, South Beach. Plan No. 2.

RICHMOND TURNPIKE, 1749, Castleton Corners, alterations to frame dwelling; cost, \$500; owner, John Pfehler, on premises; builder, A. Ganelli, on premises. Plan No. 586.

BOARDWALK, South Beach, alterations to frame bath house; cost, \$1,800; owner, S. B. Land Improvement Co., South Beach; builder, Morris F. Nastasi, 251 Richmond av, Arrochar. Plan No. 1.

PERSONAL AND TRADE NOTES.

HENRY C. ALLEN, civil engineer, was recently appointed city engineer for Syracuse, N. Y.

JOHN J. HEARN CONSTRUCTION CO., formerly at 69 West 46th st, has moved its offices to 65 West 46th st.

ALFRED YOUNG, plumbing contractor, has recently opened an office and shop at 562 Broadway, Long Branch, N. J.

CHARLES O. LENZ, consulting engineer, has moved his offices from 71 Broadway to the new Equitable Building, 120 Broadway.

J. E. R. CARPENTER, architect, will move his offices from 66 East 66th st to 681 5th av, where he has leased the entire tenth floor.

JOSEPH W. BAKER, architect, will move his offices about January 15 from the Record Building to 111 North 4th st, Harrison, N. J.

DAHLSTROM METALLIC DOOR CO. has recently located its New York offices and show-rooms on the fifth floor of the new building at 130 East 15th st.

ROBERT MATTHEW RAYMOND, a prominent mining engineer, has been appointed Professor of Mining in the Columbia University Graduate School of Mines.

C. H. BALDWIN, architect, formerly located in the Orange Bank Building, Orange, N. J., has moved his offices to Railroad pl, corner Washington pl, East Orange, N. J.

HAROLD L. YOUNG, architect, formerly associated with Steward Wagner, at 347 5th av, has opened an office for the independent practice of his profession at 32 Union sq.

PERCY F. ADRIANCE, heating and plumbing contractor, Bergenfield, N. J., desires catalogues, samples and price lists from manufacturers and jobbers in the supply lines.

JOHN HELLEIN, heating and plumbing contractor, 1396 Greene av, Brooklyn, desires samples and catalogues from manufacturers and jobbers in heating and plumbing supplies.

G. M. REES, architect, formerly a member of the firm of Rees & Ade, Rochester, N. Y., has opened an office for the independent practice of his profession in room 912, Granite Building, Rochester, N. Y.

EMILE BENOIST & CO., INC., interior decorators, have opened an office and studio at 214 Livingston st, Brooklyn. Mr. Benoist was formerly a designer with the firm of Abraham & Straus, Brooklyn.

W. B. GOENTNER, formerly assistant engineer of the Department of Water Supply, Gas & Electricity of the City of New York, has been appointed superintendent of the factory of the McCabe Chemical Co., Charlotte, N. C.

M. ROSENBERG, mason and general contractor, formerly a member of the firm of Rosenberg & Aronson, has moved his offices from the Marcus Building, 121-123 Canal st to the Public Bank Building, 89-91 Delancey st.

FREDERICK dePUYSTER TOWNSEND, a landscape architect, has opened an office for the practice of his profession at Cooperstown, N. Y.

Associated with him is Gardiner M. Gale, a graduate of the Massachusetts Institute of Technology.

M. E. GRANGER, architect, formerly connected with W. W. Ward, has opened an office for the practice of his profession at 1507 South Geddes st, Syracuse, N. Y., and desires samples and catalogues from manufacturers and jobbers interested in the building trades.

J. P. BECK, formerly publicity manager of the Universal Portland Cement Co., has been made general manager of the Association of American Portland Cement Manufacturers, and will have charge of the enlarged educational, promotional and publicity plans adopted at the meeting of the association.

AMERICAN KALAMEIN WORKS, INC., 99 Kent av, Brooklyn, manufacturer of metal covered doors and windows, at its recent annual meeting elected Louis A. Leavitt, treasurer and a director of the company. Mr. Leavitt will take an active part in the management of the concern.

MORRIS WHINSTON, architect, is practicing his profession at 459 Stone av, Brooklyn. Mr. Whinston, for a number of years past, has been connected with various departments, including the Department of Bridges, and the public Service Commission, and has had a wide experience in the supervision of the construction of notable buildings.

WERNER NYGREN announces that he has withdrawn from the firm of Nygren, Tenny & Ohmes, consulting engineers, 101 Park av, and has opened offices for private practice as a consulting engineer for steam power, heating and ventilating installation. Mr. Nygren's new office is located on the ninth floor of the Architects' Building, 101 Park av, and will be ready for occupancy on or about February 1, 1916.

JEREMIAH FLOOD, chief factory inspector, the man who has been most under fire as a result of the recent fatal Diamond factory fire, is out, and Chief Counsel Connor, whose home is at Oneida, N. Y., has resigned. Flood has been succeeded by Louis Haven, up to this time supervising inspector of the Albany district, but it is said at the offices of the chief inspector that his appointment is only temporary. Mr. Connor is succeeded by Albert W. Bonygone, a well-known New York City attorney.

PLUNKETT-WEBSTER LUMBER CO., 25 West 42d st, was started as a co-partnership in Boston, Mass., some months ago, and moved its headquarters to New York last June. The concern was recently incorporated and is carrying on a wholesale hardwood lumber business in northern and southern hardwoods. The firm operates a mill at Malone, N. Y. The greater part of the products of this company are sold to the furniture and piano manufacturers and to interior trim makers.

HERMAN A. McNEIL, a prominent sculptor of New York, is making the model for a marble statue of Washington, the soldier, for the great arch in Washington Square. Among other authorities he has selected as the principal model and guide, Peal's portrait of Washington at the West Chester State Normal School, West Chester, Pa., which is considered to be one of the best of Washington's portraits, more distinctively a soldier portrait than any other.

STATE ENGINEER FRANK M. WILLIAMS has announced his selection of five consulting engineers, provided for under the barge canal law, and the selection has the approval of the Governor. The engineers selected include Dr. Elmer E. Corthell, New York, president of the American Institute of Consulting Engineers; Henry C. Allen, city engineer of Syracuse; Eugene E. Haskell, formerly of the Coast and Geodetic Survey and now director of the College of Civil Engineers, Cornell University; Joseph Ripley, member of the first Panama engineering commission; and Ernest C. Moore, of Brooklyn.

HENRY WILSON HODGE, who has been appointed a Public Service Commissioner by Governor Whitman, was a member of the engineering firm of Boller, Hodge & Baird, of 149 Broadway, and widely known in his profession. Mr. Hodge has been engineer for some of the largest bridges and buildings in the country, among others being the Duluth and Superior bridge, the cantilevers across the Monongahela and Ohio rivers at Pittsburgh and Steubenville, for the Wabash Railway, the municipal bridge across the Mississippi River for the city of St. Louis, the bridges across the Connecticut River at Hartford, Saybrook and East Haddam for the State of Connecticut, the Singer tower, the Metropolitan tower and many other large structures. He has designed many bridges for the city of New York, including the Central Bridge, Melrose av, viaduct, Riverside Drive viaduct at 96th st and the steel arch designed to cross the Spuyten Duyvil Creek on the line of the proposed extension of Riverside drive. His firm has been retained by the United States Government, by several States and many cities, and they are engineers for all structures on the National lines of Mexico, as well as for bridges in Hayti, Peru, Bolivia, Brazil and other foreign countries. The new Commissioner was born in Washington, D. C., April 14, 1865.

OBITUARY.

JOHN J. CONLON, a heating and plumbing contractor, died of a complication of diseases, at his home, 392 Prospect av, Brooklyn, Friday, December 31. He was sixty-six years of age. Two sons and four daughters survive.

GEORGE HALLOCK, a prominent electrical engineer, died of heart disease at his home, 6410 15th av, Bath Beach, Brooklyn, Friday, December 31. He had been ill for some time. Mr. Hallock was sixty-two years of age. He is survived by his widow, a son and two daughters.

GEORGE PHILIPS ROBERTS, building inspector of Orange, N. J., for the last five years, and one of the best known men in building circles in Essex County, died after a short illness of pneumonia, at his home at Day and White sts, Friday, December 31. He was

sixty-eight years of age. For more than thirty years he had been a member of the firm of Oakley & Roberts, contractors and builders, and in his time erected many of the prominent buildings in Newark, the Oranges and the territory adjacent. Mr. Roberts was the president of the Master Builders' Association of the Oranges for a period of twenty-five years and had been active in political affairs. He was connected with a number of social and fraternal organizations. He is survived by a daughter and two sons.

L. V. CLARK.—The Portland cement interests of this city and Philadelphia heard with regret this week of the death of L. V. Clark, vice-president, director and general sales manager of the Lawrence Portland Cement Company, of No. 1 Broadway. Mr. Clark was widely known among the building material interests of this city, having been identified with the Lawrence Portland Cement Company interest for twenty-five years. He was 53 years old and death was due to heart trouble. His wife and two grandchildren survive him. The funeral was held Friday afternoon at 2 o'clock from 157 Pelham rd, Philadelphia. Mr. Clark was of fine abilities and courteous bearing, and his personality has been visibly injected into conduct of the sales department of the Lawrence Company for two decades and a half.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN CONCRETE INSTITUTE will hold its annual convention at the Auditorium Hotel, Chicago, Ill., February 14-17.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS will hold its midwinter convention in New York City February 8-9, 1916.

NEW YORK RETAIL HARDWARE ASSOCIATION will hold its annual convention at Buffalo, N. Y., February 15-18, 1916. Secretary, John B. Foley, Syracuse, N. Y.

NATIONAL BUILDERS' SUPPLY ASSOCIATION will hold its annual convention at Cleveland, O., February 17-19, 1916. Headquarters at the Hotel Statler.

NATIONAL CONFERENCE on Concrete Road Building will be held at Chicago, Ill., February 15-18, 1916. J. P. Beck, 208 South La Salle st, Chicago, secretary of the Advisory Committee.

CORNELL SOCIETY OF CIVIL ENGINEERS will hold its annual banquet at the Hotel Breslin Friday evening, January 21. Clyde Potts, consulting engineer, 30 Church st, is chairman of the Dinner Committee.

INTERNATIONAL CUT STONE CONTRACTORS' AND QUARRYMEN'S ASSOCIATION OF NORTH AMERICA, INC., will hold its thirteenth annual convention at the Hotel Traymore, Atlantic City, N. J., January 19-20, 1916.

NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, regular meeting second Wednesday of each month, except July, August and September, at the Fine Arts Building, 215 West 57th st.

NATIONAL ASSOCIATION OF BUILDERS' EXCHANGES will hold its annual convention at the Hotel Emerson, Baltimore, Md., February 22-24, 1916. Secretary, J. M. Vollmer, Louisville, Ky.

RETAIL LUMBER DEALERS' ASSOCIATION of the State of New York will hold its annual convention at Poughkeepsie, N. Y., January 26-28, 1916. The Programme Committee is preparing an interesting programme for each session of the meeting.

MASTER PLUMBERS of the Borough of Brooklyn will hold their annual entertainment and reception at Prospect Hall, Tuesday evening, January 18. The Arrangement Committee has prepared an interesting program which will be followed by dancing.

ILLUMINATING ENGINEERING SOCIETY will celebrate the tenth anniversary of its organization by holding a midwinter convention in New York City, February 10-11. At this time honorary membership will be conferred on Thomas A. Edison. Arthur Williams is chairman and Clarence L. Law is secretary of the Convention Committee.

EXECUTIVE COMMITTEE of the National Electrical Contractors' Association will hold a meeting at Richmond, Va., February 7-8, 1916, to make arrangements for the annual convention which will be held at the McAlpin Hotel, New York, July 18-22, 1916. The Entertainment Committee for the convention consists of George Weideman, chairman; W. C. Peet, L. Freed, Lewis L. Brown, C. A. Christesen, E. J. H. Thiemer and Louis Kalischer.

SOCIETY OF BEAUX ARTS ARCHITECTS will hold its annual Ball of the Fine Arts at the Hotel Astor, Friday evening, February 11. The event will be known as the "Bal des Dieux" or Ball of the Gods. In contrast to the picturesque Venetian Fete of 1914, the architects have decided to produce a pageant of pagan mythology, the costumes, decorations and tableaux all harking back to periods of history ante-dating the days of early Greece. The proceeds of the ball will be used for the support of the school of design which is maintained by the society at 126 East 75th st, Manhattan, for the benefit of young artists and draughtsmen.

AMERICAN SOCIETY OF CIVIL ENGINEERS, at its annual meeting, to be held January 19, 1916, will vote for the following officers: For president, Dr. Elmer L. Corthell, consulting engineer, 149 Broadway, Manhattan; for vice-presidents, Palmer C. Ricketts, Troy, N. Y., and Alfred Craven, New York, and for treasurer, Lincoln Bush, New York. Six directors will be elected at the same meeting.

ARCHITECTURAL LEAGUE OF NEW YORK will hold its thirty-first annual exhibition in the Fine Arts Building, 215 West 57th st, from Sunday, February 6, to Saturday, February 26, 1916, inclusive. The annual dinner of the league will be held Friday evening, February 4, at 7 o'clock p. m. On Saturday, February 5, the league will hold a reception from 3 to 6 p. m. Public lectures will be given on Saturdays, February 12, 19 and 26.

BUILDING MATERIALS AND SUPPLIES

TEN DOLLAR BRICK AGAIN FEATURES NEW YORK MARKET—
CONNECTICUT FIRMS STILL UNATTRACTED BY QUOTATION

New England Cannot Spare Materials
—Bear Movement Halts Further Rise

WITH covered brick in New York quoted at \$10 a thousand, wholesale, crushed stone bringing prices higher than has been recorded in almost a generation, structural steel 100 per cent. higher than it was a year ago and demand for new buildings showing, through plan filings, a momentum in this city that bodes well for an active season, a powerful bear influence got to work this week to keep, if possible, prices from going higher. There is a fear that the upward trend of costs of building materials will deter spring construction. Part of this bear movement found its origin in Newark, where Frank H. Genung, of Cook & Genung, former president of the Building Material Exchange, said:

"It's all right for New York to advance its building material prices. There the operations have to go ahead because of demand. The mere matter of an additional \$50,000 in cost is not a deterrent factor, because the demand is there. But out here in the suburbs it is a pity that prices for materials have to advance in a time like this, when a good building movement is just starting, because it is forcing a type of construction that is reactionary. The high price of common brick is forcing builders to use concrete block, hollow terra cotta tile and even local field stone in some instances, and in cases where high grade operations have been projected they are being held up simply because of this increase in price. If the New York wholesale market could only see the effect these price shifts are having here they would be warned."

The wholesale market is a victim of circumstances, however. The conditions governing the increasing cost of materials are at mill centers, where labor is scarce, fuel costs more and shipping conditions are more exacting. There is a very low supply, considering the volume of building that is going ahead this winter. This demand is forcing a prominent Staten Island brickyard to operate all winter, and so far as labor will permit there is extra time being put in at Raritan River yards, where brick and terra cotta hollow fireproofing tile are made. In the Hudson Valley there is not more than 300,000,000 brick available for use between now and spring. Dealers who have ridden from stack brick that they bought at \$5.50 a thousand have been in the market and have unloaded and then stacked again at \$7.50 and \$8.50 in anticipation of prices going still higher. Brick manufacturers are said to be actually making money on their product, for the first time, taking the Hudson district as a whole, since the spring of 1912.

TIN PLATE ADVANCES.

Manufacturers Boost Price Fifteen Cents a Box.

ADVANCES were received this week to the effect that the American Sheet and Tin Plate Company had officially advanced its price on tin plate from \$3.60 to \$3.75 per base box. The leading maker has taken some large contracts at the \$3.75 level. Independent makers advanced their price about a week ago. Terne plates have also been advanced, 15 cents being added 8-pound coated ternes and 10 cents on 12 to 20-pound ternes, inclusive. No change is made in the price on 30 to 40-pound ternes.

LUMBER.

Yellow Pine Already Shows Advance of \$1 to \$1.50.

LUMBER is reflecting the stiffening tone of the general building material market. West Virginia spruce has advanced \$2. Short spruce is strong. Owing to the difficulty of getting shipments here eastern stock is being absorbed rapidly at \$2 to \$3 advances over December lists. The base price of Pennsylvania Hemlock shows an advance of \$2 on average business.

The last and only time in the history of eastern building that Hudson common brick was being sold here at or about \$10 was in May, 1906, when for a single week it reached \$11.20 a thousand. The \$10 price now asked is for covered brick lying on barge in the Hudson River. Special brick under cover is said to be held for higher figures. The quotation was made by the Greater New York Brick Company to a Bronx dealer this week. The open market price for Hudsons is \$8.50 bottom a thousand.

Rosendale natural cement at the new \$1 level is strong. Portland cement is without change at \$1.67 and \$1.72, but the upturn in brick prices gave a strengthening tone to the market, especially since high brick prices sometimes stimulate the sale of cement. Structural steel, at the new price level of 20.96c., is remarkably firm. The American Sheet and Tin Plate Company has officially advanced its price on tin plate from \$3.50 to \$3.75 a base box. The leading maker has taken some important contracts at the \$3.75 level.

Concrete aggregates are in a very stiff market. The remarkable adherence of sand, gravel and grit to levels ruling before the impetus in building demand developed is accounted for by the heavy stocks on hand and competition. A long spell of cold weather would be almost sure to cause a sharp upturn. Screened cow bay sand in the wholesale market is still 45 cents.

Molding sand is very hard to get. The supply is low, especially for Lumberton sand in the vicinity of west New Jersey and eastern Pennsylvania. The Rockaway dredges have stopped work for the winter. Most of the foundry trade was well supplied. Plants coming into the market now, however, are finding it hard to get supplies, even at advanced prices.

The general sentiment in the building material distributing trade is that prices have gone high enough for this time of the year. Distributors fear a tendency to overproduce, thereby bringing the market to abnormally low prices early in the summer.

Current plan filings compared with boroughs with those of a year ago follow. Last week there were 111 new buildings projected at an estimated cost of \$729,937.

	Week ending,		Jan. 7, 1916.	
	Jan. 8, 1915.	No.	Jan. 7, 1916.	No.
Manhattan.....	3	\$73,000	9	\$1,334,450
Bronx.....	4	219,000	13	572,000
Brooklyn.....	56	333,150	89	917,550
Queens.....	42	168,880	87	398,900
Richmond.....	5	4,225	10	19,570
Totals.....	110	\$798,255	208	\$3,242,470

White pine on quite a number of grades shows a readjustment, with an upward tendency. Pacific coast red cedar and Idaho white pine have also advanced since the turn of the year. Hardwoods throughout the general list have advanced from \$2 to \$3 and on some things advance is even greater. This is due to the scarcity of stocks. Mahogany lumber and logs have also strengthened considerably. Cypress is steady and in fair demand and shows slight advances on some items. Yellow pine continues to hold advances recently realized, although on some few items prices have a tendency to ease off slightly. Yellow pine flooring is firm and shows an advance of about from \$1 to \$1.50.

NATURAL CEMENT.

New Level of \$1.00 a Barrel Well Sustained.

ROSENDALE natural cement at the new level of \$1 or ten cents higher than has been prevailing on this market has been well sustained, according to William C. Morton, general sales manager for the Consolidated Rosendale Natural Cement Company. Increasing demand, higher cost of production and the scarcity of labor have combined to force prices up in this as in other departments.

TEN-DOLLAR BRICK.

History Repeats Itself in This Market, but from Different Cause.

TEN-DOLLAR brick faces the market for the first time since 1906. In May of that year it reached \$11.20. No one expects that the current advance will reach that level, but if the tenseness now obtaining in the market continues there is nothing to prevent that level from being reached.

The first ten dollar quotation was made this week by the Greater New York Brick Company to a Bronx dealer for covered cargoes. Open cargoes are quoted variously, but all are at or above \$8.50. Raritan River brick manufacturers immediately advanced their quotations to meet the new level. Dealers turned to Connecticut and found that the most rigid \$8 and \$9 levels were being maintained, and even at those prices it was next to impossible to get brick by cars.

The causes leading up to the remarkable movement of common brick prices this winter date back from the strike of the laborers at Haverstraw, in part, and, perhaps to a larger degree, to the experiences of manufacturers in the Hudson district for the last nine years. The strike of the workmen, who felt the lure of higher wages on subways and aqueduct work, indirectly brought about a shortage of brick. While the strike was on there were hardly any encouraging signs regarding the building outlook. When in August, September and October the building movement began to show signs of continuing in increasingly large volume, there was a sudden consciousness that there was going to be a decided shortage of supply. The market for at least six years prior to August, 1915, had been a dealer's mart. Immediately things began to change. The Hudson River manufacturers began to come into their own. They foresaw what was coming and, through the counsel of John B. Rose, the district was warned. They began to look toward their shipments, only to find that a shortage of barges in this market had been created by the freight embargo on railroads and, instead of paying \$300 a month to store a bargeload of brick, the brick barge owners could get \$350 to \$400 by chartering their barges out to transportation companies for floating storehouses.

Official transactions for Hudson River brick covering the week ending Thursday, Jan. 6, in the wholesale market, with comparison for the corresponding period last year, follow:

Open Barges, left over, Friday A. M., Dec. 31—14.	1915.		
	Arrived.	Sold.	Covered.
Friday, Dec. 31.....	4	4	0
Saturday, Jan. 1.....	12	0	0
Monday, Jan. 3.....	19	21	5
Tuesday, Jan. 4.....	0	4	0
Wednesday, Jan. 5.....	0	3	0
Thursday, Jan. 6.....	15	6	0
Total.....	50	38	5

Reported en route, Friday, Jan. 7—0.
Condition of market, firm. Prices: Hudsons, \$8 and \$8.50; covered Hudsons, \$10 asked; Raritans, \$8.00 and \$8.50 (wholesale dock, N. Y.); (for dealers' prices and profit add cartage); Newark, \$8 and \$8.50 (yard). Cargoes left over Friday A. M., Jan. 7—41. Covered sold, 0. Covered, 5. Left over covered barges, 27. Open barges left over, 7.

Left over Friday A. M., Jan. 1—13.	1914.		
	Arrived.	Sold.	Covered.
Thursday, Dec. 31.....	0	0	5
Friday, Jan. 1.....	1	0	1
Saturday, Jan. 2.....	0	0	0
Monday, Jan. 4.....	3	2	1
Tuesday, Jan. 5.....	0	3	0
Wednesday, Jan. 6.....	0	2	0
Thursday, Jan. 7.....	0	1	0
Total.....	4	8	7

Condition of market, weak. Prices: Hudson, \$5.00 to \$5.25; covered, \$6.00; Newark, yard, \$— to \$6.75 nominal. Left over Friday A. M., Jan. 8—60. Covered sold, 4. Left over covered barges, 17.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1916.....	29
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Jan. 6, 1916..	75
Total No. bargeloads sold Jan. 1 to Jan. 6, 1916	34
Total No. bargeloads left over Jan. 7, 1916	41
Total No. bargeloads left over Jan. 1, 1915	64
Total No. bargeloads arrived, including left over, Jan. 1 to Jan. 7, 1915.....	68
Total No. bargeloads sold Jan. 1 to Jan. 7, 1915	8
Total No. bargeloads left over Jan. 8, 1915..	60