

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JANUARY 15, 1916

## LIVE TOPICS DISCUSSED AT CONVENTION

### Tax Situation, Home Rule for Cities and Brokerage Regulation Among Subjects Chosen at Mid-Year Conference

AT the Mid-Year Conference of the Real Estate Association of the State of New York, held at the Hotel McAlpin on January 7, many subjects of vital interest to those interested in realty came up for discussion. Charles E. Manierre, of the Committee on Taxation, congratulated the members of the association on the fact that the tax situation had reached a point where there was general agreement that effective revision was imperatively necessary.

Mr. Manierre continued in part as follows: "The trend of legislation is toward a continually increasing burden of taxation in proportion to the population. The source of special tax, such as, for example, the succession tax and the franchise tax, which, as a make-shift, have postponed the crisis, have reached about their limit, and the State is now faced with the necessity of constructing a suitable and comprehensive system of taxation under which all of the money necessary for the purposes of government may be secured without undue pressure upon any.

#### The First Step.

"It would seem that the first step would be the enactment of a law such as the bill submitted to the Legislature last winter, taxing secured debts at a rate not exceeding four mills annually, and including for that purpose a listing system and the collection of the tax by the State instead of by localities.

"In this connection the people of the State are to be congratulated that the so-called Secured Debt Law, which was not so much a tax law as a tax exemption law, was repealed by the Legislature last year. To permit, as this law did, a payment of  $\frac{1}{2}$  per cent. and an exemption thereafter through many years, whatever the life of the bond, certainly could not be deemed a tax measure. It merely dried up the source of taxation.

"Fortunately, one Legislature cannot bind a later Legislature and those who took advantage of this law cannot complain if subsequently the exemption so broadly granted is cut down to a comparatively brief period of time."

#### Home Rule for Cities.

Laurence McGuire, president of the Real Estate Board of New York, speaking of Home Rule for Cities, said:

"The Real Estate Board believes that the Board of Estimate and the Board of Aldermen, the City Legislative bodies, charged with the control and the administration of the city government and held responsible therefor by the people of the city, should have absolute control of the expenditure of all monies which must be provided for in the city budget for borough and city purposes.

"As these boards are held responsible for the tax rate they cannot be subject to just criticism unless the ability to control the tax rate rests with them. In other words they cannot be held responsible for the enormously increased expense of the Board of Education if a large part of such increase is the result of mandatory legislation nor can

they be held accountable for the expense necessary to carry out new functions of government if the duty of carrying on such functions is imposed upon them by an act of the legislature.

"It was for these reasons that the Real Estate Board last winter supported the Cromwell bill, which sought to give control over the salaries and disbursements of city, borough and county officials. The board will again support legislation having as its object such financial control.

#### Other Measures Supported.

"It will also support measures for transferring to the Board of Estimate the powers of the Court House Board, the Board of Water Supply and the powers of the Public Service Commission as far as they relate to the construction of rapid transit lines and hereafter will oppose the creation of any statutory commission to do any work for the City of New York which can be done by the city authorities. To this extent the Real Estate Board is committed to Home Rule for the City of New York.

"New York City is peculiarly located. It is at the entrance to the continent and is the gateway through which the tremendous immigration has poured into this country. It has frequently happened that while the stronger, sturdier and more self-reliant emigrants passed through to build up great and flourishing communities throughout the Union, those who were not so fortunate or so strong and self-reliant, either from physical, mental or other causes remained in New York City for their children to be educated, their feeble and incompetent to become a charge on the community.

"It is from these people and those who sympathize with them that the demand for new social activities arises and we have a condition today where millions of dollars are spent annually for functions of government not known in New York City a few years ago when its inhabitants were of a different type. The constitutional limit of 2 per cent. is a safeguard, yet it has been proposed to take this from us by those who encourage this element in our community and the debt incurring limit of 10 per cent. so wisely provided for in the constitution and so necessary to prevent city bankruptcy is also extremely offensive to a certain element in our city.

#### A System of Checks.

"You will, therefore, see that although there should be the largest measure of home rule for local control over city finances there must also, for the protection of property rights, as essential in a free government as personal rights, be some system of checks and balances in local government.

"The desirable situation appears, therefore, to be a strong local government with full control over local affairs and local finances, and complete state legislative control not for the purpose of unnecessary interference or to impose additional burdens but to pre-

vent excessive burdens and to afford protection when necessary to threatened property or individual rights.

"The subject of Districting Cities is of such great importance that one hesitates to dismiss it in a few words. That is, however, what must be done on this occasion. I will confine my remarks, first, to the broad general question of districting and regulating, and second, to the difficulties that lie in the way of putting this principle into practice.

#### Tremendous Problem.

"The public has come to realize that the old haphazard fashion, good enough when New York was a small town, has left its mark and is not exactly the procedure suitable to the New York City of today or of the future. Public sentiment, in other words, has crystalized into a desire to regulate building, in so far as this is wise and practicable; and to say that a building must not be erected to any height the owner may elect, if that procedure is going to injure his neighbor's building or perhaps a great many buildings in the vicinity.

"From what I have said it may be gathered that I personally agree that the general proposition to district cities and create zones in which only certain types of buildings may be erected and only certain kinds of business carried on, is good. I think I may safely say that it has general approval. To the extent referred to above it has the endorsement of the Real Estate Board of New York.

"That, however, is not to say that the same endorsement will necessarily be given to any or all of the detailed recommendations that the committee may make. These recommendations, I need hardly say, are being awaited with the keenest interest. The problem is a tremendous one. It requires thorough investigation of all the factors entering into the life and growth of the greatest city in the world, a city where conditions are unusual and which presents greater problems than any city in the world. Real estate conditions, real estate history, the development of localities, the influences that have brought about radical changes, the growth of population, the shifting of residential and business centers, transportation, railroad and water front conditions, the relation between the several boroughs—these and many other factors must be studied in the minutest detail, and all in relation to the future growth of New York City."

#### Views of President Marks.

Borough President Marks said: "A great measure of home rule must be preserved in the city of New York. When the population reaches beyond five millions, with a prospect of growing to eight or ten millions, it is a fair question whether the unit of government has not become too great.

"The demand for borough home rule is a healthy one. There is no desire to weaken the licensing function of the central authority; no thought of decentralizing police, fire, education, or similar city functions. But, on the other hand, local physical works coming close to the daily lives of the people, such as paving,



sewers, buildings, construction of water mains, snow removal, street cleaning, markets, etc., are proper matters of local control."

#### Regulating Brokerage.

Alfred H. Wagg, Chairman of the Board of Managers of the Association, spoke on the proposed regulation of real estate brokerage. He said in part: "The question of regulation of real estate brokerage by State Commission was first definitely considered in New York State by the Real Estate Association of the State of New York at a convention, held in Rochester, in 1909. No definite action was taken at this time, but at a convention, in 1913, a committee was appointed to draft a bill, providing for such regulation. On April 1, 1913, the Real Estate Board of New York appointed a special committee to consider the advisability of a license system for real estate brokers. This committee subsequently reported, opposing the proposed legislation, and recommending in its stead a code of ethics to govern the conduct of the members of their Board. The Real Estate Exchange of Long Is-

land, in 1912, considered seriously the regulation problem, and a special committee appointed, recommended a system of registration, applying only to the members of their exchange. Local real estate boards in Syracuse and several other up-State cities have passed resolutions at different times, approving the general principle of State regulation. During the 1915 session of the State Legislature certain members of the Real Estate Association of the State of New York prepared a bill following the various reports and suggestions, which was introduced in the Senate by Senator Norton and in the Assembly by Mr. Davis.

#### Purpose Misunderstood.

"One of the most serious obstacles which has been met by the State Association in this matter is the fact that real estate men and associations have misunderstood the purpose and application of regulatory legislation. While they admit that the confidence of the public has been shamefully abused by inefficient and dishonest brokers, who have been driven by inordinate greed

to extremes of misrepresentation and dishonesty, they have not entirely been convinced that State regulation will remedy the condition and suppress the evils known to exist. It is an interesting fact that suburban developers and country brokers, who have found themselves in an unfair competition with the typical unprincipled and avaricious small town curb broker, are most urgent in their demand for State regulation. Less than 5 per cent of the brokers in the metropolitan district are represented in any recognized board or association. The regulation proposed would be State-wide in its influence and control. We must therefore consider State-wide necessities and conditions.

"Proper regulation and control in almost all lines of prosperous business is becoming universal, and is proving of tremendous benefit. A proper bill, safeguarding the interests of the profession and of the public, can result only in a desirable standardization of business methods, and will be a vital factor in elevating our vocation in the estimation of the public."

## REALTY BEST INVESTMENT IN THE WORLD

Despite "Hard Times" Steady Increase in Values  
Has Been Noted During The Last Decade

By WILLIAM LUSTGARTEN

CONSERVATIVE investors consider seasoned railroad bonds prime security with satisfactory yield. A comparison, therefore, of this investment with New York City real estate must be accepted as a test. The Wall Street Journal made a compilation of the average price of bonds of twenty-five railroads, representing all grades of security. On October 1, 1915, these bonds were off twenty-one points from January 1, 1906, when the compiling of the averages was started. The yearly average is computed from the monthly average near the end of each month. It was not considered safe to compare total real estate value, because it included all new construction.

#### Ten Year Comparison.

Land values, however, are a safe criterion, as the value attaches to the identical thing under consideration, though, substantially, the same fact is established by taking the total real estate values as a basis of comparison.

	Average price of bonds of 25 Railroads	*Ordinary Land Value
1906	95.97	3,367
1907	88.04	3,558
1908	90.35	3,843
1909	93.65	3,885
1910	91.40	4,001
1911	90.38	4,555
1912	89.04	4,563
1913	85.80	4,590
1914	83.14	4,602
1915	78.93	4,643

\* (The ordinary land value, from the Report of the Commissioner of Taxes and Assessments of the City of New York, is given in billions. As these figures are too large for easy comparison, all but the first four figures have been omitted.)

These statistics show that on a sum of money invested in 1906 in established, prime investments, there was a loss in the decade of 17.7 per cent. of capital; whereas, the same sum invested in real estate would have registered an increase of capital of over 37 per cent. during the same time.

#### Out-of-Town Investors.

Out-of-town capitalists have appreciated true conditions. Their detachment from the microscopic view of real estate, which warps the resident property owner's judgment, enables them to make rational appraisals. Their successful investments vindicate their better understanding of fundamental conditions.

The city is in the throes of expansion—the prelude to a great advance in real estate values—due to the growth of the whole country, and the completion of

great public improvements like the enlarged Erie canal, new aqueduct, docks, bridges, subways, street widenings and extensions, and other projects.

Within five years, instead of a restricted, narrow city, we shall have a round city, equipped to meet the requirements of a growing population. The making of adjustments and accommodations to meet this growth has dislocated old conditions. The resettlement has, unfortunately, led real estate owners, who judge by sight, to mistake this growth for destruction. Lacking vision and courage, they resist change. When they see a structure razed they deplore the waste, instead of foreseeing the better building—the apparent destruction that is only the beginning of construction. It is their disposition to let good enough alone, not realizing that present good grows stale and finally unprofitable. Immediate, temporary ease is preferred to greater enduring good.

#### A Hazardous Risk.

Manhattan contains, in round numbers, 100,000 buildings; approximately, 65 per cent. not built to present day standards. Many have 2x6 wooden floor beams, 25 inches from centres; necessarily they deteriorated rapidly; their usefulness evaporated years ago. They are a hazardous risk, casting heavy fire insurance charges upon innocent adjoining modern buildings. Old and worn out, dangerous and unsanitary, they are disfavored by all forward looking citizens.

Years ago conditions were so intolerable that two different commissions, composed of conservative investigators, condemned this type of building unsparingly.

The city would profit immensely if old buildings were wrecked. Their taxable value is exceedingly small; the cost to the city service is disproportionately high. This extra cost is paid by properties that are adequately improved. Taxation is always with us—a provocative, recurring exaction. But the tax rate pales into insignificance compared with the burden of rising interest rates.

#### Amortizing Mortgages.

Commendation is due the unselfish men at present engaged in perfecting a scheme of amortizing mortgages. The success of their labors will save mortgagors redundant costs and disbursements, in many instances amounting to more than 1 per cent. per annum.

About a year ago the city was compelled to take up one hundred millions of gold bonds returned from Europe.

These were refunded by an issue of 6 per cent. bonds—not counting the cost of commission and expenses—ipso facto, every new and open mortgage went to a 6 per cent. basis.

When interest rises real estate values go down, and vice versa. This is an inexorable economic law. Denouncing loan companies for calling low rate mortgages is a futility; they, too, are dominated by economic law.

Obviously, if interest rises from 5 per cent. to 6 per cent. real estate values decline, because the value of real estate is its net return, actual or potential, capitalized at the market rate of interest.

#### Illustration Cited.

A \$100,000 property at 5 per cent. is worth about \$80,000 at 6 per cent. Depreciation weakens the mortgagee's security, which induces the calling of open mortgages; renewals must then be negotiated on the new value basis.

In the illustration cited this would require the equity owner to put in \$12,000 new money. In the past decade many owners have suffered from the effects of this irresistible force. The present upward movement in real estate is, in great degree, caused by the easier conditions in the money market.

The safest and, consequently, the best form of amortized mortgage, is one based upon the value of improvements, with land and building as security. This form of mortgage makes a solid investment, attractive to all capital in the loan market, even the most timid. It would command the cheapest money available at a rate comparable with the best Government bonds.

With normal conditions 5½ per cent. per annum would pay interest and amortization charges on the better type of buildings. Under the influence of the economic law that low interest increases realty values, many embarrassed properties would find salvation under the plan proposed.

Rectification and standardization of mortgage methods and settlement of the money market will send realty values booming above the present levels.

#### Open Part of New Subway.

The extension, from 59th to 86th street of the Brooklyn Fourth avenue subway, will be formally opened at 3 o'clock this (Saturday) afternoon. The 86th street trains will use the local tracks of the subway from 59th to Chambers street, making all stops.



# TAXATION AND PUBLIC FINANCE

## New York State Tax Reform Association Advises Retrenchment Before New Sources of Revenue Are Resorted To

TAXATION and public finance were much in the public eye during the past year in both city and State, and will be still more prominently before the people during the next few months.

The joint committee of the Legislature that has been investigating taxation will report before February 1, and will recommend an annual income tax. The proposals of the committee appointed last year by Mayor Mitchel to consider the tax problems of the City of New York, will also be presented early in the year. Further, a heavy direct State tax of twenty million dollars this year brings the question of State finances home to the various localities.

Under the circumstances the annual report of the New York Tax Reform Association is of timely interest. It is signed by Secretary A. C. Pleydell.

### State Income Tax and Other Proposals.

With respect to a State income tax the association takes an opposing view:

"A joint Legislative committee of three Senators and five members of the Assembly was appointed to investigate systems and methods of taxation and to report to the Legislature before February 1st, 1916. This committee, of which Senator Ogden L. Mills is chairman, held many public hearings in New York and other cities.

"In a statement issued in November the committee set forth three chief plans as under consideration. These are—(1) a general tax on net income; (2) a classified personal property tax; and (3) a tax based upon external indications of income, such as rental value of business premises and dwellings, and salaries.

"While the committee disclaimed responsibility for any of the plans in its statement, the line of questioning at subsequent hearings indicates that the report will in the main favor a general income tax for State or local purposes or both.

"Detailed consideration must, of course, await the submission of a definite plan. The statement set forth some of the advantages of an income tax over the personal property tax, and these in general are true. It may be well, however, to indicate some of the disadvantages of a State tax on incomes.

"The income tax is already used by the federal government, and with the great additional demands for federal revenue will undoubtedly be extended in the near future so as to reach smaller incomes than those now taxed, and to obtain more revenue from large incomes. An income tax can be administered better by the federal government than a State because of its broader jurisdiction. A State income tax affords more opportunities for evasion, or locating outside of the taxing jurisdiction. With the great diversity of investments and the preponderance of inter-State business, it is hard to determine what part of an income is taxable by the State in which the taxpayer lives or the taxable business is conducted.

"The present tax laws of New York attract many wealthy residents from other States, and thereby enhance the value of residential and business real estate. To the extent that a State income tax retards this tendency of wealth and capital to come here, real estate and business must suffer.

"It is generally agreed that all income tax returns and payments should be kept secret; therefore, such a tax leads di-

rectly away from publicity, which is so desirable in taxation. Publicity is a certain check against abuse or corruption, while secrecy leaves the taxpayer in the dark except as to his own assessment.

### New Taxes vs. Retrenchment.

"Few people realize the enormous revenue now derived in the State of New York from what are called 'indirect' taxes upon certain classes of personal property or business. These special taxes are part of a plan to substitute enforceable and specific taxation for the general personal property tax still used by most States.

"In 1890, when this policy was in its infancy, the revenue from such taxes was less than \$3,000,000. By 1912 it had increased to \$55,000,000, of which nearly \$40,000,000 went to the State and over \$15,000,000 to the localities. During this same period, 1890-1912, the total of State and local taxes increased from \$78,000,000 to \$277,000,000, an increase per capita from \$13 to \$29.

"But because of the great revenue from the special taxes, the percentage of the total taxes paid by real estate decreased from 86.9 in 1899 to 76.7 in 1912. This decrease would be still greater if the special franchise assessments were classed, as in many States, as personal property, instead of being included, as here, with real estate.

"One purpose of developing these 'indirect' taxes was to avoid a direct State tax. Yet, notwithstanding an increased State revenue of \$37,000,000 annually over 1890, from these taxes, the expenditures have mounted so much more rapidly that this year's direct State tax was the heaviest ever imposed. It has been the experience of other States also that the ease with which such 'indirect' taxes are collected leads to greatly increased expenditures.

"Estimates prepared for the committee indicated that the income tax as planned would yield about forty million dollars more revenue annually.

### Keep Expenditures Down.

"In view of the record in this State, it would seem advisable that no large new source of revenue should be provided until every possible effort has been made to keep expenditures within the present receipts. This applies to local revenues as well as State. The committee seemed reluctant to consider suggestions for retrenchment, as being outside the purposes for which it was appointed. But surely no plans for additional taxes are warranted unless the need for them is proven first.

"The committee has also been unwilling to take up the taxation of public service corporations, for the avowed reason that this subject required more time than was available. But before inquisitorial income taxes, reaching down to people of modest means, are enacted, the question whether New York is receiving anything like the revenue that is obtained by other States from the valuable privileges enjoyed by public service corporations, should have the fullest investigation."

### State Finances.

On the subject of direct State tax the report says:

"The condition of State finances and the need for a direct tax was set forth in our bulletin No. 560 (June, 1915). Since then, the ratification of the \$27,000,000 canal loan restores to the treasury \$3,654,000 that was appropriated so as

not to delay work. The business revival, with the increases in the stock transfer tax, brought the receipts from special taxes \$4,000,000 above the estimates. The large appropriations made by the last Legislature were intended to keep down the supply bill and should do it.

"With reasonable economy the direct tax next year should not be larger than is needed for the sinking fund requirements of about \$10,000,000, and may perhaps be less.

### A Constructive Program.

"Some additional revenue may properly be obtained for the State by changes which will carry out more fully the intent of existing laws.

"The present inheritance tax law was drafted by this Association, and the grades at which the various increases in rates apply were experimental. They could be lowered without affecting the reasonable character of the tax, and this change would produce several million dollars more revenue.

"Mayor Mitchel appointed a committee in 1914 to consider the tax problems of the City of New York. This committee will report early in 1916. Whatever may be its recommendations, certain facts should be kept in mind.

"The present protest against high taxes on real estate, which was responsible for the appointment of the Legislative committee on taxation, is largely a New York City question. For a number of years this city financed public improvements and even current expenses by bond issues, with a consequent abnormally low rate upon real estate, which in turn led to an inflation of values.

### Tax Problems of New York City.

"Now the limit of borrowing has been reached, and the growing requirements for principal and interest have brought about a higher tax rate; while real estate values have been stationary, owing in a large degree to the falling off of immigration and other conditions resulting from the war and particularly affecting this city.

"These conditions are not permanent, and will be much relieved as business continues to improve, while the opening of new subways will bring an increase of assessed valuations of land and new buildings that has not been considered in the forecasts of the city's financial needs.

"But real estate owners would not be relieved by new taxes that drive business away, or decrease the ability of their tenants to pay rent. It is often assumed that the only effect of new taxes on business is to make the taxpayer grumble. It must be remembered that commercial enterprises are shifting in character; old businesses are dissolved or reorganized and new ventures are started. Competition is so keen that even a slight disadvantage in taxation will prevent new enterprises from coming here and will tend (with increasing force as the disadvantage makes itself felt) toward the removal to other States of enterprises which are now here.

"There are some sources of city revenue now neglected. A tax on advertising signs would reach a privilege not now taxed. Payment for special services from city departments, for vaults under sidewalks, and similar privileges, have been suggested. The city loses nearly a million dollars annually from the deduction of license and other payments from the special franchise tax, and this provision should be repealed."



## TO FOLLOW WORK OF LEGISLATURE

### Real Estate Board Decides to Place Greater Emphasis on Bills Affecting Realty Which Are Presented At Albany

THE Real Estate Board of New York, carrying out a program recently outlined to the Board of Governors, has decided to place greater emphasis than ever before on its legislative work. This phase of the board's work has been steadily growing in importance. Last year it received special attention from the Board of Governors and the Legislation and Taxation Committee.

The decision to lay still greater emphasis on this work has been arrived at after very careful consideration of the circumstances under which legislation, most of it adding to the tax burden, is passed at Albany.

#### 3,500 Bills Introduced.

Each year a large number of legislative bills are presented in the Senate and Assembly. Last year, for instance, nearly 3,500 bills were introduced in both houses. These bills are examined by various organizations representing different shades of public opinion. They include civic, labor, social betterment, real estate organizations and so forth. The number of committees scrutinizing these bills in the interest of the property owner is of necessity far outnumbered by those who examine them from other points of view. In other words, the public is apt to be influenced by a preponderance of opinion not actually, or perhaps not accurately, representing the point of view of those most directly interested in the financial and economical results of proposed legislation.

It is with a view to presenting the best available expert opinion on measures chiefly affecting real estate, taxation and New York City in its relation to the rest of the State that the Real Estate Board has perfected its machinery for analyzing and endorsing or opposing new legislation.

In previous years the procedure has been to call together the whole Legislation and Taxation Committee on Thursday of each week. This is one of the largest standing committees of the board, consisting of 40 active and associate members. The committee did an unusual amount of work last year. But it was found practically impossible to assemble so large a committee each week. Attendance was necessarily uncertain.

The Board of Governors, therefore, authorized the President, with the concurrence of the Legislation and Taxation Committee, to appoint a small sub-committee from the Legislation and Taxation Committee and the Real Estate Laws Committee. This joint committee as appointed consists of the following:

#### Personnel of Committees.

From the Legislation and Taxation Committee: Robert E. Dowling, real estate operator, President City Investing Co., Chairman of Legislation and Taxation Committee; John P. Leo, architect, Vice-Chairman Legislation and Taxation Committee; David A. Clarkson (of Ogden & Clarkson), real estate broker, Vice-Chairman Legislation and Taxation Committee; Stanley M. Isaacs, attorney (of M. S. & I. S. Isaacs); Carlisle Norwood, attorney.

From the Real Estate Laws Committee: Samuel P. Goldman, attorney (of Goldman, Heide & Unger), Chairman Real Estate Laws Committee; William B. Ellison, attorney, former Corporation Counsel (of Ellison & Ellison); Henry R. Chittick, attorney, Assistant Solicitor Lawyers Title and Trust Company.

President McGuire of the Real Estate Board, being ex-officio member of all

committees, will attend the meetings of the sub-committee.

Following the preliminary meeting of the full Legislation and Taxation Committee on December 16th and the adoption of a general legislative programme and policy, mainly covering legislation looking to economy in municipal government, the sub-committee met on Wednesday of this week and formulated its plan of procedure and acted upon the first batch of bills forwarded from Albany.

Future meetings of the joint sub-committee will be held on Monday of each week at 4 o'clock at the office of the Real Estate Board. Prior to the weekly meeting preliminary examination will be made by Richard O. Chittick, as Secretary of the committee, of all bills with a view to excluding those not properly coming within the scope of the committee. All bills affecting real estate and entailing expenditures, whether local to the city or involving outlay of the city for State expenditures, or important policies of city or state, will be at once referred to the committee member best qualified to pass on it. The opinion of the individual member will be discussed by the Committee and proper action taken in the nature of approval or opposition at Albany. On more important bills appearances will be made before the Senate and Assembly Committees.

#### Prompt Action to Be Had.

In this way prompt action will be had on all bills. This action will reflect expert legal, real estate and building opinion and will be of immense value to taxpayers and to all who are either practically or sentimentally interested in the work of the Legislature.

The preliminary meeting held on Wednesday of this week was interfered with to some extent by the necessary arrangement for a detailed plan of procedure. The committee, however, completed its examination of bills, passed on some and referred others for action at the regular meeting on Monday next.

The following is a summary of the work done at Wednesday's session:

#### Bills Considered.

The Committee of the Board opposed one bill:

Assembly, Int. 19. Introduced by Mr. Fertig. An Act to amend the agricultural law, with relation to the powers, term of office and compensation of the commissioner of agriculture. Four bills were approved as follows:

Assembly, Int. 9. Introduced by Mr. Donohue. (Same as Senate Int. 50, by Mr. Boylan). An Act to amend the tax law, in relation to the exemption of real property of certain corporations.

Assembly, Int. 33. Introduced by Mr. Kelly. An Act to amend the tax law, in relation to the exemption from taxation of all property of a municipal corporation used and maintained for a municipal water supply.

Assembly, Int. 35. Introduced by Mr. Kelly. An Act to amend the highway law, in relation to equitable distribution of fees received by the state for the registration of motor vehicles.

Assembly, Int. 41. Introduced by Mr. Maier. An Act making an appropriation, payable from the proceeds of bonds authorized by chapter five hundred and seventy of the laws of nineteen hundred and fifteen, for the improvement of canals and to reimburse the general fund for advances for such improvement.

Fifty bills were referred to various members and committees, among them the following:

Assembly, Int. 11. Introduced by Mr. Donohue. Concurrent Resolution of the Senate and Assembly proposing an amendment to Section fifteen of Article three of the Constitution in relation to the manner of passing bills by the Legislature. Referred to Mr. Goldman.

Assembly, Int. 12. Introduced by Mr. Donohue. An Act to amend the tax law, in relation to payment of tax by corporations. Referred to Mr. Ellison.

Assembly, Int. 15. Introduced by Mr. Fertig. An Act to amend the charter of the City of New York, relative to the Department of Education. Referred to Mr. Dowling.

Assembly, Int. 21. Introduced by Mr. Fertig.

(Same as Senate Int. 69, Hamilton.) An Act to amend the real property law, in relation to registering title to real property. Referred to Torrens Titles Committee.

Assembly, Int. 28. Introduced by Mr. Goldberg. An Act to amend the highway law, in relation to motor vehicles. Referred to Mr. Clarkson.

Assembly, Int. 29. Introduced by Mr. Goldberg. An Act to provide for the transfer of certain moneys in the custody of the clerks of the municipal court of the City of New York to the treasurer of such city and authorizing an appropriation for the equipment, improvement and maintenance of a certain park and playgrounds in such city. Referred to Mr. Isaacs.

Assembly, Int. 34. Introduced by Mr. Kelly. An Act to amend the tax law and to repeal certain sections thereof, in relation to taxation of wild or forest lands owned by the State. Referred to Mr. Chittick.

Assembly, Int. 35. Introduced by Mr. Kelly. An Act to amend the highway law, in relation to repealing the provisions respecting state aid in constructing improving and maintaining county or town highways and county roads. Referred to Mr. Clarkson.

Assembly, Int. 37. Introduced by Mr. Kelly. An Act to amend the highway law, in relation to motor vehicles. Referred to Mr. Clarkson.

Assembly, Int. 42. Introduced by Mr. Malone. An Act to repeal chapter 319 of the laws of 1862 and certain sections of chapter 139 of the laws of 1870 as amended relative to exemptions of certain taxes and assessments in the City of Albany. Referred to Mr. Isaacs.

Assembly, Int. 47. Introduced by Mr. Miller. An Act to amend the county law in relation to county judges in Bronx County. Referred to Mr. Chittick.

Assembly, Int. 49. Introduced by Mr. Perlman. An Act to amend the workmen's compensation law, in relation to compensation for first week's disability. Referred to the Insurance Committee.

Assembly, Int. 54. Introduced by Mr. Knight. Concurrent Resolution of the Senate and Assembly, proposing an amendment to Article seven of the Constitution, in relation to highways. Referred to Mr. Clarkson.

Assembly, Int. 55. Introduced by Mr. Milligan. An Act to amend the highway law, in relation to motor vehicles. Referred to Mr. Clarkson.

Senate, 36 bills in the form of concurrent resolutions of the Senate and Assembly, most of them introduced by Senator Bennett, covering questions taken up by the recent Constitutional Convention. Referred to Committee on Constitutional Amendments.

#### Inheritance Tax Changes.

By a change in the inheritance tax law of this State made by the last Legislature, joint accounts were made taxable to the survivor. As it often occurs that the survivor was in fact the actual owner of the whole account or a large portion of it, this is plainly an injustice. Secretary Heydell of the New York Tax Reform Association says it is an open question whether this provision will be sustained by the courts.

Shares of stock and bonds in certain corporations, domestic or foreign, when owned by a non-resident, were made taxable to the proportion that real estate owned in New York bears to the entire property of the corporation. Railroad, public service, manufacturing and moneyed corporations are excluded, so that in practice this will apply chiefly to corporations formed for the purpose of owning real estate. It is an open question how far holding companies may be included within the amended law. Nor is it clear how the tax can be collected from the bonds of a foreign corporation unless they are kept in this State.

#### Filling the Vacancies.

A year ago there were so many vacant offices in the Wall street district that it was common belief that tenants could not be found for all of them for years. The situation has now changed completely. The vacant places rapidly filled up, and from present appearances, when moving time comes next May, there will be a sharp advance in rentals. Firms intending to move into larger quarters are surprised at the difficulty which they experience in discovering suitable locations. —Wall Street Journal.



## CONFLICTS BETWEEN CITY DEPARTMENTS

Which Is the Superior Law, the Building Code or the Fire Prevention Regulations?—An Opinion From Chief Hammitt

THERE has been considerable confusion of late in construction work upon buildings, as well as much doubt prevailing in the minds of architects, builders and real estate owners as to whether the rules promulgated by the Fire Department take precedence with the requirements of the new Building Code.

The question has particularly arisen with reference to exit facilities. In the new Building Code a special revision was made of the provision relating to this particular subject. However, it seems that some of the requirements of the provision relative to exit facilities now come in conflict with the rules and regulations of the Fire Department.

A number of objections have been sent to the Advisory Council of Real Estate Interests by real estate owners, while it is understood that some of the larger law firms were planning to institute legal proceedings in the local courts, to ascertain just what property owners would be required to do when they found that, after complying with the provisions of the new Building Code, they were subsequently compelled to make extensive alterations in their buildings.

Undoubtedly the conflict between these various regulations will be eliminated by the bill being drafted by Walter Lindner, Esq., to consolidate the building inspection functions of the different city departments; but, in the interim, real estate owners are entitled to know how the departments will regard the operation of the new Building Code. With this view in mind, the Advisory Council obtained this week from Chief Joseph O. Hammitt, of the Fire Prevention Bureau, his view of the conflict which prevails.

In his opinion, in so far as the regulations of the Fire Department differ from the exit requirements of the Building Code, the rules of the Fire Department will take precedence after the building has become occupied. However, he states, that every effort is being exerted to revise the recommendations of the Fire Department so as to bring them as nearly in accord with the amended provisions of the new Building Code as is possible. Mr. Hammitt also states:

### Chief Hammitt's Interpretation.

"Where two departments are passing upon the same matter, it is evidently impossible to guarantee against conflict. So long as the Fire Commissioner is made responsible for seeing that buildings are provided with adequate exit facilities, there is necessarily a limit to the distance he can go in accepting, in the interests of uniformity, regulations which, in his judgment, are inadequate.

"Furthermore, even if the regulations regarding exits prescribed in the building code can be accepted by the Fire Commissioner, and in a particular case some important part of these regulations is waived by the Superintendent of Buildings without consulting the Fire Department, the Fire Commissioner may find it his duty to require changes in the construction of the building after it has become occupied and the inadequacy of exits has become a hazard to human life.

It seems to me that uniformity would be promoted if either (1) the Fire Commissioner were deprived of any authority to require exits in addition to those prescribed by the Code of Ordinances, or (2) the Superintendent of Buildings were required to enforce the exit regulations prescribed by the Fire Commissioner,

and were prohibited from waiving any of the regulations regarding exits without obtaining the approval of the Fire Commissioner for such waiver.

### The Fire Commissioner's Authority.

"The law does not require the approval of the Fire Department or Bureau of Fire Prevention upon plans as a condition of the erection of a building. After the building has been occupied, however, it becomes the duty of the Fire Commissioner to require exit facilities sufficient to render the building safe for its occupants.

"Intelligent owners and architects have therefore appreciated the importance of submitting their plans to the Fire Department, before construction is commenced, in order that they may be assured that after the building has become occupied, the exits will be such as meet the requirements of safety, according to the judgment of the Fire Commissioner. One very prominent building in the downtown section of Manhattan at present under construction is being built according to plans submitted to the Bureau of Fire Prevention and disapproved because of the very unsatisfactory arrangement of its exit facilities.

### Where the Commissioner Comes In.

"The Fire Commissioner is powerless to prevent this building from being erected in a manner not complying with the requirements of the Fire Department, but as soon as the building becomes occupied the Fire Commissioner will have authority to require such additional exit facilities as will render the building safe for its occupants. You can readily see that the owner of this particular building may be subjected to the necessity of building a new stairway in a year after the building has been completed, ac-

ording to plans approved by the Superintendent of Buildings.

### The Only Fair Way.

"The only scheme which is fair to all property owners and makes efficiency in building regulation possible is to have the regulations for exit facilities prescribed in the Building Code in a form meeting all the requirements of the Fire Department, as well as the Building Department. For this reason the Fire Commissioner was anxious that the new sections of the Building Code relating to exits should be adopted in a form which could be accepted by the Fire Department; and it was hoped that this would eliminate the necessity for a considerable amount of plan examining by the Bureau of Fire Prevention.

"If the regulations regarding exits were fixed by the Building Code in a manner meeting the requirements of the Fire Department, it would not be necessary for us to pass upon the plans as to exits in any case, except where a waiver of one or more of the provisions of the Building Code was found necessary, because of the peculiar circumstances of the building under consideration. In some important respects, however, the views of the Fire Department as presented to the revisers of the Building Code were not accepted and were not embodied in the revision.

"The Fire Department will certainly be in a position to accept most of the requirements regarding exit facilities of the new Building Code. Whether the Fire Department can accept all of these requirements as a complete substitute for its regulations recently promulgated, must be determined by the Fire Commissioner on a report which I am instructed to prepare for him."

### THE FULTON STREET "L."

#### Nature of the New Agreement for Third-Tracking.

The action of the Public Service Commission on the third-tracking of the Fulton Street Elevated Railroad in Brooklyn, authorizes the New York Municipal Railway Corporation, upon filing a certain stipulation, to close a contract for the supply of steel required for the third-tracking from Nostrand avenue to Adams street, on condition "that the plans or drawings for the portion of such work between Cumberland street and Adams street, if constructed, shall be so modified as to provide for lattice instead of plate girders."

The stipulation referred to is a statement made at a public hearing in regard to the third-tracking by Timothy S. Williams, president of the Municipal Corporation, to the effect that if the city will provide as a substitute for the three tracks in Fulton street between Cumberland street and Brooklyn Bridge equal facilities in a subway running generally parallel to Fulton street, to be held by the company during the same tenure as the surrendered facilities and to be furnished free of cost, the company will accept such substitute facilities and surrender the elevated structure in Fulton street between Cumberland street and the Brooklyn Bridge.

This action opens the way for the removal of the elevated structure and for the continuation of such third-tracking as may be done west of Cumberland street with lattice girders instead of the solid plate girders objected to by the citizens of Brooklyn.

### COM. MURPHY HONORED.

#### On His Sixth Anniversary as Tenement House Commissioner.

On Monday afternoon a deserved honor was paid to Commissioner Murphy of the Tenement House Department by the officers of the city government, departmental heads and the large body of employees of the Tenement House Department itself. It was the sixth anniversary of the Commissioner's service, not a very long time, but still unusual in New York. It is said of old songs that they are not good because they are old, but they are old because they are good.

Commissioner Murphy has served the city well and fully merited the handsomely engrossed resolutions (illuminated) which the clerical force presented him in an appropriate address. In reply the Commissioner said:

#### About Preparedness.

"We hear much in these days about preparedness. The men who launched this department fourteen years ago gave the community a lesson in preparedness of another kind. It was the kind which disarms disease and crime instead of arming soldiers and sailors; which makes for life rather than death. We must carry with us the thought that we exist for the public and not the public for us; that we must beware of arrogance, which is the besetting sin of petty minds in office."

The Mayor of Baltimore, Comptroller Prendergast, Borough President Marks, and other members of the Board of Estimate dropped in to pay their respects. Refreshments and music.



# BUILDING MANAGEMENT

## THE STANDARD FIRE INSURANCE POLICY

By ELIJAH R. KENNEDY\*

THE standard policy was needed; therefore it came. It was the result of an evolution out of business conditions that were intolerable. When it appeared, instantly a revolution was effected; one that injured no man or interest, but benefited all concerned. It wrought not only a needed reform in the affairs of companies, but also in the affairs of owners concerned with insurance.

Previous to 1887 each company prepared its own policy. No two were exactly alike. The conditions, many of them, were in print so fine that they were hard to read, consequently holders of policies were generally unaware of many of the important conditions which affected their business so materially, and thus, after losses, there were many disagreeable surprises, much indignation and frequent litigations.

A characteristic incident occurred at Batavia, in this State. A building burned; the companies adjusted the loss promptly and fairly, as the owner of the building said to me. The proofs were made out, and the companies promptly paid;—all but one, which I may parenthetically remark, is now deservedly dead. That company called the owner's attention to the fact that among the fine print conditions, where the lines were not even numbered, there was a provision under which the company did not cover on plate glass above a certain size, unless that was specifically indorsed on the policy; and as in this case it had not been specifically endorsed, and as they had learned there was glass in the building above the size permitted, they found that the company was wrongfully allotted a charge of fifteen dollars on plate glass, which they deducted from the payment. Now, the other companies, I will say, re-opened their adjustments, although they had paid their losses, and made up that fifteen dollars among them. This incident explains line 43 of the policy.

There are other conditions which require a similar explanation. In lines 96 to 100, for instance, it is provided that a company issuing this policy shall not be liable for more than its proportion of the entire insurance on property removed to a place of safety when endangered by fire. Companies were in the habit of altering policy conditions to avoid the repetition of unfavorable verdicts in court and unpleasant incidents in adjustments.

### Reform Measures.

The New York Board of Fire Underwriters recognized the unsoundness of this state of affairs, and long before the State government acted, before any State provided a standard policy, the Board, through a competent committee and with able legal counsel, prepared an excellent form of policy, and many companies represented in the Board began to use it, but it was not used by all the companies and not by those in other States.

The first State to reform the situation was Massachusetts. There the Legislature made a policy which was embodied in a statute. The policy was not deemed good enough for adoption by companies elsewhere, except in a few States where its use was enforced by law.

The bill which resulted in the standard policy in New York State was introduced in 1886, by Senator McMillan, of Buffalo, and was a result of difficulties arising out of the adjustment of a loss

on the building of the Young Men's Christian Association at Buffalo. The Board of Underwriters would have favored any measure that provided a uniform policy if the members could have been sure the policy would be a good one. But, warned by the example of Massachusetts, and disturbed by some provisions in Mr. McMillan's bill, the Board instructed its Committee on Laws and Legislation to remonstrate against the passage of the measure.

### Situation Critical.

At various times all the members of the committee went to Albany, not only to public hearings, but for discussions and conversations with influential members. This was the situation that confronted us—an apparent certainty that the bill would pass. In that case the policy was to be made by the Superintendent of Insurance, who was not qualified for composing a policy form under which every fire insurance contract in this State should be made. I intend no disparagement of Mr. Maxwell, as man or politician or superintendent. But there was the bill, and the unanimous report in its favor, and a very determined and strong Senator bound to have the credit of passing it.

I do not positively recollect who it was that first suggested that the New York Board of Fire Underwriters should be substituted for the Superintendent of Insurance to make the policy. The bill provided that the Superintendent of Insurance should make a policy, and the amendment read "Unless on or before the fifteenth day of October the New York Board of Fire Underwriters shall make and file with the Secretary of State," a policy. There were other amendments to permit the flexibility necessary in making individual contracts. Even in those the bill was more rigid than we ourselves felt was necessary. However, it soon passed and became Chapter 488 of the Laws of 1886.

### Some of the Changes.

First we adopted the word "insured" instead of the word "assured." Then, in the line numbered 1,—the first line reads: "This company shall not be liable beyond the actual cash value of the property at the time any loss or damage occurs."

Here is a fair notice to people who had an idea, such as the valued-policy folly promulgates, that the value of the property is the amount of the insurance policy. This was put in to correct that misconception.

In all the printed lines from No. 1 to No. 112 there is no topical caption or heading. Many of the best policies previous to this had topical headings, but there was danger that, lest some one condition belonging under a heading might appear somewhere else and the insured thus be able to claim that we had misled him.

Previous to this, conditions respecting important features of the contract had been scattered throughout the policies. The provisions relative to proceedings, after a loss, appeared in five places in one of the best policies that we had before us. The chairman was therefore authorized and directed to assemble all clauses relative to certain subjects by themselves. And so they are arranged in order, and the provisions relative to proceedings after a loss appear in lines 60 to 107.

The policy holders were shown their rights and duties after a fire. Experienced adjusters for companies do not need these rules and conditions set forth in this place, but a property owner who had suffered from a fire had a right to

expect that these details of the contract should be expressed in the contract, so that he need not have to go and consult a lawyer about the common law.

The selection of an umpire in appraisals was considered and we decided it would be better to agree on an umpire before the appraisal began; for wrangles between appraisers sometimes excited such antipathy that the two found it impossible to choose a third—the umpire. We provided against that by the stipulation beginning at line 86.

The statement of the acts and conditions that would void a policy formerly appeared in several places. Here they are all in one place, and that prominent among the first short lines, so that no policy holder could be excused for overlooking it. Such voidable conditions as cannot be waived or consented to by the company are clearly mentioned in lines 7 to 10. Those that may be waived or consented to follow in lines 11 to 30. There are other stipulations comprised in the printed lines solely for the information of policyholders.

There are also provisions designed as safeguards against excess of hostile construction by courts. At line 73 it is provided that the prohibition of other insurance (unless consented to by the company) applies to such other insurance, whether it be valid or not. The stipulation prevents a man from claiming that he had not other insurance if he had done some act to invalidate it.

### Brokers Not Agents.

Practically all policies used to contain a declaration that the brokers were agents of the insured. Now we felt that was unjust. That was a question of fact, and sometimes of law, in each case. Sometimes the agent of the company becomes also the agent of the insured, and vice versa. This policy avoids the folly of attempting to settle that question in advance, but by the same rule of reason it undertakes to prevent having agents appointed for the company or foisted upon it without its consent. You will find the stipulation at line 47: "In any matter relating to this insurance no person, unless duly authorized in writing, shall be deemed the agent of this company." We refrained from any declaration as to who shall be deemed the agent of the insured. The latter part of line 100, which reads: "Liability for insurance shall be as specifically agreed hereon." What does that mean?

The cancellation clause, which begins at line 51, received as thorough consideration as any stipulation in the entire policy. We concluded to require the company to give its notice in any way convenient or practicable, leaving the burden on the company of proving that it had actually given notice.

Then came the question of return premium. The principle that had governed was that if you take a man's insurance away from him, you must put him back in as good position as he was in before he paid you for it. You must return or tender him the unearned part of his premium. The committee recognized the equity of that principle, but we were very desirous that the company should be relieved of the necessity of actually paying without getting a receipt or any acknowledgment. In cases of moral hazard—the very cases that troubled the companies—the insured might decline to receive the return premium and deny on oath that it ever had been tendered to him. So the committee determined that, while the companies should restore to the insured what he was entitled to, the companies should have something to show for it.

\*Excerpts from an historical address delivered before the Insurance Society of New York, by Mr. Kennedy, who is a member of the firm of Weed & Kennedy.

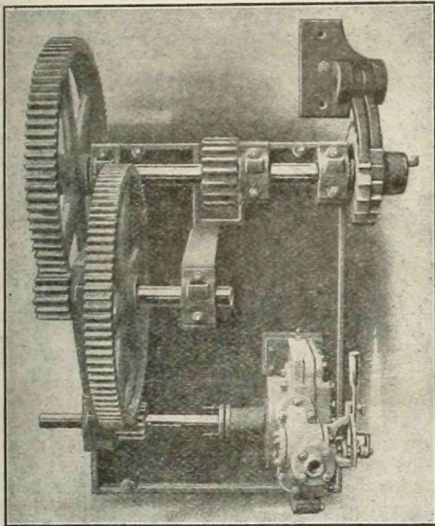


**USEFUL APPLIANCES**

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.

**Compact Spud Hoist.**

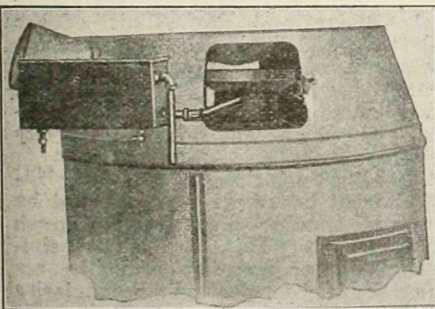
**E**ASE of operation, compactness and elimination of overhead rigging are features claimed for this hoist, which has recently been placed on the market. The machine, which is designed for raising and lowering foundation spuds, is equipped with a reversing engine, which



has no dead center and which will start, stop or reverse instantly. The hoist, as shown in the accompanying photograph, is bolted directly to the spud guides and its pinion meshes in turn with a rack on the spud. Being reversible, steam can be used for either picking up the spud of driving it down firmly.

**Furnace Humidifier.**

**O**NE of the most interesting devices that has been introduced into this market recently is that shown in the accompanying illustration. It is a humidifier that is applicable to warmer air furnaces. The location of the humidifier in the warm air chamber of the furnace is in accord with the recommendations made by one of the speakers at the recent meeting of the Heating Engineers' Society. A small galvanized pipe runs



from the humidifier through the casing at the top to a storage tank located near the furnace. A float located in the container makes the flow of water automatic. It is stated that with this apparatus the relative humidity is increased from 25 to 50 per cent, depending upon the intensity of the fire. In a test made before the humidifier was placed on the market, it was found that a relative humidity of from 25 to 30 per cent was obtained at 70 degrees F. when the entering air was at 10 degrees F.

**E**LECTRIC heating is making worthy strides toward perfection and, through the courtesy of the Electrical Review, there is presented herewith a comprehensive description of four sizes of electric radiators. The marked advantages of electric heating due to its safety, convenience, absence of air contamination, and ability to apply it whenever needed are gradually but surely

bringing about its increasing use, particularly in places where it is possible to secure comparatively low rates, whether they are primary, secondary or tertiary.

In the case of rooms where no heating equipment is provided, such as so-called sun parlors, ticket and cashiers' booths, etc., the installation of portable electric radiators proves not only effective but economical, both in first and operating costs. In many cases rooms that are exposed to strong winter winds are found to be inadequately heated, and the provision of additional heat is most conveniently and cheaply done by placing in such rooms a portable electric radiator that may be readily connected to existing lighting or wall outlets.

To meet the growing demand for equipment of this character a line of portable radiators, all self-contained units rated at 200, 500, 750 and 1,000 watts, is being introduced. These appliances have been designed to provide steady and easily controlled heat by means of a portable radiator that may be readily placed where the heat is needed; they are also so built as to give a durable equipment that involve minimum maintenance costs.

The principle involved in the construction is that of an open resistance coil submerged in a circulating, non-corroding, non-freezing, insulating liquid; this is a commercial fluid that does not materially increase the cost of the appliance. The entire unit is hermetically sealed; therefore, there is no evaporation of the liquid. The electric coil is contained in the bottom longitudinal passage of the radiator, and by use of the liquid as a circulating medium steadiness and uniformity of heat is produced on the entire heating surface of the radiator, which resembles a steam or hot-water radiator, but has no valves or vents. The fundamental principle of circulation is carried out to perfection; the radiator operates efficiently and quietly, without the pounding and hissing of steam radiators. It also holds its heat well after the current is turned low or off.

These units are easily installed. They require no connection to any piping system. They may be quickly attached to any lighting socket or wall receptacle and can be easily regulated by means of a three-heat switch. The casters with which they are equipped make them easily transportable from one location to another, the 500-watt size weighing approximately 40 pounds complete. The 500-watt or most popular size can be operated at full heat for only two cents per hour in localities where the cost of current is four cents per kilowatt-hour and proportionately for other rates. As soon as the radiator has reached full heat the current can usually be reduced to an amount sufficient to maintain this heat, thus producing further economy.

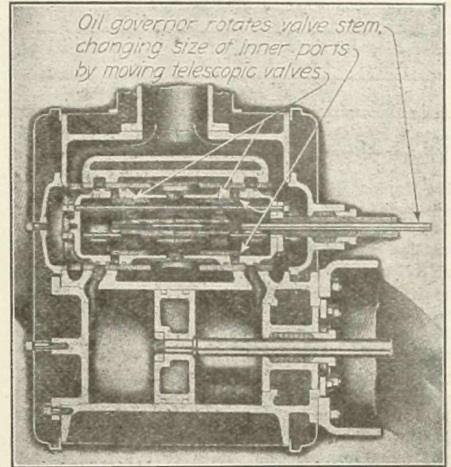
**New Air Compressor Valve.**

**S**HOWN in the accompanying illustration is a new balance-piston steam valve that has been developed to meet the increasing use of super-heated and high-pressure steam in air compressing. These factors are rendering the various forms of slide valve obsolete, as high temperatures warp such valves, causing leakage, and render them difficult to lubricate, causing excessive wear and loss of power. The cut-off valves illustrated herewith are right- and left-handed threaded to a cut-off valve stem, which is rotated by a speed and pressure regulator to vary the cut-off. This regulator is essentially a chain-driven rotary oil pump, which acts against a weighted plunger. The oil pressure maintained by this pump on the plunger varies with the speed of the compressor, thus changing the amount of steam admitted to the cylinder in accordance with the load. The regulation thus takes place in the valve chest, instead of outside the valve chest, as with an ordinary governor. Steam admission is through the center of the valve, the exhaust steam passing around the ends of the valve. It will be noted on studying the operation of the valve that practically all the packing is protected from high-

pressure steam and exposed only to the exhaust steam.

This method of regulation maintains a constant speed by changing the steam pressure, and also varies the speed to suit the rate at which air is being used.

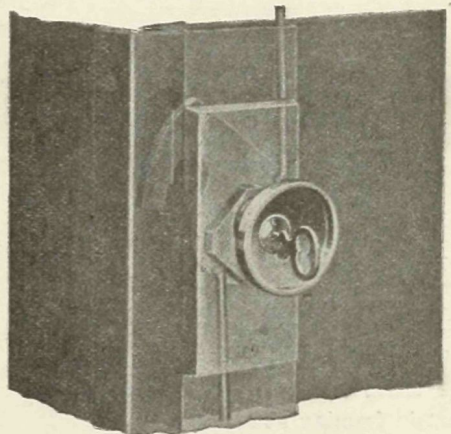
The machines on which this valve is used are built with high and low pressure cylinders, connected by a steam receiver, a special expansion joint being provided to guard against the tendency of temperature changes to throw the cy-



linders out of alignment. These compressors are built in capacities from 608 to 3620 cu. ft. per minute, and for discharge air pressures ranging from 10 to 110 lbs. per square inch. In appearance and general design they are similar to types now in service, having force-feed lubrication for the air and steam cylinders, closed frames, reciprocating parts with automatic lubrication by the bath system and completely water-jacketed air cylinders.

**One-Piece Front Frame Locker.**

**O**NE of the latest pieces of building equipment introduced to builders and architects by a well-known hardware company is a one-piece front frame locker, formed from a single solid steel sheet; the master-keyed unit lock concealed in the door stile, and a self-controlled three-way locking mechanism.



There is illustrated herewith the type of lock, which is one of the simplest yet most efficient so far applied to this kind of building equipment. The bell face insures almost automatic operation of the key and makes for positive security of contents.

**Gas Service in New York.**

**N**O other city in the world has a gas service comparable with that furnished in New York, according to Gas Logic. In Manhattan and The Bronx there are about 883,000 gas meters installed. It takes the skins of 40,000 sheep each year to repair them. Five emergency crews are at the beck and call of consumers, day and night. There are nearly 1,800 miles of gas mains. Gas was introduced in New York City in 1823—ninety-three years ago, and the gas supply has never failed. Ten thousand gas orders a day have been handled by your Gas Company. The city boasts of having the largest gas-holders and gas mains in the world.



# REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management  
in the Metropolitan District

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## TABLE OF CONTENTS

	Page.
Live Topics Discussed at Realty Convention	93
Realty the Best Investment in the World; William Lustgarten	94
Taxation and Public Finances	95
To Follow Work of Legislature	96
Conflicting Jurisdictions	97
The Standard Fire Insurance Policy; Elijah R. Kennedy	98
Colony of Residences on Park Avenue	112
Subordination of Equities; George H. Chivvis	101
Review and Prospect of Building Construction; Maurice Deutch	101
Building Management	98
Building Material Market	122
Classified List of Advertisers	Third Cover
Current Building Operations	112
Departmental Rulings	109
Directory of Real Estate Brokers	111
Leases	105
Personal and Trade Notes	121
Private Realty Sales of the Week	103
Real Estate Notes	109
Statistical Table of the Week	108
Trade and Technical Society Events	121
Useful Appliances	99

Social reform has a great attraction for most of the daily papers. Anything claiming to be of this order wins their sympathy and support, although social reform is often only a mask for political sinecures.

Mayor Mitchel is of the opinion that the city tax rate will not increase in the next two years, but will fall as the pay-as-you-go policy brings results. Have we not seen the worst of all the conditions adverse to real estate activity?

If the plans for the West Side improvements could be settled on at once by agreement between the city and railroad authorities, there would be another good reason beside the near completion of new subways to expect a great building movement in the spring.

Senator William M. Bennett, in sending a questionnaire to his constituents asking their views on the constitutional amendments which he has introduced in the form of separate bills, invites any amendment additional to those submitted last fall that ought to be submitted to the voters by the Legislature. It is a chance for every thoughtful citizen to have a part in framing new laws.

The Engineering News regrets that the careful planning of municipal improvements for the years to come is notable by its absence in American cities. One reason is because too often the planning is not "for the years to come" but for contemporary execution when the taxpaying public can least afford the expenditure. As for example, the ruins at Five Points.

Resentment has been aroused by the commencement of construction on a row of nine narrow stores on a 175-foot frontage on the westerly side of Underhill avenue, between St. John's and Sterling places, directly opposite the Duryea Presbyterian Church, which is a restricted part of Brooklyn borough. The Rev. W. L. Davenport, pastor of the church, appeared at the annual meeting of the Prospect Heights Citizens' Association, and appealed to the organization to have the operations stopped. Another proof of the need of a zoning law to preserve residential neighborhoods.

## The Speculation in War Stocks.

Three hundred years ago in Holland there was an amazing speculation in tulips. Enormous prices were paid for bulbs of rare species, because of their supposed value for propagation. Hundreds of thousands of gulden, and in one case the equivalent of almost one million dollars of our money was paid for a single bulb. This is a matter of history. The carnation craze in New England a few years ago was of miniature size compared to the Dutch speculation in tulips. Thousands of persons were ruined in old Haarlem when the bubble burst.

A wave of speculation in war stocks is now sweeping over the country. Experienced financiers say it is a rainbow market. A sudden cessation of hostilities in Europe would cause it to fade away. The fabulous pot of gold supposed to be still buried at the foot of the rainbow was carried off by insiders long ago. Only the beautiful color scheme remains. Judge Gary's words of caution, if heeded in time, will save the speculative public a great deal of sorrow and pain. He is speaking for the most powerful financial and industrial forces of the country.

Nothing here is directed against legitimate investments—nothing against those who buy income shares outright and put them away in their safes, though to our view real estate mortgages and deeds are preferable. That is a different thing from the craze for margin trading which seized hold of the young men of the country last fall. Wall street has a church at one end and a river at the other. Those who lose may be described as heading for the river. Ninety per cent fetch up there. Only ten per cent go the other way. The success of the ten per cent is owing to their having a capital reserve—nearly always safely invested in standard bonds and real estate mortgages. Henry Clews says the most successful Wall street speculators quit and become real estate investors, returning only in times of panic to pick up bargains.

Better by far than "war babies" is an investment in a real estate deed or mortgage. One thousand dollars, even five hundred, is not too small a sum to be considered. The argument that one can start in the stock market with less cash than in the realty market will not hold enough water to put out a match. But Wall Street by its constant appeal to the odd-lot buyer makes him think so, because Wall Street understands that the unit of the public buying power is the small investor, and that multiplication of the units makes the market.

Our aim as agents, brokers, builders and bankers in the real estate fraternity should be to draw the public back into this market. A campaign of education would help. It would show the young men of this generation that the real estate parcel, bond or mortgage is as wise an investment for them as it was for their fathers and grandfathers before them; that it is quite as available here in this city of progressive values as in some remote rural dreamland; that in time of financial panic a home of one's own is a very Gibraltar of refuge, and that an investment in a bond-and-mortgage is a more liquid asset at its face value than any other kind of security short of a government bond, as has been tested and proved times without number.

A campaign of education would also show the man of large means that he can often make a profit as quickly in realty as in stocks. A recent turn-over on Fifth avenue not far from 43d street represented an almost over-night appreciation of \$200,000 in value for the property. Scarcely a parcel on the avenue but has made somebody's fortune. A section of the "bad lands" at 42d street now worth \$15,000,000 was bought within a lifetime for \$15,000. Amos R. Eno paid only \$35,100 for the site of the former Flatiron Building at 23d street not long before the Civil War. Only sixty-five years ago the lots at 58th street and Fifth avenue, where the Cornelius Vanderbilt house stands, brought less

than \$800 each. Three lots on Fifth avenue near 45th street were purchased for \$500 each, and a 57th street corner for \$1,225 at the same period. Fifty-seven years ago lots on the avenue between 40th and 46th streets were bought at auction for prices as low as \$6,500 and \$7,500; others near 48th and 51st streets for \$6,000, and in the neighborhood of 58th street for \$5,000—and these considerations were not payable entirely in cash.

Opportunities relatively as good can be found today for both large investors and small investors, for the man with only a thousand dollars and the one with a million, just as was the case fifty and seventy-five years ago, when the large investors found their opportunities below Union Square, and the small investors in the "suburbs" along Fifth and Madison avenues and the Bloomingdale road. To-day one must go farther afield relatively, each according to his means, but the opportunity is here, as of old. Follow in the steps of the fathers, be guided by the same business principles which were successful with them, and the reward will be in the same ratio.

## "Country Planning."

A new term has been written into the lexicon of architecture to signalize the birth of a new profession. Country planning, by which is meant the application of scientific principles to the conservation and betterment of public and private property in the country, has been taken up by a number of universities within a recent period and made the subject of lectures by professors from these seats of learning at teachers' and farmers' institutes in various States. It is the first intelligently directed movement for the physical improvement of rural townships as a whole.

Country planning is something more than the alter ego of city planning; it is something more than that composite of art, arboriculture and engineering which since Downing's time has been designated "landscape architecture." Country planning comprehends all these and has taken in also the essential principles of a number of amateur movements having for their general object the improvement of country life. It substitutes expert advice for merely good intentions. It develops and disseminates standards of design and construction for roads, playgrounds, schools, churches, town halls, cemeteries and home surroundings for the benefit of communities having the desire and the means to work them out. Prof. Waugh, of the Massachusetts Agricultural College, and Prof. Blair, of the University of Illinois, who described the movement before the City Club here on a recent evening, made it plain that the new science will have a broad application, one which will not stop at city boundary lines.

A cardinal principle of country planning is that beauty is not measured by cost and should be obtained through simple means. This doctrine of simplicity and economy presumably accounts for a great deal of the popularity of the movement with country people. They are taught that good white lead is the best paint for the country home, for both appearance and wear; that if the blinds of a white house are painted green there will be sufficient relief and contrast; that the house should have broad, spreading lines; that it should be wider than it is high, because such proportion is in harmony with the amplitude of the country, and that every foot of height of ceiling calls for another ton or cord of winter fuel. If one can afford to ornament, he is advised that his means should go into broader eaves, ample fireplaces and good workmanship. Other keys to attractiveness for the farm home, as taught by the country planners, are: The place must be well clothed with trees and shrubbery; the house should be prominent and have a good setting; the trees grouped at the sides or rear and not scattered all over the place; no unnecessary fences, walks or drives; no rockeries, shells or statuary.



If the propaganda has its expected effect there will not merely be an improvement in the appearance of home farms, but also official action by town and village boards looking to the preparation of plans and specifications for such improvement of the public thoroughfares as a moderate tax roll will warrant for the present and future. We have seen in this State since the good roads were built a remarkable change for the better in the appearance of individual homes, but public improvements in the rural towns have been rare. This omission is mainly chargeable to the lack of good teaching in the past. Town boards have yet to learn how they can hedge their roadsides, emphasize the natural beauties of the landscape and indirectly add to the value and marketability of their real estate.

### Subordination of Equities.

*Editor of the RECORD AND GUIDE:*

For a long time I have been observing and studying the effect caused by the sale of land to builders for improvement, whereby the land owner in order to facilitate a sale will offer inducements as to terms in which all, or the greater part of his equity, is subordinated to a first mortgage. Of course this appears very attractive, as it requires little or no cash whatever to make the purchase. Nevertheless, it must be remembered that for these exceptional terms a builder will have to pay for the land a figure far in excess of its true market value.

There are several instances which I know of where a builder for this privilege has been forced to pay an advance amounting to at least 25 to 35 per cent over and above the true market value. This practice has been carried on in the past by speculative companies which, in order to accumulate large profits, finance the builders along the line as hereinbefore mentioned. But it has proven disastrous for the builder.

We will assume, for example, that these speculators want to create a market for the builders. They will try and secure a plot which to their minds and judgment warrant the erection of a building that will meet the requirements of the manufacturer, or merchant, whose business is located in that section. The purchase is made by them for cash, which means that it will be resold to a builder financed along the following lines:

For instance, we will say that the speculator or operator paid for a plot the size of which is 75x100, \$200,000 and resold to a builder for \$230,000 to \$250,000 and the builder erected thereon a twelve-story loft building. He probably could get a building loan in the neighborhood of \$150,000 to \$175,000. If the actual cost of producing this building is \$200,000 to \$225,000, the operator's margin of safety is the difference between the amount loaned and the actual cost. This difference constitutes the builder's entire investment. It does not necessarily follow that it be cash. It might be in the form of credit secured from the building material man, for which the builder usually gives his note. Now in order to make this a paying investment, it necessitates the securing of rents which are entirely out of all proportion to the earning capacity of the land.

Time has demonstrated that these rents are not true rents, as at the expiration of the leases they cannot be secured again. In the event of such a building renting to advantage, and in the event of said building being sold to an investor, the income might be enjoyed by him for a limited period of years. Thereafter his income will suffer to the extent of 30 to 40 per cent and possibly more. This condition being brought about by the excessive price paid by the builder originally. It cannot help but discourage the investor in real estate.

These conditions such as I have outlined are detrimental to the market in general. For when owners are getting considerably less return on their investments than they did a few years ago there must be some underlying cause

for such conditions, and that, as you will see, is entirely due to the inflated value placed upon the land by the speculator.

On the other hand, attention might be called to the fact that the builder's only salvation depends entirely on his renting the building at the earliest possible moment, after completion, making the building pay the carrying charges. In the event of his not renting to advantage early in the operation it behooves the speculator to either pay the carrying charges out of his own surplus funds, or the mortgagee, from whom they usually secure the building loan, will begin foreclosure proceedings to recover the amount due.

In some instances where the speculator is inclined to give the builder an opportunity to make good he is asked to assign over all rents which the building is bringing in. This is done so as the speculator will make sure that at least part of the carrying charges are paid out of the earnings. Sometimes a limited period of time is given in arrears. It is needless to say that this opportunity is seldom taken advantage of, and the building usually reverts to the speculator.

The builder has put in his time, labor and money for nothing. He has encumbered himself beyond power of payment, and is forced by circumstances to discontinue building. I do not condemn subordination, when it is within reason. The seller has a right to expect to be paid a profit for financing, but I do condemn severely subordination which carries with it huge profits out of all reason, and leaves the builder little or no opportunity of deriving profits for his time, labor and investment. I am opposed to these methods on the ground of their being unsound and unhealthy and detrimental to the best interests of real estate.

GEORGE H. CHIVVIS.

1123 Broadway.

### A Review and Prospect for Building Construction.

*Editor of the RECORD AND GUIDE:*

The uncertainty as to legal requirements in building construction has heretofore had a very deterring effect on a wider improvement and progress of real estate in this city, a progress which has not been commensurate with the advancement of the city in other directions.

In 1912 matters of construction, occupancy, etc., relating to exits and fire prevention were taken from the jurisdiction of the Bureau of Buildings and placed under the control of the Fire Commissioner. Again, in 1914, by act of State Legislature, jurisdiction over construction and occupancy of all factory buildings was taken out of the hands of the Bureau of Buildings and placed under the Department of Labor.

Departments of Health, License, Water Supply, Gas & Electricity, Docks, Parks and Public Works, each have obtained jurisdiction over some element of building construction in this city.

Each of these departments must be consulted before buildings are finally approved for occupancy, and each of them from time to time has certain rights to file violations on buildings in course of construction or on existing ones. The bedlam of confusion which the conflict of orders and jurisdiction of so many departments in this city and State has caused is well known, as it has practically affected every citizen in the city more or less.

Never before in the history of the city has there been similar indications of a final readjustment of this confusion. Already under the expert guidance of one of our former Superintendents of Buildings, Mr. Rudolph P. Miller, the plan for taking up the Building Code section by section and passing each as a city ordinance to take effect soon after its approval by the Board of Aldermen and the Mayor, has been eminently successful. The present indications are also that certain of the unreasonable requirements of the State Labor Department will be modified or eliminated, and the conflict which now exists on a great

many matters relating to exits and occupancy, in particular between the Department of Labor, Bureau of Buildings and Fire Department, will be definitely adjusted within the next few months.

Very recent accidents and experience have so emphasized the immediate necessity for a centralization of all matters relating to the inspection of buildings that a new law is now being framed that will meet the objections voiced at the time of the discussion of the Lockwood-Ellenbogen Bill, and with the co-operation of the Mayor and State officials there appears now to be little doubt that this long desired legislation will become effective.

There are a great many old buildings in this city that are so contrary to the present requirements of the City and State laws that a great impetus would be given to improvements on such properties just as soon as this adjustment above referred to is effective. Frequently buildings were constructed in accordance with the building laws only to be shortly after served with violations requiring expensive alterations by reason of sudden changes in the requirements of the State factory or other departments having jurisdiction over one or other element in building construction.

The definite revision and satisfactory settlement of previous confusion in our building laws, will attract capital from every part of the country for investment in New York City real estate, which will then be on a more definite and firm footing than ever heretofore.

With the completion of our great Catskill water supply system and our extensive subways, the reconstruction and improvement recently begun in our entire sewer system, the reconstruction of our entire fire alarm system just recently approved by the Board of Estimate, the development of a comprehensive plan for the improvement of our docking and freight handling facilities along our waterfronts and the overwhelming improvement and readjustment of financial conditions in every part of this country with the greatest effect and evidence in New York City, the barometer of progress of the entire country, all of these it cannot be doubted will give an impetus to real estate development during the next few years which will astound even the most conservative.

MAURICE DEUTCH.

50 Church Street.

### An Income Tax Assured.

Judging from the speech of Senator Mills before the assemblage of local tax assessors from all the counties of the State at Albany this week, the joint legislative committee on taxation has fully decided to recommend the imposition of a State income tax with the main object of providing some relief for real property from the unequal taxation of the present system, irrespective of any additional revenue.

The Senator maintained that under modern conditions property no longer represents a true test of ability to pay. Great wealth might be in intangible form and quite escape taxation. A property tax fell with equal weight in good and bad times, while an income tax would be proportioned to ability.

As for the tax rate, it was proposed to make the exemption \$2,000 for the head of a family and the rate graduated from one-half of 1 per cent. to 2 per cent. The person with an income of \$100,000 would contribute \$2,000, and the head of a family with \$3,000 income would pay \$5.

The report of the committee has, of course, to pass the scrutiny and be subject to the amendments of both branches of the Legislature. What will happen to it in its progress cannot be foretold from any body of public opinion so far expressed. It will relieve real estate but will add something to rent-payers' obligations, and for that reason the exemption of only \$2,000 may be deemed too small.

—The assessed valuation of real estate in Jersey City increased fifteen million dollars over the previous year.



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## REAL ESTATE NEWS OF THE WEEK

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

### CONVENTION NEXT WEEK.

#### National Association of Realty Brokers to Meet at Hotel McAlpin.

THE convention of the National Association of Realty Brokers will open at the Hotel McAlpin next Tuesday and continue for three days. There will be a reception tendered to visiting delegates on Tuesday morning from 9.30 to 10.30 o'clock, after which the convention will be opened.

"Inter-State Business in Real Estate Lines" will be the subject of the first morning's session. Among the speakers will be J. Sterling Drake, George A. Hurd, J. N. Cooke, W. Frederick Sillock, Lee K. Waring, Floyd J. Corbin, J. J. Fleming, P. H. Burnett, Alfred H. Wagg and Abijah C. Fox.

The afternoon session will be largely devoted to the routine business of the association, including reports of the various committees.

At the night meeting an interesting review will be made of the various investigations which the Realty Men's Protective Agency has been making.

Wednesday morning will be given over to "The Real Estate Man and His Advertising." The following will be among the speakers: Samuel Hecht, Louis Wiley, Frank McCabe, D. W. Bowles, Edward D. Paulen and Eugene Mosley. The afternoon session will be largely devoted to the work of the catalogue committee, while at night a banquet will be held, Irvin G. Herman acting as toastmaster. The speakers will include J. Bail Pierce, Congressman C. B. Slemper, Richard F. Forbes, L. D. Baker and Oliver Bruce Ferris.

Thursday has been left for routine business of the association, the election of officers, appointment of committees, the selection of the time and place for the next convention. Two places are under serious advisement—Wilmington, Del., and Cincinnati, Ohio. All of the meetings are open to the public.

#### Title Company's Meeting.

At the annual meeting of the stockholders of the New York Title Insurance Co., held at the office of the company, 135 Broadway, New York, last Tuesday, the board of directors submitted statement and report for the year ending December 31, 1915, which shows that while the company has not made profit enough to resume dividends, its financial position shows great improvement. The cash on hand is \$486,418, as against \$325,292 for the previous year.

The stockholders elected the following board of directors: Charles G. Balmanno, Albert B. Boardman, Lewis L. Clarke, Cyril Crimmins, James R. Deering, Lawrence B. Elliman, Lyttleton Fox, Harry A. Kahler, George T. Mortimer, Morgan J. O'Brien, Charles J. Obermayer, James A. O'Gorman, Harold T. White, William R. Willcox.

#### Washington Square Association.

There was a large attendance at the annual meeting of the Washington Square Association on Tuesday evening, at the "Old" First Presbyterian Church. Speakers were the Rev. Dr. W. T. Manning, rector of Trinity Church, who, as a trustee of Sailors' Snug Harbor, spoke of the projected improvements of the Washington square property of that institution, and William A. Prendergast, Controller, who outlined the city administration's financial policy. Albert K. Shattuck, president of the association, presided.

Joseph S. Auerbach, vice-chairman of the Washington Square Commission, drew a vivid comparison between the indifference of the average New York city resident in the matter of harmonious architectural development of the city and the aesthetic spirit of the Parisian, which keeps Paris beautiful.

"Paris is not beautiful by force of law," said Mr. Auerbach, "but by force of public opinion. Let the architect in Paris draw plans out of harmony with his neighbors and he will reap commercial, social and political ostracism."

#### Special Sales Day, Jan. 27.

Joseph P. Day will conduct another of his special sales days in the Exchange Salesroom, 14 Vesey street, on Thursday, January 27. He will offer a number of properties in various sections of Greater New York and in Westchester County, the offerings comprising exclusively the holdings of estates. For the trustee of the estate of Edward A. Hammond he will sell four business buildings at 59 New Chambers street, at the northeast corner of Oak street; 173 Mercer street; 137 West 24th street, and 145 West 24th street. For the estates of Lemuel Littlefield, Marjory Mill and Ella W. Baird he will offer, respectively, vacant land on the north side of Blake avenue, between Osborn street and Thatford avenue, Brooklyn; the tenement, 1549 Second avenue, and the elevator apartment house, 46-48 West 96th street. In the Bronx Mr. Day will sell for the estate of Robert F. Johnston vacant land on the east side of Bronx Boulevard, between 222d and 224th streets, and on the west side of Willett avenue, between 213th and 216th street; also for the same estate vacant land on Sprague avenue, Scarsdale, New York.

#### New Defence for Tracy Suit.

What may be the defence to a number of the many suits, which are pending, whereby Mrs. Hortense Tracy, of Troy, New York, seeks to enforce her dower interest in about \$10,000,000 worth of Manhattan real estate, in some of the choicest residential sections in New York, was indicated last week through a motion filed on behalf of Lydia B. Froment, one of the defendants, by her attorney, Robert J. Mahon, of 154 Nassau street. Mrs. Tracy claims her dower right as widow of Edward Tracy, who was a member of the firm of Tracy & Russell, a concern which owned valuable real estate holdings, besides being in the brewing business. Mr. Mahon obtained an order last week requiring her to show cause why she should not be compelled to make her complaint more definite and certain by alleging the deed of her realty under which Edward Tracy acquired any estate of inheritance, or any of the facts by which he acquired such an estate.

"We contend," said Mr. Mahon, this week, "that the property of Mrs. Froment, at 52 East 74th street, was owned by the partnership of Tracy & Russell and not by Tracy, individually or as tenant in common, and was sold in 1881, and that since there is no dower interest in any partnership, until after the dissolution of the partnership, Mrs. Tracy would have no interest, even if she succeeded in establishing that she is the widow of Edward Tracy."

#### Must Pay Bank Stock Tax.

Martin G. Saxe, president of the State Tax Commission, has answered the application of Corporation Counsel Hardy of New York, for a writ of mandamus compelling the State Board of

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Equalization to withdraw assessed valuation of bank stocks from the calculation of New York's share of the direct State tax.

Mr. Saxe said the Tax Commission's action had been taken after the unanimous decision that the law required it.

He cited a case in 1907 of the city of Geneva against the Supervisors of Ontario County. There the Court of Appeals held that the 1 per cent. tax levied against all bank stocks only provided that they were thereby freed from taxation for general State, county or local taxes.

This decision, the Tax Board held, required that the bank stocks be included in the direct tax.

#### Contract for East River Tube.

The contract for building a subway tunnel under East River at 14th street was awarded to Booth & Flinn by the Public Service Commission at \$6,639,023. The work is to be done in twenty-seven months.

The section awarded is the under-river portion of the 14th Street Eastern Rapid Transit Railroad, to be operated by the New York Municipal Railway Corporation. It begins at Avenue B and 14th street, Manhattan, and runs to Bedford avenue and North 7th street, Brooklyn.

#### Local Improvements.

The local board, Washington Heights district, has approved of resolutions for the following improvements:

Construction of receiving basin and inlet adjacent to the southeast corner of 177th street and Broadway.

Construction of receiving basin and inlet adjacent to the southwest corner of 177th street and Broadway.

Construction of receiving basin adjacent to the southeast corner of 151st street and Macomb's place.

#### Foreign Firms Coming Here.

The call for American goods abroad is becoming so great that foreign houses are finding it advisable to open New York offices. Representatives from two London firms have personally notified the Industrial Bureau of our Merchants' Association of their purpose to do this.

#### PRIVATE REALTY SALES.

Trading was quiet this week and concerned, in the main, small properties. The most conspicuous feature of this element of the business was the great variety of properties that were in demand, several sections contributing.

A number of interesting leases reflected the general improvement in trade conditions and the ever-apparent tendency of business firms to shift to new quarters. Two transactions of such a character, closed this week, will bring a large manufacturer to Madison Square from Bleecker street and a big paper company to Crosby street and Broadway in the old wholesale district. On the lower East Side a row of tenements was taken under long term lease at an aggregate rental of about \$500,000 and will be altered for business.

Among the important sales of the week were the acquisition of a mid-town loft building by an investor; the purchase of a fine building site at Madison avenue and 32d street, and the sale of a Brooklyn block front to a builder for improvement with business buildings.

#### The Auction Market.

Unusual interest centered in the Exchange Salesroom this week on account of the character of a number of the offerings, which included high class properties that went in some instances to the defendants instead of to plaintiffs, and in other cases to outside buyers. Parties in interest also acquired choice parcels as the result of foreclosure proceedings.

John G. Agar, representing the trustees of St. Patrick's Cathedral, bought an old Catholic church property and adjoining land formerly a cemetery in East

11th street, between First avenue and Avenue A, running through to 12th street, for aggregate bids amounting to \$196,000. The sale had been brought about as the result of an action by the Mutual Life Insurance Company against the trustees and others to recover a judgment of about \$193,000. Henry Brady was the auctioneer.

At the stand of Joseph P. Day, Paterno Brothers took back the Shore View apartment house at 448 Riverside drive which they built and sold several years ago. They paid \$240,000 at the sale which was the result of an action brought by the Brooklyn Savings Bank to recover \$251,000. The owner of record was the Irving Arms Real Estate Corporation, composed of bondholders of the New York Real Estate Security Company. The same auctioneer sold to Solomon Rich, of Rich & McLean, machinery manufacturers, the two four-story buildings at 62-64 Gold street for \$29,750, or about \$500 above existing encumbrances, including a mortgage judgment of about \$28,400, due to the Union Trust Company, which had instituted the foreclosure proceedings against W. C. Mundt.

The three-story dwelling, 405 East 53d street, sold by order of the Surrogate by Samuel Goldsticker, was acquired for \$4,300 by Matthew Mees, who owns adjoining property. A costly property, which went to the plaintiff at foreclosure, was the Hotel Earlington, 49-55 West 27th street, taken over by the Metropolitan Life Insurance Company and the City Investing Company for \$350,000. About \$405,500 was due. Joseph P. Day was the auctioneer.

The total number of sales reported and not recorded in Manhattan this week were 25, as against 37 last week and 19 a year ago.

The number of sales south of 59th street was 7, as compared with 18 last week and 4 a year ago.

The sales north of 59th street aggregated 18, as compared with 19 last week and 15 a year ago.

From the Bronx 16 sales at private contract were reported, as against 13 last week and 9 a year ago.

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

#### Important Mid-Town Deal.

Albert B. Ashforth (Inc.), has sold for a client of Fraser & Spier, represented by Laurence McGuire to Walter B. Hall, the two four-story residences, 147-149 Madison avenue, and the two two-story business buildings at 28-30 East 32d street, the Madison avenue property being 49.4x100, and the 32d street property 40x100, making a total area of approximately 10,000 square feet. The owners of record of the property are Elizabeth V. and Mary T. Corkroft. No definite plans regarding the future of the corner have been announced.

#### Buys \$225,000 Loft Building.

Samuel A. Herzog has sold, through the Hall-Berwin Corporation, to a client of William L. Levy, attorney, 37-39 East 28th street, a new nine-story commercial building, on plot 41.8x98.9. The building is fully rented and has been held at \$225,000. It will be operated by the Hall-Berwin Corporation.

#### Builders May Buy.

Negotiations are pending for the sale by the Sterling Realty Company, J. J. Schwartz, president, of the two four-story dwellings, 19 and 21 West 69th street, on plot 40x100.5. It is reported that, if the deal is closed, the purchaser will build a tall apartment hotel.

#### Brooklyn Block Front Sold.

John S. Loomis Company sold, through Leonard H. Goddard, the block front on the west side of Fifth avenue, between 81st and 82d streets, with an avenue frontage of 214 feet and street frontage respectively of 80 and 117 feet. The buyer is a builder who plans to erect ten business buildings at an estimated cost of about \$150,000.

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FOR VALUABLES**Manhattan—South of 59th St.****WAVERLY PL.**—Pepe & Bro. have sold for the Livia Realty Corporation the studio building 124 Waverly pl, a 4-sty building with a 1-sty rear studio, to Dr. James J. Navoni. This is the property that was sold four months ago to the Livia Realty Corporation, which made extensive alterations.**28TH ST.**—Goldberg & Greenberg, Inc., sold, through Samuel Hirsch, 330 East 28th st, a 4-sty tenement, with 2-sty frame building in rear, on lot 20x98.9. The buyer gave in part payment, property at Long Branch, N. J.**35TH ST.**—Gillen & Bardusch have sold for the Hillard Construction Co. to Herman H. Moss the 3-sty building, on lot 20x75, at 34 West 35th st, directly in the rear of the Oppenheim-Collins store. The property, which was held at \$85,000, will be altered extensively by the new owner.**57TH ST.**—Douglas L. Elliman & Co. have sold for Wm. A. White & Sons, representing the Granby Corporation, 47 East 57th st, a 4-sty house, on lot 20x80.5. The purchaser is the 600 Park Avenue Co., Samuel A. Herzog, president, which is erecting a 13-sty apartment house at the southwest corner of Park av and 58th st. This purchase gives the buyer control of the corner, as it is only 39 ft. from Park av, and inures permanent light and air on the southerly side of the new building. The property was held at \$75,000.**58TH ST.**—Pease & Elliman and the Brett & Goode Co. sold for Bing & Bing, 106 West 58th st, a 4-sty dwelling, on lot 21x100.5. The sellers acquired the property recently through Pease and Elliman, in an exchange for 309 West 99th st.**Manhattan—North of 59th St.****62D ST.**—William B. May & Co. sold for Carrie B. Bernheimer, the 5-sty residence 16 East 62d st to a client who will reconstruct the present building, erecting a modern English basement residence. The property is 23 feet wide, the present house having a dining room and bedroom extension. On the opposite side are the residences of Charles Steele of J. P. Morgan & Co., formerly the Fabbri house, and J. R. Drexel. On the south corner of 5th av is the recently-completed Knickerbocker Club and on the north corner, the home of Mrs. Hamilton Fish.**72D ST.**—Dock Commissioner R. A. C. Smith has sold, through L. J. Phillips & Co., his one time home at 12 West 72d st, a 4-sty residence, on lot 25x102.2. Mr. Smith recently leased a large apartment in the new house at 400 Park av. The buyer is Martin J. Vanderpoel.**91ST ST.**—Mrs. John J. Cody and O'Reilly & Dahn sold for the Maze Realty Co. 108 and 110 East 91st st, two 5-sty apartments, 50x100. The seller took in part payment the tree and clear dwelling at 16 East 130th st.**117TH ST.**—William H. Archibald has sold for George Munsterman, the 5-sty apartment house at 153 West 117th st, on lot 25x100.11, adjoining the northeast corner of 7th av.**121ST ST.**—Fairvun Realty Co. sold the 5-sty tenement 427 East 121st st, on plot 44x100, to the Henry Morgenthau Co., which gave in exchange the plot 100x118 on the west side of Wilkins av, 50 ft. north of Freeman st.**148TH ST.**—Paul A. McGolrick purchased from Nettie Heller, 531 West 148th st, a 5-sty apartment house, on plot 37.6x100. A 1-family house in Flushing was given in part payment.**2D AV.**—Samuel Frank bought, through Arthur J. Goldstein, from the Louise M. Lee estate, 2485 2d av, a 5-sty tenement, on plot 25.8x100, at the northwest corner of 127th st.**159TH ST.**—Frederick Brown bought from the Hudson Realty Co. the northwest corner of Amsterdam av and 159th st and the abutting northwest corner of St. Nicholas av, two 6-sty elevator structures, with stores, known as the Amsterdam and the St. Nicholas, respectively. The combined plot fronts 50 ft. on each avenue, 135.9 ft. in the street, with a northerly line of 126.5 ft. The houses were held at \$160,000. In part payment the buyer gave the taxpayers at 1238-40 Intervale av, extending through to 1169-71 Fox st, on plot 50x93x irreg.**164TH ST.**—Frederick Brown purchased from Edward B. Corey 434-436 West 164th st, a 5-sty apartment house, on plot 50x112.**178TH ST.**—Lawyers' Mortgage Co. has resold, through James E. Barry, of the Knap & Wasson Co., 591-593 West 178th st, a 5-sty apartment house, on plot 41.8x100, acquired by the seller recently at foreclosure for \$40,000.**188TH ST.**—The Mose Goodman Corporation, Aaron Goodman president, sold to Ennis & Sennott, through M. I. Strunsky & Co., 552-558 West 188th st, two 5-sty apartment houses, on plot 100x95, which have been held at \$140,000.**AMSTERDAM AV.**—Kemp & Co. have sold for Robert S. Streep 770 Amsterdam av, a 5-sty flat, with stores, on lot 25x92.**EDGEcombe AV.**—Ernest W. Brown has sold the Belvedere, a 6-sty elevator apartment house, at the southwest corner of Edgecombe av and 150th st, to Edward W. Martin. The house occupies a plot fronting 100 ft. on each thoroughfare, and overlooks Colonial Park.**MADISON AV.**—The Congregation B'nai Jeshurun, has been granted permission by the court to sell its synagogue property on the west side of Madison av, 25.5 ft. south of 65th st, to the Alliance Realty Company, William H. Chesebrough, president. Electus T. Backus was the broker. Stroock & Stroock, as attorneys, represented the purchaser.**PLEASANT AV.**—The George Bockhaus Co. sold for Ann Tyrell, to Christiana Vehslage, the 4-sty store property, 361 Pleasant av, southeast corner of 119th st. The buyer gave in trade 439 West 123d st, a 4-sty dwelling.**PLEASANT AV.**—G. Tuoti & Co. resold for E. Telesco the 5-sty tenement, 304 Pleasant av, recently purchased by the seller through the same broker.**RIVERSIDE DR.**—The estate of William H. Hall is reported to have sold 44 Riverside dr, a 5-sty dwelling, on lot 18.2x91.2.**ST. NICHOLAS AV.**—George V. McNally has sold for Henry Fredericks 1541 St. Nicholas av, a 3-sty dwelling, on lot 18.0x80, to the Sanger School of Music, which has been occupying the house under lease.**Bronx.****BRIGGS AV.**—William H. Hancox, of Mt. Vernon, N. Y., has purchased through H. A. Douglas & Co. the 30-ft. lot on the east side of Briggs av, 400 ft. north of Forham, extending through to Poe pl, where it has a frontage of 30 ft.**CROTONA PL.**—Alexander Selkin and David Mintz have sold for William Benenson the plot, 100x16, in the east side of Crotona pl, 110 ft. north of St. Paul's pl.**FOX ST.**—Alexander Selkin and David Mintz sold for the Mack Construction Co. 642 Fox st, a 20-ram. apartment house, on plot 40x100.**PARK ST.**—Smith & Phelps sold for L. Napoleon Levy, the lot 25x100, in the west side of Park st, 275 ft. north of 149th st.**161ST ST.**—Kurz & Uren have sold for Ruhl Real Property Co. 376 East 161st st, a 2-sty business building, on lot 25x65.**BATHGATE AV.**—Kurz & Uren and E. A. Polak (inc.) have sold for Simon Myers 1750-1752 Bathgate av, a 5-sty flat on plot 50x110.**BUHRE AV.**—Mrs. Elizabeth Becker sold, through Smith & Phelps and Helen Leube, the plot 50x100, at the southeast corner of Buhre and Jarvis avs.**CROTONA AV.**—Sidoti Brothers have sold 2353-2357 Crotona av, two 5-sty apartment houses, on plot 50x80 each.**HEATH AV.**—Ennis & Sennott have sold the plot 25x100 ft. at the northwest corner of Heath av and 229th st to the South Side Construction Co., Abraham Ruth, president. The buyers gave in part payment, 2868, 2870 and 2872 Heath av, three 3-sty dwellings, 20x100 ft. each, and 558 West 161st st, a 3-sty dwelling, 16 x100 ft., Henry F. Byrnes was the broker.**LAFONTAINE AV.**—Jacob Marx sold through Cahn & Pittman 2078-2080 Lafontaine av, two 2-sty dwellings, on plot 33x100.**SOUTHERN BLVD.**—Arthur G. Muhler has sold to William Diamond the plot 30x149.6 on the west side of Southern Blvd, 154.3 ft. south of 180th st.**UNIVERSITY AV.**—Cahn & Pittman sold for Charles Buckbee the 2-sty dwelling at the northeast corner of University av and 183d st.**3D AV.**—The Schoen Westchester Realty Co. sold for Lowenfeld & Prager the plot of three lots on the west side of 3d av 73 ft. north of 182d st, to William J. Mallin, who will erect taxpayers.**Brooklyn.****LINDEN ST.**—R. A. Schlesing sold for John and Anna Sauer to John Koenig, the 4-family dwelling 1876 Linden st.**REMSEN ST.**—Howard C. Pyle & Co. have sold the house at 86 Remsen st for R. H. Thurston. This was formerly the Henry Polhemus residence. It is a 4-sty dwelling, on plot 25x150, running through to Grace Court alley, with a garage in the rear.**46TH ST.**—I. Salzberg sold for E. Wechsler to T. Groman, 1542 46th st, a 1-family cottage, on plot 40x100.**72D ST.**—Frank A. Seaver & Co. sold for Theodore Wells, 239 72d st, a 1-family house.**EASTERN PKWAY.**—John F. Holland Co. sold, through the Lewis H. May Co. and Bulky & Horton, 420 Eastern pkway, a 5-sty new-law apartment house, on plot 45x185, through to Union st. In exchange, the buyer gave, 1, 3 and 5 Straiton av, Arverne, L. I., three cottages each on plot 60x100.**GRAVESEND AV.**—John Pullman has sold for Arthur Episcopo, the 3-sty flat, 946 Gravesend av, on lot 20x100.**GRAVESEND AV.**—Harold E. Wittemann has sold for the Covenant Realty Co., a plot of 8 lots, 160x125, on the east side of Gravesend av, 180 ft. north of Albemarle rd, to Jacob Kovner, who gave as part payment six 1-family houses in East 28th st, between Tilden av and Beverley rd, Flatbush.**LAFAYETTE AV.**—Henry P. Cain and Robert Johnson have sold for Henry Sturn 991 Lafayette av, a 3-sty flat.**ROGERS AV.**—Wm. A. White & Sons and the William P. Rae Co. sold for Mrs. Townsley, wife of Col. C. P. Townsley, of West Point, and her brother, George Howland, of Paris, France, a tract of land comprising about 40 lots on both sides of Rogers av, from Montgomery to Sullivan st. The property has not changed hands for more than 80 years.**WYCKOFF ST.**—Charles Buerman & Co. sold for Peter P. Miniotti 10-12 Wyckoff st, two 2-sty buildings, on plot 42x72, to George Beer, for a reported price of \$12,000.**4TH AV.**—Leonard H. Goddard sold for the Gustaf-Adolf Realty Co., the plot 50.2x100, at the northwest corner of 4th av and 54th st, to the Congregation B'nai Israel, which will build a synagogue, at an approximate cost of \$50,000; also sold for Herman H. Luckner, the 2-family dwelling, 438 73d st; for Joseph Amadeo, the 3-sty business building, 7618 5th av; for Arthur D. Constant, 437 76th st.**11TH AV.**—Martin Spinelli sold for V. Vechia to Laveria Tuozzo, 6712 11th av, a private dwelling, on plot 60x100.**Queens.****GATES AV.**—Ruland & Whiting Co. has sold for H. Fredericks and others, the property at the southwest corner of Gates and Fairview avs, size 10x100. This, and the property, 123x100, adjoining, recently acquired from Elmira



M. Reeves, G. X. Mathews and Frederick Hohsfield, has been resold and the property will be improved in the near future by the new purchasers.

**LONG ISLAND CITY.**—John J. Radley sold, through J. P. Butterly, the plot at the north-east corner of Vernon av and 14th st, having an outlet on Hamilton av. The property contains about 20,000 sq. ft., having a frontage of 168 ft. on Hamilton av, 54 ft. in 14th st, with a depth of 175 and 225 ft. between Hamilton and Vernon avs, and an entire depth paralleling Vernon and Hamilton avs of 151 ft.

**Rural and Suburban.**

**BRONXVILLE, N. Y.**—Fish & Marvin have sold a property for the Mason estate to Arthur W. Lawrence; also for the Lawrence Park Realty Co. to Charles L. Reierson. The property adjoins the residence recently sold by the same brokers to Mr. Reierson and will be improved in conjunction with the other.

**HARTSDALE, N. Y.**—The golf course of the Scarsdale Golf and Country Club, comprising 100 acres, has been purchased by the members from the Scarsdale Estates. The club was organized and the course constructed about 15 years ago and is one of the best known in the East.

**MT. KISCO, N. Y.**—George B. Cranston has bought from Mrs. Ida A. Brundage, a plot, 115 x140, on Kisco av, with an outlet on Railroad av.

**NEWARK, N. J.**—Abe Feist sold for Celia Cowen, of Brooklyn, N. Y., to Louis Cohen the two brick apartments at 314-16-18 Belmont av, on plot 62x125.

**NEW ROCHELLE, N. Y.**—Charles Field Griffen & Co. sold for Mrs. J. G. Beresford the property known as Torcora, consisting of ten acres, a large house, stables, garage, cottages, &c., at the corner of Wilmot rd and North av, to John A. McVickar.

**NORTH BERGEN, N. J.**—Henry G. Ellis-hemius has sold for the estate of H. G. Ellis-hemius to the Fulton Land Co., a tract of 5½ acres meadow land, west of the New York, Susquehanna & Western Railroad.

**RIDGEWOOD, N. Y.**—S. S. Walstrum-Gordon & Forman sold for Henry T. Walthery a plot, 100x175, at the corner of Heights rd and Heights ter, to Alfred B. Watson, of Hohokus, N. J.

**LEASES.**

**\$500,000 East Side Lease.**

Max Garfunkel, the Ann street "Busy Bee" restaurant man, has leased through Jacob Finkelstein, from the Foster Estate, the northwest corner of Canal and Essex streets, being 25-33 Canal street and 1 Essex street, at the junction of Division street. There are four and five-story tenements on this plot, to which the lessee will make extensive alterations. The grade floor will be used for clothing and cloak and suit dealers, with offices and apartments above. The lease is for twenty-five years, at an aggregate rental of about \$500,000 gross. Hardy, Stancliffe & Whitaker were the attorneys for the Foster estate and Jacob I. Berman represented Mr. Garfunkel as attorney.

**Old Wholesale District Lease.**

The Grand Corrugated Paper Company has leased from the General Society of Mechanics and Tradesmen, through the Cross & Brown Company, 65,000 square feet in 472 Broadway, through to 30-6 Crosby street, for a long term of years. This building has been entirely reconstructed at a cost of about \$30,000 by the owners, who formerly ground leased the property, but have had to remodel the building in order to rent it upon the expiration of the ground lease. It was formerly the home of the Apprentices' Library.

**New Madison Square Firm.**

Roy Scherick and Tucker, Speyers & Company, leased the store and basement containing 25,000 square feet at 11-13 East 26th street, through to 6-8 East 27th street, to S. Stroock & Company, one of the large manufacturers and dealers of felts and plushes, with mills at Newburgh, N. Y., who have been for many years located at 65-7-9 Bleeker street. The lease is for a long term of years. This space was held at \$20,000 per annum.

**Firm Enlarges Activity.**

Wm. A. White & Sons have rented the five-story building at 196-198 Chambers street, to the H. W. Johns-Manville Company, which will use it for the manufacture of fire extinguishers and automobile accessories, a new field of activity for this company. This building was recently altered extensively to comply with all factory regulations. The same

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**Real Estate at Public Auction—Special Sales Day  
Thursday, January 27th**

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

**Absolute Trustee's Auction Sale**

ESTATE OF EDWARD A. HAMMOND, Dec'd.

By Instructions from

UNITED STATES TRUST CO. OF NEW YORK, Trustee, 45 Wall St., N. Y.

**NORTHEAST CORNER**

**New Chambers and Oak Sts.**

(Known as 59 New Chambers St.)

A 3-story and cellar brick building with saloon. Size of lot 33.94x34.17x irreg.  
60% May remain on mortgage for three years at 5%

**137 West 24th Street**

(Bet. Sixth and Seventh Aves.)

A 4-story and cellar brick loft building. Size of lot 25x114.6.

66 2-3% may remain on mortgage for three years at 5%

STEWART & SHEARER, Attys., 45 Wall Street, New York City

**173 Mercer Street**

(Adj. S. W. Cor. W. Houston St.)

A 5-story brick loft building with store. Size of lot 37x25.

60% May remain on mortgage for three years at 5%

**145 West 24th Street**

(Bet. Sixth & Seventh Aves.)

A 4-story brick store and tenement in front and 3-story brick tenement in rear. Size of lot 25x98.9.

**Absolute Executor's Auction Sales**

ESTATE OF LEMUEL LITTLEFIELD

**N. S. Blake Avenue**

(Bet. Osborn St. & Thatford Ave.)

BROOKLYN, N. Y.

Two vacant corner plots about 75x100 each; TO BE SOLD AS TWO PARCELS.

FROST & NIEMAN, Attys., 220 Broadway, New York City

ESTATE OF MARJORY MILL, Dec'd.

**1549 Second Avenue**

(Bet. 80th & 81st Sts.)

A 4-story and cellar brick tenement with 2 stores. Size of lot 25.67x101.8.

LATSON & TAMBLYN, Attys., 55 John St., New York City

**Executors' Auction Sale**

ESTATE OF ELLA W. BAIRD, Dec'd.

**46-48 West 96th Street**

(Bet. Central Park West and Columbus Ave.)

A 6-story and basement elevator apartment house; steam heat and electricity. Size of plot 50x100.8½.

BERRY & RIGGINS, Attys., Camden, New Jersey

**Executrix' Auction Sale**

ESTATE OF ROBERT F. JOHNSTON, Dec'd.

**E. S. Bronx Boulevard**

(Bet. 222d & 224th Sts.)

BRONX BOROUGH

A vacant plot 109.6x105.

**W. S. Willett Avenue**

(Bet. 213th & 216th Sts.)

BRONX BOROUGH

A vacant plot 33.4x100.

**Scarsdale, Westchester Co., N. Y.**

Two vacant parcels on Sprague Avenue. Size 50x100 and 25x100.

70% may remain on mortgage for three years at 6%

ROE, RUNYON & AUTENRIETH, Attys., 15 Exchange Place, Jersey City.

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# Wants and Offers

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

**WANTED**, for a manufacturing company, property on New York Harbor, within free lighterage limit and not more than three miles from the Battery, having 800 to 1,000 feet dock frontage on deep water and say 10 acres in area, with railroad as well as shipping facilities, water, gas, electricity, sewerage. Proposals in writing to the undersigned, stating minimum price or rental terms for long lease. **WALTER H. WILSON**, 520 The Rookery, Chicago.

**AGENCY WANTED** for engineering or building materials or processes, by an architect and engineer well known in the metropolitan district and thoroughly familiar with all details of ordinary and speculative building matters. Can also design, plan or take off quantities, or take charge of large building operations. Box 818, Record & Guide.

**WANTED**—An experienced renting and sales broker. A satisfactory arrangement will be made with the right man. **VAN NORDEN & WILSON**, 1 W. 34th St.

**WANTED**—Back numbers of either weekly or annuals of the Record & Guide from 1905 to date. **CALDER, NASSOIT & LANNING**, 2734 Broadway.

**WANTED**—Experienced renting man, salary and commission. Apply **HEIL & STERN**, 1165-1167 Broadway.

**REAL ESTATE**, thoroughly experienced energetic conscientious man understanding care of property, renting, collecting rents, all repairs, drawing leases, violations, fire losses, fire drills, ten years in business, can reduce overhead running expenses, is looking for a position where ability counts; can furnish highest credentials. Box 820, Record & Guide.

**WE ARE** entirely out of **NEW YORK Editions of Record and Guide of July 17, 1915; Aug. 14, 1915; Sept. 18, 1915; Nov. 15, 1915.** We will pay 20 cents for these numbers if both sections are delivered to us in good condition. This offer will expire on Jan. 22, 1916. Record & Guide Company, 119 W. 40th Street.

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**Particulars of Business Property**  
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brokerage firm was recently appointed agent for the property.

**Leases for Garage.**

**M. M. Hayward & Co.** have leased for **James Brady** a five-story garage to be erected at 517-19 West 161st street on a plot 50x100 for twenty-one years to a new garage corporation. The garage will be free from columns and will have every modern improvement. The aggregate rental is about \$168,000. This is the second garage **Mr. Brady** has erected and leased for twenty-one years through the same brokers.

**Rents Warehouse from Plans.**

The **Audubon Storage Warehouse Company** has leased, through **Frederick Zittel & Sons**, from the **South Side Construction Company**, **Abraham Ruth**, president, a six-story storage warehouse, to be erected from plans by **Gronenberg & Leuchtag** in the south side of 181st street, 25 feet east of Audubon avenue, with an "L" to Audubon avenue. The lease is for twenty-one years at an aggregate rental of about \$350,000.

**\$450,000 Wall Street Lease.**

**Henry L. Doherty & Co.**, bankers and public utility engineers and operators, leased the ground floor in 60 Wall street recently occupied by the United States government for its post office, now in the new building at Pine and Pearl streets. The lease, which involves an aggregate rental of about \$450,000, also included the thirteenth, fourteenth and fifteenth floors in the same building. The deal was negotiated by **Geo. R. Read & Company**.

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**Manhattan.**

**AMES & CO.** have leased apartments in 128 West 34th st to **Wynne Ferguson**, **Caville Bunker**, **M. Hawley Tuft** and **Julia Chippendale**; also in 130 West 34th st to **M. de Perez**, **L. N. Goodwin**, **John Gill**, **B. S. Watson** and **M. Conkright**.

**AMES & CO.** have rented a loft in 157-159 East 32d st, for **Wendell L. Nichols**, to the **Zuckerman Costume Co.**, dresses; also for **Robert S. Minturn** a loft in 11 East 22d st to **George S. Topf**, raincoats; for estate of **Lambert S. Quackenbush** a loft at 114 West 31st st to **Kagel & Tanenbaum**, skirts.

**AMES & CO.** have leased for **Samuel W. Peck**, a loft in 6 West 29th st, to **Alexander Goldstein**, furs; also for **Robert S. Minturn**, a loft in 11 East 22d st, to **Press & Kuh (Inc.)**, ladies' bags and fancy leather articles; for the **Sampeck Realty Co.**, apartments in 132 West 34th st, to **Dr. C. A. Gage**, **Albert B. Davies**, **E. S. Fournier**, **Charles Courtois** and **Robert Willson**; and in 309 5th av to **G. D. Troxler**.

**ALBERT B. ASHFORTH (INC.)**, in conjunction with **Corn & Co.**, leased space in the **Knox Bldg.**, at 452 5th av, to **Rosenwasser Brothers**; and in the same building in conjunction with the **Cross & Brown Co.**, offices to the **Brewster Camera Co.**

**ALBERT B. ASHFORTH (INC.)** has leased space in 105-11 West 40th st to the **Peerless Weather Strip Co.** and to **Francis Morton Clark**; at 1178 Broadway to **M. Rosenthal Co.**; offices at 366 5th av to **Susan E. Goggin**; an apartment at 22 East 33d st to **Grace de la Rochette**, and a store in 1993-1999 Broadway to **Morris Seid**.

**BASTINE & CO.** have leased the 2d floor at 42 West 15th st to **Wolinsky & Sukoff**, cloaks and suits, and at 15-17 West 26th st, space on the 6th floor to **Morris Stanger** of 37 West 19th st, coats and dresses.

**DANIEL BIRDSALL & CO.** leased the 2d floor in 396 5th av to **Harry A. Steinberg**, millinery.

**WM. D. BLOODGOOD & CO** leased for **Mrs. Joseph Huber** the property at 111 East 54th st for 10 years to **Harry Turner**. **Mr. Huber** recently purchased, through **Henry B. Gould**, of the **Bloodgood Co.**, 17 East 63d st for his own occupancy.

**CARSTEIN & LINNEKIN** have leased the 7th floor in 8-12 East 34th st to the **United States Lace Curtain Mills**; at 320 5th av offices to **Hensel, Colladay Co (Inc.)**; **Nelson & Landsberg** and **Greenbaum & Ross, Inc.**; at 347 5th av, offices to **William R. Blumenthal**, **United States Coal Tar Product Co. (Inc.)**, **Thomas J. Keon**, **Birmingham & Prosser (Inc.)**, **David R. Shapiro**, and **A. M. Swead Co., Inc.**; space at 456 4th av to **Paul C. Shaffer** and **Theatre Vending Machine Co.**, and the 3d floor at 7-9 East 20th st to **Sandor** and **Samuel Kaufman**.

**FIRM OF LEONARD J. CARPENTER** rented the 2d loft at 131 Liberty st to **Burt Abbey**, printer.

**LEROY COVENTRY & CO.** have leased for the estate of **G. Sidenberg** the store 2049 7th av, in the **Hotel Theresa**, to the **New York Central Railroad**.

**CROSS & BROWN CO.** has leased at an aggregate rental of about \$200,000 to **John R. Thompson** the entire building, 44 West 34th st. The building will be altered at a cost of about \$20,000 and will be occupied by the tenant.

**CROSS & BROWN CO.** has leased for the 42d St & Madison Av Co. for a long term of years the entire building 23 East 41st st adjoining the 42d st building. After extensive alterations, the premises will be occupied by the **Encyclopedia Press, Inc.**, publishers of the **Catholic Encyclopedia**, and the **Home Press**, as executive offices and salesrooms for their publishing business.

**CROSS & BROWN CO.** has leased 5,000 ft. in 179-83 Wooster st for **A. H. Matthews** to the **Composition Novelty Co.**; in 47-9 Maiden la, space to **Moriz Nass**, a new company in the jewelry business; the 3d loft of 901 Broadway to the **Columbia Comb Co., Inc.**; the 4th floor of 475 Broadway to **Samuel Jaffe**; space at 396 Broadway to **Manuel Jeffrey & Co.**, and to **Hyman Jassen** for **Charles A. Gould**; the southerly portion of the 3d floor at 1333 Broadway to **Joseph Durst, Inc.**, space in 30 East 42d st to **Brander & Curry** and **Frederick L. Hunt**, and in 80 5th av to **Leo Bayer** and the 8th loft to **Goldstein Sons Co., Inc.**

**DOUGLAS L. ELLIMAN & CO.** have leased for **Robert L. Hogue** 47 East 92d st, a 4-story house, to **Rev. William G. Thayer**, head master of **St. Mark's School**, Southboro, Mass.

**DOUGLAS L. ELLIMAN & CO.** have leased, furnished for the season, an apartment in 471 Park av for **Mrs. L. Densmore** to **A. Perry Osborn**; also apartments in 18 East 48th st to **Mrs. J. B. Russell**; in 149 East 40th st to **James L. Derby** and to **Baroness Von Bidmann**.

**DOUGLAS L. ELLIMAN & CO.** have leased from the plans from October 1, 1916, a large apartment of 19 rooms and 5 baths in the new building at 420 Park av, for the **Fullerton Weaver Realty Co.**, to **Herbert L. Dean**, of **E. B. Smith & Co.**; also a duplex apartment in 969 Park av to **William H. Rogers**.

**DOUGLAS L. ELLIMAN & CO.** have leased a large apartment in the 17-story building under construction on the Park av block front between 55th and 56th sts from October 1, 1916, for the **Fullerton Weaver Realty Co.** to **Mrs. Chauncey A. C. Kerr**; also large apartments from October 1, 1916, in the building under construction at 570 Park av, for **Bing & Bing** to **James Fletcher, Jr.**, and **Dr. Arthur F. Chace**.

**BENJAMIN ENGLANDER** has renewed the following leases: The 5th floor in 138-144 West 25th st to **B. J. Grossman**; the 10th floor in 151-155 West 25th st to the **American Shirt Waist Co.**; the 3d floor in 164-166 West 25th st to **Joseph Woronoff**; also leased to **Adolf Alper** the 8th floor in 109-115 West 26th st.

**J. B. ENGLISH** leased apartments in 240-42 West 49th st to **A. Adams**, **E. Alexander**, **F. Hanna**, **Dr. Tilton**, **A. McDonogh**, **E. Lambert**, **C. Raymond**, **I. Frascini**, **E. Debel**, **M. Wal-**



ter, S. Patterson, B. Pitschal, E. Neibert, C. Griggs, J. Peters, K. Gilheany, M. Dorbandt; also offices in the Astor Theatre Building, 1531 Broadway, to W. F. Connelly, E. Reich & B. Merrill.

FREDERICK FOX & CO. have leased for the Schulte Realty Co., stores at the southeast corner of 23d st and 6th av to Gabriel Brill, and, with Pease & Elliman, to the Beck Shoe Co.; and the store and basement 11 West 20th st to Kendrick-Masur-Brooks Co.

JULIUS FRIEND, EDWARD M. LEWI CO. leased for Empire Holding Co., to Lefcourt & Brenner, two floors, containing 20,000 sq. ft. in 153-159 Madison av.

JULIUS FRIEND, EDWARD M. LEWI CO. has leased for George Backer Realty Co. the 10th floor, containing 7,500 sq. ft., in 99-103 Madison av to Baum & Wolf, Inc., and for the World's Market Corporation to Lesser & Kasindorf, 2,500 sq. ft. in 1237-1239 Broadway; for Mrs. Julia Fitzgerald to Fahrer & Rubin the 7th floor in 16-18 East 12th st; also space in 12-14 West 32d st to Abraham Seif.

GREELEY SQUARE REALTY CO. leased in conjunction with Ogden-Clarkson Co. the store and basement at the southwest corner of 40th st and 2d av to Michael Flood and William Bennett for ten years, to be occupied as a cafe; also for J. Breen, as agent, the building 129 East 26th st to Mrs. Shea, and to V. Stallone for S. Mosley the store at 56 West 36th st.

A. A. HAGEMAN has leased the top loft at 626 6th av to John Benfatto; 2d loft at 626 6th av to the French Feather & Novelty Hat Co.; 6th loft at 102-4 West 38th st to Chic Embroidery Co.; 1st loft at 637 6th av to Herman Weinthrop; 1st loft at 639 6th av to Robbins & King, and 1st loft at 641 6th av to John Clark.

HEIL & STERN have leased for the 50 East 21st St Corporation the 10th and 11th lofts in 48-52 East 21st st, containing 20,000 sq. ft. of space, to Henry Peavy & Co., manufacturers of clothing, for 5 years.

HEIL & STERN have leased for the 40 East 30th St. Co. the 1st loft in 38-44 East 30th st to J. & F. Goldstone & Co. This 12-sty building, which has just been completed, is now entirely rented.

HEIL & STERN leased, in 44-50 West 28th st, 9th loft to Harry Brous and 10th loft to Jessica Waist Co.; in 114-16 East 13th st, 2d loft to Livingston & Co.; in 24-6 West 30th st, top loft to Louis Spiegel, and in 11 East 31st st, top loft to Morris W. Haft.

M. & L. HESS (INC.) have leased for F. & G. Pflomm, as agents, the northerly wing of the 5th floor of the Johnson Building, 1333 Broadway, to Freedman Bros. Co. (Inc.).

M. & L. HESS (INC.) have leased the 10th floor at 23-5 East 21st st to Klein Postman & Co.; also the 6th floor at 13-15 West 24th st to Robert Black & Co.; space on the 8th floor at 151 West 25th st to Joseph Weisman, and two floors at 151-3 West 19th st.

JULIA BEVERLEY HIGGINS leased for Mrs. Grace Middleton her apartment at 40 East 62d st to Henry Wainwright Howe.

WILLIAM R. HOOPER leased in the Wall Street Exchange Building, at 14 Exchange pl, the ground floor banking space, containing about 6,500 sq. ft., to the Equitable Trust Co. for a long term.

HOUGHTON COMPANY has leased for Julius Tishman & Sons (Inc.) the 3-sty dwelling 156 West 95th st to Lillian H. Finlay.

HOUGHTON COMPANY leased for the Farmers' Loan & Trust Co., executor of the estate of Norma H. Barrett, the 5-sty dwelling 157 West 64th st to Jacinto Sotolongo.

HUBERTH & HUBERTH have leased in the New York Evening Journal Building at Columbus Circle, offices to V. Hugo Koehler, architect; Geo. T. Gwilliam Co., Putney & Morgan, Helvey Auto Accessory Co., E. E. Gardiner and Heller & Levy.

LOUIS KEMPNER & SON leased for Robert Goelet the store at 2431 Broadway to Leo Lichtman, hairdresser, for a branch store.

PAUL A. MCGOLDRICK leased to Solomon Weissman, 151-153 West 143d st, a 5-sty tenement; and 37 West 118th st, a 5-sty flat.

PAYSON McL. MERRILL CO. leased a duplex apartment at 823 Park av to Charles Ewing; and for Douglas Robinson, Charles S. Brown Co., an apartment at 120 East 31st st to Mrs. Tarleton Winchester.

GEO. W. MERCER & SON leased the 5th loft in 442 West 46 st to the Hartley-Wallace Co.; also in conjunction with S. Osgood Pell & Co., the 1st loft at 440 West 46th st to Snow & Co.; for the estate of Edwin P. Smith, the 1st floor of 332 6th av to Herman Rothman.

NELSON, LEE & GREEN and Manning & Trunk leased for Samuel K. Jacobs, for about \$8,000 a year, for ten years, the 1st loft in 1587-1589 Broadway to D. Maxon & Co., ladies' gowns and suits, who have been for sixteen years at the northwest corner of Broadway and 46th st.

CHARLES F. NOYES CO. has leased space in the 19-sty Masonic Building, 23d st and 6th av, to David Ladin, and a floor at 47-49 West st for B. Crystal & Son (Inc.) to the Northern Chemical Co. and Frederick R. Hall.

CHARLES F. NOYES CO. has leased additional space in the Market & Fulton National Bank Building, 81-83 Fulton st, to L. Martin Co., C. A. Andresen, Inc., and the Barnet Leather Co.

OGDEN & CLARKSON CORPORATION has leased the 2d loft at 2 West 29th st to Jasper & Derman and the dwelling at 162 Madison av to Frances J. Lang.

OGDEN & CLARKSON CORPORATION has leased at 29 East 10th st the 2d loft to the Abelson Flower Co., and at 56 East 11th st the 1st loft to Kiepper Brothers; the 2d loft to Goldberg & Markowitz & Co., and the 6th loft to Kreinik & Feigenbaum; at 106 Franklin st the 2d loft to William R. Lobel and the 3d loft to M. P. Kuczor & Co.

PEASE & ELLIMAN have rented a loft in 6 West 37th st to Sigmund Rubin, furrier; also, furnished, for Mrs. Louise Finkel her apartment in the "Chatsworth," at 72d st and Riverside dr, to Mrs. Clara Bennett.

PEASE & ELLIMAN have rented for Ingalls Kimball, furnished, the residence at 506 Madison av, to George Rose. This house is a 3-sty separate dwelling, which is incorporated into the structure of the Berkshire Apartments at the northwest corner of Madison av and 52d st.

PEASE & ELLIMAN have leased to the Marten Co., millinery supplies, the 4th loft at 4 West 37th st; also, furnished, for Joseph B. Barnes to W. G. Borland the 4-sty dwelling, at 755 Madison av; and, furnished, for the Misses Florence G. Larne and Alice Smith their apartment in 27 East 62d st to Mrs. Eliza P. Stickney.

PEASE & ELLIMAN have leased for Frederick Hussey the store at 166 East 35th st to Max Reisberg; for the 149 East 40th St Co., an apartment in 149 East 40th st to James Lloyd Derby; for the 7-11 West 45th St Co., controlled by Joseph Keen, space in 7-11 West 45th st to Altman & Szalkai, embroideries; furnished, for James A. Frame his apartment in 2131 Broadway to Ferris E. Shaw; for L. J. Phillips & Co., as agents, an apartment in the "Chatsworth," at 72d st and Riverside dr, to Mrs. M. Black.

PEASE & ELLIMAN have rented for I. Randolph Jacobs and associates an apartment in their new house at 161 East 79th st to Dr. C. J. MacGuire; for Bing & Bing to Martin Egan, of J. P. Morgan Co., an apartment in 993 Park av; for the City Leasehold Co., Barnet House and associates, the store in 1 East 53d st, to Christine (Inc.), milliner; and for the 149 East 40th St. Co. an apartment in 149 East 40th st to Miss Harriet Forsyth; and in 780 Madison av to Ralph C. Erskine.

PEASE & ELLIMAN have rented, furnished, for Colonel E. M. House, his apartment in 115 East 53d st to Mrs. Winston Churchill, the wife of the author; also for G. & H. Blumen-thal the parlor floor in the new building at 18 West 47th st to the Maison La Fee, lamp shades, now at 5 East 47th st; for Lee &

Fleischmann space in 25 West 45th st to the Fireproof Furniture & Equipment Co.; and furnished, for Mrs. Augustus F. King to W. Prentice Sanger the 5-sty dwelling 162 East 78th st.

PEASE & ELLIMAN leased furnished to William Sloane for Artemus H. Holmes 453 Madison av, one of the group of six dwellings forming the property known as Cathedral Court, covering the block front on Madison av, between 50th and 51st sts, directly opposite St. Patrick's Cathedral. No. 453 is the southerly of the two houses facing west on the court, the large house on the south side of the court being that of the late Whitelaw Reid, and one of those in the north side that of William Fahnestock. Pease & Elliman leased to Mr. Holmes a furnished apartment in the "Van Dyck," at 72d st and Broadway, for the Morewood Realty Holding Co., controlled by Herbert Du Puy, of Pittsburgh.

HORACE S. ELY & CO. rented the last vacant floor in the 5th av section of the new Rogers-Peet Building, opposite the Public Library, to the Kent-Costikyan Trading Co., rugs.

GEO. R. READ & CO. leased the store and basement in 1160 Broadway to Daniel Fraad; parlor floor store in 5 East 35th st to M. J. Jelinek; store and basement in 471 6th av to Harry Siegel; 1st loft in 42 West 15th st to Wolinsky & Sukoff, and 12th floor front in 12 West 31st st to L. Fischman & Co.

ROY SCHERICK and Cross & Brown Co. leased to the John J. Kelly Co., costumes and dresses, the 8th floor in 36-38 West 37th st.

HERBERT C. SCHLEY has leased for Cross & Brown, as agents, the 18th floor in 220 5th av to the Cloak, Suit & Skirt Manufacturers' Protective Association; also to Allyn & Bacon, the 8th floor in 11 East 36th st; in 230 5th av to the Eagle Pencil Co. showroom space; to the Deering-Milliken Co., office and showroom space on the 12th floor; to the Phillips-Jones Co., the 6th floor and to Arthur Wolfson Co., space on the 14th floor.

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 AND MANAGEMENT OF ESTATES

LOUIS SCHRAG has leased for the Oltrogge Corporation, the 5th loft in 134 West 25th st to Workman & Silver; for Morris Weinstein, space in 162-4 West 21st st to Waiuman & Goldstein; Rottenberg & Davis; Oriental Cloak & Suit Co.; H. Strunsky & Co., and Heyman Heller; for Johnson & Fleischhauer, in building 107-113 West 25th st to Morris Slutsky; Adler & Seiden, and the Embroidery Mig. Co.

SHAW & CO. have leased for Helen H. Steele the 1st loft at 508 East 117th st to M. Rabinowitz.

MALCOLM E. SMITH & CO. leased for Printers' Ink Publishing Co. the 11th floor at 12 West 31st st to Picard & Co., advertising agents.

MALCOLM E. SMITH & CO. have leased the store and mezzanine floor at 21 East 48th st to E. & R. Rixon, milliners.

SPEAR & CO. have rented for the Victoria Building Corporation the 8th loft in 132-134 West 22d st to Abraham Cohen; for the DeVinne Press 3 floors in 21-23 East 4th st to the Bergwald Mig. Co. and the Grand Union Box Co.; for the Canebrake Realty Co. the 6th loft in 4 West 16th st to L. & J. Fisher; and for A. J. Kerwin space in 27-35 West 24th st to Abraham Leff.

L. TANENBAUM, STRAUSS & CO. (INC.) have rented the 1st loft, comprising 14,500 sq. ft., in the Puck Building, Houston and Lafayette sts, to the Keller Printing Co; the 1st loft of 88 University pl for the Germania Life Insurance Co. to Glass & Lazow; the 4th loft of 46 East 14th st for William Vincent Astor to the Excelsior Pad Co., and the store and basement of 91-3 5th av to Louis Hamburger & Co. for August Oppenheimer.

STEPHEN H. TYNG, JR., & CO. leased to Wallace C. Richardson (Inc.), advertising, offices in 381 4th av; in 31 Union sq space on the 14th floor to the Harvey & Watts Co., canes and umbrella handles; in 25 Madison av, space on the 17th floor to the Anglo American Cotton Products Corp.; in the Hartford Building, the entire 12th floor to Julian Ollendorff Studios; office space on the 18th and 19th floors in Germania Building to William Spark, Jr.; for the estate of Ellen M. Hennessy, at 220 4th av, 6th floor to American Import Co, San Francisco, Japanese goods; for the Thomas A. Emmet Realty Co. at 85 Madison av space to Letson & Knott, cotton goods; in conjunction with Ewing, Bacon & Henry sub-leased entire 13th floor 185 Madison av to Bobbs-Merrill Co., publishers, for Rail Joint Co.; and for Brett & Goode Co. in Printing Crafts Bldg. large space on 14th floor to Bragdon, Lord & Nagle Co., textile publishers.

WM. A. WHITE & SONS have leased to The Tenney Press, for ten years, space in the Finck Building, now in course of construction at 318-326 West 39th st.

WM. A. WHITE & SONS, in connection with Robert F. Bonsall, have leased to the Beekman Card & Paper Co. for a long term, the store and basement of the new Finck Building, now in course of construction, at 318-326 West 39th st.

J. G. WHITE & CO. leased in 470-478 4th av office space to Millen, Aikenhead & Co., Black Publishing Co., Munson Whitaker Co. and Julius Schmid; also lofts in 17-19 West 17th st to Gerstein Brothers & Co.; in 107-111 West 25th st to Greenberg & Litty; in 11 West 17th st to Isidore Weiss; in 22 Wooster st to Samuel Klee; in 116 East 18th st to Shapin & Cohen and Jacobson & Mechanic, and in 94 Chambers st to Louis Lavigne.

ARTHUR E. WOOD leased to J. H. Kraft the store 219 West 125th st for a restaurant.

UNITED MERCHANTS REALTY & Improvement Co. rented the 2d floor in 28-30 West 34th st to M. Ratkowsky, and stores at the northeast corner of Bowery and Grand st to E. Capeson and at the southwest corner of Bowery and Houston to B. Hirsch.

**Bronx.**

PAUL A. MCGOLDRICK leased to Saul Seltzer 835 Fox st, a 4-sty new-law apartment house, on plot 33.4x100.

**Brooklyn.**

GEO. W. MERCER & SON rented for the estate of Edwin P. Smith, the dwelling, 183 Sands st, to Mrs. Yates.

**Suburban.**

FEIST & FEIST (INC.) leased for the Or-To Supply Co. to William B. Baggaley, of Short Hills, N. J., the 2-sty building 22 Halsey st, Newark.

JOHN F. SCOTT has rented for M. Keller his house on Mistletoe Way, Cedarhurst, L. I., to W. Redmond Cross, of Redmond & Co., New York.

JOHN F. SCOTT has rented for General Charles F. Roe his country place on the southeast corner of Ocean av and Longwood Crossing, Cedarhurst, L. I., to Benson B. Sloan, and for Mary Rutherford one of her houses in Lover's lane, Cedarhurst, L. I., for another year to Warren S. Crane.

HERBERT A. SHERMAN has rented for A. O. Sherman, his place known as "Eastcliff," at Rye, N. Y., directly on the water, a large house, garage, garden and five acres of ground, to John T. Terry, Jr., for the season.

**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.		
	1916	1915
	Jan. 7 to 13	Jan. 8 to 14
Total No.....	129	120
Assessed value.....	\$8,046,800	\$6,318,410
No. with consideration..	19	9
Consideration.....	\$1,957,900	\$272,800
Assessed value.....	\$1,723,000	\$266,710
	Jan. 1 to 13	Jan. 1 to 14
Total No.....	220	252
Assessed value.....	\$13,286,500	\$12,828,910
No. with consideration..	37	24
Consideration.....	\$2,818,488	\$786,750
Assessed value.....	\$2,487,000	\$811,210
Mortgages.		
	1916	1915
	Jan. 7 to 13	Jan. 8 to 14
Total No.....	76	78
Amount.....	\$3,903,474	\$1,148,171
To Banks & Ins. Cos....	16	9
Amount.....	\$2,803,500	\$349,000
No. at 6%.....	31	36
Amount.....	\$803,969	\$432,054
No. at 4½%.....	1	1
Amount.....	\$1,000,000	\$4,500
No. at 5%.....	16	21
Amount.....	\$532,600	\$591,500
No. at 4½%.....	2	.....
Amount.....	\$44,000	.....
No. at 4%.....	.....	1
Amount.....	.....	\$1,530
Unusual rates.....	1	.....
Amount.....	\$20,655	.....
Interest not given.....	25	19
Amount.....	\$682,250	\$118,617
	Jan. 1 to 13	Jan. 1 to 14
Total No.....	127	157
Amount.....	\$5,644,740	\$2,342,770
To Banks & Ins. Cos....	28	16
Amount.....	\$3,444,500	\$458,500
Mortgage Extensions.		
	Jan. 7 to 13	Jan. 8 to 14
Total No.....	83	35
Amount.....	\$3,006,550	\$1,383,606
To Banks & Ins. Cos....	53	8
Amount.....	\$3,222,800	\$588,500
	Jan. 1 to 13	Jan. 1 to 14
Total No.....	113	70
Amount.....	\$4,871,550	\$2,725,593
To Banks & Ins. Cos....	72	20
Amount.....	\$4,034,800	\$1,420,000

Building Permits.		
	1916	1915
	Jan. 8 to 14	Jan. 9 to 15
New buildings.....	5	6
Cost.....	\$1,250,000	\$442,100
Alterations.....	\$247,484	\$73,165
	Jan. 1 to 14	Jan. 1 to 15
New buildings.....	14	9
Cost.....	\$2,584,450	\$515,100
Alterations.....	\$385,819	\$155,296
BRONX.		
Conveyances.		
	1916	1915
	Jan. 7 to 13	Jan. 9 to 14
Total No.....	96	103
No. with consideration..	10	13
Consideration.....	\$27,550	\$129,325
	Jan. 1 to 13	Jan. 1 to 14
Total No.....	186	215
No. with consideration..	15	25
Consideration.....	\$143,525	\$225,875
Mortgages.		
	1916	1915
	Jan. 7 to 13	Jan. 9 to 14
Total No.....	59	53
Amount.....	\$337,157	\$391,246
To Banks & Ins. Cos....	4	2
Amount.....	\$86,500	\$36,500
No. at 6%.....	26	35
Amount.....	\$187,550	\$115,946
No. at 5½%.....	5	1
Amount.....	\$35,000	\$35,000
No. at 5%.....	4	3
Amount.....	\$9,500	\$16,700
Unusual rates.....	1	.....
Amount.....	\$2,557	.....
Interest not given.....	22	14
Amount.....	\$102,550	\$223,600
	Jan. 1 to 13	Jan. 1 to 14
Total No.....	122	121
Amount.....	\$1,085,991	\$988,470
To Banks & Ins. Cos....	8	4
Amount.....	\$179,600	\$68,500
Mortgage Extensions.		
	Jan. 7 to 13	Jan. 8 to 14
Total No.....	26	21
Amount.....	\$496,100	\$402,500
To Banks & Ins. Co....	8	2
Amount.....	\$245,000	\$9,200
	Jan. 1 to 13	Jan. 1 to 14
Total No.....	35	29
Amount.....	\$743,600	\$591,000
To Banks & Ins. Cos....	12	4
Amount.....	\$385,500	\$45,200
Building Permits.		
	1916	1915
	Jan. 7 to 13	Jan. 8 to 14
New buildings.....	12	10
Cost.....	\$414,500	\$262,600
Alterations.....	\$3,400	\$4,535
	Jan. 1 to 13	Jan. 1 to 14
New buildings.....	25	14
Cost.....	\$986,500	\$481,800
Alterations.....	\$6,000	\$7,135



**BROOKLYN.**

**Conveyances.**

	1916 Jan. 6 to 12	1915 Jan. 7 to 13
Total No.....	402	353
No. with consideration..	40	50
Consideration.....	\$272,805	\$235,663
<b>Jan. 1 to 12</b>		
Total No.....	682	667
No. with consideration..	65	75
Consideration.....	\$537,936	\$333,913

**Mortgages.**

	1916 Jan. 6 to 12	1915 Jan. 7 to 13
Total No.....	367	321
Amount.....	\$1,508,911	\$1,062,563
To Banks & Ins. Cos ..	66	39
Amount.....	\$505,200	\$234,300
No. at 6%.....	189	186
Amount.....	\$714,403	\$508,963
No. at 5 1/2%.....	98	85
Amount.....	\$521,700	\$338,300
No. at 5%.....	45	37
Amount.....	\$193,670	\$169,518
Unusual rates.....	4	.....
Amount.....	\$3,600	.....
Interest not given.....	31	13
Amount.....	\$75,538	\$45,782
<b>Jan. 1 to 12</b>		
Total No.....	571	546
Amount.....	\$2,308,390	\$1,797,099
To Banks & Ins. Cos.....	111	63
Amount.....	\$799,750	\$355,050

**Building Permits.**

	1916 Jan. 7 to 13	1915 Jan. 8 to 14
New buildings.....	100	47
Cost.....	\$980,420	\$322,250
Alterations.....	\$71,135	\$88,225
<b>Jan. 1 to 13</b>		
New buildings.....	161	103
Cost.....	\$1,739,070	\$655,400
Alterations.....	\$96,711	\$100,275

**QUEENS.**

**Building Permits.**

	1916 Jan. 7 to 13	1915 Jan. 8 to 14
New buildings.....	80	57
Cost.....	\$215,824	\$130,950
Alterations.....	\$19,164	\$8,810
<b>Jan. 1 to 13</b>		
New buildings.....	167	84
Cost.....	\$614,724	\$192,130
Alterations.....	\$23,181	\$19,963

**RICHMOND.**

**Building Permits.**

	1916 Jan. 7 to 13	1915 Jan. 8 to 14
New buildings.....	12	6
Cost.....	\$23,305	\$10,790
Alterations.....	\$550	\$2,300
<b>Jan. 1 to 13</b>		
New buildings.....	18	8
Cost.....	\$39,980	\$12,690
Alterations.....	\$3,875	\$3,600

**REAL ESTATE NOTES.**

CHARLES F. WILDEY AND HARRY BURNETT are now connected with the office of Marston & Co.

AMES & CO. have been appointed managers of the apartment house at 1945 7th av by the estate of George H. Byrd.

R. B. DULA, Townsend Hornor and Hornor & Co. (Inc.) announce the removal of their offices to 527 5th av.

FRANK M. BROWN has become associated with the firm of Duff & Conger, in charge of the renting department.

SAMUEL H. MARTIN has been appointed agent for the 5-sty apartment house at the southwest corner of Amsterdam av and 69th st.

GEORGE C. SMITH, of Street & Smith, is the purchaser of 118 East 86th st, recently sold by Douglas L. Elliman & Co. The buyer intends giving the house to his daughter.

SOL STERN has moved to larger quarters at 31-33 East 27th st, between 4th and Madison avs, in order to meet the needs of an increased amount of business.

ANNOUNCEMENT IS MADE that John J. Hearn is no longer connected with the A. L. L. Construction Corporation. The company is now controlled in its entirety by A. Lincoln Levin, 152-158 West 86th st.

GOODALE, PERRY & DWIGHT (INC.) move, today, from 1133 Broadway, to new offices at 5 East 23d st, in the Metropolitan Building. The uptown office will continue at 2705 Broadway, as heretofore.

BULKLEY & HORTON CO. announces that its sales department, which is under the management of Granville H. Rome, has been strengthened by the addition of William J. Howie.

BROOKLYN BOARD OF REAL ESTATE BROKERS will hold their ninth annual dinner on Saturday evening, January 22, at 7 o'clock, at the Brooklyn Club, 131 Remsen st. Several city officials and men prominent in business life will be present as guests.

M. & L. HESS (INC.) have been appointed agents for 821-823 Broadway, a 12-sty building, at the northwest corner of 12th st.

UNGER & WATSON (INC.) have been appointed agents for the 8-sty apartment house, 622-624 West 141st st.

HENRY L. DINKELSPIEL and Alfred J. Rowantree announce that the co-partnership

known as the Dinkelspiel-Rowantree Co. has been dissolved by mutual consent. For the present both parties will continue, individually, in the 5th av building.

DOUGLAS L. ELLIMAN & CO. have been appointed agents of the 9-sty apartment house at 108-114 East 82d st, now being erected by the East 82d St Corporation, S. A. Herzog, president.

MAX R. MARSTON is now connected with the office of Marston & Co., and will specialize in their insurance department.

TITLE has been passed by the West Street Improvement Co. to the F. & M. Schaefer Brewing Co. of the plot of ground and improvements comprising the block bounded by Kent av and East River, South 9th and South 10th sts, Brooklyn. This site has 200 ft. of water front.

UNITED REAL ESTATE OWNERS ASSOCIATION will hold its annual entertainment and ball on Tuesday evening, February 1, at 8:00 o'clock, at Ram Garden, 38th st, near Lexington av. Many city officials are expected to be present. An elaborate program has been prepared. Tickets may be obtained from the financial secretary, George H. Beck, Jr., 1515 1st av, or at the box office.

GAINES & DRENNAN CO. announces a change of name to Gaines, Van Nostrand & Morrison (Inc.), which firm will transact a general real estate business, with offices at 25 East 26th st and a mortgage and loan department at 34 Pine st. The officers of the new firm are T. Foster Gaines, president; Norman W. Van Nostrand, treasurer, and Putnam M. Morrison, secretary.

THE INSTITUTE OF THE FRANCISCAN MISSIONARY OF MARY which recently bought the dwelling at 221 East 45th st at auction for \$8,600, and which in 1907 acquired the adjoining houses at 223 and 225, have added 217 and 219 to their possession. The latest acquisition, title to which was conveyed yesterday by Albert H. Matthews, gives the institute a plot 83.4x 100.5, which may be improved.

GEORGE T. MORTIMER, who for eleven years, has managed the properties of the United States Realty and Improvement Co., and who, for five years, has been one of its vice presidents, has resigned that position. Mr. Mortimer has obtained an interest in the Equitable Building, and has been elected a director and president of the Equitable Office Building Corporation, succeeding General T. Coleman du Pont, who has been elected chairman of the Board of Directors.

**OBITUARY.**

BENJAMIN THOMPSON, aged sixty-nine, founder and president of the East Brooklyn Savings & Loan Association, and well known in real estate circles, died on Monday, at his home, 810 Lexington av. He is survived by his widow and two sons.

**DEPARTMENTAL RULINGS.**

**BOARD OF EXAMINERS.**

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

APPEAL 386 of 1915, New Building 8227 of 1915, 2919 West 27th street, Coney Island, Brooklyn, Morris Perlstein, appellant.

8. Where the rules and regulations of the President of the Borough or the provisions of the Law or said Ordinances do not apply. Where a more desirable form of construction can be employed.

A frame porch to be constructed to the height of three (3) stories and to be attached to a brick building outside the Fire Limits. Same building to be a tenement house, three (3) families.

1. Was approved by the Tenement House Department of Brooklyn.

2. The porch, which is to be three (3) stories in height, is to be constructed as follows:

Entire frame is to be constructed of spruce material, including girders and posts, and to be filled with brick throughout, where necessary. On the exterior, over the entire frame, metal lath is to be nailed on which three coats of stucco work will be applied. The above applies and complies to Building Law entitled "FIRE LIMITS," where frame and brick construction is permitted, as this proposed building is outside the fire limits and where the frame construction does not endanger the building in any way. This proposed porch will not in any way eliminate the fire escapes which will be erected in rear of building. The entire main building is to be erected of brick. Sufficient light will be provided for every room opening into porch, disregarding the windows that will open to porch.

Appearance: Morris Perlstein. On motion, APPROVED on CONDITION that all exterior woodwork be covered with metal lath and stucco, including the underside of all floor beams of porch.

APPEAL 387 of 1915, New Building 393 of 1915, 1918 Arthur avenue, the Bronx, Walter C. Martin, appellant.

1. All permanent partitions must be supported on fireproof material and the tops of all door and window openings in such partitions shall be at least 12" below the ceiling line.

The Superintendent of Buildings to whom the question has been submitted has refused to approve the mode and manner of construction proposed to be followed in the erection of the building.

Whether the partitions in question are to be

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considered as permanent or not as they are used only for dividing interior space into offices.

That permanent partitions mean partitions enclosing stairs, elevators and toilet rooms and partitions separating one tenant from another.

All partitions in fireproof buildings which are of a permanent character shall be constructed of approved fireproof materials and construction. Permanent partitions shall include all partitions enclosing halls, elevators and toilet rooms, and partitions separating the space occupied by one tenant from that of another.

WITHDRAWN by request of appellant. APPEAL 388 of 1915, Alteration 2767 of 1915, 2-20 East 102d street, Manhattan, James C. McGuire & Co., James C. McGuire, President. appellants.

1. Walls of the pent house are of unlawful thickness. Also parapet walls are required.

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.

2. Or when it is claimed that the rules and regulations of the President of the Borough or the provisions of law or said ordinances do not apply.

3. Or that an equally good and more desirable form of construction can be employed in any specific case. The owner of such building or structure, or his duly authorized agent, may appeal from the decision of such Superintendent (to the Board of Examiners) where the amount involved by such decision shall exceed the sum of one thousand dollars.

Whether permission will be granted for the use of special form of 8-inch brick wall, as shown by catalogue and samples submitted with this appeal, in the pent house on building herein described; where the walls are supported at each tier of beams. This objection as to walls of the pent house involves the question of height, as this pent house is two stories high, and this is a new form of construction without precedent.

Approval is asked on the first ground of appeal because the manner of construction is not specifically provided for in the Code, while the material is the same as that of brick. Approval is asked for on the second ground of appeal because the provisions of the law, or said ordinances, do not apply, owing to the fact that this is a new form of construction.

Whether wood sheathing for backing of slate mansard roof should not be permitted.

Shathing is nailed on to sleepers embedded in concrete, and is simply used to make a stronger backing for the nailing and support of slate. In no case would this sheathing be exposed, but is covered with slate on top and is protected with concrete slabs underneath.

Note.—Former Appeal 290/15, dated June 29, 1915, APPROVED on CONDITION that the court on the west side of the building be carried down to the mezzanine floor level.

Appearance: Eugene De Rosa. On motion, APPROVED. Mr. Just recorded not voting.

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.
Fil Sy.....Approved Filtering and Distilling Systems
OS.....Oil Separator.
RO.....Reduce Quantities.
St Sys.....Storage System.

\*NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—Fil Sy—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. 8.

MANHATTAN ORDERS SERVED.

Named Streets.

- Allen st, 151—Goldberg & Klinger.....D&R
Attorney st, 53—Israel Handelsman.NoS-FA-FP
Attorney st, 55—Alex Kaufman, NoS-FA(R)-DC-Ex

- Bank st, 89-99—Graham Bros.....Rec
Bank st, 89-99—N Y Gas Tubing Co.....Rec
Bank st, 89-99—Henri Chenay.....Rec-GE
Bank st, 89-99—The Linen Shrinking Co.....Rec
Bank st, 89-99—Max Kaye Co.....Rec-GE
Bank st, 89-99—Wm G Phipp.....GE
Bank st, 89-99—The Innovation Electric Co.....Rec
Bank st, 89-99—Chas Wagner.....Rec-GE
Bank st, 89-99—Achille Bataille & Co.....Rec-GE
Bank st, 89-99—Hormel Wagner.....Rec
Baxter st, 4—Nicola Annicelli.....NoS-FA-FP
Baxter st, 120—Frank A Hall & Sons.....NoS-FA
Beekman st, 19-21—Wm H Whiting, 41 Park Row.....FD
Beekman st, 28—Marie E Servoss Est, c A C Postley, 449 Greenwich....FP(R)-WSS(R)
Bethune st, 1-9—John H Dorman.....Rec-GE
Bethune st, 1-9—Nat'l Labeling Machine Co.....Rec
Bethune st, 1-9—Bentlon Mig Co.....Rec
Bethune st, 1-9—Christian Gerhardt.....Rec-GE
Bethune st, 1-9—Fritsch Thermometer Co.....Rec-GE
Bethune st, 1-9—Myron J Boyce.....Rec
Bethune st, 1-9—Edwin A Parker Corp.....Rec
Bethune st, 1-9—Pray & Petersen, Inc.....Rec-FP
Broome st, 497—B Messina's Sons.....NoS-FA
Broome st, 522-4—Dominic & Nichola Barbagelate.....TD-EXS-FA
Canal st, 41—Est Max Kobre.....WSS-O
Chambers st, 200—William Bumann.....FA
Columbia st, 63—Ignatz Schneider, 115 Av C WSS(R)-GE-FE(R)-Ex(R)-FP
Cooper sq, 38—David Raider.....NoS-Rec-SA
Division st, 199—Dora Caplan.....NoS-FA
Division st, 224—L Greenberg.....NoS-FA-GE
East River & 98th st—Hagedorn Bros, 1896 1 av.....FA-NoS-D&R
Franklin st, 182—Carnolineum Wood Pres Co.....Rec-Rub
Front st, 148—N B Cook Oil Co.....NoS-FA-Rec
Goerck st, 9-11—Nathan Schmutter....FA-FP
Goerck st, 9-11—Solomon Stern.....FP-RQ
Greene st, 1-13—Louis Lefkowitz & Bros....FP
Greene st, 133-5—Irving Horowitz.....RQ
Greenwich st, 62—Hugo Glaue.....TD-FA-FP
Greenwich st, 62—Chas Frolich et al, 106 Greenwich.....FP-FE(R)-Tel-GE
Greenwich st, 64—Louise W Augustus et al, Hicksville, L I.....FP-FE(R)-Tel-GE
Greenwich st, 64—Augusta Bierler.....TD-FP
Greenwich st, 84—Est Bridget Woods, c W B Vause, 15 Broad.....Tel-FP-FE(R)-O
Greenwich st, 84—William Redghan.....TD
Greenwich st, 491—Lahn & Simons, Ex-FE-WSS-ExS
Hester st, 55—Adam Happel, Jr, 408 E 93. Spr Hudson st, 222—P Pentrantolli.....NoS-FA
Hudson st, 669-85—Philbin Est, J H Hudson, trst, c Wm C Orr, 51 Chambers.....FD
John st, 105—Annuzato Vicono.....FA-FP
Lewis st, 11—Morris Liberman.....NoS-FP-Rub
Maiden la, 93-5—Jefferson M Levy, 128 Bway FP(R)-WSS
Maiden la, 93-5—Frederick Schneider, Rub-FP-Rec
Maiden la, 93-5—Arthur Martinez & Co.....Rec-FP
Maiden la, 93-5—Frederick Handte.....FA-FP-Rec
Maiden la, 93-5—Joseph L Schider & Co.FP-Rec
Monroe st, 303-7—Wm Koster, Jr, 305 Monroe FE
Morris st, 16—Robt Goelet et al, 9 W 17. FE(R)
Mott st, 14—Jas Naughton Est, c J H, 153 E 53.....FP-O-TD
Oak st, 18-20—Wm G Ihrig, 225 Washington..A
Pike st, 28—Chevra Adas Wolkowisk, FE(R)-D&R
Pitt st, 55—M Rosenzweig.....DC
Reade st, 151—Eugene A Hoffman Est, 258 Bway.....FE
Rose st, 45-51—The E Greacen, 200 Bway, FP(R)-FA(R)-Spr(R)-WSS(R)-Stp(R)
Rutgers slip, 71—Lawrence E Witzel, 843 Putnam av, Bklyn.....A
South st, 12—Stonemor Realty Co et al, 135 Bway.....O-FE(R)-WSS(R)
Stanton st, 84—Hyman Cross, 315 Henderson, Jersey City, N. J.....Rub-WSS(R)
Suffolk st, 96—N Y Bedding Co.....NoS-FA
Washington pl, 4-6—Premium Holders Corp, 149 Church.....Spr
Washington Sq E, 100—Trustees of N Y University.....Ex(R)-FP-O-D&R
Washington st, 145—Saranac Realty Co, 149 Bway.....FP-FE(R)-O
Washington st, 148-50—Helen B Forest, c A A, 293 Bway.....WSS(R)-FP-FE(R)
West st, 60—Geo V N Baldwin Estate, 32 Nassau.....FE(R)-GE-FP-WSS(R)
West Houston st, 228—Fred W Reichenbacher, Rub-Rec-GE-FP-FA
West Houston st, 228—Richard Owens, GE-FA-Rub
West Houston st, 228—Michael E Duffy....GE
West Houston st, 228—Jacob Sartini, GE-Rec-FP-DC
West Houston st, 228—Con Gas Co, 130 E 15. GE
Wooster st, 77-81—Jas J Kernochan Est, 44 Pine.....WSS(R)
Vesey st, 80—Con Gas Co, 130 E 15.....GE
Numbered Streets.
2 st, 83—Christina Schaefer, 27 Sutton pl, FE-FA-D&R-FP
11 st, 41-51 E—Hei-Rig Realty Co, 100 William.....A
11 st, 718 E—Paul Zguris.....FP-O-FA(R)
13 st, 42-50 W—Con Gas Co, 130 E 15.....GE
14 st, 222-28 W—Rhinelander R E Co, 31 Nassau.....Spr
15 st, 28 W—Werstein & Baron.....Rec-GE
15 st, 28 W—The Freeman Waist Co.....Rec
15 st, 28 W—Stein, Greenberg & Co.....GE
15 st, 28 W—Yonson Bros.....Rec-GE-FA
15 st, 28 W—Jacob Bierman.....Rec-FP
15 st, 28 W—Nikop & Pinkel.....Rec-FP
15 st, 28 W—W R N Mfg Co.....Rec-FP
15 st, 28 W—Samuel Salway & Co.....Rec-GE-FP
15 st, 28 W—J A Stewart et al, trus, owners, 80 William.....FD
16 st, 4 W—Canebrake Rly Co, 35 Nassau, FP(R)-Stp(R)-WSS(R)-El-Spr
19 st, 3-5 W—Est Henry O Havemeyer, 129 Front.....FP(R)-Rub-FD-WSS(R)
19 st, 3-5 W—Ballo P Cantrell & Co.....Rec
19 st, 3-5 W—Hauser & Weil.....Rub-Rec
19 st, 3-5 W—Fickelstein Bros.....Rec
19 st, 3-5 W—Werth & Berman.....Rec
19 st, 3-5 W—Leon H Ossusky, 142 5 av.....El
19 st, 3-5 W—Ida Streicher.....El

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19 st, 3-5 W—Simons Co. ....Rec  
 19 st, 3-5 W—The Fair Amusement Co. ....Rec-El  
 Rec-D&R-El  
 19 st, 3-5 W—John Rosen. ....Rec-El  
 19 st, 3-5 W—Jordan, Keil & Co. ....GE-Rec  
 21 st, 301-3 E—Edward Kivins. ....NoS-FA  
 22 st, 431-37 E—Carlo A Aimonc, 430 E 23. FD  
 23 st, 26 E—Wm P Douglas, 257 Bway. ....FE  
 23 st, 28 E—Mary S Wyse, c Wm E Lowther,  
 43 Cedar. ....FP(R)-WSS-FA(R)  
 26 st, 447 W—J Trageser Steam Copper Wks,  
 CF-FA  
 28 st, 514-16 W—Charity Organization, 105 E  
 22. ....FP(R)-DC-El-D&R-Rec-WSS(R)  
 29 st, 157-61—John E Rohrbeck. ....Rec-El  
 29 st, 157-61—Louis Gleitsman. ....Rec-El  
 29 st, 157-61—Morris Schlesinger. ....El  
 29 st, 157-61—Frisch, Toilet Mirror Co. ....Rec-El  
 29 st, 157-61—Alfred Larson. ....Rec  
 29 st, 157-61—T S Doyle Co. ....FP  
 29 st, 157-61—Imperial Paper Box Co. ....GE-Rec  
 29 st, 157-61—Albion Mfg Co. ....Rec  
 29 st, 157-61—Crescent Cloth Sponging. ....Rec  
 31 st, 5 W—Abraham Baudouine, 28 E 61,  
 Rub-FD  
 37 st, 144-6 W—M Witmark & Sons,  
 FP-Ex-FP(R)  
 37 st, 212 E—Harriet J Cook, Highland, N. J.  
 GE-FP(R)-WSS(R)  
 49 st, 304-6 W, Sam Roth,  
 D&R-Rub-FA-NoS-CF-Str(R)FP-Rec  
 52 st, 447-9 E—American Cigar Co, Inc, 111  
 5 av. ....GE  
 54 st, 563 W—Adam F Schneider, 784 11 av. DC  
 59 st, 430-432 E—Saml Heyman et al, 385  
 Bway. ....WSS-FP  
 FE(R)-WSS(R)-D&R-FA(R)-FP(R)-Ex  
 60 st, 126 W—Owner,  
 80 st, 217 E—Henry Hofener, 106 3 av,  
 WSS-FE(R)  
 81 st, 222 E—Isidore M Morris. ....FP-FA-Ex(R)  
 90 st, 235 E—Jacob Ruppert. ....D&R-Rec  
 100 st, 334-36 E—Simon Wang. ....RQ  
 107 st, 110 W—McDougall & McAllister Co,  
 D&R  
 107 st, 411-3 E—Henle Wax Paper Mfg Co,  
 NoS-FA  
 108 st, 332-E—Rosco Damato. ....RQ-NoS-FA  
 109 st, 405-7 E—Anthony Taddanio. ....RQ  
 122 st, 319 E—M D Ambrosio. ....NoS-FA-RQ  
 126 st, 126 E—Michael Mancuso. ....RQ-NoS-FP  
 132 st, 159 W—Baptist Temple, 159 W 132,  
 DC-FP  
 162 st, 528-40 W—Jumel Garage Corp,  
 El-Rec-FP-NoS-D&R

Named Avenues.

Av A, 109—Cohen & Kurtz. ....FP-Rec  
 Av A, 109—Seifirt & Braunstein. ....FP-Rec  
 Av A, 109—B Schneider & Son. ....FP  
 Av A, 109—Fichbuch & Anslander. ....Rec-FP  
 Av A, 109—Natovitz & Norchich. ....Rec-FP  
 Av A, 109—Polish American Pub Co. ....Rec  
 Av A, 109—Uneeda Skirt Co. ....Rec  
 Bowery, 11—Saml Williams et al, 132 Nassau  
 FP-FE-Ex-WSS(R)  
 Bowery, 104-6—Louis Unterman. ....Rec-FA  
 Bowery, 104-6—Harry Scherer. ....FP-Rub  
 Bowery, 298—Levy Bros. ....NoS-FA-RQ-ExS-O  
 Broadway, 1131-7—St James Building,  
 FA-WSS-ExS-FA  
 Broadway, 39 & 40 sts—Met Opera House,  
 Rub-FP-Spr  
 Central Pk W & 62 st—The N Y Electric  
 Garage Corp. ....D&R-CF-Rec-FA(R)-NoS  
 Park av, 1082—Simon Ginsberg. ....FP-WSS(R)  
 Park Row, 128—Jeanie A Stuart, 672 6 av,  
 WSS(R)-FE(R)  
 West Broadway, 374—Excelsior Oil & Belt-  
 ing Co. ....NoS-FA-Rec-FP  
 West Broadway, 410—George E Chisolm, 84  
 William. ....A

Numbered Avenues.

1 av, 139—Jos Wolf's Wine & Liquor Co. FA-NoS  
 1 av, 1805-11—Union Brass Bed Mfg Co. FA-Rec  
 1 av, 1940-42—M Glaizer. ....RQ  
 2 av, 20—Celle Weingarten, c A C, 229 W 137,  
 WSS(R)-FP(R)  
 2 av, 1016-20—Norwelt Corp, 142 Water,  
 FP-WSS(R)  
 3 av, 479—Cornelia M Palmer Est, c DeWitt,  
 Lockman & DeWitt, 88 Nassau,  
 WSS(R)-FP-FE(R) Ex(R)  
 3 av, 2338-40—Edwin Cigar Co. ....Rec  
 3 av, 2338-40—Standard Carpet Clean Co. ....Rec  
 3 av, 2338-40—Est Leopold Sinsheimer, c  
 Alex L, 30 Broad. ....FD  
 4 av, 83—Mrs Valentine Euler. ....WSS  
 11 av, 404—Herbert B Post, 406 11 av. ....FA

BRONX ORDERS SERVED.

Named Avenues.

Westchester av, 785-7—owner. ....FE-Ex(R)

BROOKLYN ORDERS SERVED.

Named Streets.

Carroll st, 1209—R Terwilliger, 1090 Carroll,  
 El(R)-Rec-CF  
 Hall st, 14-16—Hutwelker & Briggs Co. FA-SA  
 Herkimer st, 824—Grace E Barker. ....Str  
 Hicks st, 251-3—St Christopher Hospital,  
 FP-WSS(R)-TD-FE(R)-ExS  
 Imlay st, 131—Mrs Albert M Meyer,  
 WSS(R)-GE-FP-FE(R)  
 Livingston st, 344—John C Lindsay Co. ....CF  
 Navy st, 61-7—Wm G Hewitt Press. ....SA  
 Pearl st, 218-24—Wendell & Evans Co. ....A  
 Scholes st, 98—Cong Ahavath Shalom Beth  
 Aron. ....WSS(R)-Str-ExS-O-FA  
 Stockton st, 210—Sundel H Newman,  
 FA-FP-Str-GE-ExS  
 Varet st, 251-5—Jacob Stander. ....A  
 Washington st, 149—Wm W Buckley,  
 A-Tel-WSS(R)-FP-FE(R)  
 Washington st, 278-82—Newman Estate,  
 FE(R)-FP-ExS-WSS(R)

Numbered Streets.

3 st, 141-51 So—Industrial School Assn,  
 FP-GE-ExS-FA  
 4 st, 1466 E—L Gegenheimer. ....FA-Rec-NoS  
 9 st, 63-5 No—Samuel Brenner. ....D&R

14 st E & Locust av—Edward Noble,  
 FA-NoS-Rec  
 53 st, 447—Charles A Pascal. ....FE  
 Named Avenues.

Atlantic av, 157-9—Est Jos O'Brien,  
 Spr-FE-Ex-FP-WSS-Ex(R)  
 Atlantic av, 2586—Mechanics Bank, 215 Mon-  
 tague. ....FE-FP-ExS  
 Atlantic av, 2814—Rudolph Reimer, Jr. FA-Rec  
 Bedford av, 1252—Chauncey Real Est Co, 187  
 Montague. ....FE-WSS(R)-FE(R)-ExS-FP  
 Bedford av, 1313—Medical Soc of Kings  
 County. ....FE-FP-FA-ExS-WSS(R)  
 Bushwick av, 10—Max Lifschitz. ....DC-FA  
 Division av, 23-27—Kent Building Co, 487  
 Kent av. ....FE(R)-FP-O-Ex-WSS(R)  
 Flushing av, 747—Sylvester Liottaz. ....D&R  
 Franklin av, 545—George Wallbridge,  
 FP-FE(R)-WSS(R)  
 Greenpoint av & Newtown Creek—American  
 Show Case Co. ....A  
 Jerome av & E 18 st—Constant A Benoit,  
 Rec-D&R  
 Kent av, 874—Nicola Cetta. ....FP  
 Lexington av, 822-32—William Schwenn,  
 NoS-FA-D&R-CF  
 Manhattan av, 857-61—Mrs Chase, Boston,  
 Mass, Noah Clark (Inc), 837 Manhattan av  
 FP-FE(R)  
 Metropolitan av, 1105—Acme Oil Works, 430  
 Rodney. ....D&R

Numbered Avenues.

3 av & 35 st—The Robert Graves Co. ....SA-Spr  
 4 av, 6317—Theo H Otto. ....CF  
 19 av & 72 st—Edmund Wallace. ....NoS-FA-Rec

QUEENS ORDERS SERVED.

Named Streets.

Euclid av, 104 (Forest Hills)—Andrew Gal-  
 braith. ....NoS-FA-Rec  
 Gosman & Anable sts (L I City)—G Schir-  
 mer, Inc. ....Rec-FA  
 Jewel st, 116 (Forest Hills)—Robert Wylie,  
 Jr. ....El(R)-NoS-FA-Rec

Named Avenues.

Atlantic av, 3 So (Rkway Beach)—Mrs  
 Maria Emmerick. ....DC  
 Boerum av, 74 (Flushing)—H C Merrill, 68  
 Carlton av. ....NoS-FA-Rec  
 Borden av (Maspath)—Trustees of St Pat-  
 rick's Cathedral. ....NoS-FA-Rec  
 Madison av (Queens Village)—R H Macy &  
 Co, Bway & 34, Man.  
 NoS-FA-Rec-FP-CF-OS(R)  
 Myrtle av, 215 (Flushing)—T R Tobin. FA-Rec  
 Rockaway av & Ferry st (Woodhaven)—Kas-  
 per Keller. ....D&R

RICHMOND ORDERS SERVED.

Named Avenues.

Little Clove rd, 5 (Stapleton)—F E Mathez,  
 NoS-FA-Rec

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# CURRENT BUILDING OPERATIONS

Colony of Residences in the Park Avenue Section Being Augmented by New Home for Commodore Arthur Curtiss James

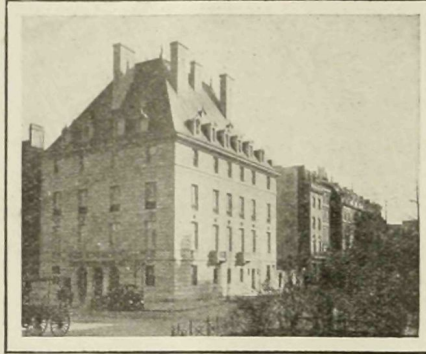
ACCORDING to a recent compilation of figures, Park avenue is the representative residential thoroughfare of the city. This avenue, as a place of residence for the socially prominent, even overshadows Fifth avenue, which has for many years been recognized as the abiding place for the elite. In the new edition of the Social Register, 702 families reside on Park avenue, as against 438 families who make their home on Fifth avenue. The erection of the modern apartment has been a great influence in this shift of location, 606 of the 702 families living in fifty multi-family houses. The advent of the apartment house has not injured the prestige of Park avenue from the viewpoint of the dwellers in private houses, however, as proved by the fact that a number of handsome residences have recently been completed and others are now in course of construction. In the blocks between 50th and 90th streets are located a group of fine dwellings which are representative of the best type of American urban residences. These houses compare favorably with those on Fifth avenue.

At the northwest corner of Park avenue and 69th street, a very beautiful and costly private residence is now in course of erection. When completed this house will be numbered among the show places of the city. The building is to be the home of Commodore Arthur Curtiss James, the former commodore of the New York Yacht Club and a member of the firm of Phelps, Dodge & Co., 99 John street. The plans and specifications for the structure were prepared by Allen & Collens, architects, 40 Central street, Boston, Mass., and the Whitney Company, 1 Liberty street, has charge of its erection under a general contract.

The building has been designed in the English style, and is being constructed of white Tennessee marble. Mr. James's new home is four stories in height and covers a plot 90x110 feet. This plot occupies half of the Park avenue frontage in the block, between 69th and 70th streets. The cost of this project is estimated to be about \$500,000.

Among the sub-contractors who are supplying labor and materials for the erection of this building are included the following:

J. J. Spurr & Sons, Harrison, N. J., cut stone; George A. Just Co., 239 Vernon avenue, Long Island City, structural steel; A. Greenfield, Inc., 204 East 26th street, fireproof floor arches; Otis Ele-



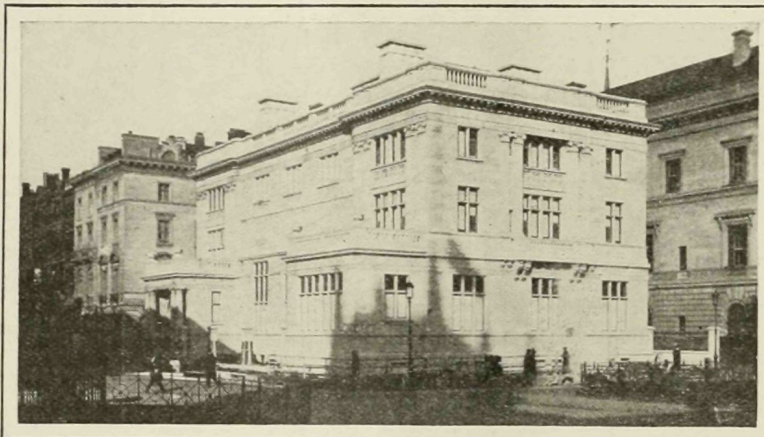
N. E. COR. PARK AVE. AND 69TH STREET.

vator Co., 26th street and Eleventh avenue, elevators; Johnson & Morris, 538 West 23d street, heating system; Blackall & Baldwin Co., 39 Cortlandt street, electric installation; Alexander Bryant Co., 261 West 25th street, plumbing; John Morrow Co., 225 West 50th street, roofing and sheet metal work; Lieberman & Sanford Co., 623 West 57th street, ornamental iron work; American

ture was built under a general contract by M. Reid & Co., 114 West 39th street. This dwelling was designed in the Colonial style and is built of red brick with trimmings of Indiana limestone. This house is five stories in height, 30x90 feet, and was erected about two years ago. The cost exceeded \$150,000.

Located at the northwest corner of Park avenue and 71st street is the handsome five-story residence of George S. Brewster, which was erected about five years ago from plans and specifications prepared by Trowbridge & Livingston, architects, 527 Fifth avenue. The construction of the building was under the direction of C. T. Wills, Inc., 286 Fifth avenue, general contractor. The structure is fireproof, with facades of limestone and is built on a plot 50x80 feet. This building cost the owner approximately \$200,000, exclusive and apart apart from the value of the land.

A few blocks farther north on Park avenue, the foundations have recently been completed for another handsome residence which, when finished, will be a noteworthy addition to the group of fine dwellings on this thoroughfare. The new structure will be the home of John Sherman Hoyt, son-in-law of the late Anson Phelps Stokes. This residence is being built on a plot 80x41 feet, at the northwest corner of Park avenue and 79th street. Howells & Stokes, architects, 100 William street, prepared the plans and specifications and are superintending its construction. Purdy & Henderson, 45 East 17th street, are the structural engineers and the engineer for the steam heating and electric installation is Henry C. Meyer, Jr., 101 Park avenue. The George A. Fuller Co., 111 Broadway, has charge of



Whitney Co., Builder.

RESIDENCE FOR COMMODORE ARTHUR CURTISS JAMES.

Allen & Collens, Archt's.

Kalamein Works, Inc., 99 Kent avenue, Brooklyn, kalamein work; H. W. Miller, Inc., 654 West 51st street, plain and ornamental plastering; Batterson & Eisele, 101 Park avenue, interior limestone; and J. H. Shipway & Bro., Locust avenue and 136th street, interior marble. The cabinet work for the special rooms has been awarded to various concerns. Contracts for part of this work have already been awarded to William H. Ross, Cambridge, Mass., Pottier & Stymus, 375 Lexington avenue, and Newman & Co., Manhattan.

Providing a background for this handsome residence there are a number of other private dwellings which are worthy of particular note. Opposite, on Park avenue, at the northeast corner of 69th street, is the home of Geraldyn Redmond, which was built two years ago. This structure was designed by McKim, Mead & White, 101 Park avenue, and cost in the neighborhood of \$200,000. The steel engineer was Gunalvd Aus, 11 East 24th street; steam engineers were Nygren, Tenny & Ohmes, 101 Park avenue, and the electric engineer was C. E. Knox, 101 Park avenue. The building is six stories in height, 60x80 feet, with facades of limestone. Norcross Bros., 103 Park avenue, erected this building under a general contract.

Another interesting private dwelling in the same neighborhood is that of Percy R. Pyne, 2nd, at the northwest corner of Park avenue and 68th street. This residence was also designed and planned by McKim, Mead & White. The struc-

erection of this dwelling under a general contract. The building will be five stories in height, constructed entirely of fireproof materials, and will include the latest devices for convenience, comfort and sanitation. The cost of the operation is estimated at approximately \$150,000.

Practically all of the available corners in this section of Park avenue have now been improved with handsome residences or modern apartment houses. The structures erected in the future will have to be built on interior lots. This fact should not affect the further construction of private dwellings as there are already a number of very beautiful homes on Park avenue built on inside plots and there are numerous sites for additional building projects of this type.



N. W. COR. PARK AVE. AND 71ST STREET.



N. W. COR. PARK AVE. AND 68TH STREET



**Residence for Morton F. Plant.**

A general contract has been awarded to M. Reid & Co., Inc., 114 West 39th street, to erect a private dwelling at the north corner of Fifth avenue and 68th street for Morton F. Plant. The plans and specifications were prepared by Guy Lowell, architect, 225 Fifth avenue, and the engineer for the heating and ventilation is Henry C. Meyer, Jr., 101 Park avenue. The new building will be five stories in height, constructed of brick with facades of limestone, and will be fireproof throughout. The project will cover a plot 50x120 feet.

**Fox to Build Movie Plant.**

Thomas W. Lamb, architect, 644 Eighth avenue, is preparing the preliminary plans for a moving picture studio plant to be erected at Corona, L. I., for the Fox Feature Film Corp., Wm. Fox, president, 126 West 46th street. The project will cost in the neighborhood of \$1,000,000 and will consist of a group of structures to include an administration building, two stories in height, five studio buildings, equipment manufacturing building, garage, warehouse and hospital. More definite details will be announced in a later issue.

**Addition to Bayonne, N. J., Factory.**

The Electro Dynamic Co., manufacturing inter-pole motors, has perfected plans to increase the present capacity of the plant at Bayonne, N. J., by the erection of an addition which will be approximately 100 feet square. A general contract for the construction of this addition has been awarded to the John W. Ferguson Co., of New York and Paterson, N. J. The projected building will be one story in height with mezzanine galleries. The structure will be of the mill type of construction with brick walls and roof of felt and slag.

**Building for Willys-Overland Co.**

Fred T. Ley Co., 52 Vanderbilt avenue, has obtained a general contract for

the erection of an eight-story warehouse and automobile service building to be constructed at 521-531 West 57th street, through to 518, 524 and 528 West 58th street. The plans for this operation have been prepared by Mills, Rhines, Bellman & Nordoff, Toledo, Ohio. The structure will be built of reinforced concrete and will be fireproof in every particular. The project will cost about \$300,000.

**Metal Ceilings Stand Test of Time.**

Extensive alterations are in progress on the handsome Romanesque building, formerly the home of the Germania Club, at 120 Schermerhorn street, Brooklyn, which was erected in 1889-1890, from plans by Frank Freeman, architect. When the present alterations are completed the building will be occupied as Criminal Court rooms for the Borough of Brooklyn. Six court rooms, about 40x40 feet, are being provided, with the necessary ante-chambers, toilets, etc. In these rooms, Northrop, Coburn & Dodge Co. are installing their No. 28 gauge metal ceilings on plaster board partitions. When this structure was built twenty-five years ago this same firm installed the metal ceilings on the first floor. Upon recent examination the greater part of the old installation was found to be in perfect condition, but had to be torn out and replaced with new material on account of the scope of the structural changes to the building. The present alterations are being made by the P. J. Carlin Construction Co., from plans by Frank H. Quinby, architect, 99 Nassau street, Manhattan.

**NO ARCHITECTS SELECTED.**

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

MANHATTAN.—The Boys' Club of the West Side, E. N. Potter, 55 Wall st, treasurer, has started a campaign for the pur-

pose of raising \$250,000 for the erection of a newsboys' club. No building committee or architect will be selected until sufficient funds are in hand.

WILLIAMSVILLE, N. Y.—The Board of Education, Dr. W. H. Baker, chairman, contemplates the erection of a high school at Academy and Eagle sts. Architect will be selected soon.

COLLEGE POINT, L. I.—Competitive sketches will be received until Feb. 1 for the bank building for the College Point Savings Bank, Frederick W. Grell, president, Edwin P. Roe, Whitestone, L. I., chairman of building committee.

NEWBURGH, N. Y.—The Central Labor Union of Newburgh, Chas. Heinstein, president, contemplates the erection of a 2-sty brick labor temple in Liberty st, to cost about \$12,000. No architect selected.

SOUTH BAY, N. Y.—George Amo, this place, contemplates the erection of a 2-sty frame hotel to cost between \$4,000 and \$6,000. No architect selected.

SYRACUSE, N. Y.—The Will & Baumer Co., Liverpool rd and Spring st, contemplates the erection of a series of factory buildings or one large building on Liverpool rd, outside of city limits, to cost about \$300,000. No architect selected.

EBENEZER, N. Y.—The Evangelical Reformed Church, Rev. Herman F. W. Schultz, Main st, contemplates the erection of a church and school on the site of the present church. Cost, about \$15,000. No architect selected.

ARMONK, N. Y.—George H. Warner, 305 West 84th st, Manhattan, contemplates the erection of a residence here. No architect selected.

NEWTON, N. J.—The Board of Education of Newton, Harvey S. Hopkins, president, is receiving competitive sketches to be submitted for the approval of the people for a high school here.

HACKETTSTOWN, N. J.—St. Mary's R. C. Church, Rev. Father P. J. Quinn, pastor, contemplates the erection of a church in High st, to cost about \$12,000. No architect selected.

**PLANS FIGURING.****CHURCHES.**

BRONX.—Niewenhou Bros., 163d st and Park av, are figuring the general contract

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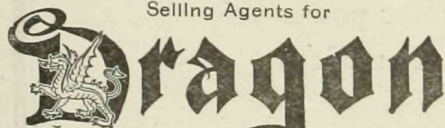
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### Plans Figuring (Continued.)

for the Church of St. Anselm's, Tinton av. Gustave E. Steinback, architect.

### MUNICIPAL WORK.

BRONX.—McDermott & Hanigan, Inc., 103 Park av, Manhattan, are figuring the contract for St. Anselm's Church, Tinton av, G. A. Steinback, architect. Also for two 3-sty stables at 571-573 Washington st, from plans by Horenburger & Bardes; alterations and repairs to 325 West 13th st, James S. Maher, architect; alterations and repairs to 54 Gansvoort st, James S. Maher, architect; Our Lady of Solace school, in West 19th st, Coney Island, Robert J. Reilly, architect, and St. Adelbert's school in East 156th st, from plans by G. A. Steinback. Bids on subs are desired at once.

HAMILTON, N. J.—Bids close January 19 at 8 p. m. for a 2-sty fire headquarters for the Neptune Township Fire Commissioners, William O'Brien, West Grove. Clinton B. Cook, 505 Bond st, Asbury Park, N. J., architect. Cost, about \$4,000.

SOUTH BEACH, S. I.—Chas. A. Duncker, Dongan Hills, S. I., is taking bids on general contract for a frame bridge here to cost about \$500. A. Doerr, Jr., architect.

### PUBLIC BUILDINGS.

HACKENSACK, N. J.—Bids will close January 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.

YONKERS, N. Y.—Bids will close Jan. 28 at 2.30 p. m. for the 2-sty armory, 120x130 ft, for Company G, 10th Infantry, N. G. N. Y., North Broadway and Quincy pl, for the New York State Armory Commission, Franklin W. Ward, 158 State st, secretary. Cost, about \$100,000.

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

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS & TENEMENTS.

69TH ST.—Samuel Katz, 405 Lexington av, has been commissioned to prepare plans for a 5-sty apartment, 40x100 ft, at 243-245 West 69th st, for the Podgur Realty Co., 505 5th av.

5TH AV.—Starrett & Van Vleck, 8 West 40th st, have completed plans for a 12-sty apartment, 100x89.7 ft, at 818-23 5th av, for the 5th Av. & 63d St. Co., Inc., 8 West 40th st. Cost, about \$750,000.

172D ST.—Plans have been prepared by Chas. E. Meyers, 1 Union Square West, for two 5-sty apartments, 75x85.3 ft, in the north side of 172d st, 151 st east of Washington av, for the V. R. Building Corp., 1029 East 163d st. Cost, about \$150,000.

10TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for two 5-sty apartments at 360-2 10th av, for Isabella Bandick, 362 10th av, to cost about \$3,000.

#### FACTORIES AND WAREHOUSES.

127TH ST.—Plans are being prepared privately for a 2-sty power plant and garage, 71x100 ft, at 163-167 East 127th st, for Otto Stahl, 2332 3d av. Lustbader Construction Co, 163 East 82d st, general contractor, after Jan. 17, at 103 Park av, will be ready for bids on all subs about Jan. 31.

#### HALLS AND CLUBS.

BARROW ST.—Delano & Aldrich, 4 East 39th st, will complete plans about February 10 and call for estimates on general contract for the settlement house at 27-31 Barrow st, for the Co-Operative Social Society, 52 William st.

MADISON AV.—James Gamble Rogers, 470 4th av, is preparing plans for a 9-sty parish house at 921-923 Madison av, for the Madison Av Presbyterian Church, and will take bids about May 1.

#### HOTELS.

48TH ST.—Warren & Wetmore, 16 East 47th st, have completed plans for a 13-sty apartment hotel at 23-51 East 48th st, for the 33 East 48th St. Realty Co., Inc., George Backer, president, 56 West 45th st. Balcom & Darrow, 10 East 47th st, steel engineers. Cost, about \$600,000.

#### MUNICIPAL WORK.

MADISON SQ PARK.—The Board of Estimate and Apportionment of the City of New York have authorized the appropriation of \$25,000 for the construction of a comfort station at Madison Square Park.

#### STORES, OFFICES AND LOFTS.

47TH ST.—James W. Cole, 611 West 47th st, has completed plans for a 1-sty brick shop, 25x100 ft, at 604 West 47th st, for George J. Schuster, 611 West 47th st. Cost, about \$4,000.

43D ST.—Andrew J. Thomas, 2526 Webster av, has been commissioned to prepare plans for an 8-sty store and loft building at 4 East 43d st, for Klein & Jackson, 149 Broadway.

#### THEATRES.

MADISON ST.—Percival R. Pereira, 226 West 42d st, is preparing plans for a 1-sty moving picture theatre, 68x158 ft, at 68-70 Madison st, for the Regal Photo Play Co., care of architect. Edward Wasserman, 47 West 34th st, lessee and general contractor. Cost, about \$30,000.

### Bronx.

#### APARTMENTS, FLATS & TENEMENTS.

GRAND AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for two 5-sty apartments, 56x77 ft, on the east side of Grand av, 175 ft south of 180th st, for Chas. M. Rosenthal, 160 Broadway, owner and builder. Cost, about \$100,000.

MORRIS AV.—Chas. Schaefer, Jr., 401 Tremont av, has completed plans for two 5-sty tenements at the southeast corner of 190th st and Morris av, for the Fordham Heights Realty Co., Arthur G. McGorley, 335 East 143d st, president. Cost, about \$120,000.

GRAND AV.—M. W. Del Gaudio, 1910 Webster av, has completed 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.

WADSWORTH AV.—Chas. B. Meyers, 1 Union sq, is preparing plans for three 5-sty apartments, 69x86 ft, on the west side of Wadsworth av, between 191st and 192d sts, for the S. B. Building Co., 503 5th av, owner and builder. Cost, about \$125,000.

#### CHURCHES.

178TH ST.—B. H. & C. N. Whinston, 148th st and 3d av, are preparing plans for a 1-sty temple, 45x85 ft, at 666 East 178th st, for the Sons of Israel, at site. Cost, about \$30,000.

#### DWELLINGS.

SEDGWICK AV.—William Regon, 2113 Lexington av, has completed plans for a 2-sty brick residence, 18x43 ft, on the west side of Sedgwick av, 474 ft north of 238th st, for E. E. Regon, 2113 Lexington av. Cost, about \$4,000.

BRYANT AV.—M. W. Del Gaudio, 401 Tremont av, has completed plans for a 1-sty brick store and residence, 25x70 ft, on the east side of Bryant av, 222 ft north of Freeman st, for the Wolchcoch Construction Co., 1816 Bathgate av, Cost, about \$6,000.

#### SCHOOLS AND COLLEGES.

ELTON AV.—Gustave E. Steinback, 15 East 40th st, is preparing preliminary plans for a 4-sty parochial school at Elton av, 156th st and Melrose av, for St. Adalberts Church, Rev. Jos. Zaniewicz, 420 East 156th st.

#### THEATRES.

WESTCHESTER AV.—J. M. Felson, 1133 Broadway, has completed plans for a 1 and 2-sty brick moving picture theatre, 76x175 ft, at the northwest corner of Westchester and Forest avs, for the Orpheum Theatre Co., 205 East 67th st, owner and builder. Cost, about \$40,000.

### Brooklyn.

#### APARTMENTS, FLATS & TENEMENTS.

WILLOUGHBY AV.—Shampan & Shampan, 772 Broadway, are preparing plans for two 4-sty apartments, 50x95 ft, on Willoughby av, between Throop and Sumner avs, for the Madison Construction Co., I. Meyerson, president and builder, care of architects. Cost, about \$35,000.

ST. JOHNS PL.—Plans are being prepared by Shampan & Shampan, 772 Broadway, for a 4-sty apartment, 47x72 ft, at St. John's pl and Underhill av, for a company being formed, Joseph Horowitz, president, care of architects. Cost, about \$26,000. Owner will build.

50TH ST.—Goldner & Goldberg, 391 East 149th st, Bronx, have completed plans for two 4-sty apartments in the south side of 50th st, 120 ft west of 10th av, for Nathan Lamport, 266 Grand st, Manhattan, owner and builder. Cost, about \$80,000.

75TH ST.—Thos. Bennett, 5123 3d av, is preparing plans for a 3-sty apartment, 20 x90 ft, at the southeast corner of 75th st and 3d av, for the Hannah Bell Construction Co., Albert Gare, 1957 85th st, owner and builder. Cost, about \$10,000.

12TH AV.—Cantor & Dorfman, 373 Fulton st, are preparing plans for a 4-sty apartment, 40x89 ft, on the east side of 12th av, 60 ft from 43d st, for the Davy



Erecting Co., 1422 55th st, owner and builder. Cost, about \$25,000.

45TH ST.—Cantor & Dorfman, 373 Fulton st, are preparing plans for a 4-sty apartment, 40x90 ft, in the north side of 45th st, 100 ft east of 14th av, for the Kornblum Building Co., Esther Kornblum, 1323 46th st, president. Cost, about \$30,000.

COLUMBIA HEIGHTS.—Slee & Bryson, 154 Remsen st, are preparing plans for a 5-sty apartment, 50x90 ft, at the southeast corner of Columbia Heights and Cranberry st, for the Heights Operating Co., J. H. Pennock, 177 Remsen st, president and builder. Cost, about \$60,000.

DWELLINGS.

83D ST.—C. J. Hoffman, Fulton st, has completed plans for a 2-sty brick residence, 20x57 ft, in the south side of 83d st, 113 ft east of 4th av, for the Innovation Homes Co., 371 Fulton st. Cost, about \$4,000.

HOSPITALS AND ASYLUMS.

WINTHROP ST.—Sylvester A. Taggart, Municipal Building, Manhattan, has completed plans for a 2-sty laundry staff building in the south side of Winthrop st, 716 ft west of Albany av, for the Department of Public Charities, Municipal Building, Manhattan. Cost, about \$75,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids January 10 for the general contract and for plumbing and drainage in P. S. 16. All bids were laid over.

STABLES AND GARAGES.

BROOKLYN.—Brook & Rosenberg, 350 Fulton st, are preparing plans for a 2-sty garage, 56x90 ft, for William B. Storrer, 430 Atlantic av. Cost, about \$20,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

WOODSIDE, L. I.—Gustave Erda, 826 Manhattan av, Brooklyn, has completed plans for a 3-sty apartment, 20x55 ft, at the northwest corner of Woodside and Meyers avs, for Jas. H. Knapton, 1 North Fiske av. Frank A. Wall, Astoria, L. I., builder. Cost, about \$8,000.

GLENDALE, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, are preparing plans for a 3-sty apartment, 28x68 ft, at the southwest corner of Central av and Schley st, for James S. Augur, 915 Fresh Pond rd, owner and builder. Cost, about \$10,000.

DWELLINGS.

FOREST HILLS, L. I.—Plans have been prepared privately for three 2½-sty tile residences, 80x100 ft, at the northwest corner of Austin st and Continental av, for the Sage Foundation Homes Co., 27 Greenway Terrace, owner and builder. Cost, about \$25,000.

KEW GARDENS, L. I.—W. McQuade, 47 West 34th st, Manhattan, has completed plans for a 2½-sty frame and stucco residence on the west side of Greenfell av, 70 ft north of Audley st, for the Chappelfield Construction Co., B. M. La Rue, Amityville, president and builder. Cost, about \$7,000.

FOREST HILLS, L. I.—Hering & Fitch, 8 West 33d st, Manhattan, have completed plans for a 2½-sty tile residence, 59x32 ft, on the northwest side of Continental av, 30 ft northeast of Fleet st, for Rowland H. Smith, 1350 Union st, Brooklyn. Cost, about \$20,000.

HALLS AND CLUBS.

ST. ALBANS, L. I.—H. P. Knowles, 52 Vanderbilt av, Manhattan, is preparing plans for a 1-sty club, 55x75 ft, for St. Albans Country and Golf Club, care of architect. Cost, about \$20,000.

Richmond.

DWELLINGS.

DONGAN HILLS, S. I.—Delano & Aldrich, 4 East 29th st, Manhattan, are preparing plans for four 2-sty frame bungalows for George Cromwell, Four Corner rd. Shingle roofing, hot air heating, electric and gas lighting, city sewage and water. Cost, about \$2,000.

FACTORIES AND WAREHOUSES.

CLIFTON, S. I.—Pattison Bros., 1182 Broadway, Manhattan, steam and electrical engineers, are preparing preliminary plans for a 5-sty manufacturing plant for Louis De Jonge & Co., 446 Richmond Turnpike, Tompkinsville. Valentine & Kissam, 25 Madison av, Manhattan, architects.

Nassau.

DWELLINGS.

GREAT NECK, L. I.—Plans are being prepared by Percival R. Pereira, 226 West 42d st, Manhattan, for a 2½-sty residence and garage, 135x33 ft, for Samuel Harris, care of Cohen & Harris, Fitzgerald Building, Manhattan. Cost, about \$50,000.

GREAT NECK, L. I.—Henry Otis Chapman, 334 5th av, Manhattan, is preparing plans for a 2½-sty residence, 85x150 ft, for Henry Bendel, 10 W 57th st, Manhattan. Story & Flickinger, 5 Great Jones st, Manhattan, general contractors.

SYOSSET, L. I.—Hewitt & Bottomley, 597 5th av, Manhattan, are preparing plans for a 2-sty frame residence, 30x40 ft, for R. H. Fowler, care of architects. Shingle roofing, steam heating, electric lighting, cesspool, city water. Cost, about \$6,000.

Suffolk.

DWELLINGS.

FISHERS ISLAND, L. I.—Aymar Embury, 2nd, 132 Madison av, Manhattan, has completed plans for a 2½-sty frame residence, 25x69 ft, for Capt. Edward Telford, care of architect. Cost, about \$15,000.

SCHOOLS AND COLLEGES.

SOUTHOLD, N. Y.—Plans are being revised for the school here for the Board

of Education of the Town of Southold. Wilson Potter, 1 Union sq, Manhattan, architect. Douglas Sprague & Assoc., 39 Cortlandt st, Manhattan, steel engineers. Cost, about \$14,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS. YONKERS, N. Y.—The American Real Estate Co., Park Hill, has about completed plans for a 4-sty apartment, 40x68 ft, on Betner pl, near Radford st, for Burton Tompkins, 54 Elliott av.

CHURCHES.

WHITE PLAINS, N. Y.—Paul B. La Velle, 103 Park av, Manhattan, is preparing plans for a church and rectory on Lexington av, for the German Lutheran Church, Rev. F. G. Gille, 3 Intervale av, pastor. Plans will be completed about February 7. Cost, about \$15,000.

DWELLINGS.

WHITE PLAINS, N. Y.—Beverly S. King, 103 Park av, Manhattan, is preparing

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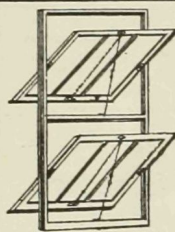
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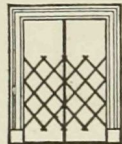
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sketches for a 2½-sty residence and garage for John G. Mollath, 559 West 156th st, Manhattan. Cost, about \$10,000.

HARTSDALE, N. Y.—Caretto & Forster, 30 East 42d st, Manhattan, are preparing plans for a 2½-sty frame residence, 56x32 ft, to cost, about \$9,000. Shingle, roofing, hot water heating, gas and electric lighting.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.  
NEWARK, N. J.—E. V. Warren, Essex Building, is preparing plans for a 4-sty apartment, 50x70 ft, on the north side of 2d av, between Mt. Prospect and Clifton av, for Chas. T. Shipman, Essex Building. Cost, about \$30,000.

JERSEY CITY, N. J.—A. Schule, 360 Av C, Bayonne, has completed plans for two 3-sty flats, 50x78 ft, at 938-940 West Side av, for Robert Mratzen, 26 Van Wageningen av, owner and builder. Total cost, about \$18,000.

DWELLINGS.

LONG BRANCH, N. J.—Harold L. Young, 32 Union sq, Manhattan, is preparing plans for a 2½-sty residence, 23x40 ft, on Union av, to cost about \$8,000. Owner's name for the present withheld.

ELIZABETH, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, is preparing plans for a 2-sty residence and store, 22x40 ft, on Bayway, for Paul Kahn, 129 1st st. Cost, about \$5,000.

DEAL BEACH, N. J.—E. C. Benner, Appleby Building, Asbury Park, has completed plans for a 2½-sty hollow tile and stucco residence, 48x30 ft, on Monmouth Drive, near Norwood av, for Otto Sutts, of Pierce & Sutts, 211 4th av, Bradley Beach, owner and builder. Cost, about \$7,500.

MADISON, N. J.—N. A. Noriella, Orange Bank Building, Orange, is preparing plans for fifteen 2½-sty frame and stucco residences, 40x55 ft, on the south side of Alexander av and west side of Grove st, for J. T. Kelly, care of architect, and will take bids on materials, especially lumber, about January 17. Spanish tile roofing, steam heating, gas and electric lighting, tile in baths, parquet floors, city sewage and water. Cost, about \$6,500 to \$7,000.

UPPER MONTCLAIR, N. J.—John E. Baker, Jr., 74 North Fullerton st, is preparing plans for eight 2½-sty residences for Ernest C. Hinck, 62 Walnut st, owner and builder. Cost, about \$14,000.

BAY HEAD, N. J.—Plans are being prepared for a 2-sty residence, 75x35 ft, for E. B. Aymer, care of associate architect, G. Schelling, Madison Square Tower, Manhattan. Clement Newkirk, Cutler Building, Rochester, N. Y., architect.

FACTORIES AND WAREHOUSES.

GARFIELD, N. J.—Plans are about completed privately for an addition to the 2-sty brick warehouse for the Hammer-schlag Mfg. Co., 232 Greenwich st, Manhattan. Cost, about \$10,000.

HOSPITALS AND ASYLUMS.

HACKENSACK, N. J.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, are preparing plans for a 3-sty nurses' home, 85x37 ft, at Hackensack Heights, for the Hackensack Hospital Association. Cost, about \$45,000.

SCHOOLS AND COLLEGES.

SUMMIT, N. J.—Wilson Potter, 1 Union sq, Manhattan, has been commissioned to prepare plans for the high school in Maple st, between Railroad and Morris av, for the Board of Education, Franklin D. Peale, 61 Broadway, Manhattan, chairman building committee and in charge. Cost, about \$175,000.

STORES, OFFICES AND LOFTS.

PATERSON, N. J.—Wm. Fanning, Colt Building, is preparing preliminary plans for a 5 or 6-sty loft, 62x212 ft, on Broadway, through to Fair st, near Erie R. R., for Wm. P. Herrman, 237 Ellison st. Cost, about \$40,000.

NEWARK, N. J.—Cady & Gregory, 40 West 32d st, Manhattan, are preparing preliminary plans for a 2-sty store, 100x125 ft, at 909-915 Broad st, for the Third Presbyterian Congregation, U. B. Brewster, 538 Mt. Prospect av, president Board of Trustees. Cost, about \$75,000.

MISCELLANEOUS.

OCEAN GROVE, N. J.—Plans have been prepared privately for a 1-sty pavilion and bath houses for the Ocean Grove Camp Meeting Association, Frank Smith, Main st, Ocean Grove, owner, who will take bids for concrete and wood piling and for wood platform. Bids for bath rooms and pavilion to be taken later. Cost, about \$30,000.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.  
POUGHKEEPSIE, N. Y.—Du Bois Carpenter, Market st, has completed plans for a 3-sty apartment, 36x68 ft, at Main st and Roosevelt av, for C. A. Arnold, Roosevelt av. Cost, \$10,000 to \$12,000.

DWELLINGS.

POUGHKEEPSIE, N. Y.—Edward C. Smith, Market st, has completed plans for a 2½-sty residence and garage on South East av, for Frederick Hart, Lansing av. Cost, about \$18,000 to \$20,000.

CAZENOVIA, N. Y.—I. V. Van Duzer, Albany st, is preparing plans for a 2½-sty residence, 45x60 ft, for Mrs. R. F. Ledyard, this place. Cost, about \$15,000.

HALLS AND CLUBS.

TROY, N. Y.—The Y. W. C. A., care of donors, Robert Cluett, 72 1st st, F. F. Peabody, 433 River st, of Troy, contemplates the erection of a Y. W. C. A. at the southwest corner of State and 1st sts, to cost about \$200,000. Architect's name will be announced later.

POUGHKEEPSIE, N. Y.—The Board of Trustees to be formed, Dr. J. Wilson Poucher, 239 Mill st, interested, contemplates the erection of a 1-sty brick gymnasium on Riverview av, to cost about \$20,000. Wm. J. Beardsley, Market st, architect.

MUNICIPAL WORK.

SCHENECTADY, N. Y.—The Superintendent of Public Works, Gen. W. W. Wetherspoon, Capitol, Albany, contemplates the erection of a bridge to cost \$250,000 over the Mohawk River. Frank E. Williams, Telephone Building, Albany, engineer. Appropriation to be voted on by Legislature.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.  
BROOKLYN.—Meyer & Sweeny, 607 Flatbush av, have received the general contract for a 3-sty store and apartment house at Bay Ridge av and 4th av, to cost about \$10,000, for Obermeyer & Lieberman. Adam Fischer, architect. The excavating work has been completed.

CHURCHES.

NEW SALEM, N. Y.—C. F. Hyland, North Salem, N. Y., has received the general contract to erect a 1-sty frame church, 40x57 ft, for the R. C. Church of St. Joseph, Father Edward J. Beary in charge. George A. Streeton, 31-33 East 27th st, Manhattan, architect.

DWELLINGS.

FOREST HILLS, L. I.—Andrew Olsen, 1330 62d st, Brooklyn, has received the general contract to erect a 2½-sty residence, at the northeast corner of Greenway South and Ascan av, for Dr. E. L. Keyes, 109 East 34th st, Manhattan. G. Atterbury and John A. Tompkins, 20 West 43d st, Manhattan, architects.

SUMMIT, N. J.—W. A. J. Reeves, 54 Franklin pl, has received the general contract to erect a 2½-sty frame and stucco residence, 26x64 ft, for George Slade, 17 Battery pl, Manhattan. Benjamin V. White, 110 East 23d st, Manhattan, architect. Cost, about \$12,000.

BAYSHORE, L. I.—The H. H. Smith Building Co., East Main st, has received the general contract to erect a store and residence, 45x100 ft, at the southeast corner of Main st and Bayshore av, for Wm. H. Robbins, Main st. Chas. M. Hart, Main st, architect. Cost, about \$10,000.

ENGLEWOOD, N. J.—McRae & Kerr, Central av, have received the general contract to erect a 2½-sty frame residence on Booth av, west of Lydecker st, for Edward S. Brockie, this place. H. M. Polhemus, Danta pl, architect.

EASTHAMPTON, L. I.—F. B. Smith, Amagansett rd, has received the general contract to erect a frame residence 85x55 ft for Mrs. Annie Jessup Woodin, 127 East 69th st, Manhattan. G. Atterbury, 20 West 43d st, Manhattan, architect. Cost, about \$40,000.

ENGLEWOOD, N. J.—George B. Wills, 101 Park av, Manhattan, has received the general contract to erect a 2½-sty frame and stucco residence, 29x17 ft, for A. L. Lindley, 100 Broadway, Manhattan. Jackson, Rosecrans & Waterbury, 1328 Broadway, Manhattan, architects. Paul J. Piatti, 47 West 34th st, Manhattan, heating engineer. Cost, about \$23,000.

KENSINGTON, L. I.—W. S. Fitz Randolph, Inc., 1328 Broadway, Manhattan, has received the general contract to erect a 2½-sty residence, 34x105 ft and garage at Arleigh and Park rds, for Mrs. H. H. Cassidy, 1709 Lamont st, Washington, D. C. Rucker & Vatel, 15 East 40th st, Manhattan, architects. Cost, about \$30,000.



**FACTORIES AND WAREHOUSES.**

ALBANY, N. Y.—Samuel Austin & Son Co., Euclid av, Cleveland, O., have received the general contract to erect a factory for the A. P. W. Paper Co., Colonie and Montgomery sts. Cost, about \$200,000.

UTICA, N. Y.—R. Richards & Son Co., 246 Elizabeth st, have received the general contract to erect a 1-sty factory, 130 x150 ft, at Walnut and Stark sts, for the Linde Air Products Co., 42d St. Building, Manhattan. Cost, about \$15,000.

**HOSPITALS AND ASYLUMS.**

BROOKLYN.—F. J. Ashfield, 350 Fulton st, has received the general contract to erect a 1-sty brick hospital, 68x78 ft, in the south side of Pacific st, 244 ft west of Henry st, for the Long Island College Hospital, on premises. Wm. Higginson, 21 Park Row, Manhattan, architect. Cost, about \$18,000.

**SCHOOLS AND COLLEGES.**

MT. VERNON, N. Y.—William Somerville, 317 East 122d st, Manhattan, has received the general contract for alterations and additions to Hamilton School No. 5 at North High and North Bleeker sts, for the Board of Education of Mt. Vernon. John P. Walther, 147 East 125th st, Manhattan, architect. Douglas Sprague, 39 Cortlandt st, Manhattan, heating and ventilating engineer. E. E. Guion, 324 East 3d st, has plumbing work, and the Johnston Heating Co., 131 East 26th st, Manhattan, heating and ventilating. Cost, about \$35,000.

**STABLES AND GARAGES.**

MANHATTAN.—The J. Kresse Co., 52 Vanderbilt av, has received the general contract to erect a garage service station, 50x98 ft, at 784-786 12th av, for T. G. Patterson, Inc., 637 West 55th st. Marshall R. Grimes, 39 East 42d st, architect. Cost, about \$5,000.

NEWARK, N. J.—The Essex Construction Co., 87 Academy st, has received the general contract to erect a 1-sty public garage at 413 Washington av, for Robert E. Logue, 181 Market st. E. E. Grant, 397 Washington av, architect. Cost, about \$7,500.

WESTBURY, L. I.—George Mertz Sons, East Portchester, N. Y., have received the general contract to erect a 2½-sty garage and stable, 25x80 ft, for Devereux Millburn, Hitchcock Lane. Peabody, Wilson & Brown, 389 5th av, Manhattan, architects.

**STORES, OFFICES AND LOFTS.**

MANHATTAN.—McDermott & Hanigan, Inc., 103 Park av, have received the general contract for alterations to the building at 155-161 West 29th st. Wortmann & Braun, architects. Also for alterations to the building at 37-43 Greene st, from plans by G. A. & H. Boehm.

**THEATRES.**

JERSEY CITY, N. J.—The Jersey City Construction Co., 75 Montgomery st, has received the general contract to erect a 1-sty moving picture theatre, 75x115 ft, at Ocean av, near Orient av, for Higgins & Moody, care of architect, Chris H. Ziegler, 75 Montgomery st. Cost, about \$12,000.

**PLANS FILED FOR NEW CONSTRUCTION WORK.**

**Manhattan.**

APARTMENTS, FLATS AND TENEMENTS. 172D ST, W, n s, 151 e Fort Washington av, two 5-sty brick apartment houses, 75x85; cost, \$150,000; owner, V. R. Bldg. Corp., 1029 East 163d st; architect, Chas. E. Meyers, 1 Union sq. Plan No. 12.

5TH AV, 818-823, n e cor 63d st, 12-sty fireproof apartment house, 100x89; cost, \$750,000; owner, Fifth Avenue and Sixty-Third Street Co., Inc.; architects, Starrett & Van Vleck, 8 West 40th st. Plan No. 10.

**STABLES AND GARAGES.**

65TH ST, s w cor West End av, 5-sty fireproof garage, 75x100; cost, \$50,000; owner, Thomas F. Devine, 83 West End av; architect, Jos. C. Cocker, 2017 5th av. Plan No. 11.

**STORES, OFFICES AND LOFTS.**

29TH ST, 15 East, n w cor Madison av, 12-sty fireproof stores, show rooms and factory, 99x95; cost, \$300,000; owner, Elbridge T. Gerry, 2 East 61st st; architect, Frederick C. Zobel, 35 West 39th st. Plan No. 9.

**Bronx.**

APARTMENTS, FLATS AND TENEMENTS. SOUTHERN BOULEVARD, s w cor Elsmere pl, two 5-sty brick tenements, plastic slate roof, 54x100, 54x89.7; cost, \$100,000; owner, John McNulty, 3058 Bainbridge av; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 12.

DECATUR AV, w s, 145.25 n 194th st, two 5-sty brick tenements, 50.1x96, plastic slate roof; cost, \$110,000; owners, Benenson Realty Co., Benj. Benenson, 401 East 152d st, Pres.; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 14.

DECATUR AV, w s, 245.41 n 194th st, three 5-sty brick tenements, 50.1x96, plastic slate roof; cost, \$165,000; owners, Benenson Realty Co., Benj. Benenson, 401 East 152d st, Pres.; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 15.

**DWELLINGS.**

VALLES AV, w s, 683 n 254th st, 1-sty frame dwelling, 18x3, shingle roof; cost, \$2,000; owner, John McDevitt, 65 West 100th st; architect, T. J. Cunningham, 690 Wales av. Plan No. 13.

**STABLES AND GARAGES.**

155TH ST, n s, 20 e Meirose av, 1-sty brick garage, plastic slate roof, 50x40; cost, \$2,500; owner, Bernard W. Junge, on premises; architect, Fred Hammond, 3029 3d av. Plan No. 9.

**STORES AND DWELLINGS.**

180TH ST, s s, 65.15 w Honeywell av, 3-sty brick store and dwelling, tar and gravel roof, 25.05x53; cost, \$10,000; owner, Adolph Hollander, 1666 1st av; architects, B. H. & C. N. Winston, 118th st and 3d av. Plan No. 10.

**STORES, OFFICES AND LOFTS.**

MORRIS AV, n w cor 146th st, 1-sty brick store, slag roof, 111.3 13/16x27.4 7/16; cost, \$5,000; owners, Aquilans, Inc., Giovanni Pellegrini, 703 East 187th st, Pres.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 16.

WEBSTER AV, w s, 130.60 n 184th st, 1-sty brick stores, plastic slate roof, 100.5% x85.7%; cost, \$20,000; owner, Wedgewood Co., Henry F. Keil, 401 East 163d st; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 11.

**Brooklyn.**

**APARTMENTS, FLATS AND TENEMENTS.**

PARADE PL, s e cor Parkside av, 4-sty brick tenement, 39x92.6, slag roof, 13 families; cost, \$40,000; owner, Arden Const. Co., 3436 Broadway, Manhattan; architect, W. T. McCartney, 16 Court st. Plan No. 254.

ST. NICHOLAS AV, n e cor Willoughby av, 3-sty brick tenement, 19x90, slag roof, 6 families; cost, \$8,000; owners, Jacob Blank & Son, 1019 Bushwick av; architect, Wm. Debus, 86 Cedar st. Plan No. 262.

ST. NICHOLAS AV, e s, 19 n Willoughby av, three 3-sty brick tenements, 27x72, slag roof, 6 families each; total cost, \$24,000; owners, Jacob Blank & Son, 1019 Bushwick av; architect, Wm. Debus, 86 Cedar st. Plan No. 261.

LINCOLN PL, s s, 247 e Troy av, three 4-sty brick tenement, 51x88.3, gravel roof, 20 families each; total cost, \$90,000; owner, Abr. Kaplan, 1402 Eastern parkway; architects, Conn Bros., 361 Stone av. Plan No. 154.

61ST ST, n s, 180 e 4th av, two 4-sty brick tenements, 24x88.2, gravel roof, 12 families each; total cost, \$40,000; owner, Louis Engel, 554 West 111th st, Manhattan; architects, Kallich & Lubroth, 215 Montague st. Plan No. 163.

12TH AV, e s, 60.2 s 43d st, 4-sty brick tenement, 40x89, slag roof, 16 families; cost, \$25,000; owner, Davey Erecting Co., 1422 5th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 157.

15TH AV, n e cor 42d st, 3-sty brick store and tenement, 25.2x80, slag roof, 4 families; cost, \$11,000; owner, 15th Av. Realty Corp., 44 Court st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 130.

15TH AV, e s, 25.2 n 42d st, five 3-sty brick stores and tenements, 25x72, slag roof, 6 families each; total cost, \$42,000; owner, 15th Av. Realty Corp., 44 Court st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 131.

MANHATTAN AV, n e cor Powers st, 4-sty brick tenement, 50x67.6, gravel roof, 25 families; cost, \$30,000; owner, Rubin Zirin, 76 Allen st; architect, M. J. Harrison, World Bldg, Manhattan. Plan No. 185.

SENATOR ST, n s, 250.9 e Ridge boulevard,

four 3-sty brick tenements, 20x74, gravel roof, 6 families each; total cost, \$50,000; owner, Boyd Const. Co., 431 Senator st; architect, Thos. Bennett, 5123 3d av. Plan No. 223.

SOUTH 2D ST, n s, 75 w Hooper st, 6-sty brick tenement, 71.11x82, slate roof, 41 families; cost, \$55,000; owner, South 5th Const. Co., 686 Willoughby av; architects, Sass & Springstein, 32 Union sq, Manhattan. Plan No. 222.

60TH ST, s w cor Ft. Hamilton av, 4-sty brick store and tenement, 48x100.2, — roof, 15 families; cost, \$30,000; owner, Conrad Pfeging, on premises; architect, Thomas Bennett, 5123 3d av. Plan No. 225.

DIVISION ST, n e cor Bedford av, 6-sty brick tenement, 70x74.9, slag roof, 33 families; cost, \$55,000; owner, Ross Land Co., 461 Bedford av; architects, Shampam & Shampam, 772 Broadway. Plan No. 240.

DIVISION ST, n s, 77 e Bedford av, 6-sty brick tenement, 62x75.7, slag roof, 36 families; cost, \$55,000; owner, Ross Land Co., 461 Bedford av; architects, Shampam & Shampam, 772 Broadway. Plan No. 239.

DIVISION AV, n s, 140 e Bedford av, 6-sty brick tenement, 57x92.11, slag roof, 35 families; cost, \$55,000; owner, Ross Land Co., 461 Bedford av; architects, Shampam & Shampam, 772 Broadway. Plan No. 238.

3D AV, s e cor 78th st, 4-sty brick tenement, 40x100, composition roof, 14 families; cost, \$28,000; owner, Richard Fox, 338 Pearl st; architect, John H. Holler, 82 Wall st, Manhattan. Plan No. 218.

**DWELLINGS.**

CORBIN PL, w s, 491.9 s Oriental boulevard, 2-sty frame dwelling, 27x40.8, tile roof, 1 family; cost, \$7,500; owner, John S. Weatherby, London, England; architect, W. F. Crockett, 215 West 101st st, Manhattan. Plan No. 253.

COYLE ST, w s, 200 n Voorhies av, 1-sty frame dwelling, 20x36, — roof, 1 family; cost, \$500; owner, Chas. Jordan, 1033 Madison st; architect, Arthur Crojier, 334 5th av, Manhattan. Plan No. 260.

WEST 29TH ST, e s, 380 s Mermaid av, three 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, \$13,500; owner, Gold Mill Realty Co., 73 Allen st, Manhattan; architect, Chas. M. Straub, 147 4th av, Manhattan. Plan No. 275.

FT. HAMILTON PARKWAY, n s, 99.2 e Gravesend av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$8,000; owner, Frank Manker, — Gravesend av; architects, Richard Von Lehn Sons, 2701 Glenwood rd. Plan No. 160.

GRAVESEND AV, e s, 116.3 s Seeley st, two 2-sty brick dwellings, 15x28, gravel roof, 1 family each; total cost, \$4,000; owner, Jos. Schmidt, 109 Gravesend av; architects, Richard Von Lehn Sons, 2701 Glenwood rd. Plan No. 159.

HIGHLAND BOULEVARD, s s, 62.3 w Barbey st, 2-sty brick dwelling, 20.5x48, tile roof, 1 family; cost, \$4,000; owner, Benj. Spitzer, 8 Jerome st; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 156.

POWELL ST, n w cor New Lots rd, 2-sty brick dwelling, 21.2x85.2, gravel roof, 2 families; cost, \$4,500; owner, Loit Bldg. Co., 617 Chester st; architect, Morris Rothstein, 601 Sutter av. Plan No. 138.

84TH ST, n s, 100 e 3d av, two 2-sty brick dwelling, 20x57, gravel roof, 2 families each; total cost, \$10,000; owner, Jas. T. O'Neil, 520

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*Plans Filed, New Buildings—Continued.*

67th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 145.  
 84TH ST, n s, 146 e 3d av, three 2-sty brick dwellings, 20x34, gravel roof, 2 families each; total cost, \$10,000; owner, Jas. T. O'Neil, 520 67th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 146.  
 AV T, s w cor East 9th st, 2-sty frame dwelling, 16x38, shingle roof, 1 family; cost, \$1,000; owner, K. & S. Constn. Co., 213 Montgomery st; architects, Kalich & Lubroth, 215 Montague st. Plan No. 190.  
 AV T, s s, 20 w East 9th st, 2-sty frame dwelling, 16x38, shingle roof, 1 family; cost, \$9,000; owner, K. & S. Constn. Co., 213 Montague st; architects, Kalich & Lubroth, 215 Montague st. Plan No. 189.  
 LENOX RD, s e cor Albany av, two 2-sty frame dwellings, 26x53, — roof, 2 families each; cost, \$9,000; owner, Sparaga Constn. Co., 639 Barcey st; architect, Morris Rotstein, 601 Sutter av. Plan No. 201.  
 EAST NEW YORK AV, n s, 71.7 e St. Johns pl, 4-sty brick bath and dwelling, 25x104.5, slag roof, 1 family; cost, \$50,000; owner, Esner Schumer, 1348 Eastern parkway; architect, Jacob Fischer, 25 Av A, Manhattan. Plan No. 179.  
 EAST 11th ST, w s, 304 n Av J, 2-sty frame dwelling, 22x30, shingle roof, 2 families; cost, \$9,000; owner, Economy Homes Co., 110 Av I; architect, F. J. Dassau, 1513 Broadway. Plan No. 242.  
 EAST 18TH ST, e s, 320 s Av N, two 2-sty frame dwellings, 29.6x34, tin roof, 1 family each; total cost, \$4,100; owner and architect, Michael W. Foley, 2100 East 18th st. Plan No. 220.  
 EAST 24TH ST, e s, 350 s Av L, two 2-sty frame dwellings, 17.10x38.10, — roof, 1 family each; total cost, \$1,000; owner, Rev. B. F. Miller, 2006 Bronx st, Philadelphia; architects, Richard von Lenn Sons, 2101 Greenwood rd. Plan No. 229.  
 BLAKE AV, n s, 60 w Forbell av, 1-sty frame dwelling, 20x26, gravel roof, 1 family; cost, \$100; owner, B. Cuniri, 345 Cleveland st; architect, Luigi Canella, 345 Cleveland st. Plan No. 221.  
 2D AV, s e cor 53d st, 2-sty brick store and dwelling, 60x35, slate roof, 1 family; cost, \$9,000; owners, Goermeyer & Lieoman, 59 Bremen st; architect, Adam Fischer, 313 Fulton st. Plan No. 251.  
 22D AV, w s, 115 n Av J, 2-sty frame dwelling, 18x34, shingle roof, 1 family; cost, \$5,000; owner, Economy Home Co., 110 Av I; architect, F. J. Dassau, 1513 Broadway. Plan No. 215.  
 FACTORIES AND WAREHOUSES.  
 DOUGLASS ST, w s, 100 n Bond st, 1-sty brick storage, 50x100, slag roof; cost, \$10,000; owner, Richard E. Bridgette, on premises; architect, Albert Ulrich, 311 Fulton st. Plan No. 265.  
 ATLANTIC AV, n s, 150 e Hoyt st, 1-sty brick storage, 50x100, slag roof; cost, \$10,000; owner, Wm. T. Bridgette, Douglass and Bond st; architect, Albert Ulrich, 311 Fulton st. Plan No. 266.  
 CHESTER ST, e s, 29.2 s Blake av, 1-sty brick shop, 50x33, slag roof; cost, \$2,000; owner, Max Zaiun, 261 Chester st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 210.  
 66TH ST, n s, 166 e 14th av, 1-sty frame shop, 20x24, gravel roof; cost, \$600; owner, Joseph Demasi, 6520 New Utrecht av; architect, W. A. Paratt, 26 Court st. Plan No. 188.  
 STARR ST, n s, 325 e Central av, 3-sty brick factory and dwelling, 25x100, gravel roof, 2 families; cost, \$7,000; owner, Salvatore Sfrid, 25 Starr st; architect, Tobias Goldstone, 50 Gramercy av. Plan No. 182.  
 NEW JERSEY AV, s w cor Pitkin av, 2-sty brick shop, 22x50, — roof; cost, \$2,000; owner, Emilie Wozniak, on premises; architect, A. M. Adelson, 1776 Pitkin av. Plan No. 246.  
 STABLES AND GARAGES.  
 42D ST, n s, 80 e 15th av, 1-sty brick garage, 20x25.2, slag roof; cost, \$1,500; owner, 16th Av. Realty Corp., 44 Court st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 132.  
 ST. MARKS AV, n s, 174.11 e Eastern parkway, 1-sty brick stable, 40x17, slag roof; cost, \$2,000; owner, Morris Kitcher, 1644 St. Marks av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 127.  
 SAME PROP, 1-sty frame shed, 15x35, slag roof; cost, \$300; owner and architect, same. Plan No. 128.  
 44TH ST, s w s, 200 s e 12th av, 1-sty brick garage, 48x32, slag roof; cost, \$3,000; owner, Wm. Forson, on premises; architects, McQuade & Jackman, 47 West 34th st, Manhattan. Plan No. 205.  
 SHEPHERD AV, e s, 85 n Pitkin av, 1-sty brick garage, 15x35, gravel roof; cost, \$200; owner, Chas. Boerhinger, 2481 Pitkin av. Plan No. 196.  
 STOCKTON ST, s s, 55 w Sumner av, 1-sty brick garage, gravel roof; cost, \$1,500; owner, Harry Hamel, 388 Central av; architect, Willard Parker, 28 McDonough st. Plan No. 165.  
 STORES AND DWELLINGS.  
 7TH AV, s w cor 59th st, 3-sty brick store and dwelling, 20x83, slag roof, 2 families; cost, \$5,000; owner, 59th St Bldg. Co., 1422 Pitkin av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 208.  
 7TH AV, w s, 20.2 s 59th st, five 3-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, \$20,000; owner, 59th St Bldg. Co., 1422 Pitkin av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 209.  
 KINGS HIGHWAY, s s, 29.1 e East 16th st, 3-sty brick store and dwelling, 20x55, gravel roof, 2 families; cost, \$6,000; owners, Isaac Kapler & ano, 188 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 277.  
 RALPH AV, n e cor St. Johns pl, 3-sty brick store and dwelling, 20x42.2, slag roof, 2 families; cost, \$3,000; owner, Deanel Const. Co.,

797 Eastern parkway; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 274.  
 FLATBUSH AV, e s, 228.3 n Tillary st, 3-sty brick store and dwelling, 16x57, — roof, 2 families; cost, \$8,000; owner, Chas. F. Clifford, 224 Hawthorne st; architect, Frank E. Kelly, 330 Douglass st. Plan No. 250.  
 ROGERS AV, n w cor Montgomery st, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, \$7,500; owner, P. F. Bldg. Co., 44 Court st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 243.  
 ROGERS AV, s w cor Montgomery st, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, \$7,500; owner, P. F. Bldg. Co., 44 Court st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 245.  
 ROGERS AV, w s, 20 n Montgomery st, twelve 3-sty brick stores and dwellings, 18x55, slag roof, 2 families each; total cost, \$60,000; owner, P. F. Bldg. Co., 44 Court st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 244.  
 5TH AV, s w cor 63d st, four 3-sty brick stores and dwellings, 20x55, slag roof; cost, \$32,000; owner, Merchants Loyd Realty Co., 44 Court st; architects, Shampam & Shampam, 772 Broadway. Plan No. 231.  
 5TH AV, w s, 20 s 63d st, 3-sty brick store and dwelling, 20x85, slag roof, 2 families; cost, \$8,000; owner, Merchants Loyd Realty Co., 44 Court st; architects, Shampam & Shampam, 772 Broadway. Plan No. 232.  
 STORES, OFFICES AND LOFTS.  
 60TH ST, s s, 100 w 3d av, 1-sty brick store, 10x25.8, gravel roof; cost, \$350; owner, Michael Raphale, 272 60th st; architect, Max Hirsch, 391 Fulton st. Plan No. 125.  
 THEATRES.  
 SHEFFIELD AV, w s, 92.11 n Sutter av, 1-sty brick theatre, 65x97.6, slag roof; cost, \$20,000; owner, Abr. Taffelstein, 430 Saratoga av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 126.  
 MISCELLANEOUS.  
 MILFORD ST, s w cor Atlantic av, 1-sty brick oil house, 20x13; concrete roof; cost, \$300; owner, Montauk Metallic Bed Co., 113 Montauk av; architect, Jacob Schmidt, 763 Hancock st. Plan No. 169.  
**Queens.**  
**DWELLINGS.**  
 CORONA.—Alstine av, s s, 109 w Way av, 2-sty frame dwelling, 18x34, shingle roof, 1 family, gas; cost, \$2,800; owner, Max Yourman, 16 Alstine av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 55.  
 CORONA.—South av, e s, 100 s Fairview av, 1-sty brick dwelling, 18x34, slag roof, 1 family, gas; cost, \$2,000; owners, Al. Bezzigatti & Bro., 75 Oak st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 56.  
 FAR ROCKAWAY.—Greenwood av, s s, 438 e Rue De St. Felix, 2 1/2-sty frame dwelling, 36x35, shingle roof, 1 family, steam heat, gas; cost, \$5,000; owner, Wm. Caffrey, Greenwood av, Far Rockaway; architect, Morrell Smith, Bank Bldg., Far Rockaway. Plan No. 52.  
 FLUSHING.—Barclay st, s w cor 14th st, and 16th st, w s, 205 s Sandford av, four 2 1/2-sty frame dwellings, 22x32, shingle roof, 1 family, steam heat, gas; cost, \$14,000; owner, Grace E. Watson, Sandford av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan Nos. 65-66.  
 FOREST HILLS.—Continental av, n w s, 18 s w Exeter st, 2 1/2-sty tile dwelling, 42x33, tile roof, steam heat, 1 family, gas and electricity; cost, \$10,000; owner, Mrs. A. H. Smith, 498 West End av, Manhattan; architects, Hering & Fitch, 8 West 33d st, Manhattan. Plan No. 59.  
 FOREST HILLS.—Ascan av, n w cor Greenway South, 2 1/2-sty tile dwelling, 31x65, steam heat, gas and electricity, 1 family; cost, \$20,000; owner, Dr. Edw. L. Keyes, Jr., 109 East 34th st, Manhattan; architects, G. Atterbury & Co., 20 West 43d st, Manhattan. Plan No. 51.  
 FOREST HILLS.—Continental av, n w s, 30 n e Fleet st, 2 1/2-sty tile dwelling, 59x32, tile roof, 1 family, steam heat, gas and electricity; cost, \$20,000; owner, Rowland H. Smith, 1350 Union st, Brooklyn; architect, Hering & Fitch, 8 West 33d st, Manhattan. Plan No. 60.  
 KEW.—Onslow pl, s s, 444 e Austin st, 2 1/2-sty frame dwelling, 35x25, shingle roof, 1 family, steam heat, gas and electricity; cost, \$7,500; owner, John F. Kendall, 1023 Beverly rd, Brooklyn; architect, Geo. Hughes, 281 Adolph st, Brooklyn. Plan No. 57.  
 WOODHAVEN.—Maure av, w s, 44 s Woodhaven av, 2-sty frame dwelling, 16x38, shingle roof, 1 family, steam heat, gas; cost, \$2,500; owner, Comiskey Homes Co., Freeport; architect, G. E. Crane, Jamaica av, Richmond Hill. Plan No. 58.  
 EDGEEMERE.—Beach 44th st, e s, 1,200 n Boulevard, 1-sty frame dwelling, 20x41, tin roof, 1 family, gas; cost, \$750; owners, Chas. Meyers Sons, Edgemere. Plan No. 74.  
 JAMAICA.—Islington pl, s s, 95 w Homer Lee av, two 2 1/2-sty frame dwellings, 18x35, shingle roof, 1 family, steam heat, gas; cost, \$6,000; owners, Henry Russell & Storms, 1 Vaughan av, Jamaica; architect, owner. Plan Nos. 70-71.  
 JAMAICA.—Burr av, e s, 220 n Remsen st, 2 1/2-sty frame dwellings, 18x36, shingle roof, 1 family, steam heat, gas; cost, \$3,500; owner, Michael Ferrari, Bandman av, Jamaica; architect, A. P. Sorice, Jr., 126 South st, Jamaica. Plan No. 87.  
 EDGEEMERE.—Beach 29th st, w s, 180 n Sea Girt av, 2-sty frame dwelling, 27x36, shingle roof, 1 family, steam heat, gas; cost, \$5,000; owner, Mrs. Chas. Oestrich, 110 St. Nicholas av, Manhattan; architect, J. J. Jorgenson, 1101 Boulevard, Arverne. Plan No. 108.  
 FOREST PARK.—Larch av, s s, 200 e Van Dine av, 2-sty frame dwelling, 16x45, shingle roof, 1 family, gas; cost, \$2,000; owner, Chas. F. Berlinghoff, 111 Harmon av, Brooklyn; architect, M. Perlstin, 37 Fulton av, Middle Village. Plan No. 91.



**HOLLIS.**—Fillmore av, w s, 183 s Hollis av, 2½-sty frame dwelling, 20x33, shingle roof, 1 family, steam heat, gas; cost, \$4,200; owner, Grace R. Stewart, Hollis av, Hollis; architect, G. A. Elliott, Walton st, Jamaica. Plan No. 92.

**MIDDLE VILLAGE.**—Nagy st, e s, 185 n Satterlee av, 2-sty brick dwelling, 25x28, shingle roof, 1 family; cost, \$3,000; owner, Samuel Laletin, 100 Zeidler av, Maspeth; architects, L. Berger & Co., Ridgewood. Plan No. 107.

**MORRIS PARK.**—Ward st, w s, 100 s Beaufort st, two 2-sty frame dwellings, 17x52, shingle roof, 1 family, steam heat, gas; cost, \$7,000; owner, Fredk. J. Baker Const. Co., Frost av, Richmond Hill; architect, Sterling Architectural Co., 216 Fulton st, Manhattan. Plan No. 95.

**OZONE PARK.**—Oxford av, w s, 104 s Beaufort av, three 2-sty frame dwellings, 20x40, tin roof, 2 families, gas; cost, \$7,800; owner and architect, J. H. DeLong, 105 Chambers st, Manhattan. Plan Nos. 103-4-5.

**WOODHAVEN.**—Ruby st, w s, 100 s Atlantic av, eleven 2-sty frame dwellings, 17x36, shingle roof, 1 family, steam heat, gas; cost, \$29,500; owner, Lerner Realty Co., 812 Oceanview av, Woodhaven; architect, J. F. D. Beball, 7 Brooklyn av, Jamaica. Plan Nos. 98-99-100.

**FACTORIES AND WAREHOUSES.**  
**RIDGEWOOD.**—Jefferson av, w s, 510 e Wycokoff av, 2-sty brick storage, 36x21, slag roof; cost, \$2,000; owner, Alfred Kohler, 412 Cornelia st, Ridgewood; architects, L. Berger & Co., Ridgewood. Plan No. 48.

**COLLEGE POINT.**—14th st, w s, 130 n 3d av, brick coal storage, 60x56; cost, \$3,000; owner, Traum Rubber Co., premises; architect, H. T. Morris, College Point. Plan No. 112.

**STABLES AND GARAGES.**  
**EDGEWATER.**—Beach 44th st, e s, 800 n Boulevard, frame garage, 13x17, tin roof; cost, \$100; owner, Mrs. Rhinehart, premises. Plan No. 49.

**FAD ROCKAWAY.**—Fairview av, e s, 75 s L. I. R. R. metal garage, 32x15; cost, \$500; owner, Goldberg Candy Co., premises. Plan No. 62.

**MASPETH.**—Summit pl, n e cor Fulton st, frame garage, 15x17; cost, \$300; owner, Edw. Panchard, premises. Plan No. 61.

**BAYSIDE.**—Lawrence blvd, s e cor 5th st, frame garage; cost, \$75; owner, T. D. DeGroff, premises. Plan No. 72.

**HOLLIS.**—Fillmore av, w s, 183 s Hollis av, frame garage, 13x17, shingle roof; cost, \$400; owner, Grace Stewart, Hollis av, Hollis. Plan No. 93.

**L. I. CITY.**—Hamilton st, e s, 39 n Pierce av, brick garage, 25x30, slag roof; cost, \$800; owner, L. Amigoin, premises; architect, T. J. Reidy, 76 Hoyt av, L. I. City. Plan No. 101.

**WOODHAVEN.**—Allyn court, 15, frame garage, 10x14; cost, \$100; owner, J. H. Mathews, premises. Plan No. 97.

**STORES AND DWELLINGS.**  
**RIDGEWOOD.**—Grandview av, s w cor Ralph st, three 3-sty brick stores and dwellings, 18x55, slag roof, 2 families; cost, \$10,000; owner, C. C. Realty Co., 242 No. Vernam av, Arverne; architect, Harry Dorf, 614 Kosciuszko st, Brooklyn. Plan Nos. 63-64.

**WOODHAVEN.**—Manor av, w s, 18 n Grosjean st, eleven 2-sty brick stores and dwellings, 18x36, slag roof, 1 family, gas; cost, \$35,000; owner, Innovation Homes Bldg. Corp., 1127 Av G, Brooklyn; architect, B. F. Hudson, 319 9th st, Brooklyn. Plan Nos. 109-110-111.

**MISCELLANEOUS.**  
**FLUSHING.**—Collins av, e s, 100 n Broadway, 1-sty tile feed store, 50x85, slag roof, gas; cost, \$8,500; owner, Vincent Mareica, 48 Jackson av, Corona; architect, J. J. O'Brien, 72 Maurice av, Elmhurst. Plan No. 53.

**L. I. CITY.**—Jackson av, n s, 200 w Bridge Plaza, frame sign, 50x11; cost, \$100; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 54.

**L. I. CITY.**—Queens boulevard, s w cor Bliss st, two frame billboards; cost, \$210; owners, Disosway & Fisher, 1075 3d av, Manhattan. Plan Nos. 46-47.

**L. I. CITY.**—Madden st, w s, n of Borden av, frame shed, 40x14, gravel roof; cost, \$200; owner, Jos. L. Sigretto & Co., premises. Plan No. 50.

**COLLEGE POINT.**—15th st, e s, 175 e 4th av, frame shed, 6x10; cost, \$40; owner, J. Dunn, on premises. Plan No. 69.

**COLLEGE POINT.**—13th st, w s, 7th av, frame billboard, 50x11; cost, \$50; owners, McElroy Bros., Bradford av, Flushing. Plan No. 84.

**DUNTON.**—Atlantic av, s w cor Van Wyck av, frame billboard, 96x11; cost, \$100; owner, A. E. Schaeenbach, on premises. Plan No. 77.

**FLUSHING.**—Main st, e s, 30 n Locust st, frame billboard, 100x11; cost, \$400; and Corona, Jackson av, s w cor Trains Meadow rd, frame billboard, 400x11; cost, \$800; owners, McElroy Bros., Bradford av, Flushing. Plan Nos. 85-86.

**JAMAICA.**—Queens blvd, n e cor Jamaica, frame stand, 12x14; cost, \$100; owner, Mrs. Halloway, Brooklyn. Plan No. 88.

**HOOK CREEK.**—Fosters Meadow rd, e s, 1,000 n Rockaway rd, frame boat house, 14x14, tin roof; cost, \$125; owner, Chas. Richter, on premises. Plan No. 73.

**L. I. CITY.**—Foster av, s s, 32 e Hill st, frame billboard, 50x8; cost, \$50; owner, B. Thompson, 7 Wall st, Manhattan. Plan No. 75.

**L. I. CITY.**—Foster av, s e cor Hill st, frame sign, 32x12; cost, \$35; owner, B. Thompson, 7 Wall st, Manhattan. Plan No. 83.

**WINFIELD.**—Carman pl, s e cor Jackson av, frame billboard, 50x8; cost, \$150; three signs; owner, J. F. Negren, 8 East 23d st, Manhattan. Plan Nos. 80-81-82.

**WINFIELD.**—Hilton av, s s, 175 e Jackson av, two frame billboards, 50x8; cost, \$100; owner, Pratt Imp. Co., 244 East 59th st, Manhattan. Plan Nos. 78-79.

**WINFIELD.**—Hilton av, s s, 275 e Jackson av, frame billboard, 50x8; cost, \$50; owner, Pratt Imp. Co., 244 East 59th st, Manhattan. Plan No. 76.

**FLUSHING.**—Park pl, s s, 150 e Linden av, frame shed, 10x16; cost, \$35; owner, Mrs. Donald McPhail, premises. Plan No. 102.

**L. I. CITY.**—Anable av and Meadow st, two metal billboards; cost, \$150; owners, Al. & M. Hess, 907 Broadway, Manhattan. Plan Nos. 89-90.

**MASPETH.**—Grand st, s s, 24 w William pl, frame storage and frame shed, gravel roof; cost, \$600; owner, Max Weinsohn, premises. Plan Nos. 94-95.

**MASPETH.**—Grand st, s s, 120 w William pl, frame sign; cost, \$4; owner, Interstate Wrecking Co., premises. Plan No. 106.

**Richmond.**

**DWELLINGS.**

**DRAKE AV.**, n s, 634 e Manor rd, West New Brighton, 2½-sty frame dwelling, 20x26; cost, \$1,500; owner, Julia Vaughn, 118 India st, Brooklyn; architect, John Davies, Tompkinsville; builders, Block & Uslan, 1st av, New Brighton. Plan No. 8.

**DRAKE AV.**, n s, 714 e Manor rd, West New Brighton, 2½-sty frame dwelling, 20x26; cost, \$1,500; owner, Mrs. M. L. Dickenson, 443 Manor rd, West New Brighton; architect, John Davies, Tompkinsville; builders, Block & Uslan, 1st av, New Brighton. Plan No. 7.

**HARRISON AV.**, n e cor Nicholas av, Port Richmond, two 2-sty frame dwellings, 20x45; cost, \$5,600; owner, John Kaminski, 112 Lafayette st, Port Richmond; architect and builder, Jos. Okstel, 191 Nicholas av, Port Richmond. Plan No. 10.

**PALMER AV.**, s s, 25 w Lexington av, Port Richmond, five 2-sty frame dwellings, 19x30; cost, \$12,500; owner, architect and builder, Peter Larsen, 50 Decker av, Port Richmond. Plan No. 9.

**WASHINGTON AV.**, n s, foot Melyn pl, Graniteville, 2-sty frame dwelling, 16x40; cost, \$2,100; owner, Minnie Penn, 538 West 150th st, Manhattan; architect and builder, F. D. Drake. Plan No. 11.

**STABLES AND GARAGES.**  
**ST. MARYS AV.**, s e cor Railroad av, Rosebank, 1-sty frame garage, 12x17; cost, \$35; owner and builder, Raphael Di Spagua, 80 St. Marys av, Rosebank. Plan No. 12.

**MISCELLANEOUS.**

**RICHMOND RD.**, s s, 115 w Newberry av, Dongan Hills, cesspool, 8x10; cost, \$40; owner, Alfred L. Eke, 1330 Richmond rd; builder, Vito Limgo, Reynold av, Rosebank. Plan No. 13.

**PLANS FILED FOR ALTERATIONS.**

**Manhattan.**

**BURLING SLIP.**, 32-4-6-8, s s, 50 w South st, new columns, girders, stairs, enclosure and elevator shaft to four 5-sty brick offices and lofts; cost, \$18,000; owner, Joseph Cullman, 431 West 14th st; architect, James S. Maher, 431 West 14th st. Plan No. 64.

**CANAL ST.**, 185-187, n w cor Mott st, new elevator car, motor, fireproof enclosure, skylight, fireproof doors to 6-sty brick store and lofts; cost, \$2,000; owner, care Cruikshank Co., 141 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 62.

**CANAL ST.**, 228-230, and 118-126 Walker st, continue stairway, new bulkhead, fireproof door to 1-sty brick lofts; cost, \$300; owner, Moe Levy, 119 Walker st; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 80.

**CARMINE ST.**, 49, n e cor Bedford st, new bedrooms to 4-sty brick private dwelling; cost, \$500; owner, James Curlew, 49 Carmine st; architect, Joseph Nobile, 171 Bleecker st. Plan No. 65.

**CHRISTIE ST.**, 167-175, and 190-205 Bowery, new electric elevator, fireproof shaft, standing rail, remove row of seats, change partitions to 2-sty brick theatre; cost, \$5,000; owner, Henry C. Miner Estate, Inc., 1402 Broadway; architect, R. Thomas Short, 370 Macon st, Brooklyn. Plan No. 84.

**EAST HOUSTON ST.**, 440, n s, 31 w Manhattan st, continue brick wall to 6-sty brick stores and tenement; cost, \$50; owner, Nathan Buxbaum, 148 West 129th st; architect, George M. McCabe, 96 5th av. Plan No. 88.

**FORSYTH ST.**, 14, e s, 199 s Canal st, new partitions to 3-sty brick tenement; cost, \$200; owner, Louis Adelson, 606 West 116th st; architect, Chas. M. Straub, 147 4th av. Plan No. 94.

**GANSEVOORT ST.**, 54-56-58, s s, 115 w Greenwich st, new 1-sty addition, stalls, floors, runway, girders, columns, plumbing, etc., to four 5-sty brick stable cost, \$7,000; owner, James C. Hoe, 431 West 14th st; architect, James S. Maher, 431 West 14th st. Plan No. 100.

**HOWARD ST.**, 49-51, s e cor Mercer st, brick up openings, new openings to 5-sty brick store and lofts; cost, \$1,000; owner, E. A. Hoffman Estate, Inc., 258 Broadway; architect, Jno. B. Snook Sons, 261 Broadway. Plan No. 87.

**HUDSON ST.**, 55-61, s s, Jay st, between Hudson and Staple, new window opening, concrete arch, partitions, sink to 10-sty fireproof offices, lofts and club room; cost, \$1,250; owner, American Express Co., 63-65 Broadway; architect, Vernon Jarboe, 381 4th av. Plan No. 93.

**JEFFERSON ST.**, 76, s w cor Cherry st, convert loft to apartment, new fireproof ceiling to 6-sty brick lofts and stores; cost, \$750; owner, Thomas Haselton, 38 Park Row; architect, Harry Hurwitz, 230 Grand st. Plan No. 68.

**LAFAYETTE ST.**, 382, w s, 74 s 4th st, new fire escape and passage to 9-sty fireproof store and lofts; cost, \$2,500; owner, Laura Jay Edwards, care of, Wm. A. White & Sons, 46 Cedar

st; architect, Frederick Putnam Platt, 1123 Broadway. Plan No. 91.

**LEWIS ST.**, 179-183, w s, 25 s 5th st, new stairway to 6-sty brick store and lofts; cost, \$500; owner, Jacob Reiberg, 612 East 9th st; architect, M. Joseph Harrison, World Bldg. Plan No. 108.

**MERCER ST.**, 83, new stairs, bulkhead, flooring, platform, toilet, mason work to 5-sty brick store and lofts; cost, \$3,000; owner, Powhatan Realty Co., 364 5th av; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 83.

**STANTON ST.**, 143, s s, 57 e Norfolk st, new extension, store front, partitions to 3-sty brick store and apartment; cost, \$5,000; owner, Dr. Louis Fisher, 155 West 85th st; architects, Gross & Kleinberger, 75 Bible House, Astor pl. Plan No. 92.

**WALL ST.**, 45-47, s s, 58 w William st, new fireproof pent house to 9-sty fireproof offices; cost, \$2,200; owner, United States Trust Co., 45-47 Wall st; architect, Wm. I. Bateman, 45-47 Wall st. Plan No. 73.

**WILLIAM ST.**, 170-172, n e cor Beekman st, new shaft enclosure, fireproof doors to 5-sty brick lofts; cost, \$425; owner, Schieffelin estate, 172 William st; architect, William H. Ross, 12 Cedar st. Plan No. 98.

**WOOSTER ST.**, 171-175, s s, 124 n w Houston st, construct new chute to 6-sty brick store and lofts; cost, \$200; owner, David L. Einstein, 259 Broadway; architect, David Bleier, 916 Tiffany st. Plan No. 105.

**WOOSTER ST.**, 61-63, and 375-377 West Broadway, extend stairs, new bulkheads, skylights, etc., alter toilets to 5-sty brick lofts; cost, \$300; owner, Herbert C. Pell, Tuxedo Park, N. Y.; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 112.

**3D ST.**, 54-56 West, continue stairs, new stair enclosure to 6-sty brick factory; cost, \$200; owner, Mrs. Sarah McAdam, 1 West 85th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 85.

**13TH ST.**, 42-48 West, s s, 251 e 6th av, erect 2 new tanks, steel supports, tank house to 5-sty brick factory; cost, \$2,500; owner, Fanny J. Searles Estate, 42-48 West 13th st; architect, Franklin Machine & Steam Boiler Wks., 13-17 Franklin st, Brooklyn. Plan No. 115.

**13TH ST.**, 37-41 East, n s, 20 e University pl, new door openings to two 3 and 4-sty brick stores and lofts; cost, \$100; owner, John A. Hadden, Jr., 379 5th av; architect, John C. Westervelt, 36 West 34th st. Plan No. 117.

**14TH ST.**, 347 East, n s, 101 e 1st av, extend stairs, new bulkhead, skylight, fireproof stair enclosure to 4-sty brick immigrant house; cost, \$1,000; owner, Alexander Nemolnsky, 15 East 97th st; architect, John Bergesen, 135 West 126th st. Plan No. 69.

**16TH ST.**, 430-446 West, new pent house to 6-sty fireproof factory; cost, \$500; owner National Biscuit Co., 409 West 15th st; architect, Isaac Beers, 123 East 23d st. Plan No. 59.

**17TH ST.**, 516-520 East, s s, 232 e Av A, new fireproof stair enclosure and doors, continue stairs, skylight, bulkhead to 5-sty brick lofts; cost, \$1,500; owner, John Miller & Co., 516-20 East 17th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 82.

**17TH ST.**, 17-19 W, new sprinkler tank outfit to 11-sty fireproof factory; cost, \$700; owner, Max Shift, Pres., and Sol Shift, Vice Pres., 2520 Broadway; architect, L. G. House Engineering Co., Inc., 143 West 40th st. Plan No. 109.

**19TH ST.**, 57-9 W, n e cor 6th av, new fireproof stairway and enclosure, beams, columns, elevator shaft to 6-sty fireproof store and factory; cost, \$4,000; owner, Mrs. Isabel Alexander Robey, 202 Commonwealth av, Boston, Mass.; architect, Alfred Freeman, 29 West 34th st. Plan No. 106.

**19TH ST.**, 111-131 W, n s, 153 w 6th av and 112-18 West 20th, alter department store building for loft and mercantile purposes, new terra cotta wall, staircase, elevators, sprinkler equipment to two 8 and 10-sty fireproof mercantile building; cost, \$50,000; owner, Equitable Life Assurance Society, 165 Broadway; architects, Maynicke & Franke, 25 Madison av. Plan No. 101.

**23D ST.**, 100 East, s e cor 4th av, 2 new stairways, fireproof doors and windows to 8-sty fireproof home of children; cost, \$1,000; owner, Society for Prevention of Cruelty to Children, Inc., 297 4th av; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 75.

**25TH ST.**, 526-530 W, s s, 325 West 10th av, new fireproof partitions and ceiling to 6-sty brick factory cost, \$1,000; owner, Albert J. Appell, 51 Chambers st; architect, Charles B. Meyers, 1 Union Sq West. Plan No. 110.

**30TH ST.**, 209-215 W, n s, 100 w 7th av and 31st st, new brick wall, fireproof windows and doors to 1-sty brick church and hall; cost, \$125; owner, St. John the Baptist R. C. Church, 210 West 31st st; architect, Francis J. Berlenbach, 260 Graham av, Brooklyn. Plan No. 97.

**36TH ST.**, 29-33 W, n s, 416 w 5th av, new fireproof windows and doors, partitions, stairs and enclosure, show window to 12-sty fireproof store and lofts; cost, \$500; owner, Frederick Ayer, 1004 Oliver Bldg., Boston, Mass.; architect, J. Odell Whitenack, 231 East 18th st. Plan No. 99.

**37TH ST.**, 52 West, s s, 229 e 6th av, new show window, girders, partitions, bathrooms, vent shaft to 4-sty brick store and dwelling; cost, \$5,000; owner, S. Henry Phillips, 157 West 34th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 86.

**38TH ST.**, 341 East, n w cor 1st av, new stairs and enclosure to 6-sty brick factory; cost, \$150; owner, George Ehret, 215 East 92d st; architect, John H. Friend, 148 Alexander av. Plan No. 118.

**44TH ST.**, 501-503 West, n w cor 10th av, new stairs and enclosure, bulkhead to 5-sty brick store and factory; cost, \$1,000; owner, Isidor & Herman Hyman, 222 28th West 14th st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 66.



## (Plans Filed, Alterations, Manhattan, Cont.)

49TH ST, 148 West, s s, 112 e 7th av, remove front walls, new girders, stairs, front and rear extensions, partitions, raise floor to 3-sty brick store, office and dwelling; cost, \$2,500; owner, Annie E. Evans, care Rob. J. Mahon, 154 Nassau st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 60.

57TH ST, 631-649 W, ns, 100 e 12th av, new extension (rear), concrete piles, foundations, floors and roofs, steel beams, columns and trusses, doors, windows, partitions, boiler, chimney, electric wiring throughout to 1-sty non-fireproof garage and shop; cost, \$50,000; owner, L. Appleby Estate, 192 Broadway; architect, William Parker Seaver, Grand Central pl. Plan No. 111.

59TH ST, 213 East, n s, 15 e 3d av, new w. closets, house trap, drain, windows, partitions to 4-sty brick stores and tenement; cost, \$300; owner, John Carr, 465 Ocean parkway, Brooklyn; architect, Jas. A. Boyle, 367 Fulton st, Brooklyn. Plan No. 71.

69TH ST, 20 East, s w cor Madison av, alterations to 5-sty brick studios and dwelling; cost, \$5,500; owner, Cleveland Moffett, 153 East 56th st; architects, Gronenberg & Leuchtig, 303 5th av. Plan No. 116.

74TH ST, 339-341 East (rear), new fire passage to 5-sty brick tenement; cost, \$200; owner, Joseph J. Lese, 35 Nassau st; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 79.

77TH ST, 126 West, s s, new toilet, skylight, enlarge closet to 4-sty brick dwelling; cost, \$50; owner, Mrs. Emily B. Wilder, 23 Euclid av, Summit, N. J.; architect, Chas. F. Winkelman, 103 Park av. Plan No. 70.

90TH ST, 326 E, s s, 225 w 1st av, shift partition to 5-sty brick tenement; cost, \$45; owner, Henry Peters, 1181 Tinton av; architect, Geo. Dress, 1931 Madison av. Plan No. 107.

125TH ST, 112 West, excavate cellar, new partitions, office and apartments, rearrange stairs, sidewalk elevators, stairs to 4-sty brick stores, offices and dwellings; cost, \$7,000; owner, Mark Ottinger, 31 Nassau st; architects, Gronenberg & Leuchtig, 303 5th av. Plan No. 58.

134TH ST, 13 E, n s, 225 e 5th av, new partitions, stair, door opening to 4-sty brick store and tenement; cost, \$750; owner, Clara Bonner, Philadelphia, Pa.; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 96.

137TH ST, 5-7 E, new stair and enclosure, fireproof bulkhead and doors to 4-sty brick factory; cost, \$764; owner, J. Sergeant Cram, 47 Cedar st; architect and builder, Betz Bros., 233 Broadway. Plan No. 90.

145TH ST, 355 West, n e cor St. Nicholas av, remove partitions, new columns, mason work to 7-sty brick apartment; cost, \$175; owners, William C. & A. Edward Lester, N. Y. C.; architect, E. B. Chestersmith, 181 Woodruff av, Brooklyn. Plan No. 81.

BROADWAY, 5-11, and 5-11 Greenwich st, new elevator shaft, 2 new elevators, wall to 16-sty fireproof offices; cost, \$10,000; owner, Broadway Realty Co., 5-11 Broadway; architects, Ludlow & Peabody, 101 Park av. Plan No. 67.

BROADWAY, 2586-2598, s e cor 98th st, new ladder stairs, enclosure and fireproof doors to 12-sty fireproof apartment; cost, \$200; owner, Samuel Borchardt, 349 West 86th st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 72.

BROADWAY, 473, and 46 Mercer st, extend stairway, new deckhouse, skylight to 8-sty fireproof lofts; cost, \$400; owner, Jos. J. Little Estate, 18 East 41st st; architect, T. M. Owens, 110 West 34th st. Plan No. 76.

BROADWAY, 1200, n e cor 29th st, remove walls, doors, toilet, wash basin, partitions, raise floor, door opening, show window to 8-sty fireproof store and lofts; cost, \$300; owner, Rub R. Fogel, 177 Broadway; architect, Albert S. Gottlieb, 303 5th av. Plan No. 63.

BROADWAY, 2644-54, s e cor 101st st, remodel rooms, new toilets, skylights to 2-sty brick stores, offices and restaurant; cost, \$475; owner, Bloomingdale Leasing Co., 2650 Broadway; architect, Chas. F. Winkelman, 103 Park av. Plan No. 78.

BROADWAY, 256-7, new elevator, corridor, ornamental piers, cover court to 10-sty fireproof offices; cost, \$30,000; owner, Home Life Insurance Co., 256 Broadway; architect, Frank A. Moore, 542 5th av. Plan No. 103.

LENOX AV, 206, new brick work, lower windows to 3½-sty brick dwelling; cost, \$175; owner, Edward L. Radcliff, 206 Lenox av; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 61.

MADISON AV, 1281, extend front, new extension, store, plumbing, heating, piers to 3-sty brick store and res. (2 fam.); cost, \$4,000; owner, George H. Creasy, 1281 Madison av; architect, George Provot, 104 West 42d st. Plan No. 95.

PARK AV, 903, n e cor 79th st, new window to 17-sty fireproof apartment; cost, \$100; owner, Maria de Witt Jesup Estate, care Chas. S. Brown Co., 14 Wall st; architects, Soldwedel & Tatton, 542 5th av. Plan No. 74.

RIVERSIDE DRIVE, 740, n e cor 151st st, rearrange apartment, new apartment, fire escape, flue, sink, wash tub to 6-sty brick apartment; cost, \$1,000; owner, Ralph Realty Co., 233 Broadway; architect, Charles E. Birge, 29 West 34th st. Plan No. 89.

3D AV, 757, n e cor 47th st, new toilet room, window opening, plumbing to 4-sty brick tenement; cost, \$500; owner, Robert Walton Golet, 9 West 17th st; architect, John H. Kimbel, 305 West 43d st. Plan No. 102.

5TH AV, n e cor E 109th st, new partitions, vent duct to 1-sty brick theatre; cost, \$500; owner, Uptown Amusement Co.; architect, Max Mulder, 115 Nassau st. Plan No. 104.

5TH AV, 550-552, w s, 50 n 45th st, new connecting bridge to 8-sty fireproof store; cost,

\$150; owner, L. P. Hollander & Co., 550 5th av; architect, Harold J. Hewitt, 114 Leroy st. Plan No. 77.

5TH AV, 530-532, extend elevator, new door, stairs to 5-sty brick bank building; cost, \$1,500; owner, Fifth Ave. Bank, 530-532 5th av; architects, Wallace Van Doorn & Son. Plan No. 113.

7TH AV, 584, w s, 19 n 41st st, new store fronts, cornice, columns, girders, stairs to 4-sty brick stores and dwelling; cost, \$2,000; owner, Mary A. Early, 584 7th av; architect, John H. Knubel, 305 West 43d st. Plan No. 114.

**Bronx.**

RAE ST, 645, new partitions, new window to 5-sty brick store and tenement; cost, \$300; owner, Hyman Yarmovsky, 251 West 145th st; architect, Frank Hausle, 81 East 125th st. Plan No. 6.

138TH ST, 752, new partitions to 2-sty brick dwelling; cost, \$100; owner, Franz Hempelman, 1867 Ralph av, Brooklyn; architect, Chas. M. Straub, 147 4th av. Plan No. 3.

155TH ST, s w cor Melrose av, new store fronts, new partitions to 2-sty brick stores; cost, \$1,500; owners, Value Realty Co., 35 Nassau st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 4.

BRIGGS AV, e s, 95.2 n Coles la, 3-sty frame extension, 25x15, to 2-sty and attic frame dwelling; cost, \$1,500; owner, Annuziata Gauzza, 2352 Belmont av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 5.

**Brooklyn.**

BARRETT ST, s e cor Dumont av, extension to 2-sty store and dwelling; cost, \$750; owner, E. Silverstein, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 248.

CALYER ST, n s, 400 w West st, extension to 1-sty shop; cost, \$1,000; owner, Thos. F. Rowland Est., on premises; architect, Wm. H. Denning, West and Calyer sts. Plan No. 191.

COLUMBIA ST, w s, 79 s Degraw st, interior alterations to 3-sty store and dwelling; cost, \$2,000; owner, Benj. Schwartz, 194 Columbia st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 213.

COURT ST, e s, 46.4 n W 9th st, interior alterations to 3-sty store and tenement; cost, \$500; owner, Mike Swirsky, 511 Court st; architect, W. J. Conway, 400 Union st. Plan No. 176.

COURT ST, e s, 66.10 n W 9th st, interior alterations to 3-sty store and tenement; cost, \$500; owner, Mike Swirsky, 511 Court st; architect, W. J. Conway, 400 Union st. Plan No. 177.

DEGRAW ST, n s, 37.6 n Van Brunt st, plumbing to 3-sty tenement; cost, \$150; owner, Wm. Cumine, on premises; architect, Wm. J. Conway, 400 Union st. Plan No. 152.

FLOYD ST, s s, 133.9 w Tompkins av, extension to 2-sty store and dwelling; cost, \$350; owner, Herman Engle, 272 Central av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 214.

HEMLOCK ST, e s, 359.1 n Etna st, plumbing to 2-sty dwelling; cost, \$125; owner, Frank Grossman, 57 Hemlock st; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 249.

HEWES ST, s s, 80 e Harrison av, interior alterations to 3-sty tenement; cost, \$350; owner, Wolf Kaufman, 591 Bedford av; architect, Wolf Kaufman, 591 Bedford av. Plan No. 219.

MAUJER ST, s s, 344.10 w Waterbury st, interior alterations to 4-sty shop; cost, \$600; owner, Central Ice Cream Co., 256 Central av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 264.

MILL ST, n w cor Hick st, plumbing to 1-sty stable; cost, \$100; owner, Alex Delmonico, on premises; architect, D. A. Lucas, 98 3d st. Plan No. 175.

POWELL ST, e s, 100 s Sutter av, extension to 1-sty garage; cost, \$3,000; owner, Brownsville Assets Corp., 1783 Pitkin av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 247.

PROSPECT PL, n s, 240 e Howard av, extension to 3-sty store and tenement; cost, \$500; owners, Saml. Blank & ano, on premises; architect, Morris Whinston, 459 Stone av. Plan No. 252.

SACKETT ST, s s, 150 w Court st, extension to 1-sty dwelling; cost, \$300; owner, Alfonso Pugliese, on premises; architect, John Burke, 372 Union st. Plan No. 207.

ST. JOHNS PL, s s, 160 w Ralph av, interior alterations to 3-sty tenement; cost, \$850; owner, Abr. Wax, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 202.

UNION ST, w s, 89 n North 8th st, exterior alterations to 1-sty storage; cost, \$1,000; owner, Cistonelle Simonelli, 20 Conselyea st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 149.

VAN BRUNT ST, n w cor Reid st, repair fire damage to 1-sty warehouse; cost, \$10,000; owner, N. Y. Dock Co., State and Whitehall sts, Manhattan; architect, C. E. Hicks, ft. Montague st. Plan No. 155.

SOUTH 1ST ST, n s, 112.6 w Berry st, interior alterations to 3-sty tenement; cost, \$500; owner, W. H. Gallin, 6 Gold st, Manhattan; architect, Otto Reissmann, 147 4th av, Manhattan. Plan No. 181.

NORTH 5TH ST, w s, 125 n Bedford av, interior alterations to 3-sty tenement; cost, \$300; owner, Wm. J. Christman, 643 Bedford av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 230.

WEST 9TH ST, w s, 242 e Henry st, plumbing to 2-sty dwelling; cost, \$150; owner, Jas. Dalton Estate, —; architect, D. A. Lucas, 98 3d st. Plan No. 174.

NORTH 12TH ST, n s, 300 w Kent av, fire tower to 4-sty factory; cost, \$4,000; owner, Standard Oil Co., 26 Broadway; architect, John Boese, Queens Plaza, L. I. City. Plan No. 257.

EAST 14TH ST, e s, 200 n Av R, plumbing to 2-sty dwelling; cost, \$160; owner, Bank of

Flatbush, Church and Flatbush avs; architect, F. A. Hutchinson, Jr., 1057 Flatbush av. Plan No. 272.

17TH ST, s s, 225 w 6th av, extension to 2-sty dwelling; cost, \$800; owner, Hy Fischer, 510 7th av; architect, W. H. Wirth, 358 17th st. Plan No. 166.

66TH ST, n s, 166 e 14th av, extension to 1-sty dwelling; cost, \$1,700; owner, Jos. Demasi, 6520 New Utrecht av; architect, W. A. Parfitt, 26 Court st. Plan No. 187.

BATH AV, s s, 107.6 e 21st av, extension to 3-sty store and dwelling; cost, \$700; owner, Hyman Freedman, on premises; architects, Kallich & Lubroth, 215 Montague st. Plan No. 233.

BATH AV, s s, 127.7 e 21st av, extension to 3-sty store and dwelling; cost, \$700; owner, Max Weinstein, on premises; architects, Kallich & Lubroth, 215 Montague st. Plan No. 234.

BROADWAY, e s, 175 n Grove st, interior alterations to 3-sty store and dwelling; cost, \$8,000; owner, H. C. Bohack, on premises; architects, Koch & Wagner, 26 Court st. Plan No. 134.

CHRISTOPHER AV, e s, 75 n Belmont av, extension to 3-sty store and dwelling; cost, \$1,500; owner, Nathan Walden, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 170.

FLUSHING AV, n s, 33.8 w Marcy av, extension to 3-sty tenement; cost, \$400; owner, Sophie Jager, on premises; architect, Tobias Goldstone, 50 Graham av. Plan No. 150.

FLUSHING AV, s s, 110 e Throop av, extension to 3-sty store and dwelling; cost, \$1,500; owner, Morris Miller, on premises; architect, Lew Keon, 680 Broadway. Plan No. 235.

GRAVESEND AV, w s, 100 n Av F, extension to 2-sty dwelling; cost, \$300; owner, Jos. Ciacio, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 137.

GREENWOOD AV, s w cor East 4th st, extension to 2-sty store and dwelling; cost, \$2,000; owner, Rose Levine, 68 Smith st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 173.

HAMILTON AV, s s, 39.2 e Imlay st, interior alterations to 2-sty market; cost, \$800; owner, Edw. J. Leone, 84 Union st; architect, Max Miller, 115 Nassau st, Manhattan. Plan No. 186.

HARRISON AV, e s, 80 n Rutledge st, interior alterations to 3-sty tenement; cost, \$300; owner and architect, Annie Marmorek, 151 Division av. Plan No. 178.

KINGSLAND AV, n e cor Lombardy st, chimney to 2-sty factory; cost, \$20,000; owner, Ice Mfg. Co., 1480 Broadway, Manhattan; architect, Mortensen Co., 405 Lexington av, Manhattan. Plan No. 228.

MARCY AV, w s, 100 s Hewes st, extension to 2-sty dwelling; cost, \$1,000; owner, Mrs. Dora Kaplan, 394 Wallabout st; architect, Lew Keon, 680 Broadway. Plan No. 142.

NEPTUNE AV, n s, 25 w 3d st, extension to 3-sty store and dwelling; cost, \$1,200; owner, Geo. Fredericks, on premises; architect, Jas. F. Brewster, 2634 East 27th st. Plan No. 147.

NOSTRAND AV, w s, 67.9 s President st, extension to 3-sty store and dwelling; cost, \$1,000; owner, Jas. Reiser, on premises; architects, Shampam & Shampam, 772 Broadway. Plan No. 236.

PITKIN AV, n s, 80 w Amboy st, interior alterations to 3-sty store and dwelling; cost, \$800; owner, Isaac Sherman, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 263.

PROSPECT AV, n s, 163.5 w 3d av, interior alterations to 3-sty dwelling; cost, \$100; owner, Max Fastow, 95 Prospect av; architect, Sol A. Ring, 530 3d av. Plan No. 270.

ROCKAWAY PARKWAY, w s, 144.1 n Av G, extension to 2-sty store and dwelling; cost, \$500; owner, Samuel Goldstein, 1414 Rockaway parkway; architect, Morris Rothstein, 601 Sutter av. Plan No. 273.

ST. MARKS AV, n s, 174.11 e Eastern parkway, interior alterations to two 2-sty dwellings; cost, \$500; owner, Morris Kitcher, 1644 St. Marks av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 129.

17TH AV, w s, 80 s 62d st, interior alterations to 3-sty store and dwelling; cost, \$150; owner, Noe Trahan, 53 Maiden la, Manhattan; architect, H. M. Entlich, 29 Montrose av. Plan No. 200.

**Queens.**

ARVERNE.—Beach 63d st, n e cor Sea Foam av, repairs to dwelling; cost, \$50; owner, C. Kurz, on premises. Plan No. 50.

COLLEGE POINT.—13th st, e s, 225 s 4th av, 2-sty frame extension, 22x7, front store and dwellings, interior alterations; cost, \$1,800; owner, James Sullivan, 5th av and 15th st, College Point; architect, E. Leo McCracken, College Point. Plan No. 47.

EDGEMERE.—Alvin pl, e s, 315 s Boulevard, plumbing to ten dwellings; cost, \$500; owner, W. A. Reinhart, Edgemere. Plan Nos. 36 to 45.

FLUSHING.—Smart av, e s, 275 s Queens av, plumbing to dwelling; cost, \$75; owner, R. Fleischer, on premises. Plan No. 34.

GLENDALE.—Webster av, 63, 2-sty brick extension, 20x12, rear dwelling, interior alterations; cost, \$700; owner, F. Vitale, on premises; architect, M. Perlstein, Middle Village. Plan No. 66.

JAMAICA.—Rockaway rd, w s, 100 s South st, plumbing to dwelling; cost, \$50; owner, J. Betsy, on premises. Plan No. 51.

JAMAICA SOUTH.—Von Speigel av, s s, 145 e Homestead av, 1-sty frame extension, 14x10, rear dwelling, slag roof; cost, \$925; owner, A. Chivetti, on premises; architect, A. P. Sorice, Jr., 126 South st, Jamaica. Plan No. 58.

L. I. CITY.—Freeman av, n s, 5th to 6th avs, interior alterations to factory; cost, \$6,750; owner, Arrow Motor Realty Co., 233 West 54th



st, Manhattan; architects, Griffin & Wynkoop, 30 Church st, Manhattan. Plan No. 59.

L. I. CITY.—9th av, w s, 75 n Woolsey av, new store front to dwelling; cost, \$124; owner, V. Mirabella, on premises. Plan No. 57.

L. I. CITY.—Freeman av, between 5th and 6th avs, plumbing to factory; cost, \$300; owner, Pierce Arrow Co., on premises. Plan No. 54.

L. I. CITY.—3d st, 56, gas piping to dwelling; cost, \$50; owner, J. Walsh, on premises. Plan No. 33.

L. I. CITY.—R. R av and Debevoise av, interior alterations to factory; cost, \$200; owner, National Enameling Co, on premises. Plan No. 68.

OZONE PARK.—Jerome av, 4235, interior alterations to dwelling; cost, \$118; owner, C. Neapolitano, on premises. Plan No. 49.

ROCKAWAY PARK.—Beach 116th st, e s, 40 n Washington av, interior alterations to three stores and dwellings; cost, \$6,500; owner, John Muller, 8th av, Rockaway Park; architect, W. S. Rothschild, 331 Central av, Rockaway Beach. Plan No. 46.

RICHMOND HILL.—Church st, e s, 225 n Ashland av, plumbing to dwelling; cost, \$100; owner, A. H. Man, premises. Plan No. 27.

RICHMOND HILL.—Briggs av, w s, 175 s Fulton st, plumbing to dwelling; cost, \$75; owner, M. K. Briggs, premises. Plan No. 28.

SPRINGFIELD.—Caxton av, w s, 225 n Central av, erect porch to dwelling; cost, \$150; owner, E. H. Brown, premises. Plan No. 31.

WHITESTONE.—21st st, 29, repairs to barn; cost, \$75; owner, J. J. Jones, on premises. Plan No. 48.

WOODHAVEN.—Columbia av, e s, 50 s Brandon av, 1-sty frame extension, 10x10, rear dwelling; cost, \$100; owner M. Michelson, on premises. Plan No. 56.

7TH AV, e s, 750 n Riker av, interior alterations to storage; cost, \$150; owner, Oakes Mfg. Co., on premises. Plan No. 32.

WOODHAVEN.—Woodmere pl, n s, 200 w Freedom av, plumbing to dwelling; cost, \$50; owner, C. Fisher, premises. Plan No. 29.

**Richmond.**

BEACH ST, n s, 80 w Water st, Stapleton, alterations to frame store; cost, \$200; owner, John Bardes, 7 Beach st; architects, Grunert & Pneuman, New Dorp; builder, Chas. Lange, Broad st, Stapleton. Plan No. 7.

VAN DUZER ST, 908, Stapleton, alterations to frame dwelling; cost, \$200; owner, Aug. Burgher, premises; builder, R. H. Kressin, Richmond. Plan No. 9.

HATFIELD AV, n s, 150 e Sharp av, Port Richmond, alterations to frame dwelling; cost, \$150; owner, S. Hoydal, 182 Sharp av, Port Richmond; builder, Ole Jensen, 99 Madison av, Port Richmond. Plan No. 8.

**PLANS FILED IN NEW JERSEY**

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

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Jan. 8. The location is given, but not the owner's address.*

JERSEY CITY.—Robert Mratzen, 938 and 940 West Side av, two 3-sty brick, \$16,000; Charles Levine, southeast cor Pavonia and Romaine avs, three 4-sty brick, \$37,000; Israel Penchansky, 240 Hopkins av, 3-sty brick, \$7,000; Hyman Selkin and Joseph Yalon, 313 and 315 Summit av, two 3-sty brick, \$16,000.

JERSEY CITY.—Harry Uslan, 44-46 Prospect st, 4-sty brick, \$22,000; Max Resnick, northwest corner Wayne and Gray sts, 3-sty brick, \$12,000.

EAST ORANGE.—Mellon Realty Co., 585 and 589 Central av, two 4-sty brick, \$70,000; Julius Sharff, 21-23 Cambridge st, 4-sty brick, \$25,000.

EAST ORANGE.—Abraham Gennet, 119 Chelsea av, 3-sty frame, \$6,000.

IRVINGTON.—Emil Uhry, northeast cor Clinton av and Grove st, 3-sty brick, \$18,000.

ATLANTIC CITY.—Alexander Vollmer, 33 South North Carolina av, 3-sty brick, \$25,000; Rose Brunstein, 1719-1721 Atlantic av, 5-sty brick, \$50,000.

WEST NEW YORK.—Dominick DeRiso, 126 2nd st, 2-sty brick alteration, \$2,000; Kruger & Horowitz, southwest cor 14th st and Hudson av, 4-sty brick, \$25,000.

WEST NEW YORK.—Clodilde Ottolino, n w cor Broadway and 19th st, 3-sty brick, \$15,000.

**PERSONAL AND TRADE NOTES.**

WILLIAM HENDERSON, general contractor, has moved his offices from 507 5th av to 10 East 30th st.

ROBERT W. KNOX, engineer, has been appointed private secretary to Public Service Commissioner Hodge.

BOGART & POHL, consulting engineers, 141 Broadway, are conducting the practice formerly handled by John Bogart.

LUSTBADER CONSTRUCTION CO., general contracting, will soon move its offices from 163 East 82d st to 103 Park av.

J. C. KING, local representative of the Pittsburgh Reflector & Illuminating Co., has moved his office from 141 West 36th st to 162 West 34th st.

ROY E. GUARD, architect, will move his offices about February 1 from the Masonic Building to the Baker Block, North Broad st, Norwich, N. Y.

J. L. SCHMIEDEICKE, heating and plumbing contractor, 1001 Seneca av, Brooklyn, desires samples and catalogues from jobbers and manufacturers of supplies.

WILLIAM DAHL, JR., 298 Stanhope st, Brooklyn, desires catalogues and price lists from manufacturers and jobbers of plumbing and steam heating specialties.

JOHN MESMER, architect, formerly located at 610 Summit av, West Hoboken, N. J., has moved his offices to the Neilson Building, 140 4th st, Union Hill, N. J.

EFFICIENCY & ECONOMY COMMISSION of New Jersey recently prepared a bill to do with the overlapping inspection functions of the State Tenement House Commission.

HENRY OTIS AUSTIN, architect, recently located at 70 East 45th st, Manhattan, has been appointed to a position on the staff of the City Engineering Department of Syracuse, N. Y.

CLARENCE J. J. WOLF, architect, formerly associated with Walter F. Stickles, has opened an office for the independent practice of his profession at 3 South 3d st, Mt. Vernon, N. Y.

KOEHLER & SPYR, architects, 489 5th av, have dissolved partnership by mutual consent. V. Hugo Koehler has opened offices for the independent practice of his profession at 2 Columbus Circle. Telephone, 4690 Columbus.

OSCAR ERLANDSEN, president of the Metropolitan Engineering Co., of Jamaica, L. I., has been elected chairman of the Borough Planning Committee of the Board of Directors of the Chamber of Commerce of the Borough of Queens.

CANTOR & DORFMAN, architects, 373 Fulton st, Brooklyn, were the first architects to file plans for the erection of new buildings with the Brooklyn Tenement House Department, Brooklyn Bureau of Buildings and the Queens Bureau of Buildings, in 1916.

DAVID L. STINE, architect, announces that his son, Sidney L. Stine, has become associated with him in the practice of architecture and that the business will be conducted hereafter under the firm name of David L. Stine & Son, with offices at 405 Valentine Building, Toledo, Ohio.

CITY COMMISSIONERS of Jersey City, N. J., recently passed a resolution to employ an engineer for the purpose of inspecting all plans and co-operating with the Board of Education in the erection of several new schools, the construction of which is contemplated for the near future.

VIRGINIA PORTLAND CEMENT CO., Young Building, Allentown, Pa., announces the retirement of R. W. Kelley, president; Michael Gavin, vice president, and F. W. White, treasurer, from their respective offices, and the election of Harry C. Trexler, president; E. M. Young, vice president, and Alonzo F. Walter, treasurer.

GEORGE T. MORTIMER, who for eleven years has managed the properties of the United States Realty & Improvement Co., and for five years has been a vice-president of that concern, recently resigned to become a director and president of the Equitable Office Building Corporation. He succeeds General T. Coleman du Pont, now elected chairman of the board.

TOWNSHIP COMMITTEE OF CRANFORD, N. J., at its recent regular meeting, passed an ordinance regulating the construction of buildings in Cranford. Under the ordinance a permit will be necessary for the erection of a building and the plans and specifications of the structure must conform to the requirements of the code. A building inspector will be appointed at a regular salary.

BROOKLYN CIVIC CLUB made a tour of inspection through the most interesting portions of the new subway work in lower Manhattan, Thursday afternoon, Jan. 13. About fifty members and their guests made the trip which was started from the Hearing Room of the Public Service Commission. The trip included stops at the chemical and physical laboratories maintained by the Commission, where the various methods of testing the materials used in all subway work were explained in an interesting manner by experts in the different branches.

**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 Travmore, Atlantic City, N. J., January 19-20, 1916.

PENNSYLVANIA & ATLANTIC SEAPOARD HARDWARE ASSOCIATION will hold its annual convention at Pittsburgh, Pa., February 8-11. The headquarters will be at the William Penn Hotel. W. P. Lewis, Huntington, Pa., secretary.

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 Jan. 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, Feb. 6, to Saturday, Feb. 26, 1916, inclusive. The annual dinner of the league will be held Friday evening, Feb. 4, at 7 o'clock p. m. On Saturday, Feb. 5, the league will hold a reception from 3 to 6 p. m. Public lectures will be given on Saturdays, Feb. 12, 19 and 26.

HUNTER'S POINT SECTION.—The Transit Committee of the Queens Chamber of Commerce has urged the Public Service Commission to hasten the station finish work in the Hunter's Point avenue station of the Queensboro Subway, in Long Island City, in order to provide connections for passengers wishing to transfer from the Long Island Railroad trains at that point. This would enable residents in all parts of the Borough of Queens to transfer to the subway system at this station. A committee, including John Adikes, chairman of the Transit Committee, E. A. MacDougall and M. J. Degnon, held a conference with Public Service Commissioner George V. S. Williams, who promised to take up at once the question of having a separate contract prepared for the station finish at the Hunter's Point avenue station.

**OBITUARY.**

JOHN R. STIRES, a retired contractor, died of heart disease at Boonton, N. J., Tuesday, January 4. He was eighty years of age and had resided in Boonton and Newark for the last thirty years.

THOMAS MCKEE, a contractor well known in Nassau County, died at his home in Mineola, L. I., Thursday, January 6. He was sixty-four years old. Mr. McKee is survived by his widow, two sons and a daughter.

FRANCIS S. MILLER, a prominent Long Island building contractor, died at his home in Merrick, L. I., Wednesday, January 5. He was seventy-seven years of age and had been a resident of Merrick for the last forty years. He is survived by his widow, two sons and three daughters.

JAMES F. BLACKSHAW, a plumbing contractor, died of a complication of diseases at his home, 66 Monticello av, Jersey City, N. J., Saturday, January 8. He was born in England seventy-four years ago and came to this country when a boy. He was a veteran of the Civil War in which he served with the 21st New Jersey Volunteers. He is survived by his widow, a son and a daughter.

ROBERT B. FERGUSON, for many years prominent as a builder in Brooklyn and well known in banking and financial circles, died suddenly of acute indigestion at his home, 130 New York av, Brooklyn, Tuesday, January 11. He was born in Connecticut seventy-eight years ago. Mr. Ferguson was a veteran of the Civil War, in which he served with the 139th New York Volunteers and later with the Engineer Corps of the 24th Army Corps. He was very active in church work and was connected with the First Baptist Church. Mr. Ferguson was a trustee and vice president of the Dime Savings Bank of Williamsburgh and was a member of the Manufacturers' Association, Hanover Club and the Masonic fraternity. He is survived by a son and a daughter.



**BUILDING MATERIALS AND SUPPLIES**

**BUILDING MATERIAL EXCHANGE BANQUET FEATURED BY PRICE DISCUSSIONS—BEAR MOVEMENT BRAKE ON INFLATION**

Steel Makes Further Jump—Linseed Oil Goes Higher—Brick Firm

At the annual banquet of the Building Material Dealers' Exchange held this week at the McAlpin there was an unqualified sentiment expressed in favor of arresting, if possible, the rapidly ascending movement of building material prices in the metropolitan district. This sentiment centered mainly in sections where construction this spring will be of speculative character. The recent agreement to raise the wages of plasterers to \$6 a day after April 1 in this city was also a matter of informal discussion. The two factors combined to give considerable potency to the disposition on the part of manufacturers to advance prices still further.

On the very next day there were well defined rumors to the effect that a five-cent advance was due to be announced at any time on Portland cement. The price of common Hudson brick also held firm.

Under the plan just completed between the employing plasterers and the journeymen of Locals 30 and 60 there shall be no work done under any circumstances between the hours of 7 and 8 o'clock in the morning on Saturdays or between noon and 6 o'clock. All overtime shall be done on Sundays rather than on holidays and no work under any circumstances shall be done by any union plasterer on Election day or Christmas. St. Patrick's Day is classed as a national holiday, with Washington's Birthday, Lincoln's Birthday, Decoration Day, July 4, Columbus Day, Election Day, Thanksgiving, Christmas and New Years.

All overtime hereafter shall be permitted only by due notice having been given in advance by the builder to the Arbitration Board, which shall appoint a special committee to determine whether overtime work is actually necessary.

This provision eliminates all possibility of owners crowding contractors to unprofitable extremes in forcing jobs to completion within a certain specified time. Heretofore it has been possible for a contractor to take a low bid and get his men to work, only to find the owner insisting upon night work and holiday overtime to the extent that all his profit is wiped out by paying extra wages to his men. It protects the contractor against vindictiveness.

Building material interests in the district professed at the banquet to believe that this condition, in the light of higher building material, will have a tendency to scare off moderate sized building opera-

tions in various parts of the district and the bear movement that is developing has taken on a form that promises more skyrocketing of prices early this spring almost impossible.

Manufacturers, on the other hand, say that there is a pressure for building materials that bodes well for early spring construction. There are some mills that are behind in their orders. The common brick supply here is low, but demand during the last half of the week fell off considerably thereby easing the pressure. The cold snap at the opening of the week threw prices back to \$8.50, but as the week wore on there was a range quoted of from \$8.50 to \$9, for good open cargo brick, while reserve covered barges were quietly listed at \$10.

Lumber is still in a firm market. There is a heavy call for Douglas fir on which prices have sharply advanced since August. In July 1x4 No. 1 VG fir flooring was \$19.50 f.o.b. mill. In August the price was \$20, in September \$21, in October \$21, in November \$21.50, in December \$22.50, making a \$3 advance since July. There are excellent reasons for believing that this commodity will continue to advance. Heavy timbering work in New York City and the extra demand for accommodation by reason of the closing of the Panama Canal are said to be two causes for the advance. There is also a big demand for this material on both sea boards from ship builders. The rise in kind of lumber has been reflected in others although the price advance in this department of building material cannot now be said to be general.

Structural steel is holding firm at 2.169 cents a pound, and there are no assurances that even this level is the maximum. Steel orders for buildings are from six to eight weeks behind schedule. Linseed oil also had an upward movement this week when the prices were quoted in this market as high as 70 and 72 cents a gallon.

Plan filings in the five boroughs for the week follow with comparisons for the filings in the corresponding week last year. Last week there were 208 new buildings filed with an estimated value of \$3,242,470.

	Week ending,		
	Jan. 15, 1915.	Jan. 14, 1916.	
	No.	Value.	No.
Manhattan.....	6	\$442,100	5
Bronx.....	10	262,600	12
Brooklyn.....	47	322,250	100
Queens.....	57	130,950	80
Richmond.....	6	10,790	12
Totals.....	126	\$1,168,690	209

sages a heavier movement for spring than normally takes places.

**62 PER CENT. BUILDING GAIN.**

**Bradstreet's Shows Continued Progression in Country.**

THE total expenditure for building at 156 cities of the United States for the month of December, as reported to Bradstreet's Journal, was \$67,892,361, an increase of 62.4 per cent. over December, 1914, when building was very much depressed, but 1.3 per cent. below the expenditure recorded in December, 1913. For the fourth quarter of 1915 the increase over the last quarter of 1914 was 50 per cent., and over the last quarter of 1913 the increase was 14 per cent. The total expenditure for the calendar year 1915 at 156 cities was \$822,197,000, an increase of 4.8 per cent. over 1914, but a decrease of 6.8 per cent. from 1913, and of 11 per cent. from the high-record total of building reached in 1912.

**CEMENT FINISHERS GET \$6.**

**New Agreement Worked Out By Long Conference.**

AN agreement has been drawn up between the Employing Plasterers' Association of New York City and Local Unions Nos. 30 and 60 of the Operative Plasterers and Cement Finishers' International Association providing for a daily wage of \$6 after April 1.

No work shall be done under any circumstances, according to the new and approved agreement, between the hours of 7 and 8 a. m. on Saturdays, or between noon and 6 p. m. Neither shall there be any work done by plasterers under any circumstances on Election Day or Christmas. Work done on Washington's Birthday, St. Patrick's Day, Decoration Day, July 4th, Election Day, Columbus Day, Thanksgiving Day, New Year's or Lincoln's Birthday shall be considered as overtime and will be permitted only by sanction of the special emergency committee of the arbitration board. Provision is made for restricting as far as possible all overtime work to Sundays and holidays between the hours of 8 a. m. and 5 p. m. No part payment for work is permissible. Any plasterer receiving such payments shall be considered as working under wages, and payment in checks or orders is barred. Any employer, on the other hand, who is found guilty by the arbitration board of paying less than the wages provided for in the agreement or any employe found guilty of accepting wages below the standard fixed, shall not be entitled to the protection of the arbitration board until the penalty imposed shall have been met. The guilty party, in addition, may be declared unfair.

**STRUCTURAL STEEL.**

**Prices Hold Firm at New Levels for Structural Lines.**

STRUCTURAL steel is holding firm at 2.169c. for beams, tees, zees and channels. Some mills are behind their orders from four to ten weeks, according to information given in the trade this week. Orders placed now are subject to mill convenience. All sheets and bars are stiff on prices.

**LINSEED OIL.**

**Quotations Take New High Level, But End Is Near.**

ADVANCES are current to the effect that the end is near to the sharp upward movement in linseed oil prices. The week closes with a 71 and 72 cent card in circulation. It is not thought that the prices will go higher immediately.

**COMMON BRICK.**

**Covered Cargoes Being Sold, But Prices Are Concealed.**

COMMON BRICK in this market has been in light demand this week, but the general situation has remained unchanged because the arrivals have been light. The stiffness in the covered barge situation is much relieved so that no barges were placed in the covered. There were six bargeloads taken out of the covered list, this city, and moved around to unloading docks, but quotations on them were not made public. A drop has unquestionably occurred in the quotations. A good run of good building weather will force prices up sharply.

Official transactions for Hudson River brick covering the week ending Thursday, Jan. 13, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.		1914.	
Open Barges, left over, Friday A. M., Jan. 7—7.		Arrived. Sold.	
Friday, Jan. 7.....	1	1	
Saturday, Jan. 8.....	5	1	
Monday, Jan. 10.....	0	0	
Tuesday, Jan. 11.....	0	0	
Wednesday, Jan. 12.....	0	2	
Thursday, Jan. 13.....	7	2	
Total.....	13	6	

Reported en route, Friday, Jan. 14—0. Condition of market, firm. Prices: Hudsons, \$8 and \$8.50; covered Hudsons, \$9, and \$9.50 asked; Raritans, \$8 and \$8.50 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$8 and \$8.50 (yard). Cargoes left over Friday A. M., Jan. 14—28. Covered sold, 6. Covered, 0. Left over covered barges, 21. Open barges left over, 14.

1914.		1915.	
Left over Friday A. M., Jan. 8—17.		Arrived. Sold.	
Friday, Jan. 8.....	0	3	
Saturday, Jan. 9.....	0	1	
Monday, Jan. 11.....	2	1	
Tuesday, Jan. 12.....	0	*1	
Wednesday, Jan. 13.....	0	1	
Thursday, Jan. 14.....	0	0	
Total.....	2	7	

\*Sunk. Condition of market, weak. Prices: Hudson, \$5 to \$5.25; covered, \$6; Newark, yard, \$— to \$6.75 nominal. Left over Friday A. M., Jan. 15—55. Covered sold, 5. Left over covered barges, 12.

**OFFICIAL SUMMARY.**

Left over, Jan. 1, 1916.....	29
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Jan. 13, 1916..	88
Total No. bargeloads sold Jan. 1 to Jan. 13, 1916.....	46
Total No. bargeloads left over Jan. 14, 1916	42
Total No. bargeloads left over Jan. 1, 1915.	64
Total No. bargeloads arrived, including left over, Jan. 1 to Jan. 14, 1915.....	70
Total No. bargeloads sold Jan. 1 to Jan. 14, 1915.....	15
Total No. bargeloads left over Jan. 15, 1915.	55