

# REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, JANUARY 22, 1916

## APARTMENT HOUSE TREND IN QUEENS

Demand For Suites in Corona and Adjacent Sections in Excess of Supply—Accessibility and Price Important Factors

AS the result of the industrial growth of Long Island City during the last three or four years a new condition has arisen, one which has direct bearing upon the housing of thousands of artisans now employed by the concerns which have erected new structures at, or near, the bridge plaza. The location for the new industrial development was chosen for many reasons, any one of which would have been sufficient in itself. In the first place the land values were such that buildings could be erected profitably, but added to this the transit facilities made Manhattan and Brooklyn accessible and the railroad and water routes near at hand facilitated the handling of merchandise and its shipment to all parts of the world.

When this development started there were a few optimists who were ready to concede that the movement would be a large one, but it is doubtful whether there were many who really comprehended how far-reaching would be the results. Now that the development is fairly launched, it is realized that only a beginning has been made and that the next few years will see an evolution which would have been thought unbelievable.

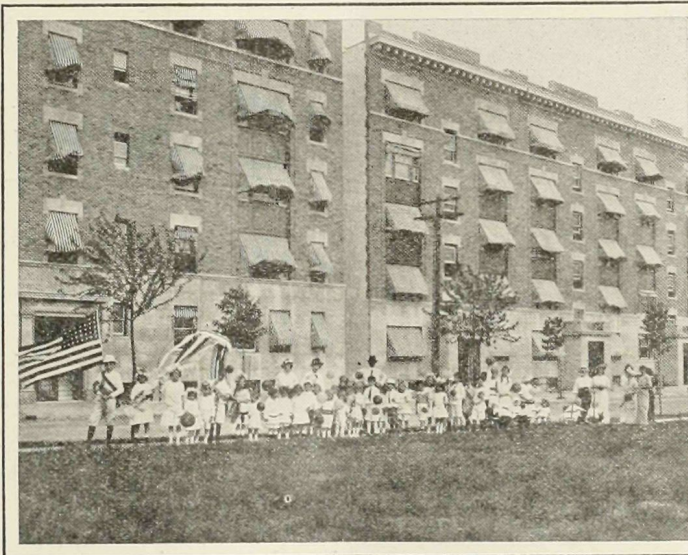
With this influx of industrial concerns a new problem was created, namely, how to best house those artisans employed in these manufactories. It was at first thought that the majority of artisans would go back and forth to Manhattan, or else go to the older sections of Williamsburgh and Brooklyn. Up to the present time this has been the case, but last summer several new apartment houses were erected at Jackson Heights by the Queensboro Corporation, and so successful were the enterprises that six new buildings are now under construction and will be ready for the summer renting season. But this movement is only in its in-

fancy and the present demand is far in excess of the supply, as was witnessed by the ease with which tenants were obtained for the structures as soon as completed.

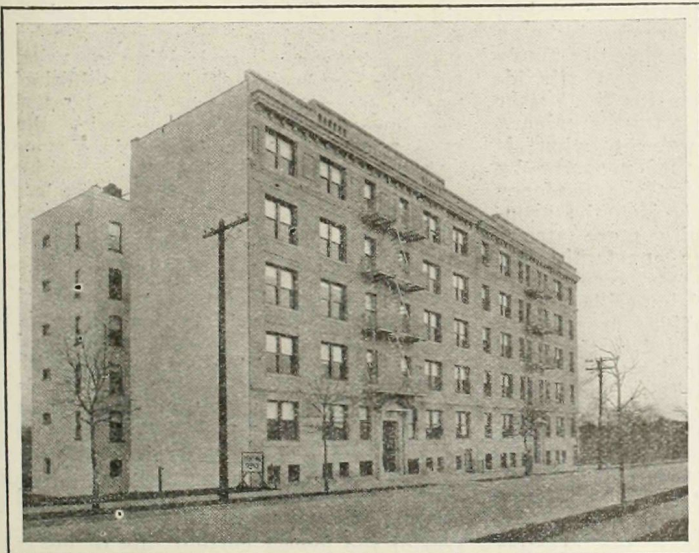
One of the particular advantages of the Jackson Heights (formerly known as the Barclay-Dugro tract) section is its accessibility. There are now nearing completion on the property five stations of the Corona branch of the Dual Rapid Transit System, and the running time to the Grand Central Terminal will be about



CORNER HAYES AVENUE AND 25TH STREET, ELMHURST.



JACKSON AVENUE AND 25TH STREET, ELMHURST.



25TH STREET, NEAR POLK AVENUE, ELMHURST.

fifteen minutes. Naturally it will be correspondingly less to the Long Island City side of the bridge. The apartments erected at Jackson Heights are particularly adaptable to the better class of artisans and are modern in every respect, containing many features which are only to be found in the better class of houses now being built in Manhattan.

Special attention has been given to the size of the rooms and the court area (which in many instances is much larger

than the legal requirements). Naturally this is only possible because of the cheapness of the land values. The builders endeavored to install devices which would be of convenience to the housewife, and this has also been an influencing factor in the renting of the suites.

There is little doubt but that operators will go into the section and finance similar operations, because this class of investor can differentiate between a false and a true demand.

Of first importance in the development of the outer boroughs are internal changes in the Borough of Manhattan. The most impressive change of this kind which is potent has been the northward movement of the wholesale and retail business centers. This movement has built up the central sections of Manhattan and has shifted the employ-

ment of many thousands of people to a point whose logical outlet is Queens. Supplementing this, a large number of office buildings have been erected and more are now building in the Grand Central Terminal zone.

Since the days of the settlement of old Fort Amsterdam, at the Battery, New York City has developed steadily and persistently in a Northward direction. There were good reasons for this trend, because the line of least resistance is always followed. But with the course of time and congestion of population some of the important natural barriers were removed and the trend naturally was diverted into other channels.

The spanning of the East River, by the old Brooklyn Bridge, was the first step in this direction, for after all the old ferry systems did but little relieve the situation. Then came tunnels and bridges until today there are enough systems in operation, or in course of construction to take care for the immense increase in population which is bound to come to Queens within the next few years.



# AMORTIZED MORTGAGES DISCUSSED

## Will This Method of Obtaining Money on Realty Benefit the Owner?—Some Phases of the Situation Analyzed

By ADOLPH BLOCH

IN searching for the causes which led to the great depression in real estate values, one of the most important must be ascribed to mortgage conditions. In normal times, when stability of values existed, little heed was given to the basic defects that were prevalent in the conditions surrounding real estate mortgages. First mortgages on desirably located improved real estate in this city represented the safest of all investments, much sought for by savings banks, insurance companies, trustees and conservative individual investors; in fact, so desirable were first mortgages that competition to secure them followed, with the resulting evils.

Will the system of amortization of mortgages effectively tend to correct some of these evils? To amortize a mortgage means to pay off the indebtedness which it secures in small annual or semi-annual installments during a long period.

### Plan Under Advisement.

A plan of partial amortization of mortgages is now under consideration. Under existing conditions mortgages are made usually for either three or five years. It has become the custom among savings banks and lending institutions generally to allow mortgages to remain "open" after maturity; that is, subject to demand for payment. While conditions remained good, mortgages could readily be allowed to remain open and renewals could, without much difficulty or expense, be secured.

Today conditions are different. It has now become almost a rule to demand payment on account of the principal as a condition of renewal. Oftentimes entire payment is demanded. These demands usually come at an inopportune time, and it is natural that it is so, for in times of financial depression money is needed and mortgages are called, while at the same time lending is suspended, and in the proportion that the demand exceeds the supply becomes the stringency of market conditions.

The owner who finds himself in the unfortunate position of having his mortgage fall due at such a time is compelled to reduce the principal, pay excessive interest rates and submit to other onerous exactions as a condition for extension, or he may be called upon to pay off the entire mortgage, while every avenue for the replacement of the loan has been closed to him, with the inevitable result that he is either compelled to make tremendous sacrifices or lose his property altogether.

While many institutions have shown great and most commendable leniency towards such owners, a number have not. Some companies took advantage of the distressing situation and raised rates of interest to 6 per cent. on mortgages, regardless of security, and in some cases compelled a renewal at that rate for a term of years. In some instances renewals could not be had, but payment of the mortgage, or a large part thereof, was demanded.

### Results at Auction.

We all know that the auction room meant ruin to the owners affected, the savings of a lifetime oftentimes being wiped out, which in ordinary times constituted an ample equity above the mortgage, and that almost invariably the property was knocked down to the plaintiff who became an owner against his will. Lending institutions, however, soon realized that their own safety lay in standing by and extending a helping hand rather than making demands which led to destruction of the owners' interest and serious impairment of their own.

A demand mortgage is to a real estate owner what a demand note is to a borrowing merchant. In good times neither

is disturbed; in troublesome times both may be ruined. Our mortgages today are all demand or short-term mortgages, and this, to my mind, constitutes the greatest menace to the security of real estate investments both in mortgages and in fee ownership.

### Long-Term Mortgages.

The stability of values would be immeasurably increased by long-term mortgages of ten to twenty years. It is not to be expected that the lender will agree to a ten to twenty-year term without some provision being made for partial payments annually during the period. Just how much is to be paid annually is the all-important question. This must be a matter of agreement in every case between the lender and the borrower, and no general rule can be applied. In loft buildings, large apartments, hotels, theatres and similar structures, where building values exceed land values, and where locations are affected by shifting centres of trade and residence, there probably will be no difficulty between lender and borrower agreeing that the partial payments should be about 2 per cent. per annum.

According to the amortization tables, if 2 per cent. be paid per annum on the face of the mortgage, in semi-annual installments, interest payments remaining the same, in ten years there will have been paid on account of the principal about 26 per cent. If the term of the mortgage be twenty years, the reduction will be about 68 per cent. Such substantial payments on account of a mortgage will usually warrant an extension for a similar long term upon the same conditions. This would eliminate the usual cost of renewal at three-year periods under the existing system. The renewal charges have recently gone up considerably. Some corporations and individuals charge  $\frac{1}{4}$  per cent.; some feel justified in charging 1 per cent. and more. Sometimes it is necessary to replace the mortgage at an expenditure of from 1 to 2 per cent. and more. These charges aggregate in a ten or twenty-year period a considerable amount and represent a sheer waste of money which might have been better applied on account of the indebtedness, in the interests of both the owner and the mortgagees.

### Sinking Fund Necessary.

These partial payments represent additional investment to the owner, making him practically co-mortgagee, receiving the same rate of interest and with his own property as security. It cannot be open to question that a building deteriorates, and a sinking fund of some kind should be created to insure against such depreciation. If there should be an increase in land value, sufficiently ample to offset the obsolescence of the building, so much the better for the owner and the mortgagee; they are the gainers.

This also would prevent what is known as the milking of property by irresponsible owners, for the tendency would be to put money into the property, making the equity more strong and secure, rather than constantly taking it out of the property, resulting in precarious equities and imperilled mortgage security. This milking process has by no means been confined to the small investor, but small or large it is extremely unsafe to distribute the investment of a relatively small amount of money thinly over several parcels of property. A man should own only one house if he cannot afford to own two. It would be better for investors, operators, speculators and everybody interested in real estate if the practice of having third mortgages were relegated to obscurity. Even second mortgages should be recommended only in

cases where it is apparent that the owner will, within the term of the mortgage, be surely able to pay off the greater part, if not the whole, of the principal.

With large mortgages and small equities the owner is simply the record holder of the title; his ownership is a delusion. He owns 10 or 15 per cent. of the property; the other 85 or 90 per cent. is owned by the mortgagees, who will sooner or later demand payment of their loans. The owner's percentage is so small that the slightest depression in business conditions will cause a drop in market values sufficient to wipe out his equity. It differs little from buying stocks on margin.

### Excesses of the Past.

We have heretofore been depending altogether too much on faith in New York real estate and of its constantly increasing value. I freely concede that if the conservatism now advocated had existed during the past twenty years New York would not have been practically rebuilt during that period, and we would not have had the activity, speculation and competition that the real estate fraternity enjoyed during that time, but it would have been far better if it had not been so. Real estate is now suffering from just those excesses. Rome was not built in a day, and New York need not be either; but that is another question, to be considered separately.

### What Will Be the Result?

It is contended that with the principle of amortization prevailing the mortgage business will be concentrated in mortgage companies, for private lenders will not be willing to have part payments made in such small sums annually that investment thereof will be difficult and unsatisfactory. I think there is considerable force in that argument, but I am not sure that it would be altogether an unmixed evil, though I have no fear that private investors in mortgages will suffer by reason of the adoption of the amortization plan by the large lenders. With the introduction of the amortization feature in mortgages by corporate lenders, the demand for so-called straight three and five-year-term mortgages seeking individual investors will become greater, so that investment by private lenders will be stimulated rather than suppressed.

It always takes many years before an innovation becomes an established custom. I believe that amortization of mortgages will steadily gain favor, and that in the end the investment in mortgages will be more or less confined to corporations, and that individuals will either buy mortgages from corporations or the bonds of such corporations with the mortgages as underlying security. In other words, we will have established in this country sooner or later the system prevailing in Germany with the Spar & Hypothek Bank, and in France with the Credit Foncier, the securities of this latter institution fluctuating less than French government consols, even during war depressions.

### Might Solve Problem.

From the standpoint of an owner, I would welcome such an institution in this country, under the strictest Federal or State supervision, provided with every possible safeguard that tends towards the security of the investment of its funds and rigid regulations as to its management and the sale of its securities. To such a quasi-public institution any owner might apply for, and be sure of receiving, a loan on his property at the lowest current rate of interest, with small expense by way of commissions or charges, and eliminating to a large degree the burdensome cost of



# OPPOSITION TO MOTOR BUS OPERATION

Advisory Council Protests Against the New Lines—Says They Compete With City's Interests, Wear Out Pavements and Injure Realty Values

**A**FTER a careful investigation of the extension of motor bus routes proposed by the Board of Estimate and Apportionment by the engineering staff of the Advisory Council of Real Estate Interests, it has communicated with the Board of Estimate, registering its objection to the approval of any franchises for such a purpose at the present time.

The Council believes that since the city is a partner in the subways to the extent of an original investment of \$171,000,000 which, with interest, may amount to as high as \$221,000,000, the extension of motor bus lines would tend to injure the earning powers of the subways and would therefore postpone the time when the city could derive profits from the partnership into which it has entered with the operating companies.

The routes mapped out for the new motor bus lines total about 35 miles, nine miles of which are in direct competition with the subways and six miles within a block of them. They likewise parallel the elevated lines, in which the city is also a partner, through participation in their profits. According to the terms of the dual contract, the Interborough Rail-

road Company is entitled to a preferential of \$14,000,000, and the Brooklyn Rapid Transit Company one of \$7,500,000, before the city is entitled to a share in the profits of the new system.

## Would Be Improvident.

"In other words," says a statement from the executive committee for the counsel, "every dollar of revenue diverted by the motor bus competition from either the subways or elevated lines will immediately be a dollar taken out of revenues from which the city heretofore expected and relied upon to meet the carrying charges of its investment in the new subway construction.

"The experience of motor bus operation in London and Paris would indicate that they have had a very detrimental effect upon the subways in those two cities. A repetition of this experience may be anticipated in New York City, particularly when it is recognized that the increase in the number of passengers of 5½ per cent. annually, as predicted, when the dual contracts were signed, has not been found correct; for in 1914 the increase was but 2½ per cent. and in 1915 there was a decrease of 3/10 per cent.

It does not seem that increased means of transportation are necessary, when it is realized that the city will surely have, instead of one four-track subway, three four-track subways, longitudinal with transverse subways at 14th streets, 42nd street and 59th street. When those subways were planned it was understood that they would satisfy the needs of the city for the next decade.

## A Promise Made.

Every official of the city and of the Public Service Commission declared that if the city adopted the dual system, it would reach all sections of the city, where there was congestion and relieve it. In the Borough of Manhattan alone, the additional subway facilities will be about five times those provided by the existing subway. Thus, it would appear that the completion of the dual system will adequately provide all needed facilities and relieve any existing congestion.

"Every passenger carried into Queens and up north above the Harlem River costs in excess of what is collected; and therefore to permit any competition to deprive the city of the financial advantage that will offset the cost of long hauls, is bad business policy. Instead of relieving congestion, statistics convincingly show that motor buses increase congestion. In London and Paris the introduction of buses has increased congestion in the streets and also increased the number of fatalities and other accidents. The wear and tear on city pavements by motor buses has proved to be quite an expense in foreign cities. It is doubtful whether the terms offered by a motor bus company could amply repay the city of New York for the cost that might be incurred in this respect.

"Experts in New York City state that the motor bus killed five times as many as the railroad per million mile run, seven times as many per million passengers carried and eight times as many per mile of route operated. The introduction of several hundred heavy buses, weighing, when loaded, practically seven tons, will be a menace to pedestrians and vehicles in the streets of this city, which are today overcrowded. The accident records for motor buses are higher than for any other form of vehicle and a large number of accidents are due directly to their skidding and the readiness with which they may be operated in zigzag fashion.

## Effect on Property Values.

"It is also the belief of the Advisory Council that the extension of motor bus operation cannot but tend towards a depreciation of the property abutting on these particular streets. Such has been proved to be the fact in many instances not only in cities throughout the United States, but abroad. The city authorities are today devoting considerable time and effort to the question of protecting the property rights by districting the city into zones for residential purposes. Thus it would seem to be inconsistent to impair property values permitting the extensive use of heavy buses, such as are contemplated. Too much capital in real estate has already been destroyed by shifting values, due to the construction of subway lines. No one will deny that ultimately property values will be completely stabilized, but progress along certain lines should be made in no hasty way, when it is recognized that the investment made by citizens may be impaired. It is generally conceded that the operation of these motor bus lines will immediately affect the street railways and within a very short time will destroy their capital value. In this connection it would be wise to consider whether the savings of thousands of persons in the City of New York, who hold securities in these street railway companies and are also taxpayers, should be jeopardized?"

## AMORTIZED MORTGAGES.

(Continued from preceding page.)

renewals and replacements, as well as premiums for the guarantee of mortgages. Private investors would then buy bonds that would be on a parity almost with government bonds and as easily converted into cash, leaving mortgages, the underlying securities, little disturbed by constantly changing financial conditions.

The question of amortization becomes considerably more difficult when applied to the small owner who has all of his savings invested in a single house, or perhaps two or three houses, upon the income of which the owner depends for a livelihood. It is this class of owners, and their number is large, that are entitled to the gravest concern in the consideration of any plan tending even to a slight extent to increase their burdens. Their lot today is an unenviable one. The income they receive from rents is almost wholly absorbed by the constantly increasing taxes and exactions, oftentimes unreasonable, of municipal departments, so that the net income from their investment over and above the 4 per cent. rate of interest paid to the depositors in savings banks, rarely more than 2 per cent. or 3 per cent., is a mere pittance as compensation for their management and care of the property, irritating experiences with public officials and the risk they incur in depreciating values.

### Amortization Applied.

The principles of amortization apply, however, with equal, if not greater, force to these owners, for they have not escaped the demands by mortgagees for substantial part payment incident to their short-term mortgages. They would be immeasurably safer with long-term mortgages, and all the reasons already given are applicable, except with the important modification that the installments should not exceed 1 per cent. per annum. They cannot afford to pay more without seriously affecting their income to an extent that would make the ownership of houses of this class unprofitable.

As already stated, no general rule can be made applicable. Everything depends upon conditions, the amount of the loan, character of the property, its location, the income, personal equation, market conditions and the agreement between the owner and the lender as to the terms of the mortgage. Some small payment, 1 per cent. or even ½ per cent. per annum, should be made on account; enough to guard against the

deterioration of the building, which always occurs, and thereby prevent the impairment of the security of the mortgages.

Small mortgages on properties which receive the personal care and attention of the owners have always been regarded as the safest and therefore most desired by investors. No doubt this will continue to be so, whether the general plan of amortization is adopted or not. For the time being at least many of the savings banks will adhere to the policy of making loans for five years. Just now the market is favorable to lenders, but before any definite plan can be formulated, from present indications, money will be much freer and the borrower will be in a better position to insist upon favorable terms.

### Option Given.

The owner will probably have the option of taking a mortgage for three or five years without payments or a mortgage for ten or fifteen years with small annual payments. A privilege to the owner to pay principal before maturity upon fair terms and the suspension of payment of installments and reduction of rate of interest when the principal shall have been sufficiently reduced would be of distinct advantage. With conservative loans the former plan may be preferable to both lender and borrower, whereas if the loan or existing mortgage is liberal it would be to the unquestioned interests of the owner that small payments be made annually over a long period of ten or fifteen years, rather than incur the danger of compulsory substantial payments that can be exacted practically at any time if the mortgage is open or soon to become due.

With the danger of the calling of mortgages eliminated, and permanency established, the owner's equity becomes secure and his property more salable. The unsettled mortgage conditions of today have tended more than anything else to make the ownership of real estate a source of danger and therefore undesirable, whereas the adoption of a general and settled policy, fair to lender and borrower, which will give permanency to mortgages, cannot result otherwise than to give stability and firmness to real estate and stimulate the buying and selling thereof upon a sound and rational basis, the effect of which must be to broaden the present local character of the market into one of national scope and importance, deservedly attracting for investment in New York City real estate a large share of the capital of the country.



# ACTIVITIES OF REALTY ORGANIZATIONS

## National Brokers Convene at Hotel McAlpin—Brooklyn and New Jersey Associations To Hold Banquets—Bronx Interests Protest

**B**ROKERS from many parts of the country attended the convention of the National Association of Real Estate Brokers at the Hotel McAlpin on Tuesday, Wednesday and Thursday of this week. The convention was called to order on the first day by William E. Morrell, of White Plains, N. Y., who introduced Fire Commissioner Robert Adamson. The commissioner welcomed the delegates to New York City and delivered a short address on building inspections.

Other speakers and their subjects at the morning session were: J. Sterling Drake, of Staten Island, "Advantages Gained Through the Co-operation of Brokers Handling Farm Properties"; Alfred H. Wagg, "The Community Development Idea"; P. H. Burnett, of the Lehigh Valley Railroad, "The Relation the Industrial Department of Railroads Desires to Establish with the Real Estate Brokers"; Frederick J. Corbin, "The Broker Who Specializes in Factories and Factory Sites and How the Co-operation of Brokers Would Prove Advantageous to Him"; George A. Hurd, "Method of Conducting a Mortgage Business from New York in Cities of the South and West"; J. N. Cooke, "How Exchanges Can Be Profitably Handled Between Communities by Co-operation"; Lee K. Warring, of Newark, "Co-operation Between City and Out-of-Town Brokers"; J. J. Fleming, "Hotel Brokerage," and Abiah C. Fox, "The Sphere of the Civil Engineer in Real Estate Transactions."

The afternoon session was devoted to the election of officers for the ensuing year, and the reading of committee reports. The following were elected to office:

President, J. Bail Pierce, of Wilmington, Del.; first vice-president, Walter Scott, Hackensack, N. J.; vice-presidents, one from each of the States wherein the association has been organized—Edward Benson, Greenfield, Mass.; E. O. Card, Providence, R. I.; A. W. Dresser, Burlington, N. J.; W. W. Dresser, Portland, Me.; M. D. Hart, Frederick, Md.; Edward D. Kelly, Kansas City, Mo.; B. G. Norton, Louisville, Ky.; John L. Musser, Lancaster, Pa.; J. S. Reynolds, Burlington, Vt.; N. P. Martin, Columbus, O.; W. K. Rodney, Laurel, Del.; P. H. Story, Washington, D. C.; F. L. Slavmaker, Alexandria, Va.; Howard L. Swischer, Morantown, W. Va.; W. E. Wildman, Danbury, Conn.; recording secretary and assistant treasurer, Oliver Bunce Ferris, New York City; executive secretary and general counsel, Irvin G. Herman, New York City; membership secretary, Herbert Eggleston, Poughkeepsie, N. Y.; treasurer, William E. Morrell, White Plains, N. Y.

The evening session was taken up by the affairs of the Realty Men's Protective Association, affiliated with the larger organization.

On Wednesday, the morning and afternoon sessions were devoted to discussion of the real estate man's advertising. Among the speakers were Louis Wiley, of the New York Times; Frank McCabe, of the World, and Edwin Q. Bell, of the Herald.

In the evening, the annual dinner was held in the Blue Room. Irvin G. Herman, general counsel of the association, acted as toastmaster. J. Bail Pierce, of Wilmington, Del., newly-elected president, was the first speaker, and he discussed the future of the organization, outlining the scope of work of the real estate broker and his sphere of influence in the community.

Oliver Bunce Ferris spoke on the "Opportunities and Advantages of Organization Work Among Real Estate Brokers." Other speakers were F. L. Slaybacker, of Alexandria, Va.; Miss Lena Ross, of Elmira, N. Y.; M. A.

Reinsmith, of Allentown, Pa.; Harry Adler, of Newark; Markwood D. Harp, of Frederick, Md.; Orville Drumm, of Hudson, N. Y.; Jonathan C. Hare, of York, Pa., and William H. Church, of Sea Cliff, L. I.

The last day of the convention was taken up by unfinished business. The association will hold conventions on July 13, 14 and 15, 1916, in Buffalo and on January 18, 19 and 20, 1917, in Wilmington, Del. There will be a gathering of members in Newark some time in April.

### BROOKLYN BROKERS' DINNER.

#### The Ninth Annual Banquet to Be Held This Evening at the Brooklyn Club.

Tonight, at the Brooklyn Club, 131 Remsen street, the Brooklyn Board of Real Estate Brokers will hold their ninth annual dinner, and it promises to be one of the most successful in the history of the board. The speakers and guests include a number of prominent city officials and leading business men in the borough. Among them are Colonel William Hayward, of the Public Service Commission; Travis H. Whitney, secretary of that body; F. J. H. Kracke, Commissioner of Bridges; Frank Bailey, vice-president of the Title Guarantee & Trust Company; Laurence McGuire, president of the Real Estate Board of New York; Lewis H. Pounds, Borough President; Lewis H. Losee, vice-president of the Lawyers Title & Trust Company; Henry B. Davenport, president of the Home Title Insurance Company; Henry S. Acken, vice-president of the New York Title Insurance Company; Ardolph L. Kline, Tax Commissioner, and Harris M. Crist, news editor of the Brooklyn Daily Eagle.

Robert A. Wright, recently elected president of the board, will act as toastmaster. Frederick B. Snow, who for the last eight banquets has been guiding the destinies of the dinner committee, is again chairman. The other members are Louis Beer, Jr., James B. Fisher, Arthur B. Gritman, William J. P. Lynch, Robert F. Mullins, Charles A. O'Malley, David Porter, Charles C. Stelle and M. G. Straus.

### CITY FINANCES.

#### Protest Made by Bronx Chamber of Commerce on Municipal Expenditures.

In his opening address at its January meeting, Albert E. Davis, president of the Bronx Chamber of Commerce, spoke on "City Finances." Mr. Davis called attention to the fact that the largest single item in the annual city budget was for interest and amortization of the city debt and that this charge had doubled in the last ten years, being over sixty-three millions for 1916. The Board of Estimate was responsible for the preparation of the annual budget, he said, and the issuance of corporate stock and revenue bonds. "The Mayor, Comptroller and President of the Board of Aldermen cast nine out of the sixteen votes in the Board of Estimate, and might be said to hold the destiny of the city in the hollows of their hands. During the six years that the present occupants of those offices had a voice in the Board of Estimate, in different capacities, the budget had jumped from 140 to 213 millions, an increase of over 50 per cent; and the funded debt had mounted up until it exceeded a billion dollars, a debt unheard of in municipal history and greater than that of the United States. The debt of Chicago, the second largest city, was about twenty-eight millions.

"At a time when the city was loaded down with an unprecedented debt for the extension of its transit facilities, its officials had obligated it to ambitious schemes involving millions more.

"It is much easier to secure increases

of salary and other expenditures through the Board of Estimate than through the State Legislature," said Mr. Davis. "To leave the city without legislative check would invite a saturnalia of extravagance the like of which had never been known. Less, not more, debt-incurring power for the Board of Estimate was the city's greatest need, and a reduction in the city's expenditures and not additional revenue at the disposal of its officials is the paramount necessity. County governments and city departments which duplicate each other's functions should be consolidated. The Borough Presidents should be deprived of the power both to appropriate and expend the city's funds."

A committee was appointed to devise means of placing some legislative check on the debt-incurring powers of the Board of Estimate.

### REALTY MEN TO DINE.

#### New Jersey Brokers to Meet for the Purpose of Creating Better Conditions.

On Monday evening, January 24, the first annual meeting of the Real Estate Board of the New Jersey State Chamber of Commerce will be held at a dinner in the Washington, at Broad street and Washington place, Newark, N. J. The speakers will be Thomas N. McCarter, of the Public Service Corporation of New Jersey; Arthur Brisbane, of the New York Evening Journal; Henry Crofut White, of the New Jersey Department of Conservation and Development, and one-time Congressman J. Thompson Baker.

The New Jersey Real Estate Board was organized as a department of the New Jersey State Chamber of Commerce in order to stimulate a greater development for the state. The objects are to create a clearing house for the expression of opinion on New Jersey realty matters based on knowledge and experience; to secure through co-operation and well-directed effort a greater recognition of the natural advantages and acquired facilities in New Jersey for residence and business, and to establish a code of ethics for the real estate profession and its allied interests.

### Florida Organization Formed.

In order to systematize the real estate situation in Florida there was organized at Jacksonville, Florida, the "Associated Land Development and Colonization Interests of Florida," between twenty-five and thirty of the largest development companies being represented. James R. Murphy, president of the Florida Farms & Homes Co., of Palatka, was elected president of the organization. Mr. Murphy was for many years, and until recently, prominently connected with the office of Joseph P. Day.

The other officers are as follows: First vice-president, Edgar W. Ellis, of Indian River City, of the Titusville Fruit & Farm Lands Co.; second vice-president, Ames A. Barlow, of Cocoa, of the Galesburg-Florida Land Co.; secretary and treasurer, Beal H. Wilson, of New Smyrna, of the Indian Springs Land Co.

Executive committee (including all administrative officers named above), Frank L. Bills, of Melbourne, of the Bills, Ewing & Nelf Co., and Anthony W. Young, of Vero, of the Indian River Farms Co.

Legislative committee (officers included), William L. Drier, Fellsmere, of the Fellsmere Farms Co., and Isaac I. Moody, of Bunnell, of the Bunnell Development Co.

—That the dissolution of a firm of real estate brokers terminates all authority to sell property which has been placed in their hands for that purpose, is held in *Schlau v. Enzenbacher*, L.R.A. 1915 C, 576.



## LEGISLATIVE BILLS EXAMINED

### Real Estate Board's Committee Reports on Several Measures Introduced at Albany

THE Real Estate Board's Joint Committee of the Legislation and Taxing Committee and the Real Estate Laws Committee, at its last meeting, took definite action on a number of bills now before the Legislature.

It opposed Assembly Bill Int. No. 29, introduced by Assemblyman Goldberg. This is 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 playground in such city. In the opinion of the committee the bill violates Article 3, Section 6, of the Constitution, being a local bill embodying more than one subject. Furthermore the bill is wrong in principle, there being no connection whatever between the funds referred to and the appropriation asked. The purpose of the bill is for the improvement of a playground at 67th and 68th streets and First avenue.

Assembly Bill, Int. No. 49, introduced by Assemblyman Perlman, was opposed. This is an act to amend the workmen's compensation law, in relation to compensation for first week's disability. The bill is disapproved on the ground that two weeks is universally regarded as a fair waiting period. A one week period would tend to encourage workmen to lay off. The bill was also opposed on the ground that the decreasing of the waiting period from two weeks to one week would mean a large increase in the cost of compensation insurance.

Assembly Bill, Int. No. 67, introduced

by Assemblyman Goodman (same as Senate Bill Int. No. 100, introduced by Senator Sullivan) was opposed. This is an act to amend Section 50 of the Greater New York charter, by including cigars, cigarettes, tobacco, candies and confectionary among the articles which may be sold, on permits from the Board of Aldermen, on stands within the street lines.

Assembly Bill Int. No. 69, introduced by Assemblyman Goodman, was also opposed by the committee. This would add a new section to the Greater New York Charter, providing for the furnishing of free eye-glasses and free dental treatment for pupils in the public schools in New York City. The bill was opposed on the ground that the proposed legislation is paternalistic in character, a principle to which the Real Estate Board is opposed; also on the ground that the adoption of the bill would mean a large addition to the expense of government in New York City, the largest portion of which is paid by real estate.

The following bill was approved: Assembly Bill Int. No. 34, introduced by Assemblyman Kelly. This is an act to amend sub-division 2, Section 4, of the tax law and to repeal Sections 22 and 80, the purpose of the legislation being to exempt from taxation wild or forest lands of the State in the forest preserve. The bill was approved on the ground that exemption of State lands from taxation decrease State expenditures by relieving the State from the payment of taxes within the counties affected. The importance of this to New York City lies in the fact that the city pays approximately 70 per cent. of the State expenditures.

## BOARD OF EXAMINERS' AUTHORITY

### Defined by the Court of Appeals—The Board Cannot Act in Violation of the Building Code—Decision in the Case of the Dewey Theatre

THE authority of the Board of Examiners under the law has had a final exposition from the Court of Appeals in the case of Altschul, respondent, vs. Alfred Ludwig, as Superintendent of Buildings of the Borough of Manhattan, William B. Ellison (as receiver of the estate of Timothy D. Sullivan, deceased), and Bernard Golden, appellants.

It was earnestly argued in this case that the Board of Examiners in approving plans for the alteration and reconstruction of the Dewey Theatre in East 14th street had not acted beyond its powers or contrary to law. The court in the opinion handed down says:

#### Acted Beyond Its Power.

"Whether it did or not is not for us to determine. The question which the Appellate Division has certified to us assumes that it did. The question asks whether the action of the Board of Examiners is final and conclusive 'even if the plans approved by the Board of Examiners did not comply with the Building Code.'

"This question cannot be answered upon any other assumption than that the Board of Examiners approved plans that did not comply with the Building Code. To ask whether the approval, by a board, of plans that do not comply with the law, is final is to ask whether if the board violates the law its action can be reviewed. To ask this question is to answer it.

"If the board approved plans that did not comply with the Building Code its action is not final; it is wholly void as beyond the limited statutory authority possessed by the board.

"Any action taken by the board within its authority and involving the exercise of a lawful discretion is final and not subject to judicial review, but when it acts beyond its power its acts are void, and furnish no justification for with-

holding injunctive relief if the case is in other respects such as to entitle the plaintiff to such relief."

#### The Injunction Holds.

The Appellate Division has reversed an order of Special Term which denied an injunction "pendente lite" to restrain the Superintendent of Buildings from approving plans for altering the theatre. The Court of Appeals affirms the order of the Appellate Division. Charles H. Strong of Strong & Mellen was counsel for respondent.

Mr. Altschul, the respondent, brought the action against the Superintendent of Buildings, Mr. Ludwig, of the Borough of Manhattan, for an injunction restraining him from approving certain plans and issuing a permit for the alteration and reconstruction of a building known as the Dewey Theatre. Justice Seabury in writing the opinion says:

#### Where the Plans Were Deficient.

"The building in question is a three-story non-fireproof building at present occupied as a theatre. As reconstructed the building is designed to have a seating capacity of 1,184. The proposed reconstruction was held by the Superintendent of Buildings to be so general as to constitute the construction of a new theatre, to which the requirements of article 25 of the Building Code were applicable.

"It is not necessary to specify in detail the respects in which the Superintendent of Buildings and the court below held the proposed construction to be contrary to the requirements of this article of the Building Code. It is sufficient to point out that the respects in which it was found deficient related to the non-fireproof construction of certain portions of it, to the absence of proper side courts and of sufficient space behind the last row of seats in the orchestra and balcony floors, the failure

of the side aisles to comply with the Building Code and the fact that it is proposed to occupy in conjunction with the proposed theatre a non-fireproof building having inadequate exit facilities. It was upon these grounds and others that the Superintendent of Buildings withheld his approval of the proposed plans.

"An appeal was taken from the decision of the Superintendent of Buildings to the Board of Examiners, which overruled the action of the Superintendent of Buildings in disapproving the said plans and approved the plans subject to compliance with certain specified conditions. The Superintendent of Buildings being notified of the action of the Board of Examiners, announced his intention of approving the proposed plans as modified by the Board of Examiners. It was under these circumstances that the plaintiff applied to the Special Term for an injunction. This application was denied, but upon appeal to the Appellate Division the order of the Special Term was reversed and the motion for an injunction granted. The Appellate Division wrote no opinion, but granted the motion on the authority of Brill v. Miller (140 App. Div. 602).

#### The Two Questions.

"Whether the facts set forth in the affidavits submitted justified the granting of the injunction by the Appellate Division is not now before us for review. Our review is limited to a determination of the questions certified to us by the Appellate Division. These questions are as follows:

"1. Can an action be maintained by a taxpayer to restrain the Superintendent of Buildings from approving plans for the erection or remodeling of a theatre in the City of New York, on the ground that the plans do not comply with the building law?

"2. Is the decision of the Board of Examiners, appointed pursuant to section 411 of the charter of the City of New York, on an appeal by property owners from the refusal of the Superintendent of Buildings to approve building plans submitted to him, final and conclusive, so that the Superintendent of Buildings is bound to approve the building plans as recommended by the Board of Examiners, to whom such an appeal is taken, even if the plans approved by the Board of Examiners do not comply with the building law?"

Justice Seabury further says: "The Building Code of the city of New York has the force and effect of a statute, and the provisions of section 411 of the Greater New York charter are to be construed in connection with the provisions of the Building Code. While section 411 of the charter contemplates that an appeal may be taken to the Board of Examiners from the refusal of the Superintendent of Buildings to approve the mode, manner of construction or materials proposed to be followed or used in the erection or alteration of a building, when it is claimed 'that an equally good and more desirable form of construction can be employed' it does not confer upon the Board of Examiners the right to approve a form of construction not sanctioned by the provisions of the Building Code. Neither the Superintendent of Buildings nor the Board of Examiners can lawfully act in violation of the provisions of the Building Code."

Justice Seabury therefore advised that the order appealed from be affirmed, with costs, and that the first question certified be answered in the affirmative and the second question certified be answered in the negative.

Justices Bartlett, Hiscock, Chase, Collin, Cardoza and Pound concurred.

—Business men who were economizing on office and shop space during the last few years are reported to be taking more room. Many who were doubling up are leasing separate offices. The same loosening up process is going on in residential sections. Families which had stored their household goods and gone to boarding are enquiring for normal accommodations.



# REAL ESTATE BUILDERS RECORD AND GUIDE.

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The government of the United States suffers from too much politics and not enough sound business sense.—New York American.

The same with the governments of some lesser political divisions. The advancement of the community in material things should be the first objective of an efficient government.

It is finally settled by the last figures from the 1915 census that the population of the State of New York is 9,687,744, and that 52 per cent. of this total, or 5,047,221, live here in New York City, which in the last ten years gained 25.7 per cent. The American metropolis is now said to be the largest city in the world, when the Jersey and Westchester suburbs are counted in, as London's suburbs are. It is a high privilege to be a citizen of the first city of the world.

Hard times carry a blessing for the man who is prepared. Most fortunes have been made through speculative operations to which the ups and downs of values contribute. Buying when prices are low to sell when they are high is the easiest rule of success and the hardest to follow. If there were no ups and downs in business there would be no large profits, only percentage commissions and gleanings for a bare subsistence. The man who gets rich accumulates lands and materials when they are being sacrificed by others and sells when the public is buying.

George T. Mortimer, the new president of the Equitable Building Corporation, says the man who buys well selected real estate at the present low level of prices will undoubtedly enjoy handsome profits. With the arrival of 4 to 4½ per cent. mortgage money will come, he believes, the real boom in building and real estate. To this advice we may add that an investor should and must have patience, and then more patience. He cannot expect in any investment market turn-overs as rapid as in trade and commerce. He must give conditions a chance to improve in order to make his profit. This is the time not only to buy realty but also to build the structures for which there is a renting demand now and the promise of a buying demand in the near future.

### Real Estate Opinion.

Our readers, we feel, must have noted with satisfaction the names listed in the announcement issued last week by the Real Estate Board concerning its Committee on Legislation. It will be the duty of this committee to examine all bills introduced at Albany during the present session of the Legislature and to approve or disapprove every bill which affects real estate either directly or through its bearing on the administration of the city.

These judgments can influence public opinion only to the extent that the committee inspires confidence because of its legal knowledge and professional experience, backed by the personal reputation of its members. The committee comprises five attorneys, two real estate brokers, one architect and one real estate operator, each of whom is widely and honorably known within his profession and some of whom are known to the public at large.

We believe that this committee can be trusted to give opinions that will be both competent from the point of view of the real estate profession and equitable to the city as a whole. The Record and Guide has therefore made arrangements to publish the decisions of the committee as soon as they are rendered.

If the real estate interests of this city are to exercise any restraining influence upon legislative extravagance, they must develop a consensus of opinion upon particular bills and they must make their opinion known. We are publishing these decisions with a view to furthering the development of common convictions within the real estate profession.

We ask you to read the decisions. If you want further information on any bill, write us and we will do the best we can to obtain it. Discussion is the first essential of sound conviction. The members of the Real Estate Board's Committee on Legislation are spending valuable time in taking the initiative. Let us all contribute our share. The main thing for each of us is to reach, if possible, a reasoned conclusion on every important measure, and to make the conclusion known to our Senators and Assemblymen either through private correspondence or through associations of which we are members.

### Position of Records Changed.

In order to facilitate the work of the brokers, the Record and Guide has changed the position of several of the records from the first to the second section of the paper. This improvement was made after an exhaustive survey of the field extending over a period of several months. No item has been omitted from the record matter, and the brokers get the same service as heretofore, only in a more convenient form.

For some time the conveyances, mortgages and leases recorded both in Manhattan and the Bronx have been printed in the second section. Now to this section has been added real estate appraisals, auction sales of the week, advertised legal sales, foreclosure suits, judgments in foreclosure, lis pendens, mechanics' liens, satisfied mechanics' liens, attachments, chattel mortgages and building loan contracts. All of these records relate to both Manhattan and the Bronx and are so placed that ready reference to them can be made. The records, as applied to the Borough of Brooklyn, are now appearing in the metropolitan section.

In the compiling of these records the Record and Guide has endeavored to give more intimate details than can be found in any other publication. The items are arranged either geographically or according to the date of the month.

One idea has been uppermost in our minds, namely, to serve our readers best, and we have concluded that this can be done most effectually by presenting the records in a logical, concise form, with accuracy as the keynote.

### The Agreement for the West Side Improvements.

For the second time an agreement has been reached between the Port and Terminal Committee of the Board of Estimate and the New York Central Railroad Company for the enlargement and improvement of its facilities along the West Side of Manhattan Island, and for the elimination of surface operation between 60th street and its southern terminus. The previous agreement was upset by the objections of citizens' associations to the provision for a great railroad classification yard on the waterfront at Manhattanville, paralleling Riverside Drive for a mile and with no restriction against the use of steam locomotives and the midnight noises inseparable therefrom, and with little access left for the public to the waterside.

Objection was also raised by citizens to the railroad monopolizing the waterfront at other places, and particularly along Riverside Park.

The concessions of the railroad company of waterfront rights were so large and the potential injury therefrom to adjacent property values and private rights were so considerable as to at once raise the suspicion, which proved to be true, that the Terminal committee had carried on the negotiations under a serious misapprehension of the city's legal rights in the case as the absolute owner of the larger part of the lands covered by the tracks. Now the presumption is that in the new negotiations the Mayor and his advisors have had a more perfect knowledge of the railroad company's insecure footing and have made a better contract than before.

What the city is getting from the railroad company is in important particulars only dimly outlined in the official announcement from the Comptroller of the conclusion of an agreement. The nature of the solution of the Manhattanville problem, for example, is not disclosed, and no judgment can be passed now with respect to it; but the presumption is that there has been a reasonable compromise between the plans of the citizens' committee (as prepared by Reginald Pelham Bolton, C. E.), the plans of the city authorities and the plans of the railroad company—a compromise, which will be as acceptable to the citizens' committee as it is to the Port and Terminal committee. The real estate as well as the commercial interests of the city are anxious to have the improvements proceed, in order that the great benefits will be the more quickly received. They have no disposition to be captious or obstructive beyond the point to which the public's reasonable rights and the solemn engagements for their protection extend.

The plans of the improvement naturally divide into two main construction sections, with the line of demarcation at 60th street. Above this line the considerations involved are mainly esthetic, but south of it they have to do with facilities for carrying on the most vital business affairs of the city, the freight terminal facilities. With respect to the northern section it is noted that the principal change from former plans provides for a tunnel for the railroad under Riverside Park, west of the present right-of-way, in order to leave the waterfront entirely free for park purposes. Along Washington Heights and through Fort Washington Park the tracks will be roofed over in their present position and the waterfront left entirely free.

In this connection the Record and Guide suggests that these outshore lands (those west of the railroad tracks) not already owned by the city should be acquired, not by direct purchase, but by exchange for properties now owned by the city, for which it has no further use. This has been done in one instance at Inwood, and the precedent could be followed with respect to other properties.

A radical change from the previous agreement has been made in the plans for the section south of 60th street. The railroad will be permitted to construct an elevated freight line along Twelfth avenue from 59th street to 30th. The Mitchel committee of 1913 would not



consent to such an erection, declaring it opposed to an established municipal policy, namely, that no further elevated railways shall be constructed on Manhattan Island, and that it "would be little short of a civic crime" to permit it. The 1913 agreement consequently provided for a subway through private property between 59th and 30th streets, and an elevated road from thence south. The present agreement is for an elevated road all the way, as the railroad company desired. This plan will permit of a desirable development of terminal facilities, the controlling idea being that the lands on both sides of the road will be developed commercially by the erection of warehouses and factories, and that each structure will be served by an elevated siding into the second story of the building. At 30th street there will be a double-decked yard and from there to St. John's Park the railroad company will acquire a private right-of-way east of West street—and entirely off the street.

These plans call for considerable reconstruction work by the railroad and will influence much by private parties. A great change will be made in that part of the city. Fifty million dollars will be spent by the railroad company—but not one cent by the city. The promise is that the agreement will be satisfactory to proprietors and merchants in the sections and affected, and that a great impetus to business interests will result.

### The Taxation Problem.

What the nature of the report of the Mayor's Committee on Taxation would be was virtually decided when the members of the committee were selected. That the majority of a committee so composed, in dealing with the question of the advisability of reducing in whole or part the tax on buildings, would vote against it—but with a strong minority in the affirmative—might have been taken for granted. And also in dealing with the other problem which the Mayor set before the committee, the local problem, as to the best available method of increasing the city's revenue, that a majority would recommend first of all an income tax, was assured in advance.

These are the two principal decisions of the committee in its report to the Mayor—the conclusions reached on the two distinct lines of inquiry instituted nearly two years ago in the hope of bringing about greater justice in taxation. In the interim the State Legislature's joint committee on taxation was here prospecting for new sources of revenue for the State, and has, according to official intimations in advance of its final report, arrived at similar conclusions on these two points. The State committee had the advantage of hearing, either in person or indirectly, the views of the members of the city committee, and vice versa; so it may almost be said of the two reports that one is the complement of the other in fundamentals.

The report of the Mayor's committee naturally stops short of recommending a rate for the proposed income tax. By inference it leaves this detail to the Legislative committee, but it makes the significant proviso, that "in the event of the adoption of a State income tax not proving feasible," an abilities tax be adopted as a partial means of obtaining the additional revenue required in the immediate future. If the committee entertains a fear that the income tax bill will be defeated, it probably is on account of the rate and the exemptions. If by any possibility the Legislature should levy a tax that would fall upon every citizen having a living income from whatever source, that tax would not be permitted to stay in the statute books longer than the time it would take to elect a new Legislature.

Much will depend, therefore, upon the exemptions contained in an income tax bill. But if for any reason it should fail, the Mayor's committee would have recourse to a habitation tax, an occupation tax and a salaries tax, all three con-

stituting an "abilities tax," which would supersede the present personal property tax. Against the use of a low tax rate on personal property as a means of securing additional revenue the committee specinically declares. It also declares against a supertax on land values, but a majority was found to favor the adoption of the "principle" of a tax upon the increments of land values as a partial means of securing additional revenue.

Notice that the report does not recommend the adoption of an increment tax—only the "principle" thereof. The actual imposition of an income tax, or an abilities tax, is specinically recommended, but not so with the increment tax. The committee comes down to the water's edge, but does not fall in, as did a previous committee. Inasmuch as the committee stops short here, criticisms of this part of the report may well do the same, in view not only of the excellent character of the report in other respects but also of the fact that the personnel of the committee was such that the verdict was necessarily predicated in large part upon preconceived opinions, which the testimony and argument upon the trial could not possibly change. It cannot be said, therefore, that the report, though deserving of high respect, comes from a jury of independent minds capable of detached judgment on both the main and subsidiary questions at issue. Certainly, if there has been one question settled by public opinion, it is that reality already bears more than its just share of the cost of government, and that it is time to find other sources of revenue if the cost of government be not lessened.

### Loss of Life in Sprinklered Buildings.

*Editor of the RECORD AND GUIDE:*

I do not care to enter into a controversy with anyone through the press, but Mr. Hoagland's request, in your issue of December 18, that I tell of instances of loss of life in sprinklered buildings is so vociferous that unless I answer him, my silence may possibly be misinterpreted.

Mr. Hoagland is the secretary of the Automatic Sprinkler Association of America and should have in his possession the complete record of all sprinklered fires in which there were losses of life, and therefore I do not understand why he makes the statement that "the record of effective control of fires by automatic sprinklers, covering, as it does, more than 18,000 fires in which not a single life has been lost, is extensive enough, etc., etc.," when all he has to do is to refer to that record instead of asking me to do so, and state what I find.

But as long as Mr. Hoagland asks for specific instances, I would refer him to the current issue of the National Fire Protection Association Quarterly, which gives a list of important sprinklered building fires that have occurred since the preceding issue.

He will see there, on page 197, case 17571, in which "one employe was overcome by the smoke and lost his life;" also on page 201, case 18042, "two men killed and several severely injured;" page 213, case 17329, "a boy was so badly burned that he died a few hours afterwards;" page 215, case 10876, "the manager and four small boys were killed and an old man was so seriously injured that he died later;" page 215, case 17907, "two men killed;" page 218, case 17995, "one employe very seriously burned." All of these were in sprinklered buildings.

That the property owner who installs a sprinkler system is entitled to more consideration than one who does not is conceded by the fact that he gets a lower insurance rate by from 50 to 60 per cent., because not so much property will be destroyed, but I think the above cases are sufficient to support the contention which I made in my first letter that sprinklers require a certain amount of time to operate and in the meanwhile the

people must have an opportunity to get away, and if the exits are not adequate they will be trapped and burned more or less seriously.

H. F. J. PORTER.  
Masonic Hall.

### "Subordination of Equities."

*Editor of the RECORD AND GUIDE:*

I am duly impressed with Mr. Chivvis's letter in your issue of January 15, on the subject of subordinations, as this is a condition that has long appealed to me in the majority of cases as being unhealthy in the extreme.

Concurring heartily in all that Mr. Chivvis has to say on the subject, I have frequently been impressed also with the generally bad effect of such transactions on other owners in a neighborhood where such financing has been accomplished. Unquestionably selling property at high and unwarranted figures, because of the so-called attractive financing, has served to establish an absolutely cautious standard of values in the minds of owners of nearby unimproved property. Such owners have no knowledge of the technique that has governed these transactions, and ordinarily it is next to impossible to convince them of the reasons for the prices obtained.

The writer has frequently maintained that he has rarely seen a builder make money from paying for financing. Mr. Builder goes in with the idea that he may be lucky enough to lease his property at a high rental, using the net income during the life of the second mortgage as practically so much profit, and that he may, in addition, be fortunate enough to sell the finished product to some person sufficiently wealthy to pay off such a mortgage when due, for it is a foregone conclusion that a mortgage of this character is seldom, if ever, extended.

And woe betide the unfortunate creature who undertakes to amortize a subordination mortgage by large annual installments from the net income. The entire system in a majority of cases is fallacious, for in most instances the builder is strangled before he has begun operations, and to the writer it is only another example of the over-extension of credit which has done much damage to real estate conditions in this city.

HARRY STEWART HALL,  
(Of N. Brigham Hall & Wm. D. Bloodgood, Inc.)

### Building Inspectors' Conference.

*Editor of the RECORD AND GUIDE:*

The Conference of Building Commissioners and Inspectors, whose first meeting in New York last May proved so successful, plans to meet this year in Chicago in connection with the meeting of the American Concrete Institute and the Cement Show, on February 14 and 15. The Building Inspectors' Conference proper will take place on Monday, February 14, including both morning and afternoon sessions. On Tuesday, February 15, we plan a joint meeting with the Concrete Institute, whose program will comprise subjects of particular interest to building officials, including building code requirements for flat slab and other reinforced concrete design.

The program on Monday, like that of last year, will be a series of informal "round table" discussions. Each subject after a short introductory talk, will be open for general discussion which will enable each official to present his own experiences and problems. Everyone who attended the meeting last year agreed that this interchange of information was most valuable. The building official is continually confronted with new questions on which he can often obtain little help in his own community and it is of the greatest benefit to him to learn how the same questions have been handled in other cities.

### EXECUTIVE COMMITTEE.

Rudolph P. Miller, New York, chairman; V. D. Allen, Cleveland; James G. Houghton, Minneapolis; S. A. Dies, Pittsburgh; N. A. McIver, Edmonton, Alberta; Sidney J. Williams, Madison, Wis., secretary.



# BUILDING MANAGEMENT

## WHAT A MANAGER SHOULD KNOW ABOUT CLEANING

By H. M. GOODNOW

**I**N the science of building management, there is no department which has been so neglected as that of the cleaning department. Not that this has been intentional, but rather because it has received little study from a real base of efficiency and economy, with a thorough understanding by the "powers that be" and from them down the line to the porter and scrubwoman, of the action and reaction, both chemical and physical, upon the surfaces of the material to be cleaned.

With all departments of management or ownership, it shows a line of expert opinion from the time the building is in prospect until it becomes a finished product. First is obtained the expert opinion on location, then comes the architect with plans on paper, then the contractor with his army of experts for the different classes of construction to prove what the best materials may be for the amount of money involved. Steel men, brick or stone men, carpenters, engineers, decorators, marble and tile men and numerous others are each called upon in his turn for an expert opinion, and their advice is followed all through the process of construction until the building stands ready for occupancy and ready for the first cleaning. Then the whole bottom drops out as far as expert opinion is concerned and wisdom is, in the main, dictated to by ignorance. Competition has become so strong that today instead of quality, it has become a question of price and to get by, the best they can, with something that will give fair results and satisfy the help. Some of these even go to the extent of handing out graft in order to hold their goods, instead of making a study of conditions which would apply to the best interests of their charge.

### Popular Impression.

Then again, the average purchasing agent seems to have formed the opinion that cleaning materials have become a sort of necessary evil, which, while he must have them, are, in a sense, money thrown away, and it therefore becomes his duty to buy the very cheapest material he can if it will show up good enough results to not bring complaint. To show that this statement is true, it is my experience that in almost all cases when calling upon a buyer the first time, the first question he asks me is, "What is your price?" It is indeed the exception when he asks me what my goods will do, how much or what they will clean, what their detergent qualities are, or, how does your quality compare with quantity? He seems to have formed the opinion that all cleaning materials are alike, and therefore one material should take care of all his cleaning problems, consequently it has become with him only a matter of price, and a pound is a pound no matter what the bulk may be.

It is my desire to prove that there is a vast difference in the different classes of cleansing agents, sold under thousands of names, but all classed under three heads as far as action is concerned, namely, chemical, mechanical and physical—the physical applying to both the chemical and mechanical, so while we might put them under but two heads, nevertheless, the physical action is really the most important, as it rests upon that part of it entirely for the after effect. Under chemical action apply all the vast family of soap, soap powders, oil soaps, soft soaps, acids and alkalis, and for mechanical action we have the abrasive powders, sand soaps and grits. Now, the

question is, which of these agents should be used in the modern buildings of today? My opinion is that both should be used, depending entirely upon the surface to be cleaned. Soap and soap powders are all right for the rough cleaning, such as concrete, or unfinished wood floors and such places, when the danger of caustic reaction does not cut any figure, but the show places of the building are the principal parts to be considered.

### Most Important Departments.

What are the most important departments from a show standpoint? The lobby and corridors, to be sure, and what is the construction of these places? In the present day the corridors are of fireproof material, and to have them artistic as well as sanitary they are floored with one of the forms of tile or marble. The tiles are graded under numerous heads, terrazzo, vitreous, encaustic, rubber, composition and ceramic, the latter being the most extensively used. The tile is laid in almost any pattern or color desired. To facilitate laying, the tile is made up in sheets, being held together by sheets of glued paper. As soon as laid, the paper is at once washed off, the tile grouted with cement, and when the job is finished the tile man gives it a muriatic acid bath to soften the excess cement, so that it can be washed away, but he never recommends acid for the after cleaning, as it will not only attack the grouting, but will burn and honey-comb the floor material. The acid, however, has absolutely no effect on the glue which remains, and will run from it as oil does from water. If the glue is not removed the floor soon becomes unsightly, as the dirt is ground into the glue binder and it is held in this gum like a vise. Soap or soap powders only make the condition worse, as they add another dirt-holding scum, and then the tile dealer is accused of putting down inferior tile, when it is only a case of improper cleaning by the consumer.

Upon this class of floor the cleansing agent with mechanical action should be used, as it scours the glue from the surface and does not leave a greasy, lathery condition as when one of the forms of soap is used, neither does the abrasive material cause a chemical or physical reaction, making the tile turn yellow, or injure the grouting in the joints—but here is where it becomes a case of ignorance dictating to wisdom. Porters and scrubwomen seem to have been brought up to believe that a material will not clean unless it shows a good volume of suds, and no matter how poor the material may be, if it only makes a lot of suds, it is a splendid cleaner. If you will stop to think for a moment, you will agree with me that all this suds is waste material.

### Use of Soaps.

All forms of soap, no matter what their name may be, are made in one way, boiling grease with caustic, and the cleansing power depends entirely on the lye, or, as we know it, the caustic; therefore, the grease or suds does not do any cleaning whatever, being merely a carrier for the lye. It is also a fact that in the soaps of today the more lather they make the more injurious they are, as not only do they leave a coating in the way of a greasy film, which holds the dust the moment it strikes the floor, causing it to soil quickly, but also helps to hold the coating of caustic, which cannot be rinsed from the surface, as water absolutely will not remove caustic. To prove that caustic will not rinse, take

a small portion in your fingers, then let the water run on them. The longer the water runs, the slipperier your fingers will get—again a condition to hold dirt.

In olden times, we made our lye by a distillation of wood ashes and water, and this was a free rinsing hydrate, but it was not only an expensive process, but the demand exceeded the supply. Therefore, we were obliged to adopt a substitute known as caustic. This caustic does not die. Like a cancer, it eats in little by little until finally the building manager discovers that his floors, marble or tile, and painted walls have become discolored or injured, and he is put to a big expense to put them back in condition. He also finds that the gloss on his marble wainscoting or panels has been ruined. Then who gets the blame? In most cases the help is charged with carelessness. He does not think he is to blame. Did he not give his superintendent the goods he asked for, but did he himself go into details before adopting the cleansing agent to see if it contained some ingredient which would cause bad effects in the future? No, he took his reports from the superintendent, and the superintendent got his information from the cleaners, who had claimed that this or that was fine or rotten as the case might be. Porters and scrubwomen will always follow the line of least resistance. They are not looking for an opportunity to make themselves work, consequently the cleaner which apparently shows quick results, regardless of the after effect, meets with their approval.

### Soap Powder.

The truth is that a strong soap powder does seem to get quicker results, the action of the caustic softens up the scum on the floor and enables them to wash out the surface dust and the floor looks fine for the time being, but the scum is still there to catch and hold the dust as it comes in. Take, for example, a grease spot in your cloth. Wash the dust out of the spot and the spot disappears, but the moment the dust strikes the spot again it shows up—you have not removed the grease. Also, when you get out of the bath tub, there is always a greasy, lathery ring at the water line which soon hardens, and some abrasive material must be used to remove it.

The action of the abrasive powder is not quite so quick, as it loosens all this scum, digging it out of the pores, and it must be washed up, and it takes a little longer time on the start, but once this condition has been cured, the floors will come out clean and white without any binder left to hold the dirt, the yellow condition gradually disappears and the floors cease to be slippery. This applies to all kinds of marble and tile, except that marble will show bad conditions quicker than tile, as it is extremely porous.

Now, take your polished marble panels, mop board and wainscoting. This lustre is put on by buffing it with oxalic acid, either by hand or the buffing wheel. This polish is very thin, and therefore easily affected. Acids and alkalis begin to fight at the moment they come in contact with each other. The acid condition in the marble is soon overcome by caustic heat and the polish is ruined. Here again ignorance has caused damage which will cost hundreds of dollars to replace.

Rubber tile has become a very popular flooring in the last few years, and if properly cleaned, will have a beautiful hard, glossy finish, but this cannot be obtained by any form of a grease prod-



uct or one that contains caustic. While they will clean the rubber as far as being clean is concerned, the rubber will always have that flat, dead appearance, and the colors will fade. The abrasive powder hardens the rubber, preserves the color and brings out the rubber with a hard, glossy finish like a fine piece of furniture.

Linoleum, the most popular of all cheap floor coverings, is manufactured from linseed oil and cork, the life, of course, being in the oil. Caustic dries the oil, causing the linoleums to harden and crack. Here again the abrasive powder plays the life-saver by cleaning mechanically with none of the chemical destroying after effects. So, too, is the result on painted walls, cleaning them without attacking the oil and without leaving any lathery streaks.

When I first started in the abrasive powder business in the city of Omaha, our one competition was soap powder, but we found the public was crying for something which would cure its slippery floors and keep them from turning color, therefore a scouring powder was such an immediate success that today it is made by hundreds of concerns, but the heavy competition has brought about the lowering of prices, and to do this it has compelled a sacrifice of quality—a condition to be deplored.

#### Sacrificing Quality.

Quality must be sacrificed if a profit is to be made, as the raw materials are today, with two exceptions, higher than they were twenty years ago. These two exceptions are soda ash and caustic, both of which are the ingredients which do the damage; consequently, when prices are cut it means that the manufacturer must load his material with these commodities. He must also use the refuse soap stocks, such as cotton seed foots or refuse restaurant or packing house grease, and a cheap grit. Smell of the solution made up from the cheap cleansing material and see if it does not, as a rule, have an offensive odor.

Abrasive powders are made up today with a number of bases, marble dust, silax, tripoli and volcanic ash, the latter being by far the best class of material. The other bases are of a crystal formation which scour by a process of scratching and are therefore injurious. Then, again, they are of a very dense nature, giving a very small portion to the pound. They have a strong tendency to stick to the surface, being very hard to wipe up, thus leaving a streaked condition, and have very little cleaning power when used in solution as, being heavy, the abrasive portion goes to the bottom of the pail at once and the cleaning depends almost entirely upon the small portion of alkali and soap which is in the material.

#### Volcanic Ash.

Volcanic ash is found in a flake form which has a feathery saw-like edge which will break down before it scratches, but in breaking down each particle still has the same feathery edge, thus losing none of its efficiency. The deposit which shows the flake with the largest percentage of feathery edge is, of course, the most valuable for four reasons: First, because it gives a greater percentage of cleansing power; second, because it is easier picked up from the floor after being used, thus leaving no white streaks; third, it will hang in suspension longer when used in a solution as a mopping powder, thus affiliating with the mop and going out upon the floor to get the scouring action; fourth, because it gives the consumer a larger volume of bulk, which is a very important item, as all cleaning agents are used by measure and the more measures obtained from a container the more economical it becomes.

The object of this article is to try to show the consumer that it is just as necessary to have expert opinion, or expert knowledge, in the cleaning department as in any other part of the building management, as in getting same it will show you economy with greater efficiency. Cleanliness is an expensive as well as a necessary luxury, and it is one which must be carefully watched, otherwise bills are apt to be excessive.

### CO-OPERATION NECESSARY.\*

#### Intimate Relationship Should Exist Between Architect and Building Manager.

By THOMAS R. KIMBALL.

THERE is much in connection with the building and managing of buildings that concerns the owners and managers and the architect, that could be bettered. As an architect I would suggest that there might be a better understanding between the owners and managers of our great buildings and our own not too well understood profession, possibly to the great enhancement of the usefulness of that profession, and possibly with the result that energy, enfeebled by contention, might be strengthened and made irresistible by co-operation. If I am not mistaken no two entities in the useful world of to-day can be of greater help and use to each other than can the architect and manager.

In Europe it has long been the custom to put an architect in charge of each important building, and to give him extraordinary powers, specially in the veto line. The result has been to develop the practical common sense that has long characterized our profession abroad. The existence of the building manager will probably prevent such a custom becoming established in this country, wherefore, it is only fair and the part of wisdom to cultivate in the new building manager the practice of consulting with his architect friend, and the practice is good for the architect friend, too, and the benefit of such consultation will certainly be felt in the manageability of the next building that the architect friend plans. Indeed, too much cannot be said in favor of this habit of consultation even almost to the point of actual collaboration. An interesting experiment in this line is even now on trial in the new World-Herald building, soon to be erected in Omaha.

#### Common Lines of Effort.

As an officer and director of the American Institute of Architects, I find the common lines of effort, as shown by the committee lists of your parent organization and our national body surprisingly congenial, and again I enter my plea for co-operation and collaboration rather than the friction too often met with. If out of an effort at mutual understanding and help should come better planned, more economically operated and better paying buildings and at the same time a more dignified and worthier architecture, surely no amount of such effort would have been thrown away.

At the moment the importance of these civic matters to building owners comes home very forcefully in the proposed compulsory giving over of all below-sidewalk space to the distribution of city utilities, which threatens building owners of Chicago with an investment of some eleven millions to go wholly onto the bad side of the ledger. There is another item of city government to which building owners and managers and architects might well give their joint attention, and that is the city building ordinances. It should be the aim of every one of us to encourage in all proper ways the erection of new buildings, and where hardship is put upon an owner by an unintelligent law, that law should give place to an intelligent one. It should no longer be necessary to provide elevator service according to the requirements of cities of ten times our population. Neither should it be necessary to follow structural rules made to fit a local fight between steel and concrete, such as decided the patronage in these branches in many important centers. We should help compile a set of building ordinances that while conserving our public safety, should offer every encouragement to building investment. In other words, to a law that should be intelligent.

In this day of overorganization and superspecialism, it is with great pleasure that I seem to see in your young organization the promise of relief to the architect. In your steadily increasing knowledge of detail lies my own relief from

the strain of what has always been a too great responsibility in that regard. If through your careful study of the minutiae of building operation and management there should come to the emancipated architect a greater opportunity to treat his work with greater breadth, I am sure his architecture will promptly show a corresponding and much needed improvement.

There is to my mind no greater danger to the architect and his work than the temptation to drift into specialism, and for that reason I welcome every kind of help that promises to encourage architects in sticking to a general practice handled in a broad way.

#### Skyscrapers Last.

While on this subject of detail there is one little suggestion I want to make to the building owner and manager—and that is to look into the present condition of the first high steel buildings that were built. When the skyscraper was an innovation I can well remember hearing of the dangers of electrolysis, vibratory crystallization and corrosion by condensation. We don't hear very much about them now—but that is not because they do not exist—they are all at work and have been from the beginning, and I for one think it high time to inquire into, not how much they have destroyed, but rather how much of the framework of our early high buildings is still intact. And while we have this in mind—why not get together in a protest against the extreme type of skyscraper, and especially so in our Western cities, where God knows it is neither good sense, nor good taste, nor good business.

Right here it seems proper to say that I find your interests and my interests, and by that I mean our clients' interests, almost identical. We are both important to the great building interests of the country, if not absolutely essential. Is it not, then, our manifest duty to each understand the other, and each become the best possible exponent of the usefulness of the other? It is surely up to the architect to confess his inability to master and keep abreast with the ever-changing requirements of building owners and users without help, and it is his duty to point surely and firmly to the fountain-head of such knowledge and experience. In an equal degree it seems to me up to your association to understand architects and be ready to see that you and your clients know how to choose, use and make the most of the architect. To this end, let me set forth a few principles that are infallible:

#### Appointment of Architects.

The architect for important work should always be appointed by direct selection—never by competition. His past performance and record should outweigh all other considerations. He must have knowledge, ability, experience, common sense and integrity. He must have all these and still be easy to work without losing firmness in his convictions. He must be well equipped, too, for his calling to-day is so ramified that his office must be able to handle intelligently a great number of widely differing sciences.

Therefore, it seems to me that the building manager should guard his client against being influenced by such considerations as "good nature," "help to the needy," "reciprocal patronage," "diplomacy," etc., and equally he must show the best work is done by the architect who, while sufficiently successful to enable him to maintain a good office force, does not operate one of the great plan factories where the soul of the work is regularly strangled by commercialized standardization.

Every building has a right to individuality and every new building should lift the general artistic standard of its city. Be awake to the men who are best fitted to handle your work in the best way, and remember that those very men are often hard put to it, especially in the West, to keep body and soul together without letting the effectiveness of their organizations decline.

\*Paper read by Mr. Kimball before the Eighth Convention of the National Association of Building Owners and Managers at Atlanta, Georgia.

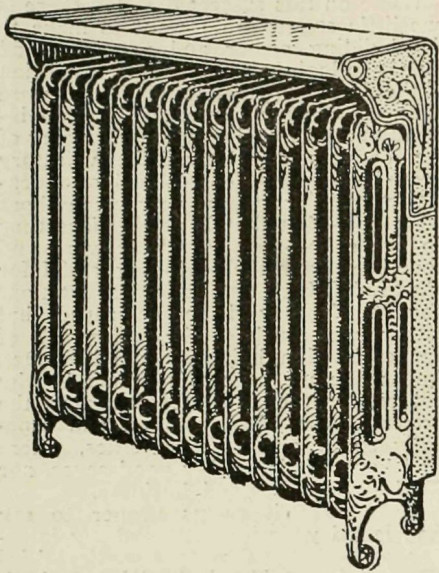


**USEFUL APPLIANCES**

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.

**Radiator Shield.**

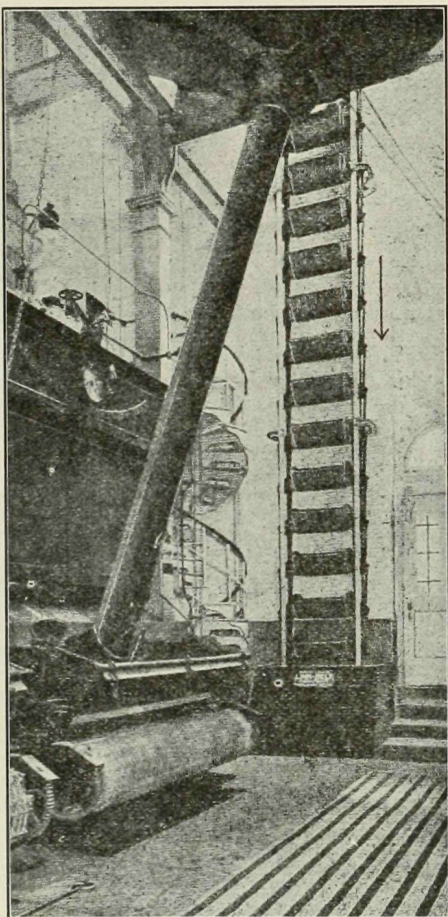
HERE is here shown a radiator shield that has distinctive characteristics. The manufacturers of these radiator shields claim that they are made out of high-grade special paint-coated sheet steel, colored a dark grey, and have patented beaded joints, which eliminate the use of solder. Building



managers will find the installation of radiator shields a great protection to the walls of buildings and tenants appreciate them because woodwork, draperies and pictures are saved from damage. The shield as shown here has many special features that distinguish it from most of the shields on the market.

**Mechanical Ash Remover.**

HERE is shown herewith a picture of a stoking room illustrating the use of a mechanical contrivance for handling coal and ashes where power is

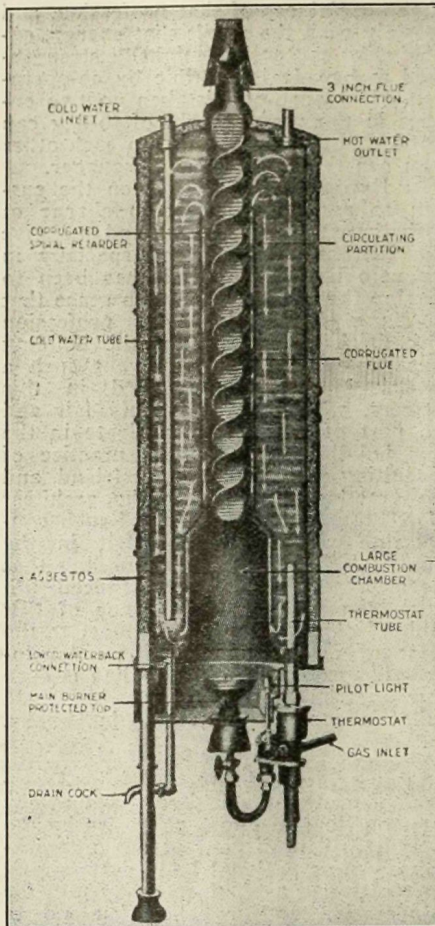


developed. The ash and coal handling problem in a big city like New York is a serious one to building managers and the manufacturers of the device shown

here have worked out a plan for reducing the cost of this item in large buildings and power houses. A special booklet has been prepared which not only shows the construction and actual photographic installations, but gives the reasons why its use gives special advantages.

**New Gas Water Heater.**

THIS water heater was designed by an engineer, who has made a specialty of designing equipment for battleships and other naval boats, and is being introduced in the market. The idea of this heater is to carry the flame and the heating gases just as far through the

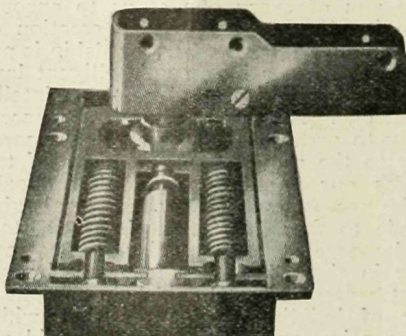


column of water as it is possible for it to go. The accompanying illustration shows something about the design and gives a fairly good idea of the circulation of water in the heater. The device itself is compact and its operation is extremely simple.

The value of the heater lies in the fact that it occupies no more space than an ordinary hot water boiler found in the usual kitchen.

**Long Wearing Floor Spring.**

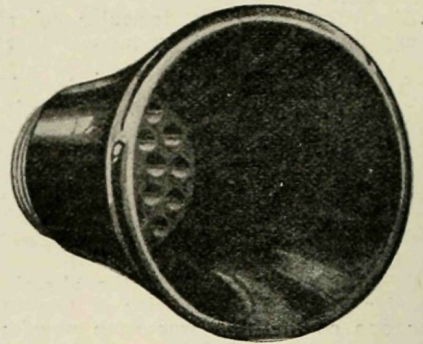
AMONG the improvements in building equipment that has become very conspicuous in the last few weeks is the development of the floor spring for swinging doors. One of the most conspicuous among these is that shown in the accompanying illustration. It is an



engine type and is made broad, but it has virtues that are not usually found in domestic devices of this kind. There are two powerful springs, the operation of which is controlled by a compressed air cylinder which prevents quick swinging even on the lightest doors and yet makes heavy doors operate with precision.

**Black-Glazed Porcelain.**

ONE of the latest devices for use on the telephone is a substitute for the hard rubber mouthpiece in the form of black-glazed porcelain. Greater sanitation is the chief virtue urged. The accompanying illustration shows a telephone mouthpiece made of this new ma-



terial in which all but the threaded end is given the black-glaze. It is impervious to moisture and has all the insulating characteristics of hard rubber. It is entirely non-absorbent. The illustration is published by courtesy of the Electrical Review.

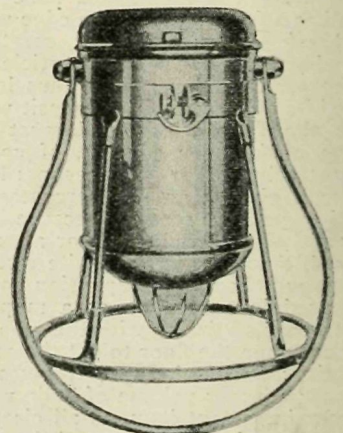
**Tests of Hollow Building Tile.**

TESTS of hollow building tile have been made by the United States Bureau of Standards. A floor slab 6 feet wide and 30 feet long continued over three piers 15 feet apart was made of this class of material. This tile is of a special type for use in floor slabs and is made so that the bottom surface is about 2 inches wider than the top. In laying the tile in the form of a slab, the pieces touch on the bottom, but are about 2 inches apart at the top. This space continues throughout the length of the slab and is filled with a mortar of the composition of one part of cement and two of sand, in which are placed several reinforcing rods bent up at the ends of the slab and continued through the concrete beam into the next adjacent slab.

In the present case the two slabs were allowed to age for one month. Tests were made of these, loaded uniformly with pig lead, numerous deflection readings being made as different loads were applied. One of the slabs failed at about 603 pounds per square foot. The other was able to withstand a slightly greater load, 690 pounds per square foot. Failure occurred in the mortar beams, due largely to the inferior grade of reinforcing used.

**Shadowless Lantern.**

SO many building operations are carried on in New York City in the presence of gas fumes, dust and other explosive conditions that a device has been perfected by which it is possible



to get a shadowless lamp for lighting construction work. Through the courtesy of the Engineering News a view is shown herewith of a new electric safety lantern. The danger of explosion in working around gases and other inflammables is prevented by a double set of guards enclosing the incandescent bulb. Shadows are prevented by placing the lamp beneath the battery compartment. The outer guard forms the standard on which the lantern rests when set down,



# CHILDREN'S COURT BUILDING FINISHED

Figures Indicate That Total Cost Will Be About \$45,000 Less Than Original Appropriation—To Be Dedicated Next Tuesday

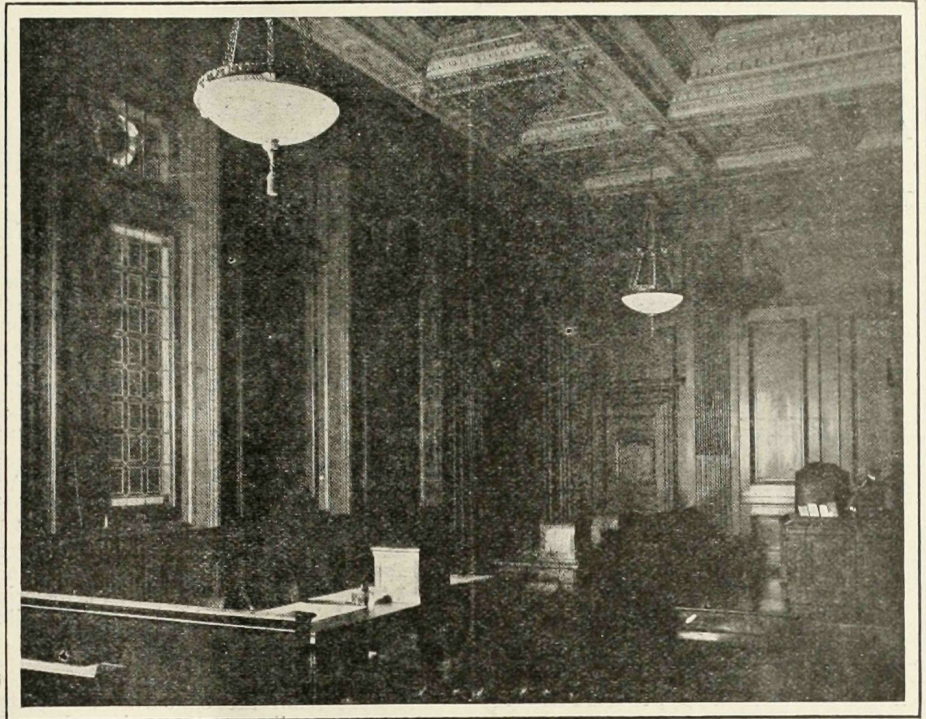
CONSIDERABLE interest is being attached to the dedication of the new Children's Court Building, at 137 East 22d street, which will take place next Tuesday afternoon. There are two reasons for this interest; first, the structure is a unique one as to usage, being one of the first of its kind erected for this specific purpose, and second and of greater importance to the taxpayers of the city is the fact that the building was built not only within the city's appropriation, but at a cost of nearly \$50,000 less than was originally estimated.

The city's appropriation for this structure was for a sum of \$262,000 and the building was entirely completed and furnished for \$217,000, being a saving of \$45,000 to the treasury. This saving was accomplished by exercising a close supervision of the work during construction and taking every advantage in buying materials, and in spite of the fact that the foundations of the structure cost in the neighborhood of \$30,000 more than was anticipated on account of striking the underground stream which meanders along under the section in which this building is located. For part of the foundation work it was necessary to go down thirty feet below the level of the cellar before bed rock was found.

### Thoroughly Fireproofed.

The building for the Children's Court was designed by Crow, Lewis & Wickenhoefer, architects, 200 Fifth avenue, and erected under a general contract by Thompson & Kelsey, 704 Lafayette avenue, Brooklyn. The building is four stories in height, with basement, is constructed throughout of fireproof materials and has a facade of Indiana limestone designed in the style of the Italian renaissance. The structure has a frontage of 80 feet and is 75 feet deep. As the building occupies a plot with a frontage of 100 feet, a passage and light court, 10 feet in width is provided on each side of the structure.

The main entrance to the building is in East 22d street and from the vestibule



Thompson & Kelsey, Builders.

Crow, Lewis & Wickenhoefer, Arch'ts.

VIEW OF MAIN COURT ROOM.

a passage leads to the main lobby, in the first story. The walls of this lobby, together with the entrance vestibule and passage are finished to the ceiling in polished Botticino marble, with floors finished in grey Tennessee marble. On either side of the entrance and opening from the lobby are offices and waiting rooms for parole officers of the court. On the opposite side of the lobby is located the clerical department. Adjoining the clerical department is located the record room which connects by private stairs with an auxiliary room in the basement.

On the west side of the main lobby is

the grand staircase, intended for public use, built entirely of marble with a handsome bronze rail, leading to the second story. In the second floor is located the general waiting rooms, judges' quarters and chief clerk's offices. The lobby at the head of the grand staircase leads to the main waiting room, court room and the chief clerk's office. The main waiting room with its adjoining room, extends the entire width of the building on the south and is 52x 21.6 feet. The main court room is 28.6x 33 feet and has walls finished in English quartered oak. The floor is of quartered oak set in herringbone pattern, and the ceiling is of ornamental plaster, decorated in colors.

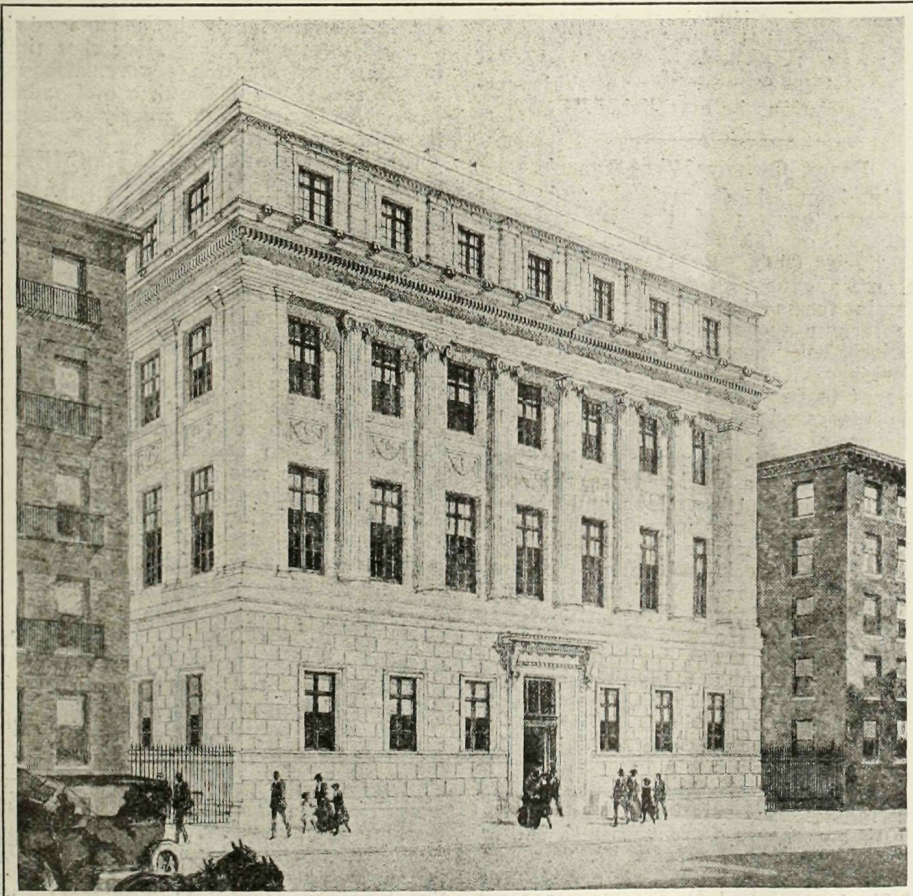
### Privacy Assured.

On the third floor are located the detention rooms. In the front portion is a large detention room for boys, 22x54 feet and on the east side is the girls' detention room, approximately 22 feet square. The boys and girls are taken to these rooms by means of an elevator from a separate entrance on the east side of the building. This is arranged in a manner to afford the utmost privacy for children coming under the jurisdiction of the court.

The fourth floor is intended entirely for use as offices and rooms for officers and employees of the court and for the use of societies which are interested in the work of this court.

A light court extends through the third and fourth stories above the skylight in the court room. The structure is well lighted on all sides and special attention has been devoted to the ventilation of the principal rooms, a very complete system of ventilation having been installed for this purpose, so that the atmosphere in these rooms will be in constant circulation. Toilet facilities have been provided in all parts of the structure.

In the design and layout of this structure a successful attempt has been made to make the building look as little like a courthouse as possible on account of the psychological effect upon the juvenile delinquents coming under its jurisdiction. The courtrooms are not large nor are they arranged for many spectators. The judge's bench is only slightly raised from the floor and is open at the front, not separated from the public by a rail as is generally the custom in the majority of courtrooms.



Thompson & Kelsey, Builders.

Crow, Lewis & Wickenhoefer, Arch'ts.

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## REAL ESTATE NEWS OF THE WEEK

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

### DISTRICTING THE CITY.

#### Public Meeting Called of All Tax Payers' Associations.

THE Advisory Council of Real Estate Interests has called a public meeting of all of the taxpayers' associations throughout the city, for the purpose of considering the work that is being planned by the Commission on Building Districts and Restrictions, with respect to the limitation of the heights of buildings and districting the city into zones. This conference will be held in the Assembly Rooms of the Merchants' Association on Thursday, February 3, at 3.30 p. m. City officials and prominent real estate men will address the meeting, which will then be devoted to a description of the tentative plans of the Building Districts Commission.

#### A Favorable Comment.

A note from the executive committee of the council, accompanying the call, says:

"It seems to be the consensus of opinion among real estate owners and brokers that the limitation of the heights of buildings and districting of the city into zones will do much to stabilize property values, while proper city planning will accomplish a good deal of good for general real estate conditions. In this manner the shifting of property values will be prevented.

"With respect to the limitation of the heights of buildings, the building experience here has conclusively demonstrated that the erection of mammoth buildings causes adjacent property to depreciate in value, and deprives the smaller buildings of tenants.

"Unrestricted building has been detrimental to both small and large property owners, so that if real estate owners will not conserve their own interests by moderation, it is necessary that, in the interests of the community as a whole, certain restrictions be established."

#### Bronx Owners Want Transit.

Six hundred determined and irate property owners of the West Bronx gathered on Thursday evening at the Fordham Club, Fordham road near Jerome avenue, and demanded in no uncertain terms the speedy operation of the Jerome avenue subway. The speakers included the new Public Service Commissioner, Henry W. Hodge, who was present to be "shown" and who left visibly impressed after some of the leading citizens of the Bronx had emphasized the need for the operation of the route. At the close of a brief address, the commissioner invited questions and showed familiarity with transit problems in spite of his short period on the commission. Some of the "hecklers" were Park Commissioner Thomas D. Whittle, Henry F. A. Wolf and Richard W. Lawrence. In spite of Mr. Hodge's doubts as to whether or not trains could be operated at this time without a loss, the property owners practically by unanimous vote declared they were in favor of having the Jerome avenue line equipped for operation immediately and were in favor of taking the long chance on losing money by operation.

Other speakers were Cyrus C. Miller, Coroner William J. Flynn, W. W. Niles, one-time president of the Bronx Board of Trade; Edward B. Boynton, present president of that body and head of the American Real Estate Company; Richard W. Lawrence, George W. M. Clark, president of the Woodlawn Heights

Taxpayers' Association; Borough President Douglas Mathewson; one-time Congressman Steven B. Ayres, Senator John J. Dunnigan and Assemblyman Joseph M. Callahan. Henry D. Patton presided.

#### Samuel B. Goodale.

Samuel Bushnell Goodale, president of Goodale, Perry & Dwight, Inc., of 5 East 23d street, died on Monday at his home, 841 West End avenue, aged eighty-six. He was one of the oldest real estate men in New York, having established himself in business in 1866, in the old Fifth Avenue Hotel at Fifth avenue and 23d street.



SAMUEL BUSHNELL GOODALE.

He had continuously been engaged in the real estate business since that time, in and about Madison square, although within recent years, the firm of Goodale, Perry & Dwight has greatly enlarged its sphere of activity.

Mr. Goodale was born in South Egremont, Mass., in March, 1830. He was a graduate of Williams College, in the class of 1851, was the last living member of the class and one of the oldest graduates of the college.

He has seen Madison Square and its environs change in character from a private house and hotel district to a business center almost exclusively, but his faith in the section was always unshaken and he recently expressed the opinion that there was a bright future in store for so central and promising a locality. He was a member of several clubs, including the Williams College Alumni Association and the New York Genealogical Society. A widow, one son and daughters survive him.

#### Fulton Trust Company Elects.

At the annual meeting of the stockholders of the Fulton Trust Company of New York, 149 Broadway, held this week, the following gentlemen were unanimously elected trustees for the term ending January, 1919: Edwin A. Cruikshank, Robert L. Gerry, Alfred E. Marling, Charles M. Newcombe, Henry K. Pomeroy, James Roosevelt, Archibald D. Russell, Richard H. Williams. The board of trustees re-elected the following officers: Henry C. Swords, president; H. H. Cammann, first vice-president; Henry W. Reighley, second vice-president; Charles M. Van Kleeck, secretary; Arthur J. Morris, assistant.



**TITLE GUARANTEE COMPANY.**

**Annual Report Advises Against a Killing Policy.**

In every respect, except interest earnings, 1915 has been a better year for the Title Guarantee & Trust Company than 1914, according to the annual report of the trustees.

This is a little surprising in view of the fact that in New York, Brooklyn and Queens there have been fewer deeds recorded this year than last. In Staten Island there has been a slight increase. There has been an increase in the number of new mortgages in every one of the counties of Greater New York, although the total amount secured by them is some \$20,000,000 less. The increase in the Title Guarantee & Trust Company's title earnings of something more than \$200,000, and the increase in its income from guaranteed searches of about \$25,000 can only be credited to the fact that the company loaned more money than in 1914, and is getting a little larger share of the whole business of the community.

The report says there are great districts in Manhattan that have suffered from a blight that it is hoped is temporary, but while it lasts these are not good localities for anything except the most conservative lending.

**Where the Trouble Lies.**

"There is always room for hope and there is no telling when some new tide of business may drift that way or some change may induce rebuilding that will result in bringing these districts again into popular demand and stop the foolish stampede to new and often inconvenient districts. It is chiefly in the business and office structures of Manhattan that the trouble lies. Until the great oversupply of space in these buildings is taken up and the landlord can get a reasonable return in rent, it is hard to see how this class of Manhattan real estate can recover.

"Under the existing conditions, one is at a loss to know why there should be any more office or loft buildings erected. Every new one that goes up can only raid its neighbor, and this is a killing policy. If capital does not awake to this fact and stop construction absolutely, the outlook is very discouraging.

**A Policy of Self-Destruction.**

"Manhattan has for years followed the policy of self-destruction in this regard. District after district has been built up only to be almost abandoned, resulting in the ruin of the owner of the equity and often in great loss to the lender on first mortgage.

"It is true that the business prospects of the country as a whole are very promising and New York will prosper by it all. There is an improvement that is already commencing and we look for a decidedly better real estate market for the coming year even in Manhattan, but a substantial and continued rise in value in that borough cannot be counted on except in one or two particular localities unless some real control can be had to prevent over-building.

"Business in our Long Island boroughs is very promising. In Queens we examined 3,893 titles, a number not exceeded even in the boom years of 1904 and 1906. There has been an increase in the number of titles examined in every one of the seven offices of the company."

**Guaranteed Mortgage Co.**

The annual meeting of the stockholders of the Guaranteed Mortgage Company of New York was held at the office of the company, No. 200 Broadway, January 18. The president submitted his report for the year ending December 31, 1915, which shows that during the year the company had increased its capital from \$250,000 to \$375,000, and its surplus from \$100,000 to \$125,000, and besides paying its 8 per cent. dividends on old and new stock, it has added 3¼ per cent. to its undivided profits.

This is the first report since John E. Eustis was elected to the presidency and shows that the conservative policy of

the company has been continued under him. The directors elected were Charles L. Acker, James L. Bennett, George A. Brinkerhoff, Augustus B. Carrington, Franklin P. Duryea, John E. Eustis, Russell Frost, George B. Hardie, Henry M. Heath, Henry A. Ingraham, Alfred L. Lane, William D. Leonard, John L. Shea, Joseph H. Spafford, James B. Turk and Major A. White.

**PRIVATE REALTY SALES.**

**T**RADING was as diversified as in previous weeks and again the most conspicuous features indicated the expansion of commercial activity. Important transactions of the week concerned not only business properties acquired by large firms for new headquarters, but also hotel and theatre properties.

The sales market concerned, in the main, small properties taken by small investors, although there were several deals closed involving costly holdings. A syndicate of bankers and business men bought a plot in East 62d street, in the new club district, as a site for a new clubhouse. In the same street and in the immediate locality are the Knickerbocker, Colony and Studio Clubs.

A large furniture firm, which has been opening branches in the downtown districts, continued to enlarge its field and through sale and lease acquired new locations on Broadway near Canal street and in East 39th street.

Considerable interest attaches to the auction sale of the holdings of Adolf Mandel, one-time banker, which is scheduled at the stand of Joseph P. Day, on Tuesday, in the Vesey Street Exchange Salesroom. The sale will be made by order of the creditors' committee and the State Banking Department, under the direction of William Allen, referee in bankruptcy, and an effort made to liquidate the holdings. They include miscellaneous properties in the Boroughs of Manhattan, Bronx, Brooklyn and Queens and in Nassau County.

The same auctioneer will conduct another of his Special Sale Days on Thursday and will offer, for the estate of Edward A. Hammond, business properties at 59 New Chambers street, 173 Mercer street and 137 and 145 West 24th street; also the holdings of various estates in Manhattan, the Bronx, Brooklyn and Westchester County. The Manhattan properties include 1549 Second avenue, for the estate of Marjory Mill, and 46-48 West 96th street, for the estate of Ella W. Baird.

The total number of sales reported and not recorded in Manhattan this week were 22, as against 25 last week and 19 a year ago.

The number of sales south of 59th street was 10, as compared with 7 last week and 7 a year ago.

The sales north of 59th street aggregated 12, as compared with 18 last week and 12 a year ago.

From the Bronx 20 sales at private contract were reported, as against 16 last week and 9 a year ago.

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

**Globe-Wernicke Co. Buys.**

Charles F. Noyes Company with the Douglas Robinson, Charles S. Brown Company sold to the Globe-Wernicke Company the five-story loft building, 451-453 Broadway, through to Mercer street, containing 60,000 square feet of space and covering a lot of about 10,000 square feet. The sellers included Governor Beekman of Newport, the Barings of London, and the Lorillard, Ronalds and Kent estates. Charles F. Kingsley, as attorney, represented the buyer. The building, after it has been extensively remodeled at a cost of about \$75,000, will be used as a central distributing point and will be occupied entirely by the Globe-Wernicke Company. The Charles F. Noyes Company, which represented the company in this sale, re-

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cently negotiated the lease of the largest store in the Standard Arcade Building to the same firm for its branch in the financial district; also the ground floor and basement at 6-8 East 39th street, through to 38th street, just rented for the uptown branch and the store recently opened in the Hudson Terminal Building to serve that neighborhood.

**Buy for New Club.**

A syndicate headed by Charles B. MacDonald, Charles H. Sabin and others have purchased through Douglas L. Elliman & Company from Mrs. T. Wyman Porter, represented by Bowers & Sands, attorneys, the two four-story dwellings at 36 and 38 East 62d street, measuring 40x102.2. The buyers contemplate the erection of a clubhouse from plans drawn by Cross & Cross, architects. It is interesting to note this further addition to a street which now has the Knickerbocker Club at the southeast corner of Fifth avenue, the Colony Club at the northwest corner of Park avenue and the Studio Club about midway between Madison and Park avenues, directly opposite this purchase. The property was held at an asking price of \$120,000, and the brokers report that it brought something very close to this figure.

**Buy Estate of Princess.**

John R. and Oscar L. Foley sold a tract of about five acres, together with the mansion containing more than forty rooms, on Eastchester road, Pauling and Laconia avenues, Bronx, which was formerly the country seat of Princess Lucinge, now of Paris, France. The purchaser is the Catholic Institute for the Blind, which, when extensive alterations are completed, will occupy the place as their new home. It was an all cash transaction, and the brokers report that a record price for acreage was established in the section by the sale. The Conyngham Estate of Wilkesbarre, Pa., was also interested as part owners in this property.

**Sale in Terminal Zone.**

Spear & Company, and H. Reinheimer have sold for the Maze Realty Company the three five-story tenements on plot 75 x100, at 150-152 and 154 East 49th street, to Victor Guinzburg, president of the I. B. Kleinert Rubber Company, who gave in exchange the six-story building at 199 Wooster street, free and clear. This property adjoins a nine story fire-proof building built by Mr. Maze and sold to Mitchell Bernstein and is opposite the new operation started by Goldberg & Kramer. Arnstein & Levy represented Victor Guinzburg and A. & H. Bloch represented the Maze Realty Company.

**Buys Roosevelt Birthplace.**

Gustavus L. Lawrence has purchased from the estate of Conrad Stein, through Derschuch & Company, and the Hall-Berwin Corporation, 28 East 20th street, a four-story altered dwelling, on lot 25 x92. The house is said to be the birthplace of Colonel Theodore Roosevelt. In exchange the buyer gave the "Continental," a six-story elevator apartment house at the northeast corner of Broadway and 177th street, on plot 91x115xirregular. The deal involved about \$250,000.

**Manhattan—South of 59th St.**

CHARLES ST.—Samuel Lipman has sold to a client of S. Miglionico 39-41 Charles st, a 6-sty new law tenement on a plot 65x95 ft. The property has been held at \$115,000.

WATER ST.—Cammann, Voorhees & Floyd have sold for Edwin F. Phelan the 5-sty building 103 Water st, on lot 19x89. The purchaser, James A. Walsh, will occupy after extensive alterations. The property is free and clear and was sold for all cash at a reported price of \$18,000.

WATER ST.—The Cruikshank Co. has sold for Alexander Bing, executor of the estate of James Ertheiler, 172 Water st, a 4-sty building, on lot 19x84. The buyers are said to be interests identified with the New York Steam Company, which recently acquired the adjoining Burling slip frontage from Joseph Cullman through the same brokers. This, however, could not be positively learned.

28TH ST.—Julian T. Sidney N. and Clarence S. Mayer, composing the J. & C. Fischer Piano

Company, have purchased, through Feiner & Maass, attorneys, the 7 and 8-sty factory buildings, 415-433 West 28th st, on plot 225x98.9, part of which they have been occupying as tenant.

52D ST.—Joseph P. Day sold for Elizabeth M. Cronin 217 East 52d st, a 3-sty dwelling, on lot 16x106.

55TH ST.—Daniel Casey sold for the Lawyers Mortgage Co., 327 East 55th st, a 3-sty dwelling, on lot 18.9x100.5.

56TH ST.—Schindler & Liebler sold for the Lawyers Mortgage Co., 346 East 56th st, a 4-sty dwelling, on lot 18x100.5.

9TH AV.—The estate of Patrick Malone has sold through William H. Archibald the 5-sty tenement 96 9th av, on lot 27x100. The property has been in the possession of the Malone family for more than 40 years.

**Manhattan—North of 59th St.**

115TH ST.—Samuel Fine sold for Harris Fine to Dr. N. B. Stang 24 West 115th st, a 3-sty dwelling, on lot 20x100.

138TH ST.—J. S. Maxwell and Axel Olsen sold for John J. Dorgan to Daniel H. Jackson, 620 West 138th st, a 2-sty dwelling, on lot 25x100.

148TH ST.—The 5-sty flat 518-520 West 148th st has been sold through J. K. Moors. The buyer gave in part payment the dwelling 431 Guion av, Richmond Hill, on plot 50x105.

167TH ST.—The Trefos Construction Co., H. A. Lansman, president, purchased from Leopold Trier the plot, 50x85, at 510 and 512 West 167th st, occupied with two frame dwellings. The buyer gave in part payment the 5-sty tenement 229 East 127th st, on plot 30x99.11.

177TH ST.—A. H. Landeker has sold for Dr. George W. Kosmak the 5-sty new law house at 506-508 West 177th st, on plot 42.6x99.11.

185TH ST.—Henry Doscher has sold through the Douglas Robinson, Charles S. Brown Co. 560-566 West 185th st, a 3-sty dwelling, on plot 100x79.11, to the Church Extension Committee of the Presbytery of New York, for the establishment of a new church on Washington Heights.

207TH ST.—Arnold, Byrne & Baumann have sold for the Seaman Construction Co. 622-624 West 207th st, on plot 50x125, improved with a 5-sty apartment house. It has been held at \$70,000.

CENTRAL PARK WEST.—The Realty Sureties Corporation purchased through A. L. Brown from the Blossen Corporation the Larchmont, a 7-sty elevator apartment house at the southwest corner of Central Park West and 105th st, on plot 55.11x100, which has been held at \$160,000.

2D AV.—Leonard Weill sold to William Cholst 1434 2d av, a 4-sty tenement, on lot 25x100.

**Bronx.**

AV. ST. JOHN.—Brown & Papin have sold to the Benenson Realty Co. the new 5-sty apartment house, on plot 58x110, at 981 Av St. John, and took in exchange four and a half lots in the south side of Home st, about 130 ft. west of Prospect av.

BROWN PL.—Empire City Mortgage Holding Co., Weiss & Barkin, purchased from the Security Mortgage Co. the 5-sty flat at the northeast corner of Brown pl and 135th st.

EAST KINGSBRIDGE RD.—H. L. Phelps sold for William C. Oesting Co. 247 and 249 East Kingsbridge rd, two 5-sty double flats, each on plot 40x100.

FOX ST.—The S. B. Building Corporation, Samuel Behrman, president, has sold 892 Fox st, a 5-sty new law flat on plot 49x100. Ebstein & Yarfitz were the brokers.

FREEMAN ST.—Paul A. McGolrick has sold to James Crowley, 809-811 Freeman st, a 5-sty apartment house, on plot 60x90.

GARDEN ST.—Kurz & Uren and John J. Brady sold 730 Garden st, a 5-sty apartment house, on plot 50x100.

LORING PL.—William H. Mehlich has sold for the Oesting Building Co. 1912 Loring pl, a new 5-sty flat, on plot 40x100. It is one of a row of five built at this point by the company, as well as seven houses in the rear on Andrews av.

SIMPSON ST.—E. Osborne Smith sold for the Columbia Construction Co. to Professor John H. Barnhart 969 Simpson st, a 5-sty new law flat, on plot 43x100, between 163d st and Westchester av.

157TH ST.—H. L. Phelps sold for Anna Jones 421 and 423 East 157th st, a 5-sty apartment house, 50x100, to H. M. Campson, who gave in part payment 145 Alexander av, a 5-sty flat, with stores, 25x100.

163D ST.—A. Blumenthal has sold for Catharine Wynne to the Adavine Construction Co. Adelstein & Avrutine, the plot 75x105, in the north side of 162d st, 96 ft. west of Woodycrest av, for improvement with two 5-sty flats.

170TH ST.—Bernhard Mayer sold to the Pado Realty Co. for investment four 6-sty new law tenements, 200x100, at the northeast corner of 170th st and Stebbins av. The structures were held at \$280,000.

171ST ST.—Alexander Selkin and David Mintz resold for the Podgur Realty Co. the plot 72x100 in the south side of 171st st, 172 ft. west of 3d av, to the Avenue St. John and Fox Street Company, which gave in part payment 1713 Unionport rd, a 3-sty tenement, with stores, on lot 25x115.

ANDERSON AV.—A. Blumenthal sold for Catherine Wynne to the Anderson Building Corporation, Max Yarfitz, president, five lots, 107x 105.3, at the northwest corner of Anderson av and 162d st, which will be improved with two 5-sty apartment houses.

LAFONTAINE AV.—E. Osborne Smith resold for the Remlu Realty Co., H. U. Singhi, presi-



dent, to Mrs. Sophia Seyfried, the southwest corner of Lafontaine av and 178th st, a 5-sty flat, on lot 25x100. The selling company recently acquired the property from a client of McCarthy & Fellows, in exchange for the plot of nine and one-half lots at the northwest corner of Morris av and 193d st.

VYSE AV.—Annie Deutsch sold to J. Malone 1485 Vyse av, a 5-sty new law tenement, on plot 37.6x100. Goldman & Co. were the brokers.

VYSE AV.—Sanders & Barnett have sold to David Cohen, 2117 Vyse av, a 5-sty new-law flat, on a plot 50x100, adjoining the northwest corner of 180th st. The property was held at \$50,000.

WILLIS AV.—H. L. Phelps sold for Nicholas C. Kern the southeast corner of Willis av and 135th st, a 5-sty building, on plot 25x100.

**Brooklyn.**

BERGEN ST.—A. Peace & Son sold for William Burke the 2-sty dwelling 406 Bergen st; also for A. McDonald the 3-sty house 530 3d st, and for A. Murdoch the 3-sty dwelling 627 3d st.

GARFIELD PL.—E. T. Newman sold for Richard Markey, Jr., 285 Garfield pl, a 3-sty dwelling.

JEFFERSON ST.—Frank H. Tyler reports the sale of 27-29 Jefferson st, a 5-sty apartment house on plot 44x100.

OVINGTON AV.—Frank A. Seaver & Co. sold 269 Ovington av, on plot 61x146, for Dr. Louis C. Ager.

PRESIDENT ST.—Ernest A. Howard sold to Frank Junghanns, 906 President st, a 4-sty dwelling.

74TH ST.—B. J. Sforza sold for Serafina Celestino the 1-fam. cottage 1448 74th st, on plot 40x100.

81ST ST.—Frank H. Malone has sold for Munroe Stiner, the builder, the colonial dwelling in course of construction at 81st st and Ridge boulevard.

AV. J.—Frederick T. Heemsoth sold for the James B. Roche Realty and Construction Co. the frame and stucco dwelling 3720 Av J to Emil Schmidt.

MCDONOUGH ST.—Bulkley & Horton Co. sold to A. J. Gilson 187 McDonough st, a 3-sty dwelling.

PATCHEN AV.—Richard Goodwin, as broker, has sold 60 Patchen av to A. L. Lane; 88 Stone av for H. S. Thomas; and the vacant plot 100x100 at the northeast corner of Av M and 94th st to Frederick Young; a vacant plot in the south side of Sumpter st, west of stone av, to Charles Welcher.

5TH AV.—Tutino & Cerny sold for Herbert B. Kraft to Carl Mahler 7618 5th av, a 3-sty building, on lot 21.4x94.

GOWANUS CANAL.—Pure Oil Co., a subsidiary of the Standard Oil Co., bought through Messimer & Carreau, the block front on Gowanus Canal, Carroll to 1st st, as a site for new buildings, pumping station and bulkheads.

**Rural and Suburban.**

BASKING RIDGE, N. J.—The Frank Hughes-Taylor Co., of Montclair, N. J., and I. J. Auerbach, sold for cash for Halsey M. Larter to Albert French, of Montclair, N. J., an estate situated at Basking Ridge, N. J., comprising 27 acres, which has been held at \$50,000.

BRIGHTWATERS, L. I.—T. B. Ackerson Co. sold at Pine-Aire four lots on Pine Grove boulevard to Mrs. Grace L. Shaw; three lots on Pine Grove boulevard to Mrs. Alice B. Nowman; three lots on Central boulevard to Mrs. D. R. Sichelberg; and three lots on Central boulevard to Mrs. Anna T. McCabe.

BRIARCLIFF MANOR, N. Y.—Fish & Marvin have sold to Olney B. Mairs for the Briarcliff Lodge Association, its property known as "Greylock," situated on Central drive, consisting of 2 1/4 acres of high land, a large residence and outbuildings. The place adjoins the estates of C. P. Case and H. H. Albright, both of which estates were sold by the same brokers during the last year. The property was held at \$50,000.

CHAPPAQUA, N. Y.—Fox Realty Co. has sold to H. L. Fry a country estate between Chappaqua and Mount Kisco, containing about 25 acres, with a Colonial house and outbuildings.

GREAT NECK, L. I.—Baker Crowell (Inc.) sold for the Grenwolde Estates a tract of 1 1-3 acres to A. Beekman Bastedo at the reported price of \$10,000. It is the purchaser's intention to improve with a large stucco Colonial residence.

MT. VERNON, N. Y.—Paul A. McGolrick purchased from Hannah R. Hackes 546 East 3d st, a 3-sty dwelling, on lot 20x65.

NEW ROCHELLE, N. Y.—Joseph Lambden & Son sold the Lang Farm on Old Mamaronneck rd, near the New Rochelle city line. The property consists of 65 acres, with a residence more than 100 years old, and several outbuildings, and was held at \$100,000.

PLANDOME, L. I.—L'Ecluse, Washburn & Co. have sold on Manhasset Bay a corner plot of half an acre to Henry F. Meyer, of Manhattan, who is erecting a residence.

RYE, N. Y.—Charles Field Griffen & Co. have sold the country estate of the late Charles Frohman, known as "Hidden Brook Farm," a tract of 60 acres, with farm house and other buildings, on Purchase st, to Carl H. and Walter P. Pforzheimer. The house was remodelled for Mr. Frohman by Stanford White. The property was owned jointly by Mr. Frohman and Charles B. Dillingham.

SEA GIRT, N. J.—Ogden & Clarkson Corporation sold a large plot for the estate of Andrew C. Sinn, to an out-of-town buyer.

SYOSSET, L. I.—Pease & Elliman have sold for Mrs. Sarah E. De Lamater her farm to Robert Sedgewick, Jr. The property consists of 20 acres, and is located near the estates of

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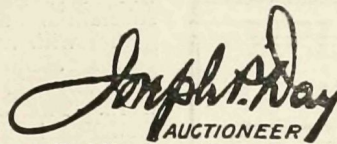
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AT 12 O'CLOCK NOON, AT EXCHANGE SALESROOM, 14 VESEY ST., N. Y. C.

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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.  
6 may remain on mortgage 5%  
for three years at

**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 5%  
for three years at

#### 137 West 24th Street

(Bet. Sixth and Seventh Aves.)  
A 4-story and cellar brick loft building. Size of lot 25x114.6x irreg.

**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.

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

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

#### Absolute Executor's Auction Sales

ESTATE OF LEMUEL LITTLEFIELD

#### Blake Ave.—Block Front

(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 25.6 1/2 x 101.8.  
EVAN L. TAMBLYN, Esq., Atty.,  
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 50x100.8 1/2.

BERRY & RIGGINS, Attys., Camden, New Jersey

#### Special Sale

#### 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.

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Two vacant parcels on Sprague Avenue. Size 50x100 and 25x100. To be sold as one parcel.  
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WE ARE entirely out of NEW YORK Edition of Record and Guide of Jan. 15, 1916. We will pay 20 cents for this number if both sections are delivered to us in good condition. This offer will expire on Jan. 29, 1916. Record & Guide Company, 119 W. 40th Street.

## QUEENS FULL!

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WOODBURY, L. I.—Philip Goodwin has purchased, through Pease & Elliman, the 35-acre Codling farm from William B. Codling and Edwin N. Rowley. On the place is a historic old house, one of the mantels from which is now in the Metropolitan Museum of Art. The farm is near the new home of Victor Morawetz and the estates of Ogden Mills, H. R. Winthrop and J. Watson Webb. It has a large frontage on the Jericho turnpike, and the new road from Woodbury to Hicksville. Mr. Goodwin is planning to erect a large house and to convert place into a fine country estate.

### LEASES.

#### Reisenweber Renews Lease.

John J. Clancy & Company renewed for the term of twenty-one years for John Reisenweber, the lease to the Reisenweber Hotel, Inc., the hotel and restaurant property at the southwest corner of Eighth avenue and 58th street. The lease includes the three two-story buildings adjoining the hotel on the south, known as Nos. 981-3-5 which will be razed for the construction of a substantial addition. The lease, together with the cost of the addition, involves about \$500,000. The Clancy Company will supervise the construction work. The old buildings will be remodelled into a restaurant, dance hall, private dining rooms and sleeping quarters. Alterations will be made after the first of May.

#### Take Space for Uptown Branch.

The Globe Wernicke Company, now located at Broadway and White street, has obtained for an uptown branch the ground floor and basement of 6-8 East 39th street, extending through to 5 East 38th street, owned by the Cram estate. The location will serve the uptown business of the company. It is just east of the Knabe Building and diagonally opposite the Union League Club. The lease is for ten years from April 1, and was negotiated by Manning & Trunk, Horace S. Ely & Co., and Charles F. Noyes Company, as brokers.

#### Novel West Side Lease.

John R. Slattery of Paris, France, has leased, through Mrs. Lillian G. Johnson, to Paul A. McGolrick, the four three-story dwellings, 309-315 West 83d street, for a term of sixty-three years, arranged in three twenty-one year periods. The property measures 66.8x102.2. The aggregate rental for the term will be about \$275,000. The lessee plans to convert the houses into bachelor apartments, although eventually the site may be used for the construction of a tall apartment house.

#### Will Move to Fifth Avenue.

Wm. A. White & Sons have leased for the Murray Hill Investing Company the entire eleventh and one-half of the tenth floors in the building at the northeast corner of Fifth avenue and 37th street to the National Enameling &

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Canal to 59th Street

### HEIL & STERN

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N. W. Cor. 27th Street

TELEPHONE, 9570 MADISON SQUARE

Stamping Company, whose sales department is now located at 374 Broadway and executive offices at 303 Fifth avenue. These two departments will be consolidated in the new location.

#### Lexington Theater in New Hands.

The Biltmore Theater Corporation, a new company, has leased through Forbes & Company, from the Gersten-Cramer Company, the Lexington Theater, at Lexington avenue and 51st street. The lease is for a long term at an aggregate rental of about \$400,000. The house will open under the new management tomorrow night.

#### Take Hotel Le Marquis.

Mrs. Elizabeth M. Anderson has leased to the No. 12 East 31st Street Hotel Company, D. J. and W. J. Knott, the Hotel Le Marquis, a twelve-story building, at 12 East 31st street. The lease is for ten years at an aggregate rental of about \$330,000.

#### New Automat Restaurant.

Felix Isman (Inc.), leased to the Horn & Hardart Automat Restaurant the store and basement in the Broadway theatre building, at the southwest corner of Broadway and 41st street, for fifteen years, at an aggregate rental of about \$300,000.

#### \$800,000 Equitable Lease.

George T. Mortimer has leased the thirty-seventh floor at 120 Broadway for ten years, at an aggregate rental approximating \$800,000, to the American International Corporation, formed last year by American bankers, to develop the foreign trade of the United States.

#### Manhattan.

AMES & CO. have leased for Michael Murphy a loft at 6th av, northeast corner 31st st, to Gordon & Zorowitz, dresses; also for Potterton Brothers space in 220 West 28th st to George Cotonas, embroideries; for Charles Junker a loft at 285 8th av to the National Poster Mounting Co.

BASTINE & CO. have leased space in 112 East 19th st to Row, Peterson & Co., publishers, and at 114-116 East 13th st, the 3d floor to Livingston & Co., plush covered paper boxes.

BASTINE & CO. have leased the rear half of the 4th floor at 15 West 26th st to Davidow, Lips & Ploten, costumes and dresses, and at 19 West 24th st, the 4th floor to Mittenthal & Tannenbaum, infants' and children's coats.

BASTINE & CO. have leased space at 15-17 West 26th st to Benjamin Schifrin, furrier; and at 34 East 12th st the 9th floor to the Washington Autococ Co., which completes the renting of the building.

WM. D. BLOODGOOD & CO. leased the 5th loft at 19-21 West 36th st for William Sperry to the Baer Mfg. Co.; also an apartment at 102 West 45th st to Harry O. White.

GEORGE A. BOWMAN has leased for Jacob Tabolt, the upper part of 749 6th av to Dr. Lewis; also for Willet C. Ely, the 1st loft of 119 West 42d st to the Frantz-Premier Distributing Co. of Cleveland, Ohio.

CAMMANN, VOORHEES & FLOYD, with William Cruikshank's Sons, leased the store and basement at 42 Hudson st to the Progressive Lunch Co.; also store at 138 Front st to F. D. Duerr & Co., and the top floor at 77 Madison av to Fox-Hohenstein & Co.

CARSTEIN & LINNEKIN have leased the store and basement at 7-9 Waverly pl to the Manhattan Woolen Co.; space at 239 4th av to Ramel & Worthington; half a floor at 878 Broadway to Max Schachnow & Co.; the 9th loft at 35 6th av to Pappatina Bros.; space at 315 4th av to Bloom & O'Connor; and for Douglas Robinson, Charles S. Brown Co. at 23-25 East 26th st to David A. Dreyfus.

CORN & CO. have leased the north store in the building being erected at 1224 Broadway, in conjunction with Cross & Brown Co., to Brodil's Luggage Shop; to Lincoln Clothes Shop, the 2d floor in the northwest corner of 6th av and 42d st for Unity Fee Co.; for Albert B. Ashforth (Inc.) space in the Knox Building, 5th av and 40th st to Rosenwasser Brothers of Long Island City; and for Walter J. Salomon, space in 25 West 42d st to Mme. Lichtenstein.

CROSS & BROWN CO. has leased for the Heroyr estate 15,000 ft in the store and basement 108-10 Duane st to the New York Paper Corporation for a long term of years. The building will be thoroughly remodeled and the upper part leased for salesrooms.

CROSS & BROWN CO. has leased for Charles A. Gould space in 396 Broadway to Hyman Jassen and to Manuel Jeffery & Co.; for the Interstate Land Holding Co. in 47-9 Malden la to Charles E. Kegeiss and D. Greenfield, Benjamin A. Grodnitz, Morris Simon and Herman Reisman; the 10th floor at 830 Broadway to I. Michelman Bros., the 3d loft at 513 Broadway to the Exposition Garter Co., and space on the 12th floor at 2-7 West 47th st for the Interstate Land Holding Co. to William Gerald Murphy.

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DANIEL BIRDSALL & CO. rented space in 50 Vesey st to McNiff Horticultural Co.; also lofts at 108-12 Spring st to Kaplan & Arnoff; at 654 Broadway to Standard Bargain House; 261-267 Canal st to Columbia Kid Hair Curlers Manufacturing Co.; 62 Grand st to Kolber Leather Goods Co.; 687-9 Broadway to Danzig & Isenberg; 49-51 Lispenard st to Sweeney & Moshier; 47 Lispenard st to Bee Cee Manufacturing Co.; 105 Bleecker st to Friedman & Vorkin, Bersen Bros., and Peter Pobresky; 525 Broadway to J. L. Shulman; for Folsom Bros., loft at 57 Walker st to I. Barnett & Bro.; for Heil & Stern, at 40-42 West 27th st to Maurice Roseman; for Cross & Brown, at 396 Broadway to Friedman, Blau & Farbor Co., and for William C. Walker's Sons, floor and basement at 319 Church st to George Itzkowitz.

CROSS & BROWN CO. has leased space, in conjunction with Roy Sherick, on the 8th floor at 36-8 West 37th st for the Philip Ball Realty Co., to J. J. Kelly & Co.; the front half of the 2d loft of 344-48 West 38th st to the Fashion Button Works; space in 417 5th av to Thomas J. Lewis and James C. Buttinson; at 1790 Broadway for the U. S. Rubber Co. to Charles L. Lawrence and Willys Overland, Inc.; the 7th floor at 548-51 West 52d st to the Marathon Fire & Rubber Co., and space in the Strand Bldg. to J. M. Murphy.

CROSS & BROWN CO. has leased for the Motor Car Equipment Co. 5,000 ft in the 6th floor of 19-21 West 62d st to H. Woltsman & Charles Gimbel and 5,000 ft. in the 5th floor to Samuel Friedenber; for the U. S. Rubber Co. space at 1790 Broadway to the Auto Mortgage Co. (Inc.), Wayne Oil Pump Co., Beverly Towles, M. H. Beckett & Co. and G. D. Armstrong; for P. H. McNulty space on the 7th floor 549-51 West 52d st to the Marathon Tire & Rubber Co.

DUROSS CO. leased for John J. Collins, receiver, the 3d loft at 161-5 Perry st to Donald S. Mackay; the store 803 Greenwich st to George F. Fish; storage space at 421 West 16th st to M. Nobile; and the store 773 Washington st to Stephano Serranto.

DOUGLAS L. ELLIMAN & CO., in conjunction with Charles H. O'Connor & Co., have leased for Chauncey B. Spears 115 East 69th st, a 5-sty dwelling, furnished, for the season to Allan A. Ryan.

DOUGLAS L. ELLIMAN & CO. have leased from the plans from Oct. 1, 1916, an apartment in the new building being erected on the Park av block front between 51st and 52d sts, for the 340 Park Avenue Co., E. C. Rotter, president, to Richard E. Forrest; also a furnished apartment, for the season, in 45 East 82d st for Mrs. John W. Harper to Chester A. Reed.

DOUGLAS L. ELLIMAN & CO. have leased for J. O. Batchelder, a furnished apartment for the season in 375 Park av, to Benjamin W. Morris; also a furnished apartment in 1155 Park av, for Miss G. Claypool to Richard Whitall; and in 287 Lexington av to Dr. Reme H. Huvelle; and in 149 East 40th st to L. H. Nutting and Miss E. H. Louis.

DOUGLAS L. ELLIMAN & CO. have leased for the estate of Albert Plaut the entire 12th floor in 410 Park av, containing 19 rooms and 8 baths, to Cornelius F. Kelley, vice-president of the Anaconda Copper Co. The estate of Ogden Golet, which owns the building, was represented by Moore & Wyckoff, managing agents of the property.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment, furnished for the season, in 755 Park av for Thomas A. Gillespie to Miss Ethel M. Crocker; also the last remaining apartment in 969 Park av to Cornelius W. Wickersham; the last remaining apartment in 116 East 58th st to E. D. Morgan, of Westbury, L. I.; the first apartment in the new building under construction at 156 East 79th st for Julius Tishman & Sons to Dr. John H. Nolan.

BENJAMIN ENGLANDER has leased for Raimond & Raisman to Cohen Bros. the 8th floor in 3-5 East 28th st.

J. B. ENGLISH has leased for Lillian I. Hall to Louis Goldberg 236 West 50th st.

J. B. ENGLISH has leased for August Dreyer to William Fletcher the 3-sty dwelling 229 West 52d st.

FREDERICK FOX & CO. have leased the 9th loft at 134-140 West 26th st to the Hamilton Garment Co.; the 10th floor at 127-33 West 26th st to Strauss & Deren; the 3d and 8th lofts at 104-8 West 27th st to Sachs Bros. and Meyer Levy, respectively; the top loft at 6 West 37th st to Clara E. Goldberg; large space at 15-17 West 26th st to Hutter Bros.; at 3-7 West 29th st to Lippincott, Johnson & Co., and at 37 West 36th st to Isaac Adler.

FREDERICK FOX & CO. have leased in conjunction with Heil & Stern the 8th loft, containing about 16,000 sq. ft., at 387 4th av to the Japanese Silk Garment Co.; space at 26-32 West 17th st to Harris Knightingale and to Mam-sealco & Martillaro; the 4th loft at 19 East 17th st to Solomon & Vogel; space at 12-14 West 81st st to Brener & Cooper; lofts at 11 West 20th st to Rubin & Winder, Samuel Neumann, Cohen & Siegeman and Ira G. Katz; 2d loft at 56 East 13th st to Samuel J. Levinson and the 7th loft at 54 East 11th st to Booson & Cooper.

FREDERICK FOX & CO. have leased the store and basement at 122-30 West 27th st to Sacha Weinscheinker; 2d loft at 10 West 32d st to Gottlieb & Eckhouse; the 10th floor at 29-31 East 22d st to the Blackstone Ladies' Neckwear Co.; the 2d loft at 36 East 22d st to Essanay Dress Co.; the top floor at 19-21 West 36th st to Henry Newman; the 8th loft at 57-9 East 11th st to Layman Berkwitz Co.; the 6th loft at 13 East 16th st to Lebron & Schwartz; the 7th loft at 110 West 14th st to Kantor Bros.; the 3d loft at 98-100 Bleecker st to Fine & Levy; top loft at 132-4 Greene st to the Riverside Hat Co.; the 4th loft at 208 Greene st to Kohn & Rubin; the 1st loft at 74 University pl to Brodax Bros.; and in conjunction with Pease & Elliman the 1st loft at 60 West 45th st to Xavier Grisez, Jr.



## Willson's Building Directory

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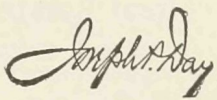
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GAINES, VAN NOSTRAND & MORRISON (INC.) leased for Eugene Higgins the 6th loft in 137 5th av to H. I. Davis & Co.; also space in the same building to Saul Goldstein. This completes the rental of the building.

A. N. GITTERMAN CORPORATION have leased a furnished apartment in 200 Central Park South to Sir Donald Mann, vice-president and chairman of the board of directors of the Canadian Northern Railroad Co.

GOODWIN & GOODWIN have leased for the Strasburger estate for a long term of years the store and basement 112 West 125th st to Rice & Hutchins, boot and shoe manufacturers of Boston, Mass. Goodwin & Goodwin have been appointed agents for the entire building, the upper floors of which will be altered into 2 and 3-room modern bachelor apartments. The front of the building will be of stucco.

HARRIS & VAUGHAN leased space in 25 West 45th st for the Century Holding Co. to the Fireproof Furniture & Construction Co.

HEIL & STERN and F. & G. PLOMM leased in 1333 Broadway the north wing of the 7th floor to Slater Bros. Cloak & Suit Co.; also in conjunction with Spear & Co. in 43-7 West 24th st 1st loft to National Button Works and 2d loft to S. Perling & Bro., and in conjunction with Daniel Birdsall & Co., in 40-2 West 27th st 3d loft to M. Roseman & Co.

HEIL & STERN have leased in 99-103 Madison av 8th loft to B. Gumplich & Co.; in 41-3 West 25th st 8 loft to A. Klatskin & Co.; in 43-7 West 24th st 3d loft to O. J. Muller & Co., and in 628-30 Broadway 1st loft to M. L. Kramer & Sons.

M. & L. HESS (INC.) have leased for Well & Mayer the store, basement and sub-basement at 584-6 Broadway to Bachrack Co. (Inc.), a subsidiary of the Bachrack Co., of Toronto, Can., dry goods and notions.

M. & L. HESS (INC.) have leased office space on the 14th floor of 354 4th av to two tenants, A. Bacher & Co., silks, and Ringwald-Vogel-Goldberg Co., electrical novelties; also for A. Rosenberg & Co. the 9th loft at 71 5th av to the Lithauer Mfg. Co.

M. & L. HESS (INC.) leased in conjunction with Hecht Bros. the 1st loft at 28-32 West 36th st to Siff & Cohen; also in conjunction with Schiffer & Coe the 11th floor at 24-6 West 25th st to W. Bass; and two floors at 22 Wooster st.

M. & L. HESS (INC.) leased, in conjunction with D. Zuckerman & Co., the 7th floor at 34-8 West 27th st to J. Gold & Co., and the 4th floor at 27-33 West 20th st to Brill & Wechsler Bros.; also space on the 11th floor at 148-56 West 23d st to Star Pleating Co.; on the 6th floor at 134-40 West 29th st to Mark H. Gold.

M. & L. HESS (INC.) leased the 9th and 10th floors at 406-26 West 31st st, containing 40,000 sq ft. to H. W. McCandless & Co. for the manufacture of miniature lamps. The lease is for a long term of years at an aggregate rental of about \$160,000. The lessee is an associate company of the Westinghouse Electric Co. and has been located for the last eighteen years at 67 Park pl.

M. & L. Hess (Inc.) have leased the 3d floor at 2-8 Astor pl to the Empire Knee Pants Co.; also the 5th floor at 135 5th av to the Doublesse Mfg. Co. as sales and stock rooms for lace and embroideries; space on the 8th floor at 148-56 West 23d st to the United Novelty Co.; on the 8th floor at 112-14 East 19th st to Row Peterson & Co.; and three floors, containing 15,000 sq ft., at 24-6 West 25th st.

HOUGHTON COMPANY has leased for Edgar Whitlock, as attorney representing Agnes H. Nohn of Germany, the 3-sty furnished dwelling 144 West 88th st to Dr. Morris M. Sweeney.

HUBERTH & HUBERTH have leased the store at 6 West 61st st, in the American-Circle Building, to Field-Baran Co. (Inc.).

FELIX ISMAN (INC.) leased to Paul Riano, sample shoes, the 2d floor at 713 7th av for three years, the aggregate rental being about \$4,000, and to Richard Butler, for a hotel, the building at 711 7th av, at a net rental aggregating about \$20,000 for five years.

JOHN J. KAVANAGH leased apartments in 1142 Madison av to L. A. Williams; in 799 Park av to Mrs. A. Felton; and the parlor floor store in 937 Madison av to Inez Clarke, ladies' waists and novelties.

CHARLES S. KOHLER has leased for Thomas W. Seele to John Gaze the 3-sty dwelling, 557 West 185th st.

MANNING & TRUNK and Morris Rose leased the 1st and 2d floors in the building being erected at 1562 Broadway by Ritchie & Cornell to M. Witmark & Sons, music publishers, now at 1560 Broadway.

JOHN J. MEENAN leased for Frank Tiernan to Dougherty & Connelly the 4-sty building at the southeast corner of 23d st and 3d av, 25x100, for a period of 37 years, with the privilege of a renewal for 21 years.

MESSIMER & CARREAU leased to M. A. Samuel the 6-sty building 102 West 44th st.

JOHN J. CLANCY & CO. and Spear & Co. have leased the top loft at 809-11 Broadway to H. Goldstein.

MOORE & WYCKOFF leased an apartment at 118 East 54th to Dr. Reginald W. H. Rollings; at 440 4th av a show room to the Bardenheuer Co.

HERMAN NESSLER leased for the 230 Fifth Av Corporation the 19th and 20th stories at 230 5th av, approximately 36,000 sq. ft., to the Trustees of Buildings of the State of New York for the use of the New York State Industrial Commission, for five years from May 1, 1916, at a rental amounting to about \$250,000; also one-half of the 18th to the Syndicate Trading Co. for five years for about \$50,000 in rentals.

OGDEN & CLARKSON CORPORATION has leased the 9th floor in 145-149 30th st to Goldstein Co.

OGDEN & CLARKSON CORPORATION has leased the 4th floor in 7 East 38th st, through

to 10 East 39th st, to the M. H. Birge & Son Co., of Buffalo, N. Y.

PEASE & ELLIMAN have rented furnished for E. H. Sothern his 5-sty residence at 113 East 40th st to Beverly Robinson.

PEASE & ELLIMAN have leased for the Schulte Realty Co. for six years, to the Beck Shoe Co., the southerly 6th av store at the southeast corner 6th av and 23d st.

PEASE & ELLIMAN have leased for Frank P. Hoffman to Miss Bessie O'Rourke the 4-sty dwelling 463 Lexington av; and furnished, for Marshall McLean, his apartment in 101 West 72d st to Dr. William C. Herbert.

PEASE & ELLIMAN have leased for Dunbar Wright to Judge William C. Noyes the 5½-sty dwelling at 41 East 51st st; also, furnished, for Mrs. F. B. Burrows her apartment in 310 West 79th st to Emil Gottschalk, of San Francisco.

PEASE & ELLIMAN have leased the 2d loft in 131 Liberty st to Burt Abbey; in 123 Liberty st offices to Rely & Lyons and T. R. N. Gerdes; at 36 Maiden la loft space to Epstein & Wiener; offices in 44 Broad st to R. E. Woodward & Co., R. Freidman & Sons; also additional space to L. L. Winkelman & Co., J. C. Richter and Bunnell & Co.

PEASE & ELLIMAN leased for Francis Draz to George B. Ogden the 4-sty dwelling 122 East 72d st; an apartment in 110 Riverside dr to T. H. Bauchle; in 59 West 76th st to Richard W. Childs; and in 570 West 156th st to Mrs. Louise C. del Negro; also for the American Real Estate Co. to Louis C. Bachner the 2-sty stable at 52 East 62d st.

PEASE & ELLIMAN have rented, furnished for Lucius H. Nutting his apartment in 103 East 86th st to Bruce A. Fry; renewed the lease of Dr. Richard Lewisohn of an apartment on the 7th floor and also a part of the 1st floor in 565 Park av; and, furnished, for Mrs. James DeL. Flower her apartment in 40 East 62d st to Chauncey B. Spears.

PEASE & ELLIMAN have leased for the Park Avenue Improvement Co., controlled by Harry Fischel, in the new building now under construction on the block-front on the west side of Park av, from 50th to 51st st, an apartment of 14 rooms and 3 baths on the 51st st corner to Abraham Bijur; also for Bing & Bing an apartment in 1155 Park av to James B. Wilbur.

PORTER & CO. leased for James Van Dyck Co. to Edward Getzler the store at 262 West 125th st; for Oscar D. and John D. Thees, the store at 74 West 125th st, and for the estate of Peter Moller to Dorothea Prinz, the 3-sty dwelling 45 West 128th st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for the estate of Cecilia Borg the residence 855 5th av, furnished, for the season, to Joseph C. Baldwin.

WILLIAM J. ROOME & CO. have leased for Madison Grant, trustee, at 167 Madison av, a furnished apartment for the winter, to Mrs. O'Hara-Murray; also an apartment at 177 Madison av to Harry Clarke Jones.

MORRIS ROSE and Lewis L. Rosenthal leased to Leone Saccaris the store at 158 West 34th st, and the 1st floor in the American Theatre Building, 42d st and 8th av, to the Marquise Cleaning and Dyeing Co.

EVERETT M. SEIXAS CO. leased the store at 200 West 55th st to Miss C. Ackerson for a restaurant; also for Lewis B. Preston a loft at 215 4th av to Goldschmidt Brothers.

SHAW & CO. have leased for John L. Garvey the 3-sty dwelling 367 West 123d st to E. C. Van der Heyden.

SHAW & CO. have leased for the Realty Purchase, Sale and Trading Co., the 1st loft at 361-3 West 125th st to Ernest Schwartz.

LOTON H. SLAWSON CO. has leased for Judge P. Henry Dugro the 4-sty house at 17 West 58th st to Miss Bobby Burns for a dancing studio.

SPEAR & CO. have rented for F. & G. Pflomm, agents, 14,000 sq. ft. on the 7th loft in the Johnson Building, 1333 Broadway, to M. Shidlovsky & Co.

SPEAR & CO. have rented for James Zobel the 11th loft in 12-16 22d st to the Fix Mfg. Co.; in 127-131 West 25th st the 9th loft to Sutta & Glickman; for Bing & Bing the 2d loft in 122-126 West 26th st to Cooper & Kaufman; and with Heil & Stern the 2d loft in 43-47 West 24th st to S. Perling & Bro.

L. TANENBAUM, STRAUSS & CO. have rented for the estate of John Downey the 4th loft of 733-35 Broadway to Leon B. and Melvin Greenbaum; the 8th loft to the Rose Flower & Feather Co.; for Louis Ettlinger the 8th and 9th lofts of 583-7 Broadway through to 154-8 Mercer st to Savada Bros.; the 3d loft to H. Luftig & Son, and the 4th loft to the Kramer Bros. Lamp Co.; for Spencer Aldrich the 2d loft of 600-2 Broadway; and for the Lawrence Holding Co. the 4th loft of 69-71 Wooster st to the Gem Toy Co.

VAN VLIET & PLACE leased the dwelling at 25 Perry st to Mary Lynch; upper part of 3 Abington sq to George Koenig, and store to M. Huber; also a store at 50 Dominick st to Mangels & Ohlsen.

F. R. WOOD, W. H. DOLSON CO. rented apartments as follows: to Alexander N. Maisel in 315 West 98th st; to S. Thompson in 43 West 93d st; to E. S. Carmick, Dr. Leo Rosen and L. Markowitz at 565 West 162d st; to F. Frith Pickslay in 817 West End av; to James Wolfson in 10 West 61st st, and to Mrs. Loretta L. Linsly in 225 West 80th st.

#### Brooklyn.

CHARLES W. SEITZ leased the store 439 Fulton st for the Rothschild estate to Irving Brill; the store 463 Fulton st for Edward S. Calvert to S. Wise Co., and the loft at 234-236 Livingston st for Mary L. Stevenson to Wright Manufacturing Co.



**REAL ESTATE NOTES.**

MANERT REALTY CO. has moved its offices to 24 West 27th st.

JOSEPH F. FEIST & CO. have been appointed agents for 408 and 412 West 42d st and for 508-510 West 46th st.

F. & G. PFLOMM, real estate brokers and agents, have removed their offices from 9 West 29th st to the Johnson Building, at 1333 Broadway.

DOUGLAS L. ELLIMAN & CO. gave the fourth annual dinner to their entire staff at "Maison Arthur," 5 East 45th st, on Saturday evening, January 15.

DR. THOMAS W. WILLARD, medical director of the Metropolitan Life Insurance Co., is the buyer of the 5-sty residence, 44 Riverside dr, reported sold last week, by the estate of William H. Hall. The brokers were Slawson & Hobbs.

GEORGE C. PONTER, Irving Zimmerman, Miles A. Stadler and T. Victor Howe, doing business under the name of George C. Ponter, Inc., have opened offices in 165 Broadway for the transaction of a mortgage loan and general real estate business.

L'ECLUSE WASHBURN & CO. have opened a city department. William J. Mock, formerly manager of the office of Ames & Co. and latterly a member of the firm of Taylor, Sherman & Mock, will be their city manager. They will specialize in teh section between 23d st and 59th st.

AT THE ANNUAL MEETING of the Board of Directors of Douglas L. Elliman & Co. (Inc.) the following officers were unanimously elected for the ensuing year: President and treasurer, Douglas L. Elliman; vice-president, Argyll R. Parsons; vice-president and secretary, Roland F. Elliman, and assistant secretary, Herbert R. Lawrence.

**OBITUARY.**

LAMBERT SUYDAM, at one time in the real estate business in this city, died on Tuesday, in his apartments at the Hotel Lorraine, in his eighty-seventh year. He was a member of one of the old Knickerbocker families, and was the son of Lambert and Eliza Lawrence Suydam. He was a "Forty-Niner," having been in the California gold rush in 1849. For three years he was in business in Sacramento. He engaged in the real estate business after his return to New York, from that city.

**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 resume from January 1 to date.)

**MANHATTAN.**

**Conveyances.**

	1916		1915	
	Jan. 14 to 20	Jan. 15 to 21	Jan. 14 to 20	Jan. 15 to 21
Total No.....	161	123		
Assessed value.....	\$10,154,600	\$7,388,100		
No. with consideration..	29	13		
Consideration.....	\$1,598,500	\$399,450		
Assessed value.....	\$1,920,900	\$446,300		
<b>Jan. 1 to 20</b>				
Total No.....	381	375		
Assessed value.....	\$23,441,100	\$20,217,010		
No. with consideration..	66	37		
Consideration.....	\$4,416,988	\$1,186,200		
Assessed value.....	\$4,407,900	\$1,257,050		

**Mortgages.**

	1916		1915	
	Jan. 14 to 20	Jan. 15 to 21	Jan. 14 to 20	Jan. 15 to 21
Total No.....	84	66		
Amount.....	\$2,654,912	\$778,545		
To Banks & Ins. Cos....	18	13		
Amount.....	\$1,147,500	\$279,500		
No. at 6%.....	30	22		
Amount.....	\$382,674	\$205,232		
No. at 5½%.....	8	1		
Amount.....	\$241,500	\$10,000		
No. at 5%.....	18	15		
Amount.....	\$833,500	\$299,250		
No. at 4½%.....	3			
Amount.....	\$265,000			
No. at 4%.....	1			
Amount.....	\$14,500			
Unusual rates.....				
Amount.....		\$1,864		
Interest not given.....	24	27		
Amount.....	\$917,738	\$262,199		
<b>Jan. 1 to 20</b>				
Total No.....	211	223		
Amount.....	\$8,299,652	\$3,121,315		
To Banks & Ins. Cos....	46	29		
Amount.....	\$4,592,000	\$738,000		

**Mortgage Extensions.**

	1916		1915	
	Jan. 14 to 20	Jan. 15 to 21	Jan. 14 to 20	Jan. 15 to 21
Total No.....	27	38		
Amount.....	\$1,173,500	\$1,505,500		
To Banks & Ins. Cos....	15	12		
Amount.....	\$925,000	\$953,000		
<b>Jan. 1 to 20</b>				
Total No.....	140	108		
Amount.....	\$6,045,050	\$4,231,093		
To Banks & Ins. Cos....	89	32		
Amount.....	\$4,959,800	\$2,373,000		

**Building Permits.**

	1916		1915	
	Jan. 15 to 21	Jan. 16 to 22	Jan. 15 to 21	Jan. 16 to 22
New buildings.....	2	3		
Cost.....	\$24,000	\$830,000		
Alterations.....	\$176,050	\$50,515		

	Jan. 1 to 21	Jan. 1 to 22
New buildings.....	16	12
Cost.....	\$2,608,450	\$1,345,100
Alterations.....	\$861,869	\$205,811

**BRONX.**

**Conveyances.**

	1916		1915	
	Jan. 14 to 20	Jan. 15 to 21	Jan. 14 to 20	Jan. 15 to 21
Total No.....	131	122		
No. with consideration..	20	10		
Consideration.....	\$112,162	\$105,680		
<b>Jan. 1 to 20</b>				
Total No.....	317	337		
No. with consideration..	35	35		
Consideration.....	\$255,687	\$331,555		

**Mortgages.**

	1916		1915	
	Jan. 14 to 20	Jan. 15 to 21	Jan. 14 to 20	Jan. 15 to 21
Total No.....	87	67		
Amount.....	\$862,050	\$325,818		
To Banks & Ins. Cos....	5	3		
Amount.....	\$130,000	\$16,500		
No. at 6%.....	31	32		
Amount.....	\$310,550	\$143,828		
No. at 5½%.....	9	11		
Amount.....	\$79,600	\$102,000		
No. at 5%.....	17	7		
Amount.....	\$352,350	\$19,800		
Unusual rates.....		1		
Amount.....		\$2,000		
Interest not given.....	30	16		
Amount.....	\$119,550	\$58,190		
<b>Jan. 1 to 20</b>				
Total No.....	209	188		
Amount.....	\$1,948,041	\$1,314,288		
To Banks & Ins. Cos....	13	7		
Amount.....	\$309,600	\$85,000		

**Mortgage Extensions.**

	1916		1915	
	Jan. 14 to 20	Jan. 15 to 21	Jan. 14 to 20	Jan. 15 to 21
Total No.....	15	24		
Amount.....	\$235,750	\$262,525		
To Banks & Ins. Co....	6	9		
Amount.....	\$153,000	\$96,250		
<b>Jan. 1 to 20</b>				
Total No.....	50	53		
Amount.....	\$979,350	\$853,525		
To Banks & Ins. Cos....	18	13		
Amount.....	\$538,500	\$141,450		

**Building Permits.**

	1916		1915	
	Jan. 14 to 20	Jan. 15 to 21	Jan. 14 to 20	Jan. 15 to 21
New buildings.....	8	9		
Cost.....	\$180,200	\$224,050		
Alterations.....	\$12,900	\$3,400		
<b>Jan. 1 to 20</b>				
New buildings.....	33	23		
Cost.....	\$1,166,700	\$705,655		
Alterations.....	\$18,900	\$10,530		

**BROOKLYN.**

**Conveyances.**

	1916		1915	
	Jan. 13 to 19	Jan. 14 to 20	Jan. 13 to 19	Jan. 14 to 20
Total No.....	419	401		
No. with consideration..	39	55		
Consideration.....	\$524,951	\$249,763		
<b>Jan. 1 to 19</b>				
Total No.....	1,101	1,068		
No. with consideration..	104	130		
Consideration.....	\$1,062,887	\$583,676		

**Mortgages.**

	1916		1915	
	Jan. 13 to 19	Jan. 14 to 20	Jan. 13 to 19	Jan. 14 to 20
Total No.....	307	269		
Amount.....	\$1,104,510	\$800,346		
To Banks & Ins. Cos....	82	26		
Amount.....	\$454,650	\$96,200		
No. at 6%.....	155	141		
Amount.....	\$455,920	\$290,368		
No. at 5½%.....	86	76		
Amount.....	\$450,800	\$318,770		
No. at 5%.....	39	22		
Amount.....	\$104,375	\$75,400		
Unusual rates.....		6		
Amount.....		\$31,360		
Interest not given.....	27	24		
Amount.....	\$93,415	\$93,508		
<b>Jan. 1 to 19</b>				
Total No.....	878	815		
Amount.....	\$3,412,900	\$2,606,445		
To Banks & Ins. Cos....	193	89		
Amount.....	\$1,254,400	\$451,250		

**Building Permits.**

	1916		1915	
	Jan. 14 to 20	Jan. 15 to 21	Jan. 14 to 20	Jan. 15 to 21
New buildings.....	99	54		
Cost.....	\$779,400	\$432,650		
Alterations.....	\$47,524	\$56,550		
<b>Jan. 1 to 20</b>				
New buildings.....	260	157		
Cost.....	\$2,518,470	\$1,088,050		
Alterations.....	\$144,235	\$155,825		

**QUEENS.**

**Building Permits.**

	1916		1915	
	Jan. 14 to 20	Jan. 15 to 21	Jan. 14 to 20	Jan. 15 to 21
New buildings.....	83	40		
Cost.....	\$326,207	\$97,750		
Alterations.....	\$48,825	\$14,255		
<b>Jan. 1 to 20</b>				
New buildings.....	250	124		
Cost.....	\$940,931	\$289,880		
Alterations.....	\$72,006	\$34,218		

**RICHMOND.**

**Building Permits.**

	1916		1915	
	Jan. 14 to 20	Jan. 15 to 21	Jan. 14 to 20	Jan. 15 to 21
New buildings.....	27	11		
Cost.....	\$21,570	\$23,800		
Alterations.....	\$8,400	\$1,100		
<b>Jan. 1 to 20</b>				
New buildings.....	45	19		
Cost.....	\$61,550	\$36,490		
Alterations.....	\$12,275	\$4,700		

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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. FilSy.....Approved Filtering and Distilling Systems. OS.....Oil Separator. RQ.....Reduce Quantities. StSys.....Storage System.

\*NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—FilSy—OS—StSys—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. 15.

MANHATTAN ORDERS SERVED.

Named Streets.

- Attorney st, 61—Elias Sperling.....D&R
Attorney st, 147-9—Est Albert Abendschein, c Helen, Central Valley, N Y.....FD
Attorney st, 147-9—Con Gas Co, 130 E 15.....GE
Bank st, 37—John L Chase Est, c Chas E Herrick, 380 Bleecker, WSS(R)-FE-ExS-FA-GE-Ex
Barclay st, 26—Sam'l A Wood Est, c Kath A, 372 Clinton av, Bklyn.....WSS(R)
Barclay st, 28, Alf'd L Simonson Est, c Bklyn Trust Co, 177 Montague, Bklyn, WSS(R)-FP(R)
Beekman st, 19-21—Wm H Whiting, 41 Park Row.....WSS(R)-FP(R)
Beekman st, 30—Emily A K Jay, 960 Park av.....FP(R)-WSS(R)
Beekman st, 72—William H White et al, 85 Neparan rd, Tarrytown, N Y.....FD
Bethune st, 1-9—Peter M Wilson Est, c R M, 296 Convent av.....FP-WSS(R)
Bleecker st, 101—Beckman & Pollack, D&R-FP-FA-NoS-GE-Ex
Bleecker st, 132—Maxrose Realty Co, 63 Park Row.....FD
Broome st, 330—Con Gas Co, 130 E 15.....GE
Broome st, 522-4—Moritz Bullowa Est, c A M, 29 W 42.....FP-FE(R)
Cannon st, 11-13—John Albert, El-A-NoS-FA-D&R-FP-Rec-Rub
Centre st, 214—Jos P Greaves et al, Spring Valley, N Y.....FD
Cherry st, 96—Margt Farrell, 80 Cherry.....FP-FE
Desbrosses st, 18-22—Hy Welsh Est, c H B, 465 Greenwich.....FP-GE-WSS(R)
Duane st, 66-68—Frank Pickup.....FA-Rec-GE
Duane st, 66-68—Tamm & Co.....Rec-FP
Duane st, 66-68—Johanna Boeker.....FP-GE
Duane st, 66-68—Samuel Orgler.....Rec
Duane st, 66-68—George P Christmann.....Rec-GE
Duane st, 66-68—Vernon Bros & Co.....Rec
E Houston st, 212—S S Brown & Co.....FA
Goerck st, 35—Fanrose Realty Co, 442 E 58.....FD
Goerck st, 59-65—Lustgarten & Co, 68 William.....FD
Greenwich st, 51—Albert Hulsebosch, TD-GE-ExS-FA
Greenwich st, 84—Bridget Woods, c W B Youse, 15 Broad.....FP-FE(R)-O-FF-Ex(R)-DC
Greenwich st, 173—Hudson & Manhattan R R Co, 30 Church.....FD
Greenwich st, 463—Atlantic Can Co, Rec-NoS-D&R-FA
Henry st, 94—Wilhemina B C Blatchford, 16 Rue Perignon, Paris.....WSS(R)
Hudson st, 669-85—Jno H Hudson (tr) c Wm C Orr, 51 Chambers.....FP-WSS(R)
James st, 3—Dominick Derose.....Rec-FP
James st, 3—Emil Wagner.....FA
Lafayette st, 49-53—Hon Wm A Prendergast, Municipal Bldg, FE-FA(R)-Stp(R)-FP-D&R-A-ExS-WSS(R)
Lewis st, 11—Morris Rothenberg, 4905 11 av, Bklyn.....FD
Lewis st, 67—Isidor Taub, 566 3 av, Bklyn.....FD
Lewis st, 117—Emma A Mayhew, 1522 Pacific, Bklyn.....FD
Lewis st, 117—Goetz & Foist.....FA-FP-GE
Lewis st, 117—Henry Gross.....Rec-FP
Lewis st, 117—Warshafsky & Feinberg, Rec-FP-GE
Madison st, 126½—J Abramowitz, NoS-Rec-D&R-Rub-FA
Mercer st, 191—Travin & Son.....Rec
Mercer st, 191—Harry Arkin.....Rec
Morris st, 11-13—Esber Saad & Bros, FA-FP-Rec-GE

- Morris st, 11-13—Stamatios Kalamarides, EXS-FA-TD
Morris st, 11-13—Augustus Van Cortland, Jr, Garden City, L I.....Rub
No Moore st, 98—Charlotte P Browning, Cooperstown, N Y.....FE
No Moore st, 100-4—Samuel Browning Est, c J H Stountenburgh, 140 Nassau.....FE
Pearl st, 479—Hon Wm A Prendergast, Municipal Bldg.....A
Prince st, 94—Herman Gerken Est, c Anna C H, 162 Fairview av, Jersey City.....FD
Rector st, 21—Azeez Khayat, 366 5 av, FP-WSS(R)-FE(R)-Ex(R)-GE
Rutgers slip, 71—Lawrence E Witzel, 843 Putnam av, Bklyn.....A
Scammell st, 38-44—Mary De Corvall, Paris, France.....A
South st, 61—Mary E Kelaher, 153 Withers, Bklyn.....FP-FE(R)-Ex(R)-WSS(R)-GE-FE
South st, 91—Wm F Milton Est, c Mrs, 500 Madison av.....FP-WSS(R)
Spring st, 53—Samuel Horwitz, NoS-FA-Rec-D&R
Spring st, 154—Sam Slonim.....FD
Stanton st, 337—John Tiebout, 118 Chambers.....FD
Sullivan st, 121-23—M Bermas & Bro.....Spr
Vesey st, 32-34—Chas M Russell, 50 Church, FP-WSS(R)-FD
Vesey st, 80—Morris Fatman, 221 4 av, FP-WSS(R)
Walker st, 44—Majestic Neckwear Co.....DC-Rec
Walker st, 44—Arnold Schlessinger, D&R-GE-FP-Rec
Wall st, 67-69—U S Rlty & Impt Co, 111 Bway, ExS-FA-FA-FP-WSS(R)-Stp
Washington Sq So, 69—St Vincent De Paul's Cath Ch, 154 Waverly pl.....Rub
Washington st, 53—Mrs Julia A Doyle, 533 Ovington av, Bklyn, DL-D&R-FP-WSS(R)-FE(R)-ST(R)
Washington st, 69—Ella V Von E Wendel, DC-Ex-FP-WSS(R)-FE(R)
Washington st, 520—Wm P Lentner, FA-FP-Spr-RQ
West st, 384-5—Con Gas Co, 130 E 15.....GE
W Houston st, 19—Amer Bros.....Rec
W Houston st, 19—Ulpin Cloak Co.....Rec
W Houston st, 19—Gabriel Gertwagen, Rec-GE-FA
W Houston st, 19—Reliable Novelty Clothing Co.....FP
Wooster st, 149-53—Chisholm Realty Co, 128 Bway.....FD
Numbered Streets.
4th st, 15-19 E—Berg Auto Truck Co.....Rec-FP
4th st, 15-19 E—Elektra Toy Co.....Rec-GE-FP
10th st, 84 E—Clara Fried.....FD
11 st, 41-51 E—Berger, Raphael & Wile.....FP
11 st, 41-51 E—Berg Bros.....Rec-D&R
11 st, 41-51 E—M & W Naumburg & Co.....FP
11 st, 65 E—Jas Cochrane, 2 W 125, WSS(R)-FP-D&R-DC-GE-O-FE(R)
13 st, 42-50 W—Fanny J Searles Est, c Albt R, WSS(R)-FP
15 st, 28 W—John A Stewart et al, 80 William, FP(R)-Stp(R)-WSS(R)-Spr
19 st, 9 W—Morris Stern.....FD
19 st, 37 W—37 W 19th St Co.....A
19th st, 508-10 E—Mary Bozenhardt et al, 2648 Morris av.....FP-WSS(R)
21 st, 24-26 E—Trianon Hand Embroidery Co, FA-Rec
21 st, 24-26 E—John F Finn.....FA-Rec
21 st, 24-26 E—Coleman & Co.....FP-Rec
21 st, 24-26 E—E Oppenheimer Co.....FA-Rec
21 st, 24-26 E—Pollak & London.....FA-Rec
21 st, 24-26 E—Paul Overhage.....Rec
21 st, 24-26 E—M Pawliger & Co.....Rec
21 st, 24-26 E—Sam Abramovitz.....Rec
21 st, 24-26 E—Chas J Magee.....FA-Rec
21 st, 24-26 E—Alexander Bing.....Rec-FA
21 st, 24-26 E—Hobart Mfg Co.....Rec-FA
21 st, 24-26 E—Kuhlmann & Brochert.....Rec
21 st, 24-26 E—Dora Herman.....FA-Rec
21 st, 24-26 E—Mann & Singer.....FA-Rec
21 st, 24-26 E—Cohen Bros.....Rec-FA
21 st, 24-26 E—Bader Bros.....Rec-FA
21 st, 24-26 E—Abr Beller, 37 W 26, FP(R)-Stp(R)-WSS(R)
21 st, 121 W—Mrs Nellie Lyons.....Rub-GE
21 st, 121 W—Alex M Campbell.....GE
21 st, 349 W—Mrs Nellie Lyons, 121 W 21.....GE
22 st, 118-24 W—Rivoli Realty Co, 18 E 41.....FD
22 st, 313-23 E—Fred'k Luhr, Rec-Rub-O-FP-DC
22 st, 313-23 E—George Creter.....GE
22 st, 313-23 E—Lorenz Licht.....Rub-GE-DC
22 st, 313-23 E—Carved Wood Novelty Co, DC-Rec-Rub
22 st, 313-23 E—Standard Hardware Co.....Rec
22 st, 431 E—Carlo A Aimone, 430 E 23, FP(R)-WSS(R)-Spr
22 st, 433-37 E—Carl H Schultz Est, 440 1 av, WSS(R)-FP
22 st, 479 W—Emily E Deshons, 361 Gates av, Bklyn.....FE-D&R-FP(R)-GE
23 st, 71-73 W—Famous Players Exch, NoS-CF-FP-DC-D&R-FA
23 st, 115 E—Universal Film Exe of N Y, (R) Stp-DC-FA-El-FP-NoS-RQ-Rec-D&R-CF
23 st, 438 W—Est Patrick J Clarke, c Jas P, 454 W 25.....DC-FE-Ex(R)-WSS(R)
27 st, 204-8 E—The Eureka Realty Co, 505 5 av.....Rub
28 st, 313-15—John Lomakliss.....D&R
31 st, 5 W—Abram Baudouine, 28 E 61, FP(R)-Stp(R)-WSS(R)
40 st, 4 W—Chas Remsen et al, 55 William, FP-WSS(R)-FE(R)
43 st, 608-28 W—August Eitzen.....A
45 st, 141-47 W—William Crawford, 11 W 19, FP-FP(R)-D&R
46 st, 126 W—Ivan Film Productions, Inc, CF-RQ-Rec-FA-DC-El-NoS
46 st, 130 W—Pioneer Feature Film Corp, El-FA-Rec-DC-WSS(R)-FP-NoS-CF
47 st, 247-9 W—Empire Dash & Fender Co.....D&R
47 st, 247-49 W—U S Motor Car Co, Rec-StSys-Rub-D&R-Stp(R)-CF-FP-WSS(R)-FA-NoS-FE
47 st, 606 W—John T Brady.....D&R
49 st, 613 W—G Ludwig, El-D&R-FA-CF-StSys(R)-FP-WSS(R)
51 st, 231-3 E—Anton Halm et al, 21 Adrian av.....FE(R)-FP-Ex(R)-WSS(R)
52 st, 224-6 E—Ella M Whiffin, FP-DC-Ex-WSS(R)-GE
54 st, 250 W—Nat'l Auto Painting Co.....FA-Rec
55 st, 245-9 W—W A Reock Auto Co.....FA-Rec

- 55 st, 500 E—Morris Weslock.....D&R
57 st, 306 E—Jas Baird, c W P, 433 E 92, FE-FP-Ex-GE
59 st, 340 E—Joseph Bloomingdale, 78 5 av.....FD
62 st, 19 W—Premier Auto Trim & Paint Co, 146 W 52.....Rub-WSS(R)-El-FP-Rec
62 st, 19 W—Amer Auto Paint & Trim Co, 250 W 54.....O-FP-FA(R)-Rec-El
62 st, 23 W—Mitchell-Admonston Garage, CF-Ruo-Stp(R)
71 st, 222 E—Est Thos J Dunn, c Bart, 444 E 68.....FE-FP-FA
72 st, 530 E—Gottfried & Steckler, FA-Rec-NoS-FP
74 st, 502-6 E—George W Grote, 207 W 137.....FD
76 st, 216 W—Aeon Garage Corp.....D&R-OS
80 st, 507 E—Carrie B Towne, 330 W 85.....Ex(R)
82 st, 323 E—Congregation Atereth Israel, Ex(R)
86 st, 164-66 E—Est John Spies et al, 1520 3 av.....FD
86 st, 223 E—Bertha Simon et al, 408 Lenox av.....FP-FE-DC
86 st, 223 E—Con Gas Co, 130 E 15.....GE
87 st, 252-262 W—Tobin & Lennox, NoS-Rec-FP-D&R-El-Rub
91 st, 407-13 E—Edw J Ramsay.....Rub
97 st, 130 W—Est Douglas Taylor, c Herbert Reeves, 55 Liberty.....D&R-Ex(R)
101 st, 421-5 E—Edw Vellsio.....Rec-FA-GE
101 st, 421-5 E—Jos Malona.....Rec-GE
101 st, 421-5 E—Edw Banetti.....Rec-FP
103 st, 325 E—Oelbaum Bros.....Rec-FP
104 st, 248 E—Isaac Herkowitz, FP-D&R-GE-FA-Rec
104 st, 248 E—David Matarazzo, Rec-D&R-GE-FP-FA
104 st, 248 E—Edward F Fleishman, Rec-GE-FP-FA
109 st, 226 E—Laraia Mfg Co.....D&R
121 st, 506 E—Amer Clean & Dyeing Co, 506 E 121.....CF-FP-FA-El
123 st, 235 E—Lewis Leavy et al, 439 E 17, Bklyn.....Rub
124 st, 413-15 E—P F O'Neill Paper Stock Co, 417 E 124.....RQ-FP-D&R
124 st, 413-15 E—G Nachman, 42 No Moore.....FP
124 st, 419 E—P F O'Neill Paper Stock Co, 417 E 124.....RQ
124 st, 428 E—P F O'Neill Paper Stock Co, 417 E 124.....RQ
124 st, 435-37 E—P F O'Neill Paper Stock Co, 417 E 124.....RQ
125 st, 135-7 W—Est J M Horton, Tel-FE-Ex(R)-A-ExS-O
125 st, 135-7 W—Con Gas Co, 130 E 15.....GE
125 st, 205 E—Walter D Sewell, 49 W 44.....FE
129 st, 52 E—Hy Thompson, 2 Wall.....FE-RP
129 st, 52 E—Con Gas Co, 130 E 15.....GE
129 st, 52 E—Dominick E Fontana, ExS-FA-GE-TD-FP
146 st, 203-11 W—Erbograph Co, CF-Rec-RQ-FP(R)-El
Named Avenues.
Bowery, 28-28½—Max Mandel, 517 16, Bklyn, FE-Ex(R)-Ex(R)-WSS(R)-FP-DC
Bowery, 104-6—Jos R Husson et al, 360 W 57, WSS(R)-FP-DC
Bowery, 125-7—Fred'k Luhrs.....FP
Bowery, 163—Con Gas Co, 130 E 15.....GE
Bowery, 171—Ann L Underhill Est, c Geo F, Produce Exch.....FP-DC-WSS(R)
Bowery, 171—Con Gas Co, 130 E 15.....GE
Bowery, 219—Margt Jackson et al, 556 Madison av.....FP-FE(R)-WSS(R)
Bowery, 221—Jos H Schwartz et al, 268 Bowery.....FE(R)-FP-WSS(R)
Bowery, 268—Wm H Lyons et al, 464 Riverside dr.....FE(R)-WSS(R)-Rub
Bowery, 274—Samuel Hirschom, FA-Rub-Rec-FP
Broadway, 598—Leona Holding Corp, 63 Park Row.....FD
Broadway, 736—J K Estate Rlty Corp, 170 Bway.....Spr
Colonial Pkway & 170 st—Interboro Moving Co, 2157 Amsterdam av.....D&R
Madison av, 1921—John A Tackaberry, Bala, Pa.....FP-FE-Ex(R)-DC
Madison av, 1921—Standard Gas Light Co, 130 E 15.....GE
Park av, 485—Sylvester S Marrin, Stp(R)-D&R-CF-WSS(R)-FP-El
Park av, 1455—N Y Parlor Suit Co, D&R-Rec-NoS-FA
Riverside dr, 3—Waterside Land Corp, WSS(R)-FP-FE-Ex-D&R
West End av, 189—H Oscar & Co.....D&R
Numbered Avenues.
1 av, 729-35—August Casiraghi, Inc, D&R-Rub-Rec
1 av, 2157—Frank Canero.....GE-Rec
1 av, 2157—Valedore Tamilio.....Rec-GE
2 av, 2295—Arthur Grazio.....FA-Rec
3 av, 2338-40—Leopold Sinsheimer Est, c Alex L, 30 Broad.....FP-DC-WSS(R)
4 av, 65-69—Margt H Greene et al, New Canaan, Conn.....FP-Spr
4 av, 440—General Film Co, 200 5 av, DC-CF-Rec-FP(R)-El-RQ-NoS-FA
5 av, 2107—Leucky Co, 141 Bway.....FP-FP
6 av, 690—Isaac Seligson.....FA-Rec
6 av, 693—Geo Christopoulos.....TD-GE-FA
6 av, 693—The Betz Sign Co.....FA
6 av, 693—Chas Coleman.....FA
8 av, 2307—Daniel Houlihan, 2867 Bainbridge av.....FP-FE(R)-WSS(R)
9 av, 619—David Stevenson Est, c J McClenatan, 521 10 av.....FP-FE(R)-WSS(R)
BRONX ORDERS SERVED.
Named Streets.
Freeman st, 907—Joseph Brickner.....Rub
Freeman st, 907—Jules Boularon & Mgt Gould.....D&R
Numbered Streets.
136 st, 247-49 E—Nicholas Mazzeo & Co, D&R-NoS-FA
Named Avenues.
Webster av, 1326—Simon Oil Co.....D&R
BROOKLYN ORDERS SERVED.
Named Streets.
Bayard st, 100-102—Anthony Guerriere & Jos Siguino.....D&R-FP
Beaver st, 53—Minck Bros & Co, 45 Beaver, NoS-FP



Beaver st, 100-104—Isaac Rosenberg..FP-CF-SA  
Berry st, 195—Clark, Chapin & Bushnell, Inc.  
El(R)-FP-RQ  
Bond st, 342—Antonio Borile..FP-Rec-RQ-SA  
Clinton st, 17-23—owner,  
St(R)-FE(R)-Stp(R)-FP-ExS-WSS(R)  
Clinton st, 17-23—Bklyn Union Gas Co, 176  
Remsen.....GE  
Clinton st, 17-23—Arthur R Myres..TD-ExS-FA  
Frost st, 100—Ragone & Gallo.....RQ  
Gold st, 38-44—Arbuckle Bros, ft Jay...CF-FP  
Grand st, 1076-80—Fred'k Dietrich Trucking  
Co, Inc, 1079 Grand.....CF  
Grattan st, 24—Harry Gossbard.....RQ  
Hoyt st, 216—Joseph Balkes.....Rub-Rec  
Jackson st, 147—Safety Night Light Co...FP  
Logan st, 288-90—Lewis F Sprower,  
Rec-FD-FP-DC-O  
Remsen st, 46—Hamilton Club.....Tel  
Varet st, 220-30—Louis Hirsch.....A  
Wallabout st, 116-18—Meyer's Garage, Inc..CF  
Wallabout st, 258-60—Managerial Corporation.A  
Warren st, 52—Miner Edgcar Co, 60 Warren,  
FP(R)

The proposed theatre having no balcony should therefore not be required to have this superfluous space in each court. Again we believe that inasmuch as our premises form an "L" extending to both the avenue and to the street, we should not be compelled to have a court on each side of the theatre since the pro-building for all practical purposes, is the same as if it were on a corner lot and thus entitled to the omission of one court, although the building is not strictly on the corner the courts join and afford access to both streets. We believe that the proposed theatre is in a class by itself, for having no scenery, stage or balconies, it is only technically a theatre on account of seating capacity; and having a larger seating capacity than the 600 seats contemplated by the Folk Law, we recognize that the court width should be proportionately larger than required by the Folk Law and in addition to one court and the lobby entrance required by the Folk Law, we have in this case an additional court leading to a second and different street than the first court, thus providing really more than the proportionate increased court and exit accommodations than the increased number of seats above the 600 would seem to require. Further, the proposed theatre will be of fireproof construction throughout. Regarding Objection No. 7, we ask that the two stores and offices above should be permitted in the front

portion of the building, partly for the reasons above mentioned that the proposed theatre building is not strictly a regular theatre as contemplated by the Code, and secondly, for the reason that a solid wall will separate this front portion of the building from the theatre and also for the reason that said front portion of the building, namely, stores and offices, will be of fireproof construction throughout. Also for the reason previously mentioned that our building is practically similar to one located on a corner lot having access to both streets, we should be entitled to the benefit of the stores and offices above, as is contemplated and permitted under the theatre Code where theatres are located on corner lots.  
Appearance: Simeon B. Eisendrath.  
On motion, APPROVED on the following CONDITIONS:  
1st: That the aggregate width of the exits and entrances on Eighth avenue be made not less than twenty-five (25) feet.  
2d: That the fourteen (14) foot space back of the rear seats be made to extend the full width of the house.  
3d: That the cross aisle and side exits be moved back to the points marked "A" on the ground plan.  
4th: That there be unpierced brick walls at least eight (8) inches thick, separating the stores and the theatre.

Numbered Streets.  
9 st, 302-8—Richard Nash Est.....Spr  
12 st, 394—Acme Garage, 471 12,  
El(R)-D&R-CF  
20 st W & Neptune av—Cort Film Corp.  
FP-Spr-Sys-SA-FA-El(R)-Rec-CF  
24 st, 200—Schenck DeWyse Realty Co,  
FE-WSS-O-FP-Ex  
35 st, 68—R S Howard Co.....FP  
46 st, 250—Jas F Sullivan, 1093 E 17..FP-CF  
60 st, 1346—H M Dickover & Son, 5905 New  
Utrecht av.....D&R-Rec-CF

Named Avenues.  
Bedford av, 908—Bell Rubber Co.....FP-NoS  
Bedford av, 1378—Andrew Egan,  
FP-SA-CF-StSys(R)-El(R)  
Church av, 2239—Adam Ingtram,  
Rec-FA-D&R-FP  
Flatbush av, 753—Arthur Prost.....D&R-El  
Gates av, 665—Christian Horn.....FA  
Gates av, 897—Laura V Carlisle.FE-ExS-FE(R)  
Glenmore av, 698-700—Isidore Lack.....FD  
Greenpoint av, 425—Nassau Oil Wks..Tel-FA-FP  
Hamilton av, 9—Tanning Est.  
WSS(R)-FP-FE(R)  
Hamilton av, 570—Est Jas J Sullivan.....RQ  
Metropolitan av, 1301—Boro Asphalt Co,  
StSys(R)-FP-Rec  
Pennsylvania av, 64—Louis H Miller.....FE  
Prospect av, 291—D A Whalen.....FP  
Rogers av & Sterling pl—The Swedish Hos-  
pital.....El(R)D&R-NoS-FP  
St Marks av, 1719—N Michaels.....FP-FA  
Tompkins av, 98—H Bock.....FA-Rec-NoS

Numbered Avenues.  
4 av, 183—W L Jaques.....FA-NoS-FP  
4 av, 704—Harbor Hospital.....O-GE-ExS-TD  
4 av, 704—Bklyn Union Gas Co, 176 Remsen.GE  
4 av, 704—Rocco N Agoglia,  
WSS-Ex-St-FP-ExS-GE-Tel  
5 av, 448—John McCormack..Ex-Ex(R)-FE(R)  
8 av, 25—The Montauk Club.....FP-ExS

**RICHMOND ORDERS SERVED.**

Named Streets.  
St Mark's pl, 67-69 (N B)—Sisters of Charity  
of Mt St Vincent,  
FP-ExS-WSS(R)-GE-O-Ex(R)-DC

**BOARD OF EXAMINERS.**

The following appeals and decisions have been handed down by the Board of Building Examiners:  
APPEAL 390 of 1915, New Building 402 of 1915, 623-627 Eighth avenue and 305-307 West 40th street, Manhattan. Simeon B. Eisendrath, appellant.  
3. Main exit and entrance at front is of unlawful aggregate width. Sec. 527-Pl.  
4. Courts, as shown, are of unlawful width. Provide proper rear courts. Court along south lot line should extend to street for full depth of the lot. Sec. 527 Par. 2.  
5. The space back of the last row of seats should extend across the entire width of the auditorium at rear and be not less than 16 ft. in the clear at all points.  
7. The occupancy of the front of the theatre for stores and offices is unlawful. Sec. 536, Par. 1.  
That the provisions of the law do not strictly apply, or at least, under the favorable conditions of this case, would seem to permit discretionary power.  
Repetition of Objections 3, 4, 5 and 7.  
The proposed building is to be used solely for moving pictures having no stage whatever, no scenery of any kind and not even a balcony. Therefore the appellant believes that it would be an injustice to impose all the hardships of the regular theatre law to this case, for although said building is technically a theatre because of the proposed 998 seat occupancy, it is in no sense a regular theatre as contemplated by the Building Code sections, which have primarily in mind all the risks and equipment of a regular theatre such as a stage, movable scenery, balcony, etc., all of which in this case are omitted. It must be recognized, therefore, that in this case all the extreme requirements of a theatre, technically construed, should not be imposed; especially is this true for the reason that we have no balcony whatever in the building and therefore the requirement of 10' wide courts on both sides would be an especial hardship for the reason that this 10' width was created in order to allow at least 4' wide fire-escape stairs from balconies, this leaving in the courts of a regular theatre with balconies practically only 6' of free court space at the point where such balcony stairs occur.

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# CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

**B**UILDING materials are emerging from their dull season with a healthy inquiry, but actual orders are being deferred pending clearance of railroads and more certain delivery dates for metal products. According to distributors in the wholesale market the high price of materials has not interfered with spring delivery orders, but there are some retailers who are convinced that the reason building projects as shown by plan filings so far this year make no better comparisons with those ruling in January of last year, is directly traceable to hesitancy on the part of speculative builders.

### Mr. Howland's Opinion.

Francis N. Howland, President of the Building Material Dealers Association of New York and former president of the Building Material Exchange, expressed the thought of dealers when he said:

"The manufacturers of building materials ought not be deluded by appearances of present building prosperity. It is still in the middle of winter and while the inquiry is good the prospective builders for the most part are merely feeding the market. High prices of building materials will be sure to frighten off the speculative builder and the big operator who contemplates construction is going to be tied up by non-arrival of steel and other metals entering into big building construction. It is all right to excuse the present tendency to inflate market prices of building commodities on the plea that supplies are low, labor is costing more and fuel is costly and has to be laid in now to anticipate possible coal shortages in the spring, but unless the manufacturers heed the advice of wise heads among them they are going to stifle what building demand does exist and will end by having their stocks on their hands.

"We have an operation on 28th street that was started last September, but we have not been able to get a pound of steel to the job since then. That is only one instance, but it shows just what is happening in all departments of construction. It is no time to check building. Quite on the other hand it would be most advantageous all around to meet the situation half way."

### Stiffness Well Justified.

On the other hand, there is a stiffness to market prices that seems well justified, according to a brick manufacturer. "We are laying in coal now in anticipation of difficulty of getting it later in the season when we open up," said a Hudson river manufacturer yesterday. "Suppose a strike does occur in April at the coal mines, where would the price of common brick go with the scanty supply on hand now and the still lower reserves after the building season opens, especially if we were unable to get coal. Coal bought at winter prices costs more than when it is bought far in advance, but it has to be stored and somebody has to pay the additional cost.

Portland cement exports continue to strengthen, thereby helping to further stiffen domestic prices by further draining the mill supplies. The demand on Lehigh Valley mill capacities for the first twenty days in January is three times as great as it was in January of last year. Two orders for Portland cement for export are now being filled totalling in all more than 20,000 barrels. There are inquiries for approximately 3,000,000 barrels now pending.

Plate and window glass have sharply advanced. In some cases the change

amounts to between 20 and 30 per cent. upward. Window glass has stiffened on quotations here. Further increases are expected. Linseed oil has gone far above normal prices, being quoted today at 73 and 76 cents a gallon. Structural steel has passed the twenty cent mark and is now quoted at tidewater on a 2.169c level. Tin plate is expected to move up to \$4. Common brick from the Hudson district is now quoted at \$8.50,

but the supply here is low, and the Hudson has eight inches of ice above Haverstraw with little chance of it breaking up for five days at least. Raritan river brick is out of the market as far as the Sayre & Fisher Company is concerned, with relation to new business. It is not taking orders until it has caught up with pending contract deliveries. The Staten Island plants are well filled and no Connecticut brick is available here.

## COMMON BRICK.

### Cold Weather Halts Riding and Checks Advance.

**O**N Monday, Tuesday and Wednesday it was too cold even for teams to work, and the Hudson was frozen from Haverstraw north, thereby effectively shutting off all supplies from that quarter. Sayre & Fisher reported that it was out of the market for new business until it was able to catch up with deliveries on present contracts. The Newark situation remained dull. Prices were without change. The \$10 level has apparently vanished, for the time being, although there are some who believe that the present \$8.50 and \$9.50 level for open and covered barges will be of short duration. Thursday it was possible to lay brick, but it was not possible to get more down the river. Therefore upon the depletion of the present supply the price may be expected to advance.

Official transactions for Hudson River brick covering the week ending Thursday, Jan. 20, in the wholesale market, with comparison for the corresponding period last year, follow:

1916.		
Open Barges, left over, Friday A. M., Jan. 14—28.		
	Arrived.	Sold.
Friday, Jan. 14.....	1	0
Saturday, Jan. 15.....	0	0
Monday, Jan. 17.....	0	1
Tuesday, Jan. 18.....	0	0
Wednesday, Jan. 19.....	0	0
Thursday, Jan. 20.....	0	2
Total.....	1	3
Reported en route, Friday, Jan. 21—40.		
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. 21—40. Covered sold, 8. Covered, 2. Left over covered barges, 16. Open barges left over, 24.		

1915.		
Left over, Friday A. M., Jan. 15—2.		
	Arrived.	Sold.
Friday, Jan. 15.....	0	0
Saturday, Jan. 16.....	0	0
Monday, Jan. 18.....	0	1
Tuesday, Jan. 19.....	9	3
Wednesday, Jan. 20.....	0	0
Thursday, Jan. 21.....	0	1
Total.....	9	5
Condition of market, weak. Prices: Hudson, \$5.75 to \$6. firm; Newark, yard, \$6.75 to \$7.25, nominal. Left over Friday A. M., Jan. 22—59. Covered, 5. Covered sold, 2. Left over covered barges, 5.		

### OFFICIAL SUMMARY.

Left over, Jan. 1, 1916.....	29
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Jan. 20, 1916..	89
Total No. bargeloads sold Jan. 1 to Jan. 20, 1916.....	49
Total No. bargeloads left over Jan. 21, 1916	40
Total No. bargeloads left over Jan. 1, 1915.	64
Total No. bargeloads arrived, including left over, Jan. 1 to Jan. 21, 1915.....	79
Total No. bargeloads sold Jan. 1 to Jan. 21, 1915.....	20
Total No. bargeloads left over Jan. 22, 1915.	59

### PLAN FILINGS.

	Week ending,			
	Jan. 22, 1915.	Jan. 21, 1916.	No.	Cost.
Manhattan.....	3	\$830,000	2	\$24,000
Bronx.....	9	224,050	8	180,200
Brooklyn.....	54	412,650	99	779,400
Queens.....	40	97,750	83	326,207
Richmond.....	11	23,800	27	21,570
Totals.....	117	\$1,588,250	219	\$1,331,377
Last week, 207.	Estimated value, \$2,884,049.			

**Portland Cement**—Demand for Portland cement out of the Lehigh and Hudson Valley is about three times what it was during the first three weeks in January, 1914, and about 10 per cent greater than it was in 1913. One Lehigh Valley company has an order and is shipping 300 car loads of cement for export. Another company has an export order for 20,000 barrels. It began shipments on this order this week.

The Lehigh Portland Cement Company has taken an option on the Acme Portland Cement plant at Catskill, same to expire on April 1. This company recently took an option on the Old Dominion plant in Virginia, following failure of the Hager Portland Cement Company to take it up and late in December added its capacity amounting to 1,000,000 barrels to its already large resources. The capacity of the Acme plant is about the same as the Old Dominion.

Col. Trexler, President of the Lehigh at Allentown, Pa., would not speak for publication and his secretary was not communicative. The negotiations involving these two plants recalls the fact that the Cayuga Lake cement plant has recently been newly equipped by the J. G. White Engineering Company of this city, and there are rumors that this plant may have new associations.

**Glass**—All window glass is higher in price. The advance reported this week shows an aggregate gain of between 20 and 30 per cent. The big distributors look upon the present change as merely temporary. They give the cause of the advance as tremendous domestic and export demand, higher cost of fuel and labor and scarcity of raw materials. The new prices will be found in the price table adjoining this department.

**Structural Steel**—All metal products have advanced in price. Structural steel beams, tees, zeos, bars, etc. advanced from 2.069 to 2.169 this week. The price of tin plate is expected to move from \$3.75 to \$4 a box between now and the first of the month. Metal reinforcement of all kinds is stiffly held and deliveries are from three weeks to two months late.

**Linseed Oil**—Prices of this commodity have gone to new high levels. At the first of the month this material was being sold here on a 68 and 68 cent basis. Today it is quoted here at 73 and 76 cents. The seed situation is acute at Duluth and no one can foretell what future movement the price will take.

**Lumber**—Inventories are being taken now at the lumber yards in this district so the buying movement is light.

**Current Prices**—Attention is called to the accompanying price table. Price changes are shown this week in common brick, linseed oil and structural steel. In the former there is a slight drop. In linseed oil there is a sharp rise and also in structural steel. The biggest advance is in glass, both plate and window, amounting to between 20 and 30 per cent.



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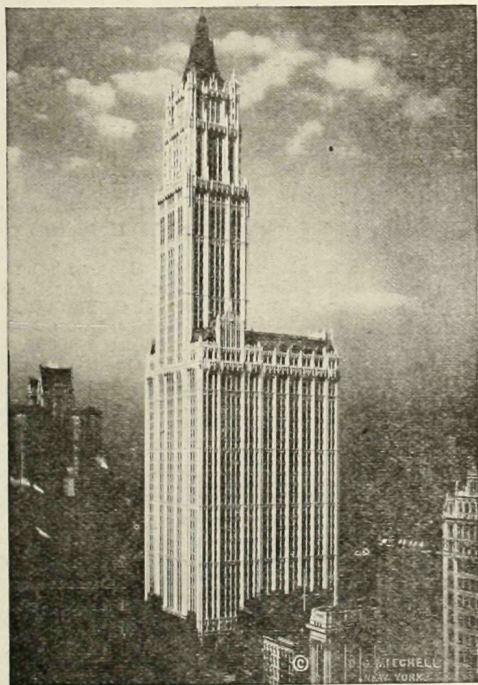
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GEO. B. CORTELYOU, President



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MR. AUGUST HECKSCHER'S BUILDING



WOOLWORTH BUILDING



**CURRENT WHOLESALE PRICES.**

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last month, are as follows. In each case the quotations given below were those prevailing up to Jan. 21, 1916.

Note.—Current price changes are indicated by black-face type.  
Hudson common ..... \$8.50@ \$9.50  
Raritan common ..... No Quotation  
Second hand common ..... 4.00@ 5.00  
Newark (yard) ..... 8.25@ 8.50  
Front or face ..... 20.00@ 36.00  
CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):  
Domestic Portland, Spot ..... \$1.67@ —  
Over 30 days ..... @ \$1.72  
10c. bag; returns on bags.  
Mill base ..... 1.05@ 1.15  
Con. Rosendale Nat. to dealers. 1.00@ —  
Dealers price to job ..... 1.20@ —  
7½c. bag; returns on bags.

Alsen's German ..... No Quotation  
Dyckerhoff German ..... No Quotation  
CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):  
Trap rock, 1½ in. .... stiff 1.10  
Trap rock, ¾ in. .... stiff 1.00  
Bluestone, 1½ in. .... firm .90  
Bluestone, ¾ in. .... firm 1.00  
GLASS, Window—from jobbers' list—Discounts.  
Window, 1st three brackets. .... 90-10  
All other single thick. .... 89  
Double thick ..... 90-5  
Plate, discounts off lists up to 5 ft. .... 90-10  
Plate, discounts off lists over 5 ft. .... 90-10-5  
GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):  
1½ in. .... \$0.85  
¾ in. .... .80  
P. S. C. gravel. .... .95

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):  
Exterior—  
4x12x12 in. .... \$0.0875  
6x12x12 in. .... .0875  
8x12x12 in. .... .066  
10x12x12 in. .... .125  
12x12x12 in. .... .156  
Interior—  
2x12x12 in. .... \$0.044  
3x12x12 in. .... .044  
4x12x12 in. .... .05  
6x12x12 in. .... .066

LIME (Standard 300 lb. bbls. wholesale):  
Farnham Cheshire, finishing. \$1.55@ \$1.60  
Eastern common ..... 1.15@ 1.37½  
Hydrated finishing ..... 8.50@ 9.50  
LINSEED OIL—  
American Seed City Raw. .... \$0.73@ \$0.76  
American Seed City Boiled. .... .72@ .75

LUBRICANTS (Mineral):  
Black, refined, summer. .... \$0.12½@ \$0.13  
Black, reduced, 27 gravity,  
35@30, c. t. .... \$0.15@ —  
Wax, crude ..... per lb. .04@ \$0.05  
Cylinder, light filtered. .... .25@ .28  
Cylinder, dark, steam, refined. .17@ .25

LUMBER (Wholesale prices, New York City):  
Yellow pine (merchantable 1905, f. o. b. N. Y.):  
8 to 12 in. .... \$21.00@ \$25.50  
14 to 16 in. .... 28.00@ 32.00  
Heart face siding 4-4 & 5-4 ..... @ 28.00  
Flooring, 13-16x2½ & 3 ins. .... 13.50@ 26.25  
Hemlock, Pa., f. o. b. N. Y., base price, per M. .... @ 21.50  
Hemlock, W. Va., base price per M. .... @ 19.50  
Hemlock, Eastern mixed cargoes ..... @ 20.00  
(To mixed cargo price add freight \$1.50.)  
Spruce Canadian ..... \$24.00@ \$25.00  
Spruce (W. Va. f. o. b. N. Y., lighterage limits):  
2x4, 18 and 20 ft. .... \$27.00  
9 in., 16 ft. and under. .... 28.00  
Add \$1.00 per M. for each inch over 13 ins.  
Add \$1.00 per M. for every 2 ft. over 20 ft. in length.

1x2 shingling lath, rough or dressed one side ..... \$26.00  
LATH (Eastern spruce f. o. b. N. Y.):  
1½-in. slab ..... \$4.00@ —  
PLASTER—(Basic dealer prices, at yard, Manhattan):  
Masons finishing in 100 lb. bags, per ton. .... \$9.50@ \$10.50  
Mill base ..... 8.50@ —

BLOCKS—  
2 in. (solid) per sq. ft. .... \$0.06  
3 in. (hollow) ..... .06  
4 in. (hollow) ..... .07½  
Boards ¾ in. thick, per sq. yd. .... .16  
SAND—  
Screened and washed Cow Bay. 500 cu. yds. lots, wholesale. .... \$0.45@ —

SLATE (Per Square, N. Y.):  
Penn. Bangor ribbon. .... \$4.12@ \$4.75  
Munson, Maine, No. 1. .... 5.50@ 7.75  
Munson, Maine, No. 2. .... 4.50@ 6.75  
No. 1 red. .... 10.00@ 12.00  
Unfading green ..... 4.00@ 6.00  
Genuine Bangor ..... 4.75@ —  
Pen Argyle ..... 4.00@ 6.00  
Vermont, sea green. .... 3.00@ 4.20

STRUCTURAL STEEL (Tidewater):  
Beams & channels up to 14 in. 2.169c@ —  
Beams & channels over 14 in. 2.169c@ —  
Angles 3x2 up to 6x8. .... 2.169c@ —  
Zees and tees. .... 2.169c@ —  
Steel bars, half extras. .... 2.169c@ —

**STATE BUILDERS' ASSOCIATION.**

Annual Convention Will Be Held in New York Next Tuesday and Wednesday.

The 20th annual convention of the New York State Association of Builders will be held in New York City Tuesday and Wednesday, Jan. 25 and 26, in the rooms of the Building Trades Association, 30-34 West 33d street. Hotel Martinique, at Broadway and 33d street, has been designated as the hotel headquarters. C. G. Norman of the Manhattan Fireproof Door Company, Winfield, L. I., is president. James M. Carter is the secretary. The full program follows:

Tuesday, Jan. 25, 1916—10 a. m., meeting of the executive committee; 12:30 p. m., adjournment for luncheon; 2 p. m., general meeting of the State delegates; roll call and reading of minutes, report of officers, report of committees, report of delegates on wage and working conditions; 4 p. m., address by Mr. H. L. Lewman, president National Association of Builders' Exchanges, "The New Standard Form of Contract;" appointment of committees, informal business, adjournment.

Wednesday, Jan. 26, 1916—General meeting of the State delegates; 10 a. m., report of Mr. E. F. Eidlitz, counsel, New York State Association of Builders; 10:30 a. m., address by Robert Christie, chairman legislative committee, New York City; 11 a. m., address by I. H. Scates, Commissioner National Association of Builders' Exchanges, "Work Done by and Development of the National Association;" report of committees, election of officers, new business, good of the association; 1:30 p. m., adjournment; luncheon at the rooms of the Building Trades Employers' Association, the delegates being the guests of the New York State Association; 7 p. m., banquet of the Building Trades Employers' Association at Hotel Biltmore, with the delegates of the State Association as invited guests.

Canfield, Argus Building, architect. Cost, about \$100,000.

**FACTORIES AND WAREHOUSES.**

MANHATTAN.—Friedman, Robertson & Keeler, 90 West st, are taking bids on general contract for alterations to the ice manufacturing plant at 250 West 28th st, for M. Groh's Sons, Inc., Mr. Flemmer, president, in charge, 250 West 28th st.

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

NIAGARA FALLS, N. Y.—Wm. A. Rogers, Ltd., W. A. Jameson, superintendent, on premises, is taking bids for a 3-sty addition to the manufacturing plant at 454 Main st, from plans by Simon Larke, 608 Elmwood av, Niagara Falls. J. A. Tansley, care of owner, engineer. Cost, about \$100,000.

**HALLS AND CLUBS.**

YONKERS, N. Y.—Bids will close January 26 for the 6-sty masonic temple, 46 x121 ft, at the southeast corner of Quilen st and South Broadway, for the Masonic Guild, P. & A. M. E. F. Howard, Putnam Railroad Station, Yonkers, chairman of building committee. Beersman & Vollmer and Everts Tracy, 244 5th av, associated architects. C. Aubrey Jackson, 101 Park av, Manhattan, advisory architect. Cost, about \$70,000.

**MUNICIPAL WORK.**

JERSEY CITY, N. J.—The Board of Commissioners of Jersey City, Michael I. Fagen, City Hall, is taking bids to close January 27 at 2 P. M., for the construction of a brick circular sewer at 14th, Henderson and Erie sts, from plans by Chas. A. Van Keuren, City Hall. Cost, about \$20,000.

**PUBLIC BUILDINGS.**

YONKERS, N. Y.—Bids close January 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 Army Commission, Franklin W. Ward, 158 State st, Capitol, Albany. Lewis F. Pilcher, Capitol, Albany, state architect. Cost, about \$100,000.

**SCHOOLS AND COLLEGES.**

TEANECK, N. J. The Board of Education of the School Township of Teaneck, Frank S. De Ronde, president, Englewood, owner, is taking bids to close at 8 P. M. February 2, for a school to cost about \$35,000. Clarence Brazier, 1133 Broadway, and C. V. R. Bogert, 167 Main st, Hackensack, architects.

**STORES, OFFICES AND LOFTS.**

MANHATTAN.—N. Grant Kelsey, 408 Hawthorne av, Yonkers, architect, is taking bids for alterations to the 5-sty store and loft building at 145 Lafayette st, northeast corner of Howard st, for the Alliance Realty Co., 115 Broadway. Cost, about \$20,000.

NEWARK, N. J.—R. L. Pryor, 203 Market st, architect, is taking bids on separate contract for three stores and lofts, 2-stys, 64x94 ft, extension 22x80 ft, for the Estate of P. F. Mulligan, Inc., 927 Broad st. Cost, about \$20,000.

**MISCELLANEOUS.**

MANHATTAN.—The John J. Hearn Construction Co., 69 West 46th st, is figuring the following jobs, and desires sub-bids at once for the 6-sty convent at 86th st and Park av for the Helpers of the Holy Soul Society, Maginnis & Walsh, 30 East 42d st, architect. Cost, about \$150,000. Sub-bids by January 27 for the 3-sty masonic temple for the Yonkers Masonic Guild, Vollmer & Beersman, 240 5th av, architects. Cost, about \$90,000. Sub-bids by January 26 for the 2-sty armory for Company G, 10th Infantry, Yonkers. F. Pilcher, Albany, architect. Cost, about \$115,000. Sub-bids by January 25 for alterations and additions to the 5-sty Joseph F. Cullman building at 32-8 Burling Slip. Joseph F. Mayer, architect. Cost, about \$22,000. Also for alterations to three 5-sty apartments at 2591-5 8th av. Gronenberg & Leuchtag, 303 5th av, architects. Cost, about \$20,000. And for alterations to two 4-sty dwellings at 112-4 West 125th st, to cost about \$20,000. Gronenberg & Leuchtag, architects. Sub-bids by January 24 for alterations and additions to the 5-sty residence at 129 West 74th st, for Guy B. Radford. A. H. Taylor, West 74th st, architect. Cost, about \$18,000.

GREENVILLE, N. J.—A. C. Shand, care of owner, Phila, Pa., engineer, is taking bids to close January 24 at 12 M., for a pier and pier shed, for the Penn. R. R. Co., 7th av and 32d st, Manhattan. Wm. H. Cookman, Broad st Station, Phila, Pa. Cost, about \$300,000.

**NO ARCHITECTS SELECTED.**

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

SOUTH ORANGE, N. J.—Our Lady of Sorrows Church, Rev. Fr. W. F. Grady, pastor, contemplates the erection of a school here. No architect selected.

ELMIRA, N. Y.—The New Method Varnish Co., M. L. Ducummon, president, care of Forest City Paint Co., Cleveland, O., contemplates the erection of a 2-sty reinforced concrete or hollow tile wall factory, 45x110 ft, on the McCann property, near Dickinson and Benjamin sts, to cost between \$15,000 and \$18,000. No architect selected.

BUFFALO, N. Y.—The Bank of Buffalo, Elliott C. McDougel, president is receiving competitive sketches for a bank at the northeast corner of Main and North Division sts.

MANVILLE, N. J.—The Board of Education of Pilsbury Township, G. B. Staats, district clerk, R. F. D. No. 1, Somerville, contemplates the erection of a public school. No architect selected.

JERSEY CITY, N. J.—The Congregation of St. Stephens P. E. Church, Union st, contemplates the erection of an addition to the church in Union st. No architect selected.

RIDGEWOOD, N. J.—The W. Platt Construction Co., United Bank Building, Paterson, contemplates the erection of six 2½-sty residences, about 30x35 ft, in Chestnut st, north of Franklin av. Cost, \$5,000 to \$5,500. No architect selected. Shingle roofing, steam heating, gas and electric lighting, tile in baths, city sewage and water. No architect selected.

BUFFALO, N. Y.—An architect will be selected without competition and work will go ahead this spring on the 2-sty residence on Lancaster av, near Delaware av, for H. M. Van Horn, Erie County Bank Building, Ashland av. Cost, about \$15,000.

**PLANS FIGURING.**

**BANKS.**

MIDDLETOWN, N. Y.—Bids close January 26 for the 5-sty bank and office building, at the northwest corner of North and Spring sts, for the Merchants' National Bank, G. T. Townsend, president. D. H.



**CONTEMPLATED  
CONSTRUCTION.**

**Manhattan.**

**APARTMENTS, FLATS & TENEMENTS.**

**WEST END AV.**—Gaetan Ajello, 1 West 34th st, is preparing plans for a 14-sty apartment, 102x100 ft, at the northeast corner of West End av and 74th st, for Dr. Chas. V. Paterno, 272 West 84th st.

**189TH ST.**—Jas. C. Cocker, 2017 5th av, is preparing plans for a 5-sty apartment, 50x100 ft, at the southeast corner of 189th st and Audubon av, for the Murray & Hill Co., Southern Boulevard and 143d st, owner and builder. Cost, about \$50,000.

**70TH ST.**—Schwartz & Gross, 347 5th av, are preparing plans for a 9-sty apartment at 30-36 West 70th st, for Julius Tishman & Sons, 8 East 41st st, owners and builders. George Atwell, at site, has wrecking work, and Severia Feraca, 1443 Broome av, excavating.

**GRAMERCY PARK.**—Adolph Mertin, 34 West 28th st, has about completed plans for a 5-sty apartment, 26x81 ft, at 13 Gramercy Park, for John Elliott Cowdin, 126 5th av. Cost, about \$8,000.

**110TH ST.**—Otto Reissmann, 147 4th av, has completed plans for a 5-sty apartment, 25x84 ft, 139 East 110th st, for Florence Kooner, 1849 80th st, Brooklyn. Cost, about \$2,500.

**FACTORIES AND WAREHOUSES.**

**10TH AV.**—Plans are being prepared for a 10-sty cold storage warehouse, 200x320 ft, at 10th av, Marginal st and 16th to 17th sts, for the Merchants' Refrigerating Co., Frank A. Home, 161 Chambers st, president. J. B. Snooks Sons, 261 Broadway, architects. George Horne, care of owner, engineer. Cost, about \$500,000.

**HOTELS.**

**PARK AV.**—Warren & Wetmore, 16 East 47th st, are preparing plans for a 14-sty apartment hotel on the east side of Park av, 46th to 47th sts, for Harry Fischel, World Building. Cost, about \$700,000.

**STABLES AND GARAGES.**

**131ST ST.**—Jas. C. Cocker, 2017 5th av, will prepare plans for the 3-sty garage, 50x100 ft, in the north side of 131st st, 100 ft west of Broadway, for Peter Devine, San Antonio, Texas. Cost, about \$30,000.

**64TH ST.**—Jas. C. Cocker, 2017 5th av, is preparing plans for a 5-sty garage, 100x

125 ft, at the northwest corner of 64th st and West End av, for T. F. Devine, 83 West End av. Cost, about \$75,000.

**57TH ST.**—Wm. P. Seaver, 52 Vanderbilt av, has completed plans for alterations and additions to the 1-sty brick garage and shop, 100x124 ft, at 631-649 West 57th st, for the L. Appleby Estate, Edgar Appleby, 192 Broadway, president. Cost, about \$50,000.

**STORES, OFFICES AND LOFTS.**

**108TH ST.**—McKenzie, Voorhees & Gmelin, 1123 Broadway, are preparing preliminary plans for a 6-sty telephone building, 100x100 ft, in 108th st, for the New York Telephone Co., 15 Dey st. Cost, about \$150,000.

**GREENE ST.**—Low-Parker Engr. Co., 45 Broadway, is preparing plans for a 12-sty store and loft building, 87x100 ft, at 104-110 Greene st, for P. W. Rouse, 549 Broadway. Cost, about \$110,000.

**19TH ST.**—Maynicke & Franke, 25 East 26th st, are preparing plans for alterations to two 8 and 10-sty loft buildings, 123x184 ft, at 111-131 West 19th st, for the Equitable Life Assurance Society, 120 Broadway, Wm. A. Day, president. Cost, about \$50,000.

**THEATRES.**

**8TH AV.**—J. M. Felson, 1133 Broadway, is preparing plans for a 1-sty moving picture theatre, 54x100 ft, at 115-119 8th av, for Morris Needle, care of architect. Cost, about \$20,000.

**96TH ST.**—W. H. McElpatrick, 701 7th av, is preparing plans for a vaudeville theater, at 202-8 West 96th st, for the E. F. Keith Co., 1564 Broadway.

**Bronx.**

**APARTMENTS, FLATS & TENEMENTS.**

**JACKSON AV.**—Frankfort & Kirschner, 830 Westchester av, have completed plans for a 5-sty apartment, 25x75 ft, on the west side of Jackson av, 188 ft north of 163d st, for the Loyal Building Co., J. Frankel, 391 East 149th st, president. Cost, about \$25,000.

**GRAND AV.**—J. M. Felson, 1133 Broadway, has completed plans for a 5-sty apartment, 54x106 ft, at the southwest corner of 188th st and Grand av, for Andrew J. McKegey, 258 Broadway, owner and builder. Cost, about \$50,000.

**DWELLINGS.**

**180TH ST.**—B. H. & C. N. Whinston, 148th st and 3d av, are preparing plans

for a 3-sty store and residence, 25x53 ft, in the south side of 180th st, 65 ft west of Honeywell av, for Adolph Hollander, 1666 1st av. Cost, about \$10,000.

**Brooklyn.**

**APARTMENTS, FLATS & TENEMENTS.**

**MERMAID AV.**—Chas. M. Straub, 147 4th av, Manhattan, has completed plans for a 4-sty apartment at the southeast corner of West 30th st and Mermaid av, for the Malpia Realty Co., Harris Goldman, president, 73 Allen st, Manhattan.

**62D ST.**—Angeli Martiro, 6005 14th av, is preparing plans for a 4-sty apartment, 35x90 ft, at the northwest corner of 62d st and 15th av, for Calendo & Cordi, 6005 14th av, owners and builders. Cost, about \$30,000.

**ALABAMA AV.**—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty apartment, 50x90 ft, at the northwest corner of Alabama and Livonia avs for the Docket Improvement Corp., Herman Rosenthal, president, 1387 St. Marks av, owner and builder. Cost, about \$30,000.

**ALABAMA AV.**—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty apartment, 50x88 ft, on the west side of Alabama av, 50 ft north of Livonia av, for the Docket Improvement Co., Herman Rosenthal, 1387 St. Marks av, president and builder. Slag roofing, electric lighting, tile baths, dumbwaiters; no heating. Cost, about \$30,000.

**DWELLINGS.**

**2D AV.**—Adam Fischer, 373 Fulton st, has completed plans for a 2-sty brick store and residence, 60x55 ft, at the southeast corner of 2d av and 53d st, for Obermeyer & Leibman, 57 Bremen st, to cost about \$9,000.

**59TH ST.**—E. M. Adelson, 1776 Pitkin av, has completed plans for a 3-sty store and residence, 28x83 ft, at the southwest corner of 59th st and 7th av, for the 59th St. Building Co., 1422 Pitkin av. Cost, about \$5,000.

**UNDERHILL AV.**—Plans have been prepared by Shampan & Shampan, 772 Broadway, for a 3-sty store and residence, 25x56 ft, at the northwest corner of Underhill av and St. Johns pl, for the Kassen Realty Co., 50 Court st, owner and builder. Cost, about \$8,000.

**CROWN ST.**—Shampan & Shampan, 772 Broadway, have completed plans for a 3-

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### Contemplated Construction (Continued).

sty store and residence, 20x90 ft, at the northeast corner of Crown st and Kingston av, for the Brooklyn Union Building Co., 44 Court st, owner and builder. Cost, about \$8,000.

### FACTORIES AND WAREHOUSES.

12TH ST.—John Boese, Queens Plaza, L. I. City, has completed plans for a 4-sty factory in the north side of North 12th st, 300 ft west of Kent av, for the Standard Oil Co., 26 Broadway, Manhattan.

BROOKLYN.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 4-sty factory, 50x100 ft, for the Chester Knitting Mills, 88 Junius st. Cost, about \$25,000.

### SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids January 17 for installing electric light equipment in the frame buildings of Erasmus Hall High School. Reis & O'Donovan, Inc., low bidder, at \$2,480.

### STABLES AND GARAGES.

PUTNAM AV.—Wm. H. Ludwig, 16 Court st, is preparing plans for a 1-sty garage, 50x143 ft, on the south side of Putnam av, 450 ft east of Bedford av, for Chas. Strickland, care of architect. Cost, about \$12,000.

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

### Queens.

#### DWELLINGS.

JAMAICA, L. I.—Plans have been prepared privately for two 2½-sty frame residences, 18x35 ft, on the south side of Islington pl, 95 ft west of Homer Lee av, for Henry-Russell & Storms, 1 Vaughan av. Cost, about \$6,000.

HOLLIS, L. I.—H. Haugaard, Hillside Bank Building, Richmond Hill, is preparing plans for a 2½-sty frame residence, 22 x40 ft, in Fishkill st, near Chichester st, for Florence Blackford, Hilburn st, owner, who will take bids on general contract. Shingle roofing, steam heating, electric wiring, tile baths, parquet floors. Cost, about \$4,000.

FOREST HILLS, L. I.—Hering & Fitch, 8 West 33d st, Manhattan, are preparing plans for a 2½-sty tile residence, 42x33 ft, on the northwest side of Continental av, 18 ft southwest of Exeter st, for Mrs. A. H. Smith, 498 West End av, Manhattan. Cost, about \$10,000.

JAMAICA, L. I.—Plans are being prepared by Louis H. Danancher, 12 Washington st, for two 2-sty residences and stores, 24x45 ft, for J. Mazze, Atlantic av, Jamaica. Slag roofing, steam heating, electric lighting, metal ceilings. Cost, about \$3,500 each.

MORRIS PARK, L. I.—L. H. Danancher, 12 Washington st, Jamaica, has completed plans for twelve 2-sty frame residences, 16x38 ft, for Martin Shamd, Oxford av, Richmond Hill. Cost, about \$2,500 each. Shingle roofing, steam heating, electric lighting, parquet flooring, hardwood trim.

ELMHURST, L. I.—G. W. Dexter, Palisade Building, Palisade, is preparing plans for a 2½-sty hollow tile and stucco residence, 40x25 ft, for L. Propper, care of architect. Cost, about \$8,500.

### Nassau.

#### DWELLINGS.

BALDWIN, L. I.—Herman Fritz, 237 Main st, Passaic, has completed plans for three 2½-sty frame residences for Samuel Eischam, 243 West 34th st, Manhattan, to cost about \$6,000 each. Shingle roofing, steam heating, electrical lighting.

### Westchester.

#### DWELLINGS.

PELHAM, N. Y.—Philip Resnyk, 30 East 42d st, Manhattan, has completed plans for a 2½-sty frame and stucco residence, 45 x35 ft, on Harmon av, Pelhamwood, for O. T. Plunkett, Rochelle Heights, New Rochelle. J. R. Whitehead, Bon Air Park, New Rochelle, general contractor. Cost, about \$10,000.

WHITE PLAINS, N. Y.—Kenneth M. Murchison, 101 Park av, Manhattan, has completed plans for a 2½-sty residence, 32 x69 ft, at Gedney Farms, for Willard E. Day, 229 West 42d st, Manhattan.

YONKERS, N. Y.—Ralph Hayhurst, Tuckahoe, is having plans prepared privately for a 2½-sty frame residence, 28x30 ft, at Crestwood, to cost about \$6,500. Shingle roofing, steam heating, electric lighting, city sewage and water.

MAMARONECK, N. Y.—Mrs. Nathan Strauss, 645 West End av, Manhattan, contemplates altering the residence at Orient Point, from private plans. Cost, about \$12,000.

SCARSDALE, N. Y.—W. S. Phillips, 103 Park av, Manhattan, is preparing plans for a 2½-sty hollow tile and stucco residence on Fenimore rd, for Ernest O. Patz, care of architect. Cost, about \$12,000. Architect will take bids about January 29.

SCARSDALE, N. Y.—Hobart B. Upjohn, 456 4th av, Manhattan, is preparing plans for a 2½-sty frame and stucco residence, 33x55 ft, on Berkeley rd, Greenacres, for Clarence W. Decker, care of Commercial Security Co., 437 5th av, Manhattan.

PELHAM, N. Y.—Anthony Smith, this place, contemplates the erection of a 2½-sty residence on 2d av, from plans by George Olphert, Proctor Building, Mt. Vernon.

### HALLS AND CLUBS.

NEW ROCHELLE, N. Y.—Ferguson & Kapp, Linden st, have completed plans for a Y. M. H. A. building on Wunjah av, for the Y. M. H. A., D. Crystal, president. Cost, about \$30,000.

### HOSPITALS AND ASYLUMS.

MT. VERNON, N. Y.—George M. Bartlett, 103 Park av, Manhattan, is preparing plans for a 4-sty hollow tile and stucco nurses' home on North 7th av, for the Mt. Vernon Hospital, C. A. Speakman, president. Cost, about \$25,000.

### STORES, OFFICES AND LOFTS.

NEW ROCHELLE, N. Y.—Chas. Luprian, Main st, is preparing sketches for a 4-sty store and office building, 35x90 ft, in Main st, opposite Rose st, for Galgano Bros., Mechanic st. Cost, about \$25,000.

### THEATRES.

NEW ROCHELLE, N. Y.—C. A. Luprian, 180 Main st, is preparing plans for a 2-sty store and theatre building in Church st, for a corporation now forming, Benj. Von Ottinger, 213 West 42d st, Manhattan, interested. Cost, about \$60,000.

### New Jersey.

#### APARTMENTS, FLATS & TENEMENTS.

KEARNY, N. J.—J. B. Warren, 31 Clinton st, Newark, is preparing plans for two 2-sty flats, at 366-368 Chestnut st, for Jos. Jacobi, Chestnut st, opposite Berlin st. Cost, about \$7,000 each.

#### CHURCHES.

BUTLER, N. J.—Thomas J. Duff, 407 West 14th st, Manhattan, is preparing sketches for an addition to St. Anthony's R. C. Church of the Franciscan Fathers, Rev. Father Anthony, Bartholdi av, pastor. Cost, about \$18,000.

#### DWELLINGS.

RIDGEWOOD, N. J.—Wm. T. Fanning, Colt Building, Paterson, has completed plans for a 2½-sty rectory, 41x42 ft, in Hudson st, for St. Mary's R. C. Church, Rev. Father E. M. O'Malley, rector. Cost, about \$11,000.

GLEN RIDGE, N. J.—Wallis & Goodwillie, 56 West 45th st, Manhattan, are preparing sketches for a parish house at Bloomfield av and Park st, for the Christ Church, Rev. Dr. A. Edwin White, pastor.

TEANECK, N. J.—Herman Fritz, 229 Main av, Passaic, has completed plans for seventy 2½-sty frame residences for the Ridgefield Park Building Corporation, Herkheimer & Cohen, 19 Cedar st, Manhattan. Cost, about \$280,000.

LEONIA, N. J.—P. J. Jossier, Broad av, Palisade Park, N. J., is preparing plans for four 2½-sty residences on Glenwood av, for George B. Hitchcock, West Shore av, near Fort Lee rd, Bogota, N. J. Cost, \$3,000 to \$7,000.

GRANTWOOD, N. J.—Plans have been prepared privately for twenty-five 2½-sty frame residences for T. H. Rothwell, 96 Broadway, Manhattan, owner and builder. Shingle roofing, steam heating, electric wiring. Cost, \$4,000 to \$6,000.

BOGOTA, N. J.—The H. & S. Building Co., Alexander Handy, 523 West 146th st, Manhattan, president, contemplates the erection of twenty-five 2½-sty residences, from plans by John E. Scharsmith, 523 West 146th st, Manhattan. Cost, \$5,000 to \$6,500.

SOUTH ORANGE, N. J.—N. J. Convery, Union Building, Newark, has about completed plans for three 2½-sty residences on Ridgewood rd, for C. C. Baldwin, care of Fairchild & Baldwin, 784 Broad st, Newark. Cost, about \$5,500 to \$6,000.

PALISADE, N. J.—G. W. Dexter, Palisade Building, is preparing plans for a 2½-sty hollow tile, brick and stucco residence, 36x31 ft, on Arcadian Way, for John Hodgins, care of architect. Cost, about \$9,000.

STERLING, N. J.—Norman McGlashan, 1123 Broadway, Manhattan, has been commissioned to prepare plans for a residence for Joseph Gilbert, care of the Western Electric Co., 463 West st, Manhattan.

#### FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Plans are being prepared privately for a 1-sty hollow tile block chemical plant, 40x150 ft, on Av R,



for the Harrison Chemical Co., Inc., 16-18 Orange st, H. Shack, superintendent in charge. Cost, about \$6,000.

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

POINT-NO-POINT, N. J.—Fred A. Phelps, Union Building, Newark, is preparing plans for a 1-sty chemical plant, 44x94 ft, on the Passaic River, for the Seaboard Chemical Co., Chas. M. Mason, 31 Clinton st, Newark, president. Cost, about \$50,000.

ELIZABETH, N. J.—Ring-Cleaves Graham Co., 280 North Broad st, has nearly completed plans for a foundry building in Franklin st, on S. I. Sound, for Samuel L. Moore & Sons Corp., R. J. M. Welch, Front st, in charge. Cost, about \$50,000.

MUNICIPAL WORK.

SUMMIT, N. J.—The Commonwealth Water & Light Co., 19 Beechwood rd, J. Borden, superintendent, contemplates the erection of a concrete dam, 20 ft. high, 150 ft long, to cost about \$40,000.

BAY HEAD, N. J.—Remington & Vosburg, 601 Market st, Camden, N. J., have nearly completed plans for the sewage system and disposal plant here for the Borough of Bay Head, A. S. Strickland, mayor. Cost, about \$50,000.

PUBLIC BUILDINGS.

CALDWELL, N. J.—Lyman G. Lockward, 285½ Bloomfield av, is preparing sketches for a 1-sty library at Bloomfield and Arlington avs, for the Carnegie Public Library of Caldwell. Cost, about \$7,500.

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—John T. Rowland, Jr., 100 Sip av, is preparing sketches for P. S. 23 on Romaine av, for the Board of Commissioners of Jersey City, Thomas Loughran, president of Board of Education. Cost, about \$300,000.

JERSEY CITY, N. J.—The Board of Education contemplates the erection of P. S. 36 in the Greenville section from plans by John T. Rowland, Jr., 100 Sip av.

JERSEY CITY, N. J.—The Board of Commissioners of Jersey City, Thomas Loughran, president Board of Education, contemplates the erection of P. S. 14 here from plans by John T. Rowland, Jr., 100 Sip av.

STABLES AND GARAGES.

BUTLER, N. J.—H. Van Buren Magonigle, 101 Park av, Manhattan, is preparing plans for a 2½-sty garage and stable for Warren & Morris Kinney, on premises. Cost, about \$40,000.

HILTON, N. J.—E. V. Warren, 31 Clinton st, Newark, is preparing plans for a 2-sty hollow tile and stucco garage and two apartments, at Springfield av and Indiana st, for Nelson Bros., Springfield av and Valley rd, Maplewood, N. J. Cost, about \$6,000.

Other Cities.

CHURCHES.

ILION, N. Y.—St. Augustines Episcopal Church, Rev. L. R. Benson, 78 2d st, Ilion, N. Y., rector, contemplates the erection of a church and parish house in Center st, from plans by Henry W. Congdon, 18 Broadway, Manhattan. Cost, about \$60,000.

ROCHESTER, N. Y.—Chas. W. Eldridge, 412 Cutler Building, John T. Comes and John E. Kauzer, Renshaw Building, Pittsburgh, Pa., have completed plans for a church and parish house on Lexington av, near Oriole st, for the Church of the Holy Rosary, Rev. Father Hughes, pastor. Cost, about \$60,000.

DWELLINGS.

TROY, N. Y.—John Hunter, Mt. Pleasant av, Sycaway Heights, contemplates the erection of a frame residence at Hoosick st and Otsego av, to cost about \$5,000. No architect selected.

GREENWICH, CONN.—Cross & Cross, 10 East 47th st, Manhattan, are preparing sketches for a 2½-sty residence for Samuel F. Pryor, 233 Broadway, Manhattan.

GREENWICH, CONN.—John Russell Pope, 527 5th av, Manhattan, is preparing plans for a 2½-sty residence, 30x60 ft, to cost about \$30,000.

N. Y., 62 Cedar st, Benjamin Strong, Jr., chairman. E. R. Graham, 1020 South Wabash st, Chicago, Ill., architect.

DWELLINGS.

PURCHASE, N. Y.—George Watson, 228 Huguenot st, New Rochelle, has received the general contract to erect a 2½-sty bungalow, 81x45 ft, for Leo Wallerstein, 171 Madison av, Manhattan, owner. L. R. Metcalfe and H. Ballantyne, architects, 2

West 47th st, Manhattan. Cost, about \$18,000.

PELHAMWOOD, N. Y.—Chas. Smith, Pelham, has received the general contract to erect a 2½-sty frame residence, 24x40 ft, for George H. Perkins, care of West Virginia Pulp & Paper Co., 200 5th av, Manhattan. W. S. Moore, 30 East 42d st, Manhattan, architect. Cost, about \$6,000.

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**BANKS.**

MANHATTAN.—The Thompson-Starrett Co., 49 Wall st, has received the general contract for alterations at Pine and Nassau sts, for the Federal Reserve Bank of

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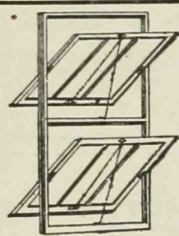
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GREAT NECK, L. I.—Story & Flickinger, 5 Great Jones st, Manhattan, have received the general contract for 2-sty frame cottages and garages for Henry Bendel, 10 West 57th st, Manhattan. Henry Otis Chapman, 334 5th av, Manhattan, architect. Cost, about \$20,000.

#### FACTORIES AND WAREHOUSES.

MANHATTAN.—Richard Deeves & Son, 309 Broadway, have received the general contract to alter the 6-sty factory, 75x95 ft, at 405-407 East 23d st, for the Bishop-Gutta Percha Co., Henry D. Reed, 420 East 25th st. Frank F. Ward, 203 Broadway, architect. Cost, about \$8,000.

#### HOSPITALS AND ASYLUMS.

MANHATTAN (sub.)—C. W. Klappert's Sons, Inc., 328 East 25th st, have the carpenter work for the 4 and 1-sty clinic building, 45x100 ft, at 125-129 East 103d st, for the Free Outdoor Maternity Clinic, 216 East 76th st. Snelling & Metcalf, 15 West 38th st, architects. J. W. Bishop Co., 101 Park av, general contractor.

#### SCHOOLS AND COLLEGES.

MANHASSET, L. I.—The Cosgrove Co., Glen Cove, L. I., has received the general contract for the completion of a 3-sty school for the Board of Education of Manhasset. Frederick Briggs, Plandome, L. I., architect.

#### STABLES AND GARAGES.

OYSTER BAY, L. I.—E. W. Howell, Babylon, has received the general contract to erect a 1½-sty garage and stable, 25x50 ft each, for John Slade, 64 West 48th st, Manhattan. Alex Mackintosh, Bible House, Manhattan, architect.

### PLANS FILED FOR NEW CONSTRUCTION WORK.

#### Manhattan.

##### FACTORIES AND WAREHOUSES.

PEARL ST, 448-450, e s, 143 s Park Row, 2-sty brick offices and warehouse, 25x98; cost, \$10,000; owner, Maurice O'Meara Co., 448 Pearl st; architects, Rucker & Vatet, 15 East 40th st. Plan No. 13.

##### STABLES AND GARAGES.

171ST ST, 703 West, 4-sty fireproof garage, 25x100; cost, \$14,000; owners, Engelbert & Catherine Neus, 703 West 171st st; architect, Engelbert Neus, 703 West 171st st. Plan No. 14.

#### Bronx.

##### APARTMENTS, FLATS AND TENEMENTS.

155TH ST, s s, 175 e Courtland av, 5-sty brick tenement, plastic slate roof, 50.6x87.6; cost, \$50,000; owner, Benenson Realty Co., Benj. Benenson, 401 East 152d st; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 20.

194TH ST, n s, 25 e Briggs av, two 5-sty brick tenements, plastic slate roof, 50x86.6; cost, \$100,000; owner, Chas. T. Streeter Const. Co., Chas. T. Streeter, 893 Elton av, Pres.; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 17.

##### DWELLINGS.

ST. LAWRENCE AV, e s, 87 s Walker av, 2-sty frame dwelling, 18x52, tin roof; cost, \$3,500; owner, Catherine Burge, 3198 Perry av; architect, Geo. W. Flagg, 2610 University av. Plan No. 22.

##### FACTORIES AND WAREHOUSES.

PARK AV, n e cor 146th st, 1-sty brick factory, tar and gravel roof, 136x76.6; cost, \$15,000; owner, Sigmund Ullman & Co., Jas. A. Ullman, on premises, Pres.; architect, Richard A. Wright, 101 Park av. Plan No. 24.

##### STABLES AND GARAGES.

INTERVALE AV, w s, 200 s Home st, 1-sty brick stable, tin roof, 23x42.6; cost, \$800; owner, Guisette Dellacroce, 981 Union av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 19.

134TH ST, n s, 206.5 w Willis av, 2-sty brick garage, 25x83, plastic slate roof; cost, \$10,000; owner, Andrew Georgens, 383 East 134th st; architect, B. Ebling, 2400 Westchester av. Plan No. 23.

##### MISCELLANEOUS.

CITY ISLAND AV, n e cor Winters st, 1½-sty frame shed, 15x65; cost, \$900; owner, Henry B. Norris, City Island; architects, S. H. Booth & Sons, City Island. Plan No. 18.

#### Brooklyn.

##### APARTMENTS, FLATS AND TENEMENTS.

17TH ST, n s, 175 e 4th av, 5-sty brick tenement, 50x90, slag roof, 29 families; cost, \$40,000; owner, L. & R. Realty Co., 189 Montague st; architect, M. Zipkes, 405 Lexington av, Manhattan. Plan No. 293.

34TH ST, n w cor 4th av, 4-sty brick store and tenement, 50x90, slag roof, 21 families; cost, \$35,000; owner, Kingsboro Bldg. Co., 810 New Jersey av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 304.

OCEAN PARKWAY, e s, 79.4 n Henry st, 4-sty brick tenement, 50x105, gravel roof, 23 families; cost, \$30,000; owner, Paul Berend, 16 Court st; architects, Kallich & Lubroth, 215 Montague st. Plan No. 307.

PARKSIDE AV, s s, 39 e Parade pl, four 4-sty brick tenements, 50x88.3, slag roof, 16 families each; total cost, \$160,000; owner, Arden Const. Co., 3436 Broadway; architect, W. T. McCarthy, 16 Court st. Plan No. 350.

55TH ST, n s, 100 e 7th av, three 3-sty brick tenements, 23x75, gravel roof, 6 families each; total cost, \$21,000; owner, Joham Const., 1 Walton st; architect, B. F. Hudson, 319 9th st. Plan No. 441.

#### DWELLINGS.

76TH ST, s s, 310 w 15th av, 2-sty frame dwelling, 17x26.6, shingle roof, 1 family; cost, \$2,300; owner, Anna Cusack, 111 14th av, L. I. City; architect, Wm. Parfitt, 26 Court st. Plan No. 317.

81ST ST, n s, 100 w 22d av, 2-sty brick dwelling, 37x44, shingle roof, 1 family; cost, \$7,000; owner, Canadian Quilting Co., 8305 19th av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 325.

65TH ST, s s, 120 w 19th av, 1-sty frame dwelling, 35x20, gravel roof, 1 family; cost, \$900; owner, Andrea Variale, on premises; architect, Rocco Mega, 435 Neptune av. Plan No. 303.

82D ST, n s, 50 w Colonial rd, 2-sty brick dwelling, 22x42.8, shingle roof, 1 family; cost, \$7,500; owner, Geo. L. Knight, 1032A Sterling pl; architects, Snee & Bryson, 154 Montague st. Plan No. 307.

EAST 36TH ST, w s, 300 s Av K, two 2-sty frame dwellings, 16x37.6, shingle roof, 1 family each; total cost, \$6,000; owner, Innovation Devel. Co., 1127 Av H; architect, B. F. Hudson, 319 9th st. Plan No. 412.

59TH ST, s s, 83 w 7th av, 2-sty brick dwelling, 20x55, slag roof, 2 families; cost, \$3,000; owner, Pincus Glickman, 1422 Pitkin av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 362.

WEST 33D ST, e s, 200 s Mermaid av, 1-sty frame dwelling, 14x46, concrete roof, 1 family; cost, \$1,000; owner, Patrick T. O'Sullivan, on premises; architect, Geo. H. Suess, 2920 West 33d st. Plan No. 349.

47TH ST, s s, 100 w 16th av, 2-sty frame dwelling, 24x54 shingle roof, 2 families; cost, \$5,000; owner, John H. Connolly, 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 341.

50TH ST, n s, 100 w 16th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, \$5,000; owner, John H. Connolly, 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 340.

BROOKLYN AV, w s, 95 s Farragut rd, five 2-sty frame dwellings, 18x36, shingle roof, 1 family each; total cost, \$22,500; owner and architect, John J. Nolan, 997 Rogers av. Plan No. 353.

HENDRIX ST, e s, 25 s Vienna av, 2-sty brick dwelling, 20x42, tin roof, 2 families; cost, \$3,000; owner, Michael Galatio, 82 Sackman st; architect, E. Dennis, 241 Schenck av. Plan No. 427.

EAST 18TH ST, e s, 620 s Av N, four 2-sty frame dwellings, 18x43, shingle roof, 1 family each; total cost, \$14,000; owner, Geo. M. Craiglen, 2801 Farragut rd; architect, A. W. Pierce, 59 Court st. Plan No. 453.

EAST 89TH ST, w s, 142.2 s Canarsie la, 1-sty frame dwelling, 16x30, shingle roof, 1 family; cost, \$1,700; owner, Hamilton Const. Co., Corona, L. I.; architect, Wm. Richter, 679 West st. Plan No. 445.

##### FACTORIES AND WAREHOUSES.

JUNIUS ST, w s, 100 n Blake av, 1-sty brick warehouse, 40x135, slag roof; cost, \$15,000; owner, Alex. Kantor, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 295.

17TH ST, n s, 375 w 3d av, 2-sty brick factory, 25x88.6, slag roof; cost, \$8,000; owner, John J. Sullivan, 570 Hamilton av; architect, John Burke, 372 Union st. Plan No. 282.

HICKS ST, e s, 59.8 s Huntington st, 1-sty brick storage, 40.8x80, gravel roof; cost, \$1,500; owner, Michael Warnok, on premises; architect, W. J. Conway, 400 Union st. Plan No. 356.

BEARD ST, e s, 50 s Dwight st, 2-sty brick storage, 15x100, slag roof; cost, \$2,500; owner, Coastline Lumber Co., 11 Broadway, Manhattan; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 442.

##### STABLES AND GARAGES.

JUNIUS ST, w s, 100 n Blake av, 2-sty brick stable and garage, 35x35, slag roof; cost, \$8,000; owner, Alex. Kantor, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 297.

DITMAS AV, s e cor Westminster rd, 1-sty brick garage, 14x18, shingle roof; cost, \$1,000; owner, Dr. Curtis H. Muncie, 1268 Union st; architect, Harry Grattan, 523 East 14th st. Plan No. 404.

MILLER AV, w s, 100 n Glenmore av, 1-sty brick garage, 24.6x16, gravel roof; cost, \$600; owner, August Lukins, 280 Miller av; architect, E. T. Hovell, 31 Kane pl. Plan No. 393.

EAST 13TH ST, e s, 400 s Av I, four 1-sty brick garages, 10x20, gravel roof; cost, \$400; owner, Geo. W. Seymour, on premises; architect, C. G. Wessell, 38 Ormond pl. Plan No. 374.

LOMBARDY ST, s s, 191.3 e Kingsland av, 1-sty brick garage, 33x55, gravel roof; cost, \$2,500; owner, Max Trunz, 27 Lombardy st; architect, Louis Allmendinger, 926 Broadway. Plan No. 355.

KOSCIUSKO ST, s s, 150 w Reid av, 1-sty brick garage, 21x65.3, gravel roof; cost, \$1,000; owner, Bessie Rosen, 554 Kosciusko st; architect, Henry Dorf, 614 Kosciusko st. Plan No. 448.

3D AV, e s, 100 s 6th st, 2-sty brick garage, 50x230, slag roof; cost, \$25,000; owner, Richard Von Lehm, Jr., 464 East 24th st; architect Wm. H. Ludwig, 16 Court st. Plan No. 428.

18TH AV, s s, 354.6 w Gravesend av, 1-sty brick garage, 40x60, slag roof; cost, \$4,500; owner, Chas. T. Decessar, 4338 18th av; architect, Jas. Martin, 1229 36th st. Plan No. 430.

##### STORES AND DWELLINGS.

75TH ST, s e cor 3d av, 3-sty brick store and dwelling, 20x100, gravel roof, 1 family; cost, \$7,500; owner, Premier Const. Co., 367 Fulton st; architect, Thos. Bennett, 5123 3d av. Plan No. 290.

CONY ISLAND AV, w s, 282.10 n Av U, 3-sty brick store and dwelling, 20x60, gravel roof, 2 families; cost, \$5,000; owner, Antonio Clani, 339 Smith st; architects, Kallich & Lubroth, 215 Montague st. Plan No. 306.

3D AV, e s, 20 s 75th st, two 3-sty brick stores and dwellings, 20x55, gravel roof, 1 family each; total cost, \$13,000; owner, Premier Const. Co., 367 Fulton st; architect, Thos. Bennett, 5123 3d av. Plan No. 291.



16TH AV, n e cor 47th st, 3-sty brick store and dwelling, 20x45, slag roof, 2 families; cost, \$5,500; owner, Ft. Green Co., 215 Montague st; architect, H. G. Dangler, 215 Montague st; Plan No. 420.

16TH AV, e s, 30.2 n 47th st, four 3-sty brick stores and dwellings, 20x45, slag roof, 2 families each; total cost, \$20,000; owner, Ft. Green Co., 215 Montague st; architect, H. G. Dangler, 215 Montague st. Plan No. 419.

ST. JOHNS PL, n w cor Underhill av, 3-sty brick store and dwelling, 25.9x56, slag roof, 2 families; cost, \$8,000; owner, Kassen Realty Co., 50 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 316.

KINGSTON AV, n e cor Crown st, 3-sty brick store and dwelling, 20x90, slag roof, 2 families; cost, \$8,000; owner, Brooklyn Union Bldg. Co., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 323.

KINGSTON AV, e s, 20 n Crown st, six 3-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, \$48,000; owner, Brooklyn Union Bldg. Corp., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 324.

UNDERHILL AV, w s, 27 n St. John pl, 3-sty brick store and dwelling, 20x56, slag roof, 2 families; cost, \$8,000; owner, Kassen Realty Co., 50 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 315.

8TH AV, n w cor 61st st, 3-sty brick store and dwelling, 20x100, slag roof, 2 families; cost, \$8,000; owner, Parkside Holding Co., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 313.

8TH AV, s w cor 60th st, 3-sty brick store and dwelling, 20x100, slag roof, 2 families; cost, \$8,000; owner, Parkside Holding Co.; architects, Shampan & Shampan, 772 Broadway. Plan No. 314.

8TH AV, w s, 20 s 60th st, eight 3-sty brick stores and dwellings, 20x50, slag roof, 2 families each; total cost, \$64,000; owner, Parkside Holding Co., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 312.

18TH AV, s w cor 62d st, 1-sty brick store and dwelling, 40x80, slag roof, 2 families; cost, \$9,000; owner, Lancastershire Realty Co., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 318.

18TH AV, n w cor 66th st, 3-sty brick store and dwelling, 20x80, gravel roof, 2 families; cost, \$8,000; owner, Brooklyn Union Bldg. Corp., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 320.

18TH AV, w s, 20 n 66th st, four 3-sty brick stores and dwellings, 20x50, slag roof, 2 families each; total cost, \$32,000; owner, Brooklyn Union Bldg. Corp., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 321.

18TH AV, w s, 40 s 62d st, two 1-sty brick stores and dwellings, 30x72, slag roof, 2 families each; total cost, \$18,000; owner, Lancastershire Realty Co., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 319.

EAST 31ST ST, e s, 20 n Av H, 3-sty brick store and dwelling, 20x55, gravel roof, 2 families; cost, \$5,000; owner, Chi Bauer, East 24th st and Foster av; architect, R. F. Schaeffer, 1526 Flatbush av. Plan No. 372.

FLATBUSH AV, n e cor East 31st st, 3-sty brick store and dwelling, 20x55, gravel roof, 2 families; cost, \$7,500; owner, Chi Bauer, East 24th st and Foster av; architect, R. F. Schaeffer, 1526 Flatbush av. Plan No. 371.

ROGERS AV, s w cor President st, 3-sty brick store and dwelling, 18x80, slag roof, 2 families; cost, \$6,500; owner, Union Realty Co., 189 Montague st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 379.

ROGERS AV, w s, 18 s President st, five 3-sty brick stores and dwellings, 17.9x55, slag roof, 2 families each; total cost, \$27,500; owner, Union Realty Co., 189 Montague st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 380.

AV H, s e cor East 16th st, eight 1-sty brick stores, 20x55, gravel roof; total cost, \$16,000; owner, Walter R. Lusher, 300 East 17th st; architect, B. F. Hudson, 319 9th st. Plan No. 308.

POTNAM AV, e s, 125 s Wyckoff av, 1-sty brick office, 15x15, slag roof; cost, \$1,000; owner, John H. Scannell, 83 Ralph av; architect, A. G. Carlson, 226 Henry st. Plan No. 298.

FLATBUSH AV, e s, 113.5 n Fulton st, 1-sty brick store, 55x40, roof; cost, \$2,000; owner, City New York; architect, M. Jos. Harrison, World Building, Manhattan. Plan No. 383.

TROY AV, n e cor President st, 1-sty brick store, 22.2x95.4, slag roof; cost, \$5,000; owner, Triangle Bldg. Co., 44 Court st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 387.

MISCELLANEOUS.

JUNIUS ST, w s, 100 n Blake av, 1-sty brick shed, 35x50, slag roof; cost, \$2,000; owner, Alex. Kantor, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 296.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

L. I. CITY.—4th st, n s, 190 v Van Alst av, 5-sty brick tenement, 50x77, slag roof, 25 families, gas; cost, \$50,000; and Hunterspoint av, s s, 190 v Van Alst av, two 5-sty brick tenements, 50x77, slag roof, 25 families, gas; cost, \$110,000; owner, Degnon Contracting Co., 30 East 42d st, Manhattan; architects, Shampan & Shampan, 722 Broadway Brooklyn. Plan Nos. 142-3-4.

DWELLINGS.

DOUGLASTON.—Bay av, s e cor Regatta pl, 2-sty frame dwelling, 21x31, shingle roof, 1 family, steam heat, gas; cost, \$4,000; owner, J. F. Tobin, 415 East 34th st, Manhattan; architect, Carl Hartzler, Grand Central Terminal, Manhattan. Plan No. 162.

DOUGLASTON.—Willow st, n s, 140 w Prospect st, 1 1/2-sty frame dwelling, 29x39, shingle roof, 1 family, steam heat, gas and electricity; cost, \$5,000; owner, Miss F. Forest, 61 Broad-

way, Manhattan; architect, Carl Hartzler, Grand Central Terminal, Manhattan. Plan No. 163.

DUNTON.—Van Wyck av, w s, 26 s Beaufort st, four 2-sty frame dwellings, 17x39, shingle roof, 1 family, steam heat, gas; cost, \$12,000; owner, W. C. Mulligan, 1246 Jamaica av, Woodhaven; architect, P. E. Nolan, same address. Plan No. 164-5-6-7.

GLENDALE.—Clara pl, e s, 209 s Cooper av, 1-sty frame dwelling, 14x51, slag roof, 1 family, gas; cost, \$1,500; owner, Adam Wohl, 124 St. Nicholas av, Brooklyn; architect, M. Perlstein, Middle Village. Plan No. 153.

HOLLIS.—Catskill st, w s, 180 s Chichester av, 2 1/2-sty frame dwelling, 22x40, shingle roof, 1 family, steam heat, gas; cost, \$3,500; owner, Florence Blackford, Hillburn st, Hollis; architect, H. E. Haugaard, Richmond Hill. Plan No. 145.

HOLLIS.—North Villa av, w s, 88 n Hillside av, three 2-sty frame dwellings, 16x37, shingle roof, 1 family, gas, steam heat; cost, \$6,000; owner, Richmond Hill Homes Co., Jamaica av, Richmond Hill; architect, H. E. Haugaard, Richmond Hill. Plan No. 146.

RAMBLERSVILLE.—Deer st, e s, 108 s Fairfield av, 2-sty frame dwelling, 20x28, shingle roof, 1 family, steam heat, gas; cost, \$2,000; owner, Edwin Hoffmann, 609 52d st, Brooklyn; architect, Fay Kellogg, 32 Union sq, Manhattan. Plan No. 161.

ROCKAWAY BEACH.—Undine av, w s, 622 s Rockaway Beach blvd, five 2-sty frame dwellings, 14x20, tin roof, gas; cost, \$4,000; owner and architect, E. Stelleg, Arverne. Plan Nos. 147-8-9-50-151.

SOUTH OZONE PARK.—Pressberger av, e s, 172 n Helen av, 2-sty frame dwelling, 17x36, shingle roof, 1 family, steam heat, gas; cost, \$2,000; owner, W. J. Ditzel, 65 Sutdam st, Woodhaven; architects, Chas. Infanger & Son, 2634 Atlantic av, Brooklyn. Plan No. 155.

WOODHAVEN.—Stanley st, n s, 120 w Ferry st, three 2-sty frame dwellings, 17x39, shingle roof, 1 family, steam heat, gas; cost, \$6,000; owners Elermann Bros., 751 Thrall av, Woodhaven; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 156-7-8.

WOODHAVEN.—Shoe and Leather st, s e cor 3d st, 2-sty brick dwelling, 25x50, slag roof, 2 families, gas; cost, \$3,400; owner, Rosa Avella, on premises; architect, J. Monda, 3938 Broadway, Woodhaven. Plan No. 160.

DUNTON.—Van Wyck av, s w cor Beaufort st, 2-sty frame dwelling, 17x39, shingle roof, 1 family, gas, steam heat; cost, \$2,500; owner and architect, P. E. Nolan, 1246 Jamaica av, Woodhaven. Plan No. 138.

EDGEMERE.—Beach 45th st, w s, 940 n Boulevard, two 1-sty frame dwellings, 14x35, tin roof, 1 family, gas; cost, \$1,500; owner, H. Meyer, Jr., Edgemere; architect, owner. Plan Nos. 135-36.

EDGEMERE.—Beach 52d st, w s, 220 s New Boulevard, four 1-sty frame dwellings, 14x40, tin roof, 1 family, gas; cost, \$1,200; owner, Walter J. Verity, 12 North Division av, Rockaway Beach; architect, W. G. Smith, Lynbrook, L. I. Plan Nos. 121-2-3-4.

FAR ROCKAWAY.—Ostend av, e s, 200 s Earl av, 2-sty frame dwelling, 18x41, tin roof, 1 family, gas; cost, \$1,500; owner, Jos. A. Kean, 142 Grandview av, Far Rockaway; architect, Chas. Prasser, Inwood. Plan No. 113.

RICHMOND HILL.—Chestnut st, e s, 66 n Brandon av, 2 1/2-sty frame dwelling, 22x53, shingle roof, 1 family, steam heat, gas; cost, \$4,800; owners Berton & Lounsborg, Chestnut st, Richmond Hill; architect, C. W. Vanderbeck, 342 Oak st, Richmond Hill. Plan No. 137.

RICHMOND HILL.—Ward st, e s, 173 n Hillside av, three 2 1/2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat, gas; cost, \$7,500; owner, W. F. Sticklen, 222 Briges av, Richmond Hill; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan Nos. 131-2-3.

ROCKAWAY BEACH.—9th av, w s, 100 s Newport av, 2 1/2-sty frame dwelling, 30x50, shingle roof, 1 family, steam heat, gas; cost, \$9,000; owner, E. C. Bineham, Rockaway Park; architects, Prenner & Farrell, Rockaway Park. Plan No. 140.

HOLLIS.—Parkview av, e s, 202 s Hillside av, 3-sty frame dwelling, 39x24, shingle roof, 1 family, steam heat, gas; cost, \$5,500; owner, Herbert P. Iuse, 71 West 23d st, Manhattan; architect, A. Einberg, 132 Madison av, Manhattan. Plan No. 169.

FACTORIES AND WAREHOUSES.  
L. I. CITY.—3d st, n s, 50 e Creek st, steel oil storage; cost, \$625; owner, Veribest Oil Co., on premises. Plan No. 129.

ROCKAWAY BEACH.—9th av, w s, 100 s Newport av, 1-sty frame storage, 12x20; cost, \$200; owner, E. C. Bingham, Rockaway Park. Plan No. 141.

STABLES AND GARAGES.  
JAMAICA.—Clayton st, s s, 89 v Puntine st, garage, 10x16; cost, \$100; owner, F. A. Modes, on premises. Plan No. 150.

JAMAICA.—Seaview av, e s, 85 s Willow pl, frame garage, 16x16; cost, \$45; owner, A. S. Smith, on premises. Plan No. 126.

JAMAICA.—Amherst av, s s, 330 e Kaplan av, frame garage, 10x18; cost, \$125; owners, Henry-Russell & Storms, Vaughan av, Jamaica. Plan No. 125.

RICHMOND HILL.—Spruce st, e s, 150 n Liberty av, frame garage, 17x18, tin roof; cost, \$150; owner, H. A. Stover, premises. Plan No. 176.

RICHMOND HILL.—Walnut st, e s, 225 s St. Ann's av, frame garage, 16x22; cost, \$200; owner, W. Lippincott, premises. Plan No. 170.

STORES AND DWELLINGS.  
JAMAICA.—Rockaway rd, e s, 117 s South st, 2-sty brick store and dwelling, 22x14, slag roof, 2 families; cost, \$3,400; owner, Saml. Lieberman, Rockaway rd and South st, Jamaica; architect, R. Kurz, 324 Fulton st, Jamaica. Plan No. 139.

RIDGEWOOD.—Palmetto st, s s, 199 e Prospect av, three 2-sty brick stores and dwellings, 20x55, slag roof, 2 families, gas; cost, \$9,000; owners, Renhart & Seelig, 1369 Myrtle av, Ridgewood; architect, F. J. Dassau, 1373 Broadway, Brooklyn. Plan No. 127.

RIDGEWOOD.—Summerfield st, e s, 50 s Myrtle av, 3-sty brick store and dwelling, 20x52, tin roof, 2 families; cost, \$6,500; owner, L. Cohen, 242 North Vernam av, Arverne; architect, J. W. Weiss, 16 Court st, Brooklyn. Plan No. 128.

JAMAICA.—Rockaway rd, n e cor Fleming pl, eight 3-sty brick stores and dwellings, 20x55, slag roof, 2 families, gas; cost, \$5,000; owner, Ignatz Wohl, 106 Unionhall st, Jamaica; architect, W. E. Hadler, 1432 Lefferts av, Richmond Hill. Seven buildings, \$34,000. Plan Nos. 180-81-82.

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## Plans Filed, New Buildings, Continued.

L. I. CITY.—Broadway, s e cor 18th av, four 3-sty brick stores and dwellings, 18x55, slag roof, gas, 2 families; cost, \$20,000; owner, Gustave X. Mathews, 18 No. Jackson av, L. I. City; architect, owner. Plan Nos. 183-4.

## STORES, OFFICES AND LOFTS.

JAMAICA.—4th av, w s, 315 s Hugo st, frame office, 10x12; cost, \$150; owner, M. Hunt, premises. Plan No. 179.

## MISCELLANEOUS.

HOOK CREEK.—Foster Meadow rd, e s, 2,025 n Rockaway rd, two 1-sty frame boat houses, 14x22, tin roof; cost, \$300; owner, Peter Linner, Hook Creek. Plan Nos. 177-8.

JAMAICA.—Queens boulevard, bet Nation and Hutton avs, five frame billboards, 75x11; cost, \$850; owner, Jamaica Poster Adv. Co., Jamaica. Plan Nos. 171-2-3-4-5.

FLUSHING.—Washington st, 183, 1-sty frame shed, 10x14; cost, \$45; owner, J. L. Smith, on premises. Plan No. 134.

FOREST HILLS.—Old Mill rd, 46, frame shed, 20x30, gravel roof; cost, \$200; owner, H. Ibrger, on premises. Plan No. 115.

JAMAICA.—Dewey av, s s, 44 e Merrick rd, 1-sty brick bakery, 22x38, slag roof, gas; cost, \$1,000; owner, Max Schunack, Dewey av, Jamaica. Plan No. 120.

JAMAICA.—West st, 63, frame barn, 10x18; cost, \$65; owner, J. Berokowitz, on premises. Plan No. 116.

JAMAICA.—Barrett st, n e cor Fulton st, frame sign; cost, \$100; owner, P. Reibling, on premises. Plan No. 117.

L. I. CITY.—Steinway av, e s, 550 n Broadway, frame billboard; cost, \$50; owners, Disosway & Fisher, 1075 3d av, Manhattan. Plan No. 118.

L. I. CITY.—Queens Blvd, e s, opposite Fitting st, frame billboard; cost, \$200; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 114.

RICHMOND HILL CIRCLE.—Mecham av, s s, 196 e Walnut st, frame boathouse, 14x20, tin roof; cost, \$200; owner, Edw. Karl, 1916 Ralph st, Brooklyn. Plan No. 119.

ARVERNE.—Elizabeth av, s s, 150 w Wave Crest av, frame shed, 12x15; cost, \$50; owner, C. Libeizzi, on premises. Plan No. 168.

FLUSHING.—36th st, e s, 400 s Whitestone Blvd, 1-sty frame coop, 6x8; cost, \$10; owner, J. F. Keegan, on premises. Plan No. 159.

L. I. CITY.—Jackson av, s s, between Davis and Pearson st, sign; cost, \$32; owners, M. & L. Hess, 907 Broadway, Manhattan. Plan No. 152.

WHITESTONE.—Whitestone av and 8th st, frame sign; cost, \$10; owner, H. M. Brown, on premises. Plan No. 154.

## Richmond.

## DWELLINGS.

BISHOP ST, s w s, 550 n w Amboy rd, Camp Hill, new Dorp, 2½-sty frame dwelling, 22x24; cost, \$2,700; owner, Peter I. Wright, New Dorp; architect and builder, C. H. Chamberlain, 149 Blackford av, Port Richmond. Plan No. 16.

BARRET B, n s, 180 e Haven Esplanade, Brighton Heights, 2-sty frame dwelling, 39x27; cost, \$4,000; owner, Arthur J. Hill; architect, E. K. Learned. Plan No. 14.

NEPTUNE ST, e s, 220 Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 14x36; cost, \$450; owner, David S. Bellows, 229 West 121st st, Manhattan; architect and builder, Paul L. Wolf, 205 Waterside st, New Dorp Beach. Plan No. 24.

4TH ST, s s, 65 w Maple av, Beach Park, two 1-sty frame bungalows 10x18; cost, \$450; owner, architect and builder, W. S. Lesourd, 423 East 162d st, M. B. Plan No. 19.

5TH ST, w s, 98 n Ocean av, New Dorp, two 2-sty hollow tile dwellings, 20x50; cost, \$5,400; owner, architect and builder, H. W. Putnam, 164 3d st, New Dorp. Plan No. 15.

8TH ST, s s, 107 w Midland av, Beach Park, 1-sty frame bungalow, 14x28; cost, \$475; owner, W. R. Fishborne, 67 Horatio st, Manhattan; architect and builder, Aug. Alverson, 588 Lincoln av, N. B. Plan No. 17.

EGBERT AV, s s, 1,000 w Manor rd, West New Brighton, 2½-sty frame dwelling, 20x31; cost, \$2,150; owner, H. Sann, W. N. B.; architect and builder, John O. Johnson, Port Richmond. Plan No. 25.

FT. GUYON AV, 2,500 s Old Mill rd, Oakwood, ten 1-sty frame bungalows, 14x34; cost, \$1,500; owner, Oakwood Bungalow Co., Oakwood; architect and builder, G. H. Carstens, Pleasant Plains. Plan No. 27.

MIDLAND AV, w s, 80 s 8th st, Beach Park, two 1-sty frame bungalows, 14x28; cost, \$950; owner, architect and builder, J. O'Gorman, 345 East 41st st, Manhattan. Plan No. —.

VAN WYKE AV, e s, 50 n High st, Prince Bay, 1-sty frame bungalow, 32x14; cost, \$750; owner and architect, A. R. Bourne, 174 West 79th st, Manhattan; builder, E. R. Paugh, Totenville. Plan No. 23.

## STABLES AND GARAGES.

DIXON AV, n s, 100 w Morningstar rd, Graniteville, 1-sty frame garage, 12x18; cost, \$145; owner, E. A. Goettler, 400 Morningstar rd, P. R.; architect and builder, Jos. C. Rush, 125 Simonson av, Port Richmond. Plan No. 28.

VANDERBILT AV, s s, 200 w Cross st, Clifton, 1-sty frame garage, 10x18; cost, \$100; owner and builder, F. A. Errington, 31 Townsend av, Stapleton. Plan No. 22.

## STORES AND DWELLINGS.

VAN PELT AV, n s, 29 s Linden av, Mariner Harbor, 1-sty brick store and dwelling, 24x42; cost, \$1,600; owner, Giovanni Arciolo, 417 Van Pelt av, M. H.; architect and builder, Nicola Vitaca, 21 Jefferson av, Graniteville. Plan No. 20.

## STORES, OFFICES AND LOFTS.

ON BEACH, 2,500 s Guyon av, Oakwood Heights, 1-sty frame store, 20x26; cost, \$400; owner, Oakwood Bungalow Co., Oakwood Heights; architect and builder, G. H. Carstens, Overlook Park, Pleasant Plains. Plan No. 26.

## MISCELLANEOUS.

BAY ST, e s, 30 n Granite st, Tompkinsville, 1-sty frame waiting room, 26x30; cost, \$500; owners and builders, I. T. Williams & Son, Tompkinsville; architect, Louis L. Teiman, 51 Clinton st, Tompkinsville. Plan No. 21.

## PLANS FILED FOR ALTERATIONS.

## Manhattan.

BOND ST, 19, s s, 7 e Lafayette st, stair enclosure fireproofed to 5-sty brick lofts; cost, \$1,000; owner, Lucy J. Smith, 173 Columbia Heights, Brooklyn; architect, Robert Teichman, 22 William st. Plan No. 145.

CANAL ST, 343, n s, 65 w Greene st, new stairs, bulkhead, partitions to 5-sty brick store and lofts; cost, \$400; owners, Emma F. Temple and Virginia F. Brett, care of Francis R. Temple, 95 William st; architect, Henry H. Holly, 38-40 West 32d st. Plan No. 129.

DUANE ST, 108-110, s s, 231 w Broadway, reset show windows to 5-sty brick store and lofts; cost, \$500; owner, James H. Heroy estate, 62 Vandam st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 155.

ELDRIDGE ST, 249-251, s w cor East Houston st, new brick flues to 6-sty brick tenement; cost, \$750; owner, Max Wolper, 1911 Madison av; architect, Max Muller, 115 Nassau st. Plan No. 177.

GRAMERCY PARK, 13 (E 20th st), new elevators, raise roof tier, extend building, new facade, to 5-sty brick apartment house; cost, \$8,000; owner, John Elliott Cowdin, 126 5th av; architect, Adolph Mertin, 34 West 28th st. Plan No. 142.

GREENWICH ST, 5-11, and 5-11 Broadway, new 6-sty addition, 3 electric elevators, fire stairs, pent house, etc., to 22 and 17-sty fireproof offices; cost, \$300,000; owner, Broadway Realty Co., 5-11 Broadway; architects, Ludlow & Peabody, 101 Park av. Plan No. 122.

HOWARD ST, 37, s e cor Broadway, 2 new tanks, steel supports and enclosure to 6-sty brick store and lofts; cost, \$2,500; owner, Miller Estate, 141 Broadway; architect, The Rusling Co., 35 Cortlandt st. Plan No. 176.

JOHN ST, 2-10, s e cor Broadway, new openings, fireproof stairways, elevator, 6-sty extension, raise tier beams, show windows, columns, girders, rebuild walls to (3) 5 & 6-sty brick store and offices; cost, \$35,000; owner, William Chesebrough estate, 182 Broadway; architect, Otto L. Spannake, 13 Park Row. Plan No. 136.

LAFAYETTE ST, 145, n e cor Howard st, new iron stairs, fireproof bulkhead, store fronts to 5-sty brick store and lofts; cost, \$20,000; owner, Alliance Realty Co., 115 Broadway; architect, N. Grant Kelsey, 408 Hawthorne av, Yonkers, N. Y. Plan No. 140.

LEROY ST, 160, new floor, door, skylights to 1-sty brick store room and office; cost, \$300; owners, Cecilia & Eugenia de Nottbeck, 160 Leroy st; architect, Frank J. Applegate, 162 West 20th st. Plan No. 150.

PEARL ST, 438, new stairs, fireproof enclosure and doors, windows, bulkhead, skylight, floor, ceiling, fireproofing to 6-sty brick storage, office and lofts; cost, \$3,500; owner, Francis E. Woodbury, care of F. H. Patterson, 55 Liberty st; architect, Chas. H. Gruff, 229 West 36th st. Plan No. 167.

ST. JOHNS LANE, 2-7, new stairways, fireproof enclosure, electric lights, ceilings, gas heaters, fireproof doors to 2-sty brick private garage; cost, \$250; owner, Farmers' Loan & Trust Co., 22 William st; architect, Frank M. Coffin, 272 Madison av. Plan No. 157.

SOUTH WILLIAM ST, 5, s e cor Mill st, rearrange columns and girders to 2-sty non-fireproof offices; cost, \$200; owners, Chubb & Son, 5 South William st; engineer, Hedden Iron Const. Co., 30 Church st. Plan No. 124.

WHITEHALL ST, e s, and Broadway between Stone and Beaver sts, new fireproof mezzanine floor to 10-sty fireproof offices and produce exchange; cost, \$1,500; owner, N. Y. Produce Exchange, 2-8 Broadway; architect, Edgar P. Reynolds, 407-411 East 91st st. Plan No. 166.

WORTH ST, 114-116, s w cor Elm st, new partitions, fireproof doors and windows, stairs, bulkhead to 5-sty brick factory; cost, \$2,000; owner, Andrew Dougherty, 43 Cedar st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 170.

2D ST, 142-46, n w cor Av A, new partitions, stairway to 4-sty brick store and dwelling; cost, \$1,000; owner, Max Bierman, 314 5th av; architect, Jacob Fisher, 25 Av A. Plan No. 143.

9TH ST, 57 E, n s, 226 w Broadway, two new studio skylights, scuttle to 4½-sty brick store and studio; cost, \$400; owner, Geo. Murphy, 157 East 9th st; architect, Chas. H. Richter, 68 Broad st. Plan No. 131.

14TH ST, 120-124 W, new fire escape stairway, passage to 8-sty brick and iron offices and factory; cost, \$1,000; owner, the Salvation Army, 122 West 14th st; superintendent, William S. Barker, 122 West 14th st. Plan No. 125.

16TH ST, 105-107 E, n s, 225 w Irving pl, extend balcony, fireproof steel to 9-sty semi-fireproof store and lofts; cost, \$1,500; owner, Hyman Oppenheim, 105-107 East 16th st; architect, Geo. Dress, 1931 Madison av. Plan No. 141.

18TH ST, 356-362 W, two new tanks, steel supports and enclosure to 6-sty brick store and lofts; cost, \$2,100; owner, Tandell Realty Co., 356-62 West 18th st; architect, the Rusling Co., 39 Cortlandt st. Plan No. 123.

22D ST, 140-144 W, s s, 300 e 7th av, new tank to 12-sty fireproof lofts; cost, \$500; owner, Mrs. Robert M. Owen, s e cor Place and Wolf la, Pelham Manor, New York; architects, Lasette & Murphy, 238 West 108th st. Plan No. 154.

23D ST, 44-60 E, s w cor 4th av, new mezzanine to 10-sty fireproof store and office; cost, \$250; owner, United States Realty & Impt. Co., 111 Broadway; architects, Frankfort & Kirschner, 830 Westchester av. Plan No. 121.

24TH ST, 124-138 W, and 133-137 W 23d st, new stairs, fireproof enclosure, fireproof exits and bridge, bulkhead, fireproof doors and windows, floor to five 5 and 6-sty brick stores and lofts; cost, \$4,000; owner, Elmer A. Darling, 23 East 21st st; architects, Jardine, Hill & Murdock, 3 West 29th st. Plan No. 153.

27TH ST, 109 W, new stairs, fireproof passageway to 11-sty fireproof store and factory; cost, \$5,000; owner, Max Wolff, 352 4th av; architect, Maurice J. Engel, 420-2 East 48th st. Plan No. 146.

28TH ST, 238-244 West, s s, 250 e 8th av, new fireproof stairs, elevator tower, brick engine room, close up floor and window opening to two 5 and 6-sty fireproof storage; cost, \$10,000; owners, M. Groh's Sons, Inc., 244 West 28th st; architects, Friedman, Robertson & Keeler, 90 West st. Plan No. 179.

32D ST, 11-13 W, n s, 199 w 5th av, new tank, steel supports to 11-sty fireproof lofts; cost, \$750; owner, Alexander Deutsch, 13 West 28th st; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 159.

37TH ST, 209-211 East, new stairs to 5-sty brick factory; cost, \$50; owners, Joseph Hall et al, 165 Broadway; architect, Robert E. Kelly, 219 East 39th st. Plan No. 178.

38TH ST, 6-8 W, s s, 145 w 5th av, new steel beams, iron stairs, fireproof door and bridge, remove floor and wall to 12-sty fireproof store and lofts; cost, \$2,500; owner, Joseph J. Steindler, 210 Riverside dr; architect, Edward Necarsulmer, 507 5th av. Plan No. 135.

41ST ST, 120-122, change partitions to 5-sty fireproof stores and offices; cost, \$500; owner, West Fortieth and Forty-first St. Realty Co.; architect, Geo. Hess, 11 West 45th st. Plan No. 171.

42D ST, 202 West, s s, 20 w 7th av, new brick walls, roof tier, tin roof, extension, opening, stairs to 4-sty brick store, lofts and store-rooms; cost, \$1,000; owner, Elizabeth A. Paddell, 202 West 42d st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 174.

45TH ST, 25-33 West, 325 w 5th av, new elevator and shaft to 16-sty fireproof stores and offices; cost, \$3,000; owner, Charles Fleischmann, 1182 Broadway; architect, Irving Kudroff, 316 7th av. Plan No. 181.

48TH ST, 200-210 W, s w cor Broadway, new store fronts, partitions, stairways to 5-sty brick store and offices; cost, \$9,950; owner, Silk Realty Co., 428 4th av; architects, Wortmann & Braun, 114 East 28th st. Plan No. 137.

50TH ST, 201-203 W, 762-774 7th av and 1634-1644 Broadway, new gallery addition, staircases, fire escapes, etc., raise roof to 3 and 4-sty fireproof theatre; cost, \$25,000; owner, the Winter Garden Co., 1634-44 Broadway; architect, Herbert J. Krapp, 116 East 16th st. Plan No. 139.

51ST ST, 147 W, n s, 176 e 7th av, new w. cs., windows, remove vent shaft to 4-sty brick tenement; cost, \$600; owner, Henry Korn estate, 503 5th av; architect, Samuel Cohen, 503 5th av. Plan No. 151.

53D ST, 1 E, n e cor 5th av, rebuild partitions and store fronts to 6-sty fireproof stores and apartments; cost, \$1,000; owner, Adelaide McAlpin Pyle, care of James McAlpin Pyle, 68 William st; architect, Chas. C. Thain, 1181 Broadway. Plan No. 158.

59TH ST, 311 W, n s, 162 w Columbus av, new marquee to 5-sty semi-fireproof lofts; cost, \$500; owner, Rieser Realty & Const. Co., 28th st and 1st av; architect, Standard Iron Works. Plan No. 120.

59TH ST, 615-633 W, increase door opening, door, ramps to 3-sty brick live stock house; cost, \$800; owner, N. Y. Central Railroad Co., Grand Central Station; architect, Kemper Peabody, 470 West 30th st. Plan No. 161.

62D ST, 19-21 W, 18-20 W 63d st, new hoist, shaft, fireproof doors, extend motor room, alter elevator to 3 and 6-sty brick factory; cost, \$1,000; owners, Frank Candler & Chas. Daly, 32 Liberty st; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 163.

68TH ST, 222-228 W, new stairs, bulkhead to 5-sty brick stable; cost, \$300; owner, James Butler, Inc., 390 Washington st; architect, William H. Gompert, 171 Madison av. Plan No. 130.

76TH ST, 118 East, excavate areas, new plumbing, change walls, fireproof dumbwaiter shaft and doors, partitions, stairs, etc., to 3-sty brick private dwelling; cost, \$10,000; owner, Geo. C. Smith, 39 West 56th st; architect, S. Edson Gage, 28 East 49th st. Plan No. 172.

77TH ST, 159-165 E, n s, 120 e Lexington av, new columns and girders to 5-sty fireproof garage; cost, \$400; owner, Ardsley Garage, 159-65 East 77th st; architect, Geo. F. Pelham, Inc., 30 East 42d st. Plan No. 144.

78TH ST, 167 E, n s, 217 w 3d av, 1-sty addition to 3-sty brick residence; cost, \$2,000; owner, Mrs. Lucy A. Trippe, 163 East 78th st; architects, Satterlee & Boyd, Wm. F. Leppin, 3 West 29th st. Plan No. 165.

98TH ST, 163 W, extend building, new show windows, steel beams, alter stairs to 4-sty brick store, office and dwelling; cost, \$200; owner, Morris Hankin, 126 West 100th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 128.

125TH ST, 56 to 62 W, new store fronts, openings, steel beams, girders, mason work, store cornice, stairs to four 4-sty brick stores and lofts; cost, \$6,000; owner, Dutchess, Manhattan, Holding Corp., Hopewell Junction, N. Y.; architect, Walter H. C. Hornum, 405 Lexington av. Plan No. 168.

125TH ST, 74 W, s s, 103 e Lenox av, alter store front, new partitions, windows to 3-sty brick store and offices; cost, \$150; owner, John D. Thees, 313 Lenox av; architect, Henry J. Vonder Lieth, 128 West 124th st. Plan No. 148.

125TH ST, 164 West, new marquee to 3-sty brick stores and photo gallery; cost, \$450; owner, E. D. Farrell Estate, 164 West 125th st; architect, Edward Rodler, 186 William st. Plan No. 180.

129TH ST, 617 W, n s, 275 w Broadway, new canopy to 3-sty brick store and dwelling; cost,



\$175; owners, F. M. Sinclair, 611 West 129th st, and R. R. Heywood, 26th st and 9th av; architect, Adolf Meyersberg, 902 Eagle av, Bronx. Plan No. 119.

BOWERY, 302, new stair and enclosure, fireproof doors, bulkhead, skylights to 4-sty brick store and lodging house; cost, \$800; owner, Francis B. Taylor, care of architect, Otto Fisher, 448 Amsterdam av. Plan No. 164.

BROADWAY, 530-538, n e cor Spring st, new stairs, passage, door openings to three 10 and 11-sty brick store and lofts; cost, \$10,000; owner, Postal Life Insurance Co., 35 Nassau st; architect, Fred Ebeling, 21 Park Row. Plan No. 149.

BROADWAY, 733-735, w s, 51 n Waverly pl, three new window openings, fireproof windows to 10-sty fireproof store and lofts; cost, \$500; owner, John Downey estate, 2 Wall st; architect, J. Francis Burrows, 410 West 34th st. Plan No. 156.

BROADWAY, 860, n e cor 17th st, continue two stairways, rebuild partitions, remove window frames; sash, doors, transoms to 6-sty fireproof lofts; cost, \$4,000; owner, Henry Parish estate, care of H. S. Ely & Co., 21 Liberty st; architect, David Scott, 119 West 33d st. Plan No. 147.

BROADWAY, 1441-1449, s w cor 41st st, new iron columns, girders, stair cases, fireproofing, exit lights to 5-sty brick theatre and offices; cost, \$10,000; owner, 1449 Broadway Co., 54 Wall st; architect, the Hoffman Co., Finance Building, Philadelphia, Pa. Plan No. 169.

MADISON AV, 191-193, e s, 49 s 35th st, erect new rooms to two 3-sty brick dwellings; cost, \$500; owner, Sarah C. Goodhue, 189 Madison av; architect, Samuel Cohen, 503 5th av. Plan No. 180.

MORNINGSIDE AV, 14, n e cor 115th st, divide apartment, new partitions, telephone room, bathroom, opening to 6-sty brick apartment; cost, \$500; owner, Schwegler Realty Co., 3507 Broadway; architect, Geo. Schwegler, 241 West 101st st. Plan No. 127.

PARK AV, 101, divide store, 8 new windows, enlarge toilets, two new w. cs. to 17-sty fireproof offices and show rooms; cost, \$3,000; owner, Architects' Office, Inc., 101 Park av; architect, John M. Kupfer, Plan No. 138.

WEST BROADWAY, 418-420, and 94-96 Thompson st, new fireproof elevator shaft and doors, skylight, motor room, stair enclosure, fire-escape to 5-sty brick store and lofts; cost, \$5,000; owner, Gen. Society of Mechanics & Tradesmen of N. Y., 16-24 West 44th st; architect, William Whitenack, 99 West 3d st. Plan No. 175.

2D AV, 494, e s, 49 s 28th st, new 1-sty extension, door opening to 3-sty brick store and dwelling; cost, \$200; owner, Frank Palm, 494 2d av; architects, Horenburger & Bards, 122 Bowery. Plan No. 162.

2D AV, 2217, s w cor 114th st, new w. c. compartments, windows, house drain, sewer, etc., to 4-sty brick store and tenement; cost, \$1,000; owner, Mrs. Matilda Eggers, 158 East 107th st; architect, Anthony J. De Pace, 854 East 217th st. Plan No. 126.

2D AV, 1127, w s, 75 n 59th st, change hall and new enclosure, columns, dumbwaiter shaft, fireproof stairs to 5-sty brick store and tenement; cost, \$1,000; owner, Max A. Cramer, 153 East 79th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 173.

5TH AV, 416, and 4-6 W 38th st, new fireproof bridge, door opening, steel beams, columns to 12-sty fireproof store and lofts; cost, \$1,700; owner, 416 5th Avenue Co., 416 5th av; architect, Edward Necarsulmer, 507 5th av. Plan No. 134.

7TH AV, 33d st, 8th av and 31st st, new telephone room, ornamental c. i. front to 4-sty fireproof railroad station; cost, \$6,000; owner, Pennsylvania, N. Y. & L. I. R. R. Co., 7th av and 33d st. Plan No. 132.

8TH AV, n w cor Cathedral parkway, alter moving picture theatre into stores; cost, \$1,500; owner, Manhattan Railway Co., 165 Broadway; architects, Neville & Eage, 105 West 40th st. Plan No. 152.

**Bronx.**

MAIN ST, w s, 400 s Elizabeth st, 1-sty frame extension, 60x42, to 4-sty frame restaurant; cost, \$4,000; owner, Arabella D. Huntington, City Island; architects, Francisco & Jacobus, 200 5th av. Plan No. 9.

146TH ST, 514, new beams, new partitions, &c. to 2-sty brick store and dwelling; cost, \$1,200; owner, Frank Hesburg, 129 Duane st; architect, O. Reissmann, 147 4th av. Plan No. 10.

CLAY AV, w s, 161.96 s 167th st, new posts, new partitions, &c. to 2-sty frame store and dwelling; cost, \$1,000; owner, Jacob Marx, 35 Nassau st; architect, Max Kriendel, 1314 Prospect av. Plan No. 7.

CROTONA AV, w s, 100 n Tremont av, 1-sty brick extension, 30x85.2, to 1-sty brick garage; cost, \$3,000; owners, Jas. Butler, Inc., 390 Washington st; architect, Wm. H. Gompert, 171 Madison av. Plan No. 8.

DECATUR AV, n e cor Oliver pl, new partitions to 2 and 3-sty brick and concrete studio; cost, \$200; owner, Thos. A. Edison, Orange, N. J.; architect, Chas. S. Clark, 441 Tremont av. Plan No. 12.

LONGWOOD AV, 943, new show window, new beams, new partitions, &c. to 5-sty brick store and tenement; cost, \$3,500; owners, Bond & Mortgage Guarantee Co., 176 Broadway; architect, Carl J. Itzel, 1362 Prospect av. Plan No. 11.

**Brooklyn.**

BOERUM PL, s w cor Livingston st, interior alterations to 4-sty stores; cost, \$300; owner, Alex Adams, Bernardville, N. J.; architects, Lawitzer & Lawitzer, 65 DeKalb av. Plan No. 381.

BOND ST, e s, 20 n Union st, exterior alterations to 2-sty store and dwelling; cost, \$200; owner, Joe Longo, on premises; architect, Jacon Fein, 99 Powell st. Plan No. 435.

DEGRAW ST, s s, 117.6 w Columbia st, interior alterations to 3-sty tenement; cost, \$150; owner, Guiseppa Pascento, 176 Degraw st;

architect, Freman P Imperato, 237 Union st. Plan No. 385.

DEGRAW ST, n s, 175 e Van Brunt st, exterior alterations to 4-sty store and tenement; cost, \$150; owner, Louis Esposito, on premises; architect, W. J. Conway, 400 Union st. Plan No. 357.

DEGRAW ST, s s, 135 w Columbia st, interior alterations to 3-sty tenement; cost, \$150; owner, Guiseppe Pascento, 136 Degraw st; architect, Freeman P. Imperato, 237 Union st. Plan No. 386.

ELLERY ST, n s, 81.3 e Marcy av, plumbing to 2-sty dwelling; cost, \$150; owner, Saml. Susman, on premises; architect, Louis Tow, 33 Humboldt st. Plan No. 425.

FREEMAN ST, s s, 50 w Oakland st, interior alterations to 3-sty tenement; cost, \$200; owner, Eliz. Dowling, 143 Huron st; architect, Jas. McKillop, 154 India st. Plan No. 389.

FULTON ST, n s, 20.6 w Rockaway av, interior alterations to 3-sty store and dwelling; cost, \$250; owner, Fred Schumacher, 300 East 17th st; architect, E. J. Messinger, 304 Graham av. Plan No. 309.

HICKS ST, w s, 25.3 s Middagh st, interior alterations to 4-sty tenement; cost, \$250; owner, Walter C. Korn, 503 5th av, Manhattan; architect, Saml. Cohen, 503 5th av, Manhattan. Plan No. 322.

KENT ST, s s, 350 e Manhattan av, exterior and interior alterations to 2-sty church and dwelling; cost, \$1,325; owner, Scandinavian Evn. Luth. Church, on premises; architect, P. F. Brogan, 119 East 23d st, Manhattan. Plan No. 283.

KOSCIUSKO ST, n s, 118.9 e Marcy av, interior alterations to 2-sty dwelling; cost, \$250; owners, Jacob Balston & ano, 179 Kosciusko st; architect, G. I. Prowler, 176 Van Buren st. Plan No. 382.

LOCUST ST, n s, 225 e Broadway, interior alterations to 3-sty store and tenement; cost, \$250; owner, Saml. Goldinger, 60 Graham av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 301.

MENCHAN ST, n s, 100 w Central av, interior alterations to 2-sty factory; cost, \$300; owners, Fleckenstein Bros., on premises; architect, Hy. Holder, Jr., 242 Franklin av. Plan No. 446.

OAKLAND ST, e s, 50 n Eagle st, interior alterations to 2-sty store and dwelling; cost, \$290; owner, John Sablek, on premises; architect, Jas. McKillop, 154 India st. Plan No. 388.

PEARL ST, e s, 100 s Myrtle av, fire-escape to 4-sty storage; cost, \$200; owner, Thos. G. Knight, 334 Myrtle av; architect, W. J. Conway, 400 Union st. Plan No. 426.

POWELL ST, e s, 100 n Blake av, interior alterations to 2-sty store and dwelling; cost, \$800; owner, Alex. Kantor, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 294.

POWELL ST, w s, 80 s Livonia av, extension to 3-sty store and tenement; cost, \$650; owner, Benj. Levin, 439 Dumont av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 437.

REMSEN ST, s e cor Henry st, interior alterations to 4-sty dwelling; cost, \$2,500; owner, Mrs. F. W. Howes, 82 Pierrepont st; architect, Hester Decorating Co., 358 5th av, Manhattan. Plan No. 363.

ST. EDWARDS ST, w s, 88.9 s Myrtle av, interior alterations to 2-sty dwelling; cost, \$100; owner, Donato Valerio, 310 Hudson av; architect, P. Galalardi, 259 Navy st. Plan No. 328.

SAME PROP, interior alterations to 2-sty tenement; cost, \$400; owner and architect, same as above. Plan No. 329.

VAN BRUNT ST, w s, 75 n Degraw st, interior alterations to two 3-sty stores and dwellings; cost, \$1,000; owner, Caletto La Muro, 514 Hicks st; architect, Freman P. Imperato, 237 Union st. Plan No. 384.

VAN BRUNT ST, w s, 80 s Verona st, extension to 3-sty store and club; cost, \$700; owner, A. Salonnie, 109 Summit st; architect, Vincent M. Cajano, 321 South 5th st. Plan No. 373.

SOUTH 3D ST, n s, 103.6 e Bedford av, interior alterations to 3-sty school; cost, \$600; owner, Home Industrial School, on premises; architect, E. J. Messinger, 304 Graham av. Plan No. 310.

SOUTH 3D ST, n w cor Hooper st, interior alterations to 3-sty store and dwelling; cost, \$100; owner, George Frye, 14 Madison sq, Manhattan; architect, Lew Keon, 680 Broadway. Plan No. 451.

70TH ST, n s, 270 w 15th av, raise roof of 2-sty dwelling; cost, \$1,500; owner, Pasquale Tarzano, on premises; architect, J. C. Wandell Co., 4 Court sq. Plan No. 422.

74TH ST, s s, 460 e 10th av, extension to 1-sty station; cost, \$400; owner, Blythburne Water Co., 189 Montague st; architect, Louis F. Schillinger, 167 Van Sien av. Plan No. 421.

74TH ST, s e cor 3d av, exterior alterations to 3-sty store and dwelling; cost, \$500; owner, Hy Graneman, 238 55th st; architect, Thos. Bennett, 5123 3d av. Plan No. 350.

86TH ST, n s, 300 e 22d av, interior alterations to 1-sty picture theatre; cost, \$300; owner, John Muir, 86th st and 23d av; architect, Geo. M. Miller, 381 Putnam av. Plan No. 299.

ATLANTIC AV, n s, 25 e Hoyt st, interior alterations to 3-sty tenement; cost, \$1,500; owner and architect, Harry G. Strohm, 344 Atlantic av. Plan No. 405.

ATLANTIC AV, n e cor Chestnut st, interior alterations to 1-sty foundry; cost, \$1,000; owner, Columbia Machine Works, 235 Chestnut st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 452.

HARRISON AV, s e cor Penn st, interior alterations to 3-sty store and dwelling; cost, \$1,000; owner, Jos. Bernstein, 28 Moore st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 432.

HUDSON AV, e s, 76.3 n Johnson st, interior alterations to 3-sty tenement; cost, \$300; owner, Sarah D'Ambrosio, 84 Navy st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 368.

KENT AV, n e cor South 3d st, interior alterations to 5-sty stores; cost, \$400; owner, Estate A. Kreamer, on premises; architect, Robert Teichman, 22 William st, Manhattan. Plan No. 392.

KENT AV, n e cor South 2d st, exterior alterations to 2-sty garage; cost, \$350; owner, American Sugar Refining Co., South 4th st and Kent av; architect, Godfrey Engel, 126 Winthrop st. Plan No. 409.

LEXINGTON AV, n e cor Grand av, extension to two 1-sty garages; cost, \$10,000; owner, Hy C. Hensenbottle, Sayville, L. I.; architect, J. C. Wandell Co., 4-5 Court sq. Plan No. 377.

LOUISIANA AV, e s, 159 s Williams av, interior alterations to 2-sty store and dwelling; cost, \$800; owner, John Powlaski, 19 Louisiana av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 449.

MARCY AV, w s, 60 n Penn st, interior alterations to 2-sty dwelling; cost, \$150; owner, Jos. Rosenthal, 165 Hooper st; architect, Jos. Rosenthal, 165 Hooper st. Plan No. 424.

MORGAN AV, n w cor Driggs av, interior alterations to 3-sty store and dwelling; cost, \$500; owner, H. B. Rosenson, 146 Rodney st; architect, F. J. Berser, 121 Bible House, Manhattan. Plan No. 369.

MYRTLE AV, s s, 40 w Prince st, interior alterations to 4-sty store and tenement; cost, \$400; owner, Saml. Levine, 162 Myrtle av; architect, Tobias Goldstone, 50 Graham av. Plan No. 407.

MANHATTAN AV, w s, 50 n Java st, extension to 3-sty store and dwelling; cost, \$1,100; owner, Hebrew Educational Alliance, on premises; architect, Jas. M. McKillop, 154 India st. Plan No. 390.

OCEAN AV, w s, 215 n Emmons av, extension to 2-sty hotel; cost, \$2,859; owner, Anna Kopyalky, on premises; architect, Michael M. Foley, 2160 East 13th st. Plan No. 336.

PARK AV, s s, 276.3 e Nostrand av, interior alterations to 3-sty store and tenement; cost, \$400; owner, Mary J. Green, 101 Broadway; architect, Max Cohn, 280 Bedford av. Plan No. 397.

REID AV, w s, 52 s McDonough st, exterior alterations to two 3-sty storage and dwellings; cost, \$500; owner, Herman C. Stein, on premises; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 375.

ROCKAWAY AV, s e cor East New York av, extension to 3-sty store and dwelling; cost, \$3,000; owner, Jacob Zubrow, 239 4th av, Manhattan; architect, Max Hirsch, 391 Fulton st. Plan No. 286.

STONE AV, e s, 60.6 n Atlantic av, extension to 2-sty garage and storage; cost, \$1,200; owner, Webster R. Craw, on premises; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 376.

THROOP AV, w s, 68 n Monroe st, fire escape to 3-sty shop; cost, \$250; owner, C. T. Strickland, 474 Quincy st; architect, Wm. H. Ludwig, 16 Court st. Plan No. 343.

WAVERLY AV, w s, 430 n Myrtle av, interior alterations to two 3-sty tenements; cost, \$600; owner, Geo. N. Ashby, 106 Waverly av; architect, John Gannon, 383 Bridge st. Plan No. 366.

WILLOUGHBY AV, s s, 250 e Throop av, interior alterations to 3-sty dwelling; cost, \$500; owner, Herman Rieners, 177 Stag st; architect, G. I. Prowler, 167 Van Buren st. Plan No. 440.

5TH AV, w s, 25.2 n 48th st, exterior alterations to 3-sty store and dwelling; cost, \$1,000; owner, Edw. E. Wanker, 4720 5th av; architect, Thos. Bennett, 5123 3d av. Plan No. 331.

5TH AV, w s, 60 n 53d st, exterior alterations to 3-sty store and dwelling; cost, \$4,000; owner, Albert Hellbronn, 5220 5th av; architect, Thos. Bennett, 5123 3d av. Plan No. 399.

8TH AV, n e cor 18th st, exterior alterations to two 3-sty factories; cost, \$800; owner, Herbert Cooper, on premises; architect, Thos. Bennett, 5123 3d av. Plan No. 332.

10TH AV, s e cor 17th st, interior alterations to 1-sty store; cost, \$350; owner, Cono Cicone, 540 14th st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 413.

18TH AV, s s, 109.1 w Ocean parkway, extension to 2-sty store and dwelling; cost, \$600; owner, Edw. B. Hittleman, 266 Stockton st. architects, Brook & Rosenberg, 350 Fulton st. Plan No. 300.

**Queens.**

COLLEGE POINT.—17th st, e s, 125 n Boulevard, interior alterations, storage; cost, \$1,200; owner, Edw. Start, Truxton st and Leffert av, Bronx; architect, H. T. Morris, 321 13th st, College Point. Plan No. 76.

ELMHURST.—Kingsland av, n w cor Oliver pl, interior alterations to foundry; cost, \$150; owner, Emma Lenury, on premises. Plan No. 94.

ELMHURST.—Medina pl, s w cor Corona av, 1-sty brick extension front store, slag roof, interior alterations; cost, \$3,000; owner, Ella C. Johnson, Corona av, Corona; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 108.

FAR ROCKAWAY.—Cornaga av, s s, 78 w Beach 20th st, plumbing to dwelling; cost, \$100; owner, Isaac Goldman Co., on premises. Plan No. 163.

FAR ROCKAWAY.—Coler la, e s, 250 s New Broadway, interior alterations to dwelling; cost, \$500; owner, J. Rosenberg, on premises. Plan No. 88.

FAR ROCKAWAY.—Franklin av, n w cor Cornaga av, interior alterations to dwelling; cost, \$500; owner, J. F. Marsden, on premises. Plan No. 87.

FLUSHING.—Union st, w s, 100 s Washington st, plumbing to dwelling; cost, \$150; owner, J. Canelle, on premises. Plan No. 73.

FLUSHING.—Collins av, w s, 200 n Broadway, elevator in power house; cost, \$3,000; owner, N. Y. & Queens Electric Co., 444 Jackson av, L. I. City. Plan No. 95.

JAMAICA.—Unionhall st, 59, interior alterations to dwelling; cost, \$1,000; owner, Phillip Stehr, on premises. Plan No. 85.



**Plans Filed Alterations (continued).**

JAMAICA.—Hillside av, s s, 211 w Flushing av, 1-sty brick extension, 50x50, rear garage, tar and gravel roof; cost, \$1,500; owner, Eug. Mott, Hillside av, Jamaica; architect, H. E. Haugaard, Richmond Hill. Plan No. 112.

L. I. CITY.—Dock st, s s, west of River st, general interior alterations to warehouse; cost, \$18,000; owner, National Sugar Co., premises. Plan No. 113.

L. I. CITY.—Sunswick st, n w cor Wilbur av, plumbing in loft building; cost, \$80; owner, A. Karp, premises. Plan No. 116.

L. I. CITY.—7th av, e s, 250 s Potter av, extension to shed and stable; cost, \$150; owner, J. Siebert, premises. Plan No. 120.

L. I. CITY.—Hunterspoint av and Van Alst av, elevator in loft building; cost, \$4,500; owner, Degnon, Co., premises. Plan No. 110.

L. I. CITY.—Jackson av and Crane st, elevator in factory; cost, \$2,000; owner, Neptune Meter Co., premises. Plan No. 111.

L. I. CITY.—Hamilton st, e s, 175 n Paynter av, 1-sty frame extension to dwelling, new plumbing; cost, \$100; owner, P. Nacharanni, premises. Plan No. 115.

L. I. CITY.—Crescent st, w s, 100 s Wilbur av, new foundation to dwelling; cost, \$200; owner, C. Ciafoni, premises. Plan No. 106.

L. I. CITY.—Jackson av, 400, interior alterations to storage; cost, \$125; owners, Goldberg & Ehrlich, on premises. Plan No. 89.

L. I. CITY.—2d av, s e cor Webster av, gas piping to factory; cost, \$50; owner, B. F. Knowles, agt., 192 Broadway, Brooklyn. Plan No. 86.

L. I. CITY.—Broadway, 604, interior alterations to dwelling; cost, \$500; owner, Max Glentine, on premises. Plan No. 75.

L. I. CITY.—Boulevard, w s, 250 n Washington av, gas piping to dwelling; cost, \$30; owner, Jos. Spandwich, on premises. Plan No. 71.

L. I. CITY.—Van Alst av and 3d st, plumbing to factory; cost, \$400; owner, Am. Druggist Syndicate, on premises. Plan No. 96.

L. I. CITY.—Steinway av, 277, new store front; cost, \$200; owner, M. Greenfield, on premises. Plan No. 98.

MALBA.—Malba drive, w s, 100 s 4th av, interior alterations to dwelling; cost, \$6,000; owner, Byron E. Eldred, 170 West 73d st, Manhattan; architect, H. B. Upjohn, 456 4th av, Manhattan. Plan No. 109.

MASPETH.—Clinton av, w s, 50 e Clermont av, interior alterations to dwelling; cost, \$700; owner, Thos. Machalski, 138 Clinton av, Maspeth. Plan No. 104.

OZONE PARK.—Clinton pl, e s, 200 n Jerome av, plumbing to dwelling; cost, \$55; owner, M. Gessech, on premises. Plan No. 70.

RICHMOND HILL.—Cedar av, w s, 225 s Jamaica av, plumbing to dwelling; cost, \$75; owner, H. Schroeder, on premises. Plan No. 72.

RICHMOND HILL.—Chestnut st, w s, 375 n Lexington av, plumbing to dwelling; cost, \$100; owner, H. Merkel, on premises. Plan Nos. 77-78.

RICHMOND HILL.—Briggs av, s w cor Chichester av, gas piping to dwelling; cost, \$15; owner, J. Powell, on premises. Plan No. 79.

RICHMOND HILL.—Oak st, w s, 200 n Brandon av, plumbing to dwelling; cost, \$50; owner, C. Diener, on premises. Plan No. 91.

RICHMOND HILL.—Stoothoff av, w s, 175 n Ashland st, plumbing to dwelling; cost, \$100; owner, Edw. Dilliner, premises. Plan No. 114.

RIDGEWOOD.—Butler st, n s, 175 w Forest av, plumbing to dwelling; cost, \$100; owner, P. Loehl, on premises. Plan No. 97.

ROCKAWAY BEACH.—Boulevard, n w cor Beach 79th st, interior alterations to stores; cost, \$200; owner, B. Lechtman, on premises. Plan No. 93.

ROCKAWAY BEACH.—Ward av, n e cor Boulevard, interior alterations to store; cost, \$2,300; owner, J. F. Lynch, Rockaway Beach. Plan No. 90.

ROCKAWAY BEACH.—Wygand pl, w s, 300 s Boulevard, interior alterations to dwelling; cost, \$200; owner, S. L. Chinman, on premises. Plan No. 80.

SOUTH JAMAICA.—New York av, s e cor State st, 1-sty frame extension to rear of cafe, general interior alterations; cost, \$2,300; owner, Wm. Ulmer Brewing Co., 31 Belvedere st, Brooklyn; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 81.

SOUTH JAMAICA.—South st, n e cor Washington st, interior alterations to office; cost, \$250; owner, N. Y. & Queens Railway Co., Borden av, L. I. City. Plan No. 82.

SOUTH JAMAICA.—Chichester av, s s, 87 w Bryant av, interior alterations to two dwellings; cost, \$400; owner, Jos. Hay, 324 Fulton st, Jamaica. Plan No. 83.

SOUTH JAMAICA.—Fulton st, s s, 16 w Washington st, interior alterations to store and hotel; cost, \$175; owner, Paul Gesche, 338 Fulton st, Jamaica. Plan No. 84.

UNION COURSE.—Syosset st, s s, 600 e Shaw av, plumbing to dwelling; cost, \$50; owner, F. A. Doscher, on premises. Plan No. 74.

WOODHAVEN.—Linden st, s s, 245 w Freedom av, plumbing to dwelling; cost, \$50; owner, M. Murphy, on premises. Plan No. 69.

**Richmond.**

BAY ST, n e cor Vanderbilt av, Stapleton, alterations to brick garage; cost, \$500; owner, John Scott Estate, Stapleton P. O.; architect and builder, W. L. Scott, Stapleton P. O. Plan No. 20.

BROAD ST, s s, cor Gordon st, Stapleton, alterations to frame tenement; cost, \$70; owner, M. Koffer Estate, 253 Broad st; architect and builder, A. Dover, Jr., 202 Gordon st. Plan No. 22.

CANAL ST, n s, 28 e Bay st, Stapleton, alterations to frame store and dwelling; cost, \$600; owner and architect, H. R. Cohen, 59 Rich turnpike; builder, G. M. Molinoff, Broad st, Stapleton. Plan No. 21.

ELM ST, w s, 25 s 4th st, New Dorp Manor, alterations to frame dwelling; cost, \$60; owner

and builder, Gerardo Fiariello, premises. Plan No. 12.

RICHMOND TERRACE, n s, Bard and Davis avs, West Brighton, alterations to brick blow house; cost, \$500; owner, architect and builder, Richmond Light & R. R. Co., St. George, S. I. Plan No. 10.

AMBOY RD, 5098, near Annadale rd, Annadale, alterations to frame store; cost, \$60; owner, A. S. Decker, Seaside, N. Y.; builder, Thos. Craig, Seaside, N. Y. Plan No. 14.

BRIGHTON AV, n s, 125 w 12th st, New Brighton, alterations to frame store and dwelling; cost, \$1,500; owner and architect, Stefano Benedetto, 39 Brighton av, N. B.; builder, Jos. Gandiorlo, 39 Brighton av, N. B. Plan No. 11.

HOPE AV, n s, 26 e Tompson av, Fort Wadsworth, alterations to frame dwelling; cost, \$60; owner and builder, C. D. Westin, 142 Penn av. Plan No. 18.

NEW YORK AV, s e cor Clifton av, Rosebank, S. I., alterations to three frame stores and dwellings; cost, \$250; owner and builder, Michael Tedesco, Rosebank; architect, C. B. Heweker, S. I. Plan No. 19.

ROMER RD, n s, 680 n e Four Corners rd, Dongan Hills, alterations to brick dwelling; cost, \$3,500; owner, Chas. W. Bowmig, 17 Battery pl; architect, Hy. W. Wilkinson, 15 West 38th st. Plan No. 26.

STAFFORD AV, n s, 150 Rossville av, Princes Bay, alterations to frame dwelling; cost, \$1,300; owner, Robt. T. Cone, room 15, Borough Hall, S. I.; builder, Fred Klein, Huguenot Park, S. I. Plan No. 16.

**PERSONAL AND TRADE NOTES.**

EMPIRE SIDEWALK BRIDGE CO., INC., has opened an office at 30 East 42d st.

ROBERT C. WHEELER has been appointed city engineer of Summit, N. J., to succeed Alexander Blair.

CHARLES A. COWEN & CO., general contractors, have moved their offices from 1123 Broadway to the 21st floor of 30 East 42d st.

ROGER H. BULLARD, architect, formerly connected with Grosvenor Atterbury, has opened offices for the independent practice of his profession at 331 Madison av.

TENNEY & OHMES, consulting engineers, formerly of the firm of Nygren, Tenney & Ohmes, are continuing to practice their professions at their former address, 101 Park av, room 1414.

FRANK LATHROP FINLAYSON and EDWARD FRANCIS FANNING announce the opening of their office for the general practice of architecture under the firm name of Finlayson & Fanning, in the Vanderbilt Avenue Building, 51 East 42d st.

R. CLIPSTON STURGIS and FRANK MILES DAY, prominent members of the architectural profession and past presidents of the A. I. A., have accepted invitations to address the guests at the annual convention of the National Association of Builders' Exchanges, which will be held at Baltimore, Md., February 22-24.

I. J. STANDER, formerly connected with the Department of Docks & Ferries of New York City, has organized the firm of I. J. Stander & Co., Inc., with offices at 118 East 23d st. The new firm will conduct an engineering and contracting business, specializing in the construction of bulkhead walls, piers, docks and submarine and heavy foundation work.

VANDEBILT-WARREN CO., dealer and contractor for fireplaces, tiles and mosaics, has recently opened an office and showroom at 103 Park av. George Vanderbilt, the senior member of this firm, needs no introduction, as he has been intimately connected with this branch of the building trades for many years and is favorably known to the architects and general contractors. Mr. Warren was, until recently, connected with the John Peirce Company, general contractor.

BAY STATE PINK GRANITE CO., 90 West st, will move its offices about February 1 to larger quarters at 105 West 40th st. This firm has recently received the contracts to supply the granite for the new building for the Rochester, N. Y., Chamber of Commerce, the Schenectady Trust Company Building, the Vincentian Institute at Watervleit, N. Y., and the South Broad Street Plaza at Philadelphia, Pa. Hugh Kafka, formerly well known as an architect in this city, is in charge of the New York office of this concern.

BRONX BOARD OF TRADE.—The annual meeting will be held in the board rooms on Wednesday, January 26, at 8 P. M. The annual election of officers and directors will take place at this meeting. The candidates nominated by the Membership Council are: President, Eugene H. Rosenquest; first vice-president, Richard W. Lawrence. Board of Directors, Charles W. Bogart, Charles F. Minor, Albert Goldman, George S. Ward, James L. Wells, Charles A. Berrian, Thomas W. Whittle, Louis V. Fox, George N. Reinhart, J. Harris Jones.

CLOSING DATE in the competition for a design for the New York State architects' certificate has been extended to March 1. Since the revised program of the competition was issued, the State Board for Registration of Architects has come to the conclusion that the inclusion of the state coat of arms is not at all necessary in the design, if designers choose to omit it, inasmuch as the seal, which will be applied to the certificates by the State University, contains the coat of arms. The program and conditions of the contest may be obtained from D. Everett Waid, president of the State Board for the Registration of Architects, 1 Madison av.

HENRY W. ISENBERG has recently joined forces with his father, Henry R. Isenberg, 337

Plane st, Newark, N. J., who has been in the tiling and interior marble business since 1897. Mr. Isenberg has lately returned from the Exposition, his father deciding to complete his education by sending him on a trip through the country. Mr. Isenberg is one of the well known young men of Newark and was a very popular high school student. He is a graduate of Southside High School, was captain of the football team for two years and the basketball team last season. In his studies, as in his athletics, he was always well up in his class, and we prophesy that his addition to the force at 337 Plane st will mean the introduction of a real live wire into the business.

YONKERS, N. Y., BUILDING DEPARTMENT demonstrates that the city has enjoyed a prosperous year as far as the building industry is concerned. J. Sims Bartley, building inspector, in his annual report recently filed with the Public Safety Commission, makes a comparison of the work projected in the city during the last two years. It is shown that in 1915 plans were filed for new buildings and alterations to a total value of \$2,820,500 as against \$1,401,600 for 1914. Of the total amount expended in 1915, \$1,574,100 was spent for new brick structures and \$132,600 is given as the estimated cost of brick additions to old buildings, bringing the total cost of construction in brick up to \$1,706,700. The greatest increase in any one class of building was in brick dwellings. There were 69 structures of this type erected in 1915 as against 26 built in the year previous.

**OBITUARY.**

JOHN WENDELL CARTER, a retired electrical engineer, died suddenly of acute indigestion at his home, 1299 Dean st, Brooklyn, Monday, January 17. He was eighty-five years of age. Mr. Carter was born in Brooklyn, December 19, 1830, and lived in that city all of his life. He is survived by two sisters.

HENRY J. SCHAEDEL, a retired carpenter contractor, died of a lingering illness at his home, 216 South 7th st, Newark, N. J., Thursday, January 13. He was born in Germany in 1845 and came to America as a young man. He became established in the contracting business in 1869 and while active constructed many schools and other notable buildings in Newark and vicinity. He retired about twelve years ago. Mr. Schaedel was a member of a number of social and fraternal societies. He is survived by his widow and six sons.

**TRADE AND TECHNICAL SOCIETY EVENTS.**

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.

MASON MATERIAL DEALERS' EXCHANGE of Brooklyn will hold its annual dinner at the Imperial, Red Hook lane and Fulton st, Wednesday evening, January 26, at 8 p. m. The committee in charge of the dinner consists of M. M. Canda, Audley Clarke and F. D. Creamer.

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 Weiderman, chairman; W. C. Peet, L. Freed, Lewis L. Brown, C. A. Christesen, E. J. H. Thieme and Louis Kalischer.

NEW YORK BUILDING MANAGERS' ASSOCIATION, at its recent annual meeting, elected the following officers for the ensuing year: B. E. Martin, president, re-elected; F. S. Bancroft vice president; C. B. Best, treasurer; Raymond P. Roberts, secretary. Members of the executive committee to serve three years include C. T. Cooley, J. C. Rennard, M. D. Littlefield, Henry Voorhis and W. H. Class; member to serve two years, in place of Mr. Roberts, who was elected secretary, H. L. Eckerson.

BUILDERS' & TRADERS' EXCHANGE of Newark, N. J., at its annual meeting held in the exchange rooms, Thursday, January 20, elected the following officers for 1916: Walter A. Lawson, president; Hugh Kinnard, vice-president; Lewis C. Rusling, treasurer, and Charles M. Grover, secretary. The following directors were elected: for three years, John W. Shaw, A. H. Vreeland, Thos. Boyle, Fred Clark; for one year, John F. Day. Mr. Day retires after serving the exchange for the last two years as its president. Mr. Lawson, the president elect, has been identified with the heating and ventilating business for the last twenty-five years and has been a member of the exchange for twenty years. For the past six years he has served on the board of directors.

MANHATTAN ASSOCIATION OF MASTER PLUMBERS at its recent annual meeting elected the following officers to serve during the ensuing year: Isaac J. Brown, president; Thomas P. McLoughlin, vice-president; J. L. Murphy, treasurer; Charles Ericson, recording secretary; John D. Cooley, financial secretary; Philip Fich, sergeant-at-arms; Andrew J. Davis, marshal. The new board of trustees is composed of Frank J. Fee, Harry Hemlin, David Delgan, Joseph H. Booth and J. H. Jasper. The following were elected as representatives to the Greater New York Association: James P. Knight, James Smith, Thomas J. Cummins, B. F. Donohue, F. B. Lasette, George H. Creasy, Frank J. Fee, John Renahan, Philip Eich, Andrew J. Davis, Thos. P. McLoughlin, Arthur S. Gaynor, Jerry L. Murphy, Harry Hemlin, Charles Ericson and Joseph H. Booth.