

# REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, JANUARY 29, 1916

## BUILDING TRADES CONVENTION AND DINNER

Proceedings of the State Association of Builders—  
Annual Dinner of the City Builders a Fine Occasion

THE twentieth annual convention of the New York State Association of Builders was held in the rooms of the Building Trades Employers' Association, 30-34 West 33d street, Tuesday and Wednesday of this week. The sessions were well attended, nearly one hundred delegates, representing eighteen cities, answering Secretary Carter's roll-call.

The Tuesday morning session was devoted to a meeting of the Executive Committee, which was followed by informal luncheons for the renewal of old friendships and the forming of new ones. The afternoon session was opened with an address of welcome by William Crawford, president of the Building Trades Employers' Association. President Norman of the State Association responded in behalf of the visiting delegates and the convention then settled down to a routine of roll-call, minutes, and reports of officers and committees.

The address of the afternoon was scheduled to be made by H. L. Lewman, president of the National Association of Builders' Exchanges, but he was unable to attend on account of a serious fire which took place at his plant in Louisville. He forwarded his address, however, and it was delivered by I. H. Scates, Commissioner of the National Association of Builders' Exchanges. Mr. Lewman's address was on "The New Standard Form of Contract" and was listened to with much interest by all present. Following this, convention committees were appointed, after which adjournment was taken till Wednesday morning at 10 a. m.

### Work of the Legislative Committee.

On Wednesday morning the convention listened with interest to an address by Ernest F. Eidlitz, counsel of the association, supplemental to his official report and relative to the legal aspect of the legislative work and the necessity for active participation in the formation of the laws affecting the building industry. Mr. Eidlitz said in part:

"Statutes are made by the Legislature and are quite different from that slow normal growth of consistent and related principles of the common law. In many instances they have no intimate relation to the general body of the law, but express radical reforms not even desired by the great body of the people.

"Under our system of government, laws passed by the Legislature must be applied by the courts, irrespective of the consequences. The courts cannot disregard statutes because they do not approve of them. Courts cannot legislate; that is the province of the Legislature.

"It is important for the building industry that an association of this character shall make every effort to influence the Legislature to enact laws which adequately protect you in the conduct of your business and which do not inequitably interfere with your interests.

"The following I should give as some of the principal reasons for improper legislation, having legislation affecting the building industry in mind.

"First. Bills do not happen. They are initiated and drafted by some interest for a selfish purpose and frequently in disregard of the rights of others affected thereby.

"Again, the interests behind the bill,



C. G. NORMAN,  
Retiring President New York State Association  
of Builders.

make every effort to procure its passage, whereas sometimes there is no opposition, due to lack of knowledge or interest on the part of those adversely affected, and many times the opposition is badly organized and ineffective.

"Another reason is the lack of requisite expert knowledge on the part of the legislators. They also are in ignorance of the conditions affected by the bill and do not appreciate the results which will ensue. The legislators have not sufficient time to devote to the study of the bills, so as to inform themselves of the merits or demerits of the same. There are from two to three thousand bills introduced each session.

### Log Rolling at Albany.

"The system of log rolling also plays an important part. This is voting or pushing a bill, in which a legislator is not interested and not in accordance with the exercise of his own judgment but at the request of another legislator, who in turn uses his influence, in behalf of some measure in which the former is interested. These reasons suggest the remedy for obviating detrimental legislation.

"The machinery must be provided to examine every bill introduced in the Legislature and to select those affecting your industry. Those selected must be carefully studied and analyzed to determine their real intent and application. There must be then somebody to consider the bill from its legal and practical aspect and to decide whether and in what respect it affects the industry favorably or unfavorably, and if the latter whether and how it should be amended.

"The views and arguments must then be presented to the legislators and must be backed by the weight of a thorough organization to properly impress them with the extent of the opposition or approval and the importance and number affected. Opportunity is given by the Legislature and the Governor to all interested to present their views and it is in the formation of the statute that an organization like this may influence legislation. While it is possible to repeal a

statute at some succeeding session, such a task is much more difficult.

"This is the work done by your Legislative Committee. Of the effectiveness of their work I leave you to judge. That result represents many hours of conscientious and at times tedious labor on the part of the members of your committee. I am confident of your appreciation of their efforts.

### The Association's Growth.

"It must also be a source of great gratification to you to see the growth of this organization. I was not present at its birth. I think you were about one year old when I first met you—at that time only a handful of earnest, energetic men. I remember appearing before the Cities Committee of the Senate and being asked what the New York State Association of Builders was and how did I spell its name. I think they now know how to spell its name and you have left no doubt in their mind as to who you are.

"I trust you will grow stronger and stronger each year and that with a further realization of your powers, the fields of your activity will be increased and your influence will manifest itself more and more in the improvement of the building industry."

In Mr. Eidlitz's official report a resumé of bills introduced in the State Legislature during the last year was given.

Robert L. Christie, chairman of the Legislative Committee, gave statistics of the work of the committee in the last five years and showed what benefit had been derived from its labors, and how the building trade as a whole has been protected from vicious legislation.

I. H. Scates, followed with an address on the work done by the National Association. He made a strong plea for co-operation between the National and State bodies and demonstrated why such co-operation should exist and the benefits to be derived from it.

After this talk came the report of the Nominating Committee and the election of officers for the ensuing year. The officers elected were: M. E. Gregory of Corning, President; E. A. Keeler of Albany, First Vice-President; G. C. Schierer of Buffalo, Second Vice-President; James M. Carter of Buffalo, Secretary-Treasurer, and Ernest F. Eidlitz of New York, Counsel. These officers were later installed. The convention proper closed with a luncheon for the delegates, for which the State Association was the host.

### Building Trades Employers' Dinner.

At the Biltmore on Wednesday evening the delegates to the State convention were guests at the annual dinner of the Building Trades Employers' Association. This social function always brings together the leading builders, material manufacturers and dealers, architects and structural engineers. The seating capacity of the main floor of the great ballroom was tested to its full capacity. Six hundred or more were seated at no less than seventy-six tables.

The guests were Messrs. J. P. Carlin, James Rilev Gordon, Francis N. Howland, Richard M. Hunt, H. L. Lewman, president of the National Association of Builders' Exchanges; Alfred Ludwig, John J. Murphy, R. J. Moorehead, J. W.

Moore, Wm. J. McDermott, Rudolph P. Miller, C. G. Norman, I. H. Scates, Commissioner from the National Association of Builders' Exchanges; D. Everett Waid, Prof. Ira Woolson.

Seated at the guests' table with President William Crawford were also First Vice-President Fred G. Webber of the B. T. E. A., Second Vice-President Edwin Outwater, Treasurer J. P. Ryan, Secretary Samuel B. Donnelly and Charles J. Kelly.

#### "A Speechless Dinner."

President Crawford, in some remarks after dinner, evoked great applause when he exclaimed: "Cheer up, there will be no speeches. Mine will be no speech." He added:

"I have had the honor and enjoyed the privilege of having addressed you several times on these pleasant occasions. In fact, I feel a little like the man who was brought before the court so frequently that the judge finally said to him: 'Didn't I tell you the last time you were brought here that I never wanted to see you again?' And the man replied: 'That's what I told the officer, but he wouldn't believe me.'

"We have with us tonight, as our guests, the delegates of the New York State Association of Builders, and I am going to ask you all to rise and drink a toast of welcome to them.

"I want to say to these gentlemen that we are glad to be a part of that association, and the building trades of New York City fully appreciate the good work that is accomplished by them. New York is a great State and the name may account somewhat for the successful work of the New York State Association of Builders. I am sure when you hear this story you will be convinced that its a wonderful thing to have a great name.

"I'm not going to try and predict what business the future has in store for us, for I have tried the last few years and each time I have been wrong. We are still waiting for those good times I told you were coming. Preparedness seems to be the keynote of the present time, and the tremendous drive that the building trades make at any job that dares to show its head above the trenches, convinces me that we are ready to handle the largest building boom that ever boomed, and I hope it booms soon.

#### Should Keep Down Building Costs.

"Our country is very prosperous now, on account of our great sales to the fighting nations, and on account of the bumper crops we have had. The building trades should soon feel the effect of all this, but it behooves us to maintain as economical conditions as it is possible for us to do, and it is our duty to impress this upon our men, for in my opinion we are not warranted in being a party to anything (wage increase or anything else) that will tend to increase the cost of building construction at the present time.

"We must look the real prospects in the face. When these sales at high prices to the European nations cease, will we then be prosperous? Let us not make any mistake, there are some people over there in the old world who were very wise in preparing for war, and they will be very wise in preparing for peace. Undoubtedly there are storehouses now being filled with goods that are going to be dumped on the markets of the world—our markets, and the markets of South America and other markets after the war is over. There will be a high rate of interest and a low rate of wages and our manufacturers will have dreadful competition in the products of those nations after the war is over and our people should prepare for it now, or we will have short-lived prosperity for the necessities of those people and those warring nations will force them to become keen competitors of this country in the future.

"I had not intended to talk 'shop' or 'business' tonight, for this was to be a speechless dinner. The House Committee has prepared a wonderful program of fun and amusement for your entertainment.

"In closing, let me say that I hope the

New Year has in store for you all a brighter, happier and more prosperous time than you have ever enjoyed before."

At the conclusion of the dinner there was an exceptionally fine vaudeville entertainment, which held the audience until after midnight. In all respects the occasion was a very enjoyable one. The dinner committee was composed of Fred

G. Webber, chairman; James Gillies, Ronald Taylor, W. J. Sloane, W. J. T. Getty, Max Bauman, T. A. O'Rourke.

Reception Committee.—Lewis Harding, chairman; John W. Braid, Frank E. Conover, William T. Ritch, James R. Strong, John H. Shipway, Charles H. Scammell, Fred B. Tuthill, H. C. Turner, F. R. Usher, Nathaniel Webb, J. Odell White-nack, R. C. Whiting, F. T. Youngs.

## TWENTIETH ANNUAL BANQUET OF THE REAL ESTATE BOARD

THE twentieth Annual Banquet of the Real Estate Board of New York, which will be held in the grand ballroom of the Waldorf Astoria on the evening of February 5, is to be made the occasion of a remarkable demonstration of the progress in transcontinental telephone communication. The San Francisco Real Estate Board will hold its annual banquet on the same evening at the St. Francis Hotel, in San Francisco, and through the co-operation of the American Telephone and Telegraph Company and the New York Telephone Company, the Real Estate Board has been able to arrange an elaborate program, conspicuous features of which will be long distance talks between prominent State and City officials who will be guests, respectively, of the New York and San Francisco boards.

Elisha Sniffin, chairman of the Dinner Committee of the New York Board, who has for many years arranged the details of the board's dinners, has received a record number of acceptances for the dinner and expects an attendance of eleven hundred people.

The importance of the part to be played in this program by the telephone companies will be realized when it is understood that individual telephone receivers will be arranged for each diner—eleven hundred and fifty in New York and seven hundred and fifty in San Francisco.

Owing to the difference in time between San Francisco and New York, the long distance line will be opened at 10.30 o'clock here and at 7.30 o'clock in San Francisco.

Governor Whitman, the chief speaker of the evening, will explain his views on the making of a State budget. The Governor will be followed by Professor Charles Alexander Richmond, President of Union College. Laurence McGuire, President of the Real Estate Board, will act as toastmaster.

Governor Whitman, Mayor Mitchel, Comptroller Prendergast, District Attorney Swann and Adjutant-General Stotesbury will hold short talks with the corresponding officials at the San Francisco end of the line, including Governor Hiram B. Johnson, Mayor James Rolph, Jr., and District Attorney Charles M. Fickert. Mr. Haley Fiske, Vice-President of the Metropolitan Life Insurance Company, will talk with Mr. M. H. DeYoung, publisher of the San Francisco Chronicle.

Immediately preceding the opening of the transcontinental telephone line, Vice-President N. C. Kingsbury, of the American Telephone and Telegraph Company, will make an address on the development of the science of telephone communication. This will be accompanied by motion pictures illustrating the building of the transcontinental telephone line.

The program in detail follows:

10.10 P. M.—Address—"The Development of a System," by Mr. N. C. Kingsbury, vice-president, American Telephone and Telegraph Company.

Motion pictures illustrating building of Transcontinental Telephone Line.

10.30 P. M.—Transcontinental Telephone Line opens.

Roll call of principal cities along route to Pacific Coast.

Mr. Laurence McGuire, president, Real Estate Board of New York, will exchange greetings with Mr. Samuel G. Buckbee, president, Real Estate Board of San Francisco.

Baritone solo, "Hello 'Frisco," by Courtney Casler from New York with return vocal selection from San Francisco, "On San Francisco Bay."

Hon. Charles S. Whitman, Governor, State of New York, will talk with Hon. Hiram B. Johnson, Governor, State of California.

Hon. John Purroy Mitchel, Mayor, City of New York, will talk with Hon. James Rolph, Jr., Mayor of San Francisco.

Hon. William Prendergast, Comptroller of the City of New York, will talk with the Chief Financial Officer of San Francisco.

Adjutant-General Stotesbury of New York will talk with Adjutant-General of California.

Hon. Edward Swann, District Attorney of New York County, will talk with Hon. Charles M. Fickert, District Attorney of San Francisco.

Mr. Haley Fisk, vice-president, Metropolitan Life Insurance Co., will talk with Mr. M. H. De Young, publisher, San Francisco Chronicle.

Metropolitan Chimes will be played from New York.

Roar of the Pacific Ocean from San Francisco with motion pictures in New York.

"Star Spangled Banner."

Good-night roll call.

An important event following shortly after the dinner will be the removal of the Board from its present quarters at 115 Broadway, to the third floor of the Astor House Building, recently completed by Vincent Astor, at Broadway and Vesey street, on the site of the old Astor House. The removal will be made on February 10.

#### JERSEY BROKERS DINE.

##### First Annual Dinner Held Last Tuesday—Many Prominent Men Attend.

At the first annual banquet of the Real Estate Board of the New Jersey Chamber of Commerce, held at Newark, N. J., last Monday evening, optimism was the theme taken by all the speakers and several subjects were dwelt upon which would tend to further increase the prosperity of the State. About 300 people were present.

Thomas N. McCarter, president of the Public Service Commission, was the principal speaker of the evening and he urged that the vehicular transportation between New York and New Jersey should be through a tunnel, as the cost of a bridge would be prohibitive. Mr. McCarter said that the commissioners were subject to unjust criticism, and that they were bothered by matters not directly under their jurisdiction, or immediate action was demanded upon subjects that required time to adjust.

Arthur Brisbane, owner of large property interests in New Jersey, also spoke, saying in part: "The farm lands of New Jersey are going to be appreciated as soon as people come to know them. I am trying to demonstrate what can be done with farms in Monmouth County."

Other brief addresses were made by Edwin Q. Bell, real estate editor of the New York Herald; Henry Crofut White of the State Conservation Commission, and one-time Congressman J. Thompson Baker, of New Jersey.

Charles F. Johnson, of Passaic, president of the board, was toastmaster. Among those who sat at the speakers' table were Augustus V. Hamburg, President of the Board of Trade, A. G. Viehmann, President of the New Jersey Chamber of Commerce, Uzal H. McCarter, president of the Fidelity Trust Company, Laurence McGuire, president of the Real Estate Board of New York, M. N. Kichberger and Joseph P. Day.

—During 1915 nearly fifty new manufacturers, employing 2,500 hands, settled in Queens. The plans filed for new buildings appropriated \$2,000,000 more than did the filings of the previous year, which was not a poor building year in Queens. The population of the borough has increased 40 per cent. in the last five years.

# CHATHAM SQUARE FED BY ELEVEN ARTERIES

Plaza Hub of Section Used Daily By Polyglot Throngs—  
District Accessible By Complete Elevated Railroad Systems

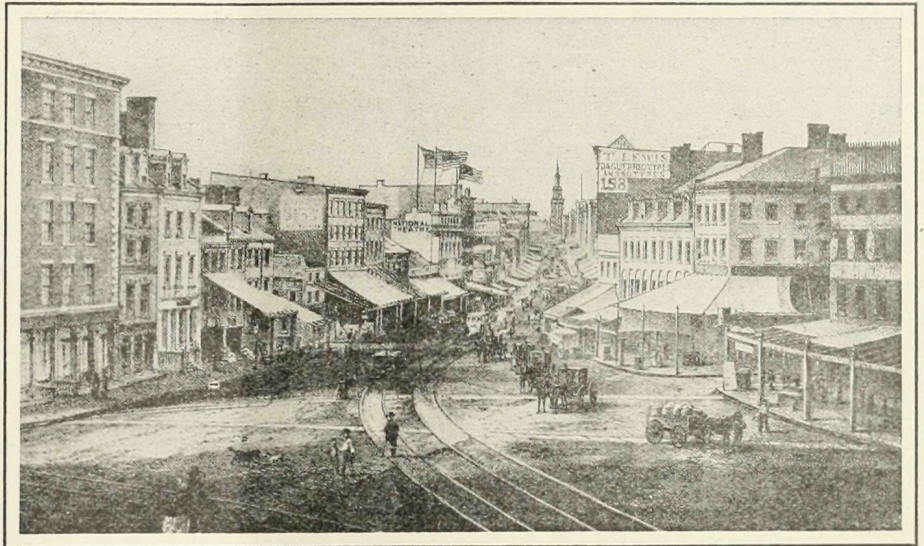
**E**LEVEN thoroughfares join at Chatham Square and make the historic plaza, one of New York City's most interesting "hubs." Park Row, James street, New Bowery, Oliver street, East Broadway, Chatham, Division, Doyers, Mott and Worth streets and the Bowery pour their motley, polyglot throngs into the square and create a residential and business community unique even for New York. The miscellaneous retail stores are owned by several racial groups and the various nationalities—Oriental and Occidental—live and flourish within a stone's throw of each other.

Chatham Square was originally a marsh of stagnant, disease-infected water, which in the words of an old New York writer "was cursed with malaria." The district, however, was near enough to the old and rapidly growing city proper, to have a certain value and with the gradual northward expansion of the city, became absorbed in the development, but along unusual lines. For years, the section was a center of New York's vicious and criminal life, and it is only within very recent years that it has commenced to purge itself of the undesirable elements. To-day, Chatham Square is not an ideal residential community, but conditions have been steadily improving and each new step in the proposed civic center project is a further advance toward its ultimate rehabilitation.

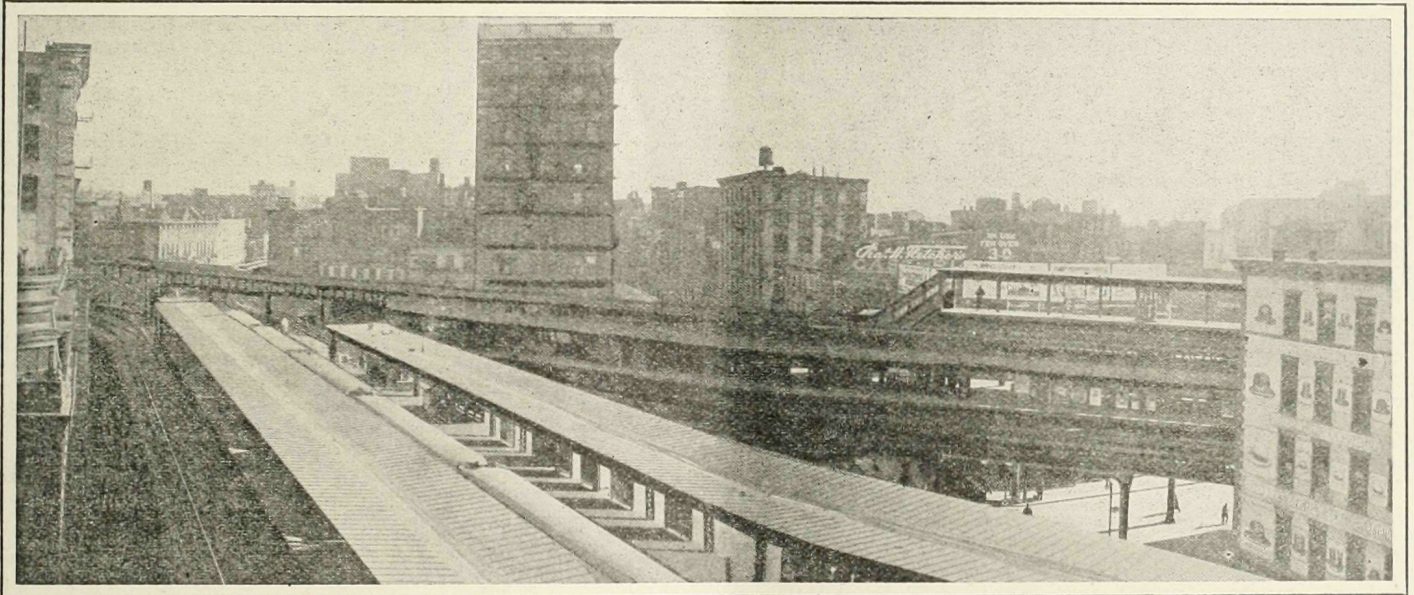
the neighborhood. Just to the east the Italians swarm in blocks of congested tenements. East Broadway, Catherine and Division streets, where they meet at Chatham Square, are thriving commercial centers, catering to the clothing trades. Division street, a gloomy thoroughfare, is a busy cloak and suit trade market, where the tenants have so much

makes Chatham Square a "hub," is devoted to business, which includes the Brewers' Exchange, a large firm of chemical manufacturers and several small jewelers in a group directly opposite.

The section has excellent transit facilities, including easy access to the East Side of Manhattan and the Bronx, by the Second and Third avenue elevated roads.



GENERAL VIEW OF CHATHAM SQUARE,



CHATHAM SQUARE WHERE THE EAST SIDE ELEVATED RAILROAD SYSTEMS MEET AND PART.

The northerly end of Park Row, under the shadow of the huge new double-decked structure of the elevated lines, is a business district, where are to be found trades people who cater to the demands of the locality, including restaurants, saloons, lodging houses, clothing stores and picture theatres.

James street, also, has several business concerns and eastward toward the river, houses a large colony of Greeks. New Bowery, through which runs a continuation of the Second Avenue Elevated to South Ferry, contains several firms dealing in store and bar-room fixtures. Near Chatham Square stands a remnant of the old Jewish cemetery, forming part of the first tract of land granted to people of that faith in this country, for burial purposes. The aged and storm-beaten headstones still stand behind the gate, and the entrance tower, bearing an ancient Hebrew inscription still legible, rises out of the surrounding crumbling ruins, to meet the gaze of the passerby.

In Oliver street, is to be found a row of well-preserved, well kept, private houses, which house the last of the sturdy, old Irish families who once filled

confidence in its future that they are buying the buildings which they occupy.

Across the street, and furnishing perhaps one of the most remarkable of New York's many contrasts, lies Chinatown, notorious in fiction and news, with its narrow, winding streets; its untold mysteries and unknown tragedies. The father of the colony, as the story goes, was Ah Ken, who arrived in 1858, established himself in Mott street and went into the cigar business on Park Row. He was evidently successful, for new arrivals flocked to join him and the result after two generations, is Chinatown. The houses are low and rambling, some of them are designed in the shape of Oriental pagodas. The streets are narrow and irregular and as you walk through them, you encounter at every turn scowling or smiling yellow men. There are groups of them everywhere, some eyeing you suspiciously, others amiably, from every dark areaway. Pell, Doyers and Mott streets are the headquarters and here are to be found their grocers, butchers, clubhouses, factions and amusement resorts of many descriptions.

Worth street, the last of the cycle, that

This service will shortly be improved by the installation of a new express system. Surface cars connect with many parts of Manhattan. Brooklyn Bridge, with its subway, elevated and trolley terminus, lies directly to the south, and places the square in touch with practically all parts of Brooklyn. A block to the north of Chatham Square, is the entrance to the new Manhattan Bridge with other connections with Brooklyn.

The Williamsburgh Bridge, with its many trolley connections, is also in the immediate neighborhood within walking distance and makes accessible more points in that borough. In Canal street another link of the extensive new subway system is being built and the completion of this unit will add more important transit facilities to the many that now surround Chatham Square.

Aside from transit questions and the real estate possibilities of the neighborhood the whole district is interesting from the economic and social viewpoints, reflecting as it does so many phases of New York life which bear little or no direct relation to each other, and can be explained in no easy manner.

# JURISDICTION OF THE FIRE DEPARTMENT

## Exception Taken to Certain Rulings and Orders Issued—Sprinkler and Automatic Alarms Discussed

By WILLIAM D. KILPATRICK

PERHAPS the strongest argument yet advanced for consolidation of building inspection, with sole jurisdiction vested in the practical Building Bureau, is the article in the Record and Guide of January 15, headed "Conflicts Between City Departments," in which Chief Hammitt gives his views. It was not intended as a reason for a Lockwood Bill, which fact makes it all the more forceful. The remarks supposedly against the superb, monumental Western Union Building truly represent the spirit pervading this Bureau, which is bound by no specific laws, but to all intents and purposes is a law unto itself.

After all the care, thought and consideration of the section of the code devoted to exit facilities the final solution of which represented the consensus of opinion of the best minds in architecture, engineering and building, out pops a City Department, the heads of which are not required, by law, to have building experience, and blandly announces that it virtually cannot accept the results of the arduous labors of Mr. Miller, the Building Superintendents, and the many veteran architects, builders and others who assisted in the preparation of the code.

### A Redeeming Feature.

This attitude of superiority and intolerance over the Western Union Building, is intensely revealing and timely. It has just one redeeming feature, viz.: the unanswerable argument it furnishes for removing jurisdiction over buildings from the department.

If as Mr. Hammitt says, "the Fire Commissioner was anxious that the new sections of the Building Code relating to exits, should be adopted in a form which could be accepted by the Fire Department," why did he prepare and have printed, rules and regulations for exit facilities in new buildings, months before the final action by the Board of Aldermen? If, as stated by Mr. Hammitt, the Fire Commissioner has no power to prevent the erection of new buildings not in accordance with his ideas, why was this book of regulations issued, governing exit facilities in new buildings, and the provision made that plans must be filed and approved by the Fire Prevention Bureau before commencing building? Is this just another instance of the usurpation of authority?

It is high time for the Mayor to make an investigation of the Fire Prevention Bureau and its activities, in order to determine whether or not it has abused the unheard of unrestricted power conferred upon it by the Legislature. To what degree the department is justified in its sprinklers orders issued by virtue of the discretionary power vested in the Fire Commissioner, is a question for the Mayor.

### Sprinkler Orders.

Regarding such sprinkler orders against factories not affected by the mandatory provision of the Labor Law, there is this to be considered: viz., that the State Factory Investigation Committee, after months and months of hearings, research and investigation, recommended the compulsory installation of sprinklers in factories only under certain conditions of height and occupancy. Such being the case, and also the Labor Law, does it not seem only fair that the Fire Department should at least consider the work of the Factory Committee and the Labor Law as a guide for sprinkler installation?

Under the provisions of the City Charter the Fire Commissioner has unlimited power to order almost anything he sees fit to, if it can be defined as an article for the prevention and extinguishment of fires. Are conditions in

factories, in which sprinklers are not legally required, but which have been ordered sprinkled through the general power of the Commissioner, such as to warrant these orders? Are not many of these buildings, due to their fire-proof construction and good exit facilities, amply adequate to protect human life and property without sprinkler equipments?

For the past five years the Fire Department has constantly advertised the merits of the sprinkler system. Its officials have every reason to know the efficiency of sprinklers, but, in view of the fact that the department has the discretionary power of sprinkler installation, is it good taste, to say the very least for such officials to constantly advertise sprinkler merits? Probably, their intense enthusiasm for this positive means of fire prevention has blinded them to anything but its virtues, but the Mayor should see to it that this official advertising shall cease.

### Arbitrary Attitude.

The present attitude of the Fire Department in regard to fire alarm signal systems is most arbitrary, unjust and unpleasant to relate. To this department is delegated by the Labor Law the authority to require these systems installed. The Industrial Board formulated certain rules defining fire alarm systems. These were so drastic and expensive, calling for an expenditure in "factories" only of perhaps \$20,000,000 for this one Labor Law item, that the cry of distress from over-inspected and over-taxed factory owners has induced the board to reconsider its requirements with the view of changing them to render them less onerous and burdensome, and perhaps eliminate them entirely in sprinklered buildings.

It would seem that simple justice and fairness requires the Fire Department to at least hold in abeyance such equipment orders, until the final action of the board, as the latter is the sole arbiter of what the system shall consist. But the Fire Department, for some unknown reason, does not see fit to consider the announced proposed action of the Industrial Board, but is endeavoring to force immediate installation. It has gone so far as to demand from certain owners the production of contracts signed and executed for fire alarm systems in accordance with the present rules. Is it unfair to the Fire Department, in view of the circumstances, to term this action arrogant and unwarranted?

### As to Orders Served.

In regard to the twenty-nine or so different forms of orders to which buildings and businesses are subject, it would be a very far-fetched definition of fire prevention and extinguishing apparatus to include as such, wire screens, plain and wire glass, fire escapes (not a means of exit), etc., etc., yet the Bureau of Fire Prevention is ordering such equipment without apparent justification.

It was a grave error and a graver injustice to New York City for the Legislature, in creating the Fire Prevention Bureau, to give practically unlimited, unbounded authority to its officials. No man, no matter what his character or reputation may be, should be empowered, as are these officials. He should have stated laws to enforce as is the case in the Building, Tenement House and Labor Bureaus. Acting in the utmost good faith, an inexperienced official, bound by no fixed laws, could work havoc with our city.

It is highly improbable that the Mayor is aware that it may require the stupendous sum of \$400,000,000 to comply with the requirements of the Labor Law and orders of the Fire Prevention Bureau.

Where this money is to come from is a problem. The Mayor is doubtless also unaware that this so-called social legislation is responsible for a decrease of \$500,000,000 in realty values entirely separate and apart from the natural recession from fictitious boom-time values.

The number of foreclosures against buildings affected by Labor and Fire Prevention Laws is an ominous sign of the times, and the startlingly low prices at which a great number of "factories" are offered is a distressing feature of realty. The investors who purchased such buildings in good faith, and suddenly found their rentals cut 40 per cent. by these laws, and faced an expenditure running from \$3,000 to \$40,000 to make such buildings "legal." In disgust or financial inability to comply with "lawful" orders, they allowed their properties to be foreclosed or sacrificed them, and to-day are walking advertisements against realty investments.

Realty (and that includes savings banks, insurance companies, trustees, etc., as mortgagees) must have relief from the terrific burdens of which it has been made the victim.

"Fire Prevention," gone mad, must cease. Our Mayor can, if he will, be a most efficient aid in restoring real estate, the source of the city's prosperity and borrowing capacity, to its former status as the best of investments. His first move in that direction might well be an investigation of one of his own departments—the Fire Department.

### Status of the Lexington Avenue Subway.

The Public Service Commission has under consideration the matter of opening the Lexington avenue subway as soon as possible. The underground structure is about completed from 59th street, Manhattan, to 157th street and River avenue in the Bronx, and the Jerome avenue elevated line from that point over Jerome avenue to Woodlawn road is nearly finished. Chief Engineer Alfred Craven says it will be possible to operate the Jerome avenue line from Woodlawn road down to 149th street in the late summer by establishing an exchange of transfers at 149th street between the Lenox avenue branch of the existing subway and the Jerome avenue line.

As to the Lexington avenue line the engineer states that while operation will be possible in that portion of it extending from 149th street down to 59th street before the end of this year, he questions the advisability of such operation for the reason that there would be no connecting line at 59th street to bring passengers farther downtown. If they desired to take the existing subway they would be compelled to walk from 59th street to 42d street.

### Bowling Match.

The first of a series of bowling matches was played last Tuesday evening, at Thum's Alleys, between the employes of Marc Eidlitz & Son and Post & McCord. The two firms have arranged a prize for the winning team, the nature of which has not been revealed. Both firms have enlarged their staffs during the last few months and they are sufficiently large to insure good bowling teams. These games should prove of interest, as most of the men have bowled in the old Architectural League. The following is the score:

	Post & McCord	M. Eidlitz
1st frame.....	727	652
2d frame.....	631	713
3d frame.....	658	707
Total .....	2,016	2,072

# DIGEST OF RECENT LEGISLATION

## Bills Which Have Been Approved or Disapproved By Committee Appointed By Real Estate Board of New York

AT the weekly meeting of the special Committee on Legislation and Taxation of the Real Estate Board, a number of legislative measures in the Senate and Assembly were acted upon and arrangements made for representing the attitude of the Board to the introducers of the bills and to the committees to which they have been referred.

### Bills Disapproved.

The following bills were disapproved: Senate, Int. 84, introduced by Mr. Gilchrist, adding a new article, 6-a, to General City Law, providing for a two-platoon system for fire departments of first class cities. This bill is disapproved on the ground that it is mandatory legislation affecting the City of New York.

Senate, Int. 94, introduced by Mr. Slater, (same as Assembly Bill, Int. 219, introduced by Mr. Law), amending subdivision 7, section 4, Tax Law, by providing that the real and personal property of a corporation or association organized exclusively for religious or hospital purposes shall be exempted from taxation. The real property of other non-business corporations at present exempted by the section are exempted only to the extent of 75 per cent. of the amount of the assessment, which assessment is to be made the same as upon other real property in the tax district.

This bill is disapproved on the ground that there should be no further extension of the principle of exemption from taxation.

Senate, Int. 122, introduced by Mr. Slater, (same as Assembly Bill, Int. 114, introduced by Mr. Coffey), amending section 40, chapter 724, Laws of 1905, which authorized municipal corporations in Westchester county to tap New York city's water supply, by authorizing such municipal corporations to lay the necessary mains, pipes and appurtenances for the use of such waters, without the consent of any board, officers, bureau or department of the State or any subdivision thereof. When application is made by such corporation to the proper officer in charge of New York City's water supply, for the purpose of making a proposed connection, said officer is to have jurisdiction, to the exclusion of any other board, officer, bureau or department of the State or any subdivision thereof.

This bill is disapproved because, while chapter 724, Laws of 1905, gives certain municipalities the right to tap the municipal water supply, the proposed act would give them the power to make the necessary connections without consulting the City of New York and would place exclusively in the hands of the head of the New York City water department the sole right to grant such permission.

Senate, Int. 126, introduced by Mr. Carroll, (same as Assembly Bill, Int. 96, introduced by Mr. Kramer), adding new section 357-a to Greater New York Charter, authorizing the Board of Estimate and Apportionment to provide for payment to a surviving widow or minor child or children of a male citizen killed while aiding a policeman in the performance of his duty.

The principle of this bill is opposed, and it is recommended that when relief of this kind is desired it should be sought through a special act fitting the particular case.

Senate, Int. 129, introduced by Mr. Carroll, (same as Assembly Bill, Int. 98, introduced by Mr. Kramer), amending section 538, and adding new section 541-b, Greater New York Charter, by providing that street cleaners shall not be required to work on Sunday except where the necessity is urgent and absolute, and providing that firemen of stationary engines at plants under control of the street cleaning department must be licensed under the provisions of chapter 733, Laws of 1901.

This bill is disapproved for the reason

### Committee on Legislation.

The accompanying report on bills before the Legislature is furnished by the Real Estate Board's Committee on Legislation. The members of the committee are:

Henry R. Chittick, assistant solicitor, Lawyers Title Guarantee & Trust Co.

David A. Clarkson, of Ogden & Clarkson, real estate brokers.

Robert E. Dowling, president City Investing Co.

William B. Ellison, ex-Corporation Counsel.

Samuel P. Goldman, of Goldman, Heide & Unger, attorneys.

Stanley M. Isaacs, of M. S. & I. S. Isaacs, attorneys.

John P. Leo, architect.

Laurence McGuire, president Real Estate Board of New York.

Carlisle Norwood, attorney.

that it imposes mandatory legislation upon New York City.

Senate, Int. 195, introduced by Mr. Hill, (same as Assembly Bill, Int. 144, introduced by Mr. Quick), adding new section 21-a to Civil Service Law, providing for the pensioning of Civil War veterans, in the civil service after ten years continuous service, or if employed in manual labor, has become incapacitated.

This bill is disapproved on the ground that the pensioning of Civil War veterans is properly a subject for federal legislation and should not be made the object of state legislation.

Assembly, Int. 99, introduced by Mr. Ryan, adding new article 6-a to General City Law, providing for two platoon system in uniformed force of the fire department in first class cities. Hours of day service are not to exceed ten, commencing at 8 a. m., and hours of night service are not to exceed 14, commencing at 6 p. m.

This bill is disapproved on the ground that it is mandatory legislation affecting New York City.

Assembly, Int. 101, introduced by Mr. Ryan, amending sections 12, 18, and 20, Workmen's Compensation Law, by providing that no compensation shall be allowed for the first seven days of disability, instead of for the first fourteen days, as at present, except the benefits provided in section 13, and reducing from ten days after disability to five days thereafter, the period in which notice of the injury must be given to the commission and the employer.

This bill is similar in principle to Assembly Bill, Int. 49, and is disapproved on the ground that two weeks is universally regarded as a fair waiting period, a one week period tending to encourage the workmen to lay off, and also 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, Int. 125, introduced by Mr. Nehrbauer, adding the new section 248-a, to Real Property Law, providing that if a conveyance hereafter executed contains a restriction upon the use of lands conveyed, which in terms is to be in force for more than ten years, and not exceeding twenty years, neither the grantor nor his successors in interest, nor his nor their representatives shall have power to waive or release such restriction before the time limited for the expiration thereof.

This bill is disapproved on the ground that it impairs the obligations of contract, is unfair, and is a wholly unnecessary regulation of private interests.

### Bills Approved.

The Committee approved the following bills:

Assembly, Int. 36, introduced by Mr. Kelly, amending Highway Law generally relative to State aid in constructing, improving and maintaining county or town highways and county roads.

This bill is approved on the ground that, in view of the fact that the State has established so elaborate a network of

state highways, it should be relieved of the burden of maintaining purely local roads.

Assembly, Int. 105, introduced by Mr. Stephens, amending section 291, Highway Law, by providing that registration fees received from owners and manufacturers of motor vehicles residing in New York City shall be paid over monthly to the City Chamberlain to be applied for general city purposes in reduction of taxation.

This bill is approved because such equitable distribution of fees will reduce New York City taxes.

Assembly, Int. 117, introduced by Mr. Ellenbogen, amending section 1 and 5, chapter 523, Laws of 1890, as amended, by striking out the provision permitting the sheriff of New York County to receive for his own benefit fees in addition to his salary.

This bill is approved on the ground that such legislation will increase the income of the city by the amount ordinarily collected in fees by the sheriff, said to be approximately \$50,000 a year, while at the same time it does not affect the present incumbent of the office, as the bill does not take effect until 1918.

### QUEENS BANQUET.

#### Unique Features Include Address Over Telephone Line from Los Angeles.

A unique feature of the fifth annual dinner of the Chamber of Commerce of the Borough of Queens to be held on February 2, at the Waldorf-Astoria, will be a transcontinental address by Frank A. Vanderlip, president of the National City Bank of New York, from Los Angeles, California, on the subject of "Business Conditions after the Termination of the European War." Mr. Vanderlip was originally invited to speak in person, but informed C. G. M. Thomas, president of the Queens Chamber of Commerce, that it would be impossible, as he left the city before that date for a six weeks' trip through the West. When it was learned that Mr. Vanderlip would be at Los Angeles on the date of the dinner, an invitation was extended to him to speak over long distance telephone to the 500 diners, which he accepted, and arrangements will be made by the telephone company, accordingly.

As the grand ballroom will be equipped with 700 telephone receivers, one at the place of each guest, and also in the boxes for ladies, the message of Mr. Vanderlip will be heard direct by every one present. In addition, Mayor James A. Rolph, Jr., of San Francisco, and Walton N. Moore, president of the San Francisco Chamber of Commerce, will converse with the guests of the Chamber at the dinner.

Among the prominent guests and speakers from whom acceptances have already been received are George W. Perkins, who will speak on "Commercial Preparedness;" Hon. John Purroy Mitchell, who has been asked to speak on "National Preparedness;" Hon. George McAneny; Hon. Maurice E. Connolly, president of the Borough of Queens; Hon. Henry W. Hodge, Public Service Commissioner; Hon. Frederick E. Crane, Justice of the Supreme Court.

The dinner committee, of which John M. Demarest is chairman, is sparing no efforts to make this the largest and most important business gathering in Queens that has ever been held.

—The per capita cost of city government is nearly four times as much in New York City as in Philadelphia, and twice as much as in Buffalo and Chicago. The statistics were discovered by Senator Brown, whose committee is looking into our municipal finances, and he gives them as follows: Philadelphia, 11; Rochester, 18; St. Louis, 19; Buffalo, 21; Chicago, 21; Albany, 25; Boston, 38; New York, 42.

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. T. MILLER, Secretary-Treasurer  
119 West 40th Street, New York  
(Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as  
second-class matter."

Copyright, 1916, by The Record and Guide Co.

## TABLE OF CONTENTS

(Section One.)

	Page.
Builders' Convention and Banquet.....	163
Real Estate Board's Coming Dinner.....	164
Chatham Square Fed by Eleven Arteries....	165
Jurisdiction of the Fire Department.....	166
Digest of Recent Legislation.....	167
New Business Ideas for the Building Man- ager .....	170
Common Errors in Building; Charles S. Ash- ley .....	171
Factory Buildings Reflect Conditions.....	173
Amortized Mortgages; Franklin Pettit.....	169
Building Management .....	170
Building Material Market .....	182
Classified List of Advertisers.....Third Cover	
Current Building Operations.....	183
Departmental Rulings .....	196
Directory of Real Estate Brokers.....	181
Leases .....	178
Personal and Trade Notes.....	175
Private Realty Sales of the Week.....	175
Real Estate Notes .....	182
Statistical Table of the Week.....	182
Trade and Technical Society Events.....	198
Useful Appliances .....	172

Although no conclusions have yet been reached in the negotiations for extending the operations of the subway system in Queens over the Long Island Railroad tracks to Flushing, Little Neck and Whitestone, the probabilities are that an arrangement will be made to that effect in good season. This means more fields for profitable investments and operations in real estate.

The U. S. Steel Corporation is the business leader of the country under present circumstances. In resuming dividends at the full rate of 5 per cent. it has strengthened public confidence and provided an unmistakable lead for all other enterprises. The quarterly report reveals a most remarkable degree of manufacturing activity, and the dividend declaration will have the effect, no doubt, of lessening the liquidation of securities that recently has been the worst feature of the money market.

There is far less unemployment this winter than last. At the date of the last record of the State Labor Department 28 per cent. more operatives were being employed, and 41 per cent. more was being paid out in wages. The machinery, steel, shipbuilding and jewelry business showed the most increase. The activity in the jewelry business, which has been remarkable, is explained by the fact that New York City is the national manufacturing and retail center of the trade and gets the benefit of whatever prosperity is coming to it.

Owing to the war embargo, immigration has been reduced to the lowest level in several decades. The alien arrivals during the last fiscal year were 69 per cent. less than in the preceding year, and so large was the emigration that the net increase in the country's population was only 50,070. Notwithstanding, tenements are well rented here in New York, and the same seems to be true of most large centers throughout the country, as the amount of construction in recent years has no more than kept pace with the natural growth of the population. Whenever immigration regains normal proportions a large amount of extra building will be required to accommodate it.

### Fifth Avenue's Danger.

The present redoubled effort on the part of the Fifth Avenue Association to protect the character of the avenue and the adjacent district is strong evidence of the value of the principles for which the Commission on Building Districts and Restrictions is contending, and of the urgent need of municipal action to preserve old residential sections, control the location of trades and industries and permit real estate values to acquire more of the virtue of constancy.

Everyone has seen how in the past trade centers have been shifting from one part of the city to another—the high-class retail carriage trade, as an instance, seeking to be free from the contact and congestion of factory operatives, and being pursued and surrounded in its new retreat. We have learned that natural and economic restrictions are not strong enough to prevent either the sporadic invasion of a district by incongruous elements or the unjustifiable desertion of other districts, especially when the voids left cannot be filled. Instead of an orderly progression from residential to business pursuits there has been in these latter days, for many fashionable neighborhoods, violent changes imposed, as when tall buildings were erected on lower Fifth avenue with the aim of attracting high-class firms as tenants, but having eventually to be rented for factory purposes at rates much lower than the anticipated schedules.

Restrictive building covenants between neighbors, such as ordinarily made, have in only a few instances served to protect a neighborhood from encroachment. When covenants do not expire by limitation after a term of years, they may be held by the courts to be inapplicable to existing conditions, as in the case of the restrictions against "tenements" on West End avenue. Not in every case is it desirable that business occupations and constructions shall be forever excluded and land owners prevented from getting the benefit of the increased values which would follow in their train, but it is evident that the changes that Time brings cannot be foreseen sufficiently to guard against annoyances without running the risk of losing advantages. There must be somewhere an official trustee to do for the individual owners what they cannot do for themselves; and if we understand aright the principles that are guiding the Districting Commission in its consideration of a districting plan, this will be the office the commission will fill and this the service it will render, setting up uniform restrictions that will protect each householder against his neighbor. These restrictions will not be inflexible for time and eternity: they will not keep back from an owner the legitimate increment from his investment; there will be provisions in the law that will permit the majority of the owners in a home block, when so minded, to relinquish their holdings for utilization for business purposes.

Much of the financial trouble of recent years in the real estate market has come from the sudden shifting of land values. If in a certain thoroughfare as Fifth avenue, they are based on the highest grade retail trade known to the metropolis, and that trade is being spoiled by the inroads of textile factories and their thousands of operatives, it follows that a destruction of values is threatened, values which some years ago were sufficient to tempt the owners of the most expensive residential district in the United States to relinquish their holdings and go elsewhere, so their mansions could be replaced by commercial buildings. For a time Commerce derived great profit from the change, while it was able to hold off the mob and keep a clear space for itself; now it is necessary to have policemen to keep the mob from blocking the streets and destroying the value of the thoroughfare for retail purposes, until such a time as the Districting Commission is prepared to intervene.

Fourth avenue at a subsequent date benefited proportionately from an incursion of high-class business construction and the consequent rise in values. But

let some of the industries which now afflict Fifth avenue enter here, and how quickly values would descend to a lower level. And what about values in the downtown districts which were deserted because of the uptown migration, districts well adapted to the purpose for which they were used, and districts which will be in great favor again when the new West Side freight terminal facilities are installed, when Seventh avenue is opened up to the south, and when the subway trains are running there and in Broadway. Many of the concerns now lost in huge uptown buildings will then be moving back to regain their commercial individuality in the small buildings in or near the neighborhoods they once occupied—and leaving voids uptown that it will take years to fill.

It is clear that some law or convention to protect our homes and institutions, to keep business districts free from objectionable activities and stabilize values—some power which may successfully appeal to the courts as being reasonable and just—must be set up and obeyed, and that it cannot come too soon.

### Be Reasonable.

While the city is waiting for the report of the Port and Terminal Committee of the Board of Estimate to disclose the full nature of the agreement which has tentatively been entered into with the New York Central Railroad Company, for improving freight handling facilities on the West Side of Manhattan Island, it may be opportune to express the hope that no unwarranted obstacle will be interposed to the prosecution of this great work.

The railroad company seems to be in the mood for completely reorganizing its facilities in that part of the city, and in a manner that will bring an incalculable benefit to real property interests. If there has been a reasonable compromise of opposing ideas in the case of the Manhattanville freight yard, with respect to the passage through Riverside Park and in relation to the question of elevated or subway tracks for the section south of 60th street, with no undue subordination of the city's interest in any particular, the business affairs of the city would be very much advantaged if the plans should be promptly confirmed and the actual construction work begun immediately thereafter.

In view of the fact that electricity will be substituted for steam on these tracks, and that midnight noises will be much reduced, the case has been materially modified for adjacent residents in the two years that it has lain dormant. The substitution of an elevated structure for the proposed subway between 60th and 30th streets will permit of a better development of freight handling facilities both by the railroad and adjacent shippers. A railroad siding into the second story of a warehouse, or upon the upper deck of a pier, is a much more convenient and usable facility than one hidden somewhere in a subway.

On the other hand, an elevated structure is more or less a barrier between the waterfront and the adjacent upland; it might to some extent be a hindrance to the Jersey trunk lines spreading their facilities inland from their landing places; it does not contribute to the good appearance of a city. These are all considerations to be weighed, but it is not conceivable that private property interests at large would be otherwise than advantaged in any event.

Apart from the questions respecting the relocation of the present tracks, there are grounds for believing that the New York Central has in mind further improvements for the West Side, including a crosstown subway line for passenger traffic, to connect the Grand Central Station with the new tracks, together with passenger stations at 129th street and other points on the West Side and along Washington Heights. Not only would such further improvements as these benefit property on the West Side, but in the central part of the borough as well, especially in the Grand Central district.

So long as property owners are to obtain all these betterments without the expenditure of a dollar, as is generally supposed, they can afford to see the railroad company treated in a reasonable manner, if in no respect the city's rights and interests are sacrificed.

#### Auction Outlook Brighter.

While prices obtained at the Mandel sale in the Exchange Salesroom were not high, still there were several features which brought the veteran real estate operator and speculator back a decade, to the time when properties sold at their full value when placed upon the block, and "bargains" were only obtained by the lucky few.

It has been a long time since such a representative gathering assembled in the Salesroom. The crowd was made up, first, of those who were depositors in the defunct bank, and whose only interest was to figure out what per cent. of their balances they would get back; next of those who were merely idle on-lookers; then the regulars who attend every sale, never make a bid, but still are authorities on auction values and prices; the professionals anxious to pick up a cheap piece of property; owners of similar properties in the neighborhood of the holdings offered who wanted to get a line on the present market value of their property, and finally many outsiders with ready cash to invest provided they thought the price right.

Tenements located on the East Side of Manhattan and in the Bronx, Brooklyn, Queens and Nassau County, comprised the offerings. Bidding was spirited after a start was made, but the bidders had a clear idea just how far they would go, and it seemed as though the tax valuations were considered the deadline over which no one must step. The result was that several bargains were obtained.

But the fact that the property might not have brought one hundred cents on the dollar was only incidental. The principal thing was that several hundred people, who would consider the possibility of buying real estate at public auction, were gathered together at one time. This condition has not existed for several years, and it does not take a real prophet to point out that to-day a better feeling exists and that the turning point has been reached.

In Manhattan there were fourteen properties offered, one having been withdrawn. The total assessed valuation was \$404,500, and the sale price was \$381,000. Six of the parcels were located in Suffolk, Rivington and Broome streets. These brought within \$8,400 of the assessed valuations, which clearly upheld the position taken by the Record and Guide a couple of years ago, that assessed values in the section were too high, and justified the reductions made subsequently by the Tax Department. It would seem as though they were now fixed at one hundred per cent.

In the case of the Lexington avenue property, the sale price cannot be considered in the same class, for the avenue, as a whole, is under a serious disadvantage, on account of the building of the subway. But there is every reason to believe that when this improvement is completed the thoroughfare will once more come into its own. The other Manhattan parcels brought about the assessed valuations.

That the bidding was conservative was witnessed in the case of 297 East 10th street. The property was sold on the eighty-fifth bid for \$32,700. Those in attendance were willing to buy, but there was no jumping and conservatism ruled the day. Fifteen parcels in the Bronx were advertised, and all but three were sold, these being withdrawn, while in Brooklyn there were three holdings offered and sold. All of the Queens and Nassau County properties were withdrawn.

There is every reason to believe that interest in the auction market has revived and that medium-priced properties can be marketed. It is to be seen, however, whether expensive holdings can find ready purchasers. It would

seem as though it were too soon to force the market, but that by permitting a steady, healthy growth, better results would be obtained in the long run.

#### AMORTIZED MORTGAGES.

##### Views of Franklin Pettit—He Sees No Real Advantage in the New Policy.

In compliance with a request from the Advisory Council for his personal views upon the question of amortized mortgages, Franklin Pettit, of 2 Wall street, prominent as a real estate operator, has written in part as follows:

"In compliance with a request, I am expressing in a letter my views, in a general way, upon the question of amortized mortgages. You will understand, of course, that these are my personal views and not to be taken as the views of any association or organization with which I am connected.

"First, let me state most emphatically, that I see one real advantage to the lender, the borrower, or the real estate market in general, to be had from the absolute amortization of all mortgages. It is not worth while to consider amortization or instalment mortgages, except in connection with long-term mortgages. As a safeguard for the lender in connection with a long-term mortgage, some scheme for a gradual reduction of the mortgage, when conditions are such as to warrant a reduction, must be provided. Amortization, properly applied, will provide this safeguard. Primarily, what the market needs, is long-term mortgages. If, however, as was recently suggested at a meeting of the mortgage interests called by the Advisory Council of Real Estate Interests, all long-term mortgages are to be embarrassed by a clause providing for absolute or automatic amortization, the general market would be better off to drift along as it is at present, than to attempt to inaugurate any such scheme.

"I am impressed with the fact that real estate would realize great benefits from the common use of long-term mortgages, at the hands of the investing public. My personal experience has shown me that the near approach of maturity of a mortgage will frequently keep an investor from making a purchase. If we are to put real estate in keen competition with other forms of investment, it must be so stabilized as to make it attractive to the investor for actual income purposes. The effect of absolutely amortizing all long-term mortgages, covering desirable investment property, would be to rob it of its interesting feature as a reliable source of income, by making it, to the extent of a very substantial part of the income it produces, a compulsory savings fund.

"If the funds of investors who desire to live on the income from their investments are eliminated from real estate, the market will stagnate and values will decline. This surely will happen if we undertake to compel these investors to pay out annually, in reduction of the principal of a mortgage, a very substantial part of their income, even though they may be acquiring additional equity by so doing. It actually places the investor in the position of continuing indefinitely to purchase real estate on the instalment plan. This is very objectionable and will make real estate, as an investment for income purposes, even less attractive than it is at present.

"If, therefore, a method can be devised which would eliminate this objection, and at the same time make it possible for the lenders to take long-term mortgages provided with a safeguard (of which they could avail themselves if and when conditions warranted it) something will have been accomplished in the right direction. The lending institutions have felt, and quite justly so, that with the changing conditions to which real estate is subject, they could not, with proper safety, make loans of two-thirds of the value of investment property for periods of more than from three to five years.

"I have repeatedly suggested and still believe that a most satisfactory condition might be developed by inaugurating

among the money lending institutions the making of ten, fifteen and twenty year mortgages, with the provision for amortization to begin after a stated period of say, three, four or five years—the instalment payments to become due at the option of the mortgagee (rather than as an absolute agreement providing for the payment by the owner and acceptance by the mortgagee) and to be arranged upon in advance in such amount, concerning each property, as would not be likely to deprive the owner of a substantial income from the property concerned."

#### Express Service on East Side Elevated.

In order that the travelling public in The Bronx may take advantage of the superior service being rendered on the new Second Avenue Express line, and thereby relieve the congestion on the Third avenue road, General Manager Hedley has requested The Bronx Board of Trade to present the following facts to the public:

"With the installation of the express service on the Second and Third avenue lines, there is a six-minute interval from Bronx Park, and a six-minute interval from Freeman street, via the Westchester branch, down Second avenue to City Hall. This will give a three-minute interval south of 149th street. The service begins at 6.32 o'clock in the morning from Bronx Park and lasts until 8.32 o'clock in the evening. North bound on Second avenue expresses leave City Hall from 4.51 to 6.21 o'clock destined for Bronx Park, Third avenue lines, and Freeman street on the subway. This should prove very attractive for The Bronx people who are employed in the neighborhood of the Second avenue express stations, viz.: 125th street, 86th street, 42d street, 14th street, Chatham Square and City Hall. We call your attention to this service on the Second avenue line, and would urgently recommend that The Bronx use this instead of the Third avenue service, so as to reduce congestion on the latter line."

#### Crossing the Harlem.

The Public Service Commission has approved an agreement between the Interborough Rapid Transit Company and the New York Central Railroad Company for the joint use of the Putnam Division Bridge over the Harlem River at Eighth avenue and 155th street. The approved agreement gives the Interborough Company the right to extend the line of the Sixth and Ninth avenue elevated railroad over the bridge and through 162d street to a connection with the Jerome avenue branch of the Lexington avenue subway, the contract for which has also been approved by the commission. The New York Central Company will construct a new station, for the joint use of both companies, at or near the easterly end of the bridge, which is to be the southerly terminus of the Putnam Division, and ultimately the present station at or near 155th street, now used by the Central Company, will be abandoned.

—The home-coming of millions upon millions of dollars' worth of American securities from Europe means that the interest and dividends thereon will hereafter be spent in this country, that there will be more funds for reinvestment than ever before in our history, and more money with which to extend our South American trade with the aid of the long credits which are required there.

—If there is a feeling in the other cities of the country against New York, manifesting itself in Congress by indifference to the need of improving this harbor, a good deal of it can be attributed to the disrespect shown by our daily press for "country" people and places. Every traveling man knows that this prejudice exists and that a flippant press is largely responsible for it. It is not good business practice to make sport of one's customers and fellows.

# BUILDING MANAGEMENT

## "NEW BUSINESS" IDEAS FOR THE MANAGER

BY G. D. CRAIN, Jr.

**O**FTEN one of the most difficult tasks with which the manager of an office building is confronted is the rental of the store on the ground floor—particularly if former tenants of these spaces failed to make good and either dropped out quietly or disappeared through the more conspicuous exit of the bankruptcy court.

The reason may have been simply lack of proper management; but prospective tenants are inclined to give the former occupant the benefit of the doubt, and to figure that either the rental was too high, or that the location was not sufficiently good for retail purposes.

A building manager who had a valuable corner store thrown back on his hands after the failure of the tenant, a retail clothier, found it difficult to convince others of the desirability, from a business standpoint of the location. He went after the proposition vigorously, but it was not until he adopted a rather clever "stunt" that he developed the inquiry which led to the signing of a lease by a substantial and prosperous concern.

### Breaking the Hoodoo.

He stationed a couple of men at the corner one day and had them "click" or register everybody who passed. The number for the day was 24,875. He painted a big sign on the windows of the store—white letters on a red background, which made it sufficiently noticeable—stating that the dealer who occupied the store would have that many chances for business during every day. He had, meanwhile, had similar figures gathered for other prominent corners, showing that, rental considered, his own store-room was a good buy. Hence he was in a position to make the argument along specific lines when he landed an interested inquiry.

The trouble with the average letter of solicitation is that it is too dead and impersonal in tone. "We beg to say" and "Very truly yours" make just about as much impression as the body of the communication. When a manager who is looking for tenants and is advertising the fact by means of personal letters is able to put some real life into them, he is sure to get results.

A good letter of this type was noted recently. The fact that it was written in a quietly humorous tone did not detract from its interest and effectiveness either. This is what the manager said:

"The Blank Building has a few very desirable offices for desirable tenants. This little bit of space, by the way, is the only thing we have to sell. There is no charge for the prestige, the perfect business environment or the untiring yet unobstructive attention on the part of our well trained organization.

### Displaying Wares.

"Patrons of the Blank Building are never discouraged by tardy elevators. You won't get fussed, worried or talked to death by the janitor, nor your fine edge of thought disturbed by falling out with the landlord.

"Should you contemplate any change, kindly consult any of our tenants regarding the management and methods which prevail in this building.

"Or, should you favor me with an inquiry, it will be a privilege to show you what we have to offer."

The famous Packard slogan, "Ask the man who owns one," is generally regarded as the most effective advertising phrase ever invented, because of its double-acting quality. It not only shows that the company has full confidence in the reports which would emanate from

Too much importance cannot be attached to the selection of tenants for store properties, especially in those structures where this space pays the major portion of the running expenses. Once a store has been tenanted and vacated it is exceedingly difficult to obtain another tenant, because it is always contended that "there is a reason" why the first occupant failed. This is usually placed upon the locality rather than on the individuality of the former lessee. Great care must be exercised, therefore, even at the risk of a temporary monetary loss.

owners, but it stimulates the owners themselves to fuller appreciation of their cars.

The testimonial of a satisfied customer, whether he be an automobile owner or a tenant of an office building, is the best possible ad for the institution referred to. And the reverse English on that is equally true.

The fact that tenants are tied up by leases, nominally at least, does not justify the management in attempting to cut the corners as far as expense is concerned, nor letting down the high standard of service which was devised for the purpose of getting the business. It is even more important to hold it; and leases are not always effective in keeping a dissatisfied tenant in the building.

Not long ago a young and ambitious manager, who had been told by the owner that the expense of operating the building was running too high, began looking around for places to cut down. He let out a few window-washers, and as it was early in the fall with the temperature, outdoors at any rate, comfortably high, he also determined to save on his coal bills by not heating the building.

### System Worked Well.

This decision attracted more attention than the policy of washing the windows less frequently, because it affected the personal comfort of the tenants. Many of them telephoned the office of the building, and sarcastic bits of repartee were indulged in. This went on for a few weeks, during which the Indian summer lasted, and heat, while not an absolute necessity, would have been desirable from most standpoints; and then, after having learned that some of the lessees were thinking of breaking their contracts and moving to other buildings, the manager turned on the steam.

Efforts to cut down operating expenses are fine, but when they are directed along lines which may not only result in immediate loss of business, but possibly in permanent loss of prestige and good will, they are too much of a boomerang.

Most managers of buildings, in looking around for possible business, naturally turn their eyes in the direction of other office buildings. Attempts to secure leases are turned that way, so that the solicitation is almost entirely along competitive lines.

It may be that it is impossible to avoid this entirely; but, on the other hand, if a definite and conscious effort were made to get business from fields other than office buildings, the chances are that results would be obtainable. In other words, if one were to keep on the lookout for chances to get desirable tenants from other sources than the buildings of

competing managers, such opportunities would undoubtedly be observed.

A good way to get suggestions of this kind is to watch the newspapers. Reports of the organization of new corporations, if followed up, are likely to furnish chances to solicit new business. Many proposed manufacturing enterprises are operated for some time, if not permanently, as office propositions, while selling and other businesses go into the offices as a matter of course.

Expansion of local business may mean that a company will require use of office room, instead of having all of its business transacted at the plant. Not long ago a building manager noted that a certain lumber concern had added mills and yards at other points. He knew that the office of the company was at its local yard, and he reasoned that this growth of business might easily mean the need of more room, a more convenient location and greater facilities. He solicited the head of the business to look over the building, and the result was shortly seen in the lease of an entire suite.

### Obtaining Tenants.

Sometimes business concerns are occupying store-rooms, when office buildings, at smaller rentals, would serve equally well. A building manager heard of a coal dealer leaving a ground floor location for an office—not in his own building, however; and he promptly looked over the situation and found several other coal concerns which were paying rather high rentals for first floor store rooms, which they didn't need, except for advertising purposes; and a little convincing talk resulted shortly in getting some additions to his own list.

There are plenty of chances of this sort to get business—and a little intelligent salesmanship will turn the trick in a big majority of instances.

Frankness is a great asset in advertising.

Either that, or its appearance.

In other words, if you take the public into your confidence, actually or apparently, it disarms the natural antagonism with which the buyer of any commodity regards the seller of it.

Occasionally a building, through no fault of its own, gets on the toboggan and begins to slide downhill. If the reasons are not connected with the intrinsic value of the building and the service which its management is in a position to render, the facts can be made a positive force in checking the slide and putting the property back on a basis where net earnings will be possible.

### Bad Business Move.

An unfortunate deal which the owner of a new building made recently, whereby he gave an option on the structure to a firm of promoters who hoped to convert it into a club proposition, suspended the work of exploiting it for office purposes, and delayed active operations for so long that when the deal finally fell through, the building already had a reputation among business men as a "dead proposition." It looked like a failure, and the man selected to get tenants found that people regarded it as such.

The first thing he did was to run a lot of newspaper advertising, in which he frankly and freely explained the whole situation, telling why the building was not filled with tenants, how the delay had occurred, and how the management was now prepared to serve its customers.

With this favorable introduction, the work of going after tenants became much easier than it would have been otherwise.



## COMMON ERRORS IN BUILDING

Magnificence or Shabbiness are the Usual  
Extremes to be Found in Modern Structures

By CHARLES S. ASHLEY

**E**RRORS in building are mainly of two kinds: first, errors of magnificence, and second, errors of shabbiness. Of the two the former is clearly the most dangerous and destructive, for a shabby building can easily be taken down with little loss and replaced with one more suitable to the location; whereas, in many cases, an error of magnificence means not only a loss of the world's capital but in many cases also a continuous loss in the operation of the building—a loss, that is, in comparison with the result which should have been attained.

### Two Examples.

I have in mind two buildings, each entitled to be called magnificent. One is twenty-one stories high and the other twelve. The former is a narrow structure and the latter broad. The building contains only half of the offices that the twelve-story building possesses. Yet it has the same number of elevators and I believe the general upkeep expense to be about as large as in the lower building. Accordingly each office in the high building has to stand an overhead expense twice as large as that in the lower building. The latter, therefore, can be earning a handsome profit while the former is losing money.

The offices in the tall, thin building cost \$4,000 apiece to build; those in its competitor, though built equally well, cost but \$2,000 apiece. In the tall, thin building the power plant costs about \$25,000 a year to operate, making a charge against each rented office of \$100 per annum for this expense alone. Only income from the ground floor and other sources make it practicable to operate such a building at all; and it is a serious question whether the owners would not do well to close up the upper floors, cease the operation of the power plant and content themselves with the rentals from the first and second floors and the basement. There is, however, a better and less drastic remedy than this and I hope the owners will find it.

### Cost of Foundations and Roofs.

A common error regarding this matter is that the foundations and roof cost the same in a very high building as in one of moderate size. This is not altogether true even of the roof, but as regards the foundations such a claim is utterly untrue. The foundations of the Woolworth Building aggregated in cost, I believe, much over a million dollars—more than the total cost of any skyscraper in Toledo. Another thing is perhaps still more important. If one has planned a twenty-story building and is considering making twenty-two stories, he ought to reflect that his expense will not only be increased by the two additional stories in themselves, but that they will compel a strengthening of the balance of the building all the way down to and including the foundation—they will compel an additional expense upon twenty floors in order to furnish an approximate support for the additional two stories to be erected upon them. Again, two floors so high up require far more elevator service than do the fourth and fifth floors; for example, each of the additional elevators required, uses greater proportionate power and repairs than other elevators and occupies a valuable space (worth something like \$4,000 a year in the aggregate), on each of the twenty floors below the twenty-first.

Forty years ago it was the fashion to erect buildings with a height of twelve or fourteen feet for each story. Consequently what was once the leading office building in this city has five stories, while in the same height the modern building adjoining it has six; and again the modern building's rooms are con-

siderably smaller than those of the old building and consequently easier to heat, light and furnish. Taking all these things into consideration, the modern building is probably twice as efficient as its neighbor; for in obedience to the idea of magnificence prevailing at that time, the old building had many long, high, narrow rooms, whose space is comparatively valueless.

Often, as in the case last mentioned, such indulgence in fancy is totally without any excuse in reason or common sense. It illustrates to what extent we are swayed by fashion and vanity even though the cost be ruinous to us. A melancholy feature of this matter is that anyone who makes an honest and manly resistance to a prevailing craze may do so at his own loss. An able architect of my acquaintance lost the commission for a great building mainly because he persistently argued to the owner the impolicy of excessive height in proportion to the breadth of the building. Many architects, I fear, smother their more accurate knowledge on this subject and console themselves with the thought of the large commission they will draw, without extra labor, on the dozen additional floors which their employer desires to put up for the purpose of making a display.

### An Expensive Error.

Errors of this kind are often committed by men otherwise very able. One instance within my knowledge was particularly disastrous. An investor intending to erect a new skyscraper disregarded the fact that his proposed building would dwarf another building in which he was interested. If, on the contrary, he had limited the new building to ten stories, a fine even effect of height would prevail along the street in question. In spite of this he put up six additional floors, and his example being followed by another property owner, a jagged and irregular effect was produced along the street and both interests were obliged to engage in a starvation fight for tenants. This caused not only a depression in the finances of the owners themselves, but was also a factor in a general depression in real estate on account of the number of vacant windows shown in these two buildings and in those with which they competed.

### Make a City Beautiful.

Those who are interested in the general prosperity of the real estate business should struggle against errors of this character which gives real estate a bad reputation and their city an irregular and crude appearance.

I question very much if in any city of the size of Toledo there is any true economy in erecting a building higher than eight stories. It would, in my opinion, be cheaper to buy the adjoining land and spread the building over a wider area if great floor space is required. The steel structure has been a new toy in the building world. It is about time that the toy ceased to amuse and more common sense be used in planning buildings.

Errors of shabbiness are so obvious as not to require discussion. If a man has a lot worth \$100,000 and puts a building on it which costs only \$2,000 and brings in very little rent, he is clearly losing money every day that this condition exists. Yet some wealthy men seem to take a gloomy satisfaction in handling their property in this way.

The increasing *esprit de corps* of the real estate fraternity and the greater diffusion of information on this subject will no doubt do much to eliminate these errors and to add to the efficiency of future improvements and to the beauty of our cities. An American city which can combine the modern scientific building, efficient, light, convenient and finely finished, with something of the even, har-

monious development of Paris will reach a height not yet attained by any city in the world.

## COMPOSITION FLOORING.

How It Is Made and Why It Is Desirable.

Few persons know what composition flooring really is or why this material is more desirable in certain classes of buildings than any other floor covering. This is due in part to the comparatively recent discovery of its process of manufacture, and also to the secrecy with which the business itself has been conducted in this country.

Composition flooring, says an unidentified authority, is what might be termed a magnesium chloride cement. When commercial magnesite is mixed with a strong solution of magnesium chloride, it dries or sets in a few hours into a firm, hard mass, capable of receiving a high polish. Certain fillers and coloring matters are always added to give to the finished product attractiveness, resiliency, elasticity and other desirable qualities.

This material is laid in a plastic state and bonds directly to wood, concrete or metal. It takes its initial set in from two to six hours and may then be troweled to a very smooth and even finish. After twenty-four to thirty-six hours it may be walked upon, but it is advisable to protect it against constant and heavy traffic for at least 48 hours.

Perhaps the most striking feature about composition flooring is the fact that it is sanitary. When properly installed its surface is smooth and unabsorptive. Unlike cement or terrazzo, it will not give off dust when walked upon. A room, no matter how large, may be laid in one continuous stretch without cracks or joints of any description. Moreover, a sanitary cove base may be readily installed with this same material so that all joints between walls and floors are germ and dirtproof.

Composition is also fire resistive. It will successfully withstand the action of heat to a temperature of from 1,500 to 1,800 deg. F.; at a higher temperature it will not burn, but will crack or burst, due to the formation of steam from the water which remains after the setting process is complete.

The resiliency of a composition floor depends largely upon the fillers used in its manufacture and the method of its installation. It should be added, however, that a highly resilient floor is not necessarily, or even generally, one which possesses a soft or penetrable surface. Composition ranks high among the standard flooring materials in both crushing and tensile strength. Some composition floorings laid ½ inch thick showed that its ultimate crushing strength was approximately 10,000 pounds a square inch. Its tensile strength is about 600 pounds a square inch.

Composition is inherently a non-slippery floor covering. It can be mixed and laid in such a manner that even on steep inclines there will be no danger of persons slipping or injuring themselves. It weighs less than 4 pounds a square foot after setting is complete. For that reason it is often used in old buildings where the supports to the floor are not strong. It is not absolutely waterproof, but shows an absorption of about 2 per cent. after 48 hours of immersion in water. Thereafter, it will gradually take on more water and in time will soften to a point of disintegration. It is advisable, therefore, never to use composition where water is to remain on the floor for more than a few hours at a time, or where the foundation is damp or is likely to become damp.

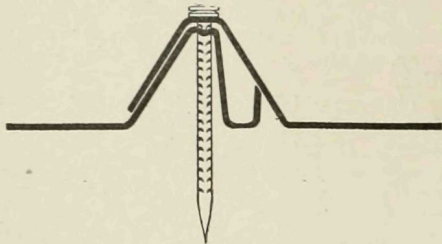
—The income tax has been declared constitutional by the highest court, so get ready to make your returns. This is the last day for salaried persons to make returns and obtain all the exemptions they are entitled to. Employers have until March 1.

**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.

**Waterproofing Corrugated Roofs.**

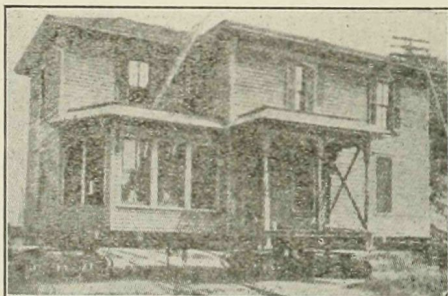
THROUGH the courtesy of the American Carpenter and Builder there is shown herewith a system of waterproofing corrugated galvanized roofing. In galvanized corrugated roofing security against leakage was obtained in lapping two or more corrugations on the side. This was expensive, as the metal involved in the lap gave no covering surface. There has been placed on the market a roofing with a novel side lap fully covered by patent and shown in the illustration. It is used in connection with the three different styles enumerated above and has proved water-



tight under the most severe storm conditions. Water that may be blown by the high winds, or may be drawn by capillary attraction over the under crimp, cannot fall within the building, as it is carried down to the eaves in the small gutter formed on the outside of the under crimp. The vertical rib in the under crimp supports the outside crimp while the nail is being driven through into the sheathing boards. This vertical rib takes the place of the old style V stick. That expense is avoided. In corrugated sheets this patent lap is more effective than two ordinary corrugations between which water will lie if it is driven over the outside corrugation. In the device the water runs down the eaves.

**Moving a House on Wheels.**

MOVING buildings from one location to another is a task that the contractors often have to tackle, says the American Carpenter & Builder. The accompanying illustration shows the new way of moving a building instead of employing the old windless and rollers or greased skids. According to E. W. La Plant, authority on the subject, there are good methods and poor methods in moving houses. Apparently the way

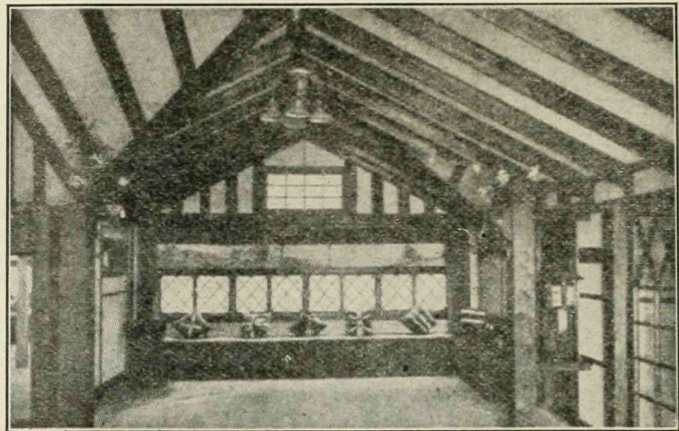


shown herewith by means of wheels made tandem on a permanent truck cuts down costs and at the same time gives a very effective job. There is shown herewith a picture of an interior build-

ing on rollers and also a closer view showing the fifth wheel and steering arrangement under new system. This system of moving can be applied readily in a large city like New York to the moving of contractor shacks and gang houses from one job to another. By the roller system a building can be taken out of an excavation at almost a dead level and without any damage to the structure. The system has been widely tested in the west and it seems only a matter of applying it here.

**Improved Interior Decoration.**

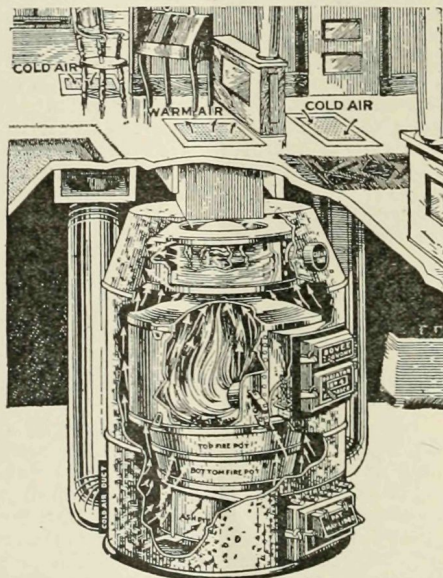
MANUFACTURED under a chemical treatment instead of mechanical process as is usually the case in decorative doors, is a new material which in-



sure strength and durability by preserving the fibre length in the raw material, also making the walls positively odorless, sound-deadening and fire retarding. It is especially designed for living rooms and sleeping apartments. The accompanying illustration shows what was done with an attic room that had to be finished off.

**Pipeless Furnaces.**

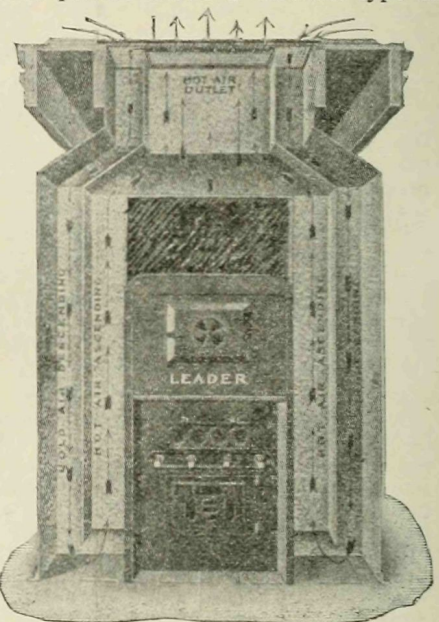
THERE are shown herewith two different types of pipeless furnaces that are now being introduced on the market. They are made by two different



companies. In operation they are rather similar, although various claims are made for their economy and use by the different concerns making them. The idea is to do away with heater pipe in cottages, bungalows, churches and

stores. The warm air comes up through the center of one large register and the cold air flows down at the ends. The heat distribution is guaranteed to be even. The device heats as much as three large stoves and costs a little more than one good stove. They can be made to operate with hard coal, soft coal or wood. They are also built as a horizontal furnace. These furnaces can be used in the usual method of pipes to each room if desired. In the usual hot air furnace there is a great deal of heat lost through the transmission of the hot air through furnace pipes. It is with the idea of conserving the heat that is thus usually wasted, and incidentally reducing the amount of coal required to produce this heat that these two types of pipeless

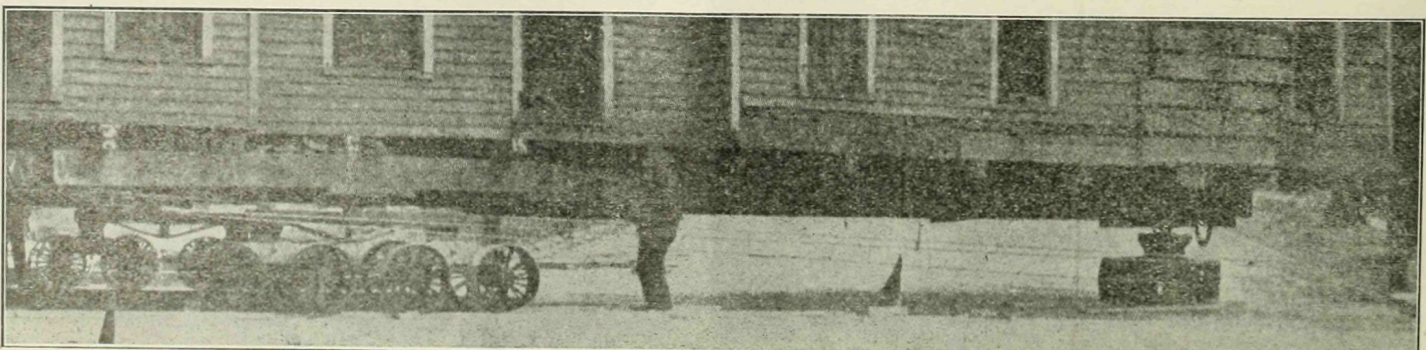
furnaces have been devised. The first illustration shows the sectional view of one type that has had wide use. The other picture shows a different type of



pipeless furnace that utilizes the double air heating plan.

**Black Line Blueprint Reproduction.**

REPRODUCING drawings by inked impressions from an etched plate of gelatine or paste has been perfected. The paste is melted in the boiler and spread out on the glass-top table. When the surface is right for receiving it, an exposed blueprint (not washed) is laid face down on the paste, left for a few seconds and removed. The unexposed lines of the drawing on the blueprint leave slight etchings on the paste surface, which are inked with a roller.



## FACTORY BUILDING REFLECTS CONDITIONS

Structure for American Tobacco Company, in Old Eastern Section of Brooklyn, Indicates Trend—Another Projected Operation

THE construction of factory buildings in these days means considerably more than it ever has by virtue of the fact that now the structures have to be erected under the drastic regulations of the State and city departments and bureaus which have supervision of their erection and operation. Factory buildings are radically different now from the poorly constructed, lighted and ventilated structures which were the product of other years. Present factory owners are reaping the benefit however, as they are obtaining a better and more completely satisfied class of operatives, whose general health and consequently higher ratio of efficiency is returning dividends on the additional capital expended for better constructed and more sanitary factory buildings.

A new building is now under construction in Brooklyn for the American Tobacco Company, 111 Fifth avenue, Manhattan, which when completed will be classed with the models of recent factory construction in that it has been planned particularly for safety, sanitation and efficiency. This building is located at the southwest corner of Nostrand and Park avenues and occupies the entire block front between Park avenue and Sanford street. The plans and specifications for the operation were prepared by Francisco & Jacobus, engineers and architects, 200 Fifth avenue, Manhattan, and the structure is being erected under a general contract by Wells Brothers Co., 33 West 42d street.

This project occupies a plot 200 x 233 feet and is five stories in height, with basement. Reinforced concrete is being used in construction throughout and the building will be fireproof in every particular. In the planning of this operation all of the regulations of the State Industrial Commission, as well as those of the Fire Prevention Bureau and the local Building Bureau, have been complied with. In its construction the structure will be as near fireproof as human ingenuity and engineering knowledge are able to make it, and every precaution has been taken in planning for the safety of the employees from fire and panic hazard. The building is to be equipped with a sprinkler system of one hundred per cent. efficiency. In addition to this three smoke-proof fire towers are provided at accessible locations, and the structure has been subdivided through the center by a fire wall, with three horizontal exits on each floor plus the exits provided by the enclosed stairways.

Welfare work among the employees of this factory is intended to be a very important item in the operation of the plant. The owners have provided in a generous manner for this work by devoting the entire fifth floor to use as a first aid room, rest and retiring room having club features. A doctor and a trained nurse will be in constant attendance at all working hours. On the roof, practically amounting to a sixth story, is to be located a structure, 100x100 feet, which will be used as a kitchen and dining room for the employees. Walkways forty feet in width will be erected on the roof around the central court which will provide facilities for outside exercise in fine weather.



Wells Bros. Co., Builder.

Francisco & Jacobus, Eng'rs & Arch'ts.

FACTORY FOR THE AMERICAN TOBACCO CO.

The dressing rooms and toilets for the operatives have been designed with special attention paid to convenience and sanitation. The floors will be constructed of a composition material with a sanitary base and the walls will be of glazed tile. Drinking water will be filtered and cooled and piped throughout the structure. It is intended to make the excellence of the plumbing installation in this building one of the notable features in the construction of this important operation.

This factory building will provide occupation for about three thousand employees and it is estimated and expected that the plant will be capable of turning out about 15,000,000 cigarettes a day when working to its full capacity. The engineers estimate that there will be about 42,000 square feet of working space on each floor. These floor surfaces will be finished in a manner which is intended to provide the maximum efficiency

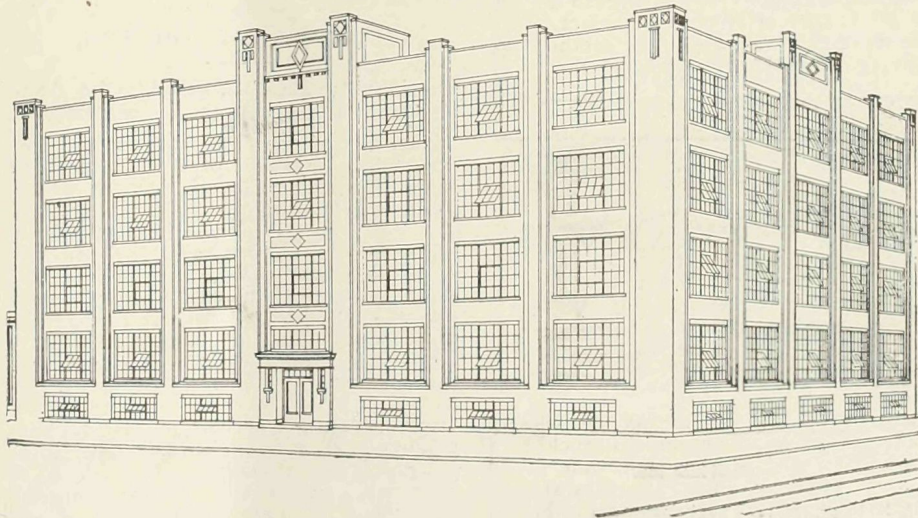
throughout this building will be completely changed at fifteen-minute intervals.

Steam and electric energy for the operation of this plant will be supplied from a private power plant located in the basement of the structure. This plant will have a capacity of about 1,000 horsepower. A battery of four 250-h.p. boilers will be installed, which will supply the steam for three 300-h.p. engines and three 225 k. w. generators.

There will be no passenger elevators installed in this building, but four electric freight elevators are to be provided for the handling of materials and finished products. These are located, not in a bank as is usual, but at various points so as to be convenient to all parts of the respective floors.

Incoming and outgoing freight will be handled in a court and driveway located in the rear of the building. This driveway occupies the entire width of the structure and is twenty feet in depth.

## FACTORY PROJECT IN EAST NEW YORK



M. Joseph Harrison, Arch't.

ACTIVE construction is well under way for another modern light manufacturing building in the East New York section of Brooklyn. The new operation is located at the northwest corner of Atlantic avenue and Cleveland street and is being erected by the P. & L. Construction Co., H. Levine, president, 230 Grand street, Manhattan, owner and builder. The plans and specifications have been prepared by M. Joseph Harrison, architect, 53 Park Row. The structure is to be four stories in height, built of brick and steel. The construction is of what is known as the mill type

and the building will be semi-fireproof. The project has ground dimensions of 94x140 feet and is estimated to cost in the neighborhood of \$100,000. The building will be heated by steam and electric light and power facilities will be installed. The provisions for fire protection and prevention include the installation of a sprinkler system, and safety for the employees will be assured by the erection of four fireproof and smoke-proof stairways. The maximum amount of natural light is to be obtained by the use of windows of extra size equipped with Fenestra sash.

Cable Address Established 1794  
Cruikshank, New York Incorporated 1903

## Cruikshank Company

Successor to  
E. A. Cruikshank & Co.

No. 141 Broadway

### REAL ESTATE

Agents Appraisers Brokers

#### OFFICERS:

Warren Cruikshank, President  
William L. DeBost, Vice-President  
William B. Harding, Treas.  
Russell V. Cruikshank, Sec'y

#### DIRECTORS:

E. A. Cruikshank Robert L. Gerry  
Warren Cruikshank R. Horace Gallatin  
William H. Porter William L. DeBost  
William B. Harding

## Cammann, Voorhees & Floyd

MANAGEMENT OF ESTATES

84 WILLIAM STREET NEW YORK.

BROKERS, APPRAISERS, AGENTS

FIRM OF

## LEONARD J. CARPENTER

Agents Brokers Appraisers

25 LIBERTY STREET

Branch, corner Third Avenue and 68th Street  
Entire Charge of Property

D. Y. Swanson A. H. Carpenter C. L. Carpenter

## JACOB APPELL

REAL ESTATE BROKER  
AND APPRAISER

271 WEST TWENTY-THIRD STREET  
TELEPHONE CALL, 373 CHELSEA

## Wm. CRUIKSHANK'S SONS

BROKERS AND APPRAISERS

The General Management  
OF

### Real Estate

37 LIBERTY STREET

Established 1890

## JOHN P. KIRWAN & SONS

REAL ESTATE  
AND  
MORTGAGE LOANS

138 WEST 42nd STREET

ESTABLISHED 1867

## RULAND & WHITING CO.

REAL ESTATE

5 Beekman St. 710 Madison Ave.  
NEW YORK

Irving Ruland, Pres. Jas. S. Anderson, Vice-Pres.  
Richard L. Beckwith, Secy. A. Rene Moen, Treas.

Edgar A. Manning Anton L. Trunk  
MANNING & TRUNK  
REAL ESTATE  
489 Fifth Avenue, New York  
Telephone 6834 Murray Hill

## REAL ESTATE NEWS OF THE WEEK

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

### OPTIMISM IN BROOKLYN.

Brokers Feel That 1916 Will Be Prosperous for All Interested in Field.

"BROOKLYN is now getting rapid transit improvement, and this is bound to attract capital. Real estate will reflect the effect of the flow of money into this country. A sound and sane movement is surely under way. Let the slogan of the year be, 'Pass the prosperity around,'" declared Robert A. Wright, president of the Brooklyn Board of Real Estate Brokers, at their ninth annual banquet, last Saturday night at the Brooklyn Club.

The keynote at the dinner was good cheer and optimism. Frederick B. Snow, chairman of the banquet committee, showed the experience he has gained in managing eight previous committees.

The first speaker was Frank Bailey, who talked on real estate "preparedness." He paid a fine tribute to Laurence McGuire, president of the Real Estate Board of New York, complimenting him on the splendid work that organization was accomplishing under so able a leadership.

Mr. McGuire was the next speaker and he urged closer co-operation between the New York and Brooklyn bodies. "The best asset in New York its real estate is being attacked on every side," he declared. "Every fad and fancy is being converted into a governmental function."

Travis H. Whitney, secretary of the Public Service Commission, discussed transit questions. "About 25 per cent. of the new mileage called for under the new Dual System has been completed and in operation," he said, "and we expect within the year to have another 25 per cent. in the same status."

Other speakers were L. D. Woodworth, president of the Real Estate Association of the State of New York, and F. J. H. Kracke, Bridge Commissioner.

### MAPPING OUT QUEENS.

Meetings to Be Held Under the Auspices of the Chamber of Commerce.

The Chamber of Commerce of the Borough of Queens, through its Borough Planning Committee, of which Oscar Erlandsen is chairman, has planned a series of meetings to which all property owners are invited. On these occasions those interested in the development of Queens Borough may examine, discuss and suggest changes in the tentative maps prepared by the Commission on Building Districts and Restrictions, before final adoption by the Board of Estimate.

These maps show the proposed plans in Queens Borough for: (a) Limitation of Heights of Buildings, (b) Residential and Industrial Zones, and (c) Percentage of Building to Lot Area, and will be open for inspection in the offices of the Chamber of Commerce daily until Feb. 15. The meetings have been arranged so that those interested in a particular section of the borough need only attend on the day fixed for such consideration.

The dates of the meetings are as follows: 1st and 2d Wards, Monday, Jan. 31, 4-6 p. m., office of Chamber of Commerce, Long Island City; 3d Ward, Friday, Feb. 4, 4-6 p. m., office of Chamber of Commerce, Long Island City; 4th and 5th Wards, Monday, Feb. 7, 4-6 p. m., directors' room, Bank of Long Island, Jamaica.

The announcement by the Chamber

of arrangement for these conferences follows the special meeting of its Borough Planning Committee with members of the City Commission on Building Districts and Restrictions, held last Tuesday, and on which occasion Secretary Robert Whitten of the commission explained at length the regulations proposed for adoption by the city.

The commission has allowed time until Feb. 15 for the submission of any suggestions for modification of the restrictions as they are at present formulated for the Borough of Queens.

The Legislature of 1914 conferred upon the Board of Estimate very broad powers for districting the city of New York for the purpose of regulating the heights of buildings, location of trades and industries, and the area of a lot that a building may occupy.

### Activity in Queens.

With the march of the season toward spring there is renewed activity of real estate along the north shore of Queens Borough, the major part of which forms most of what remains of the suburban character of the borough. The rugged shoreline here overlooks Long Island Sound and attracts suburban homeseekers instead of persons who wish to buy typical city dwellings. The section adjacent to the Federal military reservation at Willets Point is as suburban in character as it was before the greater city was created, with the exception that it possesses all public utilities.

The steady structural improvements under way at Beechhurst—adjoining Willets Point—have made for general real estate increment. This section embodies most of the northern shorefront of Queens that is available for improvement with detached houses. The transit arrangement between the city and the Long Island Railroad, whereby the Whitestone Landing division of the road that terminates at Beechhurst is to become a rapid transit route charging a five-cent fare is about to be concluded between the principals.

As a result of this transit project, eleven detached dwellings are in course of construction at Beechhurst ranging in price from \$7,500 to \$10,000 each, and numerous plots have recently been sold for improvement at private contract. The fine highways of Queens Borough bring many prospective homeseekers to the north shore by automobile.

### Against a Perpetual Franchise.

The Citizen's Union, aroused by the action of Commissioner Cram, of the Public Service Commission, in approving the application of the Brooklyn Heights Railroad Company for permission to extend its street surface railway from Island avenue to Flatbush avenue, has addressed a strong letter to the commission, urging the postponement of final action until the city authorities can have time to investigate and take such action as will protect the public interests.

The Union does not oppose the extension of the street railway but points out that the granting of the application, at this time, would carry with it a perpetual franchise, as the land through which it would run, although now private property, will later be opened as public streets. It also points out that there is no such call for this extension as to justify a departure from the settled policy of the city and State against perpetual franchises.

**LOCAL IMPROVEMENTS.**

**Van Courtlandt District.**

The Local Board of the Van Courtlandt district has approved of resolutions for the following-named improvements:

1489. Regulating, grading, setting curb, laying sidewalks and crosswalks, building inlets, receiving basins, drains, culverts, approaches and guard rails where necessary in West 238th street, from Spuyten Duyvil road to Broadway.

(When this matter had been unanimously adopted, Resolution 444 of the same board, which was adopted in 1914, was brought up for reconsideration. It provided for grading 238th street from Broadway to Riverdale avenue, and Waldo and Greystone avenues. It was amended so that the improvement to Waldo and Greystone avenues is excluded.)

1490. Constructing a sewer and appurtenances in West 238th street, between Kingsbridge avenue and Spuyten Duyvil road.

1498. Regulating, grading and regrading, setting and resetting curb, laying and relaying sidewalks and crosswalks, building inlets, receiving basins, drains, culverts, approaches and guard rails where necessary in West 238th street, from Broadway to Bailey avenue.

**Washington Heights District.**

Resolutions for the following-named improvements were adopted:

Construction of receiving basin adjacent to the northwest corner of 151st street and Seventh avenue.

Construction of stairway at the southeast corner of 138th street and Riverside drive.

Amendment to resolution adopted November 19, 1912, for paving Haven avenue, from 179th street to 181st street, in such a way as to provide a sheet asphalt pavement between 180th and 181st streets.

Construction of a receiving basin at the southwest corner of 181st street and Wadsworth avenue.

**Murray Hill and Greenwich Districts.**

Regulating and grading the Seventh avenue extension and the Varick street widening. Put over to February 29.

**Bowery and Greenwich Districts.**

Alteration and improvement to sewer in Bleecker street, between the Bowery and Carmine street. Put over to February 29.

**GEORGE T. MORTIMER'S RISE.**

**Illustrates the Opportunities for a Career Offered by Real Estate Field.**

(B. C. Forbes in N. Y. American.)  
From hanging up "To Let" signs to the presidency of the greatest building corporation in the world is the record just achieved by a young American.

The newspapers this week chronicled the selection of George T. Mortimer as president of the Equitable Office Building Corporation to succeed General du Pont. Here is another romance of the business world.

Mr. Mortimer has just celebrated his fortieth birthday. Twenty-one years ago he was going round with a bundle of "To Let" and "For Sale" placards under his arm, nailing them up. His salary now ranks with that of a metropolitan bank presidency.

I have known him for more than a decade, so can speak of him from personal knowledge. His rise is the old familiar story. He was not handicapped by inherited wealth. To work his way through college he used to take every Friday and Saturday off to do newspaper work.

"And I'd sooner have your job than mine if I were cut out for it," he told me when I congratulated him on his big appointment. "The opportunity for doing public service on a great newspaper is almost unequalled."

On finishing college he went into a real estate office as sort of office boy and general factotum. But he forged ahead. Before he was thirty he was called into the United States Realty Company, and for five years, as vice-president, has been managing that con-

cern, the largest of its kind in this or any other country.

Here are some of the large buildings Mr. Mortimer has been looking after: Whitehall, Trinity, United States Realty, Flatiron, Everett, Mercantile, Plaza Hotel, Breslin Hotel, Copley-Plaza, in Boston and, jointly, the Morris Building, in Philadelphia.

So taking over the presidency of the world's latest mechanical wonder, the Equitable Building, with its 1,200,000 square feet of space and its 380 employes, does not frighten him.

—Masterly inactivity has so far characterized the present Congress, and is likely to continue except so far as preparedness and revenue may require action, and this not to the disadvantage of business.

**PRIVATE REALTY SALES.**

**I**MPROVED commercial conditions continue to be reflected in the large volume of trading in business properties. Both the leasing and selling markets were strengthened this week by a number of transactions in Manhattan and Queens that indicate the expansion of industrial and mercantile firms. Such conditions do not fail to stimulate the market, generally, for real estate and the fact that the demand is becoming more than marked for business properties, justifies the prediction that the whole market will become active. The apartment house renting season has been one of the most successful in years and this situation has encouraged the building of such properties and made them more saleable. There is every evidence that once again there will be concerted action on the part of the allied real estate interests for the elimination of some of the burdens which are now attendant upon the ownership of real estate and this fact, together with the good demand that has manifested itself for investment properties, must, it is felt, be eventually followed by a complete restoration of confidence, in this class of holding.

Of more than passing interest are the sales of two large tracts in Long Island City by the Pennsylvania Railroad in the vicinity of its new terminal. Two notable additions will be made, as a result, to the large industrial colony now concentrating in that borough. Other transactions affecting business properties, indicative of the new prosperity, concerned mid-town properties, one taken by an expanding retailer in the Fifth avenue district and the other acquired by lease, from the plans, by a leading silk concern. One of the quickest deals ever closed in the city involved a costly dwelling in the Rockefeller block, bought on Thursday by John D. Rockefeller, Jr., on the same day that a previous purchaser was to file his deed in the Register's office. With the co-operation of the Title Guarantee & Trust Company, the transaction was closed in record time and another link in the chain of protective properties conserving the Rockefeller dwellings, was perfected.

Auction room interest this week centered chiefly on the offerings of Adolf Mandel, comprising miscellaneous properties in several parts of the city. Joseph P. Day, the auctioneer, realized a total of \$878,100 for the thirty-seven parcels. The bids will have to be authorized by the United States District Court, under whose order the properties were held. At the Special Sales Day conducted by the same auctioneer, outside bidders figured prominently. The Merit Realty Company paid \$15,650 for 145 West 24th street; Leonard Weill bid \$15,350 for 1549 Second avenue and the northeast corner of Oak and New Chambers street went to Harry Lippman and B. A. Ottenberg for \$6,000. Complete details of both sales will be found elsewhere in the Record & Guide.

The total number of sales reported and not recorded in Manhattan this week were 24, as against 22 last week and 24 a year ago.

The number of sales south of 59th

Business Established 1853

**Horace S. Ely & Company**

This company acts as agent for Trustees, Executors and Owners in taking entire charge of Real Estate. Makes appraisals.

Acts as Broker in the sale and leasing of Real Estate.

**21 LIBERTY STREET  
489 FIFTH AVENUE**

**JOHN F. DOYLE & SONS**

REAL ESTATE AGENTS  
BROKERS and APPRAISERS

45 William Street New York City

Management of Estates a Specialty  
Member of Board of Brokers

John F. Doyle John F. Doyle, Jr. Alfred L. Doyle

**JOHN C. R. ECKERSON**

Successor to THOMAS & ECKERSON

Manager of Estates, Broker, Appraiser

299 MADISON AVENUE, N. E. Cor. 41st St.  
NEW YORK

**E. DE FOREST SIMMONS**

REAL ESTATE

Tel., 837-838 Plaza 2 EAST 58th STREET

Established 1887 Telephone Connection

**CHAS. S. KOHLER**

REAL ESTATE & INSURANCE  
BROKER & MANAGER OF ESTATES

Main Office  
901 Columbus Avenue—Corner 104th Street  
Branch Office  
1428 St. Nicholas Avenue—Near 181st Street  
NEW YORK

**FRED'K FOX & CO.**

Business Building Brokers

14 W. 40th STREET and 793 BROADWAY

**O. D. & H. V. DIKE**

Midtown Business  
Property

CANDLER BUILDING, 220 WEST 42D ST.

**THOMAS J. O'REILLY**

Real Estate Broker, Appraiser and Agent  
BROADWAY AND 109th STREET

New York Representative of  
Caughy, Hearn and Carter, Baltimore and  
Washington  
Sulflow & Mass Co., Minneapolis, Minn.

**HAROLD W. BUCHANAN**

Mortgage Loans and Real Estate

49 WALL STREET

**PORTER & CO.**

REAL ESTATE

George W. Short 159 W. 125th STREET  
Charles F. Porter Telephone Connections**J. Edgar Leaycraft & Co.**

Real Estate Agents, Brokers, Appraisers

FORTY-SECOND STREET BUILDING  
30 EAST 42d St., S. W. Cor. Madison Avenue  
Renting and Collecting a Specialty**J. B. ENGLISH**

Real Estate Broker

INSURANCE  
ESTATES MANAGED  
RENTS COLLECTED  
HOUSES FOR SALE  
AND TO LET1531-7 Broadway  
N. W. Corner 45th St.  
Astor Theatre Building  
Phone: Bryant 4773**JAMES A. DOWD**Real Estate—Insurance  
Renting—Management

874 SIXTH AVENUE, Above 49th Street

**PEPE & BROTHER**Washington Square  
Real Estate Specialists40 So. Washington Square  
Cor. Macdougall St. Phone: Spring 8347

840 BROADWAY

This Company acts as agent for Trustees,  
Executors and Owners in taking entire  
charge of Real Estate**FRANCIS W. FORD'S SONS**City Surveyors  
Real Estate and Insurance

8-10 JAMES STREET, N. Y. C.

HOWARD H. FORD FREDERIC C FORD  
WALTER H. FORD, C. E. HAROLD S. FORD

The  
**Columbia**  
Storage  
Ware-Houses

COLUMBUS AVE  
66 TO 67 STS.  
90 ST AND  
AMSTERDAM AVE.

VAULTS  
FOR VALUABLES

street was 7, as compared with 10 last week and 7 a year ago.

The sales north of 59th street aggregated 17, as compared with 12 last week and 17 a year ago.

From the Bronx 11 sales at private contract were reported, as against 20 last week and 9 a year ago.

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

**John D. Rockefeller, Jr., Buys.**

Pease & Elliman and William A. White & Sons have sold for the Rev. Alfred Duane Pell the five and one-half story residence at 17 West 54th street, on lot 25x100, to John D. Rockefeller, Jr. This house was formerly owned and occupied by Dr. Walter B. James. Dr. James sold the house on December 27, 1915, to Charles E. Danforth, of the firm of Van Emburgh & Atterbury. Mr. Danforth sold the property to the Rev. Alfred Duane Pell on December 29, Mr. Pell being represented by Pease & Elliman. Title to Mr. Pell was to pass Wednesday but Mr. Rockefeller, who has been considering the purchase of this property for some time, decided on that day to secure it. No contract was entered into but Mr. Rockefeller arranged to have the title pass directly from Dr. James to himself. Mr. Rockefeller also owns 13 and 19 West 54th street, and lives at 10 West 54th street, directly opposite. His father also lives in the south side at 4 West 54th street where they have a plot 187.6. They also control other properties in this block. Through Pease & Elliman and William A. White & Sons, Mr. Rockefeller also purchased 680 Fifth avenue from Dr. W. Seward Webb. This property, just north of St. Thomas' Church, gives them an outlet on Fifth avenue 52 feet wide, adjoining Mrs. Twombly's house on the corner of 54th street. The purchase is entirely for protection purposes. The house will be offered for rent. The property is assessed at \$140,000.

**Long Island City Activity.**

The Stuyvesant Realty Company, a subsidiary of the Pennsylvania Railroad Company, represented by F. Von Moschzisker, sold the irregular plot on the south side of Jackson avenue, Long Island City, with a frontage of 358 feet at the intersection of Second avenue. The property contains about 100,000 square feet and is located between the plant of the Goodyear Tire Company and the National Conduit & Cable Company, extending back to the railroad flats. The buyer is C. P. Lindgren, representing the Stewart Company, of Chicago, Ill., manufacturers of speedometers. It is reported that the purchaser will erect a plant at an estimated cost of \$300,000. William D. Bloodgood & Company were the brokers. The railroad company also sold through L'Ecluse, Washburn & Company, the block bounded by Barnett, Woodside and Middleberry avenues and Dickinson street, to the Latham Litho & Printing Company. The lessee has offices in the Aeolian Building and a large plant in the Bush Terminal. The property, which is 400x477, adjoins the Long Island & Pennsylvania Railroad tracks. The purchaser is having plans prepared for a model plant, where the grass terraces and planting will provide an abundance of light, air and recreation for employees. The property has been held at \$100,000.

**Queens Moving Picture City.**

The Mirror Films, Inc., Clifford B. Harmon, president, has purchased through S. & J. H. Albert, from the Glendale Development Company, a large tract of land adjoining the present site of the studio plant of the company at Myrtle and Martin avenues, Glendale, L. I. The property will be used in addition to the grounds now occupied by the studio. The purchase gives the buyer the ownership of property running from Martin avenue, along Myrtle avenue to Louisa place and from Union avenue to the Rockaway Branch of the Long Island Railroad, which it skirts a distance

of 712 feet. It is the intention of the purchaser to build a motion picture city to be devoted exclusively to the manufacture of moving pictures similar to those large plants which have grown up within recent years around Los Angeles.

**Another West Side Operation.**

Dr. Charles V. Paterno has purchased, through Slawson & Hobbs, from William H. Crawford, Mrs. Caroline Inlach and J. Edgar Leaycraft, respectively, the three three-story dwellings, at 307-311 West End avenue, on a plot 60x100, between 74th and 75th streets which will probably be used as the site of another apartment house. Diagonally opposite the northeast corner of 74th street and West End avenue, Dr. Paterno recently acquired a group of seven dwellings, forming a plot, 102.2x110, on which he will build a thirteen-story apartment house, which with land and buildings, will represent an outlay of \$1,300,000.

**Manhattan-Stamford Deal.**

Samuel K. Jacobs has taken title from the Charles Buek Construction Company, to the plot 100.5x47.3irregular, at the northeast corner of Lexington avenue and 50th street. In payment for this property, Mr. Jacobs gave about twelve acres of improved shore-front lots at Stamford, Conn. The Buek Construction Company intends to erect several new houses on this property and it is reported that the building of an apartment house on the Lexington avenue property is also under consideration.

**Buys \$200,000 Residence.**

William B. May & Company report the sale of the modern six-story residence, 18 East 72d street, on lot 25x100, for Felix M. Warburg to a client who will occupy after making extensive alterations. On this block are the homes of Lewis Cass Ledyard, Louis Tiffany, James Stillman, Oliver Gould Jennings, Bayard Cutting, William Jay and Hugh Grant. The buyer, it was learned later, is Charles E. Danforth.

**Heights Building Site Sold.**

Samuel Wacht has purchased through Richard S. Elliott, from S. Liebmann & Sons, two plots in the north side of 150th street, one measuring 75x100 and beginning 100 feet east of Broadway, and the other 100x100, located 200 feet east of that thoroughfare. It is reported that the property will be resold to apartment house builders.

**Manhattan—South of 59th St.**

**DOWNING ST.**—Anthony Reale and John J. Brady sold for a client of Kurz & Uren, Inc., the 7-sty loft building at 24-28 Downing st, 60x75. The purchaser gave in part payment the 5-sty apartment house 730 Garden st, reported sold last week.

**WALL ST.**—The firm of Leonard J. Carpenter and C. H. Bachem sold for Joseph G. Minot and others the two 5-sty buildings 95 and 97 Wall st, 40.7x40.8. The purchasers are J. Aron & Co., wholesale coffee dealers, composed of Jacob Aron, Theodore J. Israel and Joseph E. Beaven, who occupy the entire building for their business.

**WASHINGTON ST.**—Derschuch & Co. sold for the Bartholomew Realty Co., E. H. Scheuber, treasurer, the two 4-sty tenements, with stores, at 808 and 810 Washington st, on a plot 38.5x73.6, to F. Freund. The property was held at \$30,000.

**3D ST.**—Mary Hindes is reported to have sold 77 East 3d st, a 5-sty flat, on lot 25x96.2.

**25TH ST.**—Eugene S. Newbold is reported to have sold 272 West 25th st, a 4-sty house, on lot 16.8x98.9.

**50TH ST.**—Bonomolo & Zaccaro have sold for Mrs. Matilda Fitzsimons the two 6-sty tenements, with stores, at 520 and 522 West 50th st, to the Bell Investing Co. The purchaser gave in part payment a house and four lots at Sheepshead Bay.

**9TH AV.**—Douglas Robinson, Charles S. Brown Co. sold through Duross Co. the property 70 9th av, size 19.8x100, for the estate of Smith Ely to Martin O'Dowd. Mr. O'Dowd recently purchased at auction 68 9th av, at the northeast corner of 15th st. This last sale makes the fourth piece of property sold along 9th av in the immediate vicinity of the new 14th st express station of the 9th av elevated road, within the last two months.

**Manhattan—North of 59th St.**

**71ST ST.**—Mrs. Agnes H. Connolly sold, through Frederick Winant and the Douglas Robinson, Charles S. Brown Co., 121 East 71st st, a 3-sty dwelling, on lot 20x102.2.

77TH ST.—Pease & Elliman have sold for E. L. Heller to S. Harold Freeman, of Morristown, N. J., the 5-sty residence, on a lot 25x100, at 12 East 77th st. This dwelling is of the most modern type, and is almost opposite the residence of Senator Clark on the 5th av corner. The house was erected by McCafferty & Buckley, who have built many of the fine private houses on the East Side. They erected the row of eight American basement houses in this block. In it are the homes of Mrs. Burke Roche, Seth M. Milliken, Mrs. Benjamin Knowler, Charles H. Marshall and Edmund Q. Trowbridge.

83D ST.—Edward C. H. Vogler sold for Samuel De Noyelles and others, to Thomas Ward, Jr., the 5-sty flat, 166 West 83d st, on lot 25x109.

84TH ST.—Frederick Southack & Alwyn Ball, Jr., sold for Rachel Newbrough the two 3-sty dwellings, on plot 33.4x100.5, at 42 and 44 West 84th st to Herman Axelrod, who gave in part payment a 5-sty flat, 19x100.11, at 69 East 122d st. The 84th st plot may be improved with an apartment house.

88TH ST.—Mrs. Anna F. Crossmond is reported to have sold 48 West 88th st, a 4-sty dwelling, on lot 20x100.8.

100TH ST.—Slawson & Hobbs sold for Morris Goldzier, 325 West 100th st, a 5-sty dwelling, on lot 20x100.11.

102D ST.—Grace M. Birdsall is reported to have sold 302 West 102d st, a 4-sty dwelling, on lot 25x50.11, to Harold Remington.

119TH ST.—Paul A. McGolrick sold 72 East 119th st, a 5-sty tenement, on lot 25x100.

142D ST.—Daniel H. Jackson has resold to a client of C. J. Norman 235 West 142d st, a 5-sty flat, on lot 25x100.

142D ST.—Tucker, Speyers & Co. sold for L. Goldberg to Mrs. Annie Poth 234 West 142d st, a 5-sty apartment house, on plot 40x100.

ST. NICHOLAS AV.—Ennis & Sinnott resold to an investing client of Henry F. Byrnes the 5-sty apartment house, 40x100, at 1520 St. Nicholas av. The sellers acquired the property about a month ago from Behrman & Schwartz.

**Bronx.**

GRAY ST.—John J. Brady and Felix De Canio sold for the estate of Francis Hagen, the lot 25x125, in the west side of Gray st, 100 ft. north of McGraw av. The property has been in the selling family for more than 21 years.

LORILLARD PL.—Felix De Canio and Anthony Reale sold 2364 Lorillard pl, a 5-sty apartment house, on plot 50x100.

MT. HOPE PL.—Theodore Kaufman has purchased from Estelle R. Conover the 3-sty dwelling 20 Mt. Hope pl, on lot 25x125.

WHITTIER ST.—Prospect Holding Co. has sold the plot, 75x100, in the east side of Whittier st, 200 ft. south of Seneca av.

GRAND BOULEVARD AND CONCOURSE.—McLernon Brothers sold for Elizabeth M. Coogan a plot with a frontage of 50 ft. on the east side of the Grand Boulevard and Concourse, 93 ft. south of 183d st.

HEATH AV.—D. H. Scully & Co. resold for Ennis & Sinnott 2868 Heath av, a 3-sty dwelling on lot 20x100.

INTERVALE AV.—Morris Hirsch is reported to have bought 1061 Intervale av, a 5-sty apartment house, on plot 75x83.

TREMONT AV.—A. W. Miller & Co. and Arnold, Byrne & Baumann sold for the Wicklow Construction Co., P. J. Dwyer, president, the 1-sty taxpayer on the south side of Tremont av, 50 ft. west of Southern boulevard. The building was completed last September and is leased for ten years at a net rental. The purchaser is J. C. Henry Knebel.

VYSE AV.—Louis Schloss sold for the estate of Hugh McCreery, 1489 Vyse av, a 3-sty house, on lot 25x100.

WALES AV.—Samuel Cowen sold for the Polatschek-Spencer Realty Co. 627 Wales av, a 6-sty apartment house, on plot 60x100.

KELLY ST.—L. Davis sold through Samuel Cowen 745 Kelly st, a 2-fam. dwelling, on lot 25x100.

**Brooklyn.**

ADELPHI ST.—Bulkeley & Horton Co. resold 72 Adelphi st, a 3-sty dwelling, on lot 21x100, for the Chester Drug Co.

ADELPHI ST.—H. W. Rozell, as broker, has sold 100-106 Adelphi st to a client, who will build two 4-sty apartment houses; also 98-100 Claremont av, 71 Vanderbilt av, 87 Vanderbilt av and in conjunction with De Heymann Brothers 275 Clermont av.

BERGEN ST. ETC.—Louis Arnold sold the dwellings 296 Bergen st, on plot 25x100, for Mrs. Sarah Thompson; for the Lacey estate the 3-sty dwelling 105 Greene st, and for the estate of Margaret M. Harteau the 3-sty dwelling 554 Washington av, on lot 25x120.

GARFIELD PL.—E. T. Newman sold for George V. Cartwright 123A Garfield pl, a 2-sty dwelling.

HANCOCK ST.—Friday & Lehman sold dwellings at 879-881 Hancock st to Henry C. Karutz; at 22 Eldert st to Gustav Bauer, and at 684 Halsey st for the Marmur Holding Corporation; also for Joseph De Ronde the 3-sty flat 462-464 Halsey st.

PACIFIC ST.—A. Peace & Son sold for John Braun the 2-sty dwelling 466 Pacific st, and for Henry Nias the 3-sty dwelling 625 3d st.

PRESIDENT ST.—Realty Associates sold to Charles A. Chase, builder, ten lots, 100x262 ft., running through from President to Carroll sts, 100 ft. west of Bedford av. He will build 1-fam. houses on this plot. Mr. Chase has built and sold a number of dwellings in this section in the last year.

# Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

## Lawyers Title and Trust Company

160 Broadway, Manhattan  
381-383 East 149th Street  
367 Fulton Street, Jamaica

188 Montague Street, Brooklyn  
44 Court Street, Brooklyn  
1354 Broadway, Brooklyn

# KEWANEE GARBAGE BURNER

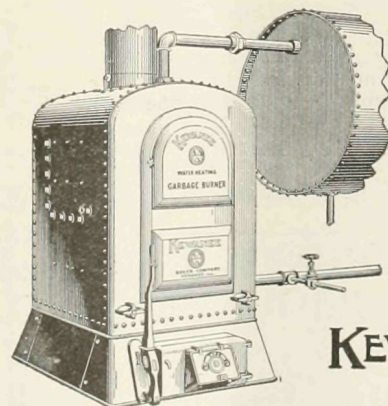
## Turns Garbage Into Fuel!

If you are the owner of an apartment or tenement building, hotel, hospital or restaurant, there isn't any more reason for having your garbage hauled away, than there is for throwing money into the streets.

Garbage, if burned in a Kewanee Water Heating Garbage Burner, makes good fuel and provides a big share of the fuel necessary for the heating of water. And it also provides a sanitary way of disposing of garbage and refuse.

# KEWANEE Water Heating Garbage Burners

have been installed in many of the most up-to-date buildings in New York City—as well as in every other city in the country. And they are conclusively proving their ability to reduce hot water costs and burn garbage without odor.



Kewanee Water Heating Garbage Burner, Type D, showing connection to hot water tank.

Phone our New York City office today and ask them to send a representative to explain.

## KEWANEE BOILER COMPANY

KEWANEE, ILLINOIS

Steel Heating Boilers, Water Heating Garbage Burners  
New York City, 47 W. 42nd Street





in 5-7 West 4th st to Markel Brothers; for Nagler & Dolan a loft at 2 Bond st to Adler & Miller; for the Bleecker Realty Co. at 54-56 Bleecker st to Wasserman & Sheket; for the New York Mfg. Co. in 168 Green st to the Federal Toy Co.; at 715-717 Broadway space to M. S. Rosenbaum and offices in 656 Broadway to Jacob Doniger, Scolnik & Stein, and the Charles Riegelman Co.

GEORGE A. BOWMAN has leased for Peter D. Kiernan, trustee, the 1st floor at 127 West 42d st to Henry R. Knopf, maker of violins.

HENRY BRADY has leased for David Wallace the store and basement 11 East 47th st to the Green Shop Co.

FIRM OF LEONARD J. CARPENTER leased a loft in 131 Liberty st to the Inter-seal Corporation, non-refillable bottle fittings.

FIRM OF LEONARD J. CARPENTER, with William C. Walker's Sons, has leased the store, basement and sub-basement of 483 and 485 Broadway, through to 56 and 58 Mercer st, to Taylor & Ellis, jobbers of bedding manufacturers' supplies, for a term of years. The firm has been located for many years in Canal st. This building was modernized and a sprinkler system installed about three years ago and is now fully rented.

CARSTEIN & LINNEKIN leased the 10th floor at 7-9 East 20th st to Jacob Grossmann; space at 230 5th av to S. Folz & Sons; part of 6th floor at 35 Sixth av to Mela & Co.; space at 24-26 East 21st st to Alfred Burer; an office at 456 4th av to Samuel Sholl; space at 450 4th av to Schwartz & Birnbaum, and large space at 320 5th av to the Mutual Tobacco Co., as executive offices.

JOHN J. CLANCY & CO. leased for the City Real Estate Improvement Corporation, Paul H. Zogat, president, the store at the northwest corner of 8th av and 57th st, to a haberdasher.

CROSS & BROWN CO., representing Frederick Ayer, of Boston, and Horace S. Ely Co., representing the National Young Women's Christian Association, leased 15,000 ft. in the new building, 29-33 West 36th st. The premises will be used as a national model meeting room and tea room.

L. W. ELBERSON leased for Judson Todd the dwelling 50 West 56th st to Mrs. Josephine Linnemeyer.

DOUGLAS L. ELLIMAN & CO. have leased an apartment for the Potter-Mordecai Synagogue in the building under construction covering the block front on Park av, from 51st to 52d sts, to Dr. Winfield Scott Schley, from October 1, 1916; also an apartment at 36 Gramercy Park, furnished, for the season for W. W. Peakes to Mrs. Eleanor K. Fraser; and an apartment in the building under construction at 129 East 82d st for Bing & Bing to G. Forrest Butterworth, Jr., from Oct. 1, 1916.

J. B. ENGLISH leased for the Allen Realty Corporation 228 West 52d st, a 4-sty dwelling, to C. Carangeot.

EWING, BACON & HENRY leased space in 101 Park av to the Grant Pulley and Hardware Co.

B. FLANAGAN & SON have rented for the Wilmore Realty Co. the 4-sty dwelling at 138 West 75th st for three years to Mrs. S. E. Welch.

M. FORMAN & CO. leased lofts at 151 West 25th st to Barnett Berkman; at 12 West 21st st to Victor Everette; at 132 West 22d st to Louis Cohen; at 151 West 25th st to Steinhaus & Frank; at 36 West 25th st to Bloom Brothers; at 12 West 27th st to Sol Levine & Co.; at 152 West 25th st to Schwartz & Levine; and to Philip Kautman; at 20 West 17th st to M. L. G. Cloak & Suit Co.; at 132 West 22d st to Kay Cloak Co., and at 450 6th av to Mantell & Sattler.

M. FORMAN & CO. leased for Bastine & Co. the 8th floor at 36 East 22d st to the Advance Cloak and Suit Co.; for E. W. Barnes 7,500 ft. at 32 West 18th st to Stein & Halpern; for Moore & Wyckoff 5,000 ft. at 17 West 11th st to David Davis; for E. Powers a store and basement at 41 West 25th st to Alexander Horvitz & Son; for Nordreg Realty Co. the 5th and 7th lofts at 164 West 23th st to Rabino-witch & Smith, Negrin Brothers and Louis Shapiro; for Julius Friend-E. M. Lewi Co. 5,000 ft. at 18 West 21st st to A. Gorden and Yellin Brothers, and the 8th floor at 134 West 21st st to Abraham Russekow.

FREDERICK FOX & CO. have leased the 4th loft at 210 5th av to Vanderhoef & Co.; large space in the same building to the American Truth Society, Stephen Tobin, Charles E. Jenkins, B. Boswell, Laura V. McLane, Edwin S. Porter and Louis Bruguiere; and the store and basement at 406 Madwison av to Joseph H. Canavan.

EDWARD FRANKLIN rented a loft at 1140 Broadway to Goldschmidt Brothers Co.

JOHN N. GOLDING has leased for Andrew F. Kennedy the plot in 201st st facing Sherman Creek, 215x100, to H. J. Butler & Bro., who will improve and occupy it as a lumber yard.

JOHN N. GOLDING rented at 42 Broadway offices to the O'Farrell Detective Agency; at 100 Broadway to Herman J. Witte and the store at Washington pl and 6th av to the Great Atlantic and Pacific Tea Co.

HARRY GOODSTEIN leased at an aggregate rental of about \$55,000 for ten years for the Palacio Co., R. R. Fogel, to William E. Woodman the new 2-sty building at 90 Lafayette st, southwest corner of White st, together with an annex at 94 White st, also owned by Mr. Fogel. The property is opposite the new 16-sty Hallenbeck building, recently opened.

GOODWIN & GOODWIN rented for Cortlandt dePeyster Field to Franziska Ritter for five years the 3-sty dwelling at 7 West 123d st.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) leased for the Edmund Francis Realty Co. to P. Borgachick the store at 1227 Amsterdam av.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) leased apartments at the Edmund Fran-

**CONSULT US**  
Fifteen Years' Experience  
Manufacturing and Erecting

# FIRE ESCAPES

**and EXTERIOR STAIRWAYS**

AS PER REQUIREMENTS OF  
**LABOR, FIRE, BUILDING and TENEMENT HOUSE DEPTS.**

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

**The Queensboro Corporation**

LOTS BRIDGE PLAZA LONG ISLAND CITY HOUSES  
PLOTS ACREAGE Developers of FACTORY  
Queens Borough Real Estate SITES

Established 1886 Tel. 1279 Spring

## National Window Cleaning & House Renovating Co.

42 East 4th Street, NEW YORK

## Real Estate Board of New York

Organized 1896 Incorporated 1908

FRANK D. AMES Pres. BURTON J. BERRY Sec'y-Treas.

### AMES & COMPANY

Real Estate Agents and Brokers  
Telephone 3570 Madison Sq. 26 WEST 31st ST.

### DE SELDING BROTHERS

Real Estate, Loans, Appraisals  
128 BROADWAY

### A. V. AMY & CO.

REAL ESTATE AGENTS  
BROKERS and APPRAISERS

Tel. 8147 Cathedral 7th AVE., Cor. 115th St.

*Joseph A. Day*  
Auctioneer  
31 NASSAU STREET

Established 1856

### J. ROMAINE BROWN CO.

REAL ESTATE  
299 Madison Avenue New York City  
Telephone 1481 Murray Hill

### Real Estate Experts

**DUROSS**  
156 WEST 14TH ST.  
Management—Sales—Collections  
Mortgages—Appraisals—Insurance  
Down Town Office, 156 Broadway

### A. M. CUDNER

REAL ESTATE CO.  
Real Estate Brokers and Managers  
254 WEST 23D STREET

### AUSTIN FINEGAN

Real Estate—Insurance—Appraisals  
35 NASSAU STREET. Tel. 1730 Cortlandt

### Well-Founded Brooklyn Appraisals

Our appraisals are founded on an experience and detailed and accurate records of 45 years. Appraising is not a "side-line" with us.

**BULKLEY & HORTON CO.**  
414 Myrtle Ave. BROOKLYN  
585 Nostrand Ave. Phone—Bedford 5400

### OGDEN & CLARKSON

Corporation  
Real Estate and Insurance  
657-659 FIFTH AVENUE, Corner 52d Street

### J. CLARENCE DAVIES

BRONX BOROUGH  
REAL ESTATE  
149th STREET & THIRD AVENUE  
Tel. Con. Branch Office, 156 BROADWAY  
Member of Board of Brokers

### LOUIS SCHRAG

Agent, Broker and Appraiser  
Real Estate  
Established 1890  
Tel. 1700-1 Chelsea  
142 W. 23d St.

### TUCKER, SPEYERS & CO.

Real Estate  
435 FIFTH AVENUE, NEAR 39th STREET  
Telephone, 2750 Murray Hill

### JAMES N. WELLS' SONS

(James P. Eadie)  
Real Estate and Insurance  
Since 1835 at No. 191 NINTH AVENUE  
Established 1819 Phone, 5266 Chelsea

**BROOKLYN'S OLDEST**  
**Real Estate Office**  
 FIRM ESTABLISHED 1843

**The Chauncey**  
**Real Estate Co.**

187 MONTAGUE ST.  
 BORO OF BROOKLYN, NEW YORK CITY  
 Telephones, 4300, 4301, 4302 Main

**Appraisers Auctioneers**  
 AGENTS AND GENERAL  
**Real Estate Brokers**  
 Members  
 Brooklyn Board of Real Estate Brokers  
 Real Estate Board of New York

Members Brooklyn Board of R. E. Brokers

**DAVID PORTER, Inc.**  
**Real Estate Agents**  
**Brokers, Appraisers**

APPRAISERS FOR  
 The United States Government  
 The State of New York  
 The City of New York  
 The Equitable Life Assurance Society  
 The U. S. Title Guaranty Co.  
 The Home Trust Company, etc., etc.

189 MONTAGUE STREET  
 Telephone, 828 Main BROOKLYN, N. Y.

Firm Established 1874

**CORWITH BROS.**  
**Greenpoint**  
**Real Estate**

FACTORY SITES  
 A SPECIALTY

Mortgage Loans, Appraisals, Insurance  
 Entire Management of Property

851 Manhattan Avenue, Brooklyn

**BROOKLYN**  
**ESTATE MANAGERS**

Members  
 Brooklyn Board of Real Estate Brokers

CHAS. L. GILBERT, Pres.  
 ROBT. E. PATTERSON, Sec'y

**NOAH CLARK, Inc.**  
**Real Estate—Insurance**  
 Water Fronts, Factory Sites, Appraisals  
 Main Office  
 837 Manhattan Avenue  
 Branches  
 545 Morgan Avenue 753 Nostrand Avenue  
 BROOKLYN, N. Y.

Member Allied Real Estate Interests  
 Member Brooklyn Board of Real Estate Brokers

**Money to Loan on First Mortgages**

**5%**

**Joseph T. McMahon**  
**REAL ESTATE and**  
**MORTGAGE LOANS**

188 and 190 MONTAGUE STREET  
 BROOKLYN  
 Telephone 834 Main

SPECIAL ATTENTION GIVEN TO  
 COLLECTING, RENTING  
 AND MANAGEMENT OF ESTATES

cis Court, Amsterdam av and 120th st, to Howard T. Rockey, Eleanor A. Meade and H. W. Vaughan.

M. & L. HESS (INC.) have leased for Charles & Fred Hirschhorn the entire front of the 6th floor at 17-21 East 22d st to Charles Bassel, ladies' neckwear.

M. & L. HESS (INC.) have leased to the Britton & Nunan Co., publishers, space on the 17th floor of 354 4th av for offices; also in the same building additional space to Edward P. Stabel & Co.

M. & L. HESS (INC.) have leased the 7th floor at 38 East 21st st to Raudnitz & Friedman (Inc.), women's wear novelties; the top floor at 16 West 23d st to Stephen Sanford & Sons, for the designing of rugs; space at 100-78 West 23d st and space on the 6th floor at 30-2 West 15th st.

M. & L. HESS (INC.) have leased space on the 12th floor at 432 4th av to Henry M. Peyser Co., and additional space on the same floor to E. T. Howard Advertising Agency, completing the renting of this floor and again completely tenating this entire 16-sty office building for the ensuing year. The same brokers also announce the following leases: for Louis Stern the 9th floor at 10-16 West 20th st, through to 11-19 West 19th st, to Spindal Rosenthal, ladies' and children's dresses, completing the renting of this 12-sty building; for the Dual Holding Co. the 5th floor at 34-8 West 27th st to the Panard Co., completing the renting of this building; for the Builder's Protective Co. the 11th floor at 151-3 West 19th st to the Coronet Costume Co., completing the renting of this building.

HOUGHTON COMPANY has leased for E. M. Beardsley the furnished apartment at 292 West 92d st to Mrs. Frances Sprague.

HOUGHTON COMPANY has leased for Heilnor & Wolf the 4-sty dwelling 68 West 89th st to Albert Serna for five years.

HOUGHTON COMPANY has leased for Eleanor Whitcomb a furnished apartment at 562 West 113th st in the "Yorkshire" to Mrs. Ida R. Coatsworth, of Buffalo.

HUBERTH & HUBERTH have rented the store at 8 Central Park West in the new American-Circle Building to Longnecker & Sanders (Inc.), dealers in automobiles.

A. KANE CO. rented for Porter & Co. 497 Manhattan av, a 3-sty dwelling, to Mrs. Eugenia Frost.

MARSTON & CO. leased the 3d floor at 315 5th av for the estate of Mathias Rock to the American Dry Goods Co.; also offices in the same building to Israel Doctors, and the United Cloak and Suit Designer Association of America.

SAMUEL H. MARTIN has leased offices in the Simpson Building, Broadway and 67th st, to the National Association of Audubon Societies.

A. H. MATHEWS has leased for Joseph L. Bittenwieser the building at 32 Greene st to St. Matthew's Lutheran Church.

NEHRING CO., Jules Nehring, president, has leased the store 613 West 181st st to a client at a rental of about \$1,600 per annum.

CHARLES F. NOYES CO. has leased for the Lawyers Title & Trust Co. space in 6 Maiden la to Irving Cohn, Daniel C. Manson, Abraham Poley and Benjamin E. Granbard; also a portion of the 4th floor of 102-104 Fulton st to Max Spiegel.

CHARLES F. NOYES CO. has leased the ground floor and basement at 212 Pearl st for James W. McCulloch to the New York Color & Chemical Co.; the ground floor and basement at 92 John st for Charles E. Bainbridge to Fred Adee Co., and store 76 Washington st for B. Crystal & Son to J. H. Lufty & Co.

CHARLES F. NOYES CO., which has charge of the alteration and improvement of 541-7 Pearl st, owned by Eberhard Faber, announces that W. C. Horn, Bro. & Co. leased two floors in the building from February 1. Other leases have been made to Oberley & Newell and Charles S. Jonas & Bro. The Noyes Co. also leased a floor at 46 West st for B. Crystal & Son to Amir Merhige; a floor at 290 Church st to the Jar Fuse Co. and a loft at 99 Maiden la to H. Joelson.

CHARLES F. NOYES CO. leased for Joseph F. Cullman three additional floors in 86 South st for 21 years to the National Paper & Type Co. and the ground floor, basement and 2d floor of the same building to Philip Dun for 10 years. The National Paper & Type Co. has just leased through the same brokers the four buildings 32-38 Burling slip, and the aggregate rental to be paid by this tenant is in excess of \$210,000 for the term. The Dun lease is at an aggregate rental of about \$20,000. The four buildings recently purchased by Mr. Cullman through the Noyes Co. for many years have been occupied by the China & Japan Trading Co. Extensive improvements costing approximately \$35,000 are about to be commenced from plans of James S. Maher, architect.

PEASE & ELLIMAN have leased for the Bassett estate to the Western Union Telegraph Co., for a branch of its supply department, the store, basement and sub-basement at 71 Barclay st.

PEASE & ELLIMAN have rented two apartments in the new apartment house which Julius Tishman & Sons are erecting at 156 East 79th st to Mrs. Benjamin Perkins and Howard J. Hildt, her son. These are the first rentals in the building.

PEASE & ELLIMAN have rented, furnished, for John Volz an apartment in 43 East 58th st to Francis G. Aspinwall; also apartments for Bing & Bing in 129 East 82d st to Miss Alice A. Smith; for the 149 East 40th St. Co. in 149 East 40th st to Miss Anita R. Baker; furnished, for James A. Frame in 2131 Broadway to Charles H. Stevens.

PEASE & ELLIMAN have leased for Mrs. John Wolfe to John W. Brett the 4-sty dwelling 27 West 47th st; also, furnished, for Raymond Du Puy his apartment in the "Mentone,"

ESTABLISHED 1879

**William P. Rae Co.**

Woolworth Building | 180 Montague Street  
 New York | Brooklyn, N. Y.

Tel. Barclay 7451 | Tel. Main 4390

**Real Estate**

**Auctioneers, Appraisers**

**Brokers, Attention!**

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

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

It will pay you to get in touch with us.

**Realty Associates**  
 Capital and Surplus \$5,000,000  
 162 REMSEN ST. BROOKLYN  
 Telephone 6480 Main

Member Brooklyn Board of Real Estate Brokers

**BROOKLYN**  
**REAL ESTATE**  
 EXPERT APPRAISER

**S. WELSCH**  
 207 MONTAGUE STREET  
 Brooklyn

Tel. 2738-9 Main Branch, 177 Seventh Avenue

Members Brooklyn Board of R. E. Brokers  
 HOWARD C. PYLE GEO. H. GRAY

**General**  
**Brooklyn Real Estate**  
**Brokers**

**Howard C. Pyle Co.**

Real Estate | Expert Appraising  
 Mortgage Loans | Insurance

201 Montague Street BROOKLYN  
 Telephone, 3385 Main

**KETCHAM BROS.**  
 ESTABLISHED 1891  
 EVERY BRANCH OF THE  
**Real Estate Business**  
 Broadway Stuyvesant  
 Section Properties Our Specialty  
 129 RALPH AVENUE  
 Telephone, 86 Bushwick BROOKLYN

at West End av and 104th st to Robert H. Loeb; and the 2-sty stable at 125 West 51st st for C. E. Van Vorst to the North East Electric Co. of Rochester.

PEASE & ELLIMAN leased for W. E. Lowe to John G. Hannan the 4-sty dwelling 163 West 76th st; also for the Inter-Ocean Realty Co. a loft in 60 West 45th st to Xavier Grisez, Jr., interior decorator, and in the new house which Charles Mayers and associates are building in 74th st, one door from the northeast corner of Park av, an apartment of 11 rooms and 4 baths to Horatio S. Shonnard.

PEASE & ELLIMAN have rented, furnished, for G. K. Arnold, his apartment in the "Chatsworth," at Riverside dr and 72d st, to E. P. Holden, Jr.; furnished, for G. Dockray, his apartment in 101 West 78th st to Edward Freeman; for G. & H. Blumenthal, the store in the new building at 20 West 47th st to the Julie Magner Corporation; and, furnished, for Augustus Walsh, his apartment in 5 East 84th st to Mrs. Cecily Work.

REAL ESTATE MANAGEMENT CO. leased for the estate of William L. Loew the 2d floor at 2628 Broadway to Tom Hip and Tom Joe for a Chinese restaurant.

RIICE & HILL leased to Finchley, Inc., the store and basement 5 West 46th st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the 4-sty building at 114 John st to J. A. Van Brunt & Co. for Miss Mary U. Hoffman.

LOUIS SCHRAG has leased for the estate of Adolph Rupp the dwelling 359 West 34th st to Ida Mignocchi; for Malinda Ballin the dwelling 236 West 24th st to Ross Vaughan; and for Arthur Freedlander the dwelling 229 West 25th st to Joseph Gullato.

EVERETT M. SEIXAS CO., in conjunction with S. Alvin Piza, have leased to S. Rosenberg the building at 524 West 159th st.

FREDERICK SOUTHACK AND ALWYN BALL, JR., leased to the Society for Italian Immigration, of 129 Broad st, the 5-sty building 10 Water st for ten years.

MALCOLM E. SMITH & CO. and Loton H. Slawson Co. leased part of the 4th floor, together with the 15th floor, in 185 Madison av, to Corporate Training Service (Inc.).

SPEAR & CO. have rented four lofts in 809-811 Broadway to Bloom & Horner, Graf & Wyllans, Auto Wear Mfg. Co. and Harris Goldstein.

THOMAS & SON have leased to Nicholas Treiakoff, Russian Consul, the 3-sty dwelling at 590 West 152d st, and to Mrs. Mary Davis the 4-sty dwelling at 311 Convent av.

TUCKER, SPEYERS & CO. and the Brett & Goode Co. leased for George Kern the 10th and 11th floors in 344-348 West 38th st to the Mark Cross Co.

VAN NORDEN & WILSON have leased for Wendell L. Nichols the store at 157-9 East 32d st to Amos T. Hill Co., wholesale dealers in furniture, for a long term of years.

CHARLES B. VAN VALEN rented offices at 95 William st to P. A. Pavlidis; also at 51 Maiden lane to Dinhofer Brothers.

CHARLES B. WALKER has leased for P. Murphy the store at 86 Walker st to Gallagher Trucking Co.; for the estate of John R. Graham space in 300 Canal st to Union Suit Case Co.; for the 88-90 Walker St. Realty Co. in 88-90 Walker st to H. Magid; additional space in 176 Centre st to General Pattern & Model Co.; and with Charles F. Noyes Co. in 197-201 Grand st to Eagle Die Co.; for E. S. Lorrillard in 118 Walker st to J. Goldberg; additional space in 206-8 Canal st to Lisenard & Clark, and loft in 178 Centre st to Nathan Kasdan.

WM. A. WHITE & SONS have rented the entire building at 30-31 West st. After extensive alterations have been made, the premises will be occupied by the Hale Desk Co.

WM. A. WHITE & SONS have rented the 1st loft in 126 Bleecker st to Isaacs & Kubrin; the 4th loft in 128 Bleecker st to Isidor Moskowitz; the 6th loft in 110 Bleecker st to Goldstein & Miller; the 4th loft in 42-44 Bond st to Max Schmetterling, and the 1st loft in 42 Maiden la to Robinson & Sons; also office space in 103-105 William st to George A. Baldwin.

J. G. WHITE & CO. leased the 5th loft at 132 West 21st st to the Polonaise Waist and Dress Co.; the 2d loft at 73 Warren st to the Auto Equipment Co.; the 4th loft at 73 Warren st to the Bissell Carpet Sweeper Co.; top loft at 213 4th av to A. David; the 1st loft at 116 East 18th st to Jacobson & Mechanic and the top loft at 450 6th av to Roseff & Bush.

BERNARD WURTENBERG leased loft space in 247 West 36th st to Herz & Kory; in 142 West 24th st to Hy. Pollak Corp.; in corner Madison av and 28th st to the Fox Holfenstein Co.; in 19 West 24th st to M. Punch Co.; in 20 West 22d st to the Vedell Dilloff Co.; in 146 West 24th st to Gold Dress Co. and S. Sragov; in 41 West 25th st to Marcus Pollak; in 26 West 17th st to Rudinger & Oppenheim; in 151 West 25th st to Savitch & Suchman; in 874 Broadway to Theodore F. Lurman; in 136 West-21st st to the Rialto Waist Co.; and in 30 West 17th st to the Wellmade Dress Co.

**Brooklyn.**

FRIDAY & LEHMAN rented the dwelling at 629 Decatur st to Mrs. James Gorman; also several stores in the recently altered building at 983 Halsey st.

JAMES H. GILVARRY leased the entire building 383 Court st for the Third United Cities Realty Co.; also the store in 652 Henry st for John Kenney to William J. Molloy; and the dwelling at 32 Strong pl.

**Suburban.**

WM. D. BLOODGOOD & CO. has leased for Jefferson De Angelis his factory on Riverdale av, Yonkers, to H. Schneider & Co.

FEIST & FEIST (INC.) leased for P. Ballantine & Sons part of the old Ballantine Ale Brew-

ery, at the northeast corner of Fulton and Front sts, Newark, to the Fulton Garage & Manufacturing Co.

FEIST & FEIST (INC.) leased in Newark for Joseph Oschwald to D. B. Dunham & Son the new garage at 359 Halsey st; also for Mary McDermott to the Universal Auto Co. of Arlington, N. J., the 2-sty building at 265-267 Halsey st; for Adrian A. Edgar to the Kins Co., of Brooklyn, N. Y., the 3-sty building at the southwest corner of Broad and New sts and for the M. Zimmerman Co. space in 484 Broad st to Jacob Sigman.

FISH & MARVIN have rented for Henry D. Buell, of Rochester, his property on Tanglewylde av, Lawrence Park, Bronxville, to R. L. Stevens, of Lexington, Mass.

PAYSON McL. MERRILL CO. leased for Samuel P. Hinkle to Cecil Barret, of Spencer, Trask & Co., his property at Ocean av and Tanglewood Crossing, Lawrence, L. I.

PEASE & ELLIMAN have rented, furnished, for Mrs. Bradford Rhodes her place on Quaker Ridge, Mamaroneck, N. Y., to Dudley M. Sicher, of New York.

JOHN F. SCOTT has rented for C. M. Hamilton his country seat known as the "Schenck Farm" on the East Rockaway rd and Schenck la, Hewlett, L. I. to E. Farrar Bateson. The property contains 7 acres, bordering on Willow Pond, with an old fashioned white farm

house modernized, a large garage and cottage for chauffeur.

BURTON THOMPSON & CO. leased the residence of John Alvin Young in the Lattingtown section of Locust Valley to John N. Willys.

**OBITUARY.**

JOHN T. BOONE, for many years connected with the New York Life Insurance Co., died on Monday at his summer home in Neponset, L. I. He was seventy years old.

SAMUEL M. BROWN, eighty-two years old, Harlem real estate broker, died last week at his home, 2125 Lexington av, where he had lived for more than fifty years. He is survived by one son.

FRANK L. COON, for many years associated with the real estate office of Jere Johnson, Jr., & Co., in Brooklyn, died last week at his home, 23 Halsey st, in that borough. He was fifty-eight years old.

GEORGE A. WIDMAYER, founder of the insurance brokerage firm of George A. Widmayer (Inc.) at 19 Liberty st, died on Saturday night, at his home, 61 West 92d st. He was eighty-three years old and was at one time in the insurance business. Two sons and two daughters survive him.

**Directory of Real Estate Brokers**

**MANHATTAN**

**Henry C. B. Stein**  
REAL ESTATE AGENT  
BROKER, APPRAISER  
242 East Houston Street  
Tel. 1930 Orchard Near Avenue A  
Entire charge taken of property  
26 years' experience

**S. DE WALLTEARSS**  
Auctioneer, Appraiser, Broker  
REAL ESTATE-LOANS  
135 BROADWAY, Telephone 355 Cortland

**GEORGE V. McNALLY**  
Real Estate, Insurance, Mortgages  
7 EAST 42d STREET  
Telephone, Murray Hill 8154-8155

**JOHN ARMSTRONG**  
Real Estate Agent and Broker  
Tel. 211 Harlem. 1984 Third Ave., Cor. 109th St.

**JOHN J. BOYLAN**  
Real Estate Agent, Broker and Appraiser  
402 W. 51st St. Tel. 1970 Columbus. 165 Bway.

**GOODWIN & GOODWIN**  
Real Estate and Insurance  
Management of Estates a Specialty  
Lenox Ave., N. E. cor. 123d St., Tel. 6500 H't'm

**BRYAN L. KENNELLY**  
Auctioneer, Real Estate and Loan Broker  
156 BROADWAY Business Established 1847

**THOS. F. McLAUGHLIN**  
Real Estate and Insurance  
1238 THIRD AVE., NEAR 72d STREET

**LOUIS V. O'DONOHUE**  
Real Estate  
Tel. 3555 Bryant 25 WEST 42d STREET

**Philip A. Payton, Jr., Company**  
Real Estate Agents and Brokers  
New York's Pioneer Negro Real Estate Agents  
Main Office: 67 WEST 134th STREET

**SCHINDLER & LIEBLER**  
Real Estate and Insurance  
Tel. 3436 Lenox. 1393 THIRD AVE., at 79th St.

**BRONX**

**KURZ & UREN**  
INCORPORATED  
REAL ESTATE AND MORTGAGE LOANS  
370 East 149th Street  
East of 3rd Ave.  
Title Guarantee & Trust Co. Bldg.

**A. G. BECHMANN**  
Real Estate and Insurance  
Tel. 3975 Melrose. 1053 SO. BOULEVARD  
One block from Simpson Street Subway Station

**W. E. & W. I. BROWN, Inc.** Est. 1867  
Real Estate Brokers and Appraisers  
3428 THIRD AVENUE, bet. 166th and 167th Sts.

**WILLIAM A. COKELEY**  
APPRAISER EXPERT TESTIMONY  
1325 Fort Schuyler Road  
180th Street and Morris Park Avenue, Bronx

**O'HARA BROTHERS**  
Real Estate and Appraisers  
BRONX PROPERTY  
Tel. 615 Fordham WEBSTER AVE. & 200th St.

Telephone 36 Wmsbridge  
**ULLMAN**  
Real Estate in All Branches  
White Plains Ave., North of 207th St. or Burke St.

**OPERATORS**

**ELIAS A. COHEN**  
Real Estate Operator  
182 BROADWAY, Corner John Street  
Telephone, 5005-5006 Cortlandt

**FISHER LEWINE**  
IRVING I. LEWINE  
Real Estate Operators  
Telephone 980 Cort. 135 BROADWAY

**WM. LUSTGARTEN & CO.**  
68 WILLIAM STREET  
Real Estate Operators  
Telephone, John 6120

**HARRIS & MAURICE**  
MANDELBAUM  
Real Estate Operators  
Telephone 8155 Cort. 135 BROADWAY

**LOWENFELD & PRAGER**  
Real Estate Operators  
149 BROADWAY Tel. 7803 Cortlandt



# CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

**F**INANCING of building operations in the Metropolitan District since the first of the year has developed a strong trend toward industrial and mercantile speculative construction. The high price of materials has driven builders to the use of cheaper materials. The factory buildings that are going up in the suburbs are using second hand brick whenever it is possible to get it. The price for this commodity in second hand dealers' yards today is from \$1.50 to \$2.75 a thousand higher than normally rules and well cleaned second hand brick brings as much as first class Raritan or Hudson river new brick did a year ago. Second hand building material of all kinds is at a premium.

Instead of using reinforced rods for factory concrete work, some builders have been buying scrap steel and say they are using it in bearing walls where only roofs have to be carried. Brick yard scrap brick has been used for flooring base in some new factory operations because of the high price of crushed trap-rock and blue stone.

Hardware is active. Sargent & Company has announced a new card list that will be ready for distribution by the first of the week, showing a ten per cent. gain in practically all lines made wholly or partly of brass or bronze. Mills are crowded and some have increased their capacity. The normal tonnage in one hardware commodity for the entire country is 300,000 tons. One New England manufacturer has added new capacity to take care of business calling for domestic and export use to the extent of 100,000 tons, or one-third of the country's former output. The case is typical of the mill expansion and the development of foreign trade in certain building material lines.

One large hardware company has recently issued a new card on iron and steel hardware items, amounting to a ten per cent. gain over previous lists.

All paint ingredients are higher. The only color that one large Staten Island manufacturer can turn out to the great ceramic trade of the country is green oxide of chrome. This firm is typical of many others. Linseed oil is holding at the 73 and 76 cent level. All varnish gums are higher and are hard to get. Ready mixed paints are being marked higher, the range depending upon colors to some extent, but the main cause is the added price of white lead, red lead and litharge. Para reds are hard to find in the color market. Most color houses say they are sold far beyond their immediate capacity to supply commodities. Their business is contingent upon arrival of freights from Africa, South America and Australia.

The common brick situation in New York is tight. The only available supply is the Hudson river wholesale market. There were five barge loads unassigned or optioned on Thursday. An attempt to bring in seven more barge loads from Haverstraw was made on Tuesday. The tow arrived there Wednesday night with empties and was scheduled to start back for New York during the week. It was due today. Upon its arrival before the depletion of the New York supply depended the price movement. It was not expected that the price would move above \$8.50 a thousand for opens and \$9.50 for covered barges.

Portland cement is steady on price and demand. The inquiry for domestic business is active and dealers are moving greater quantities to jobs that have been held up on account of delay in ar-

rival of structural steel. Structural steel orders are being taken covering delivery into the third and last quarters of 1916 and there is reported to be inquiries for steel for New York and Newark running into the first quarter of 1917. This reflects the tenseness in the building metals market.

Metropolitan District construction re-

ported since the first of January show a total of 1,025 buildings, valued at \$11,393,085 as against 611 new buildings with an estimated value of \$7,256,985 in the first twenty-five days of January, 1914. This territory includes the five boroughs of New York, the five eastern counties of New Jersey and Westchester county, New York.

## COMMON BRICK.

### Thaw Opens Way for New Supply from Haverstraw.

**A**LMOST every building material dealer in New York felt the improvement in demand for common brick this week. There was less activity in the wholesale market. There seemed to be a general fear that the warmer weather and more general construction work would deplete the present wholesale supply. Buying therefore, was restricted. A tow that passed out with empties for Haverstraw arrived there and started back with seven barge loads. It was due here this morning. Second hand brick is stronger than it has been in years.

Building material dealers are in a heavy bear movement on the wholesale market. There is little disposition to buy from West 52d street because of the general impression that prices should be lower than the \$8.50 level now ruling. During the recent open building weather, considerable riding was done from stacks.

Official transactions for Hudson River brick covering the week ending Thursday, Jan. 27, in the wholesale market, with comparison for the corresponding period last year, follow:

1916.			
Open Barges, left over, Friday A. M., Jan. 21—24.			
	Arrived.	Sold.	
Friday, Jan. 21.....	0	0	1
Saturday, Jan. 22.....	0	0	1
Monday, Jan. 24.....	4	4	4
Tuesday, Jan. 25.....	0	0	0
Wednesday, Jan. 26.....	0	0	0
Thursday, Jan. 27.....	0	0	4
Total.....	0	0	10
1915.			
Reported en route, Friday, Jan. 28—31.			
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. 28—30. Covered sold, 3. Covered, 0. Left over covered barges, 13. Open barges left over, 14.			
1915.			
Left over, Friday A. M., Jan. 22—2.			
	Arrived.	Sold.	
Friday, Jan. 22.....	0	0	0
Saturday, Jan. 23.....	0	0	0
Monday, Jan. 25.....	4	4	1
Tuesday, Jan. 26.....	4	4	2
Wednesday, Jan. 27.....	0	0	0
Thursday, Jan. 28.....	0	0	1
Total.....	8	8	4
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. 29—63. Covered, 0. Covered sold, 6. Left over covered barges, 38. Left over, open barges, 6.			

OFFICIAL SUMMARY.			
Left over, Jan. 1, 1916.....	29		
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Jan. 27, 1916..	89		
Total No. bargeloads sold Jan. 1 to Jan. 27, 1916.....	59		
Total No. bargeloads left over Jan. 28, 1916	30		
Total No. bargeloads left over Jan. 1, 1915.	64		
Total No. bargeloads arrived, including left over, Jan. 1 to Jan. 28, 1915.....	87		
Total No. bargeloads sold Jan. 1 to Jan. 28, 1915.....	24		
Total No. bargeloads left over Jan. 29, 1915	63		

## PLAN FILINGS.

	Week ending,			
	Jan. 29, 1915.		Jan. 28, 1916.	
No.	Cost.	No.	Cost.	
Manhattan.....	21	\$6,460,100	8	\$1,310,000
Bronx.....	29	999,200	17	573,500
Brooklyn.....	57	511,660	82	574,350
Queens.....	61	275,419	221	730,903
Richmond.....	5	14,100	15	19,100
Totals.....	173	\$8,260,479	343	\$3,207,853
Last week, 219.	Estimated value, \$1,331,377.			

**Fireproofing**—The National Fireproofing Company reported that there was a strong movement to the hollow tile market. Since the new price list went into effect on the first of the year the market has been firm and the new level well sustained. The demand for seconds is exceptionally strong in the suburbs for factory building. The labor situation at Perth Amboy is acute. Men are leaving the plants for jobs in munition works. Orders that have been held up because of non-arrival of structural steel are now reported to be going forward.

**Tile**—Vitrified tile and faience is in much better demand than records covering the last five years show. This has been attributed by some authorities to the scarcity of foreign marbles and architects are disposed to investigate the faience situation with a view to relieving plain marble and limestone. For the same reason architectural terra cotta covering third quarter and late fall deliveries is in greater inquiry. Emil Kohler, secretary of the American Encaustic Tiling Company, says the call for faience from all parts of the country today is unprecedented. Prices on white wall and floor tile in "first quality" and "standards" are being fairly well maintained.

**Portland Cement**—The distributing trade is still expecting the promised price advance. There are some who believe it will develop before the first of March. W. F. Beyer, president of the Acme Cement Corporation, 8 West 40th street, authorized this statement with reference to the report published last week that an option, expiring on April 1, has been taken on his plant, at Catskill, N. Y., by the Lehigh Portland Cement Company.

"I at once communicated with all of our directors, excepting one, who is in Florida," said Mr. Beyer. "None of our people have ever heard of such an option being given, and on behalf of myself and the directors I wish to emphatically deny the statement."

At the annual meeting of the Lawrence Portland Cement Company at Siegfried, Pa., on Wednesday, Charles A. Porter, superintendent of the works, was elected a director of the company and was subsequently made third vice-president of the company.

**Steel**—Prices still rule at 2.169c., Tidewater. Fabricators report an increasing small tonnage business in this city. The Klein & Jackson operation at 4 East 43d street was closed for 200 tons. The Tisham operation in 70th street was figured on. This calls for 400 tons. The William T. Baker building in Jersey City, calling for 100 tons took bids. A notable falling off in office and loft building construction is credited to a disposition of lenders to curtail this kind of building operations for the present.

**Roofing**—All roofing materials, including shingles, are quoted at higher levels. Asphaltum is hard to get owing to lack of bottoms plying the coastwise trade. Felt is going up in price. This is due to higher cost of raw materials. Slate is expected to advance in price with the opening of the building season.

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. 27, 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..... .006
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 (merchandise 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 12 ins.
Add \$1.00 per M. for every 2 ft. over 20 ft. in length.
1x2 shingling lath, rough or dressed one side .....\$26.00

- LATH (Eastern spruce f. o. b. N. Y.):
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 ½ 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@ —

TESTIMONIAL DINNER.

Rudolph P. Miller to Be Honored Guest of the Joint Committee.

The Joint Committee of City Departments, representing the architects, builders, engineers and insurance interests of the city, will give a dinner in honor of Rudolph P. Miller, former Superintendent of Buildings for the Borough of Manhattan, at the rooms of the Building Trades Employers' Association, on Wednesday evening, February 9.

It will be a testimonial in recognition of Mr. Miller's work in revising the Building Code. D. Everett Waid is chairman of the Joint Committee.

To Revise the Theatre Code.

Pending in the Board of Aldermen is a resolution introduced by Alderman Kenneally, chairman of the Building Committee, providing for continuing to completion the work of revising the Building Code, especially the theatre requirements. The resolution carries an appropriation of \$4,400. The theatre ordinance was not reached in the revision of the rest of the code. It is expected the work will require about six months. The resolution sets apart \$3,000 for the salary of Mr. Miller for the period of six months, \$900 for a stenographer and \$500 for office supplies.

At this week's meeting of the Board of Aldermen the Finance Committee, to which the resolution had been referred, reported in favor of its adoption.

The Architectural League of New York.

The thirty-first annual exhibition of the Architectural League of New York will be held in the building of the American Fine Arts Society, 215 West 57th street, Feb. 6 to 26, inclusive. The annual dinner of the League will occur Friday evening, Feb. 4, and the League reception will be held on the afternoon of Saturday, Feb. 5.

This exhibition will consist of drawings and models of proposed or executed work in the structural, decorative and landscape architecture; with sketches and finished examples of decorative painting; sketches, models and finished examples of decorative and monumental sculpture; drawings and models of works in the decorative arts and photographs of executed work in any of the above branches. There will be a competition for the Henry O. Avery prize, and a special prize of \$300, the latter being for the best design submitted by an architect, a sculptor and a mural painter in collaboration.

The subject proposed is the design of the interior of a small chapel not exceeding 16x36 ft. in plan and 24 ft. in height. The chapel is assumed to be built as a memorial to three brothers who died in defense of their country and the pictorial and sculptural enrichment should be designed with a view to the glorification of patriotic self-sacrifice.

The Architectural League also awards a Medal of Honor to mural painters, and a Medal of Honor to sculptors represented in the annual exhibition.

Law of Architecture.

"The Law of Architecture and Building" is the title of a volume just off the press (William T. Comstock Co.) by Clinton H. Blake, Jr., A.B., A.M., LL.B., of the New York and Federal bars. The book deals with the mutual rights, duties and liabilities of the architect, owner and contractor. Rarely, if ever, has a work of this size gone into the subject as thoroughly as the one by Mr. Blake. Condensation has been the rule and is followed out systematically, so as to put before the reader the subject matter in as concise a form as possible. The reader is also greatly helped by the table of contents, which is supplemented by a general index, cross-referenced.

Mr. Aymar Embury II, in his special introduction, says: "Conscious violations of the building law by architects are not frequent, yet they are by no means uncommon, and are often forced by poorly written and untechnical statutes of many of our States. . . . I

think most architects have more trouble with clients than they do with builders. . . . The question of the architect's liability is something most architects do not understand. . . ."

The volume explains points which may tend to avoid many of these difficulties and annoyances and save time and money, not only to the architect and builder, but also to the owner.

Part I of the text deals with the relationship and the mutual rights and liabilities of the architect and the owner. Part II deals with the relationship and mutual rights and liabilities of the owner and the contractor. Part III deals with the matter of liens, including the lien rights of the architect, of the contractor and of the sub-contractor. Part IV deals with the relationship, rights and liabilities of the architect and the builder, so far as they are not necessarily referred to and discussed under other headings, and contains a general summary of the more important points of the text, from the point of view specially of the architect, together with general suggestions based thereon.

The Appendices contain a number of selected decisions in leading cases for general reference reading supplemental to the text the new Standard Documents, forms, canons of ethics and the schedule of minimum charges of the American Institute of Architects, as approved by the New York Chapter of the American Institute.

THE NEW WATER PROJECT.

President Browne Asks for an Independent Engineering Investigation.

Stewart Browne, president of the United Real Estate Owners' Association, has written to the Mayor and the Board of Estimate, in respect to the Schoharie Watershed project, advising that this question be deferred for a short time and that two independent engineers, who have had no previous connection with the plans, be asked to investigate and report, one of the engineers to be named by realty interests.

Mr. Browne maintains that on the basis of a normal population increase, it will take over eighty years for consumption to equal the present supply of 800 M. G. D. He adds:

"On the basis of present per capita consumption the population would have to be 8,000,000 for consumption to equal the present supply. So large a population cannot be acquired in less than twenty years."

Convention of Engineers.

The mid-winter convention of the Illuminating Engineering Society, which will be held Thursday and Friday, February 10 and 11, at the Engineering Societies' Building, 29 West 39th street, will be the most important convention yet held by the society and will be marked by several events of more than usual interest. One of these will be the conferring of an honorary membership in the Illuminating Engineering Society upon Thomas A. Edison. This convention will also celebrate the tenth anniversary of the Illuminating Engineering Society.

The presentation of the honorary membership to Mr. Edison will be made at a banquet at the Biltmore, on Thursday evening, February 10, which is the eve of Mr. Edison's birthday. Dr. Charles P. Steinmetz will act as toastmaster at this banquet and among the announced speakers will be Governor Whitman and Mayor Mitchel. The presentation will be made by John W. Lieb, vice-president of The New York Edison Company.

The convention will be formally opened at 10 o'clock on Friday morning, February 11, in the auditorium of the Engineering Societies' Building, with an address of welcome by Mayor Mitchel. Arthur Williams, General Commercial Manager of The New York Edison Company, will preside. It is expected that among other speakers at the morning session will be L. B. Marks, Dr. Hugo Munsterburg, Cass Gilbert, Dr. Park Lewis and George B. Cortelyou.

# Build for the FUTURE As Well as the Present

**T**HE ARCHITECTS who designed the twenty-five story edifice now in course of construction for Mr. August Heckscher at the Southeast corner of Madison Avenue and Forty-second Street believe in building for **all time**.

That is the reason why **every tenant** in that building will be able to use GAS FOR ANY PURPOSE—LIGHTING, HEATING, COOKING, or for POWER.

## Piping a Building for Gas

at the time of construction costs but little and offers increased advantages to prospective tenants. The character of neighborhoods changes—an office building becomes a factory. A building supplied with Gas is in readiness for occupancy of any description.

The WOOLWORTH, EQUITABLE and other **modern** buildings are supplied with gas. The Kitchens on the upper floors of those structures are recognized as being the finest in this country, and **all** the cooking is done by Gas.

Now, Mr. Architect and Mr. Owner, if you are preparing plans for a building to be erected in Manhattan or the Bronx, we will give **WITHOUT ANY COST TO YOU** the services of Experts to assist in determining the sizes of Gas pipes your building will require, and the cost for an adequate supply of Gas on every floor. Write or telephone

## Department of Utilization

ARCHITECTURAL SERVICE BUREAU

No. 130 East Fifteenth St.

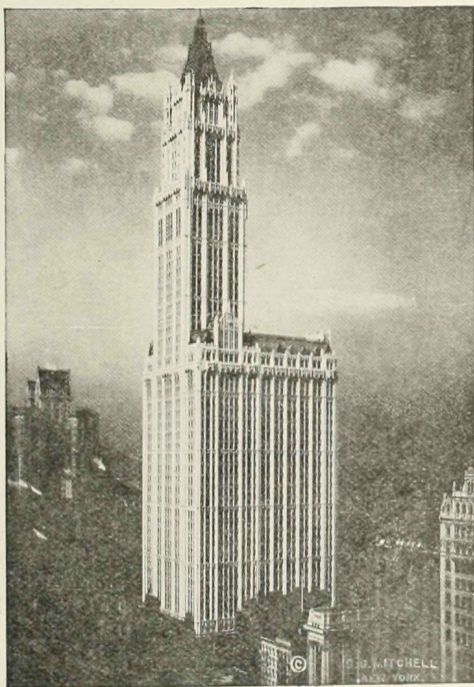
Telephone  
Stuyvesant 4900

## Consolidated Gas Company of New York

GEO. B. CORTELYOU, President



Jardine, Hill and Murdock, Architects  
MR. AUGUST HECKSCHER'S BUILDING



WOOLWORTH BUILDING

# Geo. A. Fuller Company

## Fireproof Building Construction

### OFFICES:

New York	Baltimore
Boston	Washington
Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.

# Ritch-Hughes Co

EXPERT ADVICE AND SERVICE

## INSURANCE

AND

## BONDS

FOR

## BUILDING OPERATIONS

Architects' Bldg 101 PARK AVE

# Richey, Browne & Donald, Inc.

103 PARK AVE., NEW YORK  
(Tel. 5128 Murray Hill)

## Architectural Iron and Bronze

### BROWNE WINDOW

Fire—Weather—Dust and Fool Proof

Works

2101 Flushing Ave., Maspeth, N. Y.  
Tel. 3100 Williamsburgh

Business Established 1832

# The Lawrence Cement Co.

No. 1 Broadway New York

Selling Agents for



PORTLAND CEMENT  
In Successful Use Upwards  
of a Quarter-Century

Book on request showing uses and testimonials

## CHARLES E. KNOX

Consulting Engineer

101 Park Avenue New York

Among the papers which will be presented at the convention are: "Lighting and the Panama-Pacific Exposition," by D'Arcy Ryan; "Theatre Lighting," by Bassett Jones; "Colored Glass in Illuminating Engineering," by Dr. H. P. Page; "Illuminating Engineering Photographs," by B. H. Norris; "Lighting of Public Service Buildings in New York," by C. L. Law and Thomas Scofield; "Gas Lighting of a Prominent Building in Philadelphia," by J. D. Lee; "Candlepower Measurements of Series Gas Filled Incandescent Lamps," by Ralph C. Robertson; "An Interlaboratory Photometric Comparison of Glass Screens and of Tungsten Lamps in Modern Color Differences," by G. W. Middlekauff and J. F. Skogland; "An Average Eye for Heterochromatic Photometry and a Comparison of a Flicker and an Equality-of-Brightness Photometer," by F. K. Richtmyer and E. C. Crittenden; "An Integrating Sphere," by E. B. Rosa and A. H. Taylor.

The Convention Committee consists of: Hon. John Purroy Mitchel, Honorary Chairman; Arthur Williams, Chairman; Clarence L. Law, Secretary; Walter R. Addicks, U. N. Bethel, William H. Bradley, Nicholas F. Brady, A. W. Burchard, Dr. Nicholas Murray Butler, Newcomb Carlton, Robert A. Carter, J. J. Carty, Charles H. B. Chapin, Dr. Thomas W. Churchill, Charles A. Coffin, George B. Cortelyou, Dudley Farrand, F. M. Feiker, Wilbur C. Fisk, Lewis B. Gawtry, Cass Gilbert, E. R. Graham, George H. Guy, Thomas Hastings, Frank Hedley, W. Greeley Hoyt, Dr. A. C. Humphreys, F. L. Hutchinson, Dr. M. R. Hutchinson, T. I. Jones, J. W. Lieb, T. C. Martin, William H. Meadowcroft, T. M. McCarter, James H. McGraw, H. B. McLean, Joseph B. Murray, Thomas E. Murray, Walter Neumuller, L. A. Osborne, George F. Parker, J. E. Phillips, Charles W. Price, G. G. Ramsdell, C. W. Rice, E. W. Rice, Theodore P. Shonts, Frank W. Smith, Dr. B. W. Stilwell, George A. Taber, C. G. M. Thomas, G. E. Tripp, Theodore N. Vail, J. M. Wakeman, W. F. Wells, Frederick Whitridge, Col. Timothy S. Williams and Hon. William Williams.

### West Side Apartment Contemplated.

Jacob and Herman Axelrod, 200 West 72d street, are making the preliminary arrangements for the improvement of the property at 40-44 West 84th street with a modern nine-story apartment house. The dimensions of the plot are 50x102 feet. The architect for this project has not been retained at this time and complete details of construction have not been decided upon.

### New Hotel Project.

Unless serious hitches occur an announcement will be made during the next few days which will involve the Manhattan Hotel property, at the northwest corner of Madison avenue and 42d street. The project provides for the demolition of the present structure, which was erected about two decades ago, and the erection on the site of a modern hostelry, which will also embrace some adjoining land now under control of the owners of the hotel. No architect has been selected, and a prominent building firm is now figuring, tentatively, upon the new structure.

### Union Square Loft Project.

George and Edward Blum, architects, 505 Fifth avenue, have been retained to prepare plans and specifications for a modern store and loft building to be erected at the northeast corner of Union Square and 16th street for Isidore S. Korn, 31 Nassau street, owner. Charles E. Mayer, 30 East 42d street, is the structural engineer. The structure will be built of brick with a facade of limestone and terra cotta and will be of approved fireproof construction throughout. According to the present plans the building will be twelve stories in height and will cover a plot 53x125 feet. Further details of the operation will be announced in a later issue of the Record and Guide.

## PERSONAL AND TRADE NOTES.

Simon Russek, Inc., general contractor, has moved his offices from 261 Broadway to 25 Beaver st.

William Mayer, Jr., architect, has moved his offices from 693 Bergenline ave., to 711 Bergenline ave., West New York, N. J.

Standard Wood Treating Co., has moved its office from 220 Fifth ave., to 31 Union Square, West. Telephone, 811 Stuyvesant.

Howard C. Relda has succeeded E. A. Beach to the management of the eastern office of the Glauber Brass Manufacturing Co., 130 West 32d st.

Thomas J. Fray, plumbing and heating contractor, has moved his office and shop from 409 East 17th st., to larger quarters at 420 East 17th st.

Leibovitz & Stark, East New York Cornice Works, Inc., has recently moved from 1440 East New York ave., to its new shop at 2042 Union st., Brooklyn.

G. R. Egan, architect, has moved his offices from the McBain Building to larger and better equipped quarters in the Colonial Bank Building, Roanoke, Va.

Lawrence Connolly, consulting engineer, has been appointed city engineer to represent the commissions of Jersey City on all construction work undertaken by the municipality.

Arthur Messereau, formerly connected with F. N. Du Bois & Co., plumbing supplies, 247 Ninth ave., has become associated with the J. L. Mott Iron Works, Fifth ave. and 17th st.

V. Hugo Koehler, architect, formerly a member of the firm of Koehler & Spyr, 489 5th ave., has opened offices for the independent practice of his profession at 2 Columbus Circle.

E. C. Waldvogel, for the past eleven years associated with the Yale & Towne Manufacturing Co., has recently been appointed general manager with headquarters at the home office.

Queens Dinner.—The fifth annual dinner of the Chamber of Commerce of Queens will be held on the evening of Wednesday, February 2, in the grand ballroom of the Waldorf-Astoria.

George G. Metzger, architect, formerly a member of the firm of Metzger & Bullock, which recently dissolved partnership, has become associated with Dennison & Hiron, 475 Fifth ave.

John A. Connors, widely known in the plumbing supply business, has become associated with the Wolverine Co., 414 West 42d st., and will look after the trade in Brooklyn and Long Island.

James C. Kelly, for many years connected with Berry Brothers, has become a member of the sales force of the Moller & Schumann Co., Marcy ave., Brooklyn, manufacturer of varnishes and enamels.

William B. Gray, engineer and contractor has moved his offices from 2 Rector st., Manhattan, to 17 Railroad ave., New Rochelle, N. Y., where he will continue the engineering and contracting business.

John J. Bracken, civil engineer of Newark, N. J., has been appointed town engineer of Harrison, N. J. Mr. Bracken has been engaged in private practice, mainly on municipal work, at Newark since 1902.

L. M. Graham has resigned his position with the Department of Water, Gas and Electricity of the City of New York, to take charge of the sales for the Connecticut Dynamo & Motor Co., Irvington, N. J.

Warren & Goin, architects, Gainesville, Florida, have dissolved partnership by mutual consent. The practice will be continued by Mr. Warren at 12 Baird Building, Gainesville. Mr. Goin will enter the general contracting business.

Lansing C. Holden, architect, 103 Park ave., has been appointed to the Board of Building Examiners, filling the place recently vacated by D. Everett Waid, who



a short time ago became President of the State Board of Examiners.

**A. G. Schumann**, vice-president of the Moeller & Schumann Co., varnishes and enamels, Brooklyn, was recently elected president of the Travelers' Association of the paint and allied trades of New York City.

**William P. O'Rourke**, superintendent of buildings of Newark, N. J., has been elected and installed as Commander of Badger Naval Camp No. 19, Spanish War Veterans. Mr. O'Rourke served as a lieutenant on the U. S. S. Badger during the war with Spain.

**John F. Sinnott**, a prominent contractor of Newark, N. J., has received the Presidential nomination as Postmaster of the City of Newark. Mr. Sinnott is also a member of the Passaic Valley Trunk Sewerage Commission from which he will retire on assuming the duties of postmaster.

**Henry Eckland, John Reed Fugard and George A. Knapp**, announce that they have formed a co-partnership for the practice of architecture under the firm name of Eckland, Fugard & Knapp, and that they have established offices in the Harris Trust Building, Chicago, Ill., and in the McKinnie Building, Moline,

**E. F. Walker**, formerly manager of the water works department of the International Steam Pump Co., has become associated with the National Transit Pump & Machine Co., Oil City, Pa., as representative in eastern New York, New Jersey and the New England States, with headquarters at 30 Church st.

**Commissioner Henry W. Hodge**, of the Public Service Commission for the First District, has appointed Robert W. Boyd as his private secretary. Mr. Boyd was formerly in independent consulting engineering practice in New York, and was for a time in partnership with Rudolph P. Miller, who resigned to become Superintendent of Buildings of the Borough of Manhattan.

**Arthur A. Kiewitz**, who has been in the employ of the Department of Educa-

tion of the City of New York for more than fifteen years as heating and ventilating designer, has resigned to become heating engineer of the Moistair heating department of the Estate of P. D. Beckwith, Dowagiac, Mich. Mr. Kiewitz will make his headquarters in New York and will spend much of his time in New York, New Jersey and the New England States.

**Robert W. Bonyng**, of New York, has been appointed as chief counsel to the State Industrial Commission, succeeding Jeremiah F. Connor, of Oneida, who has resigned to enter upon the practice of his profession at 80 Maiden lane, New York City. To succeed Jeremiah J. Flood, resigned, as acting chief inspector of the first inspection district, the Commission has promoted Louis A. Havens, supervising inspector of the Capitol district.

**Exhibits for the Architectural League.**—The jury appointed by the Architectural League of New York to select drawings and plans for the thirty-first annual exhibition has completed its work. Exhibits chosen are: Drawings of proposed restorations in the City Hall, by Grosvenor Atterbury; Alfred W. Brunner's plans of the stadium built for the College of the City of New York; plans of the Ryan Art Gallery, by Thomas Hastings; designs for the new Colony Club, by Delano & Aldrich; Cass Gilbert's unpublished designs of the Woolworth Building, and Alfred Hopkins's drawings of the facade front of the new court house in Second av.

**Mount Vernon City Planning Commission**—Mayor Fiske, of Mount Vernon, has announced the members of the new City Planning Commission, in accord with resolution of the Council and the State law of 1913, giving such power. Members and terms of office are as follows: John R. Rockart and Rabbi Joseph I. Gorfinkle, for three-year terms; John G. Wintjen and Joseph S. Wood, for two-year terms, and Thomas F. Gerrity and Arthur F. Brinckerhoff for one

year terms. A. F. Brinckerhoff, the landscape architect, will bring to the Commission the results of his experiences and professional study of landscaping and parking. Mr. Gerrity is associated with Knoedler & Co., art dealers in New York, and Rabbi Gorfinkle and Mr. Wintjen are widely known public-spirited citizens of that city. Mr. Rockart is a member of the firm of Cass Gilbert, who designed the Woolworth and many other famous buildings.

#### OBITUARY.

**James Harley**, a retired general contractor, and well known in political circles, died at his home, 222a 6th st., Brooklyn, Sunday, January 16. He was sixty-four years of age and is survived by his widow, a son and a daughter.

**William B. Ruggles**, head of the Ruggles-Coles Engineering Co., 50 Church st., died at his home, 91 West 5th st., Bergen Point, N. J., Monday, January 24. He was fifty-four years of age and was lately engineering advisor to the Russian Government.

**Ephraim Francis Baldwin**, architect, and a member of the firm of Baldwin & Pennington, Baltimore, Md., died suddenly at his home, Mount Washington, Thursday, January 20. He was seventy-eight years old and was the architect of the original building of the Catholic University at Washington, and the cathedral at Savannah, Ga.

**Frederick W. Humble**, an architect, died at his home, 409 Franklin st., Buffalo, N. Y., Friday, January 21. He was born in Buffalo, fifty-five years ago and during the last few years had been in the employ of the Federal Government acting as a supervising architect in the erection of post office buildings throughout the country.

**Samuel Green**, a prominent real estate operator and builder, died suddenly of heart disease at Murry, Idaho, Wednesday, January 26. Mr. Green was the

## Attracting the High-Rent Tenant

The McKeon Realty Company, in adopting Edison Service for its new property at 424-438 West 33rd Street, figured on three things. It was evident that Central Station supply

*Increases renting values*

*Appeals to a better class of tenants*

*Creates a greater demand for loft or office space*

The company did not wish to undertake the operation of a private plant nor did it wish to risk the rental of lofts served by such current

A prosperous business to-day rejects the uncertainty of a building plant when the advantages of Edison Service are so easily obtained. If you expect to keep the right kind of tenants you must secure current from the mains supplying the up-to-date buildings of your competitors

### The New York Edison Company

*At Your Service*

General Offices: Irving Place and 15th Street

Telephone, Stuyvesant 5600



## OBITUARY (Continued).

owner and the builder of the Monolith Building at 47 West 34th street, one of the first reinforced concrete structures erected in this city. He was the builder of other loft and office structures in Manhattan. He is survived by a son.

**Frank Fisher**, an electrical engineer, died of pneumonia at his home, 2479 Bedford ave., Brooklyn, Wednesday, January 26. He was born in Birmingham, England, sixty-eight years ago and received his training through his long connection with the Post Office Telegraph system of England. He came to America about ten years ago and became consulting engineer for the French Cable Company.

**John Alexander Hill**, president of the Hill Publishing Co., and the McGraw-Hill Book Co., and who has been for some years a very prominent figure in the publishing world, died suddenly of apoplexy in his automobile while on his way from his home in East Orange, N. J., to his office at Tenth avenue and 36th street, Manhattan. Mr. Hill was born at Sandgate, near Bennington, Vt., February 22, 1858, and moved with his family when a young boy to Wisconsin, where he received his education in the public schools. Mr. Hill's early experience was gained in a printing shop in a country town and later in the cab of a locomotive. In 1885 he became associated with the Pueblo Daily Press and in 1902 he founded the Hill Publishing Co., publisher of the American Machinist, Power, Engineering & Mining Journal, Coal Age, and Engineering News. Mr. Hill was a member of the Engineers' Club, Hardware Club, American Society of Mechanical Engineers and the Machinery Club. He is survived by his widow and a daughter.

**Michael J. Mack**, a civil engineer, who was widely known in the profession, died suddenly of heart disease while waiting for a car, Sunday, January 23. His home was at 205th st. and Barnes ave., the Bronx. Mr. Mack was sixty-six years old and had begun his engineering career at an early age. He had been engaged in important engineering projects in many parts of the country. He built the first sewage system in Williamsbridge, before it was united with New York. Prominent among his other structural projects were the erection of the bridge across the Rio Grande and the supervising of the improvements along the Chattahoochee river in Florida and Alabama. Mr. Mack was a member of the American Institute of Civil Engineers. He is survived by his widow, three sons and three daughters.

**John H. Deeves**.—On Sunday, at his home on Centre avenue, New Rochelle, one of the most prominent builders of New York City passed away in the person of John H. Deeves, of the firm of John H. Deeves & Brother, with offices at 103 Park avenue. He was born in the north of Ireland and learned the mason trade before coming to this country. In early life he entered the employ of his cousin, Richard Deeves, as superintendent of construction, and in 1885 he and his brother, Richard H., organized the firm of John H. Deeves & Brother. The business was incorporated in 1896 and will be continued by Richard H. Deeves and the present organization.

The firm has done a large amount of heavy construction, including power houses for the Interborough Rapid Transit Company, a number of buildings for the Brooklyn Union Gas Company, sub-stations for the New York & Queens Electric Light Company, and several large buildings for the Public Service Corporation of Newark, besides large apartment houses in this city and private mansions in various places, including the country house of President Farrell of the U. S. Steel Corporation at Mahwah, N. J.

Mr. Deeves was a member of the Mason Builders' Association, the Building Trades Employers' Association, the Mechanics and Tradesmen's Society, a director of the 118 East 54th Street Company and Harlem Lodge, F. & A. M. The funeral service was held Tuesday evening at the residence and the inter-

ment was at Woodlawn on the following morning. Many old friends from among the builders of the city attended the service, including delegations from the societies named. Mr. Deeves was one of the old-line builders of the city who gave character and prominence to their calling. He was in the midst of the greatest building era that the city has ever known, beginning with the era of tall buildings in the early 80's and continuing down to the long panic of 1907. His memory will linger long in building circles of the metropolis.

## NO ARCHITECTS SELECTED.

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

**WATERTOWN, N. Y.**—The Italian R. C. Church, Rev. Fr. Card Sechi, 203 Massey st, rector, contemplates the erection of a church here. No architect selected.

**POUGHKEEPSIE, N. Y.**—The Ganz-Air System, Inc., John Ganzer, interested, care of Zimmer Bros., Poughkeepsie, contemplates the erection of a factory. No architect selected.

**THERESA, N. Y.**—The Board of Education of Theresa, James Volk, president, contemplates the erection of a \$35,000 high school here. No architect selected. An appropriation will be voted on at the taxpayers' election.

**LODI, N. J.**—The Board of Education of Lodi, J. Butler, president, contemplates the erection of a 2-sty school here to cost between \$30,000 and \$40,000. No architect selected.

**POMPTON LAKES, N. J.**—The Board of Education of Pompton Lakes, Mr. Durand, president, contemplates the erection of a brick public school on Lenox av, to cost about \$40,000. No architect selected.

**ELMIRA, N. Y.**—The Steele Memorial Library, Boyd McDowell, secretary, E. Market and Lake sts, contemplates the erection of a library here, funds for which are being raised through the Carnegie Foundations, 576 5th av, Manhattan. Cost, about \$100,000. No architect selected.

**PLAINFIELD, N. J.**—Competitive sketches will soon be called for the city hall at 6th st and Watchung av, for the Common Council of Plainfield, Leighton Calkins, chairman.

**BUFFALO, N. Y.**—The Buffalo General Hospital, Chas. Clifton, president, 100 High st, contemplates the erection of an addition or new building at 100 High st, to cost about \$150,000. No architect selected.

**OGDENSEBURGH, N. Y.**—The Combined Lodges F. & A. M., Ed. Pearson, 115 Washington st, contemplates the erection of a masonic temple here. No architect selected.

**TARRYTOWN, N. Y.**—J. R. Graves, 66 Broadway, Manhattan, contemplates the erection of a residence in the Sleepy Hollow district near Tarrytown. No architect selected.

**PLATTSBURGH, N. Y.**—The Masonic Temple Association, F. & A. M., S. S. Allen, president, F. C. Agnew, chairman of building committee, is receiving competitive sketches for a 3-sty Masonic temple at Brinkerhoff and Oak sts, to cost about \$50,000. Competition will close Feb. 22.

**HEMPSTEAD, L. I.**—The First Church of Christ Scientist, of Hempstead, Mrs. Clark, Garden City, in charge, contemplates the erection of a church or the remodeling of a residence for church purposes. No architect selected.

## PLANS FIGURING.

## BANKS.

**MARCELLUS, N. Y.**—Harry D. Phoenix, 417 Union Building, Syracuse, architect, is taking bids to close March 15 for a 2½-sty bank and public library building, 35x50 ft, in Main st, for the First National Bank of Marcellus, Dr. John Parsons, president. Cost, about \$10,000.

## DWELLINGS.

**WHITE PLAINS, N. Y.**—Bids will close Feb. 3 for a 2½-sty residence, 32x69 ft, at Gedney Farms, for Willard E. Day, 229 West 42d st, Manhattan. Kenneth M. Murchison, 101 Park av, Manhattan, architect.

**GREAT NECK, L. I.**—Wm. Albert Swasey, 1328 Broadway, Manhattan, architect, is ready for bids on general contract for a 2½-sty hollow tile and stucco residence, 34x45 ft, on Ridge dr, for Bernard L. Pettigrew, this place. Cost, about \$12,000.

# POMEROY

## FIRE RETARDANT WINDOWS

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

**S. H. POMEROY CO., Inc.**

30 East 42nd Street NEW YORK  
Telephone, M. H. 3338

# KNOBURN

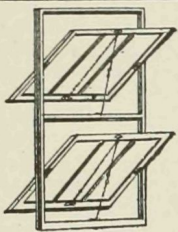
METAL DOORS  
and WINDOWS

## KALAMEIN WORK

Fire Doors in Copper  
Bronze and Iron

### Knoburn Company

359-365 14th St., Hoboken, N. J.  
Phone Hoboken, 965



### FIREPROOF WINDOWS

M. F. Westergren  
Incorporated  
213-231 East 144th St.  
NEW YORK  
Telephone { 3291 } Melrose  
{ 3292 }  
{ 3293 }

FIRE PREVENTION BUREAU AND  
STATE LABOR LAW WINDOWS  
Metal Covered Doors, Windows  
and Mouldings  
Standard Firedoors a Specialty

### ECLIPSE Fireproof Sash & Door Co.

273-277 RUSSELL STREET, BROOKLYN  
Phone, Greenpoint 3162

## A. BATAILLE & CO.

MANUFACTURERS OF  
Elevator Enclosures

Patent Folding Gates, Wire  
and Grill Work, in Brass,  
Bronze and Iron  
Bank and Office Railings

587 Hudson St., New York  
Rose Bldg., Cor. Bank St.

Tel. 891 Chelsea

WINE BOTTLE RACKS

THERMOSTATIC CONTROL  
for Public Buildings, Offices,  
Schools and Dwellings, Etc.

Also for Industrial Work  
Steam, Hot Water and Gas

## Kidde & Company

90 West Broadway, New York

TELEPHONE STAGG 3500

### GLASS AND GLAZING HEADQUARTERS J. H. WERBELOVSKY

Glass for New Buildings and Alterations.  
Wired Glass. Colored and Fancy Glass.  
GLASS FOR EVERY PURPOSE. Beautify  
your Home, Library, Desk, Table, etc., by  
GLASS TOPS FOR FURNITURE. MIRRORS  
MADE TO ORDER OR RESILVERED.  
If you are Building or Altering your  
Store Front, ask about my new METAL  
BAR FOR STORE FRONTS, which is STRONG,  
ORNAMENTAL AND LOW PRICED

J. H. WERBELOVSKY, 86 Meserole St., Brooklyn

**HOSPITALS AND ASYLUMS.**

**CALDWELL, N. J.**—Bids close Feb. 2, at 4.30 p. m., for an addition to the 3-sty women's ward for the Board of Chosen Freeholders of Essex County, Court House, Newark, Aug. L. Lacombe, chairman of building committee. Jos. B. Allen, 11 Sanford av, Irvington, architect. Cost, about \$80,000.

**ROCHESTER, N. Y.**—Bids close February 2 at 12 M. on mason and carpenter work for the dental dispensary in the east side of Main st, east of Alexander st, for the Rochester Dental Society and City of Rochester. Gordan & Madden and Wm. G. Kaelber, 300 Sibley Block, architects and steel engineers. Allen S. Crocker, 15 Audubon st, heating engineer. Cost, \$250,000 to \$300,000.

**BINGHAMTON, N. Y.**—Bids will close February 2 at 2:30 p. m., for an addition to the power house, boiler plant and equipment of the Binghamton State Hospital. E. S. Elwood, secretary State Hospital Commission, Capitol, Albany. Lewis F. Pilcher, Capitol, Albany, architect.

**PUBLIC BUILDINGS.**

**MANHATTAN.**—A. B. Fry, 731 Custom House Building, supervising chief engineer, is taking bids to close February 23 at 2 p. m., for rearrangement of mezzanine floor and painting of Federal Court House and Post Office building at Broadway and Park Row, for the U. S. Government, Washington, D. C. Jas. A. Wetmore, Washington, D. C., acting supervising architect.

**BATAVIA, N. Y.**—Bids will close Feb. 24 at 3 p. m. for the 1-sty post office building at the northwest corner of West Main and Jefferson sts for the U. S. Government, Hon. W. G. McAdoo, secretary. Jas. A. Wetmore, Treasury Department, Washington, D. C., acting supervising architect. Cost, about \$85,000.

**SCHOOLS AND COLLEGES.**

**CALDWELL, N. J.**—Bids will close Feb. 11, at 8 p. m., for the 2-sty public school, 30x80 ft, in the south side of Crane st, east of Arlington av, for the Board of Education of the Borough of Caldwell, W. W. Wright, president. Lynn G. Lockward, 285 Bloomfield av, architect. Cost, about \$18,000.

**TEANECK, N. J.**—Bids will close Feb. 2, at 8 p. m., for the school here for the Board of Education of the School Township of Teaneck, Frank S. De Ronde, president, Englewood. Clarence Brazer, 1133 Broadway, Manhattan, and C. V. R. Bogert, 167 Main st, Hackensack, associate architects. Cost, about \$35,000.

**LACKAWANNA, N. Y.**—Bids close February 21 for an addition to the 3-sty high school, also to the grade school in Johnson st, near Poland st, grade school in Holbrook near Ingham st, and grade school in C st, near 11th st. Neal Dunning, Builders' Exchange, Buffalo, architect.

**STABLES AND GARAGES.**

**OYSTER BAY, L. I.**—Hunt & Hunt, 28 East 21st st, Manhattan, architects, are taking bids to close February 3 for a 2-sty brick and stucco stable and garage for Henry Sanderson, Cove Neck rd, Oyster Bay.

**MISCELLANEOUS.**

**BROOKLYN.**—Bids will close February 15 for a terminal and track elevation at Coney Island for the New York Municipal Railways, 85 Clinton st, T. S. Williams, president.

**CONTEMPLATED CONSTRUCTION.**

**Manhattan.**

**APARTMENTS, FLATS & TENEMENTS.**

**70TH ST.**—Schwartz & Gross, 347 5th av, are preparing plans for a 9-sty apartment, 30-36 West 70th st, for Julius Tishman & Sons, 8 East 41st st, owner and builder. Chas. A. Mayer, 30 East 42d st, steel engineer.

**5TH AV.**—Plans are being prepared for a 12-sty apartment, 100x105 ft, at the northeast corner of 5th av and 63d st, for a syndicate, care of architects, Starrett & Van Vleck, 8 West 40th st. F. T. Ley & Co., 52 Vanderbilt av, general contractor Purdy & Henderson, 45 East 17th st, steel engineers. Clyde R. Place, 70 East 45th st, heating and ventilating engineer.

**1ST AV.**—Otto Reissmann, 147 4th av, has completed plans for alterations to the 5-sty apartment at 336 1st av, for Conrad Witt, 307 East 162d st. Cost, about \$3,000.

**ATTORNEY ST.**—Jas. S. Maher, 431 West 14th st, has completed plans for alterations to the 6-sty apartment, 50x100 ft, at 14-20 Attorney st, for The Greenwood Cemetery, 170 Broadway. Cost, about \$2,500.

**10TH ST.**—Plans have been prepared by Louis A. Sheinart, 194 Bowery, for two 6-

*We extend with a hearty good will GREETINGS and THANKS to our many clients and friends on completion of our fiscal year. We want you to feel that our appreciation of your business will find its answer in our constant endeavor to render you not only efficient service, but to attend to every detail with the smallest encroachment on your time.*

*Yours respectfully*

**WILLIAM T. RITCH**  
President

**WILLIAM T. RITCH**

INCORPORATED

**Insurance Specialists to the Building Industry**

Phone **3060** Mad. Sq.

**BUILDERS' EXCHANGE**  
34 West 33d Street



Facsimile of Label

**DARK ROSENDALE**

Call for and insist on

**THE ONLY GENUINE NATURAL CEMENT MADE**

**Works Smooth Under the Trowel Great Spreading Quality**

The Initial and Final Set is Quicker Than Portland Cement

**CAELMSEENNT**

Permanent WATERPROOF Concrete. Low in Magnesia and Sulphur. Water or rail direct shipment. Quicker delivery. Better packages. Oldest manufacturers of high grade Portland in the world. ALSEN bag credits good as legal tender. Facts are better than assertions.

45 BROADWAY, NEW YORK

See Page 149 Sweet's Catalogue for particulars



**Vulcanite Portland Cement**

"THE BRAND WITH A REPUTATION"

Delivered at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.

**Vulcanite Portland Cement Co.** 8 WEST 40th STREET Phone, Bryant 5370

**SAYRE & FISHER COMPANY**

WORKS: Sayreville, on Raritan River Near South Amboy, N. J.

MANUFACTURERS OF **Fine Face Brick**

(White) (Light and Dark) Buff, Ochre, Red, Gray, Old Gold and Pompeian (or Mottled), both Plain or Moulded.

ENAMELED AND PORCELAIN BRICK, several colors

Pompeian (or Mottled), both Plain or Moulded.

HARD BUILDING BRICK

Office, 261 BROADWAY, Cor. Warren Street,

HOLLOW AND FIRE BRICK

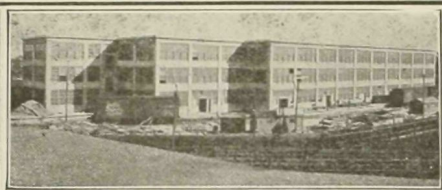
Telephone, 6750 Barclay

NEW YORK

**PFOTENHAUER—NESBIT COMPANY**  
**IMPERVIOUS FRONT BRICK**

Sole Agents for GENUINE KITTANNING BRICK, GENUINE HARVARD BRICK, GENUINE GREENDALE RUGS, TEXTURE BRICK, PAVING BRICK, ETC.

St. James Building, 1133 Broadway, cor. 26th St. Tel. 1152 and 1153 Madison Sq., NEW YORK



Hood Rubber Co., East Watertown, Mass.  
Henry F. Bryant, Engineer  
Aberthaw Construction Co., Contractors

**Corrugated Bars**  
Safe reinforcement for concrete  
Industrial Buildings

Write for Booklet

**Corrugated Bar Company**  
422 Mutual Life Building Buffalo, N. Y.  
17 Battery Place New York City

**BERGER'S METAL  
CEILINGS**  
S. E. COR. 11th AVENUE AND 22d STREET  
Telephone, 1409 Chelsea  
**402 East 152d Street**  
Telephone, 2853 Melrose

**BERGER'S METAL  
LATH**

ARTISTIC HIGH GRADE  
**METAL CEILINGS**  
and Wall Decorations  
IMMENSE STOCK CARRIED  
We Sell Material to the Trade or Contract to Erect  
the Work, as desired.  
We Consider it a Privilege to Estimate  
Also Carry Large Varieties of  
**METAL LATH**  
IN STOCK  
Immediate Deliveries Guaranteed  
**The Garry Iron and Steel Co. of N. Y.**  
521-523 West 23d Street, New York  
Telephone 8020 Chelsea

**James F. Egan Co., Inc.**  
Builders  
**ALTERATIONS**  
Building and State Labor  
Department Violations  
A Specialty  
ESTIMATES FURNISHED ON REQUEST  
162 WEST 20TH STREET  
Phone, 7490 Chelsea

**DENNIS G. BRUSSEL**  
**ELECTRICAL WORKS**  
ENGINEERING and CONSTRUCTION  
FOR LIGHT—HEAT—POWER  
Office and Works Telephones  
39-41 West 38th Street 189-190 Greeley  
Interior Fire Alarm Systems Installed

ESTABLISHED 1868  
**HAYES**  
METAL  
**SKYLIGHTS, LATHING & S.**  
71-8TH AVE NEW YORK  
FIREPROOF WIRE-GLASS WINDOWS

Contemplated Construction (Continued).

sty apartments, 41x81.9 ft, at 59-67 West 10th st, for the Citizens Investing Co., 226 Lafayette st. Cost, about \$90,000.

**WADSWORTH AV.**—Chas. B. Meyers, 1 Union Square West, has completed plans for three 5-sty apartments, 56.2x84.4, 56.2x84.4, 56.7x84.4 ft, on the west side of Wadsworth av, 300 ft north of 190th st, for the S. B. Building Corp., 503 5th av. Cost, about \$135,000.

**82D ST.**—Plans have been prepared by Schwartz & Gross, 347 5th av, for a 9-sty apartment, 96.6x86.11 ft, in the south side of 82d st, 100 ft east of Park av, for the East 82d St. Corp., 299 Madison av. Cost, about \$225,000.

STABLES AND GARAGES.

**171ST ST.**—Engelbert Neus, 703 West 171st st, have completed plans for a 4-sty garage, 25x100 ft, at 703 West 171st st, for Engelbert & Catherine Neus, 703 West 171st st.

**75TH ST.**—M. Joseph Harrison, 63 Park row, is preparing revised plans for a 5-sty garage, 40x100 ft, at 208-210 East 75th st, for Harry Fischel, World Building. Bids will be received on general contract about Feb. 1. Cost, about \$40,000.

**57TH ST.**—Wm. P. Seaver, Grand Central Terminal, has completed plans for additions and alterations to the garage and shop, 631-649 West 57th st, through to 58th st, for the L. Appleby Estate, Edgar Appleby, president, 192 Broadway. Cost, about \$50,000.

**64TH ST.**—Nathan Langer, 81 East 125th st, is preparing plans for a 2-sty garage and office building, 75x130 ft, at the northwest corner of 64th st and 2d av, for Davis Levin, 834 East 155th st, owner and builder. Cost, about \$40,000.

STORES, OFFICES AND LOFTS.

**EAST BROADWAY.**—M. Jos. Harrison, 63 Park row, is preparing plans for alterations to the 5-sty loft and store building, 25x75 ft, at 40 East Broadway, for M. Anguist and L. Atkin, on premises. Cost, about \$5,000.

**5TH AV.**—Herman Lee Meader, 2 West 33d st, is preparing plans for a 12-sty store and office building at 509 5th av, for Leslie R. Palmer, 68 William st, lessee of land and owner of building. Thos. L. Sturges Estate, care George W. M. Sturges, 236 West 72d st, owner of land. Jardine, Hill & Murdock, 3 West 29th st, supervising architects for owner of land.

**33D ST.**—Schwartz & Gross, 347 5th av, have been commissioned to prepare plans for a loft building at 30-38 West 33d st, for Moses Crystal, 37 East 28th st.

THEATRES.

**BOWERY.**—Henry Regelmann, 133 7th av, has completed plans for alterations of hall at 50-52 Bowery, for theatre purposes. William Kramer's Sons Realty Co., Albert J. Kramer, 50 Bowery, president. Cost, about \$10,000.

MISCELLANEOUS.

**BURLING SLIP.**—Starrett & Van Vleck, 8 West 40th st, is preparing plans for a 4-sty power building, 116x107 ft, at Burling slip and Water st, for the N. Y. Steam Co., 140 Cedar st. Thompson Starrett Co., 49 Wall st, general contractor. D. E. Moran, 55 Liberty st, contractor for concrete foundations. The architects will have charge of construction and owners of equipment. Cost, about \$500,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

**162D ST.**—C. B. Meyers, 1 Union sq, has been commissioned to prepare plans for a 5-sty apartment, 75x93 ft, in the north side of 162d st, 96 ft west of Woodcrest av, for the Avrutine Construction Co., Adelstein & Avrutine, 71 Nassau st.

**BRYANT AV.**—The Kreymborg Architectural Co., 163d st and Southern blvd, has completed plans for two 5-sty apartments, 60x90 and 50x88 ft, at the northwest corner of Bryant av and 165th st, for the Ronele Construction Co., A. Kuttler, 181st st and Vyse av, president and builder. Cost, about \$120,000.

**GRAND AV.**—M. W. Del Gaudio, 1910 Webster av, has completed plans for a 5-sty apartment, 50x88 ft, on the west side of Grand av, 25 ft north of North st, for the Russo-Iodice Realty Co, 2364 Lorillard pl. Cost, about \$50,000.

DWELLINGS.

**FRANKLIN AV.**—The Kreymborg Architectural Co., 163d st and Southern Boulevard, has completed plans for a 2-sty residence, 30x125 ft, on the east side of Franklin av, 350 ft south of 166th st, for the Foxvale Realty Co., F. Starkman, 819 Fox st, president and builder. Cost, about \$15,000.

**GOODRIDGE AV.**—Plans have been prepared privately for a 2½-sty frame residence, 52x56 ft, at the northwest corner of Goodridge av and 250th st, for Dwight J. Baum, Waldo av, Riverdale. Cost, about \$11,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

**WILLOUGHBY AV.**—Chas. H. Richter, 68 Broad st, Manhattan, is preparing plans for a 4-sty apartment, 40x88 ft, on the east side of Willoughby av, 200 ft north of Central av, for Frank Berlenbach, 36 Suydam st, owner and builder. Cost, about \$25,000.

**STERLING PL.**—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty store and apartment at the northeast corner of Sterling pl and Rochester av for I. Halperin, 1410 Lincoln pl, owner and builder. Cost, about \$40,000.

**HENRY ST.**—Cannello & Gallo, 60 Graham av, are preparing plans for a 4-sty store and apartment, 43x72 ft, at the southwest corner of Henry st and West 9th st, for D. Perrazzo, 454 Hicks st, owner and builder. Cost, about \$25,000.

**29TH ST.**—C. Infanger & Son, 2634 Atlantic av, are preparing plans for a 4-sty store and apartment, 50x90 ft, at the northeast corner of 29th st and 4th av, for Drapkin & Goldberg, 501 Ashford st, owners and builders. Cost, about \$40,000.

**72D ST.**—Adolph E. Nast, 546 5th av, Manhattan, has completed plans for a 4-sty apartment, 42x90 ft, at the northwest corner of 72d st and 14th av, for Benjamin Boggiano, 7112 14th av, owner and builder. Cost, about \$28,000.

**ALBERMARLE RD.**—Shape & Bready, 220 West 42d st, Manhattan, are preparing plans for a 5-sty apartment at Albemarle rd and East 17th st, for the Albemarle Realty Co., Frank E. Hermanns, 103 Park av, president. Alex Brociner, 489 5th av, Manhattan, steel engineer.

**PUTNAM AV.**—Work is rapidly progressing on the two 4-sty apartments on the south side of Putnam av, 250 and 300 ft east of Bedford av, for the Realty Circle, from plans by Shampam & Shampam, 772 Broadway.

DWELLINGS.

**FLATBUSH AV.**—R. T. Schaefer, 1526 Flatbush av, is preparing plans for two 3-sty residences and stores, 20x55 ft, at the northeast corner of Flatbush av and East 16th st, for Chris Bauer, Foster av and East 24th st, owner and builder. Cost, about \$6,000 each.

**BROOKLYN AV.**—Plans are being prepared privately for five 2½-sty frame residences, 18x36 ft, on the west side of Brooklyn av, 95 south of Farragut rd, for John J. Nolan, 997 Rogers av, owner and builder. Tile baths, parquet. Cost, about \$4,000 each.

**31ST ST.**—R. T. Schaefer, 1526 Flatbush av, has completed plans for a 3-sty store and residence, 20x55 ft, at the northeast corner of East 31st st and Flatbush av for C. Bauer, East 24th st and Foster av, to cost about \$7,500.

**28TH ST.**—George Suess, 2920 West 29th st, is preparing sketches for two 3-sty residences, 20x55 ft, in the west side of West 28th st, 100 ft south of Mermaid av, for A. Eppolite, West 28th st, near Mermaid av, owner and builder. Cost, about \$6,000 each.

**UNDERHILL AV.**—Shampam & Shampam, 772 Broadway, are preparing plans for two 3-sty residences, 20x55 ft, at the northwest corner of Underhill av and St. Johns pl, and the west side of Underhill av, 27 ft north of St Johns pl, for the Kossen Realty Co., Joseph Horowitz, 50 Court st, president and builder. Cost, about \$8,000 each.

**BEVERLY RD.**—Cantor & Dorfman, 373 Fulton st, are preparing plans for five 3-sty stores and residences, 20x55 ft, on the south side of Beverly rd, 20 ft east of Coney Island av, for the Beverly Building Co., Simon Abels, 44 Court st, owner and builder. Cost, about \$8,000.

**ST. MARKS AV.**—Wm. Debus, 86 Cedar st, is preparing plans for a 3-sty residence and stores, 20x60 ft, on the south side of St. Mark av, 80 ft east of Nostrand av, for Michael Schaffner, 847 Park pl. Cost, about \$8,000.

FACTORIES AND WAREHOUSES.

**BEDFORD AV.**—Albert Kahn and Ernest Wilby, 58 West Lafayette av, Detroit, Mich., associate architects, have nearly completed plans for a 3-sty auto showroom and service building at the northeast corner of Bedford av and Eastern Parkway for the Ford Motor Co., Jackson av, Long Island City. Cost, about \$20,000.

STABLES AND GARAGES.

**3D AV.**—Wm. H. Ludwig, 16 Court st, has completed plans for a 1 and 2-sty garage, 50x230 ft, on the east side of 3d av, 100 ft south of 6th st, for Richard Von Lehn's Sons, 2701 Av G, owners and builders. Cost, about \$30,000.

**GLENMORE AV.**—L. Schillinger, 167 Van Sicken av, is preparing plans for a 1-sty garage, 50x100 ft, at the southwest corner

of Glenmore and Pennsylvania avs, for the Pennsylvania & Blake Corporation Realty Co., Philip Schaefer, 374 Van Sicklen av, president and builder. Cost, about \$10,000.

**DECATUR ST.**—Jas. A. Boyle, 367 Fulton st, is preparing plans for a 1-sty garage, 45x100 ft, at 1084-86 Decatur st, for Wm. Kahl, care of architect. Cost, about \$12,000.

**STORES, OFFICES AND LOFTS.**

**DITMAS AV.**—Benjamin Driesler, on premises, is preparing plans for a 3-sty loft building, 41x88 ft, at Ditmas av, East 83d and East 84th sts, for the Beckers Analine & Chemical Works, on premises. Cost, about \$20,000.

**Queens.**

**DWELLINGS.**

**JAMAICA, L. I.**—W. E. Hadler, 1432 Leferts av, Richmond Hill, has completed plans for a 3-sty brick store and residence, 20x55 ft, at the northeast corner of Fleming pl and Rockaway rd, for Ignatz Wohl, 106 Unionhall st. Cost, about \$5,000.

**MORRIS PARK, L. I.**—George E. Crane, Jamaica av, Richmond Hill, has completed plans for two 2½-sty residences, 16x37 ft, in Chestnut st, near Kimball av, for Albert Markhert, Leferts av, Richmond Hill, owner and builder. Total cost, about \$7,000.

**COLLEGE POINT, L. I.**—Alex Mackintosh, Bible House, Manhattan, has completed plans for two 2-sty brick residences, 37 x54 ft, for the American Hard Rubber Co., 11 Mercer st. Owner will handle general contract.

**SCHOOLS AND COLLEGES.**

**WHITESTONE, L. I.**—James S. Maher, 431 West 14th st, Manhattan, is preparing plans for a 3-sty parochial school for St. Luke's Church, this place.

**Richmond.**

**THEATRES.**

**STAPLETON, S. I.**—Herbert R. Brewster, 116 Nassau st, Manhattan, has completed plans for a 2-sty theatre, 63x62 ft, at the southeast corner of Bay and Wave sts, for John K. Burke, 1493 Broadway, Manhattan, and James Plunkett, 1564 Broadway, Manhattan.

**Nassau.**

**APARTMENTS, FLATS & TENEMENTS.**

**GLEN COVE, L. I.**—Plans have been prepared privately for rebuilding the 3-sty stores and flats, 40x100 ft, for Max Greenberg, Glen st. Cost, about \$12,000.

**DWELLINGS.**

**GREAT NECK ESTATES, L. I.**—Albert W. Swasey, 1328 Broadway, Manhattan, is preparing plans for a 2½-sty hollow tile and stucco residence, 35x60 ft, at Ridge drive, for J. F. Douglas, care of Equitable Life Assurance Society of the U. S., 120 Broadway, Manhattan.

**OYSTER BAY, L. I.**—Walker & Gillette, 128 East 37th st, Manhattan, are preparing new plans for farm buildings, garage and boat house, for W. R. Coe, Oyster Bay.

**GREAT NECK ESTATES, L. I.**—Wm. Albert Swasey, 1328 Broadway, Manhattan, is preparing plans for a 2½-sty hollow tile and stucco residence, 35x45 ft, on Ridge drive, for Thompson Lockwood, Fowler Metal Co., 52 Broad st, Manhattan, Cost, about \$12,000.

**GREAT NECK, L. I.**—Walker & Gillette, 128 East 37th st, Manhattan, are preparing plans for a 2½-sty residence, 50x100 ft, for F. Aldrich, care of architects, Olmstead Bros., Boston, landscape architect.

**GARDEN CITY, L. I.**—Jacob Fisher, 25 Av A, Manhattan, is preparing plans for ten 2-sty residences, 30x32 ft each, to cost about \$5,000 each. Shingle roofing, steam heating, and electric lighting, brick foundations, parquet flooring.

**KENSINGTON, L. I.**—Patterson & Dula, 15 East 40th st, Manhattan, are preparing plans for a 2½-sty residence for Dr. Cudlipp, care of architects. Cost, about \$12,000.

**GREAT NECK, L. I.**—P. J. Jones, 6 Adams st, Port Washington, contemplates the erection of a 2-sty frame residence here to cost about \$6,000. Architect's name for the present withheld.

**BROOKVILLE, L. I.**—Horace Trumbauer, 200 5th av, Manhattan, is preparing plans for a 3-sty brick residence, 60x100 ft, for David Dows, 45 Wall st, Manhattan. Fred Olmstead, Brookline, Mass., landscape architect. A garage is also contemplated. Cost, about \$25,000 to \$30,000.

**LOCUST VALLEY, L. I.**—Tooker & Marsh, 101 Park av, Manhattan, are preparing sketches for a residence for A. D. Carver, on premises, and 39 Water st, Manhattan.

**SCHOOLS AND COLLEGES.**

**BALDWIN, L. I.**—Tooker & Marsh, 101 Park av, Manhattan, have completed plans

for a 2-sty brick school at Nassau County, for the Board of Education of Baldwin, Dr. J. Steel, president. Cost, about \$40,000.

**STABLES AND GARAGES.**

**OYSTER BAY, L. I.**—C. P. H. Gilbert, Broadway and 25th st, Manhattan, has completed plans for a 2-sty garage for Mortimer L. Schiff, 932 5th av, Manhattan.

**Suffolk.**

**DWELLINGS.**

**SOUTHAMPTON, L. I.**—Walker & Gillette, 128 East 37th st, Manhattan, have completed plans for a 2½-sty frame summer bungalow, 85x30 ft, for Lyttleton Fox, Equitable Building, Manhattan, owner and builder. Justin O'Brien, 118 East 28th st, Manhattan, in charge for owner.

**ST. JAMES, L. I.**—Carrere & Hastings, 52 Vanderbilt av, Manhattan, are preparing sketches for a 2-sty residence and service building for S. K. Martin, 71 Broadway Manhattan.

**Westchester.**

**APARTMENTS, FLATS & TENEMENTS.**

**PELHAM, N. Y.**—W. S. Moore, 30 East 42d st, Manhattan, is preparing plans for two stores and apartment on Wolf's lane, for John Smith, this place, owner and builder. Cost, about \$25,000.

**CHURCHES.**

**YONKERS, N. Y.**—The Park Hill Reformed Church, Rev. Wm. P. Bruce, pastor, contemplates the erection of an addition to the church at Park Hill, from plans by Norman G. Nims, 9 Livingston av. Cost, about \$10,000.

**NEW ROCHELLE, N. Y.**—Lawrence L. Barnard, Lawton st, is preparing plans for a 1½-sty church at the corner of Harrison st and The Garden Walk, for the First Church of Christ Scientist, on premises. Cost, about \$35,000.

**DWELLINGS.**

**BRONXDALE, N. Y.**—Wm. Stanwood Phillips, 103 Park av, Manhattan, is preparing plans for a 2½-sty residence, 18x 50 ft, for Frank H. Mackintosh, 176 Broadway. Cost, about \$7,500.

**RYE, N. Y.**—W. S. Wetmore, 1 North Main st, Portchester, has completed plans for two 2½-sty cottages, 34x28 ft, at Rye Gate, for Irwin J. McGill, this place, owner and builder. Shingle roofing, steam heating, electric lighting. Cost, about \$5,000 each.

**MT. VERNON, N. Y.**—S. A. Guttenberg, Proctor Building, has completed plans for a 2½-sty residence, 29x34 ft, on North Columbus av, for Grace Jenkins Anderson, care of architect. Cost, about \$6,500.

**MT. VERNON, N. Y.**—Wm. H. Norton, care of The Milligan Co., architects, 154 East 1st st, architect, contemplates the erection of a residence in Darwood st, to cost about \$9,000.

**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.

**HALLS AND CLUBS.**

**YONKERS, N. Y.**—The Unity Club, of Yonkers, Jacob Wolff, president, is preparing sketches for a club house here from plans by William P. Katz, 12 North Broadway.

**STABLES AND GARAGES.**

**YONKERS, N. Y.**—F. G. Lippert, 132 Nassau st, Manhattan, has been commissioned to prepare plans for a garage at Colonial Heights, for Tasker Halstead, 154 Nassau st, Manhattan.

**New Jersey.**

**APARTMENTS, FLATS & TENEMENTS.**

**NEWARK, N. J.**—H. Baechlin, 665 Broad st, is preparing plans for a 4-sty apartment, 50x82 ft, in the east side of High st, 50 ft south of New st, for the Excelsior Realty Co., Herman Borneman, president, 78 Shipman st. Cost, about \$30,000.

**TOWN OF UNION, N. J.**—Nathan Welltoft, 222 Washington st, Newark, is preparing plans for a 4-sty apartment, 62x82 ft, for Max Cohen, 286 Central av, Jersey City. Cost, about \$40,000.

**NEWARK, N. J.**—Fred Pierson, 162 Bloomfield av, Bloomfield, is preparing plans for a 4-sty tenement, 150x108 ft, on Hawthorne av, near Osborne terrace, for Chas. Selvaige, Union National Bank Building. Cost, about \$60,000.

**JERSEY CITY, N. J.**—Leo Feinen, 3697 Boulevard, has completed plans for four 4-sty apartments at Zabriskie st and Hudson blvd for the National Building Co., Chas. Gardner, 74 West st, West Hoboken, owner and builder. Cost, about \$150,000.

**WEST NEW YORK, N. J.**—Carl I. Goldberg, 437 Broadway, Bayonne, is preparing plans for a 4-sty apartment, 35x 90 ft, at the southeast corner of 18th st



**Consider the Trade Mark**

It is equivalent to a signature of quality and its fair name is jealously protected by the manufacturer.

The value of any advertising or sales propaganda is made—or broken by the reputation of the trade mark or trade name.

Logically those firms which feature most their trade mark are most careful in maintaining the quality of their product.

**Consider the Trade Mark**



**Concrete for Permanence**

See the Cement Manufacturers' Exhibit at the Cement Show, Chicago, February 12, 1916

**HENRY MAURER & SON** Manufacturer of Fireproof Building Materials OF EVERY DESCRIPTION  
Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.  
Office and Depot, 420 E. 23d STREET  
Works, Maurer, N. J. NEW YORK

**RONALD TAYLOR** Granolithic and Asphalt Pavements "TAYLORITE" FLOORING  
Office and Factory, 520 EAST 20th STREET  
Telephone, 4 Gramercy NEW YORK

**RAPP CONSTRUCTION CO.** (Incorporated)  
**Fireproof Arches**  
30 EAST 42d ST. Phone, Murray Hill 1831  
F. B. Rapp, Pres. J. F. Rapp, Vice-Pres. W. J. Rapp, Sec. & Treas.













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.

ARCHITECTURAL LEAGUE OF NEW YORK has decided to eliminate its annual dinner this year in favor of a garden party, which will be held in the Vanderbilt Gallery, Friday, February 4th. The regular League reception will take place Saturday afternoon, February 5th, and the exhibition opens Sunday, February 6th, and continues until Saturday, February 26th, inclusive. There will be as usual public lectures which will take place February 12, 19 and 26.

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

DEPARTMENTAL RULINGS. BOARD OF EXAMINERS.

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

APPEAL 391 of 1915, New Building 398 of 1915, 139-147 East 31st street, Manhattan. Charles R. Gillespie, appellant.

1. East wall is of unlawful thickness due to spans exceeding 26 ft.

"Whenever a Superintendent of Buildings to whom such questions have been submitted shall reject or refuse to approve the mode, manner of construction, or material proposed to be followed or used in the erection or alteration of any such building or structure."

Permission to use the easterly independent brick wall in the construction of the new building without lining it.

1. The building will be two stories high, fireproofed throughout.

2. The distance between the old wall and the new columns in the cellar and first floor is only 10' 6".

3. The distance between the old wall and the new columns on the second story (roof load only) is 40 ft.

Appearance: Charles H. Gillespie. Supplementary drawing and copy of Article 13, section 258, New Code, submitted by appellant and ordered on file.

On motion, APPROVED on CONDITION that the walls are found by the Bureau of Buildings to be of sufficient strength to carry the loads to be imposed.

Messrs. Kenlon and Shallcross recorded in negative.

APPEAL 392 of 1915 (new), New Building 399 of 1915, 554-560 West 127th street, Manhattan. J. M. Felson, appellant.

9. This building being a garage should be of fireproof construction.

3. Or that an equally good and more desirable form of construction can be employed in any specific case.

Is it necessary to have a fireproof roof over a one-story garage?

That the ordinance of the City Charter relating to fire hazards (Chapter 10, Article 11, Paragraph 152) permits the roof of a garage to be constructed of wood beams covered with plaster boards and metal. That this construction has been approved in the Bureau of Fire Prevention, on these plans. That a fireproof roof in this case would be a hardship on the owners and add an additional expense to the cost of the building of \$5,000. That in other boroughs this construction has been approved.

Appearance: J. M. Felson.

On motion, APPROVED on CONDITION that the under side of the roof beams be covered with two (2) thicknesses of asbestos mill-board, with broken joints.

Mr. Waid recorded voting in the negative. APPEAL 393 of 1915, Alteration 2284 of 1915, 43d to 44th streets, Madison and Vanderbilt avenues, Manhattan. Warren & Wetmore, appellants.

6. The flooring and trim in buildings over 150 feet high must be of incombustible material.

The manner of construction or materials proposed to be used or followed in the erection or alteration of such building or structure.

That the finished floor of new lounge room be non-fireproof and that the veneer of wainscot be non-fireproof. The under flooring and cores of wainscot to be fireproof.

The desired finish cannot be obtained on the finished floor and wainscot if it is fireproofed. The veneer is not more than 1/20 of an inch thick. The finished floor is 3/4 of an inch maple. The under floor and cores of wainscot will be fireproofed. The material around this room and in the rest of the building is all fireproof.

NOTE: Former Appeal 381 of 1915, Withdrawn, 12/7/15. Former Appeal 59 of 1913, Approved, 4/29/13. Former Appeal 58 of 1912, Approved on Condition that two (2) stair-towers be provided, at the points marked "A" and "B" in red in the court, on the plan No. 6455 (Department No. 1675, N. B. 12), these stair-towers to extend from the roof of the main building to the roof over the court at the fifth floor level, then to be continued to the street floor, at the points marked "C" and

"D" on plan No. 6387 (Department Nos. 14-175, N. B. 12). 4/23/12.

Appearance: P. B. Tallman. On motion, APPROVED on CONDITION that the wainscot be built flush on the back, without air spaces.

APPEAL 1 of 1916, Alteration 2870 of 1915, premises 134 Essex street and 118-120 Rivington street, Manhattan. Lorenz F. J. Weiher, appellant.

A public building which by alteration is made to exceed 5,000 square feet in area or 40' in height should be made fireproof.

The rules and regulations of the President of the said borough, or the provisions of law, or ordinances, do not apply.

Whether two existing motion picture houses of 300 and 450 seats respectively cannot be joined and make one building with but 600 seating capacity of same.

That a building of 600 seating capacity with ample exits to two adjacent streets, with all appliances and construction made in accordance with "Motion Picture Ordinances" as in effect Aug. 7, 1913, and where only one balcony, one cinematograph, etc., instead of two, is of less fire hazard than as at present in two separate buildings.

Appearance: L. F. J. Weiher. On motion, APPROVED.

APPEAL 2 of 1916, New Building 469 of 1913, premises 51-61 East 84th street, Manhattan.

The Rev. J. H. Richards, rector Loyola School, owner and appellant.

Obj. No. 1. Proscenium as proposed is of unlawful construction. Same should conform to Sec. 529.

The rules and regulations do not apply in this case, and better construction will be given than required by the letter of the Code.

The construction of the proscenium opening and stage as shown on plans. This auditorium is used solely by the school, for academic purposes.

The terra cotta proscenium wall shown on drawing is finished, but the Bureau of Buildings asked that a brick wall be substituted therefor. As this work is practically finished, the Board is asked to approve the wall as originally shown on plans, without modification or change.

The building is a church school, and will be used solely for educational work.

Appearances: Brother Laferity and J. Bolger. On motion, APPROVED on the following

CONDITIONS:

1st: That the entire stage be equipped with automatic sprinklers, wet system.

2d: That the proscenium opening be protected with a water-curtain, in addition to the asbestos fire-curtain required by law.

3d: That the fusible link operating the skylight be placed at the lowest level of the shaft.

4th: That the sprinklers and water-curtain shall be at all times assured of a water supply of not less than thirty-five hundred (3,500) gallons.

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—St Sys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so specified same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending Jan. 22. MANHATTAN ORDERS SERVED. Named Streets.

Attorney st, 43—Est Lewis Levison, Ida L, exr, 542 W 157.....A
Attorney st, 54-58—Clement March et al, 25 Wash Sq N.....WSS(R)
Attorney st, 94—Jacob Uberg.....DC
Attorney st, 147-9—Helen Abendschein, Central Valley, N Y.....WSS-GE-Rub
Barclay st, 28—Bernardini Statuary Co.,FP(R)
Beaver st, 38-46—Broad & Beaver St Co....Rub

Beaver st, 38-46—City Real Prop Inv Co, 32 Liberty.....FE(R)-FP-WSS(R)-DC
Beekman st, 19-21—Wm H Whiting, 41 Park Row.....A
Beekman st, 72—Ludwig Lehman,Rec-FA-GE-El
Beekman st, 72—Wm H White et al, 85 Neperan rd, Tarrytown, N Y, DC-GE-WSS(R)-FP(R)

Bleecker st, 132—Kate Kheel et al, 1336 53 st, Bklyn.....A-FP(R)
Broome st, 299—Samuel Rockowitz.....FA-Rec
Broome st, 330—N Y P E City Mission Soc, 283 4 av.....O-ExS-FP-FE-WSS-D&R
Canal st, 181—Est Jas F Malcom, care Margt A Butts, 512 5 av.....FP
Carmine st, 27—Sardella Bros.....FP
Cedar st, 120—Peter Goelet Est, 2 E 55, FP-WSS(R)-Ex(R)-FP-SA
Cedar st, 120—Michael B Scott & Co.,Rec-FA
Cedar st, 120-22—Downtown Day Nursery, O-D&R-ExS-FA-GE
Cedar st, 122—Thos F Turley et al, 95 Liberty, FP-SA-FP-WSS(R)-Ex(R)
Cliff st, 95-99—Robert Levillier.....Rub
Cliff st, 95-99—Mary B Harmon Est, c Wm O Morse, 85 Wall.....WSS(R)
Delancey st, 244—Annie Schneidin, 487 18 av, Newark.....Rub
Duane st, 21—St John Est, c Union Trust Co, 80 Bway.....FE(R)-FP-WSS
East Houston st, 495—Homersmith & Bernstein.....DC
Eldridge st, 246—Con Gas Co, 130 E 15.....GE
Eldridge st, 246—J Harvey Ladew, 813 Madison av.....WSS(R)-GE
Franklin st, 3-7—John Simmons & Co, 110 Centre.....Rec
Goerck st, 59-65—Wm Lustgarten & Co, 68 William.....WSS(R)
Grand st, 210—Louis Tracanna.....FA-Rec
Grand st, 345-7—Nathan Abrahams.....El
Grand st, 345-7—The N Y Edison Co, 130 E 15,El
Greenwich st, 262—Louis M Bailey, 165 Bway, GE

Greenwich st, 262—Con Gas Co, 130 E 15.....GE
Greenwich st, 262—L I Brush & Horse Clothing Co.....DC-Rec
Horatio st, 97-103—Carey Show Print Co, FA(R)-Rec-Rub
Hudson st, 669—Charles Moewes.....Rec-FA
Hudson st, 669—California & Ohio Wine Co.,FA
Hudson st, 671-77—Demorest Co.....Rec-FA
Hudson st, 675—The Glen New Shirt Laundry Co.....Rec-GE
Hudson st, 675—Georgette Hat Co, 26 W 38,Rec
Hudson st, 675—The Osborne Mfg Co.....Rec
Hudson st, 675—Antique Gilding Novelty Wks, GE-Rec
Hudson st, 683-85—Frederick Knippenberg, 34 9 av.....FA
King st, 129-31—Edw J Fitzgerald.....DC
King st, 129-31—Woodbury G Langdon Co, 31 Liberty.....DC
Leonard st, 157-65—John Simmons Co, 110 Centre.....Rec
Macdougal st, 20—Jewell Day Nursery, D&R-Ex(R)-DC-GE-ExS-FP-WSS(R)-FE
Mercer st, 115—Bond & Mtg Guar Co, 175 Remsen, Bklyn.....WSS(R)-FP-Spr
Mercer st, 162—Chas W Endel, 100 5 av, Spr-D&R-WSS(R)-GE
Mercer st, 233—Est Robert Goelet, 9 W 17.....Rub
Mitchell pl, 2—Grace Meyer.....FE-Ex(R)-O
Morris st, 11-13—Augustus Van Cortlandt, Jr, Garden City, L I.....FE-FP-St(R)
Mott st, 5—Mulberry Pk Rlty Co, 509 W 110, GE-FE(R)-FP-WSS(R)-TD
Mott st, 6—Gertrude Isaacs, 213 E 87.....D&R-FE(R)-Ex(R)-FP
Oliver st, 9—Spyros Mecourtsicos.....FA-El
Park pl, 39-41—Isaac C Kiggins.....FP
Pearl st, 298—Bella Hirsch.....DC
Pier A, N R—Hon R A C Smith, Comm, Municipal Bldg, Ex(R)-FP-WSS-DC-FE-TD(R)-Stp(R)-ExS-O
Pier 69, N R—Hon R A C Smith, Comm Docks & Ferries, Municipal Bldg.....Stp
Rector st, 26-28—Regina B Saportas, care McClure & McClure, 22 William.....A-Tel
Ridge st, 110—N Y Kindergarten Assn, 522 W 42.....Tel-A
South st, 90—Kate P Dickson.....DC
Stanton st, 130—N Y P E City Mission Soc, 283 4 av.....D&R-FP-FE-ExS-Ex-WSS
Suffolk st, 65-67—Davis Michelson, 64 W 114.....WSS(R)
Thompson st, 147—Order St Francis, 154 Sullivan.....Tel(R)-FA-FP-Spr(R)
Trinity pl, 31—Est Wm H Mairs, 55 Bway, FD-Stp-WSS(R)
Vesey st, 28-30—Jno T Underwood, D&R-FP(R)-Stp(R)-Spr(R)-FA-FD
Vesey st, 32-34—Henry H Tress & Co.....El
Vesey st, 32-34—Appeal Printing Co.....Rec
Walker st, 44—Geo C Lay, 46 Cedar,FP(R)-FD
Warren st, 18—Trinity Ch Corp, 187 Fulton, FP-WSS(R)
Warren st, 26—Chas F Hoffman est, 258 Bway.....WSS(R)-FP(R)
Warren st, 26—Max Schaffer.....Rec
Washington sq, S, 69—St Vincent de Paul's Cath Ch, 154 Waverly pl, Ex(R)-FP-O-D&R-FE-WSS(R)-FA(R)-ExS
Washington st, 7—Edw F Searles, 1 Bway, FP-FE(R)-Tel
Washington st, 9—Edw J Searles, 1 Bway, FE(R)
Washington st, 186—David W Bishop est, care C F, 15 E 67.....FE
Washington st, 218—Est Seaman Lichtenstein, care S, 540 Clinton av, Bklyn.....FE
Washington st, 481-7—Jno J Radley, 35 W 32, WSS(R)-Spr
West st, 18—Whitehall Rlty Co, 200 Bway, A-Tel
West st, 126—G B Cortelyou, Con Gas Co, D&R
West Houston st, 81-83—Mary H Smith, 320 W 91.....Spr(R)-WSS(R)-FP
West Houston st, 228—Eliz Hatzel, 548 W 188.....FP-WSS(R)-DC
William st, 266 1/2—Jacob Bauer, Hackensack, N J.....Ex

Numbered Streets.
4 st, 330 E—Julius Miller, 147 W 119.....Rub
5 st, 220 E—Rose Simon, 12 Cooper sq, Ex(R)-D&R-FA-WSS(R)-FP-FE-ExS
12 st, 34 E—Est Jno L Wall, Sylvia E Wall, extrx, Stamford, Conn.....A

