

NEW YORK, JANUARY 24, 1914

BUILDING TRADES FORESEE BETTER TIMES

A Keynote Speech by President Crawford at the Annual Banquet—
Says Builders Should Not Be Burdened with Unfair Legislation.

A CHANCE to brace up is the country's greatest need, according to President Crawford of the Building Trades Employers' Association. At the annual banquet of that body at the Waldorf-Astoria on Wednesday night he delivered the only speech of the occasion, but it was one of such a nature and importance as to have the effect of a message from the entire building trade of the first city of the land to the governmental powers, whether at City Hall Albany or Washington—a message of good-will, but also a message of appeal, that no more unfair burdens be heaped upon the building industry.

A Brilliant Scene.

The great banquet hall was crowded by the sixty tables filled with the principal building contractors of the metropolitan district. The special guests were seated with the President and other officers of the association at a long table down the south side. We noticed there Richard Deeves, the dean of the building trades; Cass Gilbert, of worldwide fame as the architect of the tallest building; Francis N. Howland, president of the Mechanics and Traders' Exchange; Robert D. Kohn, president of New York Chapter of the American Institute of Architects, and also president of the National Fire Prevention Association; the five Superintendents of Buildings, Messrs. Miller, Carlin, Moorehead, Moore and Seaton; the Commissioner of the Tenement House Department, Mr. John J. Murphy; Mr. Constantine Schubert, and Vice-Presidents Fred G. Weber, Edwin Outwater, Treasurer A. N. Chambers, and Charles J. Kelly, chairman of the board of governors.

Viewed as a whole, it was a very representative gathering which President Crawford arose to address—a gathering representative of a mechanical industry which has performed some of the greatest feats of construction in the world's history. It was their annual get-together, just for the sake of being all together, and not for the sake of listening to profuse oratorical efforts. The vaudeville that followed the remarks of the President was a pleasant change from the long established order of things. About five hundred men were in attendance. After extending a greeting to all, Mr. Crawford said:

President Crawford's Speech.

"We should all be particularly happy to-night, for under prevailing business conditions it is very gratifying to look about and observe the smiling faces and the spirit of thorough enjoyment which is apparent at each and every table. It shows the character of our organization, for the recent hard times have applied the acid test to each and every one of us, and the large attendance here to-night



PRESIDENT WILLIAM CRAWFORD.

demonstrates the stability of our membership.

"In recent days it seems to have been thought necessary to get after the large interests, and the activity in that direction created conditions that brought about a general stagnation of business; but the big interests are coming out of their cyclone cellars, and there seems to be a growing disposition on their part to conform to the spirit of the times and give present-day methods a chance to be tried out. I believe that if the growth of this feeling can be continued, and if methods free from animosity and antagonism are employed on one side, and a more friendly and co-operative spirit extended from the other, that the unrest which prevails will soon be over.

Needs a Chance to Brace Up.

"What our country needs is a chance to brace up, and if our law-makers will only put the brakes on a little and go more slowly round the turns, not losing sight of the fact that there is such a thing as business, and that most people make their living by business, then I am sure that in the very near future we shall enter upon an era of good times, that a wave of prosperity will come to our shores, and that our industries will soon be humming again.

"I believe that we have seen the worst of the hard times and I feel confident that the dawn of brighter days is visible. Our country is so great, its resources so unlimited, that its onward march of prosperity cannot be held in abeyance for any great period of time. Let us hope that these prophecies will prove true and that the year nineteen hundred

and fourteen has ushered in an era of prosperity to our country, to our city and to ourselves.

Compensation Bill Unsatisfactory.

"After repeated attempts on the part of our legislators a workman's compulsory compensation law has finally been passed and placed upon our statute books. Since the earliest consideration of this intricate subject no industry has been more active and more generally favorable to the great change from employer's liability to workmen's compensation, than has been the Building Trades Employers' Association. An analysis of the present law proves that the bill was passed too hurriedly; and while we are unanimous in the belief that there was need of a compensation measure, the new law will have to be greatly amended or modified before it can meet with general approval and be fair to both sides.

"Our legislators should not burden us with unfair legislation, their motto should be "Justice, and Only Justice." Our industries should not be saddled with legislation that tends to drive business out of our city and State and which prevents new enterprises and investments from coming in.

A New Building Every Fifty Minutes.

"When conditions are normal in this great city of ours, statistics show that we have a new building every fifty minutes during working hours. Our city's average disbursements are \$1,000,000 each day, and upon the shoulders of the new officials who were chosen at our last election rests the duty of managing for the next four years the vast and complicated affairs of our great city. Upon their wisdom, prudence and fidelity to their trust, the city's progress will largely depend; and although the Building Trades Employers' Association is not a political organization, yet it is deeply interested in the efficient, economical and wise administration of the city's government and desires to make known its assurance of interest and support in the difficult and responsible work to be performed, and to extend its best wishes for a successful administration.

"In closing I want once again to pay tribute to the members of the Building Trades Employers' Association and tender them most sincere congratulations; for any organization that can boast of as substantial a body of men as those composing our membership have shown themselves to be during the period of business depression through which we have passed, ranks high and compares favorably with any organization or body of men engaged in any industry of the present day. Gentlemen, I wish you all a very happy and prosperous New Year."

The Attendance.

The list of those in attendance was substantially as follows:

Charles P. Albee, Wm. F. Angus, James Angus, David Angus, Charles C. Alexander, F. H. Alcott, Charles J. Andrews, J. Santa Maria Abeel, W. D. Agnew.

Fred H. Ball, Alexander M. Bing, H. Berman, F. S. Bellevus, Davis Brown, T. G. Barr, A. H. Burgess, G. A. Beyers, E. J. Bayer, Alfred Baruth, Edward E. Buhler, William Babor, William Bayer, E. J. Beinecke, John W. Braid, Max Baumann, Thos. Bruce Boyd, H. E. Baer, Carl Bryant, Jerome M. Bell, Rufus H. Brown, Clover Beardsley, Walter J. Buzzini, Frank Bradley, John O. Berg, Owen Brainard, A. C. Buensod, Frank C. Buckhout, A. H. Bieler, Mr. Burdett, Chas. Burklemann, John B. Bissell, Electus T. Backus, Theodore Berean, E. S. Barlow, C. J. Burdick, Arnold W. Brunner, John Barba, William L. Bolton, Thomas Addison Bruno, Ernest Brooks, C. Belfi.

Earnest F. Child, Ralph L. Crow, T. R. Cutler, Robert Christie, P. G. Carter, A. M. Conneen, Jr., Chas. P. Crieg, R. H. Casey, C. E. Cheney, William C. Connelly, W. H. Clough, F. B. Cook, Mr. Condax, J. A. Clarke, Orrie P. Cummings, Wm. H. Curtin, James J. Conroy, Martin J. Conroy, John T. Connolly, L. K. Comstock, Wm. J. Colihan, E. O. H. Cillis, E. S. Coy, G. W. Culpin, W. A. S. Clarke, Lovell H. Carr, M. S. Chappelle, W. A. Campbell, F. A. Colby, A. S. Coffin, W. D. Cairns, George Crawford, Harry J. Crawford, William M. Cruikshank, Eugene Cotter, John P. Curry, J. E. R. Carpenter, Thomas F. Cahill, S. M. Cauldwell, James F. Connell, Christopher Campbell, Chas. H. Cowen.

J. W. Davis, Jr., George S. Daso, A. L. Dixon, L. G. Daniels, L. Dean, Charles Dehring, M. Davis, L. C. Dilks, P. DeRespiris, P. V. Dooley, Otto Demmitt, J. Henry Deves, Charles Doe, M. J. Deagan, Sam. B. Donnelly, Norman G. Degan, J. Henry Decker, Alfred G. Diederich, G. H. Doggett, W. H. Dole, Harkness B. De Voe.

J. L. Ennis, R. B. Emmons, H. W. Evans, H. Edelstein, G. Edward Escher, James W. Escher, Edward Ehlers, R. F. Easton, Edgar Ellinger, L. W. Eisenger, Otto M. Eidlitz, Robert J. Eidlitz, Ernest F. Eidlitz, Chas. L. Eidlitz, A. H. Erickson.

R. M. Falkenau, B. M. Fellows, Richard Foelsch, G. K. Fullagar, F. G. Frost, E. L. Feek, W. W. Ferguson, Wm. H. Frame, Ben J. Field, W. Frank, E. H. Faile, Alfred E. Foster, H. H. Fox, Leon Fleischmann, W. S. Faddis, Clarence Freeman.

Jas. G. Godfrey, G. W. Gilmore, Hugh Getty, W. J. T. Getty, J. F. Gayler, H. F. Gurney, A. N. Ganson, E. S. Gallagher, Wm. A. Garrigues, L. L. Gadd, Monroe S. Goldberg, James Gillies, W. D. Graham, C. Grieshaber, A. C. Goddard, Wharton Green, E. B. Goode, Jr., Wright D. Goss, Robert A. Geekie, Ralph A. Gushee, Chas. Griswold, Joseph G. Geoghegan, Charles A. Geoghegan, Chris. Georges, Jr., A. P. Green, A. F. Gilbert, William Grossman.

L. W. Harrington, W. L. Harrington, L. C. Holden, John Hankin, Richard Hankin, Chas. S. Hoffman, W. G. Hoffman, William J. Hoe, Arthur J. Henchey, J. Lewis Hay, Walter Haefeli, F. Hill, William Haskell, F. J. Helmle, Lewis Harding, P. H. Hart, L. L. Hayman, Fred. A. Havens, James Hopkins, Charles Hawley, Mr. Hart, H. T. Hendrickson, Chas. Herche, Charles R. Hedden, John C. Hegeman, Louis Henes, John C. Hanson, W. D. Holmes, F. C. Holsten, Franklin B. Hammond, Frederick P. Hill, H. W. Hodge, F. S. Howell, Mr. Hanold, E. J. Humphreys.

John E. Jeffery, C. A. Jackson, J. R. Jackson, Jr., C. D. Jackson, Max A. Jameson, Sullivan Jones, Bassett Jones, Festus A. Johnson, L. E. Jallade.

Fred Kelly, James P. Knight, John L. Knight, Francis H. Kimball, A. C. Koster, D. B. Kinch, R. C. King, Chas. A. Kehoe, H. A. Kapp, W. S. Kinnear, Norman Ker, Chas. Knox, Mont. Kiud, Charles F. Kisting, W. W. Krider, J. S. Kelly, H. W. Kalt, Harry E. Kenvin, Harvey Lee King, N. Kretchmar, Robert Mandel Kern, Henry P. Kirby, J. P. Kane, August Kiel, Jr., Geo. W. Kibitz, William F. Kimber, J. M. Krafft, H. B. Knox.

John Little, L. Lincoln, John H. Luth, D. Lordi, E. K. Little, A. LoForte, S. A. Lund, Edward Lehlbach, John J. Leddy, A. L. Libman, Simon Lieberman, Thomas F. Laheney, W. D. Lewis, A. Lincoln Levin, D. J. Lavery, Joseph W. Lantry, W. Lydecker, William C. Lieber, A. LePoidevin, Charles Libman, Herman F. Lippe, Sedgwick Levy, Mr. Lincoln.

George H. Morris, Augustus Meyers, Herbert Mitler, William S. Miller, Henry A. Maurer, Clifford M. Maurer, Foster Milliken, H. H. Murdoch, Richard Moller, Albert Moyer, A. J. Menten, Geo. Magowan, Robt. E. Mackay, H. A. Mugler, Geo. H. Malcolm, Selah B. Masten, Henry Meyerholz, Geo. N. Mahoney, H. C. Meyer, Jr., B. S. Mills, I. Moritz, George McKay, F. H. Maurel, Benj. Morris, A. T. Moore, G. D. Morrow, E. J. Moore, Harry W. Mott, B. M. Mackintosh, H. W. Martin, Charles Murphy, Montrose W. Morris, G. Muzzuchi, H. W. Miller, Henry C. Meyn, H. H. Morris, Walter McDougall, Robert A. McCord, Herbert McCord, John McCord, Frank B. McCord, C. E. McCarthy, Wm. H. McKiever, James C. McGuire, John F. McGowan, G. D. McNoughton, E. J. McGratty, D. A. McLeod, J. R. McAfee, Samuel McMillan, L. E. McCoy, P. H. McNulty, F. L. McGarrett, Clay M. McClure, A. Martin, F. A. Matier, Mr. Moran, M. J. Mulligan, George V. McNally.

A. M. Napier, L. C. Newhall, John E. Nicholson, C. G. Norman, Lawrence I. Neale, Francis H. Nobbe, D. L. Norris, Archibald Nesbitt, Charles Newmark, John J. Nutt.

Charles J. O'Brien, W. H. Oliver, T. A. O'Rourke, J. C. O'Rourke, T. C. Osborne, Edmund G. Outwater, H. G. Outwater, T. J. O'Reilly, M. J. O'Meara, W. L. O'Connell.

E. E. Paul, Joseph Fenny, G. E. J. Pistor, R. T. Pryor, A. C. Post, R. C. Post, W. H. Powell, A. N. Petersen, A. E. Pelham, Frank Pattison, John H. Parker, F. D. Perkins, George C. Palmer, C. B. Parsons, W. C. Feet, J. P. H. Perry, Henry C. Pelton, Clyde Place, William N. Prague, Lincoln Peirce, C. L. Pierson, Harry Quay.

George E. Roche, Vincent Roberts, T. Eckford Rhoades, Jacob Relch, Jacob A. Rappaport, John J. Roberts, Hugh S. Roberts, James W. Redmond, J. P. Ryan, Stephen C. Reville, Donald

Ross, David Rothschild, Ritch-Hughes Co., A. S. Richey, Frank Ring, Benjamin Riesner, Walter Roberts, Gustav Rees.

Alonzo B. See, Norman W. Sherow, Goldwin Starrett, Charles Steinle, George M. Scott, Millard Schroeder, Bohumil W. Sidlo, H. Stevenson, W. P. Seaver, F. W. Smith, W. J. Sloane, R. H. Shreve, F. J. T. Stewart, Lorne A. Scott, George Steele, Paul Starrett, W. T. Smith, Wilmot M. Smith, Wm. H. Spencer, Arthur G. Stone, Francis Seaman, Chas. F. Sanford, Benjamin Smith, Edward I. Smith, Thomas J. Steen, H. W. Soutar, B. W. Smith, C. A. Sanford, Walter Seabright, A. W. Stark, G. E. Stewart, James R. Strong, E. H. Shepard, W. A. Starrett, Lucian E. Smith, Leland S. Sudlow, Percival H. Seward, T. A. Smith, Edward Slosson, Frank Smith, Lorenzo Smull, W. L. Stoddard, W. A. Sanders, Frank Stout, J. Schmidt, Egbert B. Seamon, Jr., Harry M. Stevens, William Schickel.

Fred B. Tuttle, Alexander B. Trowbridge, Thos. R. Towne, Samuel Thomason, Wm. F. Thoman, James Thomson, E. F. Town, Dwight W. Taylor, Ronald Taylor, William C. Tucker, R. S. Townsend, Benj. D. Traitel, David S. Traitel, H. C. Turner, Thomas D. Tompkins, F. E. Townsend.

Fred R. Usher, John Clark Udall, H. T. Underwood, Emanuel V. Voska, Ernest VanVleck, Frank Vernon, Harold C. Vause, J. V. Vandever, S. J. Vickers, Erskine Van Houten, Richard A. Van Houten, Percy S. Vermilya.

Chas. G. Witherspoon, M. F. Westergren, S. Fullerton Weaver, A. R. Whitney, Jr., John Wanderman, Hosea Webster, G. H. Woolston, Wm. S. Wilcox, Axel B. Wallin, James G. Wallace, A. Weymouth, R. C. Whiting, Fred G. Webber, Chas. K. Wyatt, S. S. Whitehurst, Col. J. Hollis Wells, R. I. Whitesell, Wm. Wade, J. C.

Chairman Edward E. McCall, of the Public Service Commission, made an announcement which was greeted with great applause.

"The commission expects," he said, "to ratify the form of contract, on Wednesday, for the reconstruction of the Steinway Tunnel and order the insertion of advertisements for bidders. At to-day's meeting of the commission we had the final proofs of the contract for reconstruction before us and were about to act upon it when one of the counsel stated that he was not entirely satisfied with certain clauses in the contract and asked for time to go over the printed form.

"You take that contract with you and lock yourself in to-night and study it," I told the objector, "because we are going to act on it to-morrow. We will not adjourn until Friday, but will meet to-morrow, remember.

"Get ready to-night what amendments you wish to suggest; we are going to ratify that form of contract to-morrow and ask for bids."



NORTH SIDE OF MADISON AVENUE.

Of the two tall buildings the one on the left is the Flemish Building, purchased this week by Mrs. R. P. Huntington and Miss Madeline Dinsmore.

Westervelt, J. L. Ward, Jr., F. M. Weeks, Joseph Weis, A. E. Wells, W. B. Woodruff, D. Everett Waid, W. W. Westfall, Ira H. Woolson, Marshall Whitlatch, Nathaniel Webb, Butler Whiting, Jacob A. Zimmermann, G. Albert Zimmermann, W. F. Zimmermann.

The dinner committee was composed of Messrs. Fred G. Webber, James Gillies, W. J. T. Getty, W. J. Sloane, Ronald Taylor and Fred B. Tutthill.

QUEENS MEN DINE.

Chamber of Commerce Banquet, with a Number of Representative Speakers, a Success.

The members of the Chamber of Commerce of the Borough of Queens held their third annual dinner, on Tuesday evening, at the Waldorf-Astoria. The function, which was attended by a number of prominent city officials, was adjudged a success from every viewpoint. The dinner committee evidently took great pains to give local color, for the spacious banquet hall was generously decorated with Queens Borough flags, and over the speakers' table blazed in big electric lights, "Go to Queens."

Borough President Connolly scored when he declared that Queens Borough ought to have a representative on the Public Service Commission.

The speaker also referred to the importance of the Jamaica Bay improvement and the proposed canal to connect Flushing and Jamaica Bays.

Former Borough President Cyrus C. Miller of the Bronx made a short address in which he spoke of the natural advantages which Long Island City possesses as a location for one of the municipal markets which it is proposed to establish throughout the city.

Other speakers were County Judge Burt Jay Humphrey, Martin W. Littleton, William B. Ellison and Rev. Andrew Magill of the First Presbyterian Church, of Jamaica.

The officers of the Chamber of Commerce are Robert W. Higbie, president; John H. Prall and C. G. M. Thomas, vice-presidents; William J. Hamilton, treasurer, and Walter I. Willis, secretary. The chairman of the dinner committee was John J. Kindred.

DOES RESTRICTION IMPLY COMPENSATION?

Hon. Cyrus C. Miller Thinks Owners Should Have an Opportunity to Prove Their Losses, if Any Result, From Limiting the Height of Buildings.

THE Committee on Heights of Buildings in transmitting the report of its advisory commission to the Board of Estimate recommended that the report be referred to the Board of Aldermen for its consideration, and, further, that the two boards, acting under the charter, take steps to enact an ordinance regulating the heights of buildings in all parts of the city, in accordance with the rule more fully stated in Chapter VI of the report.

The Committee's Recommendations.

The committee also recommended that more stringent requirements be applied to particular parts of the city for the purpose of stabilizing to a reasonable extent both values and uses. Eight types of districts were suggested. It is not proposed that the fixing of these districts shall be done under the present charter provision, but that legislation shall be obtained, giving power to the Board of Estimate to create districts after a specified preliminary routine. The draft of a charter amendment for this purpose is included in the report, and also an amendment empowering the Board of Estimate, under certain checks, to exclude factories and other new land uses from certain districts. The committee recommends that these charter amendments, after consideration by the Board of Estimate, be placed before the Legislature.

In making these recommendations, the committee regards two requirements as imperative: First, that all such regulations should be designed to stabilize or increase locality values; and, second, that lot owners should be protected in the enjoyment of light, air and street use proportionate to the size of their holdings. It is not recommended that Fifth avenue be placed in a district by itself, but in a class that would include many other parts of the Borough of Manhattan and which, both by reasons of height limitation and factory exclusion, would prevent further injury to this avenue as a high-class retail street.

The report of the committee is signed by George McAneny, Lewis H. Pounds and Cyrus C. Miller.

President Miller's Personal Views.

In a separate communication to the Board of Estimate Borough President Cyrus C. Miller says that several propositions in the report of the advisory commission strike him unfavorably:

1. To limit the height of buildings on private property without making

compensation for any loss to the owner of the property.

2. A flat limitation of height for all buildings without regard to the area of the plots on which the buildings are erected.

3. No provision made for changing the limitations in a district to meet the changes in trade conditions.

"Any interference with the unrestricted use of private property is to that extent a taking of private property," says Mr. Miller. "The State may take private property for public use in two ways only:

The So Called Police Power.

"1. By the power of eminent domain, in which case just compensation is given, and—

"2. By the exercise of the police power, when there is no compensation.

"Primarily the police power has the right of the State to prescribe rules for the health, safety and morals of the community. In recent cases this doctrine has been extended to include public convenience and general welfare. But even this power must be exercised with some regard to constitutional limitations. The mere statement that the limitation of the heights of buildings is a proper exercise of the police power is not sufficient without supporting facts. Justice McKenna, in *Eubank vs. City of Richmond*, 33 Supreme Court, Reports 76, decided December 2, 1912, states:

"Whether it is a valid exercise of the police power is a question in the case, and that power we have defined as far as it is capable of being defined by general words, a number of times. It is not susceptible of circumstantial precision. It extends, we have said, not only to regulations which promote the public health, morals and safety, but to those which promote the public convenience or the general prosperity. But necessarily it has its limits and must stop when it encounters the prohibitions of the Constitution."

Private Rights and Business Profits.

"When interference with private rights in a district is of such a character that profit will come to some owners and loss to others, and compensation can be made for the injury to the property owner, the right of eminent domain with compensation should be exercised, and not the police power. It must not be forgotten that one of the reasons for this movement was the desire of the

owners along Fifth avenue to preserve the present character and volume of the business done on that thoroughfare. While the wish to preserve that dignified and noble street is commendable, it should not blind us to the private rights of owners on that street and other streets of the city.

"While aesthetic considerations are part of the underlying motive of the plan, the main object of it is the preservation of profitable business and not the health, morals or safety of the community. If loss to private owners should result, the business should help pay for it. In other words, I think an owner should have the opportunity to prove his loss, if any, to be paid for by assessment in whole or in part on the area benefited."

For a Stated Period Only.

Mr. Miller inclines to the conviction that if any restrictions are imposed they should be for a definite period, and with power in the Board of Estimate to change the restrictions if altering conditions demand it. He voted for the report as a whole because it recommends amendments to the Charter giving the Board of Estimate power to regulate the heights of buildings in districts to be fixed by it, and also to regulate trades in such districts. The difficulty will come when the Board of Estimate is to act.

The Amended Building Code.

The building code which was introduced in the Board of Aldermen Tuesday, July 13, and referred to the Building Committee to examine and report, has been submitted to the Superintendent of Buildings of the five boroughs for criticism and recommendations. Chairman Hamilton has called a meeting of the committee for January 30, at which time it is expected the reports of the superintendents will all have been received. Public hearings will be called later.

—The real estate interests are much encouraged by the growing ease of money at all financial centers. Local bank reserves are rising. Funds are returning from the interior. Commercial paper has been much more active, and monetary conditions generally are promising. This change in the financial situation will have far-reaching effects, which in due time will get around to the real estate market.



A BUNGALOW SECTION AT BRIGHTWATERS, L. I.

REAL CAUSES OF THE REALTY DECLENSION

The Over-Regulation of Buildings By City Departments—An Era of Foolish Speculation—A Report By Trustees of Title Guarantee Company

THE report of the trustees of the Title Guarantee & Trust Company to the stockholders at the annual meeting this week, a copy of which report the Record and Guide has been permitted to read, contains matters of such interest to real estate and financial circles in general that extracts from it are given to show what was the real cause of the inactivity in the real estate market last year, not to mention those previous years also.

It is commonly understood that 1913 was a poor real estate year. It was in Manhattan and The Bronx, but notwithstanding this the Title Guarantee and Trust Company added \$236,000 to its surplus, paid its regular dividends, retained its organization practically intact and paid nearly \$25,000 to officers and employees under a profit-sharing plan they have in that big corporation. But it had to charge down by nearly \$250,000 the book value of its securities in order to carry them in the assets at their market value.

The causes of the bad real estate year have been much discussed any many reasons offered for it. The trustees of this company in their report say that the trouble may lie partly in the very place least expected, viz., the extreme desirability of New York City real estate from the standpoint of a mortgage investment. There never has been a better investment nor is there now any investment so good as a proper first mortgage on a piece of well situated property in New York City. The fame of this investment went abroad and as a result everyone wanted mortgage investments in New York City. People did not stop to find out whether the particular mortgage investment offered to them was a good one or a poor one. The safety valve was tied down and

during a period when there was some timidity about investment in other things, all sorts of investors rushed their money into New York real estate mortgages. Building was overdone and soon there was more space than tenants. The new buildings in one part of town emptied the old buildings elsewhere and the very mortgagees who put their money into apartments and loft buildings farther up town found that they had weakened the security for the money they had invested earlier in mortgages in other parts of the city.

"Naturally, the life of the real estate owner has been a burden. When the larger mortgages that were made in the enthusiasm of a few years ago fell due, it was impossible for the borrowers, if called upon to pay, to replace them for the same amount. Tenants having their choice of much vacant space were very insistent in their demands for lower terms and more accommodations. It was hard for even the most enthusiastic broker to figure out profit in a piece of real estate that he had for sale. As a result he could not sell it and this is reflected in the falling off in the recorded instruments in the various county offices. For Greater New York they number 105,794 as compared with 113,165 for 1912—the lowest number for many years. In 1906, for instance, they numbered 188,152. There is no county that shows a gain.

"In addition to this fact, the various departments of the city government have selected these discouraging times as a proper period to pay particular attention to the physical comfort and safety of our renting citizens. There never was in all the history of New York such a wholesale regulation of real estate as there has been during the past four or five years.

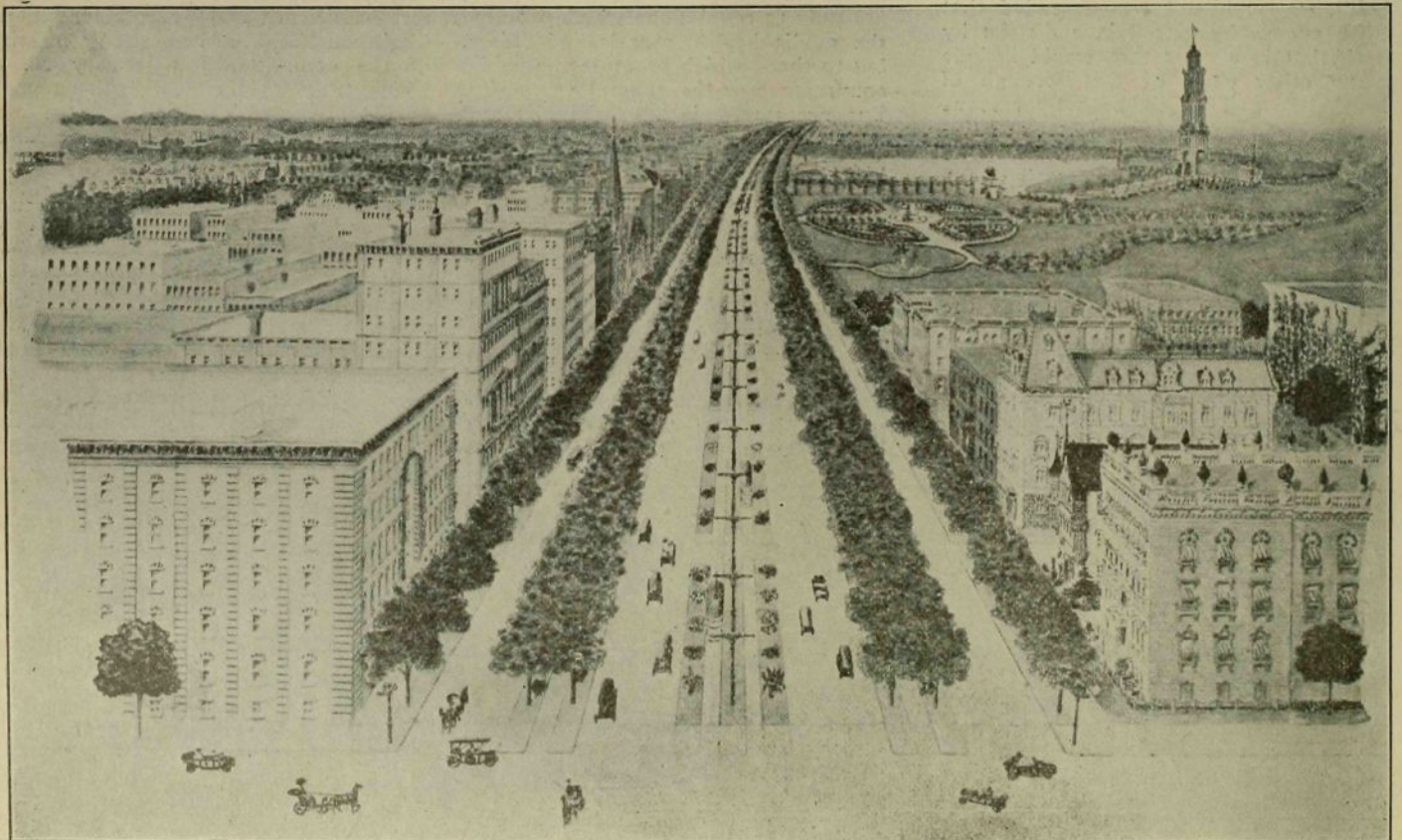
New codes, new regulations, new interpretations of old regulations, unexpected enforcement of regulations previously disregarded, all have tended to make the owner of real estate feel that such ownership was considered a crime.

"We do not wish to post as objecting to improvement in the conditions of occupancy of New York City real estate. Many, if not all of the changes, have been for the general betterment, that is, if it is for the better to try to force a \$5 tenant into a \$10 room. Be that as it may, the changes have proved to be a great burden in times already hard and it seems a little unfair.

"The bottom is not knocked out of New York real estate, but some of the froth has been blown off the top. There are five million people and more in Greater New York and the old impression that every one of them is in some way dependent for his existence on the real estate under his feet is just as true to-day as it ever was. In this climate everyone must have a roof over his head for at least six months out of the year, and that means that real estate cannot become an actual superfluity.

"Fortunately, that era of foolish investment, when the corporations with vast sums to invest were willing to lend it to the merest novice in building, has gone by. These corporations appreciate that if their investments in one part of New York are to be protected, careful scrutiny must be made of the necessity of further real estate accommodations in other parts of the town. 'Is such a building necessary?' is the first question that is asked to-day by the intelligent lender when a man wants to borrow money for building purposes.

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THE PROPOSED QUEENS BOULEVARD, TO RUN EASTWARD FROM QUEENSBORO

MANHATTAN BRIDGE PLAZA IN BROOKLYN

Importance of the Improvement—Abutting Sites Offer Unusual Advantages for Business—Likely to Develop into a Manufacturing Center.

ON Oct. 20, 1905, the Board of Estimate and Apportionment appointed a committee of three engineers, Messrs. Nelson P. Lewis, George S. Rice and O. F. Nichols, to prepare plans for the Manhattan Bridge Plaza in Brooklyn. Their report (No. 3375) with plans was made November 8, 1905. In it they made provision for all necessary traffic, including a terminal for Manhattan trolley cars and a subway station, all within the area bounded by Sands and Nassau streets and Jay and Bridge streets. These plans have been altered and changed so that they have now no semblance to the original.

It was found impractical to locate a subway station nearer the Plaza than at Myrtle avenue, and that the trolley terminal also would be best located at Fulton street or at the Long Island Depot on Atlantic avenue. It was also learned that under the revised plans the trolley roads would very likely interfere with vehicular traffic near where the subway enters the Plaza, unless more

tion of the streets is the principal reason for it.

The property acquired by the city for Flatbush avenue extension on March 1, 1907, has remained in a torn up, chaotic state from that date until the present time. The paving of this new avenue from Fulton street to Concord street was completed in December, 1913, nearly seven years after property was taken by the city, and the block between Concord and Nassau streets is not yet paved.

The section on the Flatbush avenue extension between Bridge and Fulton streets, would however, be particularly well adapted for loft buildings, light manufacturing establishments and showrooms, on account of its close proximity to the Bridge. The shipping facilities along the extension are unsurpassed, having at the foot of Bridge street the Jay street terminal, where all steam roads are served. The New York Dry Dock Co. is only a short distance away and but a few blocks farther on Flatbush

as a manufacturing center. The Cary Manufacturing Co., large producers of box strappings, has been established for some time in their own structure directly on the Plaza, and other firms are already housed there."

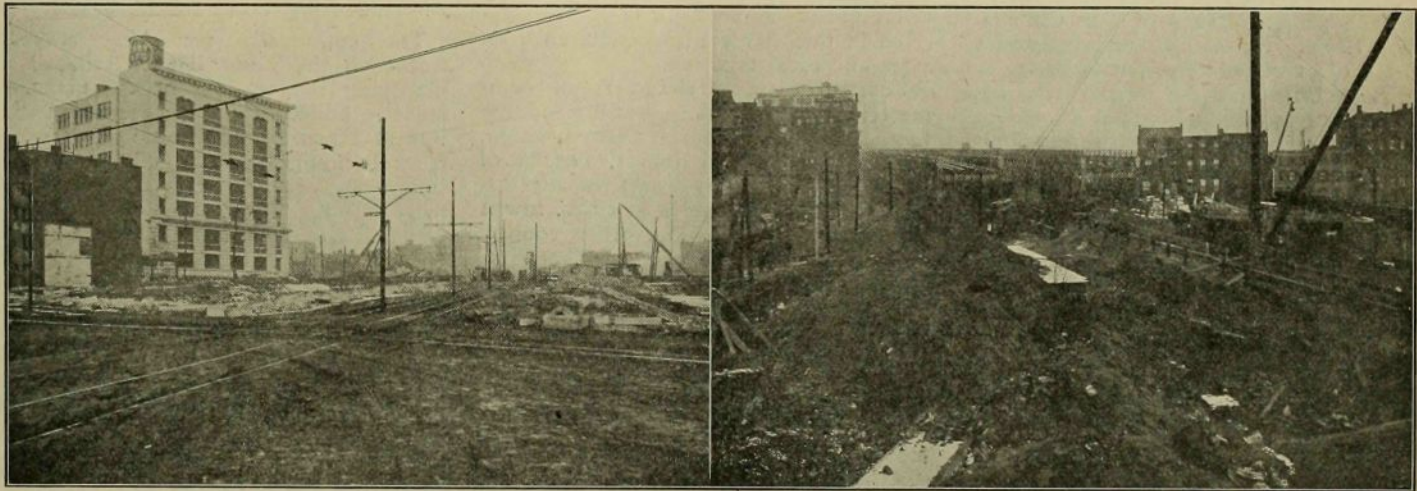
What an Investigation Showed.

An investigation of 78 typical factories out of 600 in the Fifth avenue district which was made under the direction of the Fifth Avenue Association by a special squad of New York University students disclosed that only twelve per cent. have met the requirements of the new occupancy law. The results of the investigation were given out by President Robert Greer Cooke substantially as follows:

Investigated 78 factories; number of people employed in them, 8,969.

Eight shops, employing 718 people, won't be disturbed.

Three shops, employing 318 people, have made arrangements to move.



THE CARY MFG. CO.'S BUILDING FACING ON THE PLAZA.

VIEW SHOWING PRESENT CONDITION OF PROPOSED PLAZA.

land should be acquired; consequently, the city determined to condemn and take two small pieces of property adjoining the east and west sides of Flatbush avenue extension between Concord and Nassau streets, thereby enlarging the entrance to the Bridge Plaza so as to prevent congestion of traffic. Through this new avenue the Fourth avenue subway has been constructed and emerges on the Plaza just north of Nassau street, to connect with the Manhattan Bridge.

In Manhattan, the improvement starts practically from the North River, by way of Canal street, cutting at right angles all the principal thoroughfares running north and south. Then crossing the Manhattan Bridge, it pursues a nearly straight course by way of the Flatbush avenue extension, through to Jamaica. As a result, this new thoroughfare will offer something novel to Brooklyn—an important shipping point at each end.

Real Estate Still Inactive.

Sales at the Brooklyn end of the Manhattan Bridge have been few and far between, and no real "boom" or particular activity has been experienced. People familiar with the situation are of the opinion that the present condi-

tion is the Long Island Railroad. It has a direct connection with the North River steamship lines, by way of Canal street, into the very heart of Manhattan.

The traffic of all descriptions passing ceaselessly back and forth over the bridge must use the extension of Flatbush avenue from Fulton street, because it is practically the only approach.

William Clinton Burling, of the Burling Realty Co., established for many years in Bridge street, near the Manhattan Bridge, expressed an opinion that the section would develop into a commercial center. He said:

"We have had, already, inquiries from Manhattan manufacturers who have discovered the advantages of a location here and are seeking sites for their businesses. Flatbush avenue as extended has great advertising advantages on account of the unusually heavy traffic which frequents it. One large Manhattan firm dealing in automobile sundries has been for some time seeking a plot for the erection of a building for showrooms. The heavy automobile traffic has created a demand for good service garages in the neighborhood.

"The section is ripe for improvement

Fifty-four shops, employing 6,842 people, will have to reduce this number to 3,741 in their present quarters or take additional floors, or move.

Thirteen factories, employing 1,091 people, will be compelled to vacate the lofts, the buildings not having the minimum of two stairways which the law demands above the second floor.

Governor Glynn Will Speak at Real Estate Dinner.

Governor Glynn will be the principal speaker at the eighteenth annual dinner of the Real Estate Board of New York, to be held at the Waldorf-Astoria on Feb. 7. The full list of speakers will be announced next week. All available seats have been sold and the banquet promises to be the most interesting and successful in the history of the board.

—President Wilson having gotten rid of the tariff and currency problems is now taking hold of the trust question in earnest, and he evidently believes that its true solution lies somewhere in the neighborhood of the golden rule.

SECURED DEBT LAW ATTACKED AT SYRACUSE

State Tax Commissioner Byrnes Charges That It Favors the Rich—Other Tax Laws Criticised—Important Proceedings at the State Tax Conference.

Syracuse.—“The so-called ‘secured debts’ law which has been proposed is taxation in no sense of the word, but a measure advocated by rich men and large corporations interested in obtaining as much exemption from taxes as possible.”

This denunciation was hurled at the New York Tax Reform Association at the Onondaga by State Tax Commissioner Thomas F. Byrnes in his address at the first session of the fourth annual state tax conference.

Mr. Byrnes characterized the proposed legislation as an attempt to add to “the present hodge-podge of special taxes, which must be done away with before the State can get down to a sound basic system of taxation.”

“It is a misnomer to label the ‘secured debts law’ taxation. It is simply exemption, bred and fostered by the New York Tax Reform Association because it is in furtherance of their plan and object to do away with all personal property taxes in the state.

Corporations Represented.

“The present Board of Tax Commissioners antagonizes no one interested in the subject of taxation, but it is not remiss to say that the New York Tax Reform Association is not a philanthropic institution, but represents rich men and large corporations, to whose interest it is to obtain the largest possible degree of exemption on personal property. You will find no ordinary farmers or home-owners on its list.

Credit Taken by Association.

“The Tax Reform Association takes credit for the large revenue from the present inheritance tax law, but fails to bring out the fact that for the fiscal year ended 1912 of the total amount collected, \$12,153,188, there was received from seventy-one estates the sum of \$7,676,407, or more than 63 per cent. of the whole amount collected.

“So far from there being due great credit to this Association, advantage is taken of the fact that a number of rich men died in that particular year and the increment from their estates made a good showing.

“The object of these conferences is to afford an opportunity to state and local officials and representatives of each class of property interests jointly to consider and discuss the problems of taxation and existing assessment difficulties, as well as to promote co-operation in the effort to bring about a more equitable distribution of the tax burden.”

At the conclusion of his address, Commissioner Byrnes introduced Mayor Louis Will, who welcomed the delegates to the city and expressed the opinion that there was need for radical reforms in the method of collecting taxes on farm and village property.

Urges Larger Commission.

H. D. Brewster of Syracuse, member of the State Board of Assessors during the administrations of Governors Flower and Hill, twenty years ago, advocated increasing the present State Tax Commission from three to five members.

Dr. Abraham Korn, New York City, bitterly attacked the New York Tax Reform Association. Two delegates at-

tempted to reply, but the meeting was adjourned at this crisis.

The recommendation of the Committee of Arrangements that Commissioner Byrnes be elected permanent chairman and Charles J. Tobin, secretary, was adopted.

Chairman Byrnes announced that Governor Martin H. Glynn would address the closing session of the conference on Friday, and requested the delegates to remain over for that meeting.

Local Option.

Benjamin Clarke Marsh, executive secretary, New York Congestion Committee, announced that he would present a resolution to the effect that the conference place itself on record as favoring local option in taxation by cities or counties where they contain more than one city or village, and also a referendum on rates and objects of taxation in such cities or counties.

Tax Officials Present.

Nearly 200 city, town, county and state officials and laymen directly or indirectly interested in the problem of taxation arrived in this city for the conference on state and local taxation.

Boards of trade, chambers of commerce, state officers, members of the Legislature, commissioners of education, conservation commissioners, boards of supervisors county attorneys, county and city treasurers, assessors in cities, towns and villages, as well as other county, town and village officers, had been invited to join in the conference.

Among the delegates were: Commissioner Lawson Purdy, of the New York City Tax Department; Secretary Pleydell, of the New York Tax Reform Association; Henry Bloch; Alderman Henry Pouker; Harold Phillips and Dr. Korn, of the United Real Estate Owners' Associations of New York; Thomas F. Byrnes, Albany, chairman of the State Tax Commission; William H. Sullivan, Norwich, state tax commissioner; Michael J. Walsh, Yonkers, deputy state comptroller and former mayor of Yonkers; Robert H. Neville, Yonkers, chairman of the Board of Assessors; Joseph B. Cunningham, secretary of the State Tax Commission; Charles J. Tobin, assistant secretary State Tax Commission; Daniel W. Carroll, member of Yonkers Board of Assessors; E. D. Spencer, confidential mortgage tax examiner, State Tax Commission.

Tax Laws Farcical.

State Tax Commissioner William H. Sullivan, at the Thursday morning session, declared that New York State has not kept pace with the progress made by other States in assessment of real property of statewide companies.

He characterized as “wrong and ridiculous” the present method of making local assessments on properties of steam railroad companies, etc.

Foreign corporations, he said, do not pay their commensurate share of local taxes or State.

The taxation locally of real and personal property of corporations he frankly called a farce.

Companies operating chains of stores in different cities pay comparatively no

local tax, but receive the same protection as local merchants who are assessed on their stock of goods and who have to compete with them.

Purdy on Local Assessment.

Lawson Purdy, of New York, spoke on “The Powers and Duties of the State Board in Relation to Efficiency in Making Local Assessments.”

In discussing papers read at the Seventh Annual conference of the National Tax association, “New York's Needs,” by E. E. Woodbury, was commented upon by Frank L. Young, Ossining, N. Y., and William H. Vary, master of the New York State Grange. “Corporate Tax Problems by Randall J. LeBoeuff,” was discussed by Ralph Mortan, tax attorney, New York railways, and Francis J. Whitney, tax attorney, Western Union Telegraph company, opened the general discussion which closed the session.

It was announced that 200 men, representing thirty-five counties, had registered.

Increasing Long Island Traffic.

The continually increasing all-year traffic on the Long Island Railroad is justifying the wisdom of the management in building an immense union station at Jamaica and elevating the tracks from Richmond Hill to Hillside. This traffic, however, is bringing new problems in its wake, important among which is the elimination of fast through express trains from the tracks of the Montauk division between Jamaica and Babylon. The growth of villages on the western end of this division and the consequent increased commutation business is what necessitated the continuing of the summer time table through the winter.

Real estate men point out, and the railroad company has considered the advisability of rehabilitating the old Stewart or central branch of the road and operating through express trains over it from Floral Park to Babylon, at which latter point it joins the Montauk division. Babylon is the first stop for heavy expresses bound for the Hamptons and Montauk Point. The central branch was an independent line built by A. T. Stewart and subsequently absorbed into the Long Island system. An occasional freight train is run over it in order to protect the franchise right. The part of the central branch that extended from Creedmoor to Long Island City, through Flushing, was long ago abandoned and it is sought, also, to have the road rebuilt through Flushing.

Not only would the use of the central branch east of Floral Park relieve the Montauk division from heavy traffic, but local service over it would build up the territory adjacent to Floral Park and Hempstead, while the trolley roads of southern Nassau County would be traffic feeders of the line.

There has been no class distinction in the suburban home movement. The north shore of Nassau County has been built up with the most costly homes, while the central and southern parts are the theatres of moderate priced construction. Another decade will find few vacant tracts in Nassau.

NEW FIRE PREVENTION MOVE.**National Fire Prevention Association Says a New Society Is Not Needed.**

The American Society for Fire Prevention has been incorporated under the laws of the State of New York and has opened offices at 51 Chambers street. Ex-Alderman A. W. Herbst, lately chairman of the Building Committee of the Board of Aldermen, is the main instrumentality in founding this new society, whose object is to plan, investigate, revise and put into effect methods to safeguard life and property through the construction of buildings that will be fireproof and safe. The society will urge the enactment and adoption of laws, codes, regulations and rulings by Legislatures and other public bodies and officials in order to provide proper safeguards in every State and city. It will also compile and furnish detailed information concerning fireproof materials and the best method of construction and equipment.

President Kahn Declines.

On his return from the West this week Robert D. Kohn, president of the National Protection Association, found upon his desk an invitation to join the new society and a second invitation to accept nomination to the Board of Directors or as a member of the advisory board of the American Society. In a letter of declination which Mr. Kahn has sent to ex-Alderman Herbst, he says that he cannot see that there is any need for the new organization or any additional association working towards the same end. President Kohn further says in the letter:

"It appears to me likely that you and your associates have for some reason remained ignorant of the monumental character of the investigations and the establishment of standards of fire protection resulting from the work of the National Fire Protection Association in the past. This organization is composed of more than a hundred active members. Active members are, according to the by-laws, limited to national associations interested in fire prevention work, either directly or indirectly. Such national organizations already a part of our membership include organizations, as you will see, representative of most of the professions and of all the great industries. We have the American Institute of Architects, with several thousand members; the American Institute of Consulting Engineers, the Institute of Electrical Engineers, etc., etc. It will probably be no exaggeration to say that the one hundred organizations represented in our active membership include in all twenty-five or thirty thousand members, who are reached by our literature, represented in our committees and participating in the active work of this association in one form or another. In addition to this we have between two and three thousand associate members. These are individuals who have personally joined the membership irrespective of their representation through national organizations forming part of our active membership.

Propaganda Work.

"Through co-operation with the Underwriters' Laboratories in Chicago, we have from time to time published pamphlets descriptive of standards of fire protection in almost every field of the work. During the present month we are publishing a standard small building code for small towns and villages, which will probably be distributed throughout the country to five or ten thousand interested persons, among whom two or three thousand are architects. I cite this merely as one item of our national work.

"Our field secretary, Franklin H. Wentworth, of Boston, has for four or

five years traveled from one end of the country to the other, spreading our information and doing propaganda work through addresses to Chambers of Commerce, credit associations and architectural societies. In order to reach more immediately any local situation requiring authoritative opinions on fire protection matters we have within the last year organized a national committee on public information, with representatives in almost every large city in the country. This committee has been actively at work and has organized the membership of the National Association in a number of cities into local chapters, with local chairmen.

"In New York city the local membership was organized about two months ago under the chairmanship of Rudolph P. Miller. The membership in New York city alone is very large. During a visit to Chicago last week I attended a meeting of the local chapter there and found they had 290 members organized and actively at work under the chairmanship of Frank D. Chase, an architect of prominence. As more and more of these local groups of the national membership of this association are formed the local demand for information will be filled to an even greater extent than heretofore in all fire protection matters that come up in the various communities.

"I have gone thus into detail on this subject so that you may be familiar with the situation. It seems to me that the National Fire Protection Association is well qualified to continue the propaganda work that it has during more than seventeen years so splendidly pushed in this country. The labors of all these years is only now beginning to be recognized.

"As many inquiries have been addressed to me in the last few days with regard to our attitude towards your proposed organization I am going to make this letter public so that I may answer all my correspondents at the same time. I recognize that the need of propaganda work in this field is great, but I do not recognize that any new medium for such propaganda is required."

Too Many Burdens on Property.

Patrick J. Carlin, who has been reapointed as Superintendent of Buildings in Brooklyn, is not one who believes that old things are always the best; but he is convinced in his own mind that a return to old city of Brooklyn conditions in building affairs, with provision for enforcing the real prerogatives of the building bureaus (such as have been given to the Tenement House Department and the Fire Prevention Bureau) would help wonderfully. He says:

"Had the same power of enforcement been conferred upon the building bureaus that is now given to the departments indicated, the bureaus of buildings would have accomplished the same results at no extra cost to the taxpayers and without the manifold difficulties that these departments place in the way of speedy construction. I have held, and I yet maintain, that if the Tenement House Department and the building bureaus were consolidated, and the jurisdiction of the Fire Prevention Bureau confined to methods of fire prevention alone, and not charged with control of matters entirely within the province of the building bureaus, a saving to the city of nearly \$1,000,000 per annum and to the owners of property of a very much larger sum would result. Both the Tenement House Department and the Fire Prevention Bureau, and the Labor Bureau, too, impose unnecessary and burdensome requirements on property owners.

"Home rule has been the cry of the city of New York for years. The Legis-

lature has recognized it, and yet those entrusted with the care of the city have been continually running to Albany for special municipal laws, practically indicating that we are not capable of governing ourselves. The result has been that the State has thrust upon us a Labor Department, a Tenement House Department and a Bureau of Fire Prevention, the duties of which were long and satisfactorily performed by the building bureaus.

1913 Was Nearly Normal.

"Do you know that the present building operations of the borough, notwithstanding all that has been said and is being said about inactivity and depression, are pretty nearly normal? Such is the case. There was an average decrease of only about one per cent. in the value of building permits issued in the first eleven months of 1913, as compared with the first eleven months of 1908, 1909, 1910, 1911 and 1912. This, too, in face of the fact that the first eleven months of 1909—which was the banner year for building permits—showed an increase of 50 per cent. over the same period of 1908, and an almost corresponding decrease was shown in the first eleven months of 1910 under the same period of 1909."

Dual System Progress.

Bids for two more sections of the new rapid transit railroads in The Bronx are being advertised for by the Public Service Commission. One of the sections is on the White Plains road extension of the existing subway, and the other on the Jerome avenue branch of the Lexington avenue subway.

The White Plains road section, known as Section No. 1 of Route No. 18, extends from the present terminus of the Lenox avenue branch of the existing subway through private property and White Plains road to Burke avenue, where it joins Section No. 2, covering the remainder of the White Plains road line to 241st street, the contract for which is already awarded. Bids for this section will be opened on February 9 at 12:15 o'clock.

The section on the Jerome avenue branch of the Lexington avenue line is known as Section No. 2 of Route No. 16, and extends from about 182d street to Woodlawn road, the terminus of the line. Bids for this section will be opened on February 10 at 12:15 o'clock. The railroad in both sections will be a three-track elevated line.

In preparation for the temporary operation of the Fourth avenue subway in Brooklyn, the Public Service Commission for the First District has prepared a form of contract for track materials, etc., to be used in equipping the subway. Heretofore it has been the practice of the city to let a contract for the equipment of subways and allow the contractor to purchase the materials. With the dual system, however, there is so much of this work to be done that the commission has decided to go into the market itself and purchase rails, ballast, spikes and other articles necessary for placing the subways in shape for operation. Public hearings on this contract have been held, and the commission will soon advertise under it for proposals to supply the quantities of such materials estimated as necessary for the equipment of the Fourth avenue subway between Manhattan Bridge and 86th street station. The engineers estimate that 3,399 tons of No. 1 open hearth rails, 200 tons of No. 2 open hearth rails, 260 tons of manganese rails, 45,850 cubic yards of ballast, 6,820 cubic yards of concrete and 1,765,000 feet of ties will be used in the equipment of this subway.

BUILDING MANAGEMENT

HOW A BIG NEWSPAPER BUILDING IS BEING REHABILITATED TO MEET COMPETITION FROM NEW SKYSCRAPERS.

An Interview with

GLENN S. WILLIAMSON,
Efficiency Engineer of the Pulitzer Building.

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

SUPPOSE you had every inch of your subcellar space occupied, with your sidewalk easement in the hands of the city, and you were confronted with the problem of relinquishing out of that space a right-of-way for a double-track subway line inside of ninety days. Wouldn't it give you a headache?

But I have been asked to tell what the motive was that prompted us to clean the face of the famous building, one of the first skyscrapers in the city, and to regild the dome with pure gold leaf at a cost of many thousands of dollars.

I am almost compelled to consider the matter of rehabilitating the World Building as a side issue compared with this other problem confronting me. We have got to move the main electrical station of the building by February 1. In this station \$100,000 worth of electrical current is received from the street mains and distributed every year. The quantity of gas that is brought into the station from the gigantic street mains is so large that it costs more than a thousand dollars a week. All the steam, water and gas pipes, all the electrical, compressed-air, hot-water and refrigeration conduits and all the pneumatic tubes in the building radiate from this station. Here also are all the pumping, refrigerating and filtering machinery and most of the ventilating equipment, not to mention the great roller casting department of the newspaper.

Every inch of the subcellar space not taken up with printing machinery is required for the boiler-room, the machine-shop, the paper-store and handling-rooms. And all of this in addition to the equipment that now stands in the way of the Nassau street subway station extension, none of which can economically be placed anywhere else but in the sub-cellars of the building, must be moved somewhere.

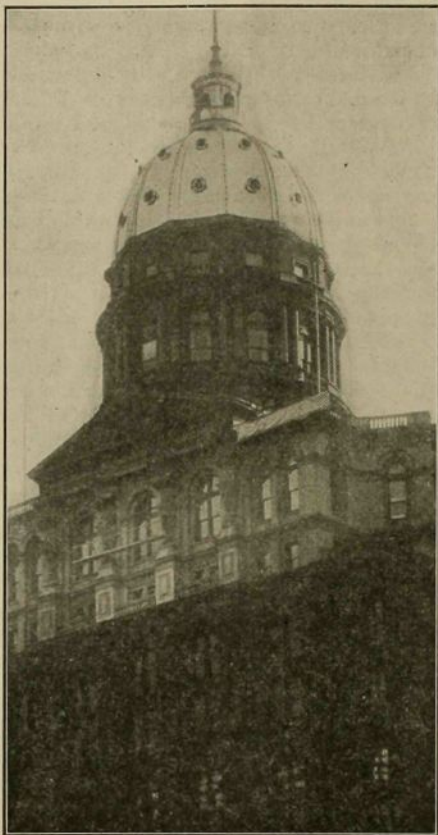
Down Near to Water Level.

Another sub-cellar cannot be dug, because the lowest floor is within three feet of tidewater, and the building stands on a floating foundation over quicksand, which under no circumstances can be moved. Yet we try to look happy.

In the course of my travels about the building one day, I looked out at the four heroic figures that architecturally hold up the roof of the World and I found that during the quarter of a century in which they have been standing there the weather had rotted the wooden plugs that held the bolts which held the figures in position, and that all four of the ten-ton "Katydid," as I call them, were about to tumble into the river of humanity that hourly passes the building to and from the bridge.

Warning Signals Heeded.

I also found that great slabs of sandstone from the ornamental parts of the building had been loosened by years of alternate freezing and thawing and were about ready to hurtle after the four Samsons. Further scrutiny showed that the face of the building where the front brick is laid was sorely in need of re-pointing.



THE WORLD BUILDING PARTLY CLEANED.

Looking across City Hall Park, I saw the new Woolworth Building making a towering bid for new tenants, and on the other side I saw the new Municipal Building gathering under its wings the many departments of the city government. This means vacancies somewhere. On down Park Row I saw the Western Union Building rising like a specter above the surrounding ones, and a plume of steam showed me where the giant Equitable Building would soon be bidding for new tenants also. Then I looked at the World Building.

A quarter of a century old! For most New York buildings such an age represents a date in their economic history when they must either pass into oblivion as live building factors or they must be rehabilitated. We have spent a million in building a modern addition and then we spent considerably more in making the old part of the building conform to the up-to-dateness of the new.

Sandblasting the Front.

Then I called in various engineers and contractors to consult with on the practicability of cleaning the face of the old building to make it match in color the exterior of the new. We tried acid, soap and water and everything in the way of cleaning compounds that the market afforded, and finally we decided to try a light sandblast. I consulted with S. G. Mullen, the engineer, and after we had experimented I engaged him to superintend the blasting, although we did the work ourselves with our own compressed-air equipment. We tried different pressures, but finally we fixed upon a twenty-five pound nozzle pressure, and we are getting splendid results, even on the architectural terra cotta work.

We are going to "fill" the whole front of the building with a water-proofing compound and then we're going to apply a coat of wax. I have fixed the masculine caryatids back to the walls of the World Building by the neck and feet by means of a stout band of bronze lugged firmly into the brick and stone work without the aid of wood plugs.

Now as to the why of it all. Mr. Ralph Pulitzer, Don C. Seitz, Mr. Pulitzer's business manager; T. A. Pratt, the superintendent of the building, and myself were agreed that, aside from the business end of the gigantic proposition, there was a civic end, and an important one. Right here around us is to be located the city's great civic center. Towering architectural masterpieces of the world surround us and it was plainly a question as to whether we wanted to be classed as the old World Building, with its corresponding retrogression in income producing power, or did we wish to be designated in the public mind as the World Building—as modern, despite its quarter century of life, as any new building. Mr. Pulitzer emphatically preferred the latter designation. And the work began.

How the Building Is Run.

I am a great believer in keeping up-to-date. In the management of the World Building we do everything ourselves. We employ a staff of a dozen carpenters, nine machinists, a dozen painters and decorators and our own elevator expert. All repairs are taken care of by our own salaried men. Our own electricians, our own pump experts, our own ventilating staff, our own roller casters will shift our own departments, provided, of course, we find a place to put them.

We have proved that we save money by doing our own work, but there is a greater consideration. Each man knows what the World Building workmanship standard is. We pay good wages, but we expect good work. And we get it. Each employee is charged with the duty of reporting to his superior anything that is loose, anything that needs repair, and it is immediately attended to.

It is the way we keep our building filled. If a complaint comes in it is immediately attended to. We do not wait to quibble. Our own staff does it, and does it well. That policy pleases tenants and it keeps our building filled even though it is a quarter of a century young.

—Among the larger building operations started in 1913, all of which are estimated at \$1,000,000 or more, may be mentioned the Lord & Taylor Building at Fifth avenue and 38th street; the Hallenbeck Building at Lafayette and White streets, to replace their old building which is to be removed for the new court house site; the Morgan Building at Broad and Wall streets; the National Biscuit Company's new building at Tenth avenue and 15th street, and the American Bank Note Company's building in Greenwich street. The highest of the new buildings proposed during last year was the Pan-American.

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.

A Smoke-Proof Fire Tower.

A FIRE exit of any type is put to its supreme service test during the first few moments directly following an alarm of fire. This is a test of its utility as embodied in its simplicity and durability. As with the flow of water in pipes, the volume of discharge is affected by interior obstructions. So in passing to safety a stream of excitable humanity it is essential to employ a means of exit conducive to easy and uniform movement. It goes without saying that its resistance to fire, smoke and water is the gauge of its durability.

the foregoing survey of fire panic conditions J. R. Taft, an associate member of the American Society of Civil Engineers and of the firm of Emory & Eisenbrey, civil, chemical and industrial engineers, co-operating with Clifford F. Pember, architect, has perfected a type of smoke-proof fire tower more graphically shown in the illustration. Its chief feature consists of the novel method employed to take care of the smoke that may happen to get into the tower.

The tower itself is constructed of fire-proof material throughout with no openings into the interior of the building, after the standard type. Entrance to the tower may be effected from balconies only, through doors of a suitable type, of ample and sufficient width, and properly arranged to swing with traffic. Balconies and vestibule landings are at level of and continuous with floors of building. There are no obstructions in the nature of sills, etc., upon which to stumble or

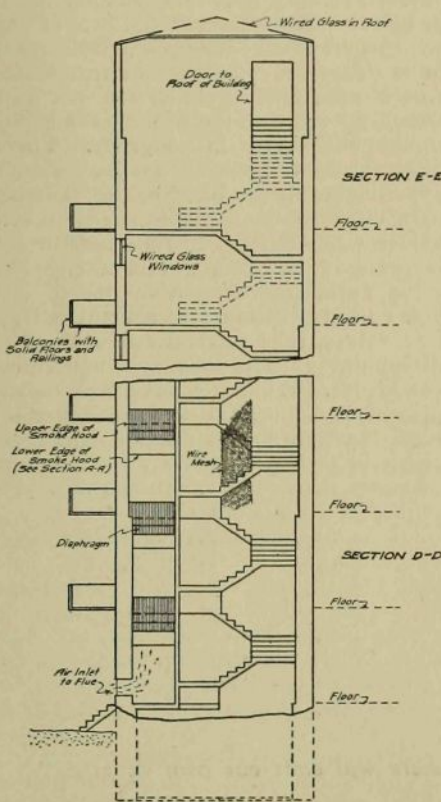
or outside a building, depending upon local requirements. In any case the inside of tower is accessible by way of balconies only. In the case of fireproof structures, one tower wall may be made a part of and continuous with wall of building. In non or semi-fireproof structures the tower wall should be entirely independent from the wall of the building.

While the accompanying diagrams show its application to a loft or factory building, with appropriate architectural treatment it may be applied to buildings of different types.

An Expansion Shell.

HERE is a type of expansion that has met with an unusual reception among builders in the Central West.

The first picture shows the normal sheave, cup and screw, assembled before expansion. The second figure in the



LONGITUDINAL SECTIONS

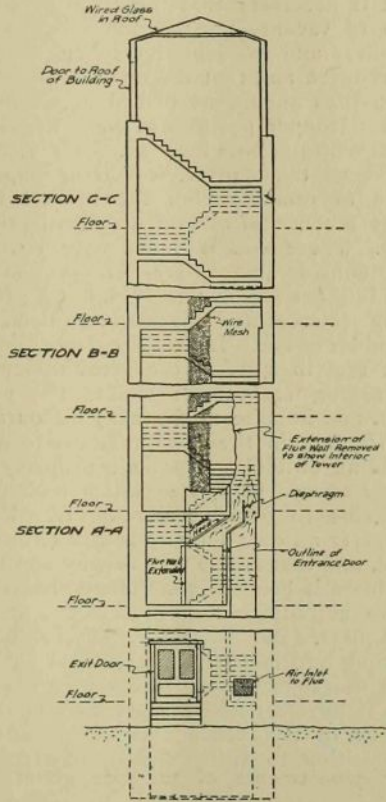
The emptying of a building of its occupants may be considered as made up of two periods: The period directly following the alarm of fire and during which the occupants are under the guidance of a "captain" or "drill leader;" and that period during which they make a hurried escape from the building after having been conducted to the exit.

Safety Always Apparent.

In the minds of persons fleeing from fire in a building, absolute safety exists at street level only. Therefore, the more a fire exit of any form tends to minimize the time elapsing between the first alarm of fire and the time safety is reached, the better such exit serves its purpose. In a tower exit so constructed that its interior cannot be reached by smoke and flame, the remaining source of danger is from clogging. While this source cannot be completely removed it may be materially lessened by proper structural arrangement.

All of the above cited mental distortion may be greatly diminished, if not entirely avoided by the reassurance arising from the knowledge that there exists at each floor and within easy access, a safe and ample means of escape. This feeling may be further encouraged by frequent use of such exit either in fire drills or ordinary stairway usage. Familiarity with the structure dispels the feelings of apprehension which may result from descending into strange surroundings.

Working upon the theory advanced in



TRANSVERSE SECTIONS

impede progress. Balconies are of solid construction throughout and of a width not less than that of door openings.

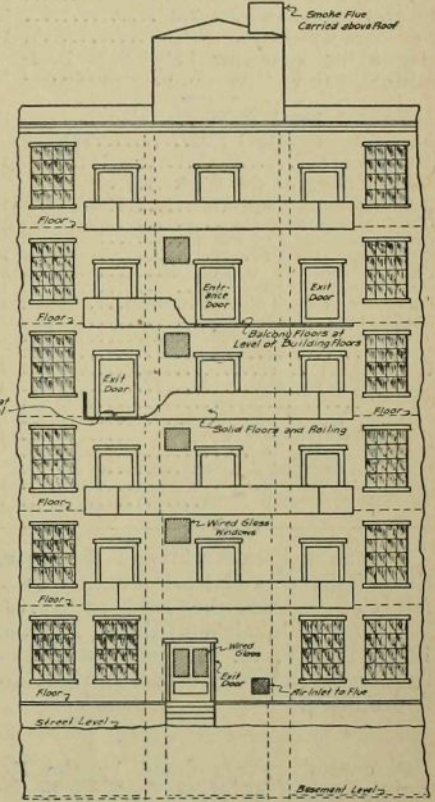
Smoke Hoods in Vestibules.

A smoke flue is located in one corner near the entrance door and carried above the roof of tower. Hoods are inserted in vestibules over entrance doors to intercept, and with the aid of diaphragms, conduct into the flue any smoke which may be blown through the doors. The bottom edge of the hood is placed as low as possible and gives sufficient clearance for passage into the vestibule. A fresh air inlet near the bottom of the flue furnishes a natural draft to carry off smoke. One side wall of the tower is extended to form a recess in which the entrance door may swing, and at the same time it serves as a regulator to prevent an inrush of persons from being thrown directly upon the stairs, or fouling traffic descending from floors above.

Inside of Tower Lighted.

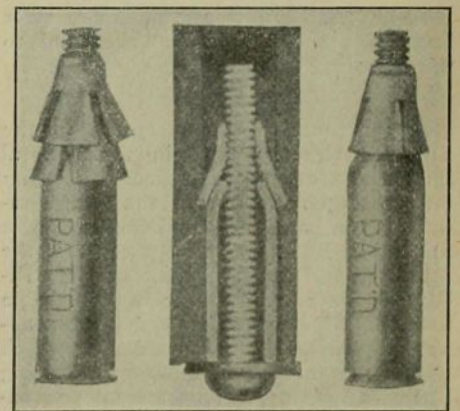
The inside of the tower is lighted naturally through wired glass windows at each floor, together with windows in the roof of the tower. Artificial light is also provided at proper points within the tower, the current for which may be drawn from a source outside the building. The central area is protected by strong wire mesh. This interior protected area may be utilized for lighting conduits, etc.

The tower may be located either within



FRONT ELEVATION

cut shows the shell expanded in the material, with one cup, and demonstrates the action of the sheave as the nut is screwed taut. The tapered sheave expands the cup into the walls of the hole,



taking a firmer hold into the wall the harder the pressure directed against it. This sheave forms a truss, with a grip fully equal to the strength of the screw used. The third figure on the cut shows the shell slightly expanded with two cups to give additional expansion in case of a large hole or soft material. By this system it is claimed that the bolt cannot split or injure marble or tile walls. It is manufactured by the Paine Company, of 1316 Corn Exchange Bank Building, Chicago, Ill.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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The annual entertainment and reception of the United Real Estate Owners' Associations will be held at Terrace Garden on Lincoln's Birthday, February 12, at 8:15 P. M. A democratic affair by democratic people of the right sort is promised.

A committee appointed by the Real Estate Board of New York to investigate the advisability of listing and selling securities of real estate corporations has handed in a favorable report, which makes rigid investigation of listings a condition requisite to the adoption of the plan. There can be no doubt that if the board goes into this project in the manner suggested by the committee it will be performing a valuable service both to the real estate market and to the investing public.

A very marked improvement in the financial situation and in the general industrial prospect was reflected in many different quarters during the week—reductions in bank rates in London, Berlin and other European money centers; the purchase and prompt resale of the \$51,000,000 State bond issue; a remarkable increase of savings bank deposits; advancing prices on a broadening stock market; optimistic addresses by leading business men at various annual conventions. Typical of the new optimism was, for example, the speech by John V. Farwell, second vice-president of the National Wholesale Dry Goods Association, who gave unstinted praise to the tariff and currency legislation now placed upon the statute books. With the growing relaxation of money throughout the world, and with our own politico-industrial uncertainties pretty well cleared away, there should be no further obstacle to a general, though perhaps gradual, revival of business prosperity.

The Technical Position of Real Estate.

A PERCEPTIBLY better feeling has come to prevail during the past week in the world of business. The stock market has registered this feeling in the most decisive manner. Something like activity and a steady advance in prices have taken place in Wall Street for the first time in many months. A certain revival is also noticeable in other lines of business. The movement has not spread to the real estate market as yet; but there can be no doubt that if the present ease of money continues there will be throughout the year a gradual increase of real estate business. People who understand conditions do not expect any sudden revival of activity, but they do anticipate a gradual recovery. In order that such a recovery may take place, it is necessary that the existing embargo on speculative building in Manhattan should be continued throughout the year.

It is necessary that the large proportion of vacancies in all the speculative business and residential districts should be reduced and that the owners of these properties should be placed in a somewhat stronger position in their negotiations with possible tenants. Unless such a change takes place, it will be impossible to remove from the market the large amount of unsold improved property. There will not, consequently, be any considerable revival of speculative building activity during 1914, but a gradually increasing investment demand should emerge. It is an extraordinary fact that in spite of the great difficulty of selling real estate during the past year, and in spite of the many discouraging factors in the local real estate and building outlook, very little property is being offered at figures which look like bargains to possible purchasers. Real property all over the city is still strongly held, and that is one reason why so little business is being done. There would be more activity in case there was more weakness. But bargains are still hard to find, and inasmuch as possible sellers will not reduce their prices in order to tempt buyers activity must wait upon a return of confidence and an increasing disposition to anticipate future rises in value.

A Taxation Commission Needed.

In the existing condition of the market nothing would more effectively discourage any recovery than a decision on the part of the Legislature to change the incidence of taxation on New York real estate. It is an open secret that during the present session of the Legislature the single-taxers will urge very strongly a bill which will submit to the electorate next fall a proposal to shift a certain proportion of the taxes from the improvements to ground values. The object of such a change in the system of taxation is, of course, to encourage building by giving the owners of unimproved property an additional reason to erect new buildings. Its advocates expect in the long run by these means to enable the city to appropriate a larger share of the increase in ground values in the form of taxation. But it is safe to say that if this plan is put through there will not be any increase in ground values, and that the position of the New York real estate property owner will be gravely compromised.

During the past ten years or more a steady increase in valuation has taken place, and during the last five years the increase in taxation has been quite sufficient to take away from the owner of real estate the whole increase in ground value. There have been a few speculative districts in which prices have continued to advance; there have been just as many districts in which prices have

actually declined, but throughout the greater part of the city prices have not varied very much. Any tendency to improvement has been checked by the menacing large proportion of the rents which were paid to the city as taxation. In spite of the fact that the owners of these properties have been disappointed in their expectations of profits, they have held on firmly, because they still hope for an increase of value in the future. If this expectation is taken away from them an extremely serious situation will be created. The prices at which they have been holding their property have been determined in some measure by this expectation of future profits. They have put up with the many inconveniences which the owner of real property has to bear as compared with the owner of personal property, because they have anticipated a reward for their bother and troubles. As soon as it is finally settled that no such reward will be forthcoming a general scaling down of values will necessarily follow. If any such result should take place, a decrease in the assessed valuation of real estate would necessarily follow, the tax rate would go up, and the credit of the city would be placed in jeopardy. There might be some plausible excuse for such experiments in the incidence in taxation in a city whose increase in real estate values was sufficient to take care of the increase in taxation, but in a city like New York, where taxation has of late years been growing faster than real estate values, it is suicidal still further to disappoint expectations and undermine confidence. What the advocates of the proposed change in the incidence of local taxation should do is to cease arguing in terms of abstract theories and to study the actual conditions now prevailing in New York City.

Of course The Record and Guide does not mean by the foregoing argument that the theoretical reasons which can be urged in favor of the proposed increase in the land value tax are conclusive. On the contrary, the widest differences of opinion exist among expert economists, not only in respect to the justifiability of the increased land tax, but in respect to its probable effect. In the hope of clearing up these ambiguities, the Legislature ought, before it takes any decisive action on the premises, to order a careful and comprehensive investigation. No legislative body is justified in radically destroying the economic position of a certain class of property without the completest possible examination of the probable effects of its action. No such examination has yet been made.

The utmost that the present Legislature should do is to provide for a commission to be appointed by the Mayor, which could give hearings to the advocates and opponents of the change and present a report to the next Legislature. Even if such a commission could not reach a unanimous agreement, it could assuredly bring to light many valuable facts and throw a certain amount of needed light on the economic effects of the proposed change.

Significant for Seventh Avenue.

It is an interesting and significant fact that the first large building item published in 1914 concerns Seventh Avenue. The National Suit and Cloak Company proposed to cover the whole block front on the west side of the avenue between 24th and 25th streets with a sixteen-story building. They also intend to erect an annex of the same height to the west of their existing factory and to add five stories to that structure. After the work is finished the company will possess an edifice containing about 40,000 square feet on each of sixteen stories, which will make it one of the largest buildings

in New York. The National Suit and Cloak Company is a mail order house and its building will be used largely for manufacturing and administrative purposes; but in all probability the stores on Seventh avenue may be employed for a semi-retail purpose. While the company, like other similar companies, may refuse to sell over its own counters to retail purchasers, it will need a show-room, to which it can invite its customers to visit when they happen to be in New York.

A mail order clothing house is in a different situation from a mail order house which deals in a large variety of goods. It really needs a convenient place in which its models can be exhibited for the inspection of possible customers. It looks, consequently, as if the new building might become something more than a factory and in its erection may have the effect of promoting the coming of some retail trade to the neighborhood. The mere fact that so large a concern was attracting its customers to Seventh avenue would tend to make other blocks in the vicinity available for similar purposes. There can be little doubt that when the revival of business does come Seventh avenue will receive its share of the benefit. It is available for improvement, because values on the avenue still remain moderate, in spite of the fact that it is available for improvement with the highest class of mercantile building.

The Over-Regulation of Real Estate.

Editor of the RECORD AND GUIDE:

In reading the statement in your paper by a certain Tax Commissioner that the Tenement House Department has added eight hundred millions to the cost of real estate in the last ten or twelve years, the idea struck me that if the people could once be made to realize that everybody paid an equal share of this cost, and that the eight hundred millions were simply added to the cost of living in New York city, they would take a very different attitude towards our legislators at Albany, who seem at present so very anxious to help them by placing additional burdens around their necks.

Our new Fire Prevention Bureau is calling for the expenditure of thousands of dollars a week, which simply goes on to the cost of real estate in New York city, and is eventually transmitted to the merchandise itself, increasing the price of everything manufactured in New York and tending to drive people and business out of the city. If it is carried on in the next ten years to the extent that it has been in the past, it does not take such a very wild flight of the imagination to realize that New York will be practically a desert, with the different bureaus for regulating real estate in full charge, and the population removing to neighborhoods where they will be less burdened.

Sometimes you have to exaggerate these things a little bit in order to make people realize just what they are doing. Of course, the owner of real estate suffers because he has less tenants, the merchant suffers because his merchandise costs him more to manufacture, and his workmen suffer because what he manufactures is sold for a higher price.

WM. H. BROWNING.

16 Cooper Square, Jan. 16.

A Suggestion for Reducing Assessed Valuations.

Editor of the RECORD AND GUIDE:

Statistics prove that on realty from the year 1909 to 1913 inclusive there has been an increase in tax bills of some 25 per cent., represented by 15 per cent. larger assessed valuations and 10 per cent. higher tax rate, the latter to meet the heavier budget demand.

Has the city not been a little too eager for the fullest figures on which to establish its legal borrowing capacity? Might not a horizontal lowering of assessed valuations possibly prove salutary?

This prompts the further question, on what basis is the computation for assessed valuation made, whether on the all-cash (meaning price at which property is sold if unencumbered) or whether on a basis in which the transfer is noted, when sold on part mortgage, the major part being sold upon "terms," and a consequently higher figure obtained. The city only is in a position to find out the real cash value. Is not this perhaps one of the contributing causes to a possible misapprehension of the taxable quantity? If this quantity could be adjusted to a stationary tax rate, another great stride could be made by adopting that method also.

It is fairly presumable, and confirmable, if the question were put to any member of the Real Estate Auctioneers' Association, or to Mr. J. Clarence Davies, who has exploited sales such as the Morris Park, Van Cortlandt estate, etc., that these sales could not have established the same valuation, or the offerings have found a market at all, if the terms had not been made attractive; namely, 30 per cent. only in cash.

Trust some of your readers may help to discuss this matter. In conclusion, I feel that a reduction of assessed valuations would in no way impair the credit of the city, but might simply prove a means of checking extravagance and consuming the money needed for city development and for the direct benefit to be obtained—and perceptibly obtained—and still avoiding any penny wise pound foolish conservatism.

LEWIS PHILLIPS.

January 21, 1914.

Good Service From Bronx Register's Office.

The Register's Office of the new Bronx County is evidently handling official business with dispatch. Register Polak is in receipt of a congratulatory letter saying that a law firm which had filed a mortgage at the new office had received the original paper back within ten days. "Those not actively interested in law and real estate," said the firm, "can hardly appreciate the importance of the service when work of this character is promptly attended to and the original paper returned without delay. If you continue the work as you have begun you certainly will win the appreciation of the members of the bar as well as all those interested in real estate in the great county of the Bronx."

The number of mortgages recorded in the Register's office up to January 2 was 220; the amount of tax collected, \$7,603.50; fees from other sources, \$2,312.58; amount of mortgage indebtedness, \$1,553,573.83.

The seal of the office depicts Father Bronx writing a record in a huge book with an old time quill pen by the light of an antique candle. Underneath is the motto, "Verbatim et Literatim," which is translated "word for word and letter for letter." The seal was designed by the Register's wife. Mrs. Polak is a graduate of the New York University Law School. In the last few years she has specialized in real estate law, with offices in the Areco Building, at 149th street and Third avenue.

The Register's Office is comfortably housed in the large Bergen Building, on the east side of the park, opposite Borough Hall, at Tremont. This is regarded as a fireproof structure, and several other county offices are in the same building. Records are to be transferred from the old county to the new as soon as may be under a state law recently enacted.

Will Find Brooklyn a Good Market.

Regarding the coming of Messrs. Bing & Bing of Manhattan to build in Brooklyn, Howard C. Pyle, of Howard C. Pyle & Co., of 201 Montague street, says it is the best thing that has happened for Brooklyn real estate in many years; in fact, he considers it second only in importance to the solution of the dual transit system. Mr. Pyle expects that Messrs. Bing & Bing will continue operations in Brooklyn after completing the apartment houses they have arranged to build in Schermerhorn and Livingston streets, and that this will mean that other builders of the same character will look to Brooklyn as a more prolific field than Manhattan. There will be a good market for the character of buildings that they will produce, both from a sale and rental standpoint, Mr. Pyle believes, though it required considerable persuasion to get the Manhattan builders to make this move. Mr. Pyle's firm were the brokers in the transaction for the site.

Construction Progress of the Catskill Aqueduct.

The impounding of water in Ashokan Reservoir was commenced on September 9. The Catskill Aqueduct is 99 per cent. completed from this reservoir to Croton Lake, which supplies the Croton aqueducts; hence, it would now be possible to make Catskill water partially available at any time, if an emergency should demand it, although the whole aqueduct and its reservoirs will not be fully completed for a few years. Between Croton watershed and Hill View Reservoir, just north of the city line, but three short gaps in the aqueduct line, about 2,000 feet in total length, remain uncompleted. From Hill View Reservoir to the terminal shafts, in Brooklyn, the city tunnel is 75 per cent. completed, according to a report from the Board of Water Supply.

The value of work completed and now in progress under contracts aggregates \$98,000,000, of which \$78,000,000 has been done to date, and work amounting to nearly \$14,000,000 was done during 1913. There remain to be awarded, in order to complete the first development of the Catskill supply sufficiently to deliver 250,000,000 gallons of water daily to the five boroughs, contracts to the value of about \$7,000,000, nearly all of which will be begun and prosecuted during the year 1914.

Progress at Hill View Reservoir is still exceeding contract requirements, the reservoir as a whole being 80 per cent. completed. Excavation and the construction of embankments are about 93 per cent. completed, representing the handling of 2,700,000 cubic yards of material. Of the concrete lining on slopes and bottom, 57 per cent. of the former and 45 per cent. of the latter, an aggregate of 1,500,000 square feet, are laid. The dividing wall, containing the by-pass aqueduct, is completed except for an opening to allow work trains to pass.

The lining of the Hudson River tunnel and its shafts on either side of the river was completed last year, except for bolting on the cover of the east shaft, thus closing the last gap in the aqueduct between Ashokan Reservoir and Croton Lake.

City Tunnel and Pipe Lines.—Of the total work to be done within the city limits, 94 per cent. is under contract (including Silver Lake Reservoir), 69 per cent. is completed, and a large proportion (30 per cent.) was performed during the year. In the city tunnel, extending from Yonkers to Brooklyn, the rock excavation is practically finished, 37 per cent. of the concrete lining is done, and four out of the twenty-four

BUILDING MATERIALS AND SUPPLIES

PRESIDENT'S MESSAGE ON BIG BUSINESS GIVES MONEY EASIER TONE AND REFLECTS ON MATERIAL DEMAND.—BRICK HIGHER.

Plans Filed This Year Show Gain over Value for Corresponding Period Last Year.

BUILDERS, apparently encouraged by the effect the President's message on the management of big business has had upon the money market, and the fact that the State highway bonds were so tremendously oversubscribed, this week, showed more inclination to come into the material market on inquiry, Thursday and Friday. Money, while not yet easy, is not so tight as it was during the close of last year. Engagements for moderate building operations outside of tile and insurance companies were more numerous during the last ten days than they were at this time last year.

Up to the fifteenth of this month 198 buildings were projected in the four boroughs, costing \$5,234,965, as against an even number covering the same period in 1913, involving a total cost, however, of only \$3,578,756.

The greatest gain was made in Brooklyn, where the difference in cost figured up to a gain of \$1,405,995 in favor of this year. In Manhattan there was a gain in the first fifteen days of 1914 over the corresponding period last year of \$509,250. The first half of January, 1913, shows a gain of about \$300,000 over the volume represented in construction in the Bronx. Tendencies toward a building revival in Queens is shown in the slight gain in volume and value in favor of this year.

Building statistics for the first half of January in the metropolitan district aggregate \$2,005,000, as against \$1,973,000 in the corresponding period last year, indicating that construction work has started the new year in better tone than was the case a year ago. Manhattan, Bronx and Brooklyn commercial operations show little change for the better, but there is a steady improvement in the number of projects for industrial and housing construction. This accounts for the active movements in moderate-price building material.

The Portland cement market was firmer. Dyckerhoff German dropped to \$2.10 a barrel in wholesale quantities alongside dock, which puts it on a price parity with Alsen's German. Both these cements were quoted at \$2.35 to \$2.50 prior to the passage of the new tariff law.

Wire reinforcement has improved on demand so far that mill capacity has been exceeded, and prices show an upward tendency. Crushed stone is still in good demand, even though prices are high. Timber distributors are gradually withdrawing concessions and price shadings from the New York Lumber Trade Association's list. Gravel and sand are both strong. Linseed oil is also firm.

The coal situation is one that has an alarming influence upon the supply market. The wholesale market reflects some nervousness, with an increasing demand, owing to the prospects of struggle at the mines in April over the wage schedule. Far-sighted building managers and dealers are trying to load up pending a possible prolonged cessation of production.

Hudson common brick advanced fifty cents per M on open and covered barges. Raritan common made no change, however, and metropolitan district dealers forebore raising prices, pending a further strengthening of the market.

BRICK PRICES ADVANCED.

Fifty Cents Added to Former Hudson Quotations.

HUDSON common brick prices were advanced this week fifty cents. The current quotations now are \$6.00 to \$6.50. A week ago \$5.50 to \$6.00 ruled in a sluggish market, but there has been a slight improvement in unloading as shown by the subjoined table. Raritan common stands pat at \$6.00 to \$6.25 in an easy market. Newark and Westchester dealers made no change in their quotations on the ground that the wholesale movement in New York was not yet strong enough to warrant sustentation of any advance, no matter how slight, they might make. Newark yard prices continue at \$7.25 to \$7.50.

The unloading of brick showed a slight gain this week of 761,500 over that moved a week ago by the Greater New York Brick Company and there was a much better inquiry for future deliveries especially since contractors are not being forced to use other materials because of the fear that they might not be able to get brick when they wanted it.

The gain in value of building plans filed as shown in the statistics given in the editorial review column of this department over those reported in the first half of January a year ago may account, in some measure, at least, for a stronger inquiry for common brick. There are now 117 bargeloads or approximately 41,000,000 brick available for immediate riding in market. This is ample to take care of all the brick requirements of New York and the metropolitan district even though the river should freeze up for a week.

Official transactions for Hudson common brick covering this week ending Thursday, Jan. 22, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.			
Left over, Jan. 15, 89.			
	Arrived.	Sold.	Covered.
Friday, Jan. 16....	1	0	0
Saturday, Jan. 17..	0	1	0
Monday, Jan. 19..	0	2	1
Tuesday, Jan. 20..	0	0	0
Wednesday, Jan. 21	0	2	0
Thursday, Jan. 22..	0	1	0
Total	1	6	1

Reported enroute Friday A. M., Jan. 23, 0. Condition of market weak. Prices: Hudsons, \$6.00 to \$6.50; covered, \$7.00 to \$7.25; Raritans, \$6 to \$6.25 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, \$7 to \$7.50 (yard). Dull. Left over, Friday A. M., Jan. 23, 83. Total number covered barges, 34. Covered barges sold, 1. Total number in market, 117.

HUDSON BRICK UNLOADED.

(Current and last week compared.)			
	Arrived.	Sold.	Covered.
Jan. 9.....	674,000	Jan. 16.....	579,000
Jan. 10.....	399,500	Jan. 17.....	257,000
Jan. 12.....	607,000	Jan. 19.....	668,000
Jan. 13.....	133,000.	Jan. 20.....	516,500
Jan. 14.....	198,000	Jan. 21.....	616,500
Jan. 15.....	322,500	Jan. 22.....	458,000
Total.....	2,333,500	Total	3,095,000

1913.			
Left over, Friday A. M., Jan. 9—122.			
	Arrived.	Sold.	Covered.
Friday, Jan. 17.....	0	5	0
Saturday, Jan. 18.....	0	0	0
Monday, Jan. 20.....	13	6	2
Tuesday, Jan. 21.....	0	3	0
Wednesday, Jan. 22..	10	5	0
Thursday, Jan. 23....	0	3	0
Total	23	22	2

Condition of market, dull. Prices: Hudsons, \$6.75 to \$7; covered, \$7.25; Raritans, \$6.75. Left over, Friday A. M., Jan. 24, 147. Total number covered barges, —. Total in market, 195.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Jan. 22, 1914.*109	
Total No. bargeloads sold Jan. 1 to Jan. 22, 1914.....	26
Total No. bargeloads left over Jan. 23, 1914, 83	
Total No. bargeloads left over Jan. 1, 1913, 113	
Total No. bargeloads arrived, including left over, Jan. 1, to Jan. 23, 1914.....	215
Total No. bargeloads sold Jan. 1 to Jan. 23, 1913	68
Total No. bargeloads left over Jan. 24, 1913.....	47

*Corrects error.
SLATE PRICES UNCHANGED.
Expected Shift in Vermont Roofing Postponed.

ADVICES from Vermont slate quarries this week were to the effect that the expected advance in the price of Vermont roofing slates had been postponed. This action probably was due to the strengthening tone for building materials in the New York market, indicating a heavier demand in the near future that would take care of the extra cost of production and carrying.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last quarter, are as follows: In each case the quotations given below were those prevailing up to noon, Jan. 23, 1914.

BRICK—
 Hudson common\$6.00 @ 6.50
 Hudson covered 7.00 @ 7.25
 Raritan common 6.00 @ —
 2d hand common 2.75 @ 3.00
 2d hand com. (truck load of 1,500) 4.50 @ —
 Front or face.....18.00 @ 32.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):
 Domestic Portland\$1.58 @ —
 Cons. Rosendale Nat.90 @ —
 Alsen's German 2.10 @ 2.15
 Dyckerhoff German 2.10 @ 2.15

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
 Trap rock, 1½ in.....\$1.10
 Trap rock, ¾ in..... 1.20
 Bluestone, 1½ in..... 1.05
 Bluestone, ¾ in..... 1.15 @ 1.30

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
 1½ in.....\$0.90
 ¾ in..... 1.00

HOLLOW TILE (fireproofing. Prices F. O. B. Perth Amboy, N. J.):

Exterior—
 4x12x12 in.....\$0.06
 6x12x12 in......084
 8x12x12 in......102
 10x12x12 in......12
 12x12x12 in......15
Interior—
 2x12x12 in.....\$0.048
 3x12x12 in......052
 4x12x12 in......052
 6x12x12 in......072
 8x12x12 in......096

LIME (Standard 300 lb. bbls. wholesale, select finishing):
 Farnham Cheshire\$1.55 @ —

LINSEED OIL—
 American Seed City Raw.....\$.52 @ \$0.53
 American Seed City Boiled......53 @ .54
LUBRICANTS (Mineral):
 Black, refined 13 @ 13½
 Black, reduced, 27 gravity, 35 @ 30 c. t. 13½ @ 14
 Black, reduced, 30 gravity, 15 cold test 14½ @ 15
 Cylinder, light, filtered..... 21½ @ 23
 Dark, steam, refined..... 15½ @ 25
 Paraffin, high, viscosity..... 19 @ 26
 23½ @ 24 gravity 15 @ 15½
 28 gravity 13 @ 13½
 Wax, crude per lb. 3½ @ 3¾
 Refined, 120 m. p..... per lb. 4½ @ —
 Refined, 125 m. p..... per lb. 4½ @ —
 Refined, 130 m. p..... per lb. 5¼ @ —

LUMBER (Wholesale prices, New York City):
 Yellow pine (merchantable 1905, f. o. b. N. Y.)
 8 to 12 in.....\$23.00 @ \$28.00
 14 to 16 in..... 31.00 @ 34.50
 Heart face siding 4-4 & 5-4.. 30.00 @ 31.50
 Flooring, 13-16x2½ & 3 ins... 15.50 @ 28.00
 Hemlock, Pa., f. o. b. N. Y. base price per M 23.00 @ 24.50
 Hemlock, W. Va., base price per M. — @ 24.50
 Hemlock, Eastern mixed cargoes.. 19.50 @ 22.50

(To mixed cargo price add freight, \$1.50)
 Spruce (W. Va., f. o. b. N. Y., lighterage limits)
 2x4, 18 and 20 ft.....\$29.50
 2x6, 10 and 14 ft..... 24.00
 2x8, 12 and 14 ft..... 25.00
 2x10, 3x10, 10 to 16 ft..... 29.00
 8x8 and under, 16 ft and under..... 26.00
 9 in, 16 ft and under..... 31.00
 4x10 to 10x10, 16 ft and under..... 31.00
 2x10 and 3x12, 16 ft and under..... 31.00
 12 in, 18 and 20 ft 35.00
 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 \$28.00
 4-4x6 in merchantable quality 28.00
 4-4x8 in merchantable 26.00
 4-4x10 in merchantable 29.00
 4-4x12 in merchantable quality..... 32.50

LATHS (Eastern spruce f. o. b. N. Y.):
 1½-in. round wood@ \$3.90
 1½-in slab \$4.00 @ \$4.10
PLASTER—(Wholesale dealer prices, alongside, Manhattan.):
 Masons finishing in 100-lb. bags, per ton.. \$10.50

BLOCKS:
 2 in. (solid) per sq. ft..... .06
 3 in. (hollow)06¾
 4 in. (hollow)07¼
 Boards ½ in. thick, per sq. yd..... .16
SAND:
 Screened and washed Cow Bay, 500 cu. yd. lots, wholesale..... \$0.50
SLATE (Per Square, N. Y.):
 Penn. Bangor ribbon.....\$4.10 @ \$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 @ 6.75
 Pen Argyle 4.00 @ 6.00
 Vermont, sea green..... 3.00 @ 4.20

STRUCTURAL STEEL (tidewater) Spot.
 Beams and channels up to 14 in. 1.31½ @ 1.36¼
 Beams and channels over 14 in. 1.31½ @ 1.36¼
 Angles 3x2 up to 6x8..... 1.31½ @ 1.36¼
 Zees and tees..... 1.31½ @ 1.36¼
 Steel bars, half extras..... 1.31½ @ 1.36¼
 Steel bars, half extras..... 1.31½ @ 1.36¼
 Universal & sheared 34 in & und 1.41½ @ 1.46¼

WHITE LEAD:
 American, dry, car lots.....\$0.07
 In oil, in 100, 250 and 500-lb. kegs..... .08½
 On lots of 500 pounds or more a discount of ½c per pound is allowed.
Red Lead and Litherage—
 In 100-lb. kegs.....\$0.08
 On lots of 500 pounds or more a discount of ½c per pound is allowed.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building
Loans, etc., Together With Brief Personal Items.

Conditions Are Somewhat Improved.

The long-looked-for improvement in the real estate market seems to be under way. While the week's business was not remarkable for increased activity, it was encouraging from many viewpoints. There was the usual "million dollar" deal which has been the chief characteristic of the trading for some weeks in the past. This particular one involved the exchange of a high class 26th street loft structure for a Fifth avenue corner ripe for improvement. Upper West Side apartment houses also figured prominently. There was a demand for residential property in various parts of the city, one Madison avenue building being sold twice during the week.

In the Bronx, one of the most important transactions of the year concerned the old Haffen Brewery property. In Richmond a large manufacturing company acquired additional lands, adjoining its large plant, to provide for future needs.

The total number of sales in Manhattan this week was 20, against 29 for last week and 31 a year ago.

The number of sales south of 59th street was 8, compared with 8 last week and 11 a year ago.

The sales north of 59th street aggregated 12, compared with 21 last week and 20 a year ago.

From the Bronx 15 sales at private contract were reported, against 14 last week and 17 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$809,335, compared with \$1,002,751 last week, making a total since Jan. 1 of \$4,748,691. The figure for the corresponding week last year was \$1,102,791, making a total since Jan. 1, 1913, of \$3,792,134.

PRIVATE REALTY SALES.

Haffen Brewery Sold.

Colonel Jacob Ruppert has added to his brewing plants and real estate holdings in New York by the purchase of the Haffen Brewery, in the Bronx, which is the largest plant of its kind in the Bronx, of the entire frontage in the west side of Melrose av from 151st to 152d st, a site about 230x150 ft. It has been operated by the J. & M. Haffen Brewing Co., a New York State corporation, capitalized at \$200,000. The president of the company, Mathias H. Haffen, and the secretary, John M. Haffen, are sons of the original founder, and they are brothers of Louis F. Haffen, ex-President of the Borough of the Bronx. John M. Haffen will continue the name of the J. & M. Haffen Brewing Co., but the organization will be devoted entirely to real estate investments and caring for the extensive realty holdings of the Haffen family. Mr. Ruppert's purchase carrying with it the good-will of the brewing company in addition to the realty. Besides the brewery property, the transaction concerns the plot, 50x100, with a 1-sty building on the north side of 152d st, 50 ft. west of Melrose av. The entire plot is in close proximity to subway and elevated railroad stations at the intersection of Third av and 149th st, regarded as the hub of the borough, and for this reason it has become too valuable for present purposes.

\$2,500,000 Realty in Trade.

Tucker, Speyers & Co. have sold for the Flemish Realty Co. (Goldberg & Cramer), the "Flemish Building," a new 21-sty mercantile structure at 11-13 East 26th st and 6-8 East 27th st, on a plot 58.6x200. This building was completed last spring, and immediately abuts to the east the "Brunswick Building," facing Madison Square Park. The buyers are Mrs. Robert P. Huntington and Miss Madeline I. Dinsmore, of Staatsburgh, N. Y., who gave in exchange the northwest corner of 5th av and 31st st, size 29.4x100, with an "L" 25x98.9 on 31st st. The buildings on this property were built for the exclusive occupancy of Duveen

Brothers, and occupied by them until recently, when they moved to their new building on upper 5th av. This transaction is one of the purely investment character, the total transaction involving \$2,250,000. Goldberg & Cramer have no definite plans for the improvement of the Dinsmore property, which was originally purchased by the late Mr. Dinsmore, who was president of the Adams Express Co.

Big Richmond Sale.

The largest sale in a monetary sense in Richmond Borough this year and also one of great commercial importance generally, showing the trend of big business, is the purchase by the Proctor and Gamble Manufacturing Co. of the Dooley property through J. Sterling Drake. This property adjoins the Proctor and Gamble Manufacturing Co.'s original property on the west and is the northwestern corner of Staten Island and adds to their holdings 1241 ft. on Newark Bay and Staten Island Sound and an area of nearly 19 acres. All shore front beyond this is outside of the free lighterage limits of the City of New York. The Proctor and Gamble Manufacturing Co. now have nearly 1,900 ft. of water front and about 100 acres of land. They are using now about 300 ft. of water front and have 75 acres open for future construction. Their present purchase is in no sense a speculation, but believing the present a favorable time to buy, they have simply provided for a possible future requirements.

New Bronx Police Station.

The City of New York has bought through Nicholas F. Walsh the southwest corner of Brook av and 141st st, plot 75x90, as a site for a new station house for the policing of the 61st precinct, which at present is done from Alexander av and 138th st. It was bought from the Julius Stursberg Realty Co. Former Commissioner Waldo approved the site for the new station, which is the last of the new police quarters he planned some time ago to replace old stations throughout the city. The city will take title to the corner in a few days, and before spring it is expected the construction of the building will be started.

Shoe District Sale.

Morse & Rogers, one of the largest wholesale shoe dealers in the city, have purchased the two 5-sty buildings at 118 and 120 Duane, on plot 50x116, from the Lorillard Estate, for investment. This property is adjoined by two other similar buildings owned by the Lorillard Estate, which comprise the southeast corner of Church and Duane sts. Morse & Rogers occupy large space in the 12-sty commercial building, built a few years ago at 21 to 29 Hudson st, southwest corner of Duane st, by Sonn Brothers, who leased it upon completion, to Morse & Rogers for a long period.

"Mauretania" in Deal.

Wm. A. White & Sons have sold for the Seamen's Bank for Savings the 6-sty elevator apartment house at 402 to 410 West 148th st, "The Mauretania," on plot 100x100. The buyers are the McKeon Realty Co. The house was built by Emanuel Krulewitch and afterwards sold to Edward Hanlon, the baseball magnate. It was acquired by the Seamen's Bank for Savings under foreclosure in December, 1912.

Axton Court In Trade.

The West Side Construction Co., Jacob Axelrod, president, has sold the 8-sty fireproof apartment house known as Axton Court, at 620 West 141st st, on plot 100x99.1, adjoining the southeast corner of Riverside Drive, to the Murray Hill Realty Company, which gave in part payment the three 4-sty and basement dwellings at 143, 145 and 147 East 35th st, on plot 53.2 x98.9. The transaction involved nearly \$500,000.

Manhattan—South of 59th Street.

BETHUNE ST, 27, 3-sty and basement dwelling, on lot 22x84.5xirreg., sold for L. L. Goodrich to John G. Parr, by Gustave Britt. The buyer owns the houses at 21 and 23 on the same block.

WASHINGTON ST, 578-582, s w c Clarkson st (62-4), plot 75x150xirreg., containing about 12,500 sq. ft., sold for Silas H. Pomeroy to John J. Bradley, the truckman, by Wm. H. Whiting & Co. The buyer will improve at once. The seller acquired the plot in October, 1911, through the same brokerage firm.

49TH ST, 325 East, 3-sty and basement dwelling, on lot 18.6x100.5, sold for Christopher H. Unlandharn to a client, by Smith & Phelps.

MADISON AV, 529, 4-sty high stoop dwelling, on lot 20x80, adjoining the southeast corner of 54th st, sold for Anne L. Pultz to the Swan Brown Co. for investment, by Douglas L. Elliman & Co. The property was re-sold later in the week through the same brokers to an investor.

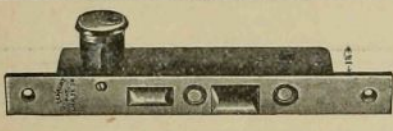
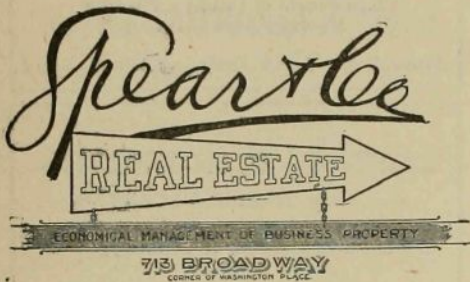
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The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

YOUNG MAN (24), 7 years' experience, renting, collecting and repairs, desires position; A1 references. Box 238, Record and Guide.

FOR SALE—Bound volumes of Record and Guide for 1881, 2, 3, 4, 5, 6, 7, 8 and 9; 1890, 1, 2, 3, 4, 5, 6, 7, 8 and 9; 1900, 1, 2, 3, 4, 5, 6, 7, at a bargain. \$1 per volume. HENRY MALKAN, 42 Broadway.

WE ARE entirely out of New York Edition of Record and Guide of June 14, 1913. We will pay 20 cents for these numbers if both sections are delivered to us in good condition. We also need Brooklyn Edition of July 5 and October 25, 1913. We will pay 15 cents for these numbers if both sections are delivered to us in good condition. This offer will expire on January 27, 1914. Record and Guide Company, 119 West 40th St.

SPECIAL OFFER 50% DISCOUNT.—We have on hand a very few complete sets of the Annual Number of Record and Guide Quarterly, from 1900 to 1911 (inclusive)—12 volumes. These Annuals are indispensable to Real Estate firms and to any one interested in real estate in Manhattan. We offer these 12 volumes at the very low price of \$64.00 for a complete set. Settlement may be made in quarterly payments. (Regular price, \$128.00, net.) You will have to act quickly, as they will not last long. If you need only part of these Annuals to fill out your office set, the special-offer price for volumes 1900 to 1907, inclusive, is \$5.00 each; 1908 to 1911, inclusive, \$10.00 each, while they last. Don't delay a minute. Write or telephone your order to-day. Our telephone is 4800 Bryant. Realty Records Co., 119 West 40th Street, New York.

NORWOOD, L. I., ETC.—The Rickert-Finlay Realty Co. has sold the following properties: at Kensington, block 16, plot 7, comprising 10,000 sq. ft., to Olive Callingham; at Norwood, block 1, lots 36 and 37 inclusive, to Walter C. McMillan; at Westmoreland, block 12, lots 17 and 18, to Mary Farmer; block 11, lots 26 and 27, to Mary Conroy; block 12, lots 36 and 37, to Agnes Brady; block 13, lots 25 to 28 inclusive, to Ellen Pederson; block 15, lots 81 to 86 inclusive, to Edward H. Harris; block 12, lots 38 and 39, to Mathilda Julien; and block 15, lots 32 and 33, to H. Reidy. Tentative contracts have been drawn for the sale of 122,292 sq. ft. of Kensington-Great Neck, at a price of \$30,000. The purchaser intends improving plot with a large Colonial residence. In addition to these plot sales, there are a number of houses in the course of erection on large plots of ground that are being built on contract for H. P. Ellis, G. M. Gales, C. A. Holmes, F. A. Noyes, all of Manhattan. This activity is considered by the Rickert-Finlay Co. to be the forerunner of a most successful spring business. The effect of the third rail electric service over the North Shore section of Long Island has apparently been the medium of increased realty activity.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman have sold for the Ridgewood Park Co. a plot 100x230 on West End av, Kathawood Park, to Thomas McLelland, who will build a residence.

ROCKY POINT, L. I.—The Fifth Avenue Bond and Mortgage Co. has sold 390 acres of land at Rocky Point, L. I., to H. B. Baker and others. An experimental farm will be started there and every encouragement given the small farmer. A plan is to be provided whereby the farm can be paid for out of the products of the farm. The purchasers also have an option on about 500 additional acres of land near the property. Buyers will experiment with selling their products direct to consumers.

SOUTH YONKERS, N. Y.—The American Real Estate Co. has sold in the recently opened Lawrence tract about six lots to Frederick A. Bergane of Manhattan, who will erect a two-family houses.

TUXEDO PARK, N. Y.—William B. May & Co. have sold for the estate of George Lorillard Ronalds "Turtle Point." The property consists of one of the finest lake sites in the Park, improved with a magnificent stone dwelling which the purchaser will occupy.

WEST KEANSBURG BEACH, N. J.—At West Keansburg Beach, F. Bradley Cox has sold to Dr. Gall, of Mattawan, N. J., two lots; to Martin C. Hilderbrant, of Kearny, N. J., two lots; to Edna Belle Bentley, of Keansburg, three lots on Newman st, and to Judge J. E. Foster, of Atlantic Highlands, N. J., five lots on the corner of 1st st and Park av.

WOODBURY, L. I.—Rawdon W. Kellogg of Jamaica has purchased from Ely O. Piquet a farm of thirty acres, which was held at \$30,000. In exchange Mr. Kellogg gave twelve houses and eighteen lots in Jamaica, Richmond Hill and Queens. Piquet & Piquet of Jamaica acted as the brokers.

YORKTOWN, N. Y.—The Briarcliff Realty Co. sold for Belle J. Erhardt her property in the Town of Yorktown, Westchester County, consisting of 110 acres, with a large modern residence and outbuildings. The property was held at \$35,000.

LEASES.

Manhattan.

Success of the Leavitt Building.

Societe Francaise des Films et Cinematographes Eclair, who are represented in New York by the Eclair Film Co., have taken a lease of the entire fourth floor of the Leavitt Building, 126-132 West 46th St., and will immediately occupy the premises with all their Executive and Rental Offices. This lease practically completes the renting of the Leavitt Building, and there are at the present but a store and basement, two full lofts and one-half loft still unrented, out of this 12-sty building, which occupies a plot 80x100.

The other tenants now occupying the premises and the various lines of business are as follows:—

Fifth floor, Box Office Attraction Film Rental Co., manufacturer of films; sixth floor, William Fox Amusement Co., theatrical enterprises; sixth floor, Edward Kealey, theatrical enterprises; seventh floor, Greater New York Film Rental Company, manufacturer of films; eighth floor, Warners Features, Inc., manufacturer of films; ninth floor, Brettner & Goodman, manufacturer of jewelry; ninth floor, Baruch & Co., costumes; ninth floor, William L. Sherry Feature Film Co., manufacturer of films; tenth floor, William Laidlaw, Jr., automobile cloths; eleventh floor, Byron Co., mercantile photographers; twelfth floor, Davidson & Schwab, manufacturer of jewelry. When erected this building was considered a pioneer in the neighborhood, but the rentals have justified the undertaking and strongly reflect the trend of mercantile business to the section north of 42d street and east of Broadway. Several leases are under consideration for the remaining parts of the building. The agents are Spear & Co.

U. S. Government Leases.

In order to provide greater mail facilities at the Grand Central Terminal and to take care of the increased business due to the parcel post, the United States Government has just leased 12,350 square feet of additional space there from the New York Central and New Haven roads, owning the terminal. It has also taken under consideration a proposal that it lease in addition a small room in the Concourse adjacent to the telephone-room, to be used as a sub-station for the convenience of travellers. The space which the Post Office Department has already leased is intended to expedite the handling of the parcel post. It consists of 6,100

square feet at the south end of the east baggage-room on the lower level and 6,250 square feet on the street level of the station adjacent to the east baggage-room. The rental is at the rate of \$10,566.60 until July 1, 1914, and \$13,402.92 a year thereafter during the term of the contract.

Important Times Square Lease.

An important lease in the Times Square district, reported Tuesday, involved the Criterion Theatre, occupying the northeast corner of Broadway and 44th st., adjoining the larger New York Theatre. Klaw & Erlanger own both theatres and they have leased the Criterion to the American Vitagraph Co. for one year, beginning Feb. 5. The new lessees will use the house for photo-play productions. During the last two or three years many negotiations have been in progress by various syndicates for acquiring the entire block front, which is opposite the Hotel Astor, for improvement with a big hotel, and a few months ago it was announced that the deal was practically closed. The present lease was closed by David Gerber, as attorney for the principals.

High Store Rental.

George R. Read & Co. have leased for the firm of "Mary Elizabeth," the small store at 1 West 36th st, adjoining its new store at 392 5th av, northwest corner of 36th st. The lessee is the Ivy Corset Shop of Worcester, Mass., and the lease is for 5 years from Feb. 1, at \$9,500 per annum. The store just leased has a frontage of 9 ft. and at its deepest end runs back 27 ft. The rental represents over \$40 per sq. ft., said to be a record for inside stores along that section of the avenue.

AMES & CO., INC., leased the 2nd loft in 6 West 29th st. for S. W. Peck to Jacob Ely, represented by H. S. Ely & Co.; also the 3rd loft in 11 East 22d st. for R. S. Minturn to the Rodgers Co. of 506 Broadway, represented by the Fifth Avenue Bond and Mortgage Co.; also the store in 15 West 31st st. for R. Smith to S. Katel, represented by J. Friend Lewi & Co.

AMES & CO., Inc., leased for Marmac Construction Co. the 3d loft in 241 to 247 West 37th st to G. Schrimmer, of 3 East 43d st, for a term of years; also the 3d loft in 130 West 28th st for Wm. Abramson to Workman & Silver, of 22 East 8th st, and the 5th loft to Silberfarb & Halprin; also the 1st loft in 285 8th av to C. Junker to Matthew O'Connell; also the 2d loft in 23 West 32d st for the 23 West 32d Street Co. to H. Schneider, of 23 West 32d st.

THE ESTATE OF FRANZ BECK leased from the New York Life Insurance and Trust Co. the 6-sty building at the southwest corner of 7th av and 29th st. Plans have been filed for the alteration of the structure into showrooms for hotel supplies at a cost of \$15,000. Thomas H. Styles is the architect.

BLEIMAN & CO. leased the 2d loft in 40 East 19th st to Scheuer Bros., of 447 Broadway; also offices in 11 West 25th st to Albert Cohen & Co., and 4,000 sq. ft. of space in the building at the southwest corner of 4th av and 32d st to S. Solomon.

DEMETRIOS BASTISTATOS and others leased from Jane E. Britton the 4-sty building, on a lot 20x75, at 476 6th av, 43.5 ft. south of 29th st, for ten years from Feb. 1, at an annual rental of \$5,400.

N. BRIGHAM HALL & WM. D. BLOOD-GOOD, INC., leased for Sidney P. Henshaw for a term of years the store in 64 West 46th st to Mmes. Josie Werner of 55 West 45th st and Estelle Lippman, of 1523 3d av, millinery and dressmaking.

GUSTAVE BRITT leased the 3-sty dwelling at 410 West 19th st, for the Hereford Realty Co., to Elizabeth Swanson.

MRS. JOSEPHINE A. COALE has leased her 3½-sty residence at 662 West End av. The 5-sty dwelling at 676 was also leased by Meyer D. Rothschild.

THE CROSS & BROWN CO. leased the 5th floor in 415 West 55th st to Adolph Berkowitz; the 16th floor in 58 West 45th st to Robt. D. Kohn, of 170 5th av, and the 6th floor in 8 and 10 West 45th st to G. W. T. Dowling, of 398 5th av.

GAINES & DRENNAN CO., INC., leased for the Fifth Avenue Building Co. the 1st loft in 23 West 23d st, to the Stewart Glass Co. of 68 West Broadway; also for J. Romaine Brown Co. the 5th loft in 23 East 20th st, to A. Barna of 56 3d av.

GAINES & DRENNAN CO., INC., leased an apartment in 1 Lexington av to G. V. Rogers; also an apartment in 24 Gramercy Park to Geo. B. Lester.

THE DUROSS CO. leased 134 and 136 West 18th st, two 2-sty buildings, for the Providence Land and Improvement Co. of Providence, R. I., to the Union Transfer Co., of 121 East 22d st, for a term of years.

THE DUROSS CO. leased the 1st loft in 135 West Broadway to Meyer W. Singer, at No. 331 7th av, a store to Flachmar & Weinstein and at the southeast corner of Washington and Horatio st, a store to Rosa E. Feldmann.

DOUGLAS L. ELLIMAN & CO. leased another apartment from the plans in the new building in course of construction at 116 East 63d st, for Samuel A. Herzog to Lansing P. Reed; also a large duplex apartment in 969 Park av, to Mrs. Joseph Willets; and an apartment in 840 Park av to Miss Madeleine Gelschen.

DOUGLAS L. ELLIMAN & CO. leased a duplex apartment in 418 Madison av for Clarence S. Day to John R. Rebarer; also an apartment in Marquand House at 11 East 68th st for Pease & Elliman to William L. McKenna; and also an apartment in 75 East 54th st for Mrs. Thomas C. Smith to Walter B. Devereux, Jr.

FOLSOM BROS. leased the parlor floor store in 54 West 36th st to Dean & Pinetti for a term of years.

FREDERICK FOX & CO. leased, in conjunction with Frederick Southack & Alwyn Ball, Jr., the 1st, 2d and 3d lofts in 499 Broadway to the Sanitary Clothing Co., of 269 Canal st.; also for Rosa Von Zimmermann the 6th and 7th floors in 6 and 8 West 18th st to Schneiderman Bros., of 6 West 18th st; for the Building & Engineering Co. the 2d loft in 123 and 125 Bleecker st for a term of years to the Greater New York Feather Co., of 49 West 3d st; and for Louis S. Strock the 4th and 5th lofts in 42 East 12th st to Kaplan & Silverman and Goldberg & Glatman.

FREDERICK FOX & CO. leased for the Randall Underwear Co. the 6th loft at the north-east corner 12th st and 4th av for a long term of years to Jerome Rosenberg; for the Selkirk Realty Co. the 7th loft in 29 and 31 East 22d st to Kurtz & Maurer, of 65 4th av; and for the estate of Mary A. Chisholm the 5th and 11th lofts in 56 and 58 West 22d st to Morris Bernstein and Feinstein & Morowitz.

FREDERICK FOX & CO. leased the 10th loft in 141 to 145 West 36th st to Kohn Bros.; the 6th loft in 19 and 21 West 36th st to Rosenfeld & Weingarten; the 3d loft in 31 and 33 East 28th st to Hochner Bros.; the 4th loft east in 25 to 29 West 45th st to the Century Furniture Co., of Grand Rapids, and large space in 35 and 37 West 39th st to the Film Exchange, of 61 West 14th st.

THE GREELEY SQUARE LEASING & IMPROVEMENT CO. leased to K. Meehan the store and basement in 106 and 108 West 32d st for 5 years from Jan. 1 at an annual rental of \$10,000.

HEIL & STERN leased for Marmac Construction Co., the 10th loft in 158 to 164 West 27th st to I. Arbus & Son, of 10 Bleecker st; for Durst & Rubin, 3d loft in 40 to 46 West 25th st to A. E. Lefcourt & Co., of 48 West 25th st; for Jacob Needle 3d loft in 6 and 8 West 20th st to the Norbert Mfg. Co., of 83 White st; for Florence Coleman 6th loft in 116 and 118 West 29th st to the Solomon Shapiro Mfg. Co., of 450 6th av; for the estate of David W. Dazian store and basement in 248 Lafayette st to Flohr & Harris, of 141 Grand st.

HEIL & STERN leased for the Rexton Realty Co. the 6th loft in 37 and 39 West 28th st to Back, Newman & Scheller; for the Madison Holding Co., the 6th loft in 72 and 74 Madison av, to A. Lewis & Co., of 34 West 17th st; for S. L. Silver & Co., the 7th loft in 15 and 17 East 32d st, to Max Schwartz; and for the Bradkin Realty Co. the 2d loft in 6 and 8 West 32d st, to G. S. G. Waist & Dress Co.

HEIL & STERN leased for the 130 West 29th St. Co. (Everett and I. Randolph Jacobs) the store and basement in the new building at 130 and 132 West 29th st to Leo Uhfelder Co., importers of bronze powders, of 185 6th av. The lease is for a long term of years. The same brokers sold the land to the Messrs. Jacobs and have completely rented the entire 12-sty building. They have also been appointed agents for same.

M. & L. HESS (INC.) leased the 6th loft in 30 and 32 West 15th st to Jones, Brundage & Co., the 2d loft in 37 West 3d st to the New England Braid Co., of 42 Bond st; the 5th loft in 25 West 15th st to the Monarch Cloak Co; the 6th loft in 37 and 39 East 21st st to David Kisch; the 6th loft in 11 West 17th st to the Eagle Pittcoat Co., of 17 East 12th st, and the 10th loft in 241 to 245 West 37th st to the F. C. Afferton Co of 482 Pearl st.

THE JULIUS FRIEND, EDWARD M. LEWIS CO. leased the store in 409 4th av to the K. & L. Lunch Room for a term of years.

THE McVICKAR, GAILLARD REALTY CO. and Louis Kempner and Son leased for "Frederic's" the store and basement in 1 West 34th st, for a term of 7 years. The tenant, Madam Jaeger, will occupy the premises for the millinery business. "Frederic's" obliged to give up the 5th av store at the corner of 41st st, which is part of the new Rogers Peet Building will combine both businesses in one building on 5th av, the location of which has not yet been announced.

THE MONTANA CONSTRUCTION CO. leased apartments in 375 Park av to Matthew Hinman, George H. Taylor, Ralph H. Thomas, Herbert S. Collins, Stephen H. Olin and Harold C. Richards.

WILLIAM R. MOORE leased for a long term of years the two remodeled 6-sty buildings at 146 and 148 West 45th st, for Charles Furst at an aggregate rental of about \$127,000; also rented to Charles Bader for a term of years the ground store in 75 West 46th st, and the 3d floor for business purposes in 148 West 45th st.

THE PAYSON McL. MERRILL CO. and Cammann, Voorhees & Floyd leased the dwelling at 138 East 37th st to Mrs. Joseph A. Blake.

PEASE & ELLIMAN leased an apartment in 383 Park av for Mrs. Elizabeth Coudert to Mrs. E. K. Fraser; one in 167 West 72d st to Miss Vivian L. Macdonnell one in 202 West 81st st to Mrs. C. Mather; also leased an apartment in the "Southfield," at 145 East 35th st, to Dr. Katherine B. Davis, the new Commissioner of Correction. The "Southfield" houses friends of President Wilson, with whom he always stops when he is in New York. Also leased a large apartment in 11 East 68th st, the new house which is being opened for occupancy on the site of the famous residence of the late Henry G. Marquand, to W. T. Moyman; also leased for the Century Holding Co., Lee & Fleischman, at 25 West 5th st their new 16-sty building to the Frymier & Hanna Co., of 25 West 42d st; also leased an apartment at 152 East 35th st for F. Wright Brown to Ernest G. H. Schenck, and one in 850 Park av to Mrs. R. B. Crouch.

PEPE & BRO. leased for W. P. Meyers, 19 East 12th st, known as the Twelfth Street Garage, a 3-sty garage to Clerice & Bambi of 62 Washington Muse for a term of 5 years at the rental of \$3,600 per year. The premises will be continued as a garage in the future.

WILLIAM J. ROOME & CO. leased for the estate of John B. Scott the 3-sty dwelling at 258 West 24th st, to Alfred Eynard.

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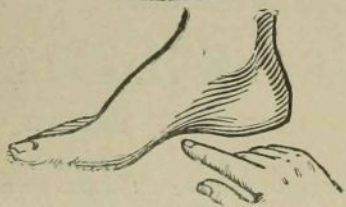
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Manhattan Leases—(Continued.)

WILLIAM J. ROOME & CO. leased 258 West 24th st to Alfred Eynard.

RICHARD H. SCOBIE leased for Edward Margolies to the King Motor Car Co., of Detroit, Mich., the entire 3d floor, covering a space of 12,500 sq. ft., in the Marfields Building, at the corner of 47th st and 11th av. The broker leased the large store at the southeast corner of Broadway and 52d st to the same people a short time ago, which they use for a showroom.

ROYAL SCOTT GULDEN leased the residence of William Hull Wickham at 10 East 56th st to Haas Bros., ladies' tailors and dressmakers, of 5 West 46th st, for a term of years. The building has an elevator and all modern improvements of a private house. It will be altered extensively for business. The rental was on a gross basis.

TUCKER, SPEYERS & CO. leased for Burton S. Castles to Mildred DeHaan Livingston and Mary B. Rouse the 7th loft east in 39 and 41 West 38th st for a term of years.

TUCKER SPEYERS & CO. leased for B. S. Castles the 8th loft east in 39 and 41 West 38th st to Henry Gorman, of 37 West 21st st.

TUCKER, SPEYERS & CO. leased for Captain William H. Wheeler to Otto Kohn, of 29 West 38th st, the 5th floor in 26 West 38th st.

E. A. TURNER leased for Charles Schweinler the dwelling at 104 Lexington av to Shiryetian & Samourkashian for a term of years as a restaurant.

E. A. TURNER leased the 3-sty rear building and the store at 205 East 44th st for five years at \$3,000 a year to Emil Feffercorn, of 126 East 28th st, and Karl J. Freund, of 3 East 47th st.

UNGER & WATSON, INC. leased the 2-sty private dwelling at 224 East 52d st, on plot 20x 100, to Ernst and Margaret Grohs for a term of years.

VAN NORDEN & WILSON have closed a long term lease for the Rogers Estate Property at 39 South st. The lessee, Harry Parker, of 30 East 42d st, will obtain possession May 1 and will make extensive alterations, occupying the property for his own business.

FRANK VOLZ leased a store in 45 Vermilyea av to Nathan Goden for 5 years at an aggregate rental of \$2,400.

VAN NORDEN & WILSON leased for the Volunteers of America the 5th floor in 34 West 28th st, to William Stern, furrier, of 48 West 27th st, for a term of years; also for the Bancroft Realty Co., space in 3 to 9 West 29th st, to H. Westerman of 10 West 29th st; also space in the same building to I. D. Magnes, of 31 Union sq; also space in 10 West 29th st, to Abraham Frankel.

VAN NORDEN & WILSON leased the entire Beaver st store and basement in the new building just being finished by Brody, Adler & Koch, known as the New & Beaver Arcade. This building extends around the corner of New and Beaver sts, having a frontage of 49.5 on Beaver st and 65.2 on New st. The tenant is the Beaver Street Restaurant Co., Inc., and has taken a lease for 20 years. Both the store and basement will be extensively altered, the store floor being used for tables and the basement for buffet lunch. The restaurant will be opened about the 15th of March.

SIDNEY L. WARSOWER leased for a term of years the loft building at 402 West 40th st, to the Schwarz Bros. Co. manufacturers of jewelry boxes, of 1370 Broadway.

LOUISE WERNERT leased to Peter and Michael McEntee the 4-sty building, on a lot 16.8x50, at 207 7th av, for 5 years, from May 1, 1914, at an annual rental of \$3,300.

WORTHINGTON WHITEHOUSE leased for Emery L. Ferris the 5-sty American basement dwelling 96 Park av for a term of years to Dr. I. Seth Hirsch.

WORTHINGTON WHITEHOUSE leased for a term of years for Pease & Elliman, as agents, the 9th floor west apartment, in 103 East 75th st, to Jorge Andre, who was recently married to Miss Laura Webb; also leased for Mrs. J. C. Anderson her 5-sty dwelling at 53 East 51st st for the season furnished to J. H. Alexandre, Jr.

Bronx.

MRS. COLLIS P. HUNTINGTON leased her Belden's Point estate at City Island to Richard N. Arnow, an attorney, who resides at City Island. It comprises 5½ acres of shore front, and belonged originally to William Belden. It is said that Mr. Arnow will erect a hotel.

Brooklyn.

THE CROSS & BROWN CO. leased the old Clermont Rink at Clermont and Vanderbilt avs, to be used as a dancing academy. Outside of Madison Square Garden, this is the largest hall in the city and the lessees will operate an academy of very high order, charging a small fee for each dance.

Queens.

MRS. FRANCESCA MAYER leased for a long term the MacGuire cottages fronting the entire easterly side of Sea View av, from Cornaga to Clark av, Far Rockaway. The lease was consummated by the H. Frankfort Agency.

WILLIAM A. MORRIS and others leased to Emil and Theodore Witzel the tract known as Tallman's Island, near College Point, L. I., for 5 years, the annual rental for the first 3 years being \$4,000 and \$4,500 each for the two remaining years. The property contains 25 acres, together with buildings and pavilions.

Suburban.

WORTHINGTON WHITEHOUSE leased for Mrs. John F. Scott her dwelling in the Westchester Country Club Grounds to Mrs. A. G. Moffat.

REAL ESTATE NOTES.

WALTER GEER has sold the residence at 332 West 71st st to Randolph E. Paul, who took title on Thursday.

THE BERLIN RENTING AGENCY has been appointed agent for the Wadsworth dwellings, on Wadsworth av, from 185th to 186th st.

GEORGE W. BRETTEL and James Henry negotiated the recent sale of the flat 242 East 128th st to John McKee.

DOUGLAS L. ELLIMAN & CO. gave their third annual dinner to the brokers in the office on Thursday night, Jan. 15, at the Madison Arthur, 5 East 45th st.

WILLIAM F. ARMSTRONG, of Bridgeport, Conn., is the buyer of the two 7-sty apartment houses at 2465 to 2471 Broadway, sold recently by Philip Livingston.

SAMUEL H. MARTIN has been appointed agent of the property 123-125 West 67th st, 1981-1987 Broadway, 9-11 West 64th st and 233 West 66th st.

VAN WYCK FERRIS, formerly with Van Norden & Wilson, New York, has opened a real estate office in the First National Bank Building, Mineola, L. I.

F. WILLIAM EGGERT was the broker in the recently recorded sale of 685 East 243d st, a 2-family dwelling, for the Ruminiski estate, to Fred Trede.

DUFF & BROWN have been appointed agents of the following apartment houses: 18 West 118th st, 309 East 32d st, 406 West 26th st and 3692 Broadway.

LEON S. ALTMAYER has negotiated a first mortgage of \$20,000 on 206 West End av, a 5-sty and basement apartment house, with stores, and also a first mortgage of \$15,000 on 893 3d av, a 5-sty apartment house, with store.

GOODALE, PERRY & DWIGHT have been appointed agents of the following properties: 400 and 402 6th av, 203 Greenwich st, 242 West 56th st, 495 Canal st, 574-576 11th av, and 308 East 135th st and 601 Prospect av, Bronx.

MORTIMER L. SCHIFF has taken title to the Bijou Theatre property on Broadway just north of 30th st, extending through to 6th av. Mr. Schiff is a brother-in-law of Felix M. Warburg, who bought the property on Jan. 8, as plaintiff in a foreclosure action, for \$465,000.

CONTROLLER SOHMER has designated George J. Gillespie of 20 Vesey st, as his special counsel to appraise the estate of the late J. Pierpont Morgan for transfer tax purposes. Mr. Gillespie was Tax Commissioner under Mayor Low and was appointed to the Board of Education by Mayor McClellan.

AGAINST THE SINGLE TAX.—A meeting under the auspices of the Real Estate Owners' Protective Association in the Riverside Theatre Building at Broadway and 96th st, last Monday night, was addressed by Allan Robinson, Henry Bloch, Ira J. Ettinger and others in opposition to the enactment of the Salant-Schaap tax bill.

THE McKEON REALTY COMPANY is rumored to have resold the plot, 100x100, at the southwest corner of Convent avenue and 141st street. The company recently acquired the site from Joseph Guinet in an exchange for the loft buildings at 424 to 438 West 33d street.

GEORGE C. EDWARDS, of Bridgeport, Conn., is the buyer of the 11-sty loft building at 520 and 522 Broadway, reported sold recently by William A. White & Sons for the McKeon Realty Co. The buyer gave in part payment a hotel property at Lake St. Catherine, Vermont, consisting of a structure accommodating 100 people, together with about 32 acres of land.

FRED OPPENHEIMER has placed a first mortgage loan of \$30,500 at 5 per cent. for three years on the 50-ft, new law apartment house on the west side of Forest av, 327 ft. south of East 157th st, for the Benenson Realty Co. and for the same company a similar mortgage of \$26,000 on the new law apartment house on the southerly side of 156th st, 125 ft. east of Courtlandt av.

JUDGE MAYER, of the United States District Court, has granted the application of Weschler & Kuhn, attorneys for James N. Rosenberg, receiver of the New York Real Estate Security Co. to issue receiver's certificates to the extent of \$200,000. The money is for use in making necessary payments on the properties of the bankrupt company to prevent it from going into foreclosure.

JAMES G. CANNON, President of the Fourth National Bank, will take title this week to the old Horton farm at Golden's Bridge, Westchester County, which he purchased a short time ago through the brokerage firm of Lounsbury & Thorp. The farm contains about 160 acres, and is one of the best-located estates in that locality. It is understood that Mr. Cannon will improve the property with a fine residence in the near future.

THE AFRICAN ZION METHODIST Episcopal Church has bought the Church of the Redeemer property at 152 West 136th st from Mildred Helm of Yonkers, who bought it early in the week from the white congregation. She paid \$19,000 for the property, which is mortgaged for \$17,000. The church is 50x100.9, near Seventh avenue. The colored congregation has a church at 127 West 89th st, which is valued at \$160,000.

MILTON M. SILVERMAN bought from Solomon L. Pakas the plot of four lots, 100x99.11, in the south side of 153d st, 150 ft. west of Broadway and facing Trinity Cemetery. Title passed on Thursday. In part payment was given the Colonial Hall, at Elmsford, Westchester County, N. Y., which has been held at \$60,000. The property has a frontage of about 475 ft. in the White Plains road and consists of 35 acres of land and a group of 2 and 4-sty buildings.

ABRAHAM L. ERLANGER, the theatrical manager, has begun an action against Patrick

H. Sullivan, Lawrence Mulligan, and the other executors of the estate of "Big Tim" Sullivan to foreclose a mortgage of \$75,000 held by Mr. Erlanger upon several properties of the estate. The realty consists of 123-127 East 13th st. 126-130 East 14th st, 112 West 34th st, and 109 and 111 West 33d st. A lis pendens in the action was filed Wednesday in the County Clerk's office.

UNITED STATES MORTGAGE & TRUST COMPANY of New York has just issued a volume attractively bound and printed entitled "Trust Companies of the United States, 1913, Edition." This volume gives the statement of condition, June 30, 1913; names of the officers and directors; stock quotations, dividend rates and other statistics relating to other trust companies in the United States; also a digest of State regulations affecting trust companies.

TITLE GUARANTEE CO.—The annual meeting of the stockholders of the Title Guarantee and Trust Company was held at the office of the company, 176 Broadway, January 20. The following trustees, who constitute one-third of the board, were re-elected: Robert Goelet, Clarence H. Kelsey, Edgar L. Marston, Charles Matlack, William A. Nash, Henry Roth, Archibald D. Russell, James Speyer, Sanford H. Steele. John H. McClement was elected to the board to fill the vacancy caused by the death of Mr. Louis Windmuller last October.

THE REALTY ASSOCIATES bought on Tuesday in the Real Estate Exchange, in Montague st, Brooklyn, the Sheephead Bay and Plum Island property of the Brighton Beach Racing Association for \$27,000 over and above the mortgages, taxes, interest and other encumbrances on the realty amounting to \$132,000. This parcel has been sold with the rest of the race track property at the foreclosure sale last October to a buyer, who bid in at a total of \$250,000, who refused to take the parcel until certain questions involved in the sale were settled. He was one of the plaintiffs in interest in the foreclosure sale, and secured an order to have the property readvertised and resold.

A LARGE IRON and steel corporation is negotiating for the purchase of a tract of water front property at South Brooklyn, upon which it is proposed to erect a large plant. The concern, it is said, will need about a square block of land, and its plant would necessarily have to face on the water front, where steamships could land at their piers; also, that the firm is willing to invest between \$1,000,000 and \$2,000,000 in Brooklyn, and that it will probably bring 20,000 or more people with it—workmen and their families. The company is said to be at present located in West Virginia, on the banks of the Ohio River.

A SYNDICATE composed of New York, Philadelphia and Atlantic City investors has purchased the stretch of land lying between Atlantic City inlet and the Brigantine inlet and including the city of Brigantine. It is planned to develop the property, the entire operation involving upward of \$5,000,000. The Heald estate, of Brooklyn, is the seller of most of the property, the deal having been closed through the firm of Parsons, Clossan & McIlvane. H. R. Young was the broker. It is proposed to construct a bridge over the inlet and annex the section to the resort known as East Atlantic City. At the present time there are four or five cottages and a hotel at Brigantine.

A NUMBER of prominent men in public life, including Governor Glynn, Register Hopper and City Chamberlain Bruere, are expected to attend the dinner to be given at the Hotel Brevoort on Jan. 30 by the Society to Lower Rents and Reduce Taxes on Homes, the New York Congestion Committee and the Business Men's Association to Untax Industry. Other speakers will include Walter L. Durack, president of the Metropolitan League of Savings and Loan Associations; Abraham Gruber; Frederick C. Leubuscher, president of the Society to Lower Rents and Reduce Taxes on Homes; Arnold B. MacStay; John J. Murphy, Tenement House Commissioner; Amos Pinchot, vice-president of the Business Men's Association to Untax Industry; Charles T. Root, a vice-president of the same organization; Mrs. Vladimir G. Simk-hovitch, of the New York Congestion Committee, and Clarence J. Shearn.

MRS. ELIZABETH BISSELL TOWLE, of California, as guardian of John Henry Towle, has sold a fifth interest in three parcels of real estate in Manhattan. The largest parcel involved, which is valued at \$600,000, forms part of the site of the R. H. Macy & Co. store and covers 1319 and 1321 Broadway, 11 West 34th st, 119 to 123 West 34th st, and 122 to 126 West 35th st. The fifth interest in this property was

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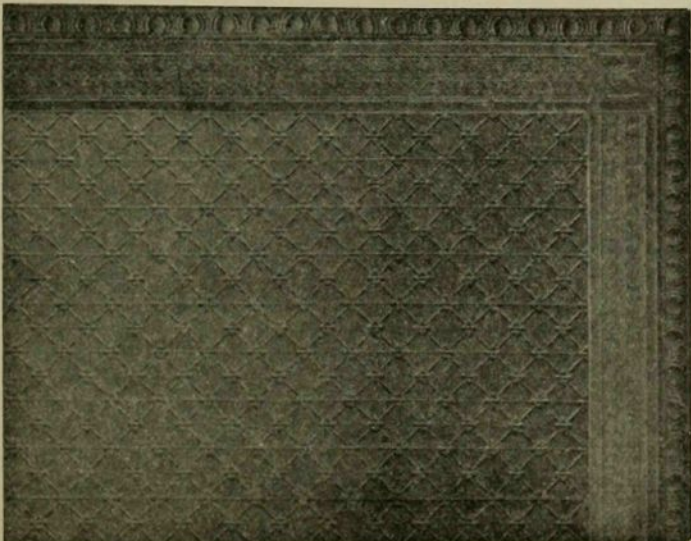
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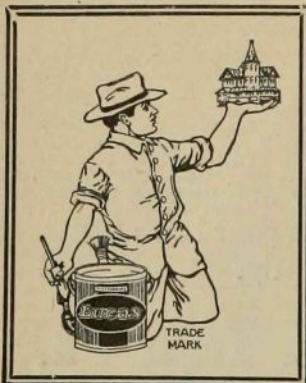
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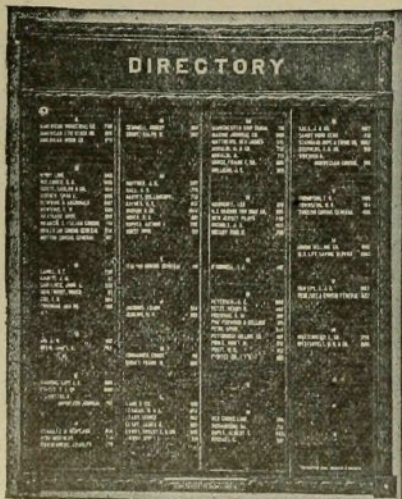
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held at \$107,500. Another parcel is 105 Broad st, valued at \$30,000, in which the fifth interest was valued at \$4,500, and the third parcel is a dwelling at 129 and 131 West 33d st, valued at \$180,000, the price asked for the fifth interest having been \$30,000. The other owners of the property are Gerard C. Hegeman, Katherine H. Lillibridge, Lucy M. Hegeman, Stella Hegeman and B. Arthur Ayerigs. Attorneys representing Mrs. Towle refused to tell the name of the buyer.

THE EIGHTH ANNUAL DINNER of the Brooklyn Board of Real Estate Brokers will be held to-night at the Brooklyn Club, Pierrepoint and Clinton sts. The speakers, as announced in last week's Record and Guide, will include Hon. Lewis H. Pounds, Hon. Adolph L. Kline, Hon. George V. S. Williams, Allan Robinson, Col. T. S. Williams, Rev. S. Edward Young, and Christopher C. Mollenhauer, president of the board and toastmaster. The entertainment committee, consisting of F. B. Snow, chairman, W. J. T. Lynch, A. B. Gritman, Charles L. Gilbert, A. H. Waterman, E. J. Grant and George H. Gray, has spared no work to make this the finest affair the board has ever held, and has been compelled to limit the number of tickets to be sold to 200. From present indications the dinner will be served to full capacity. The dinner will be held in the large dining room of the Brooklyn Club under the personal supervision of George Schmidt, the club's steward, who promises a dinner ala Brooklyn Club.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedents. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens.

ESTATE OF THOMAS EDWARDS—premises 137 East 52d st, a 3-sty dwelling, on lot 15x84.1, valued at \$15,000; and 131 East 56th st, 3-sty dwelling, on lot 12.6x100.3, valued at \$22,500.

FLORENCE HOY—133 5th av, 9-sty office and loft building, 25x100, \$246,000.

WILLIAM HENRY BURR—25 Bowery, 5-sty building, 34.4x94.6, \$55,000; 291-293 Grand st, 4-sty store and loft building, 36.2x75, \$85,000; and 295 Grand st, 2-sty building, 17.3x75, \$25,000.

KATHERINE HECK—249 East 10th st, 5-sty tenement, 25x94.8, \$28,000; 422 East 6th st, 5-sty tenement, 27.10x50.8, \$10,000, and 337 East 38th st, 5-sty tenement, 25x98.9, \$20,000.

MEYER JAROSLAWSKY—354 Front st, 2-sty stable, 16.8x70, \$4,200, and 356 Front st, 2½-sty building, 24.4x70, \$7,500.

WALTER HALLAHAN—2470 3d av, Bronx, \$5,200, and a house and three lots at 1718 St. Peter's av, \$3,000.

WALTER S. LAWRENCE—362 6th av, 4-sty building, on lot 22.4x62, \$100,000.

THOMAS OVERINGTON—128 East 129th st, 4-sty flat, 20x99.11, \$11,000.

CORNELIA W. ROBERTS—43 East 72d st, 4-sty dwelling, 25x102.2, \$65,000.

MARY M. CUNNINGHAM—109 East 36th st, 4-sty dwelling, 25x98.9, \$66,825.

FREDERICKA DIETZ—543 East 169th st, \$8,700.

SAMUEL ROSENTHAL—26-32 Clinton st, four 5-sty tenements, 100x75, \$150,000, and 182-186 Clinton st, 6-sty tenement, 54x100, \$80,000.

THERESE ENGEL—608 West 114th st, 4-sty dwelling, 14x100.11, \$19,000.

OBITUARY

GEORGE HARVEY CROOK, for years associated in business with the late F. Osgood Pell, on Fifth avenue, Manhattan, died Jan. 14 and was buried from the family residence, 1216 Pacific street, Brooklyn, on Friday of last week. Mr. Crook erected the Vendome apartment, on Gates avenue, as an investment, and it was the first elevator apartment building in that section of the borough. Mr. Crook was for forty years a resident of the Twenty-fourth Ward of Brooklyn and many years ago was active in Republican affairs there during the leadership of Major Hobbs. He was long active in the work of the Central Congregational Church and during Dr. Scudder's time was the superintendent of the Sunday School and connected as well with the library of the church. He was an early member of the Lincoln Club and also belonged to the Hardware Club of Manhattan. Mr. Crook was born in New York City, Sept. 9, sixty-five years ago, and was the son of George and Mary J. Bloomer Crook. He was as a young man associated in the real estate business with his maternal grandfather, Elisha Bloomer.

JAMES SUTHERLAND, a wealthy real estate owner and operator at Parkville, Brooklyn, which section he developed, and where he was the oldest resident, died this week at his home, 4318 18th av, aged eighty-four years. He was superintendent of the Parkville Congregational Church for twenty-five years, a charter member of Kings County Lodge F. and A. M. and a trustee of the old town of Flatbush. His home, which was the old Wyckoff mansion remodelled and rebuilt, was one of Brooklyn's show places.

ALEXANDER WILSON, who was engaged in the real estate business at 489 Fifth avenue for many years, died Thursday morning, Jan. 15, at his home, 324 West 51st street. He was born in Scotland fifty-nine years ago, and for the past thirty-four years was a resident of this city. Mr. Wilson was a member of the New York Scottish Society. His widow and a daughter survive him.

ISIDOR BAER, a retired real estate broker, died Thursday, Jan. 15, at his home, 469 Fourth st, Brooklyn, aged sixty-four years.

ADOLPH M. BENDHEIM, a realty operator with offices at 128 Broadway, died yesterday at his home, 88 Central Park West. Mr. Bendheim was born sixty-five years ago in Germany. A widow, Henrietta, two sons, Julius and Edwin Bendheim, and two daughters, Gertrude and Jennie Bendheim, survive.

MAY LIST STOCKS.

Real Estate Board Considering Feasibility of Providing a Market Place for Satisfactory Realty Securities.

The Stock List Committee of the Real Estate Board of New York has submitted a report of the possibility and desirability of instituting the listing and sale of real estate stocks by methods similar to those employed by the New York Stock Exchange were considered.

The report of the committee, which consists of E. A. Tredwell, chairman; Gerald R. Brown and Douglas B. Elliman, says:

"After discussion it was considered it might be feasible and also desirable to institute the listing and sale of real estate stocks, providing same is done under guarded restrictions in relation to each stock offered equal to or superior to the conditions exacted by the New York Stock Exchange in the listing of corporation securities sold by its members. * * *

"To gain the confidence both of the Board and the investing public your committee feels the first principle to be suggested is to provide a market place for approved securities; second, to rigidly exclude any security in real estate which in any way can be termed debatable. * * *

"It is felt in the absence today of a proper market and of listing requirements, many questionable securities, with an alleged basis of real estate values, have been able to find a market to the detriment of the general real estate business. The possible effect of Board listing may be to compel these inferior securities either to reform on a proper basis or to go out of business and thus insensibly benefit all real estate.

"In no way should the Board assume any responsibility. It's only province should be to provide a meeting place or market for its members and to insist that no stocks shall be sold therein that are not regularly listed.

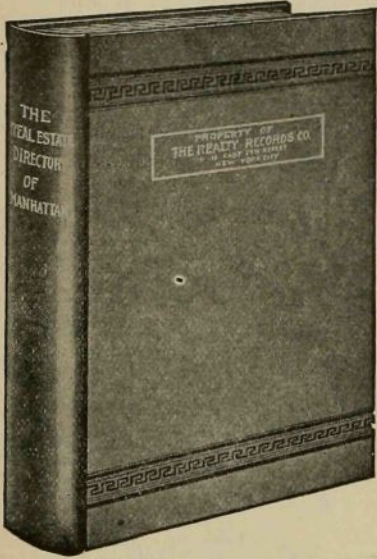
"For the reason mentioned, your committee recommends that five real estate corporations be selected by the governors for preliminary investigation by a special committee or by the Stock List Committee, who shall report back to the Board of Governors in detail what the necessary requirements may be to properly list such securities on the Board. * * *

"The rate of commission to be charged for the sale of any listed securities shall be the regular commission of the Real Estate Board; viz., one per cent. commission on the gross amount of all sales, &c. The Board shall keep a permanent record of all listed securities, which shall be revised at periodical intervals.

"The crux of the situation and its success necessarily lie in the exactness and severity of the rules to be formulated and observed regarding listing, and the positive understanding by all that the Board, as such, assumes no responsibility as to securities, except to permit trading by its members in such securities only as shall give to the Board, through its Governors, satisfactory evidence of their worth."

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LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 17.

No Lis Pendens filed this day.

JAN. 19.

FORSYTH ST, 98; Israel Freiman et al—Max Green et al; action to foreclose mechanics lien; H S Fried (A).

28TH ST, 202-4 W; also 50TH ST, 300 W; also 9TH AV, 730, and other property in Kings Co; Wm J Cregan et al—Laura A Cregan; partition; M F McGoldrick (A).

JAN. 20.

42D ST, ss, 325 w 7 av, 75x98.9; Bernhard Voss—Dunmore Realty Co et al; action to foreclose mechanics lien; Pressinger & Newcombe (A).

JAN. 21.

WEST ST, es, 236.5 n Morris, 42.8x181.9; Corkemaz Realty Co—Cunard Realty Co; action to set aside conveyance; H B Singer (A).

12TH ST, 47 W; Franklin S Keller—Jacob Hirsh et al; amended partition; Eisman, Levy, Corn & Lewine (A).

30TH ST, 106 W; Bertha R Fox—Jacob Hirsh et al; amended partition; Eisman, Levy, Corn & Lewine (A).

5TH AV, 400; P H Rieper—Marx Ottinger et al; amended partition; Eisman, Levy, Corn & Lewine (A).

JAN. 22.

HESTER ST, 13-15; also SUFFOLK ST, 8-10; also 118TH ST, ns, 160 e 5 av, 25x100; also WEST END AV, nws, intersec sws 88th, 100.8 x100; also MADISON ST, sec Jefferson, 22.6x80; also BROOME ST, nwc Forsyth, 17x50; also MONTGOMERY ST, 73-5; Annie M Huner—Meta G H Malchow et al; partition; Bailey & Sullivan (A).

21ST ST, 459 W; David Baum—Esther S Snyder et al; Aronson & Salant (A).

JAN. 23.

No Lis Pendens filed this day.

Bronx.

JAN. 16.

FOREST AV, ws, 1,054.2 s 165th, 36.3x300; Leopold Gutttag—Henry Gutttag et al; partition suit; W C Rosenberg (A).

JAN. 17.

No Lis Pendens filed this day.

JAN. 19.

152D ST, ns, 300 e Cortland av, 25x100; Edna L Grover—Everett Harrison; action warrant of attachment; W W Bryant (A).

JAN. 20.

ST PAUL'S PL, sec Park av, 151.1x149.1; also ST PAUL'S PL, swc Washington av, 100x70.7; City N Y—Nich Ruser et al; action to acquire title; A R Watson (A).

TINTON AV, ws, 2.7 n Westchester av, 27x117.6; Alessandro Guastalla—Jos Dondero et al; action to foreclose mechanics lien; C Kraft (A).

WEBSTER AV, ws, 225.3 n 179th, 75x100; Causton Constn Co—Prospect Investing Co et al; action to compel re-conveyance; Locker & L (A).

WILLIS AV, es, 25 n Southern blvd, 25x80; Edna L Grover—Everett Harrison; warrant of attachment; W W Bryant (A).

JAN. 21.

**KELLY ST, 997-1005; North American Wall Paper Co—Jackson Constn Co, Inc, et al; action to foreclose mechanics lien; Pressinger & Newcombe (A).

187TH ST, ns, bet Bathgate & 3 avs, —x—; Rudolph Wallach Co—Eliz T Maloney et al; foreclosure of tax lien; A Weyman (A).

JAN. 22.

No Lis Pendens filed this day.

Brooklyn.

JAN. 15.

NELSON ST, ns, 70 e Clinton, 20x100; Carrie A Coe—Fannie Grossman et al; A P Bachman (A).

PACIFIC ST, sec 3 av, 25x61.3; Isidore Wolf—Harry Siegel; specific performance; J D Mussbaum (A).

STERLING PL, ns, 100 w Howard av, 125x127.9; Max Chorost—Stomel Co et al; D P Boldstein (A).

W 9TH ST, es, 400 n Av T, —x—; Eva Manton—Bklyn & Flatbush Realty Co & ano; W L Morehouse (A).

E 29TH ST, ws, 90 n Av D, 20x100; Louis Selner—Jeremiah Kelliher et al; J M Peyser (A).

92D ST, sec Ft Hamilton av, 75.1x134.8; Barbara H Hayman—Albt A Smith et al; S Seiderman (A).

HAMINGTON AV, nwc Huntington, 16.11x57.7x28.3x53; Frances E Flint—Cyrus V Washburn et al; H L Thompson (A).

5TH AV, es, 62 s 74th, 20x89.9x20.8x84.7; Jno H Schiernbeck—Jno E Sullivan Co et al; J F Moroney (A).

5TH AV, es, 68.7 s 72d, 20x98.3x20.7x93.5; Henry F Mally & wife—Jno E Sullivan Co et al; J J Bakerman (A).

5TH AV, es, 44.7 s 72d, 20.3x93.11x24x88.3; Michl T Reilly—same; same (A).

JAN. 16.

AMES ST, ws, 322.11 n Sutter av, 20x100; Fredk Trau—Morris Rothstein et al; Weinberg Bros (A).

ETNA ST, ss, 79.8 e Crescent, 19.11x70.7x19.11 x71.2; Harold D Watson—Eliz Lugt et al; R S Kristeller (A).

FULTON ST, sec Saratoga av, 20.4x64; Dime Savgs Bank—Richd Montgomery Realty & Constn Co et al; Dykman, Oeland & K (A).

FULTON ST, ss, 20.4 e Saratoga av, 20x64; Dime Savgs Bank—Richd Montgomery Realty & Constn Co et al; Dykman, Oeland & K (A).

HERKIMER ST, ss, 23 w Havens pl, runs s94 xe23xs50xw92xn14ixe69 to beg; also SNEDIKER AV, es, 200 n Liberty av, 150x100; also FOSTER AV, wc, E 93d, runs nw100xsw306.2xse100xne303.6 to beg; Herbert C Smith—Donato Briganti et al; Smith, Doughty & W (A).

VANDEBILT ST, nwc Prospect av, runs n 100xw64.5x10xw84xs90xel69 to beg; Holder Stern & ano—Acme Homes Co et al; foreclosure of lien; L & J Weinberger (A).

W 10TH ST, ws, 280 n Av S, runs n220xw100 xn60xel00xn51.8xw201.7xw81.11xs38xel100xs120xel00 to beg; also W 12TH ST, ws, 500 n Av S, 60x100; Hannah K Van Vranken—Abram F Bucher et al; H J Davenport (A).

19TH ST, nes, 280.4 nw 10 av, 20x100; Edw A Everit—Thos Lorenzen et al; G W Pearsall (A).

E 19TH ST, ws, 240 n Beverly rd, 85x100; Dime Savgs Bank—Virginia L Egbert et al; Dykman, Oeland & K (A).

E 27TH ST, es, 585.11 n Emmsons av, runs e 150.4xn31.2xw133xs25 to beg; Blanche Farmer & ano—Fredk Miller et al; to secure dower rights; C I Engel (A).

E 49TH ST, es, 153.4 s Av L, 26.8x100; Benoit Wasserman—Homesborough Realty Co et al; S D Matthews (A).

AV R, sec W 4th, 100x120; Charlotte A Cox—Milton S Kistler et al; H J Davenport (A).

ATLANTIC AV, ns, 42.8 w Jerome, 47.8x90; Esther Lewis—Promised Land Corp; I Solomon (A).

BEDFORD AV, es, 210 s Clarendon rd, 20x100; Jos T Shutte—Asbury Impt Co et al; M Miller (A).

CLARKSON AV, ns, 210.10 e Flatbush turnpike, 20x125.5; Realty Associates—Richd A Cary et al; H L Thompson (A).

VESTA AV, es, 140 s Dumont av, 100x120; Richd Brandt—Ida Kurlandzik et al; Williams, Folsom & S (A).

WESTMINSTER RD, ws, 109.1 s Ditmas av, runs w109.1xs276.4xel09.7xn275.2; Dime Savgs Bank—Virginia L Egbert et al; Dykman, Oeland & K (A).

LOT 278 on map of prop of heirs of Jno Emmer in Gravesend; Blanche Farmer—Fredk Miller et al; C I Engel (A).

PLOT begins at point 250 s of sec Av X & E 14th, 25x100; also at a point on E 14th, 25x100; Blanche Farmer & ano—Fredk Miller; to secure dower rights; C I Engel (A).

JAN. 17.

CLEVELAND ST, ws, 205 n Stanley av, 40x100; Kath L Alvenus—Grace Vail et al; I Siegelman (A).

E 10TH ST, es, 680 n Av O, 40x100; Henry Fritzen—Jas R Stafford et al; Reynolds & Geis (A).

E 14TH ST, es, 375 s Av X, 25x100; Cord Meyer—Wm Jackson et al; Watson & Kristeller (A).

E 19TH ST, ws, 340 s Av K, 40x100; Geo W Davison—Jeanette E Dickinson; Davison & Underhill (A).

66TH ST, svs, 260 nw 14 av, 20x100; Annie G Tibbals—Angelo Funaro et al; M B Campbell (A).

75TH ST, ss, 250 w 15 av, 40x100; Alex G Calder—Jane Clarke et al; T H Nekton (A).

BAY AV, sec Bennett av, 20x90; Margt Dolan—Harry Freifeld et al; J E Daly (A).

BELMONT AV, sec Christopher av, runs e200 xs46.2xw100xs3.10xw100xn50 to beg; Jos Zimit—Hannah Berger et al; S A Telsey (A).

PROSPECT AV, svs, 20 se 10 av, 20x100; Mary Rafferty—Mary F Tarpey et al; H L Thompson (A).

PLOT begins 168 w of nwc 4th pl & Clinton 18.3x133.5; Geneviva Wall—Walter A Lane et al; partition; A C Mayo (A).

JAN. 19.

NEVINS ST, es, 60 n Baltic, 20x75; City Savgs Bank—Bridget Duffy et al; Woodford Bovee & B (A).

W 5TH ST, ws, 144 n Av T, 18x100; Geo Zechiel—Elsie L Brennan et al; H J Davenport (A).

17TH ST, ss, 200 w 9 av, 100x100; Forrest Co—Edinboro Constn Co et al; Washburn, Ruston & K (A).

W 35TH ST, ws, 220 n Canal av, 40x118.10; Harry B Kruger—Julius Levy et al; W J Pape (A).

40TH ST, ns, 116.8 w 6 av, 16.8x100; Mary A Fuller—Jno E Sullivan Co et al; H Harding (A).

72D ST, ss, 105.10 w 6 av, 20x100; Jeremiah J Andreas—Lafayette Kilam et al; J H Mann (A).

72D ST, ns, 394.6 w 6 av 20x117.4x20x117.5; College Board of Presby Church—Bridget Rice et al; H L Thompson (A).

AV U, ns, 40 e Homecrest av, 40x105; Blanche E Watson—Thos A Hagan et al; Watson, Daniel & H (A).

BEVERLY RD, sec E 2d, 35x100; Wm Hawkins—Frances S E Jones et al; H J Davenport (A).

LAFAYETTE AV, 645, 652-4; also CLASSON AV, 197; also COURT ST, 243; also MYRTLE AV, 657, 667, 761; Wm J Cregan & ano—Laura A Cregan et al; partition; M F McGoldrick (A).

LINWOOD AV, 101; Jos W Acker—Jennie Acker; W J McCormick (A).

REID AV, ws, 60 n Lexington av, 20x100; Elmira Palmer—Jno F Graham et al; E R Vollmer (A).

RIDGEWOOD AV, ns, 90 w Logan, runs n 79.9xw20xs82.4xe20 to beg; Title Guar & Trust Co—Edw I Cohen et al; H L Thompson (A).

5TH AV, es, 44.7 n 73d, 23.4x104.5x24x110.1; Isaac W Heidelberg—Jno E Sullivan Co et al; H L Thompson (A).

5TH AV, nec 73d, 20x93.10x20.7x98.8; American Surety Co—same; same (A).

5TH AV, es, 82.8 s 74th, 20x92.4x20.8x87.2; Michl Shellens—Jno E Sullivan Co et al; M W Wood (A).

5TH AV, es, 20.7 n 73d, runs e98.8xn23.4xw 104.5xs24 to beg; Wm H Greene—same; H L Thompson (A).

5TH AV, sec 81st, runs s214.4xe80xn100xw40 xn100xw117.1 to beg; Francis J Bumiller—same; same (A).

5TH AV, sec 72d 20x104.6x20.7x97.7; M Bell Hazen—same; same (A).

JAN. 20.

BERGEN ST, sec Troy av, 46.9x127.9; David Pines—Nich McEnany et al; M S Cohen (A).

CHESTER ST, es, 225.3 n Livonia av, 25x 100; Hyman Selverstone—Pauline Constr Co et al; A Wolodarsky (A).

CLYMER ST, 133; Harry Lippmann—Chas M Sanford et al; foreclosure of tax lien; Jonas, Lazansky & N (A).

CONSELYEA ST, nec Manhattan av, 25x75; Edw Baruch—Rosa Losasso et al; E Baruch (A).

OAKLAND ST, sec Kent, 95x125; Citizens Trust Co—Jno Gillies Co et al; Jonas Lazansky & N (A).

PACIFIC ST, ns, 262 e Albany av, 18x100; Amalia Tausig—Lilly Kessel et al; L H Pink (A).

SANFORD ST, ws, 407.3 s Park av, 25x100; Martha J Smith—Mary B Higgins et al; partition; J L Danzilo (A).

VERMONT ST, es, 183.1 n Glenmore av, 19.7 x100; Dime Savgs Bank—Jas Grogan Constr Co et al; Dykman, Oeland & K (A).

16TH ST, nec 8 av, 20x88; South Bklyn Savgs Instn—Irma Sessler et al; Coombs & Whitney (A).

E 19TH ST, ws, 100 s Av L, 40x100; East Bklyn Savgs Bank—Helene H Bennett et al; Phillips & Avery (A).

60TH ST, sec Cowenhoven's la, 33.8x100; Jno A Voorhees—Providenza Terrando et al; R O'Byrne (A).

72D ST, sws, 145.10 nw 6 av, 20x100; Bank for Savgs in City NY—Bridget Rice et al; H L Thompson (A).

74TH ST, ss, 496.6 w 7 av, 20x100; Fairview Home for Friendless Children—Jno E Sullivan Co & ano; H L Thompson (A).

74TH ST, ss, 363.8 e 6 av, 20x100; Herman Meyer—Jno E Sullivan Co; J J Bakerman (A).

BEDFORD AV, ws, 72 s S 2d, 24x103.6; Jos Gluck—Harry I Klauber et al; D Weiss (A).

BEDFORD AV, 2501; Bolstein-Epstein Co—Eliz D Baylis et al; foreclosure of lien; J A Whitehorn (A).

BELMONT AV, sec Bradford, 17x100; Jalcomo Belello—Layina S Duey et al; R W Kathan (A).

LIVONIA AV, nwc Hopkinson av, 100x100; Charlton Realty Co—Sadie D Rieser et al; S E Klein (A).

STONE AV, ws, 100 s Dumont av, 25x100; Barnett Karchevsky—Fanny Litwak & ano; to set aside deed; Herzfeld & Sweedler (A).

SUTTER AV, ns, 20 e Warwick, 20x90; Dime Savgs Bank—Louis Horowitz et al; Dykman, Oeland & K (A).

5TH AV, es, 130.8 s 74th, runs sel10.4xsw21.4 xnw104.10xn21.9 to beg; Farmers & Merchants Savgs Bank—Jno E Sullivan Co et al; H L Thompson (A).

5TH AV, es, 102.9 s 74th, runs se97.3xsw.06x se20xsw26.6xnw110.4xn27 to beg; Emma F Kelly—Jno E Sullivan Co et al; H L Thompson (A).

JAN. 21.

HIMROD ST, ws, 130 sw St Nicholas av, 25x 100; Abr Klein—Isaac Klein et al; B Rich (A).

KOSCIUSKO ST, ns, 116.8 e Spencer ct, 33.4x 174.6x33.4x175.6; Cath T Halstead—Christian Doenecke et al; Watson, Daniel & H (A).

MAPLE ST, ss, 195 e Rogers av, 30x100; Frank Drechsel—Annie L Cary et al; L Frelman (A).

PACIFIC ST, ns, 383.4 w Stone av, 16.8x100; Francesca Bruno—Edw W Grigg et al; M O Rine (A).

UNION ST, ss, 240 e Nostrand av, 20x127.9; Adele L Friedberg—Herman Reichig et al; foreclosure of lien; M Friedberg (A).

60TH ST, 1449; Sarah Kester—Sadie Hirshberg; partition; J D Edelson (A).

72D ST, ns, 434.6 w 5 av, 20x100; N Y Investors' Corp—Jno E Sullivan Co et al; H L Thompson (A).

75TH ST, ss, 106.6 w 5 av, 20x100; Geo L Moore—Jno E Sullivan Co et al; H L Thompson (A).

75TH ST, 466; Emily A Crampton—same; same (A).

GELSTON AV, se Atlantic av, 100x116.3; Henry Pape—Chas M Anderson et al; Joline, Larkin & R (A).

LAFAYETTE AV, ns, 80 w Nostrand av, 20x 80; E Bklyn Savgs Bank—Albt E Lawes et al; Phillips & Avery (A).

PUTNAM AV, ss, 316.8 w Sumner av, 18.4x 100; Wm F Taylor—Jno Herberger et al; J Siegelman (A).

ST MARKS AV, ns, 137.10 w Howard av, 19.11x100; Maurice Goldberg—J Leslie Momand et al; specific performance; J Kurzman (A).

4TH AV, ws, 40 s 86th, 60x100; Hermine W Wehrum—Dollar Realty Syndicate & ano; Joline, Larkin & R (A).

4TH AV, sec 54th, runs s21xe60xs19.2xe20xn 40.2xw80 to beg; Harry Phillips—Jno E Sullivan Co et al; H L Thompson (A).

4TH AV, es, 21 s 54th, 19.2x80; Adelaide H Sudder—same; same (A).

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license granted to the safe deposit company to maintain the vault. Judge Cullen, who wrote the opinion, says:

"We are of opinion that the case was properly decided by the courts below. The allegations of the complaint and the deed by which the plaintiff acquired title excluded it from any ownership of the street, even apart from the fact that under its charter the fee of the streets in the old City of New York is vested in the city. The plaintiff's rights as owner of the adjoining land are therefore merely those of an abutter, which include the easements of light, air and access, and under a recent decision of this court in Matter of Rapid Transit R. R. Comm'rs (197 N. Y., 81), lateral support except as to excavations made for street purposes. None of these easements in this case have been invaded. The learned counsel for the appellant insists that an abutter's rights are greater and extend to the inhibition of the use of the street for other than street purposes, which the construction of the subway was not, though doubtless a public use. The law in this State is settled to the contrary of that claim."

Ownership of Apartment House Ranges.

When is a gas range actually a part of a building? This question has just been answered by the Court of Appeals, by deciding how a gas range does not become a part of a building. The decision was rendered as a result of an action brought by the Central Union Gas Company, of this city, against Edward W. Browning.

The decision of the last court was written by Judge Werner. In this the Court of Appeals said:

"The action is for the alleged conversion of 100 gas ranges which the plaintiff installed in certain housekeeping apartments in 137th street, New York City, under a contract between the plaintiff, which furnished the ranges, and the Ignatz Florio Company, owner of the premises, which acquired the same for the use of its tenants. There is some discussion in the briefs as to the nature of this contract, but we are satisfied that it is more than a mere lease with an option for purchase, as contended by appellant, and that it is a contract for a conditional sale. One or two excerpts from the contract will suffice to indicate the reason for this view.

"According to our view of the evidence these ranges were not so 'attached' to the building that, as a matter of law, they became part of it. They were connected with the building by the usual service gas pipe and stovepipe flue. The one could be severed by simply unscrewing a coupling and the other by lifting it out of the aperture made for it. This is not such an attachment to the building as would give a mortgagee any right of ownership as against his mortgagor, and we do not see how a purchaser at a foreclosure sale could acquire any greater right. We think that these ranges, situated as they were, lost none of their characteristics as personal property."

Country Life Exposition.

On the third floor of the main building of the Grand Central Station there is a permanent exhibition of country life. No exhibition ever seen in New York has had so handsome a setting. The walls are covered with landscape paintings. Illustrated lectures on important and interesting subjects are given each week day morning and afternoon. This week the lectures were on subjects like these: Modern kitchen appliances, a trip up the Hudson, Flowering plants for the garden, the vacuum system of house cleaning, how Oriental rugs are made, the children and country life.

Among the exhibits are garden statuary and cement modeling, model houses, ornamental brick, furnaces and heating, modern bath room equipment, imported wall paper and decorations, steel ceiling patterns, lighting fixture specialties, sportsman's supplies, 1914 model auto, motorcycle and bicycle; model camp, white enamel refrigerators, vacuum cleaners, paints and varnishes, plants for landscape effects, model greenhouse, seeds and bulbs, rustic tea garden, electric rainbow fountain, portable garage, pets for country homes, rustic furniture, electric washing machine, modern kitchen necessities, metal weather strips, composition floors, Indian splint furniture, ornamental gates and fences, interior decorating and furnishings, parquet flooring, Isle of Pines products and information, model of Gedney Farm Hotel, engineering and construction, hammered brass and copper goods, oriental rug weaving, willow furniture, rustic architecture, country life publications, Japan gardens, electric vibrators, lava heating, Simplex projecting machine, radium gold fibre screen, model nursery equipment, photography and camera supplies, model of President's yacht "Mayflower," panoramic oil paintings of Westchester County, from the Hudson to the Sound, including scenes of country life recreation and sports; original fur press used by John Jacob Astor 1st, information, Westchester, Putnam and New England farms, mortgage loans, Westchester County real estate; models of the Hendrick Hudson and Clermont steamships, topographical map of Westchester County, safes and vaults for the home.

The Swiss Chalet Book.

A new book by William S. B. Dana, containing 150 pages and 250 illustrations and figures, tells the story of the chalet in Switzerland, its history, evolution and construction. The book is replete with illustrations and numerous diagrams, sections and plans, and is picturesque as well as instructive.

The reader can get an idea of the value of

the book from the titles in the tables of contents: Switzerland visited; Swiss architects and builders; construction details; granary construction; examples of modern and older chalets; the chalet skeleton; basis of ornament; small chalets; balcony and gable construction; doors, windows; some classic and modern chalets; the chalet facade; window disposition; plans and elevations; the chalet facade; system of ornamentation; the chalet interior; planning, plans and elevations; the chalet interior; interior decoration; furniture; adaptation of the Swiss chalet in other countries; American adaptations. Bibliography. (William T. Comstock Company, of 23 Warren st, New York; \$2.50 net.)

Tests of Reinforced Concrete Columns.

The institute has undertaken through its committee on reinforced concrete and building laws an investigation of reinforced concrete columns of large size. In the execution of this program the institute has been favored with the co-operation of the United States Bureau of Standards in the use of the ten million pound compression testing machine at Pittsburgh, Pa., and of the engineering experiment station of the University of Illinois in furnishing observers in conducting the tests. The tests were made possible through the active co-operation of those who donated the funds and materials for making and molding the columns. The columns were cast in New York on November 19, 22 and 26, 1913, and will be tested beginning February 15, 1914, at which time the concrete will be approximately 90 days old.

American Concrete Institute.

The tenth annual conference of the American Concrete Institute will convene at the Auditorium Hotel, Chicago, Feb. 16-20. Amendments to the by-laws and a revision of the standard specifications for Portland cement stucco will be considered. There will be meetings of the sectional committees and of the board of directors on Monday, Feb. 16, and opening exercises for the public in the evening. The rest of the program follows:

TUESDAY, FEBRUARY 17.

9.00 A. M.—Sectional Meeting on Concrete Roads and Pavements and Highway Bridges and Culverts.

10.00 A. M.—Methods and Costs of Concrete Road Construction in Milwaukee County. H. J. Kuelling, County Highway Commissioner, Milwaukee, Wis. Report of Committee on Concrete Roads and Pavements Presenting Revised Specifications. C. W. Boynton, chairman. Report of Committee on Reinforced Concrete Highway Bridges and Culverts, Willis Whited, chairman.

8.00 P. M.—Annual Address by President Richard L. Humphrey, Consulting Engineer, Philadelphia, Pa. Progress and Development of Concrete Work on the Delaware, Lackawanna and Western Railroad, A. B. Cohen, Concrete Engineer, Hoboken, N. J. Concrete, as Employed in the Construction of Wharves, Quay Walls and Dry Docks at the Brooklyn Navy Yard. F. R. Harris, Civil Engineer, U. S. Navy, Brooklyn, N. Y.

WEDNESDAY, FEBRUARY 18.

9.00 A. M.—Sectional Meeting on Concrete Products, Blocks, Tile, Pipe, Fence, Posts, etc.

10.00 A. M.—Report of Committee on Building Blocks and Concrete Products, Presenting Specifications for Fence Posts, Blocks, etc. Standard Specifications for Drain Tile. A. Marsten, Director, Iowa Engineering Experiment Station, Ames, Iowa. Result of Tests on Plain and Reinforced Concrete Tile. George P. Dieckmann, Chief Chemist, Northwestern States Portland Cement Company, Mason City, Iowa. Reinforced Concrete Fence Posts. Session on Concrete Fence Posts. Report of Committee on Form of Specifications. Business Session. Report of Board of Direction. Election of Officers. Revision of By-Laws.

8.00 P. M.—Modern Concrete Roof Without Forms, J. E. Payne, Engineer, General Fireproofing Company, Youngstown, Ohio. Steel Forms in Concrete Construction, C. D. McArthur, Chief Engineer, Blaw Steel Construction Company, Pittsburgh, Pa. Layout of Concrete Products Plants, E. S. Hanson, Chicago, Ill.

THURSDAY, FEBRUARY 19.

9.00 A. M.—Sectional Meeting on Reinforced Concrete and Nomenclature, Frank C. Wight.

10.00 A. M.—Report of Committee on Reinforced Concrete and Building Laws, Alfred E. Lindau, Chairman. Report of Committee on Nomenclature, F. C. Wight, Chairman. Full Sized Tests and Their Value in Concrete Construction, Burtis S. Brown, Consulting Engineer, Boston, Mass. Test of a Reinforced Concrete Flat Slab Floor, W. A. Slater, Engineering Experiment Station, University of Illinois, Urbana, Ill.

7.00 P. M.—Banquet.

FRIDAY, FEBRUARY 20.

9.00 A. M.—Sectional Meeting on Concrete Materials and Surface Treatment.

10.00 A. M.—Report of Committee on Specifications and Methods of Tests for Concrete Materials, Sanford E. Thompson, Chairman. Some Comparative Corrosion Tests of Plastered Metal Lath—A Progress Report. J. C. Fearson, Bureau of Standards, Washington, D. C. Data on Lime Putty and Cream of Lime, Cloyd M. Chapman, Engineer of Tests, Westinghouse, Church, Kerr & Company, New York, N. Y. Report of Committee on Treatment of Concrete Surface, Presenting Revised Specifications for Stucco, Leonard C. Wason, Chairman.

DEPARTMENTAL RULINGS.

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

- A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

BUREAU OF FIRE PREVENTION. 157 East 67th Street. ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN ORDERS SERVED.

Named Streets.

- Allen st, 48 (rear and front)—Samuel Waxman ...C
Allen st, 48 (rear and front)—Israel & Louis Roikowitz ...C
Baxter st, 13—Sharp & Sons ...G
Bedford st, 62—Pelhamdale Land Co ...C
Bedford st, 62—Antonio Magro ...C
Beekman st, 84-90—Consolidated Gas Co ...C
Centre st, 247-9—Brand & Herman ...G-H
Cherry st, 169—Jacob Bloom ...C
Cherry st, 169—Wolf Honig ...C
Cherry st, 169—Market St Realty Co ...C
Cherry st, 169—Henry Label ...C-H-G
Cherry st, 169—Burstein & Rosenberg ...C-G-H
Cherry st, 169—Eaker Bros. ...C-G
Cherry st, 169—Lazer Seltzer ...C-G-H
Cherry st, 169—Wellig & Weinberg ...A-C-G-H
Cherry st, 169—Michael Kaslinsky ...C-G-H
Cherry st, 169—Sam Kline ...C-G
Cherry st, 169—Samuel Silverman ...C-A-G
Cherry st, 169—Kaplan Bros ...C-G
Cherry st, 169—Bernard Greenberg ...A-C-G
Cherry st, 169—Bernstein & Molinsky ...G-C
Cooper sq, 38—Eliza A Wilks ...SS
Delancey st, 224-6—Herman Richter ...C
East Broadway, 27—Ginsberg & Adelson ...C-G
East Broadway, 35-7—Joseph H Cohen ...G-H
East Broadway, 35-7—Rubin & Levy ...G
East Broadway, 35-7—Isaac Rettig ...H-C-A-G
East Broadway, 35-7—Hyman Plaster ...H-C-A-G
East Broadway, 35-7—Gross Weiner & Hartman ...G-C
East Broadway, 53—Max Aronson ...C-A-G-H
East Broadway, 53—Goldfarb & Brotman ...A-G
East Broadway, 155—Max Blumberg ...G-C-A
East Broadway, 155—Meyer Wolf ...C-A-G
East Broadway, 155—Theodore Krainin ...C-A
East Houston st, 97-103—Rosenthal Mfg. Co. ...F-C-DR-G-E

- Elizabeth st, 15-17—David Cohen ...SS-C
Fulton st, 212-14—The Hudson Companies ...D-SS
Fulton st, 212-14—Bruen, Ritchey & Co. ...D
Greene st, 162-6—Moses Hauptman ...G
Greenwich st, 2-4—Consolidated Gas Co. ...C
Greenwich st, 312-16—Consolidated Gas Co. ...C
Howard st, 50-2—Adam W Spies Estate ...C
University pl, 126—Trustees Margaret H Ward ...C-G-DR
University pl, 126—Rosenheck & Kukor ...H-G-A-DR
University pl, 126—Rubin Insel ...DR-H-G-A
Washington pl, 13-15—Samuel Levy ...DR
Washington pl, 13-15—Jacob Davids ...DR
Washington sq, 100—Geo Alexander ...DR
Washington sq, 100—Harry T Ambrose ...DR
Washington st, 471—Timothy Sullivan ...C
Washington st, 471—Paul O'Neil ...G-C
Water st, 161-3—Nelson Z Graves ...G-C-F-A-E-B
Water st, 161-3—Consolidated Gas Co. ...C
Water st, 449-51—Morris & Henry Berman ...C
Water st, 449-51—Adelherd Wilcke ...C
West Houston st, 44-8—Walter Walcott ...DR-D
West Houston st, 44-8—Robert H Comey ...D
West Houston st, 44-8—Joseph Morowitz ...DR-C-D
West Houston st, 44-8—Abraham Nissman ...DR-D
Willett st, 49—Jacob Rubin ...DR-D

Numbered Streets.

- 3d st, 12-14 W—Isabella C May ...SS
4th st, 28-30 W—Shortland Estate ...SS
4th st, 304-6 E—John J O'Grady ...C
8th st, 4 W—Mrs Frances J Mali ...G
8th st, 8 W—Mrs H Payne Whitney ...C
12th st, 8 E—Goldberg Bros. ...H-DR-G-A-C-F-E
12th st, 8 E—Bernstein & Aronson ...H-DR
12th st, 8 E—Lakin & Cooper ...G-A-C-F-H-DR
12th st, 8 E—Harry & Herman Safchik ...DR-H-G-A-F-E
12th st, 8 E—Herman N Freedman ...DR-A-G-F-C
12th st, 8 E—Perfect Clothing Co. ...F-A-G-H-DR
12th st, 8 E—No 8 East 12th St Co. ...C-B-SS-DR-H
12th st, 8 E—The Lichtman Waist Co. ...F-C-A-DR-H
14th st, 147 E—Duncan Pfeiffer ...C
20th st, 234 W—W C Davis & Co ...A-C-H
21st st, 136-40 W—Unique Cloak & Suit Co. ...H-G
22d st, 12-16 E—Brunswick Realty Co. ...C
22d st, 12-16 E—Cohen, Weiner & Co ...G

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Bing & Bing Take \$2,000,000 Contract.

Bing & Bing, 505 Fifth avenue, received the general contract on Monday to erect the new loft building on the west side of Seventh avenue, from 24th to 25th streets, and the south side of 25th street, for the National Cloak and Suit Company, of 207 West 24th street, S. G. Rosenbaum, president; William Rosenbaum, secretary, and Theodore F. Merseler, director. The operation consists of two sixteen-story buildings, one 199x78 feet and the other 97x125 feet, and an addition of five stories to the present eleven-story building now occupied by the company in 25th street. Plans have been prepared by I. E. Ditmars, 111 Fifth avenue, who estimates the cost at \$2,000,000. Cartin C. Schwab, of 5 South Wabash avenue, Chicago, is engineer for the power plant.

Architect for Ice Plant.

Arthur Koch, 26 Court street, Brooklyn, has been commissioned to prepare plans for a two-story brick and concrete artificial ice plant, 180x100 feet, to be erected on the south side of Atlantic avenue, between Grand and Classon avenues, Brooklyn, for the Central Hygienic Artificial Ice Company, Joseph Cook president, 543 Madison street, Brooklyn, to cost about \$150,000. Bids will not be taken before April.

J. I. Blair to Build \$400,000 Residence.

Carrere & Hastings, 225 Fifth avenue, Manhattan, are preparing plans for a \$400,000 country residence for J. I. Blair, of 24 Broad street, to be erected at Tuxedo Park, New York. The building will measure 200x34x55 feet, and will be constructed of local stone. Estimates will be taken about June 1.

Contract for Sea Breeze Hospital.

M. Reid & Company (Inc.), 114 West 39th street, Manhattan, have signed the general contract to erect the four-story hospital, 1,400x30 feet in dimension, at Sea Breeze Hospital, Rockaway Point, Long Island, for the Society of Improving Conditions of the Poor, 105 East 22d street. McKim, Mead & White, 101 Park avenue, are the architects. Estimated cost about \$250,000.

For New Queens Post Office.

Representative Dale, of New York, introduced a bill at Washington, D. C., this week, to appropriate \$3,500,000 for the purchase of ground and the erection of a new post office at the Long Island end of the Williamsburg Bridge, contiguous to the Williamsburg Plaza.

PERSONAL AND TRADE NOTES.

THE FOUNDATION COMPANY will remove its general offices on February 1 to the Woolworth Building, 233 Broadway.

WILLIAM CARVER, architect, has opened offices in Phoenix, Ariz., and will be pleased to receive catalogues and samples from manufacturers.

FLAVIO B. GROSSO, architect, Paterson, N. J., sailed Tuesday, Jan. 20, for Europe. He will be abroad about two months and will visit France, Germany and Italy during his trip.

THE WARD LUMBER COMPANY, of Lynchburg, Va., manufacturers and wholesalers in yellow pine and hardwoods, has opened a sales office in the Metropolitan Building, 1 Madison av., in charge of J. C. Peace.

A FOREST PRODUCTS EXCHANGE, which will be held here in the Grand Central Palace next May, will give the public a visual demonstration of the importance of the lumber industry. George S. Wood, Otis Building, Chicago, is the manager.

SAMUEL COHEN, formerly connected with Bernstein & Bernstein, architects, and Jac. M. Felson, who was formerly with Neville & Bagge, architects, have formed a partnership under the firm name of Cohen & Felson, for the general practice of architecture. The new firm have taken offices at 329 Fourth av., N. Y. C.

CLARENCE R. VAN BUSKIRK and Charles E. White, architects, formerly associated with Alex. F. W. Leslie, who recently died, have formed a partnership for the general practice of architecture. The new firm is known as Van Buskirk & White, and have offices in the Eagle Building, 307 Washington st., Brooklyn, N. Y.

JOHN F. HAMMOND, M. Am. Soc. C. E., has completed his work in Oswego, N. Y., as Resident Consulting Engineer on sewerage and sewage-disposal works, and has resumed his practice as consulting engineer at 123 Oak st., Richmond Hill, Queens county, N. Y.

GUSTAV LINDENTHAL, M. Am. Soc. C. E., Consulting Engineer, New York City, was honored with a gold medal at the International Exhibition at Leipzig, Germany, for the design and plans of the Hell Gate steel arch bridge of the New York Connecting R. R.

THE WEISBERG-BAER CO., manufacturers of sash, doors and trim of Astoria, L. I., has completed the installation of additional boilers with a capacity of 400 H.P. and a Watts Campbell engine with a capacity of 500 H.P. This, with the complete Sturtevant blower system, which is being installed, will enable the firm to dry 220,000 feet of lumber every ten days.

NATIONAL PLUMBING SUPPLY COMPANY.—Schedules of the National Plumbing Supply Company, of No. 3921 Third avenue, show liabilities of \$23,995, of which \$12,000 is secured; assets, \$29,397, consisting of stock, \$3,500; machinery and fixtures, \$287; accounts, \$10,235, and real estate, \$15,250 at Nos. 313 and 315 Avenue C, Bayonne, mortgaged for \$12,000.

GOODYEAR RUBBER TIRE COMPANY expect to move into their new building at Jackson avenue and Honeywell street, Long Island City, on its completion, which will be about Feb. 15. Their new home is a 5-story fireproof structure of reinforced concrete faced with brick; the upper four floors will be used for manufacturing and storage purposes, exclusively, and the first floor, will be artistically decorated, as a sales and show room.

R. V. GIBSON has withdrawn from the Newark, N. J., wholesale house of Stone, Hershey & Gibson, but will continue in the wholesale business on his own account, with offices in the Essex Building, Newark. He will make a specialty of Idaho white pine, handling the output of the Blackwell Lumber Co. and the Pan Handle Lumber Co., of Idaho. He will also handle a general line of spruce and hemlock.

EDMUND B. PARKE, of Paterson, N. J., has been chosen president of Collins, Lavery & Co., retailers and planing mill operators in Jersey City, filling the office vacated by Frederick W. Cole, who has been obliged to retire from active business on account of ill health. Mr. Parke was for twenty-five years associated with the Dodge & Bliss Co., lumber dealers and box makers at Jersey City.

THE BRECHE VIOLET marble front of the new Adams Express Building on lower Broadway is being treated with the Caffall process for waterproofing for the purpose of preserving this very delicate stone against disintegration from the weather. This is said to be the most beautiful marble front in the world and extends from the street up four stories. Such marble as this is ordinarily used only for interior decoration; but as it is now becoming known among marble importers and dealers that it can be used for exteriors when treated, it is evident that it will have a very much larger field. The work is being done by the Obelisk Waterproofing Co., of 1 Madison avenue, and is under the personal supervision of Edward M. Caffall, who treated the Obelisk in 1885.

W. B. SHAFER & CO. (INC.), general construction, engineering and contracting, with offices at 105 West 40th street, city, were organized within the past week. W. B. Shafer, Jr., president of the new company, needs no introduction to the building trade in New York. His experience of over twelve years in the business, especially during the past eight years, as first vice-president of the Alfred E. Norton Co., has made him well known as a practical man in the steel fabricating and erecting trades. R. W. Tietjen, son of Christian F. Tietjen, president of the West Side Bank, 34th street and 8th avenue, has been made treasurer of the new company. E. T. MacIntyre, formerly contracting engineer for Mulcahy & Gibson (Inc.), is secretary of the company. The new firm carry with them the goodwill of the Alfred E. Norton Co., now in process of voluntary liquidation, and we believe they will meet with a large success in the field.

OBITUARY

ERNEST M. HOEN, of the firm of Seadler & Hoen, architects, Sacramento, Cal., died Thursday, Jan. 8, at his home, after a short illness from pneumonia. He was 43 years old and had been the architect of a number of important buildings in his city and vicinity.

GEORGE C. BISHOP, a well known building contractor of Long Island, died Friday, Jan. 16, at the home of his daughter, 129 Foxall st., Brooklyn, aged 70 years.

FERDINAND PLATNER, a plumbing contractor, died at his home, 153 Ainslie st., Brooklyn, Friday, Jan. 16. He was 61 years of age and had been for many years engaged in the plumbing business in the Eastern District of Brooklyn.

HARRY GORDON, carpenter and builder, died at his home, 778 Monroe st., Brooklyn, Saturday, Jan. 17, aged 38 years.

JOSEPH BAUER, heating and plumbing contractor, died at his home, 388 Wallabout st., Brooklyn, Sunday, Jan. 18. He was born in Brooklyn 43 years ago.

ADOLPH LISSNER, plumbing contractor, died at his home, 680 Lexington avenue, Brooklyn, Tuesday, January 20, age 84 years.

LUCAS PETER, a pioneer building contractor in Essex County, N. J., died Wednesday, January 14, at his home 57 Darcy street, Newark. His death was due to an attack of pneumonia and he was only seriously ill for one week. Mr. Peter was born in Alsace, Germany, October 16, 1841. Came to New York in October, 1866. Was very active in the building industry in and around Newark for the past twenty-five years, erecting a number of large and representative buildings.

RICHARD O'SHEA, for over forty years an active building contractor in Brooklyn, died at his home, 232 Clinton st., Tuesday, Jan. 20. He was born in Ireland, seventy-seven years ago, and has lived in Brooklyn for sixty years.

MICHAEL MULLADY, retired contractor and builder and prominent in Democratic politics in Brooklyn, died Wednesday at his home, 185 Park av., Brooklyn. He is survived by two sons, Capt. Thomas Mullady of the Street Cleaning Department, and Joseph Mullady, who succeeded his father in business, and four daughters.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL WHOLESALE LUMBER DEALERS' Association will meet at Buffalo March 4 and 5.

CEMENT USERS.—The tenth annual convention of the National Association of Cement Users will be held at Chicago, Ill., Feb. 16-20.

STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention at Rochester, N. Y., Feb. 17-20.

THE NEW YORK LUMBER TRADE ASSOCIATION will hold its annual dinner at the Biltmore Hotel, N. Y. C., Feb. 19.

THE RETAIL LUMBER DEALERS' ASSOCIATION of the State of New York will meet at the Hotel Ten Eyck, Albany, N. Y., Jan. 30-31. Secretary K. C. Evarts, Rochester, N. Y.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st., New York City.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—Secretary, Charles Warren Hunt, 220 West 57th st., New York. Meets first and third Wednesday, except in July and August.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York, except in July and August.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st., New York City.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The members of the National Builders' Supply Association will hold their annual convention Feb. 17 and 18, with headquarters at the Hotel La Salle, Chicago, Ill.

THE BUILDERS' & TRADERS' EXCHANGE, of Newark, N. J., held its annual meeting at the association rooms, 45 Clinton st., Newark, Thursday, Jan. 15. The following were elected as officials for 1914: President, John F. Dey; Vice-President, Hugh Kinnard; Secretary, Chas. M. Grover; Treasurer, L. H. Rusling.

THE BUILDING MATERIAL MEN'S ASSOCIATION, of Westchester County, N. Y., will hold its eleventh annual dinner at the Hotel Manhattan, N. Y. C., Tuesday, Jan. 27. Tracy

Cowan, White Plains, N. Y., is secretary of the association, and all applications for reservations at table should be made through him.

MUNICIPAL ENGINEERS OF THE CITY OF NEW YORK.—The annual meeting will be held in the Engineering Societies Building at 8.15 p. m. on Jan. 28. The programme includes the reading of the annual report, the president's address, and a lecture by John W. Lieb on "Leonardo da Vinci, Engineer." Ladies are invited to be present. The secretary is George A. Taber, 29 West 39th street.

ELECTRICAL ENGINEERS.—The second annual midwinter convention of the American Institute of Electrical Engineers will be held in the Engineering Societies Building, New York, February 25, 26 and 27, under the auspices of the Electric Power Committee. The general subject of the meeting will be "Electric Power," and each of the sub-committees of this general committee will present papers on the special branch of this subject.

PETER COOPER'S birthday anniversary will be marked by imposing memorial exercises conducted under the auspices of the Cooper Union Alumni Association. The exercises will be held in the large hall of Cooper Union on the afternoon of Feb. 12, and the program will include some excellent musical numbers and addresses by prominent speakers. The annual dinner of the association will be held in the evening at the Hotel Manhattan. Alfred Hilbert is secretary of the Committee of Arrangements.

MERCHANTS' ASSOCIATION.—The board of directors of the Merchants' Association has re-elected these officers for 1914: President W. A. Marble; vice-president R. & G. Corset Company; first vice-president, Daniel P. Morse, president Morse & Rogers; second vice-president, Albert Plaut, of Lehn & Fink; third vice-president, Waldo H. Marshall, president American Locomotive Company; treasurer, William Fellowes Morgan, president Brooklyn Bridge Freezing and Cold Storage Company; secretary, S. C. Mead.

THE MECHANICS & TRADERS' EXCHANGE OF BROOKLYN held a special meeting at the association rooms Wednesday, January 21, for the purpose of arriving at a decision regarding the annual dinner. Their president, Rufus H. Brown, was in the chair and the meeting was well attended. The vote to hold a dinner this year was unanimous and a special committee was formed consisting of Rufus H. Brown, Chas. H. May, M. M. Canda, Edward Newman and Simpson Shepard to perfect the plans. Further details will be announced in a later issue.

EDWIN J. FORT, president of the Brooklyn Engineers' Club, announced his standing and special committees for 1914 as follows: Library—E. M. Van Norden, J. C. Riedel, C. J. McGronan, House—E. M. French, A. E. Steers, Jr., W. E. Parfitt, Membership—H. L. Oestreich, W. H. Roberts, F. W. Koop, Entertainment—Carleton A. Graves, Carlos Lobo, W. T. Chevalier, Excursion—W. J. Shea, W. J. Conway, L. S. Stiles. Committee on award of the

Alfred T. White Prize—L. V. Morris, H. R. Cobleigh, F. W. Skinner. Publication—C. A. Summer, N. C. Rockwood, Percy C. Barney, J. C. Huseman and Joseph Strachan.

BROOKLYN ENGINEERS.—The entertainment committee of the Brooklyn Engineers' Club announces the following programme for their regular Thursday night "Talks": On Jan. 29, "The Mexican Situation," by Carlos Lobo; Feb. 5, "Sub-surface Structures in New York City," C. N. Green; Feb. 12, regular monthly paper, by Henry L. Oestreich, on "Subway Construction." "The Bush Terminal Company" will be the subject for Feb. 19; Feb. 26, E. C. Church will discuss "Revising of Organizations." March 5 will be ladies' night, when an "Illustrated Talk on Holland" will be given. "The Drainage of Coney Island" will be the subject of the paper to be read by Frank J. Conlon, March 12. On March 19, "Developments in Electric Lamps" will be discussed. March 26, "Publicity" will be the subject discussed by Maurice S. Seelman, Jr., of the Brooklyn Edison Company.

ENGINEERING CONTRACTORS.—The annual meeting of the American Society of Engineering Contractors, held in New York, on Jan. 16, had only a small number in attendance, but the report of the secretary showed that this was not due to a falling off in membership. The number of members of all grades is 639. The afternoon session was devoted to committee reports and general business. The Committee on Harbor Improvements recommended that in constructing rubble-mound breakwaters, the stone used should be paid for (by the party of the first part) by the 2000-lb. ton, rather than by the cubic yard. This point was given especial emphasis in the case where the stone is transported by lighters, as the weight can be quickly and accurately determined by the load displacement. Concrete breakwater superstructures should be paid for on the cubic-yard basis.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—The sixty-first annual meeting of the American Society of Civil Engineers was held on Wednesday, Thursday, Friday and to-day at the Society house, 220 West 57th street. The annual reports were read and the election of officers for the ensuing year resulted as follows: Hunter McDonald, president; Chas. F. Loweth, vice-president; Gardner S. Williams, vice-president; and John S. Wallace, treasurer. Directors elected were George W. Fuller, Arthur S. Tuttle, Chas. H. Keefer, Mortimer E. Cooley, Eugene E. Haskell and Richard Montfort. Following the annual meeting three special meetings were held. The subject of discussion being "Road Construction and Maintenance," "State Highway Engineering Organization" and "Municipal Highway Organization." On Friday afternoon the subject was "Factors Eliminating the Selection of Materials and Methods in Highway Construction." The third topic to be taken up this morning is the "Equipment and Method for Maintaining Bituminous Surface and Bituminous Pavement."

NO ARCHITECTS SELECTED.

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

MANHATTAN.—A client of William B. May, 749 5th av., has purchased property on the west side of Broadway, south of 125th st, known as 3101-3109 Broadway, and contemplates the erection of a music hall or tenement with stores. No architect has been selected.

MANHATTAN.—The Church of St. Vincent Ferrer, on premises, Father F. C. Fitzgerald, pastor, 869 Lexington av., contemplates the erection of a stone church at the corner of Lexington av and 66th st, for which no architect has been retained.

BRONX.—Harry Weaver, 2817 3d av., contemplates the erection of a department store of brick and stone construction at 2962-2964 3d av, for which no architect has been selected.

HORNELL, N. J.—The Sherwood Hotel, E. M. Case, proprietor, at site, contemplates the erection of an addition to the 3-sty brick hotel at Cass and Canisteo sts, for which no architect has been selected.

WEST HOBOKEN, N. J.—The Board of Education of West Hoboken, Morris Eichmann, 414 Spring st., chairman, is receiving competitive sketches for a brick school No. 1 to be erected at Clinton and Union avs.

GOVERNEUR, N. Y.—The Village of Gouverneur, L. D. Murray, clerk, contemplates the erection of a village jail or remodeling the present building. A meeting will be held March 17. No architect has been selected.

PITTSFORD, N. Y.—Chas. L. Pierson, Champey terrace and Pine st, Rochester, N. Y., contemplates the erection of a 2½-sty frame residence on Clover rd, for which no architect has been selected. William Pitkin, Jr., 512 Cutler Building, Rochester, N. Y., is landscape architect. Cost about \$12,000.

CORTLAND, N. Y.—The Board of Supervisors of Cortland County, C. E. Thompson, chairman, contemplate the erection of a county court house and have appointed a committee to select a site. No architect has been selected. The committee includes: Fred. Cooper, 29 Van Hoesen st, Cortland; L. M. Austin, Galleys Block, Homer, N. Y., and I. Kerman, of Cortland.

WATERFORD, N. Y.—The town of Waterford, Harry Davidson, town clerk, contemplates rebuilding the town hall recently destroyed by fire. No architect has been selected.

LOWVILLE, N. Y.—The Board of Supervisors of Lewis County, Loren J. Benton, chairman, A. A. Copeley, chairman of building committee, contemplates the erection of a \$12,000 tuberculosis hospital two miles west of State road, for which no architect has been selected.

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(No Architects Selected—Continued.)

BINGHAMTON, N. Y.—F. & A. M. Masonic Lodge, Henry L. Smith, Potentate, contemplates the erection of a brick, steel and stone Masonic temple at Washington and Ferry sts, for which no architect has been selected.

GREAT NECK ESTATES, L. I.—Ross F. Tucker, this place, contemplates the erection of a concrete block and stucco residence here for which no architect has been selected.

THOUSAND ISLAND PARK, N. Y.—The Thousand Island Park Association, R. E. Grant, president, Clayton, N. Y., contemplates rebuilding the 2-sty concrete block, brick and stone Columbian Hotel at Alexandria Bay to cost about \$300,000. Sketches are being made, but no architect will be retained until a lessee is obtained.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—The Coast Construction Co., Samuel G. Hess, president, 149 Broadway, owner, is taking bids on structural steel for the 9-sty apartment house, 67x85 ft., to be erected at 302-308 West 87th st. Rouse & Goldstone, 38 West 32d st, are architects. Cost about \$200,000.

CHURCHES.

MASPETH, L. I.—McDermott & Hanigan, 103 Park av, are figuring the 2-sty church, 143x67 ft, to be erected here for the Church of St. Stanislaus, Rev. Joseph A. Bennett, pastor. G. E. Steinback, 481 5th av, N. Y. C., is architect.

DWELLINGS.

FOREST HILLS, L. I.—J. C. Kuhn, 7 Greenwood Terrace, Forest Hills, L. I., owner, is taking bids for a 2½-sty brick and stone residence, 42x29 ft., to be erected at the northwest corner of Greenway Terrace and Middleway Circle, from plans by G. Atterbury, 20 West 43d st, N. Y. C., architect. Cost about \$25,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Libman Contracting Co., 107 West 46th st, N. Y. C., is figuring the general contract to erect P. S. 50 at the northeast corner of Driggs av and South 3d st, from plans by C. B. J. Snyder, 500 Park av.

STORES, OFFICES AND LOFTS.

NEW ROCHELLE, N. Y.—Townsend, Steidle & Haskell, Broadway and 34th st, N. Y. C., architects, are taking bids for the 2 and 3-sty brick and hollow tile department store, 67x248 ft., to be erected in the south side of Main st, between Centre av and Bank st, for the Howard R. Ware Corp., Beechmont st, owner. Weiskopf & Burroughs, 68 William st, N. Y. C. steel engineers.

THEATRES.

BRONX.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the theatre building to be erected at 149th st and Courtlandt av, from plans by Henry B. Herts, architect, and desires bids on all sub-contracts prior to Jan. 28.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

175TH ST.—Sommerfeld & Steckler, 31 Union sq, have been commissioned to prepare plans for three 6-sty apartment houses to be erected in the north side of 175th st, between Audubon and St. Nicholas avs, for the N. Goodman Construction Co., David Zipkin, president, 180 Broadway.

RIVERSIDE DR.—Vogel & Schwartz, 979 East 163d st, contemplate the erection of a 6-sty brick apartment house, 100x99 ft, at Riverside dr, 141st and 142d sts, from plans by Chas. B. Meyers, 1 Union sq W., architect.

CHARLES ST.—C. B. Meyers, 1 Union sq, is preparing plans for a 6-sty apartment house, 65x82 ft., to be erected at 39-41 Charles st, for Samuel Lipman, 520 West 124th st. Cost about \$50,000.

ST. NICHOLAS PL.—Samuel Sass, 32 Union sq, is preparing plans for a 5-sty apartment house, 75x88 ft., to be erected on the east side of St. Nicholas pl, opposite 153d st, for Harris Maran & Son, 132 Nassau st, owners and builders. Cost about \$75,000.

153D ST.—Schwartz & Gross, 347 5th av, will complete plans about Feb. 1 for the 5-sty apartment house to be erected in the north side of 153d st, 240 ft. east of Amsterdam av, for the Alexander Grant Const. Co., 701 West 178th st.

176TH ST.—Neville & Bagge, 217 West 125th st, have completed plans for a 6-sty apartment, 99.11x105 ft., to be erected at the northwest corner of 176th st and St. Nicholas av for Stephen J. Egan, 802 West 181st st, owner. Cost about \$125,000.

16TH ST.—Jacob Fisher, 25 Av A, has completed plans for alterations to two 4 and 5-sty tenements at 405 East 16th st for Chas. McManus, 99 Nassau st, owner.

MONROE ST.—Alfred L. Kehoe, 1 Beekman st, has completed plans for alterations to the 5-sty tenement 96 Monroe st, corner of Pelham st, for Julius Solomon, 1235 51st st, Brooklyn, N. Y., owner.

FACTORIES AND WAREHOUSES.

WATER ST.—The Starr Engineering Co., 90 West st, is completing plans for alterations to the 3 and 8-sty brick and stone refrigerating warehouse at 299-305 Water st, through to 282

Front st, for the Fulton Market Refrigerating Co., lessee, N. S. Gates, 3 Fulton st, president. Cost about \$100,000.

PUBLIC BUILDINGS.

MANHATTAN ST.—Carrere & Hastings, 225 5th av, have completed plans and will soon take bids for the 2-sty brick and limestone library, 50x100 ft., to be erected in the south side of Manhattan st to 126th st, for the New York Public Library, 5th av and 42d st. J. S. Billings, director, 425 Lafayette st.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened Jan. 19 by the Board of Education for completing and finishing item 1, removal of old P. S. 38, Nos. 8 and 14 Clark st, and forming a playground on the site in accordance with the original plans and specifications of contract awarded to Louis Fink, which has been declared abandoned. All bids were laid over.

MANHATTAN.—The Board of Education opened bids Jan. 19 for the general construction of P. S. 52. H. C. Stowe Construction Co., low bidder at \$200,431; for plumbing and drainage in same school, Wells & Newton Co., of N. Y., at \$14,469.

MANHATTAN.—Bids were opened by the Board of Education Jan. 19 for installing heating and ventilating apparatus, P. S. 115, Daniel J. Rice, low bidder at \$54,873; for installing temperature regulation, National Regulator Co., at \$4,300.

STORES, OFFICES AND LOFTS.

62D ST.—The American Real Estate Co. owner and architect, 527 5th av, Edward P. Boynton, president, is preparing plans for a 5 or 6-sty brick and stone building (probably a studio building) to be erected at 50-52 East 62d st.

48TH ST.—William K. Gompert, 17 Madison av, has completed plans for a 14-sty loft building, 66x100 ft., to be erected at 121-123-125 West 48th st for the Alt Realty Co., 13-15 West 45th st, owner, E. N. Steindler, 200 5th av, secretary. Architect will soon call for bids on general contract.

FRONT ST.—Frederick P. Platt, 1123 Broadway, has been commissioned to prepare plans for extensive alterations to the business building at 93 Front st, which has been leased by Arnold, Dorr & Co., 85 Front st. Bids will be called for about Feb. 22.

45TH ST.—Changes are about to be made to the Home Club building at 11 to 15 East 45th st, a 9-sty building erected about ten years ago by Pliny Fisk as a co-operative apartment house. Mr. Fisk has had plans prepared by Freeman & Tismay for installing stores on the two lower floors and converting the upper floors into bachelor apartments. The cost is placed at \$8,000.

THEATRES.

116TH ST.—Gross & Kleinberger, 75 Bible House, are preparing plans for a 1-sty brick and stone moving picture theatre, 33x100 ft., to be erected at 322-324 East 116th st., for Nicholas Comforti, 394 East 150th st, owner. Cost about \$8,000. Bids will be received about February 15.

BROADWAY.—W. H. McElfatrick, 701 7th av, has been commissioned to prepare plans for alterations to the theatre at 1237 Broadway, through to 502-504 6th av, for Felix M. Warburg, 1109 5th av, owner. Walter and Jerome Rosenberg, on premises, are lessees. Cost, about \$25,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

198TH ST.—P. J. Dwyer, 906 East 176th st contemplates the erection of a brick tenement and taxpayer in 198th st, from plans by the Kreyborg Architectural Co., 1029 East 163d st, architect.

EAGLE AV.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for two erected on the east side of Eagle av, 100 ft. north of 161st st, for the Chas. Streeter Construction Co., 161st st and Elton av, owner; Chas. T. Streeter, president. Bids will be taken on subs about February 1. Cost about \$110,000.

BERGEN AV.—The Tremont Architectural Co., 401 East Tremont av, is preparing sketches for a 5-sty brick tenement to be erected at the southwest corner of Bergen av and 157th st, for the Benenson Realty Co., Benjamin Benenson, president, 407 East 153d st. Cost about \$50,000.

JACKSON AV.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for four 5-sty apartment houses, 53x100 ft. each, to be erected on the east side of Jackson av to Forest av, south of 163d st, for Ignaz Roth and Max Klein, 35 Nassau st, owners and builders. Cost about \$250,000. Bids will be taken about March 1.

174TH ST.—Maximilian Zipkes, 220 Fifth av, has completed plans for two 6-sty apartment houses to be erected at the northeast corner of 174th st and Park av, to cost \$100,000. The Co-Free Realty Co., 567 East 169th st, is the owner.

167TH ST.—The Tremont Architectural Co., 401 East Tremont av, is preparing sketches for three 5 and 6-sty brick and limestone flats, 125 x125 ft. to be erected at the southwest corner of 167th st and Clay av, for the Albert Schwarzer Co., 1340 Brook av, owner and builder.

HOTELS.

CITY ISLAND.—Richard N. Arnow, a resident of City Island, has purchased from Mrs. Collis P. Huntington her estate at Belden's Point, City Island, comprising 5½ acres and a large shore frontage. Plans for building a hotel on the property are being considered.

SCHOOLS AND COLLEGES.

ST. PAUL'S PL.—The city of New York contemplates the erection of a public school at St. Paul's pl and Washington av. C. B. J. Snyder is school architect.

WASHINGTON AV.—Thomas J. Duff, 407 West 14th st, has plans in progress and will probably take bids on the general contract about March 1 for a 2-sty brick school, 65x100 ft., for the Church of Our Saviour, Rev. Father Francis P. Duffy, pastor, to be erected at the northwest corner of Washington av and 183d st, the Bronx, at a cost of \$60,000.

PUBLIC BUILDINGS.

BROOK AV.—The City of New York has purchased as a site for a police station in the Bronx the plot 75x80 ft., at the southwest corner of Brook av and 141st st.

MISCELLANEOUS.

WOODLAWN CEMETERY, N. Y.—Henry Otis Chapman, 334 5th av, is preparing plans for a marble and granite mausoleum, 21x24 ft., for Jacob and Michael Dreicer, of 560 5th av. Bids will be taken by the architect.

Brooklyn.

APARTMENTS; FLATS AND TENEMENTS.

91ST ST.—Francis W. Stork, 7416 3d av, Bay Ridge, is preparing plans for five 4-sty flat houses to be erected in the south side of 91st st, west of 3d av, Bay Ridge.

PRESIDENT ST.—Shampan & Shampan, 772 Broadway, are preparing plans for two high class apartment houses to be erected on a plot of 100x114 ft. at the northwest corner of President st and Albany av for the Aldent Corporation, owner. The cost will be about \$100,000.

STONE AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 4-sty brick tenements, 50x80 ft., to be erected at the northwest corner of Stone and Riverdale avs, for B. Baltowsky, 528 Chester st, owner, and builder. Cost, about \$54,000.

ST. MARKS AV.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty brick tenement, 40x72 ft., to be erected at the northwest corner of St. Marks and Howard avs for David Isaacowitz, Inc., 316 Hopkinson av, owner and builder. Cost, about \$25,000.

HINSDALE ST.—C. Infanger, 2634 Atlantic av, is preparing plans for four 4-sty brick tenements, 50x88 ft. to be erected in the west side of Hinsdale st, 100 ft. south of Blake av, for the Halperin Realty Co., Simon Halperin, president, 1410 Lincoln pl, owner. Cost, about \$100,000.

STONE AV.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty brick tenement, 62x88 ft., to be erected on the west side of Stone av, 100 ft. south of Livonia av, for Rachel Melnich, 320 Wyona st, owner and builder. Cost, about \$35,000.

SNEDIKER AV.—Cohn Bros., 361 Stone av, have plans for four 3-sty tenements, 25x66 ft., to be erected on the east side of Snediker av, 100 ft. south of Livonia av, to cost \$56,000. Louis & Simon Halperin, 1414 Lincoln pl, Brooklyn, are the owners.

DWELLINGS.

65TH ST.—Van Buskirk & White, 307 Washington st, are preparing plans for twenty 2-sty brick residences, 20x36 ft., to be erected in the north side of 65th st, 100 ft. east of 18th av, for David Hyman, 1970 61st st, owner and builder. Cost, about \$3,500 each.

FACTORIES AND WAREHOUSES.

ATLANTIC AV.—The Central Hygienic Artificial Ice Co. is having plans prepared for a large plant to be located on the south side of Atlantic av between Grand and Classon avs, 80 ft front on Atlantic av, running through 200 ft on Pacific st, with a frontage of 136 ft. Joseph Cook is president of the company.

HALLS AND CLUBS.

CROPSEY AV.—W. L. Bolton and T. A. Bruno, 225 5th av, N. Y. C, are preparing plans for a 2-sty frame annex, 50x100 ft., to the yacht club at Van Nostrand Homestead, Cropsey av, between Bay 24th and 25th sts, for the Bensonhurst Yacht Club, on premises, lessee, C. C. Clayton, 2 Cliff st, N. Y. C., secretary. Cost about \$16,000.

HOSPITALS AND ASYLUMS.

KINGSTON AV.—William E. Austin, 46 West 24th st, N. Y. C., is preparing plans for a 2½-sty steel and concrete diphtheria pavilion, 30x175 ft., to be erected at the Kingston Av Hospital for the Department of Health, Centre and Walker sts, Ernst J. Lederle, Ph.D., commissioner. Cost about \$100,000.

STORES AND DWELLINGS.

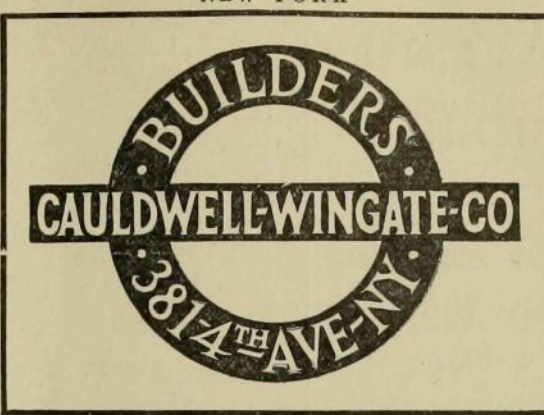
5TH AV.—Francis W. Stork, 7416 3d av, Bay Ridge, has prepared plans for five 3-sty stores and dwellings to be erected at northwest corner 5th av and 76th st, Bay Ridge. Work will be commenced at once.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Gustave Erda, 826 Manhattan av, Brooklyn, is preparing plans for a 4-sty brick tenement, 25x77 ft., to be erected on 5th av for Adam Kohler. Cost about \$12,000. The architect will take bids on subs.

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Contemplated Construction, Queens (Continued).

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av., have completed plans for two 3-sty brick tenements, 30x65 ft., to be erected in the south side of Stephen st., 100 and 120 ft. west of Forest av., for Jacob Erblich, 970 Forest av., owner and builder. Cost about \$8,000 each.

LONG ISLAND CITY.—Louis Berger & Co., 1652 Myrtle av., Brooklyn, have completed plans for two 3-sty brick tenements, 20x55 ft., to be erected in the south side of Pearsall st., 100 ft. east of Star av., for Louis Labanowski, 65 Pearsall st., L. I. City, owner and builder. Cost about \$8,000 each.

LONG ISLAND CITY.—Walter Jenkins, 1547 Broadway, N. Y. C., has completed plans for a 5-sty brick tenement, 40x80 ft., to be erected on the north side of Jackson av., 4 ft. north of Albert st., for the John J. Hearn Construction Co., 505 5th av., owner, John J. Hearn, president. Cost about \$30,000.

DWELLINGS.

WOODHAVEN, L. I.—A. White Pierce, 59 Court st., Brooklyn, is preparing plans for four 2-sty brick residences, 17x43 ft., to be erected in the north side of Fulton st., 80 ft. west of Thrall av., for Eugene File Construction Co., 4 Court st., Brooklyn, owner. Cost about \$16,000. The owner will take bids on all subs.

RIDGEWOOD, L. I.—William Debus, 86 Cedar st., Brooklyn, is preparing plans for the 3-sty brick residences, 20x55 ft., to be erected at the northeast corner of Forest av. and Madison st., for Chas. Tritschler, 308 Patchen av., Brooklyn, owner and builder. Cost about \$25,000.

SCHOOLS AND COLLEGES.

QUEENS.—The Board of Education opened bids Jan. 19 for contract 1, item 1, for installing heating and ventilating apparatus, the Raisler Heating Co. low bidder at \$14,856, and for contract 1, item 2, installing regulation in Flushing High School, the National Regulator Co., low bidder, at \$4,800.

Nassau.

DWELLINGS.

SEA CLIFF, L. I.—Walter Williams, 245 West 34th st., N. Y. C., has completed plans for a 2½-sty frame and brick veneer residence, 30x40 ft., to be erected at Thompson Park for Thomas Truesdale, Thompson Park, Sea Cliff, owner.

Westchester.

DWELLINGS.

SCARSDALE, N. Y.—George H. Wells, 11 East 24th st., N. Y. C., is preparing sketches for a 2½-sty frame residence, 25x45 ft., to be erected here for E. L. Montgomery, 731 3d av., N. Y. C., owner.

NEW ROCHELLE, N. Y.—Lawrence L. Barnard, 46-48 Lawton st., is preparing plans for a 2½-sty brick residence, to be erected at Beechmont, for John W. R. Crawford, 26 Broadway, N. Y. C., owner.

YONKERS, N. Y.—H. Fritz, 237 Main av., Passaic, N. J., has completed plans for two 2½-sty frame and stucco residence, 35x35 ft., to be erected at Van Courtlandt Terrace for Rollins Bros., 545 South Broadway, owners. J. A. Cosgrove, Palmer av., is general contractor. Cost about \$7,000 each.

GOLDEN'S BRIDGE.—James G. Cannon, president of the Fourth National Bank, 14 Nassau st., N. Y. C., informed the Record & Guide on Wednesday that he has no intention of erecting a residence on the Horton farm property at Golden's Bridge, which was reported in the newspapers on Wednesday.

TARRYTOWN, N. Y.—C. P. H. Gilbert, 1123 Broadway, N. Y. C., is preparing plans for a 2½-sty brick and stone residence, 35x145 ft., to be erected on South Broadway, for David L. Luke, 358 West 8th st., Tarrytown, owner, and will probably call for bids on general contract about February 20.

FACTORIES AND WAREHOUSES.

MOUNT VERNON.—It was announced Thursday by Mayor Edward W. Fiske of Mount Vernon that the Ward Motor Vehicle Co., manufacturers of electric motor trucks at Concord av. and 144th st. in the Bronx, has purchased a large tract on South Fulton av., Mount Vernon, and will shortly commence the construction of a modern factory to take the place of the one in the Bronx. Two hundred hands are to be employed in the new plant, which will have a siding from the New York, Westchester & Boston Railroad and docks on East Chester Creek.

Suffolk.

DWELLINGS.

COLD SPRING HARBOR.—Murphy & Dana, 331 Madison av., N. Y. C., will be ready for bids on the general contract about Feb. 1 for a 2½-sty brick residence and garage for Donald Scott, of 9 East 9th st., N. Y. C., to cost about \$125,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

AMSTERDAM AV.—Jacob Froehlich, Leggett and Whitlock avs., has received the general contract to erect a 3-sty brick and stone store and flat at the southeast corner of Amsterdam av. and 207th st., for T. J. Brady, 125 Manhattan st., Henry Nordheim, 1087 Tremont av., architect.

79TH ST (Sub).—M. Arnstein, 792 Amsterdam av., has received the contract for the exterior glazed sash required for the 12-sty ele-

vator apartment house in course of construction in the south side of 79th st., west of Columbus av., for the Brixton Construction Co. Rouse & Goldstone are architects.

RIVERSIDE DRIVE (Sub).—The Hedden Iron Construction Co., 30 Church st., has received the structural steel work for the 10-sty apartment house, 99x112 ft., to be erected 780 Riverside drive for the Strathcona Construction Co., Harry Falk, president, 135d st. and St. Nicholas pl., Chas. Mayer, 42d st. and Madison av., is steel engineer. Cost about \$600,000.

DWELLINGS.

BRONXVILLE, N. Y.—Joseph Mulholland, 18 Burling la, New Rochelle, N. Y., has received the general contract to erect a 2½-sty frame residence, 34x48 ft., on Woodside av., for Harry Leslie Walker, architect and owner, 103 Park av., N. Y. C. Cost about \$10,000.

HARTSDALE, N. Y.—J. J. Thompson, 110 Fisher av., White Plains, N. Y., has received the general contract to erect a 2½-sty tapestry brick veneer residence, 30x45 ft., here for Chas. R. Wyckoff, this place, owner, Beverly S. King, 103 Park av., N. Y. C., is architect. Cost about \$12,000.

KENSINGTON, L. I.—The Roberts Nash Co., 93 Amity st., Flushing, L. I., has received the general contract and wants bids on all subs at once for a 2½-sty metal lath and stucco residence, 33x45 ft., for Kenneth M. Good, care of Vogue, 443 4th av., N. Y. C., owner, Aymar Embury, 132 Madison av., N. Y. C., is architect. Cost, about \$18,000.

FACTORIES AND WAREHOUSES.

SCHENECTADY, N. Y.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract to erect a 4-sty building, 200x60 ft. with an L 100x60 ft., at the plant of the Mica Insulator Co. W. L. Stoddart, 30 West 38th st., N. Y. C., is architect. Work will go ahead about March 1.

HOSPITALS AND ASYLUMS.

ROCKAWAY POINT, L. I.—M. Reid & Co., Inc., 114 West 39th st., N. Y. C., have received the general contract to erect the 4-sty brick and stone hospital, 1,400x30 ft., at Sea Breeze Hospital, for the Society of Improving Conditions of the Poor, 105 East 22d st., N. Y. C., Mr. Hutchins in charge. McKim, Mead & White, 101 Park av., N. Y. C., architects. Cost about \$250,000.

SCHOOLS AND COLLEGES.

NEW BRUNSWICK, N. J.—Edwin Outwater, 208 5th av., N. Y. C., has received the general contract to erect a 4-sty brick and marble dormitory, 40x165 ft., for Rutgers College, Dr. Demarest, president Board of Trustees, College pl., New Brunswick. Cram, Goodhue & Ferguson, 2 West 47th st., N. Y. C., are architects. Cost about \$75,000.

ACADEMY ST.—H. C. Stowe Construction Co., 221 Greenpoint av., Brooklyn, has received the general contract to erect the 5-sty brick P. S. 52, 160x103 ft. on the west side of Academy st., between Broadway and Vermilyea av., for the Board of Education, 500 Park av., owner. C. B. J. Snyder, 500 Park av., is architect. Wells & Newton Co., Av B and 17th st., have the plumbing and drainage work. Cost, about \$200,000.

HOE AV.—William E. Walsh, 1123 Broadway, has received the general contract to erect the 4-sty parochial school, 100x100 ft., on the south side of Hoe av., 100 ft. north of 167th st., for the Church of St. John Chrysostom, Rev. Father B. F. Brady, pastor, Hoe av. and 169th st. Michael J. Garvin, 3307 3d av., is architect. Cost, about \$130,000.

STORES, OFFICES AND LOFTS.

CANAL ST.—Rosenberg & Aronson, 89 Delancey st., have received the general contract and desire estimates from sub-contractors, for the erection of a 5-sty store and loft building in the northeast side of Canal st., 99 ft. southeast of Bowery, for Himowich & Hoppenfeld, Chas. M. Straub, 147 4th av., architect.

CANAL ST.—Rosenberg & Aronson, 89-91 Delancey st., have received the general contract for altering, extending and finishing the building at 55-57 Canal st. and 13 Orchard st. for Merschen & Skurman, owners. Max Muller, 115 Nassau st., is architect. Contractors are taking bids on subs.

GREENE ST (Sub).—Mark & Mohl, Inc., 273-277 Russell st., Brooklyn, have received the iron work for alterations to the business building at 33-35 Greene st., southwest corner of Grand st., for C. Lawrence and Henry B. Swords, care of architects, Clinton & Russell, 32 Nassau st., Thomas J. Steen Co., 30 Church st., has the general contract. Cost about \$20,000.

BALTIMORE, MD. (sub).—The Raymond Concrete Pile Co., New York and Chicago, has received from Arthur Tufts, engineer for the Coca Cola Company, Atlanta, Ga., the contract for approximately 2,700 concrete piles for the foundation of the 12-sty addition to the Coca Cola Building at Pratt and Concord sts., Baltimore.

NEWARK, N. J.—W. M. Duncan, 852 Washington st., Newark, has received the general contract to erect the 2-sty brick packing house, 50x200 ft. (mill construction), at 780 Frelinghuysen av. for August Fink & Son, 129 Belmont av., to cost \$25,000. The Packers Architectural & Engineering Co., 431 South Dearborn st., Chicago, Ill., is architect.

MISCELLANEOUS.

WHITE PLAINS, N. Y.—Fred T. Ley & Co., Inc., 30 East 42d st., N. Y. C., have received the general contract to erect the passenger station here for the N. Y. Central R. R. Co., 70 East 45th st., N. Y. C., Warren & Wetmore, 70 East 45th st., N. Y. C., architects. C. W. Kittredge, care of owners, chief engineer, Balcom & Darrows, 70 East 45th st., N. Y. C., steel engineers. Cost about \$100,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

79TH ST, 135-139 West, 12-sty brick apartments, 62x83; cost, \$150,000; owner, Akron Bldg. Co., Leo S. Bing, Pres., 505 5th av; architect, Robt. T. Lyons, 505 5th av. Plan No. 21.

FACTORIES AND WAREHOUSES.

49TH TO 50TH ST, PARK & LEXINGTON AVS, 1-sty brick storage, 16x65; cost, \$600; owner, New York Central & Hudson River R. R. Co., 70 East 45th st; architect, P. H. Spear, Hastings, N. Y. Plan No. 14.

THOMPSON ST, 16, 3-sty brick bakery ovens and storage, 22x89; cost, \$5,000; owners, David & Chas. Schwartz, 16 Bible House; architect, R. Irving Dodge, 233 Broadway. Plan No. 19.

WEST ST, 344-346, 1-sty brick storage, 31x113; cost, \$6,500; owner, N. Y. Life Ins. & Trust Co., trustee for Marion L. Carroll et al, 52 Wall st; architect, Mason R. Strong, 7 Wall st. Plan No. 20.

STABLES AND GARAGES.

NORTH MOORE ST, 56-62, 3-sty brick public garage, 100x87; cost, \$60,000; owner, St. Marks Protestant Episcopal Church; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 17.

STORES, OFFICES AND LOFTS.

33D ST, 2-16 West, 12-sty brick stores and offices, 200x98; cost, \$500,000; owner, Wm. Vincent Astor, 23 West 26th st; architect, Herman L. Meader, 178 5th av. Plan No. 15.

48TH ST, 121-125 West, 14-sty brick lofts and offices; cost, \$135,000; owner, Alt Realty Co., 15 West 45th st; architect, Wm. H. Gompert, 171 Madison av. Plan No. 16.

MISCELLANEOUS.

131ST ST, 620-622 West, 1-sty brick dairy, 24x99; cost, \$3,000; owners, Thompson Bros., Inc., 42 West 142d st; architects, Neville & Bagge, 217 West 125th st. Plan No. 18.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

154TH ST, s s, 100 e Courtlandt av, 5-sty brick tenement, plastic slate roof, 50x87.6; cost, \$50,000; owner, Benenson Realty Co., Benj. Benenson, 407 East 153d st, Pres.; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 29.

BAILEY AV, e s, 303 n Boston av, 5-sty brick tenement, slag roof, 100x59.1; cost, \$55,000; owner, Jos Zilli, 270 West 261st st; architect, J. I. Campbell, 976 Woodycrest av. Plan No. 30.

DWELLINGS.

223D ST, s s, 235 e Barnes av, 2-sty brick dwelling, tin roof, 22x51.6; cost, \$4,000; owner, David Schine, 760 East 213th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 28.

HALLS AND CLUBS.

SOUTHERN BOULEVARD, w s, 63.7% n Westchester av, 2-sty brick nicollette, dance hall and stores, slag roof, 94x100; cost, \$30,000; owner, Jos. E. Ismay, 42 Broadway; architects, Cohen & Felson, 329 4th av. Plan No. 22.

STABLES AND GARAGES.

AUGUSTA PL, e s, 163.3 n Eastern boulevard, 1-sty brick dwelling and garage, tin roof, 22x54; cost, \$2,500; owner, Louis Bonsha, Quincy st; architect, Anton Pirner, 2069 Westchester av. Plan No. 27.

STORES AND TENEMENTS.

VYSE AV, w s, 93.3 n 177th st, 5-sty brick tenement, felt and gravel roof, 57.6x121.4; cost, \$70,000; owner, Jos. Diamond Const. Co., Jos. Diamond, 1139 Wyatt st, Pres.; architect, Henry Nordheim, 1087 Tremont av. Plan No. 23.

UNION AV, w s, 64.3 n 147th st, 6-sty brick tenement, tin roof, 39.29x88; cost, \$40,000; owner, Cuscuolo Realty Co, Peter Cuscuolo, 2396 Arthur av, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 25.

WASHINGTON AV, e s, 123 n 169th st, two 5-sty brick stores and tenements, plastic slate roof, 38.4x92; cost, \$100,000; owner, Til Mill Realty Co., S. Williams, 132 Nassau st, Pres.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 26.

STORES, OFFICES AND LOFTS.

MAYFLOWER AV, w s, 350 n Morris Park av, 1-sty frame office, 16x24; cost, \$350; owner, Agnes Quinto, Appleton av; architect, Chas. R. Baxter, 3099 Middletown rd. Plan No. 24.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

ST. MARKS AV, n s, 100 e Nostrand av, two 4-sty brick tenements, 50x111, gravel roof, 20 families each; total cost, \$90,000; owner, Benj. May, 1095 Bergen st; architect, F. J. Dassau, 1373 Broadway. Plan No. 369.

22D AV, e s, 50 w Cropsey av, 4-sty brick tenement, 43.6x75.8, gravel roof, 12 families; cost, \$25,000; owner, Mary S. Waldron, 720 Riverside Drive, N. Y.; architect, Thos. Bennett, 3d av and 52d st. Plan No. 355.

DWELLINGS.

WARWICK ST, w s, 100 s Blake av, two 2-sty brick dwellings, 20x52, slate roof, 2 families each; total cost, \$6,500; owner, Saml. Fidler, 529 Union av; architect, Jas J. Millman, 1780 Pitkin av. Plan No. 290.

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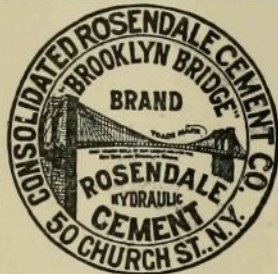
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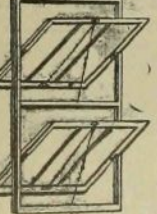
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Plans Filed, New Buildings, Brooklyn (Cont.)

LINWOOD ST, e s, 245 s New Lots av, 2-sty brick dwelling, 20x28, tin roof, 2 families; cost, \$2,100; owner, Angela Benedetto, 32 Skillman av; architect, Ernest Dennis, 241 Schenck av. Plan No. 257.

WEST 30TH ST, e s, 240 s Mermaid av, three 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$13,500; owner, Gaydan Carjalla, 11 Mermaid av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 237.

PITKIN AV, s e cor Howard av, 4-sty brick store and dwelling, 53x90, gravel roof, 2 families; cost, \$35,000; owner, Israel Halperin, 1410 Lincoln pl; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 250.

SURF AV, n s, 59.5 w 25th st, two 2-sty frame dwellings, 20x14, slag roof, 1 family each; total cost, \$2,200; owner, Mrs Francis Mercy, 2807 Surf av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 236.

WEST 35TH ST, w s, 220 n Neptune av, ten 1-sty frame dwellings, 8x19, — roof, 1 family each; total cost, \$2,500; owner, Robert Dulfer, Surf av and West 22d st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 267.

E 5TH ST, es, 100 n Av E, 2 2-sty frame dwellings, 22.6x46.6, shingle roof, 1 family each; total cost, \$14,000; owner, Frederick Leibowitz, 52 Day st N Y; architect, Dietrich Wortmann, 114 E 28th st, N Y. Plan No. 324.

W 17TH ST, es, 60 s Bay 50th st, 2-sty frame dwelling, 19.10x40, slag roof, 2 families; cost, \$3,000; owner, Giochino Mirabile, 148 Bay 50th st; architects, Cannella & Gallo, 60 Graham av. Plan No. 321.

E 92D ST, nec Av F, 2-sty frame dwelling, 16x35, shingle roof; cost, \$1,000; owner, Geo A Morris, 38 Laurel rd, Ridgewood, N J; architect, same. Plan 334.

AV N, s e cor E 12th st, 2 2-sty frame dwellings, 20x39, shingle roof, 1 family each; total cost, \$6,000; owner, Glen Prost, 849 E 12th st; architect, C G Wessel, 1563 E 46th st. Plan 339.

EAST 17TH ST, e s, 420 s Av N, 2-sty frame dwelling, 20x35.6, shingle roof, 1 family; cost, \$4,000; owner, Malborne Lucas, 2022 Av N; architect, Benj. F. Hudson, 319 9th st. Plan No. 360.

EAST 19TH ST, e s, 100 s Av O, 2-sty frame dwelling, 20x35.6, shingle roof, 1 family; cost, \$4,000; owner, Malborne Lucas, 2022 Av N; architect, Benj. F. Hudson, 319 9th st. Plan No. 381.

FACTORIES AND WAREHOUSES.
CONEY ISLAND AV, w s, 240.8 s Av C, 1-sty brick storage, 14x8; gravel roof; cost, \$300; owner, Saml Levy, 1866 Bath av; architect, B. F. Hudson, 319 9th st. Plan No. 253.

STARR ST, s s, 100 w Central av, 1-sty brick shop, 25x66, gravel roof; cost, \$2,500; owner, Frank Lamberta, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 357.

BLAKE AV, s e cor Thatford av, 1-sty frame shop, 16x25, tar paper roof; cost, \$500; owner, Morris Cohen, 285 Osborne st; architect, C. Infanger, 2634 Atlantic av. Plan No. 348.

STABLES AND GARAGES.
SEDGWICK ST, ss, 300 w Columbia st, 2-sty brick stable, 25x100, slag roof; cost, \$8,000; owner, Eugenio Fortemo, on premises; architect, Chas Gallo, 60 Graham av. Plan 317.

RUTLEDGE ST, n e cor Marcy av, 1-sty brick garage, 9.6x21.4; gravel roof; cost, \$350; owner, Zelik Schulman, on premises; architect, Henry M. Entlich, 29 Montrose av. Plan No. 353.

51ST ST, n s, 180 w 13th av, 1-sty frame garage, 13x17, shingle roof; cost, \$300; owner, Harry Brinberg, on premises; architect, S. Gardstein, 1168 45th st. Plan No. 350.

STORES AND DWELLINGS.
BUSHWICK AV, s w cor Varet st, 3-sty brick store and dwelling, 28x39.5, gravel roof, 3 families; cost, \$2,000; owner, Lipman Lipschitz, 67 Morrell st; architect, Tobias Goldstone, 49 Graham av. Plan No. 286.

STORES AND TENEMENTS.
KOSCIUSKO ST, s s, 186 e Throop av, 4-sty brick tenement, 44x38.6, slag roof, 20 families; cost, \$35,000; owner, Abraham N. Bernstein, 748 Flushing av; architects, Shampan & Shampan, 772 Broadway. Plan No. 280.

KOSCIUSKO ST, s s, 150 e Throop av, 4-sty brick tenement, 36x59, slag roof, 16 families; cost, \$30,000; owner, Abraham N. Bernstein, 748 Flushing av; architects, Shampan & Shampan, 772 Broadway. Plan No. 281.

LINCOLN PL, s w cor Franklin av, 4-sty brick store and tenement, 90x59, gravel roof, 21 families; cost, \$35,000; owner, Julius Strauss, 153 Remsen st; architect, Benj. Driesler, 153 Remsen st. Plan No. 276.

BUSHWICK AV, w s, 28 s Varet st, 3-sty brick store and tenement, 28x56, gravel roof, 3 families; cost, \$2,000; owner, Lipman Lipschitz, 67 Morrell st; architect, Tobias Goldstone, 49 Graham av. Plan No. 287.

EASTERN PARKWAY, n w cor Franklin av, 4-sty brick store and tenement, 57x103, gravel roof, 15 families; cost, \$35,000; owner, Julius Strauss, 153 Remsen st; architect, Benj. Driesler, 153 Remsen st. Plan No. 277.

ROSS ST, s s, 100 w Marcy av, 4-sty brick tenement, 47x84, slag roof, 24 families; cost, \$55,000; owner, Jacob Suis, 178 South 9th st; architects, Shampan & Shampan, 772 Broadway. Plan No. 294.

WILLOUGHBY AV, n s, 94 e Wyckoff av, twelve 3-sty brick tenements, 20x75, gravel roof, 6 families each; total cost, \$66,000; owner, R. H. Barranger, 1019 East 38th st; architect, Robert T. Schaefer, 1526 Flatbush av. Plan No. 301.

GRAND ST, sec Rodney st, 6-sty brick store and tenement, 32.7x68.6, slag roof, 34 families; cost, \$42,000; owner, Havemeyer Const Co, 1104 Bway; architects, Farber & Markowitz, 189 Montague st. Plan No. 339.

39TH ST, nec 15th av, 4-sty brick tenement, 35x90, slag roof, 16 families; cost, \$25,000; Shuman Holding Co, 154 E 8th st; architect, Maxwell Cantor, 39 W 38th st, N Y. Plan No. 315.

62D ST, n s, 275 w 3d av, two 3-sty brick tenements, 20x65, slag roof, 6 families each; total cost, \$15,000; owner, Boyd Realty Co, 434 Senator st; architect, Thos. Bennett, 3d av and 52 st. Plan No. 354.

THEATRES.
FLATBUSH AV, e s, 156.9 East 28th st, 2-sty brick theatre, 46.6x97.2, slag roof; cost, \$10,000; owner, Max Huncke, 114 72d st; architect, Frederick H. Monsees, 456A McDonough st. Plan No. 352.

MISCELLANEOUS.
WEST 29TH ST, n e cor Railroad av, 3-sty frame boarding house, 30x59, gravel roof; cost, \$9,000; owner, Mathilda Jelttrup, 2329 Surf av; architect, Jas. A. MacDonald, Surf av and West 24th st. Plan No. 290.

Queens.
APARTMENTS, FLATS AND TENEMENTS.
L. I. CITY.—Jamaica av, s s, 75 e Ely av, 4-sty brick tenement, 25x80, slag roof, 8 families; cost, \$12,000; owner, Thomas Borgia, 628 6th av, L. I. City; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 133.

L. I. CITY.—Washington av, n w cor Albert st, four 5-sty brick tenements, 45x78, slag roof, 26 families; cost, \$137,500; owner, J. J. Hearn Const. Co., 515 Park av, N. Y. C.; architect, Walter Jenkins, 1547 Broadway, N. Y. C. Plan Nos. 140-41-42.

L. I. CITY.—Steinway av, e s, 132 e Jackson av, two 5-sty brick tenements, 40x88, slag roof, 21 families; cost, \$65,000; owner, J. J. Hearn Const. Co., 515 Park av, N. Y. C.; architect, Walter Jenkins, 1547 Broadway, N. Y. C. Plan No. 143.

DWELLINGS.
COLLEGE POINT.—11th st, e s, 75 s 4th av, 2-sty frame dwelling, 20x36, tin roof, 2 families; cost, \$2,500; owner, Simon L. Mount, 254 11th st, College Point; architect, Peter Schreiner, Causeway, College Point. Plan No. 101.

COLLEGE POINT.—13th st, w s, 225 n 6th av, 2 1/2-sty frame dwelling, 21x32, shingle roof, 1 family; cost, \$3,000; owner, Robert Koehl, 618 10th st, College Point; architect, Peter Schreiner, Causeway, College Point. Plan No. 102.

UNION COURSE.—Rector st, w s, 150 n Syosset st, two 2-sty frame dwellings, 16x45, shingle roof, 2 families; cost, \$6,000; owner, Henry Molenhauer, Jr., 1044 Jamaica av, Richmond Hill; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 107.

ROCKAWAY BEACH.—Neptune av, w s, 192 s Boulevard, ten 1-sty frame bungalows, 13x19, shingle roof, 1 family; cost, \$3,500; owner, Jas. Dalton, 104 West 13th st, N. Y. C.; architect, John A. Lasher, Rockaway Beach. Plan Nos. 85 to 94.

ROSEDALE.—Danneworth pl, s s, 300 e Clifford av, 2-sty frame dwelling, 21x26, shingle roof, 1 family; cost, \$2,000; owner and architect, Luther Russell, Rosedale. Plan No. 95.

FAR ROCKAWAY.—Seaview av, ss, 50 e Willow av, 2 1/2-sty frame dwelling, 32x21, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Geo. T. Soper, Cedarhurst; architect, A. T. Ketcham, Lawrence, L. I. Plan No. 100.

ROCKAWAY BEACH.—Neptune av, es, 311 s Boulevard, ten 1-sty frame bungalows, 14x27, shingle roof, 1 family; cost, \$3,500; owner, Wm. H. Sullivan, 800 Bway, Flushing; architect, John A. Lasher, Rockaway Beach. Plans No. 110 to 120.

ROCKAWAY BEACH.—Neptune av, es, 271 s Boulevard, eleven 1-sty frame dwellings, 14x27, shingle roof, 1 family; cost, \$3,850; owner, Lauria E. Homan, Lawrence, L. I.; architect, John A. Lasher, Rockaway Beach. Plan Nos 121 to 131.

ROCKAWAY BEACH.—Essex av, e s, 60 s Newport av, 2 1/2-sty frame dwelling, 26x26, shingle roof, 1 family; cost, \$4,500; owner, Eliz. T. Skelly, Chester av, Belle Harbor; architect, Wm. A. Hogan, 17 No. 5th av, Rockaway Park. Plan No. 145.

CORONA.—Clinton st, e s, 100 s Smith av, 2 1/2-sty frame dwelling, 17x38, shingle roof, 1 family, steam heat; cost, \$2,600; owner, E. M. Faint, 61 39th st, Corona; architect, H. Faint, same address. Plan No. 144.

EVERGREEN.—Washington av, w s, 105 n Wyckoff av, three 2-sty brick dwellings, 21x61, tin roof, 2 families; cost, \$12,000; owner, Aug. J. Gleissner, 1224 Halsey st, Brooklyn; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan Nos. 146-47-48.

FAR ROCKAWAY.—Prospect st, w s, 100 n Cedar av, 2-sty frame dwelling, 22x48, shingle roof, 1 family; cost, \$4,000; owner, Frank McKenna, Far Rockaway; architect, T. O. Kane, Jr., Far Rockaway. Plan No. 150.

LONG ISLAND CITY.—Boulevard, n s, 291 n Franklin st, 2-sty brick dwelling, 22x40, tar and gravel roof, 1 family; cost, \$3,000; owner, Maria Tricoma, 310 East 90th st, N. Y. C.; architect, Frank Braun, 585 9th av, L. I. C. Plan No. 132.

EDGEMERE.—Frank av, e s, 128 n Boulevard, two 1-sty frame dwellings, 16x35, shingle roof, 1 family; cost, \$3,200; owner, Lutilla Sickmann, 66 Hollywood av, Rockaway Beach; architect, J. Sickmann, same address. Plan Nos. 134-35.

ROCKAWAY BEACH.—Beach 96th st, w s, 370 s Boulevard, two 2 1/2-sty frame dwellings, shingle roof, 1 family; cost, \$8,400; owner, B. Furdwin, 40 Judson av, Rockaway Beach; architect, C. F. Lyon, 22 Beach 90th st, Rockaway Beach. Plan No. 136-37.

MIDDLE VILLAGE.—Hinman st, e s, 328 s Pulasky st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, \$2,500; owner, Mrs. Rose Sherman, 2105 3d av, N. Y. C.; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan No. 138.

BAYSIDE.—5th st, w s, 160 n Montauk av, 2 1/2-sty frame dwelling, 32x31, shingle roof, 1 family, hot water heat; cost, \$6,000; owner,

John Dayton, Inc., Bell av, Bayside; architect, C. W. Ross, 47 West 34th st, N. Y. C. Plan No. 139.

FACTORIES AND WAREHOUSES.

CORONA.—38th st, e s, 100 n Smith av, 1-sty frame shop, 9x12, paper roof; cost, \$40; owner, F. Milleo, 68 Henry st, Corona. Plan No. 100.

JAMAICA.—Sylvester av, s w cor Wyckoff av, 1-sty frame shop, 11x14, shingle roof; cost, \$150; owner, Thos. Gerus, on premises; architect, R. Kurz, Fulton st, Jamaica. Plan No. 99.

STABLES AND GARAGES.

FLUSHING.—Flushing Creek and Amity st, 2-sty frame stable, 43x15, paroid roof; cost, \$1,500; owner, C. W. Copp, 302 Bayside av, Flushing; architect, H. F. Smith, 16 Prospect av, Flushing. Plan No. 97.

WINFIELD.—Woodside av, s s, 175 w Grove st, 1-sty brick stable, 22x20, slag roof; cost, \$300; owner, M. Cuba, on premises; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 96.

STORES AND DWELLINGS.

RIDGEWOOD.—Seneca av, s e cor Catalpa av, four 3-sty brick stores and dwellings, 22x55, tin roof, 2 families; cost, \$17,000; owner, Cornelius Werbering, 102 Catalpa av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 104-5-6.

STORES, OFFICES AND LOFTS.

L. I. CITY.—Division st, s s, 200 e West av, 1-sty brick office, 20x12, tin roof; cost, \$800; owner, Aztec Asphalt Co., 90 West st, N. Y. C. Plan No. 149.

MISCELLANEOUS.

FLUSHING.—Flushing Creek and Amity st, 2-sty frame coal house, 18x12, paroid roof; cost, \$1,500; owner, C. W. Copp, 302 Bayside av, Flushing; architect, H. F. Smith, 16 Prospect st, Flushing. Plan No. 98.

Richmond.

DWELLINGS.

CLARK AV., n e cor McKinley av, Richmond, 1-sty frame dwelling, 24x27; cost, \$1,800; owner, architect and builder, John Schroll, Richmond. Plan No. 12.

VANDEBILT AV., e s, 100 s Marine way, New Dorp, 3-sty brick dwelling, 24x36; cost, \$4,000; owner, Giuseppe Sabatino, 190 Spring st, N. Y. C.; architect, Jos De Rose, 100 Randolph av, Passaic, N. J.; builder, P. Colletti, care architect. Plan No. 11.

WIMAN AV., n s, 100 e Bay View av, Great Kills, 1-sty frame dwelling, 15x30; cost, \$600; owner and architect, John J. Dwyer, 405 East 81st st; builder, P. O'Brien, 681 Elton av, Bronx. Plan No. 13.

MISCELLANEOUS.

CLINTON AV., s s, 200 e Lafayette av, Pt. Richmond, 1-sty frame barn, 14x14; cost, \$175; owner, architect and builder, Wm. F. Behler, Pt. Richmond. Plan No. 10.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BARCLAY ST., 117-119, new windows and door to 5-sty brick lofts; cost, \$250; owner, T. J. O. Rhinelander, 27 William st; architect, Geo. E. Law, Maplewood, N. J. Plan No. 175.

BEDFORD ST., 86, alterations to 2-sty brick stable; cost, \$50; owner, Antonio Musante, 86 Bedford st; architect, Anthony V. Bourke, 220 Broadway. Plan No. 169.

BEEKMAN ST., 50, extension of balcony to 4-sty brick stores; cost, \$200; owners and architect, William M. & Anna M. Jackson, 215 East 15th st. Plan No. 184.

CANNON ST., 49, alterations to 5-sty brick store and lofts; cost, \$200; owner, Estate of Jacob Richard, 776A Quincy st, Brooklyn; architect, Morris Schwartz, 194 Bowery. Plan No. 193.

EAST HOUSTON ST., 120, 1-sty rear extension to 5-sty brick stores and tenement; cost, \$1,000; owner, Geo. Ehret, 235 East 92d st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 200.

ELDRIDGE ST., 135-137, new doors to 6-sty brick stores and tenement; cost, \$100; owner, Hebrew Realty Co., 42 St. Marks pl; architect, Otto Reissmann, 30 1st st. Plan No. 237.

GRAND ST., 351, alterations to 3-sty brick store and dwelling; cost, \$600; owners, Morris & Michael Freidman, 351 Grand st; architect, Jacob Fisher, 25 Av A. Plan No. 220.

GREENWICH ST., 160, new store fronts, bake oven and plumbing to 5-sty brick store, loft and tenement; cost, \$1,000; owners, Lillian & Henry Bartels, 42 Cortlandt st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 180.

LIBERTY ST., 143, 4,000-gal. roof tank to 11-sty brick offices; cost, \$2,000; owner, the Central R. R. of New Jersey, 143 Liberty st; architect, Chas. T. Wills, Inc., 286 5th av. Plan No. 206.

MULBERRY ST., 109, enlarge cash booth to 3-sty brick moving picture theatre; cost, \$50; owner, Rose Pennachio, 75 Mulberry st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 177.

ORCHARD ST., 70, new partitions and vent shaft to 5-sty brick tenement and stores; cost, \$5,000; owner, Est. of Wolf Sheinker, Minnie Sheinker, executrix, 170 Rodney st, Brooklyn; architect, Oscar Lowinson, 5 West 31st st. Plan No. 203.

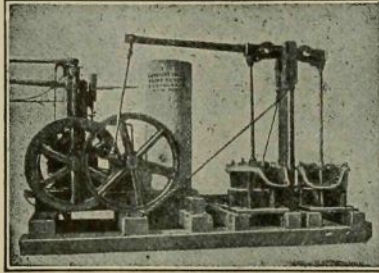
RIDGE ST., 150, new store front to 5-sty brick stores and tenement; cost, \$150; owner, Nathan Englehart, 125 Canal st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 211.

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SPRING ST., 138-142, new plumbing and partitions to 6-sty brick offices; cost, \$4,500; owner, New York Telephone Co., 15 Dey st; architect, Jno. K. Wright, 15 Dey st. Plan No. 202.

WASHINGTON ST., 194-204, new floors, drainage and water supply system to 1-sty brick market; cost, \$35,000; owner, City of New York, Boro. of Manhattan, Municipal Bldg.; architect, Chas. H. Higgins, 95 Liberty st. Plan No. 192.

WATER ST., 192, alterations to 4-sty brick store and dwelling; cost, \$75; owner, Ermine Mezzardi, 65 Park st; architect, Jno A. Rafra-no, 28 Oliver st. Plan No. 170.

WEST ST., 173, alterations to 4-sty brick warehouse; cost, \$3,000; owner, Sarah E. Ray, 95 Liberty st; architect, Milton Zisler, 433 East 74th st. Plan No. 168.

WILLIAM ST., 120, sprinkler tanks, 7,500 gal. pressure and 10,000 gal. gravity, to 8-sty brick store and loft; cost, \$2,500; owners, Joseph & Albert Plaut, 120 William st; architects, The Rusling Co., 39 Cortlandt st. Plan No. 186.

2D ST., 274-280 East, extension to 1-sty brick synagogue and asylum; cost, \$25,000; owner, Austrian Heb. Free Burial & Orphan Asylum Ass'n, 274 2d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 199.

7TH ST., 57 East, new windows, doors and partition to 4-sty brick boys' club; cost, \$5,000; owner, Federation of Bassarabian Organization, 80 East 2d st; architect, Shampian & Shampian, 772 Broadway, Brooklyn. Plan No. 201.

10TH ST., 160-168 West, fireproof stairs and partitions to 4-sty brick stables; cost, \$1,500; owners, Wendell & Evans, 120 West Houston st; architect, Harry N. Paradics, 231 West 18th st. Plan No. 179.

13TH ST., 216-218 West, 1-sty extension, 22x53, to 1-sty brick school No. 16; cost, \$3,500; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 167.

14TH ST., 105 East, sky sign to 5-sty brick store and offices; cost, \$300; owner, United Stores Realty Co., 44 West 18th st; architect, Jno. E. Kleist, 515 7th av. Plan No. 174.

19TH ST., 220-230 West, 10,000-gal. gravity tank to 12-sty brick loft; cost, \$2,300; owner, G. B. W. Const. Co., Sumner Gerard, Pres., 60 Broadway; architect, Royal J. Mansfield, 135 William st. Plan No. 215.

19TH ST., 404-408 East, new chimney to 2-sty brick church; cost, \$300; owner, The Ev. Lutheran Church of Christ, 319 East 19th st; architect, Henry Regelmann, 133 7th st. Plan No. 229.

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New Jersey News (Continued).

ed at Tuxedo Park, for J. I. Blair, of 24 Broad st. Cost about \$400,000. Estimates will be called for about June 1.

WEST NEW YORK, N. J.—Cicarelli & Marangelo, 2d National Bank Building, Hoboken, N. J., are preparing plans for a 2-sty store and residence, 25x64 ft., to be erected at 691 Hudson av, for Victorio Bizazzi, 702½ Hudson av, owner. Cost, about \$7,000.

FACTORIES AND WAREHOUSES.

GARFIELD, N. J.—E. W. Stern, 101 Park av., N. Y. C., architect and engineer, is preparing plans and will soon call for bids on the general contract for a 4-sty reinforced concrete factory, 100x142 ft., to be erected in Passaic st, near Cambridge st., for the American Cigar Co., 111 5th av, N. Y. C., owner; Allie L. Sylvester, president. Cost about \$50,000.

HALLS AND CLUBS.

IRVINGTON, N. J.—The Franklin Lodge, F. and A. M., Worshipful Master J. Wesley Thompson, contemplates the erection of a 2-sty brick lodge building with stores on Clinton av, to cost about \$20,000. No architect has been selected.

PUBLIC BUILDINGS.

ENGLEWOOD, N. J.—E. L. Tilton, 3½ Broadway, N. Y. C., is preparing preliminary plans for a 1-sty brick and stone Carnegie library building, 40x70 ft., for the Town of Englewood, Vernon Monroe, mayor. Cost about \$25,000.

STORES, OFFICES AND LOFTS.

BAYONNE, N. J.—W. L. Clarkson, 424 Av E, has nearly completed plans for a 2-sty brick store, apartments and office building, 52x108 ft., to be erected at Broadway and 20th st, Bayonne, from plans by W. L. Clarkson, 424 Av E. Cost about \$20,000. Bids will be called for about February 1.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS.

STAMFORD, CONN.—James S. Jenkins, Shippan Point, contemplates the erection of a 3-sty frame apartment house in Sellig st, from private plans.

PUBLIC BUILDINGS.

AUSABLE FORKS, N. Y.—The Village of Ausable Forks, W. J. Adams, contemplates the erection of a brick village jail here to cost about \$2,000. No architect has been selected.

RECENT INCORPORATIONS.

JEHN CONSTRUCTION CO. has been incorporated with \$30,000 capital stock to do a realty, construction and building material business, with offices at Jamaica, L. I. The directors are Gertrude R. Erxleben, 430 Cornelia st, Brooklyn; Jacob J. Alexander, 147 West 111th st, and Robert C. Lipman, 790 Riverside dr. McLearn & McLearn, 115 Broadway, N. Y. C., are the attorneys for the company.

ABERDEEN BY THE SEA, INC., is the name of a \$500,000 company chartered to do a realty, contracting, construction, quarrying, general manufacturing business, with offices in Manhattan. Moses Morris, Jos. G. Eichenbaum, William Schauberg and four others, all of 150 Nassau st, are the incorporators. Moses Morris, 150 Nassau st, is the attorney.

W. & T. REALTY CORPORATION has been chartered with a capitalization of \$50,000 to do a realty, construction, contracting and manufacturing business, with offices in Manhattan. The directors are Louis H. Hans, 587 Riverside dr, N. Y. C.; Aba Decker, 233 Colyer st, Brooklyn, and Paul Schramm, 1364 Crotona Park E. The attorney is Theo. Prince, 20 Broad st.

LEYTON CO. has been chartered with \$10,000 capital stock, with offices in Manhattan, to do a realty and construction business, with Benj. H. Bern, 283 Grand st.; Paul C. Bern, 26 West 27th st, and George F. Lahey, Jr., 586 Newark av, Jersey City, N. J., as directors. Philip S. Seligman, 35 Nassau st, is the attorney for the company.

SMITH CONCRETE CONSTRUCTION CO. has filed incorporation papers with \$25,000 capital stock to do a realty, contracting, dealing in supplies and machinery business, with offices in Manhattan. The directors are Edward I. Smith, Benjamin S. Igelbeimer and Maurice Smith, 588 Eastern Parkway, Brooklyn. Adolph H. Rosenfeld, 76 William st, is the attorney for the company.

EGBERT REALTY & IMPROVEMENT CO. is a \$25,000 corporation chartered, with offices in Brooklyn, to do a realty, construction, contracting, quarrying, timbering, dealing in engines, machinery supplies business. The incorporators are Max Rosoff, 36 Graham av.; Louis Klein, 752 Putnam av.; Harry Wisner, 406 Pulaski st.; Adolph Benchin, Bushwick av, and Barnett Schwartz, 717 Eastern Parkway, all of Brooklyn. Emil P. Korkus, 924 Broadway, N. Y. C., is the attorney.

WITHBURN CORPORATION, realty, construction, general contracting, light, heat, power, general mose., has been chartered to do business, with offices in Manhattan, with a capitalization of \$50,000. The directors are Henry M. Haviland, 97 Water st.; Chas. A. Lewis, 51 Broad st, and Henry B. Stillman, 52 Broadway. Davis, Auerbach & Cornell, 34 Nassau st, are the attorneys.

JAYSON REALTY CORPORATION has been incorporated with \$24,000 capital stock, with offices in Queens, to do a realty and construction business. The directors are Jos. Bernstein and Samuel Bernstein, St. Abans pl, Jamaica, L. I., and Harry Rappaport, 36 North Washington st, Jamaica. Towers & Stiles, 375 Fulton st, Jamaica, are the company's attorneys.

STONE AVENUE CONSTRUCTION CO. has been chartered with \$10,000 capital stock, to do a realty, contracting, construction and decorating business, with offices in Brooklyn. The directors are Elias M., Rose and Henry Pilzer, all of 483 Stone av, Brooklyn. The attorney is Reuben Brown, 170 Broadway, N. Y. C.

EIDLITZ & ROSS have filed incorporation papers, with a \$20,000 capitalization, with offices in Manhattan, to do a realty, contracting, construction, engineering and consulting engineering business. The directors are Leopold Eidlitz, Donald Ross and David Ross, all of 110 West 40th st, David Ross, 12 East 33d st, is the attorney for the company.

JAMES McCULLAGH has been chartered to do a plumbers' supplies, contracting, construction and realty business, with offices in Manhattan. The directors are Jas. McCullagh, Christian Winner and Robert L. Corlies, all of 218 West 36th st. Eidlitz & Hulse, 31 Nassau st, are the company's attorneys.

HOPPE COMPANY is a \$10,000 corporation chartered, with offices in Manhattan, to do a realty and construction business, with Walter F. Hopper, George B. Hopper and Morris P. Altman, 110 West 40th st, as directors. Isaac Josephson, 5 Beekman st, is the attorney.

MARTIN HERMANN CO. has been chartered with \$40,000 capital stock, with offices in Manhattan, to deal in lumber, roofing materials, sheathing paper, realty, etc. Grover M. Hermann, Martin Hermann and Frederick H. Starck, all of Calicoon, N. Y., are the incorporators. The attorney is C. M. Hermann, 911 Marbridge Building, N. Y. C.

NORTHERN ADIRONDACK DEVELOPMENT CO. is a \$100,000 corporation, chartered, with offices in Manhattan, to do a realty, general contracting, construction business and to deal in timber, logs, wood pulp, etc. The directors are William J. Reid, 327 Sterling pl, Brooklyn; Chas. P. Sands, 492 East 164th st, and Walter M. Pratt, 342 West 85th st, N. Y. C. Douglas, Armitage & McCann, 233 Broadway, N. Y. C., are the company's attorneys.

CHRISTOPHER CAMPBELL has filed incorporation papers at Albany, with \$10,000 capital stock, to do a realty, general contracting and construction business, with offices in Manhattan. The directors are David C. Goodman, 157 East 73d st; Ludwig Marum, 317 West 83d st, and Edwin Koenig, 1190 Madison av, Albert W. Vening, 59 Wall st, is the company's attorney.

A STANDARD BUILDING.

The General Particulars to Which It Should Conform.

The Committee on Fireproof Construction of the National Fire Prevention Association in a report defined a "standard building" as one in which the lives of the occupants are properly safeguarded against fire and panic; one so designed and equipped that damage resulting from exposure to fire from either from within or without shall be reduced to a minimum, and one capable of sustaining a complete burn-out of its contents without serious injury to its structural members.

The specifications for the construction of a standard building are given in the report, the principal ones being these:

Height.—The height from grade to roof-line, irrespective of its occupancy, shall not exceed 70 feet, unless the building be fully equipped with automatic sprinklers, in which case the height shall not exceed 125 feet; nor shall any Standard Building exceed a height of two and one-half times the width of the widest street upon which it is located.

Area.—The area within inclosing or fire walls shall not exceed 7,500 square feet, with no dimension greater than 125 feet for a building without automatic sprinklers; or 20,000 square feet, unrestricted as to linear dimensions, for a building fully equipped with automatic sprinklers.

Exits.—Wherever the word "Exit" is used in these specifications it shall be one of the two following forms:

(1) Stair Exit. That consists of the direct connection of any floor area to an approved stairway built in conformity with the specifications hereafter detailed, either as (a) an enclosed interior stairwell, or (b) a smokeproof tower. (2) Horizontal Exit: The connection of any floor area through a fire exit partition, fire wall, or an open air balcony or vestibule to another floor area in the same or an adjoining building having its own independent stair exits; the other area shall be of sufficient size to contain temporarily the joint occupancy of the two areas thus joined, allowing not less than 5 square feet of unobstructed floor space per person.

Number of Exits Required.—Every floor area, except the ground floor, shall have at least one stair exit directly connected thereto. Every such floor area shall have at least one additional exit when it exceeds 2,500 square feet in area, or when the building has a total occupancy greater than 75 people above the ground floor. Every ground floor area of more than 4,000 square feet, or having an occupancy of more than 75, shall have at least two means of exit. Where more than one exit is required to any floor area they shall be remote from each other. In all buildings, every room having an occupancy greater than 75 shall have at least two doorways leading to exits.

No part of any floor area shall be more than 100 feet distant from the entrance to an exit. Whenever any building is more than four stories high, and has an occupancy greater than twenty-five people above the fourth floor, then each floor area of such building shall be connected, either directly to a smokeproof tower, or indirectly through a horizontal exit to such smokeproof tower. Wherever any floor area exceeds 5,000 square feet, at least one additional means of exit shall be provided for each additional 5,000 square feet or part thereof.

Heating and Ventilating Engineers.

The annual meeting of the American Society of Heating and Ventilating Engineers was held this week at the Engineering Societies' Building, in West 39th st., President John F. Hale, of Camden, N. J., presiding; Edwin A. Scott, of New York, Secretary; James A. Donnelly, New York, Treasurer; Albert B. Franklin, of Boston, and Edmund F. Capron, of Chicago, Vice-Presidents.

The first business and professional session was held at 2 o'clock Tuesday afternoon, Jan. 20. The President, Secretary, Treasurer and Counsel submitted their annual reports. There were also reports from the Illinois, New York and Massachusetts Chapters, as well as from the standing and special committees, including: Report of Committee on Standards; (a) Standardization of the Use of Pitot Tube; (b) Code for Testing House Heating Boilers; (c) Standard Outside Minimum Temperatures. Report of the Committee on Schoolroom Ventilation. Report of the Committee on Heating Guarantees. Report of the Committee on Tests; (a) Heating coils under fan blast conditions; (b) Tests to determine pipe sizes in one pipe gravity systems; (c) House-heating boilers. Report of Special Committees: (1) To confer with the National District Heating Association; (2) To National Conservation Congress; (3) To International Congress on School Hygiene; (4) To review proceedings of National Fire Protection Association with reference to fire hazard in boiler systems.

At the Tuesday evening session, at 8 o'clock, a report on the work of the Ventilation Division of the Chicago Health Department was made by Dr. E. Vernon Hill, of Chicago. At this session the Committee on Compulsory Legislation presented its draft of a Model Ventilation Law. This was one of the most important reports of the meeting. In connection with this were reports of the New York State Ventilation Commission and the Chicago Ventilation Commission. This session terminated with a moving picture lecture on the manufacture of steel pipe, from the mining of the ore to the finished product.

At the Wednesday afternoon session, at 2 o'clock, papers were read on "The Flow of Steam in Pipes," by W. F. Verner; "Cooling Two Rooms in a Country Residence," by A. M. Feldman; "A Ward-Cooling Plant in a Hospital," by A. M. Feldman; "Coefficient of Heat Transmission in a Pressed Steel Radiator," by Prof. John R. Allen.

The papers which were heard on Thursday, forenoon and afternoon, included the following: "The Life of Building Power Plants," by C. M. Ripley; "The Time Element in Radiation," by Prof. John R. Allen; "Model Ventilation in School Rooms," by Douglas Sprague; "Heating Practice in France," by Gustave Debesson; "Heating Practice in Sweden," by H. G. T. Theorell; "Heating Practice in Germany," by H. W. E. Mueltenbach.

Topics of discussion were introduced at the several sessions, among which were the following: Humidification of Air in Residence Heating, Temperature Regulation in Residence Heating, Experience in Heating Concrete Construction, Standard Pitch for Steam and Return Mains, Standard Specifications for Cast Iron Radiators, Efficiency of Radiators Enclosed Beneath Seats or Behind Grills, Reserve and Research Funds, Proper Heating or Ventilation of Store Windows, Horizontal Versus Vertical Loops in Wall Radiation, Coefficient Values for Heat Transmission Through Walls of Different Building Construction, Experience with Fractional Valves.

Tea was served to the ladies from 4 to 6 o'clock on Tuesday and Wednesday afternoons. A "get acquainted" reception was held from 7 to 8 o'clock on Tuesday evening in the Engineering Societies' Building. On Wednesday there was an automobile trip for the ladies early in the afternoon. The annual banquet, followed by a dance, was held at the Martinique Hotel on Wednesday evening.

The Hollow-Tile House.

A book by Frederick Squires, architect, containing 210 pages, with 215 illustrations and figures, which deals with the construction of the fireproof home, the most modern development of wall construction in "Texture-Tile," and the most recently devised systems of fireproof floor construction and architectural concrete work. The illustrations of the book are extensive and have been prepared from a beautiful series of photographs. The foreign examples were selected from the collection of thousands of views in the possession of the author, showing the best country-house work abroad. In America the work of our best home designers has been drawn upon and every illustration is an artistic masterpiece. The following list of the table of contents will give to the reader an idea of the value of the book. Chapter I., Tile Making. Chapter II., Old World Stucco. Chapter III., About Construction. Chapter IV., Counting the Cost. Chapter V., The History of the Use of Hollow-Tile for Houses. Chapter VI., Architects' Tile Houses. Chapter VII., Building the Other Man's House. Chapter VIII., Floor Building, Sand Moulds, the T-Beam, the Eveled Block, the Plaster Block. Chapter IX., Tile in Stucco Surfaces. Chapter X., Tricks of the Trade. Chapter XI., Tile and Concrete, Partners. Chapter XII., Texture and Scale. Chapter XIII., The Flat-Roofed House. Chapter XIV., An Interesting Experiment. Chapter XV., The House of Three Inventions. (William T. Comstock Company, of 23 Warren st, New York; \$2.50 net.)

Plan for Big Show Now.

Preparations for the Forest Products Exposition to be held next spring in Chicago and New York are taking more definite shape every day. Reports from headquarters are to the effect that success far beyond original expectations is assured. Lumber associations and machinery men are on the job now arranging for their exhibits and making preparations to insure the undertaking being a success.