

# REAL ESTATE BUILDERS RECORD AND GUIDE.

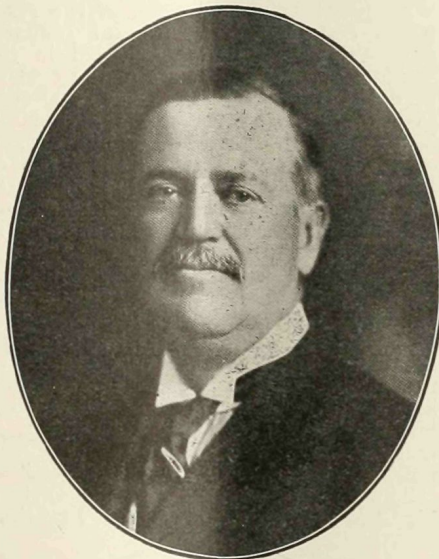
NEW YORK, OCTOBER 17, 1914

## THE REAL ESTATE CONVENTION

Delegates From All Sections of Empire State Meet at Hotel Astor—  
Many Important Matters Discussed, Including Licensing of Brokers

**C**O-OPERATION was the keynote of the first New York Real Estate Convention which opened yesterday morning at the Hotel Astor under the auspices of the Real Estate Association of the State of New York. Many interesting subjects were discussed, but probably the most important was that dealing with the licensing of real estate brokers. An explanation of the measure was made by R. A. Borland, of Norwich, N. Y., and also by L. D. Woodworth, of Rochester, N. Y.

The New York real estate men were asked by the State Real Estate Association to co-operate, and they took hold with such enthusiasm that the committee on arrangements had difficulty in crowding into two days set apart for the convention all of the speakers, sight-seeing expeditions and other features planned by the sub-committees. The sightseeing trips as planned, include tours through Brooklyn, the Bronx, and



WILLIAM H. MOFFITT,  
President State Association.

chairman of the dinner committee, reports such a large demand for tickets that increased seating capacity is necessary. Among those who have taken one or more tables are the American Real Estate Company, New York Edison Company, Deputy Tax Commissioners, the United Real Estate Owners' Association, O. D. Schwencke, M. Morgenthau, Jr., Company, the Queens Chamber of Commerce, A. N. Gitterman Corporation and the Real Estate Company of America.

Following the reception and registration of delegates, the convention was called to order promptly at 10.30 o'clock by President William H. Moffitt, who spoke briefly on the results achieved by the organization during the twelve years since its formation. He stated that while today the membership roll totaled 260 people, there was every reason to believe that this number would

be augmented considerably during the coming year.

William C. Breed, vice-president of the Merchants' Association, gave the speech of welcome and showed what could be accomplished by co-operation. As an example he cited what had been done by the Merchants' Association and how the membership had been increased during the last two years from 1,500 to 3,500 members. "Real estate men are natural optimists," said Mr. Breed, "and this trait is essential to every successful man in the business. Unless you have faith in the product that you are selling, you had better devote your efforts in other channels."

In response Thomas J. Overturf, of Buffalo, first vice-president of the convention, made a short address in which past accomplishments and future possibilities of the organization were the themes.

At the close of Mr. Overturf's ad-



L. D. WOODWORTH,  
Vice-President State Association.

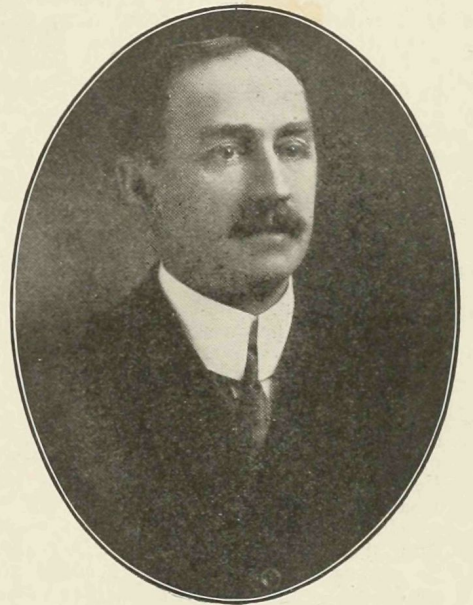
Queens, so that the delegates from out of town may get a comprehensive idea of Greater New York from a real estate investment standpoint.

The Bronx trip includes an excursion this afternoon through the industrial, residential and waterfront sections of the borough with a luncheon at the Community Building, and judging from the applications for tickets large attendance is looked for.

Yesterday afternoon the Queens committee, with the active co-operation of the Queens Chamber of Commerce, arranged a trip, at the end of which a reception and supper was held at the Queens Chamber of Commerce rooms. The Brooklyn committee has arranged an expedition for Sunday morning through that borough.

### The Crowning Feature.

The crowning feature of the convention will be a dinner at the Hotel Astor this evening. Secretary Elisha Sniffin,

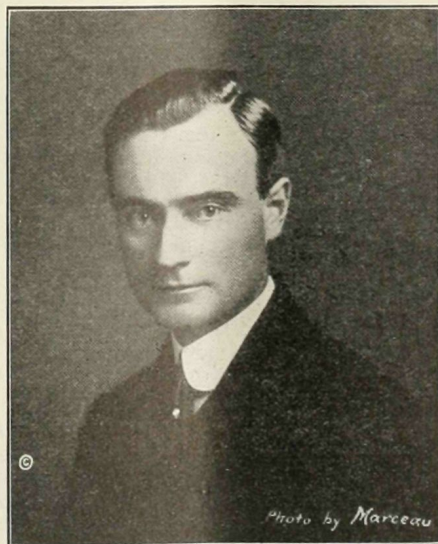


H. L. REED,  
State Secretary.

dress, President William H. Moffitt delivered his report for the year, in which he outlined the progress of the organization and suggested plans for the enlargement of its activities. He was followed by Secretary H. L. Reed, of Amsterdam, N. Y., who reported that, with new enrollments, the total membership of the State Association was 260.

### The License Question.

The discussion of the proposed licensing of real estate brokers by L. D. Woodworth, of Rochester, and R. A. Borland, of Norwich, was laid over until a later session and for the rest of the morning the convention debated the proposed bill. Alfred H. Wagg, vice-president of the Long Island Real Estate Exchange, outlined the remarkable growth of Long Island development and the possibilities which the enormous amount of business offered for unscrupulous brokers. He urged the passage of the bill licensing professional real estate men in order that the inexperienced and objec-



JOHN PURROY MITCHEL,  
Mayor of New York City.

tionable might be driven out of the field.

Herbert A. Sherman discussed the situation in this city and came out with a direct criticism of the general principles of the bill. He doubted its practicability and declared that in a small town there might be a possibility for discrimination in the selection of brokers, but that in New York City it would be an impossibility.

E. A. Tredwell appeared for the Real Estate Board and registered the opposition of that body. He said in part: "Passage of this bill means restriction of business. What it calls for seems to be a doctrine of fear. Its operation might tend to drive out of business the smaller dealers necessary for the natural development of the trade. It will cripple free agency and action and the large firms transacting the bulk of the business will be hit hardest. Natural selection will eliminate the objectionable elements in the business and time will drive out the undesirables. The ethics of the profession must be established through real estate exchanges, such as yours, and not hammered in with a club. In the opinion of the Real Estate Board, the passage of this bill would be a mistake."

Ira J. Ettinger, executive secretary of the United Real Estate Owners' Association, speaker at the morning session, declared that the organization which he represented had taken no official action regarding the question, but that a special committee which had undertaken its study had by a close vote decided to recommend opposition.

After luncheon, which was served in the convention hall, a representative of the New York Telephone Company delivered an address on the "Telephone and Its Relation to Real Estate," which was illustrated by moving pictures. At one o'clock the delegates departed in automobiles to inspect the plant of the company.

#### Mayor Mitchel Speaks.

Upon their return to the convention hall the delegates were addressed by Mayor John Purroy Mitchel, who outlined the new financial policy of the Board of Estimate. "This new policy," he said, "may not superficially appear at first to be in the direction of a lower tax rate, but in the long run I think it will appear to those who examine into the question carefully, that it has been and will prove a step in that direction. The aggregate gross funded debt of the city of New York approximates today \$1,320,000,000, the net debt approximates \$70,000,000, and the debt service that we carry annually in the budget, or to be exact, that we did carry in the budget for 1914, approximates \$50,000,000. The taxpayers of the City of New York are called upon to pay \$50,000,000 in order to carry the interest and the sinking fund upon the funded debt outstanding of the City of New York. For a long time the members of the Board of Estimate had realized that we would soon have to meet the question of a new financial policy in regard to the service debt, that we could not go on piling up debt on debt, that something had to be done to check that growth. The matter came to an issue in connection with the hundred million dollar loan that the City found itself compelled to negotiate, chiefly in order to meet its foreign maturities coming to payment before the first of January next. We then found ourselves in a position where we believed we ought to declare a permanent policy for this City and we did declare it by resolutions of the Board of Estimate. Now, it is this: As to all permanent public improvements of a self-sustaining nature, meaning by that, rapid transit, docks, terminals and water supply, we will finance them through the issue of long-term 50-year bonds as heretofore; all public improvements heretofore authorized, whether they have been matured in contract or not, but as to which bonds have not been issued as yet to defray the cost, we will finance through the issue of 15-year serial bonds to be amortized in fifteen annual payments to be carried in the tax budget of the City. As to public improvements of a non self-sustaining character hereafter authorized,



LAURENCE M. D. MCGUIRE,  
President Real Estate Board, New York City.

we will finance them—as to those made subsequent to the adoption of the resolution and before the first of January, 1916—one-quarter to be carried in the tax budget, three-quarters of the cost to be defrayed through the issue of similar 15-year serial bonds; those authorized in 1916 one-half in the tax budget and one-half the cost through the issue of 15-year serial bonds; and those in 1917 in the proportion of three-quarters and one-quarter. And it is our intention, and I believe that no future Board of Estimate that sits in this City will ever reverse the policy, that in years subsequent to 1917 all public improvements of a non self-sustaining character shall be carried wholly in the tax budget of the City. That may seem to mean an increase in the tax burden that real estate is called upon to carry, and it is true that in the immediate future it will mean a somewhat increased burden."

The Mayor discussed also the work of his Advisory Committee on Taxation,



ROBERT E. FARLEY,  
Chairman Westchester Committee.

which is also considering the possibility of devising new sources of city revenue. He closed by mentioning the efforts which were being made to remedy the evils of duplications of building inspection and said that already a result has been obtained in the arrangement of one of his department heads and one of the State Department to co-operate along these lines.

Laurence M. D. McGuire, president of the Real Estate Board, and Tax Commissioner John J. Halloran also addressed the afternoon session.

#### Secretary's Report.

The following is an excerpt from the report of the secretary, H. L. Reed, of Amsterdam, presented to the convention:

"Since last May sixteen new members have been obtained and one resignation received, giving the Association a total membership to date of 228. I have received twenty-five letters from real es-

tate men who have promised to join our Association and I believe it possible to increase the membership to 1,000 within a year or so. Real estate men as a class do not realize the benefit from co-operation and organization of this character. A bulletin containing the report of your committee on the licensing of real estate brokers was compiled by L. D. Woodworth, chairman of the committee. This bulletin has been mailed to all members and nearly 1,000 others interested in real estate. The Executive Committee has held two meetings during the year, one at Pittsburgh July 9, at which the questioning of licensing brokers was the principal topic, and some suggestions and changes were made in the bill as grafted at that time. The second meeting was held at Saratoga, August 22, at which time the committee was appointed and arrangements made for this convention."

#### At the Country Life Show.

On Thursday evening those delegates and their friends who had already arrived in town visited the Country Life Permanent Exposition in the Grand Central Terminal. The New York Farm Brokers' Association, Edward J. Webb, president, was the host. A business meeting of the Farm Brokers Association was held at 7.30 o'clock, prior to an entertainment which included speech making and musical selections.

At the Country Life Exposition the delegates were given an opportunity to see what was being done within the commuting zone toward the building up of the farm lands in suburban New York. An address of welcome was delivered by L. W. Stotesbury, president of the Dutchess County Society, and the response was made by Robert E. Farley, chairman of the Westchester County Committee. A graphic picture of the delights of living in the suburbs was the topic of the response. Professor O. S. Morgan, of Columbia University, spoke of the many things in store for the New York Farm Brokers' Association which met in connection with the coming of the real estate men.

Professor Morgan has a practical farm within the limits of New York City and he drew attention to the fact that garden or specialty farming was well suited to the city man whose support comes from a salary in some city enterprise.

Marc W. Cole, superintendent of the State Bureau of Cooperation, also spoke of good results obtained and Clifford B. Harmon told some of the secrets of developing and dealing in out-of-town properties. Mr. F. Webb, agriculturalist for the New York Central Railroad, told of a projected trip through the Middle West, the object being to demonstrate that the Empire State has enormous agricultural resources and is one of the most thrifty in the Union.

#### A Common Purpose.

It was through the instrumentality of Secretary H. L. Reed of Amsterdam that the State Association was organized in 1905. Mr. Reed was the first president, and at that time published a magazine called "Real Estate." He believes that there is a big field for the association. He remarked yesterday that while New Yorkers did not agree with Upstaters in some points, both parties were trying to improve conditions, make business more pleasant. By co-operating along the right lines real estate would be made more attractive to the investor and more easily handled.

"We want to eliminate the dishonest fellow from the business, and while it isn't possible to do so entirely, any more than it is possible to wipe out the backsliders and sinners in the church, or the dishonest cashier in the bank, we can certainly elevate the business and improve many conditions.

"New York City has its part of the work and for years has tried to control the situation at Albany, but as to its success you well know. An organization made up of members from all parts of the State, working jointly throughout the State, not dominated by the New York City men, can do more at Albany and accomplish more by having its officers and directors scattered throughout the State, than a New York City organiza-

tion. Nearly every real estate man can call one or two Senators or one or two Assemblymen his 'friend,' and when real estate measures are presented at Albany, a letter from a friend will do more than from a perfect stranger.

"Our association is very much interested in the 'licensing of real estate brokers,' and while a number of New York City men do not approve of the measure, they cannot close their eyes to the fact that it must come in a short time."

**Mr. Morgenthau's Comments.**

Referring to the purposes and the possible benefits to be derived from the Convention, Mr. Morgenthau, Jr., said to the representative of the Record and Guide: "I do not believe that I can put the matter more tersely than appeared on your editorial page of the Record and Guide when the statement was made, last week, that "The strategy of New York property owners always had one weak place, and that was at Albany." Hereafter our real estate interests will be more thoroughly protected at Albany, and they will have a powerful ally in the New York State Association, which is now holding its annual convention here.

"The object of the convention is to show the Upstate real estate men the magnitude of New York City and its commercial activities. We wish to show them that New York is the gateway through which the immigrants pour into this country; also what it means for the City to be the port of the Empire State and why New York is the magnet which draws yearly thousands of their best sons from upstate to join in making it the City that it is.

"As to the results that we hope to achieve, they are first, the unification of all the various real estate men of the State, so that they may present a solid front when it comes to obtain justice at Albany or elsewhere in the State or Nation for the men who, more than any others, help to pay the expenses of the government.

"I had this in mind when I reluctantly agreed to take charge of this convention as Chairman of the Committee on Arrangements, and I am proud to say that not a single Real Estate Organization in the City has failed me. The Real Estate Board has contributed its best men to work, shoulder to shoulder, with representatives of the United Real Estate Owners' Associations, the Queens Chamber of Commerce, the Allied Real Estate Interests, the North Side Board of Trade and many others. It has been splendid to see some of the busiest men in the city, such as Lawrence B. Elliman, E. B. Boynton, A. N. Gitterman, Ira J. Ettinger, Elisha Sniffin, William D. Bloodgood to mention only a few, coming regularly, meeting after meeting and spend hours of their time in order to make this Convention a success. I wish to take this opportunity to thank them and all others, who have participated in the good work, for their fine cooperation. I am sure that the convention will result in lasting good for the City and State."

**LIST OF DELEGATES.**

The following is a list of the delegates who registered at the opening of the convention: Ten Eyck L. Mosher, John A. Scott and Lorenz Willig, of Albany; H. L. Reed, Amsterdam; John J. Watson, Baltimore, Md.; V. Ben Waterman, Mrs. D. P. Selleck, Frederick W. Mitchell, Hiram Wentz and M. Hotchkitt, of Birmingham; A. J. Hofner, P. W. Darby, Frank L. Danforth, Benjamin Klopp, Edwin G. Webster, Fenton M. Parker, D. M. Boechat, Howard H. Burkhardt, Edwin D. Klapp, Ira B. Littlefield, W. B. Dimick, W. G. Hopkins, Alexander K. Blunar, James C. Henafelt, Charles M. Hughson, T. J. Overturf, Allen E. Klopp, Charles Kilhoffer, D. Clark Ralph, Francis J. Sullivan, Frederick H. Rice, Theodore Steeg, Frank Cuszkewitz and Charles F. Warren, of Buffalo; J. G. Southard, Cold Springs; James J. O'Brien, Elmhurst; T. G. Randolph, Flushing; E. E. Pabst, Groton; E. B. Kreason, Hornell; A. H. Reed, Hornell; William D. Bloodgood, Bridge Plaza, L. I. City; Alfred H.

Wagg, Malverne, L. I.; Tom Ingersoll, Minneapolis; Fitz James E. Browne, Montreal, Can.; Ross B. Stoutenburgh, Newark; Henry F. A. Wolf, Bronx; D. C. Imboden, William T. Moffat, H. H. Pennock, E. Nelson Erhart, Dr. Abraham Korn, Edward W. Barnes, Harold B. Snyder, K. E. Runnell, Stanley Andrus, Mark H. Ellison, Willfam H. Mills, Arthur T. Nicholson, James Frank, Jesse C. Bennett, Henry Bennett, William C. Breed, Pierre M. Clear, Henry Hirsh, Maurice Wertheim, J. Irving Wahl, Ira J. Ettinger and James O'Gara, of Manhattan; C. V. A. Blauvelt (Blauvelt & Morrell), Nyack; Jerome H. Fort, Oneida; J. H. Walker, Oswego; C. E. Woodworth, Phoenix; Charles E. Timberlake, E. Orange; Charles E. Griffith, Port Richmond; A. Frank Warner, Howard C. Rupert, S. A. Doody, Floyd B. Roll, C. C. Culver, Willard G. Rich, Daniel Donahue, Mrs. Daniel Donahue and L. D. Woodworth, of Rochester; William H. Duncan and Rockaway Park Estate, of Rockaway Park; William H. Hazard, Salamanca; W. H. Adams, Saratoga Springs; S. Langell, Scarsdale; C. A. Hills, Henry J. Hart, Judson W. Clark, Fred Van Patten and C. S. Congdon, of Syracuse; B. Williams, Tottenville, S. I.; Earl C. Clark and C. W. Hill, of Utica; George N. Brown, Watertown; William Keil, White Plains.

**LIST OF COMMITTEES.**

Following is a list of the various committees connected with the First New York Real Estate Convention, together with the personnel of each committee:

**Dinner Committee.**

Elisha Sniffin, Chairman  
Joseph P. Day  
A. N. Gitterman

**Entertainment Committee.**

A. N. Gitterman, Chairman  
Carroll Ragan  
F. R. Wood  
Stuard Hirschman  
Wright Barclay  
Harry Hayes  
Francis E. Ward  
Chas. S. Lyons  
David H. Hyman  
Austin L. Babcock  
D. W. Westfall  
Dr. Henry Berg  
Raymond Roberts  
Howard Pyle  
Randall Salisbury  
Horace Anderson  
Joseph T. Mulligan  
Pierre M. Clear

**Taxpayers' Organization Committee.**

Henry Bloch, Chairman  
Frank Eberhart  
Thomas Krekelor  
Abraham Korn, M.D.  
Joseph S. Schwab  
Charles J. F. Bohlen  
Charles S. Myerson  
Sigmund Fuest  
Pierre M. Clear  
Walter J. Salamon  
Winfred Watson  
Wm. T. Mathies

**Sight-Seeing Committee.**

Edw. B. Boynton, Chairman  
Robert E. Simon  
Elmer D. Coulter  
D. A. Trotta  
James F. Meehan  
Chas. E. Reid  
Harry C. Bryan  
L. S. Miller  
Chas. Minor  
Olin J. Stephens

**Brooklyn Committee.**

Chas. E. Rickerson, Chairman  
Chauncey R. E. Co.  
Edward Lyons  
John E. Henry  
William Berri  
Judson G. Wall  
Wm. A. Prendergast  
Geo. A. Fleury  
Alvan R. Johnson  
Julian D. Fairchild  
Hon. Wm. J. Carr  
Clinton D. Burdick  
Chas. Feltman  
Wilmer Hanan  
Clinton L. Rossiter  
Chas. A. Angell  
Bulkeley Horton  
Wm. G. Morrissey  
Burton H. Stumpfer  
Jerome Property Corp.

**Westchester County Committee.**

Robert E. Farley, Chairman  
Marland W. Rollins  
C. K. Cooley  
Frederick Boehm  
H. E. Colwell  
Mr. Remsen  
Hon. Wm. P. Platt  
George Burling  
B. E. Smythe  
J. Mayhew Wainwright  
Joseph S. Wood  
Frank L. Young  
Charles V. Millard

**Queens Committee.**

William D. Bloodgood, Chairman.  
Hon. Maurice Connolly  
Hon. John J. Halleran  
Robt. W. Higbee  
A. L. Languon  
Wm. H. Williams  
Robert B. Austin  
M. J. Degnon  
Stuard Hirschman  
Alrick H. Man  
Jarvis S. Hicks  
Geo. J. Ryan  
Edw. A. MacDougall  
C. G. M. Thomas  
Wm. H. Hamilton  
Josel Fowler  
John M. Demarest  
D. E. McAvoy  
Chas. E. Covert  
A. H. Loose

**Long Island Committee.**

James Frank, Chairman  
Ralph Peters  
Alfred H. Wagg  
Geo. L. Hubbell  
Carl B. Eimer  
Andrew McTigue  
Geo. Tople  
John W. Paris

**Bronx Committee.**

Chas. E. Reed, Vice-Chairman  
Judge John J. Brady  
Hon. Geo. M. S. Schultz  
John M. Haffen  
Clin. J. Stephens  
William Ebling  
Thomas Quinn  
Wm. W. Niles  
Dr. A. E. Becker  
J. Clarence Davies  
Louis O. Van Doren  
Hon. Edw. Polak  
Dr. Carl Wurm  
Chas. W. Bogart  
Judge Louis D. Gibbs

**Richmond Committee.**

C. G. Kolff, Chairman  
Chas. E. Griffith  
B. Williams

**Up-State Committee.**

L. D. Woodworth, Chairman  
H. L. Reed  
W. M. Fink  
M. D. Burns  
Z. L. Squier  
H. S. House, Jr.

**Finance Committee.**

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Douglas Robinson  
Alfred E. Marling  
J. B. English  
A. H. Kahler  
Frank W. Woolworth  
Gen. T. C. Dupont  
Adolph Lewisoohn  
Chas. H. Rosenthal  
Stuard Hirschman  
Elias A. Cohen  
Aaron Rabinowitz  
Fred W. Marks  
B. Aymar Sands  
J. Romaine Brown

**Program and Speakers.**

Lawrence B. Elliman, Chairman  
Albert B. Ashforth  
A. R. Bastine  
Willard S. Brown  
Gerald R. Brown  
J. Howes Burton  
Edw. C. Cammann  
David A. Clarkson  
G. Richard Davis  
Samuel A. Herzog  
Louis J. Horowitz

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Thos. Scrocroft, Evening Mail  
R. O. Brede, Globe  
Chester W. Parish, Sun  
Elton Borroughs, World  
James B. Stewart, Times  
Arthur T. Nicholson, Tribune  
Charles Molesphini, Post  
Edwin Q. Bell, Herald  
Edwin N. Jencks, American  
John J. Nutt, Record and Guide  
H. L. Nixon, New York Press  
Franz Marquardt, Staats Zeitung  
Frank Boyle, Evening Telegram  
Vincent Kirk, Brooklyn Eagle  
David J. McLean, Brooklyn Citizen  
William T. Barret, Brooklyn Times  
H. A. Schenck, Brooklyn Standard Union  
James A. Carpenter  
Hugh McAtamney  
William E. Freeman

**Reception Committee.**

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J. W. Mooyer  
J. Clarence Davies  
Russell Marston  
Robert T. McGusty  
Joseph Ennis  
Mark Rafalsky  
J. Arthur Fischer  
J. Romaine Brown  
Daniel Donohue

**Manhattan Committee.**

Laurence M. D. McGuire, Chairman  
Thomas M. Mulry  
Clarence H. Kelsey  
Allan Robinson  
Henry Bloch  
B. C. Martin  
R. E. Dowling  
Franklin Pettit  
Wm. Crittenden Adams  
Warren Cruikshank  
Robert T. McGusty  
William H. Mills  
Henry Brady  
Lewis Phillips

# HOW THE TAX BURDEN COULD BE LIGHTENED

## The Real Estate Board's Suggestions—Enormous Cost of Public Charities and Hospital Service—Fire Prevention Bureau Costly.

THE Board of Estimate's sub-committee on Tax Budget began the third week of its session on Monday last. The following are recommendations made by the Real Estate Board, in pursuance of its plan for calling attention to the need for economy and retrenchment in city affairs. The departments include the Fire Department, Bellevue and Allied Hospitals, Public Charities, Parks, Manhattan and Richmond, United States Volunteer Life Saving Corps, City Court and General Sessions, Commissioner of Records, Surrogate's Court, New York; County Offices, Department of Bridges, Sheriff's Offices, Borough President of Brooklyn.

### Fire Department Too Large.

In regard to the Fire Department the Real Estate Board respectfully suggests that the budget of the Fire Department should be materially reduced because of the transfer of its jurisdiction over factory buildings to the State Labor Department, which was a very important and large part of the work of the Fire Prevention Bureau. The Labor Department now inspects factory buildings, and there can be no adequate reason for the continuance of the inspectors and the office force in the Fire Prevention Bureau who did the work of factory inspection and matters pertaining to it.

In dealing with the budget the department should be divided into two classes, the civilian force and the uniformed force. The salaries of the uniformed force cannot be questioned at this time because they are fixed by law, but the salaries of the civilian employees and the necessity for their employment should be closely scrutinized. The budget in Code No. 1650 provides for the increase in pay of three clerks. This does not seem reasonable in view of their recent increases and apparent adequate pay.

The request for the increase in the force of the Fire Prevention Bureau, as shown by Code No. 1651-1652, involving an additional expenditure of \$79,800 for salaries, seems to be unnecessary and unwarranted for the following reasons:

1—That the Fire Commissioner has stated that the uniformed force was being used to make inspections and, if that be so, it would seem logical that the number of inspectors in the Fire Prevention Bureau should be decreased, if not wholly discontinued, and it is therefore not quite apparent why in view of this fact, and by reason of the transfer to the Labor Department of a very large and important part of the work of this bureau, that forty-one additional inspectors should be asked for.

2—The Labor Department employs its own inspectors to do the work formerly done by the Fire Prevention Bureau, and therefore that Bureau should be compelled to make a reduction in the force by eliminating those who did the work now being done by the Labor Department.

3—That one cashier has always been able easily to handle the finances of the department, and why another should be asked for is not quite clear.

4—That the private secretary to the Chief of the Fire Prevention Bureau, which has, as heretofore been stated, had a large part of this work transferred from it, seems like the creation of an entirely unnecessary position.

5—That the office of the Chief Inspector is now vacant and it would be no difficult task to secure an able and qualified man to fill this position at \$4,000 per year, and further the duties do

not call for a higher salaried employee.

It might be interesting to find out how many of these places are to be exempt from civil service.

### Bellevue and Allied Hospitals.

The estimates for Bellevue and the Allied Hospitals have not yet been printed and are not available for examination.

The Real Estate Board desires to call the attention of the Budget Committee to the delay by department heads in submitting their estimates. The Mayor urged in a letter to his commissioners that these estimates be presented to the Board of Estimate before July 1. If this had been done civic organizations would have had an opportunity to make the investigation necessary for proper criticism. The Charter requires submission of these estimates by September 10.

In this case, and in many others, although civic bodies were specifically invited to attend these hearings and make suggestions the opportunity to do so intelligently has been denied them through the negligence of department heads.

Last year the allowance for these hospitals was \$1,400,063.50. This shows an increase of nearly 100 per cent. since 1906 and nearly 200 per cent. since 1905.

While the Real Estate Board is unable to criticize special items it feels that the amounts asked for supplies, amounting last year to \$500,000, and for equipment, amounting last year to \$121,500, should be carefully scrutinized. Arrangements should be made for the best possible method of purchase and distribution. These supplies and equipment should be purchased by unbalanced bids and should be distributed on signed requisitions, and accurate records should be kept of their final disposition.

The Real Estate Board respectfully submits that the committee, as a sub-committee of the trustees of trust funds, should require absolute proof of necessity before they authorize any appropriation of these funds.

### Department of Public Charities.

The Real Estate Board is again at a loss to submit its suggestion. The Department of Public Charities whose estimate is under consideration today, failed to submit its estimate as required by law and the Board has no knowledge of what is asked for. It can only offer its general criticism based on last year's expenditures and on the growing expense of this Department and its increasing activities.

In 1906 this department received \$2,048,740.16; in 1907 the panic year, \$2,218,844.59. In 1914 the Budget allowance was \$3,722,983.36. This latter amount shows a tremendous increase since 1905, when the expenditures for all purposes was \$1,976,509.19.

Surely there should be some compelling reason given for increases for this department.

It can be said to the credit of New York City that the vast majority of its citizens are not charity seekers. The increased activities of all the partly charitable or charitable departments of the city are apparently due more to the initiative of the department than to actual public demand.

### One-Half for Salaries.

The real public demand is best shown by the expense for Municipal Lodging houses and in the out-door relief, or temporary relief which forms but a trifling part of the expense of this department. It is a significant commen-

tary on the city's present method of giving charity to its dependent poor that out of an allowance of \$3,722,983.36, \$1,552,584.70 was for personal service. The Commissioner's office alone cost \$107,090.

It would seem that the efficiency organizations of the city government could devise some better way of aiding the city's poor than the present method whose results are shown above.

The Real Estate Board suggests that a comparison be made by your examiners of the cost per bed for maintenance in the various privately managed hospitals in the city and the cost per bed for maintenance in the Sea View Hospital.

### Department of Parks, Manhattan and Richmond.

The amount asked for by the Department of Parks, Manhattan and Richmond, is \$31,000, as against \$30,100 in 1914. A topographical draftsman is dismissed and an assistant landscape architect added at a larger salary. It would seem that one landscape architect at \$4,000 a year would be sufficient unless new parks are planned.

The estimate of the Public Recreation Commission is not available, but it would seem that such a Commission is not necessary. The duties of this Commission should be transferred to the Board of Education. It is merely duplication.

### Department of Bridges.

The Bridge Commissioner asks for \$833,832.58, an increase of \$37,867.27.

With the completion of the bridges and the end of improvement work, there should necessarily be a large diminution in the expense necessary for the Department of Bridges. This the Commissioner seems to have partially recognized, but the Real Estate Board regret to find him asking for an increase in salary for a Deputy Commissioner and an Assistant Engineer.

There are also a number of other increases asked for. These should not be granted, as the present is no time for increases in salary. The Real Estate Board would like, it says, to call the Bridge Commissioner's attention to the salaries paid Assistant Engineers by the great transportation corporations in the United States. It cannot understand, either, why a Deputy Commissioner should be paid the same salary as the president of the Board of Aldermen.

### Borough President of Brooklyn.

The Borough President of Brooklyn asks for \$2,272,513, a decrease of \$2,649. The Real Estate Board feels that the Borough President is a member of the Board of Estimate and is thoroughly familiar with the financial position of the city and the need of economy.

It has also confidence, based on his record in every office he has held, that he will exercise the greatest care in the expenditure of his office, such as salaries, purchase of supplies, and also in the matter of initiating local improvements.

—Prof. Seligman in the second edition of his "Income Tax," just issued by Mac-Millan, says there are two important criticisms to be urged against the income tax law: No attempt has been made to distinguish between earned and unearned incomes, and the method of collecting the tax on business incomes is inefficient. These are very important as well as accurate criticisms. The man who earns his five thousand a year by real labor should get some credit for it.

# TICKET SALES ON ALL ELEVATED LINES

Study of Statistics Shows Trend of Population and Where New Systems Are Needed To Care For Present Traffic

**E**XAMINATION of the figures compiled by the Public Service Commission for passenger traffic on the Second, Third, Sixth and Ninth avenue elevated lines of the Interborough Rapid Transit Company, as indicated by the number of tickets sold at each station during the year ending June 30, 1914, shows that 311,473,568 passengers used these lines. The year's increase was 4,628,562, and the daily average 916,098. With these figures may be compared the record made by the Subway for the same period, which was published in detail in the Record and Guide on September 26. The Subway system carried 340,413,103, indicating an increase of 12,941,593 and a daily average of 1,001,215, which means that the Interborough Rapid Transit system is used every day by 1,917,313 passengers, or 651,886,671 in the year, counting 340 days to the year, Sundays being treated as half days. The figures show that the Subway afforded transportation to 28,939,535 more passengers than the four combined elevated railroads.

### Dual System Needed.

James Blaine Walker, assistant secretary of the Public Service Commission in discussing the report said this week: "These figures show a continuation of the tremendous increase in local traffic and prove the urgent need of the dual subway system which is now in course of construction and which ought to be completed by October 1, 1917. There is no city in the world where the street car habit has grown more than in New York City. In statistics which I recently compiled I estimated that each year 1,700,000,000 people in Greater New York used the subways, elevated roads and surface cars in the five boroughs. Figuring on a basis of the population of 5,000,000 it means that there are 365 car rides for every resident each year or at least one ride each day for every man, woman and child in Greater New York. With the growth of the city and the amplification of the transit facilities, the use of the various lines seems to have become more general."

### Second Avenue.

On the Second avenue line there were 44,979,638 tickets sold, showing an increase of 595,660 and a daily average of 132,293, as compared to 130,541 for 1913 and 129,350 for 1912. From Chatham Square to 50th street advances are noted in all stations but Grand street and First street, which indicate declines of 35,068 and 25,172 respectively. A decrease at the Grand street station may be explained by an increase of 567,784 at a station in the same street on the Third avenue line. The Houston street station on the same line with an increase of 183,928 may explain the loss at First street. On Second avenue all the stations north of and including 50th street, except 57th, 72d and 105th streets, show marked declines. At 57th street, the nearest station to the entrance to the Queensboro Bridge, an increase of 55,645 may be attributed to an increase in traffic over that structure. At 105th street there was an increase of 1,102,745 tickets sold, but this station was opened April 1, 1913, and since this report covers an annual period ending June 30, 1914, the record for twelve months cannot be compared with a previous record of only two months. It may account, however, for large decreases in sales at 99th street and 111th street of 330,887 and 172,115 respectively, and at 106th street on the Third avenue road. Other

stations on this route which show decreases are 65th street, 80th street, 86th street, 92d street, in Yorkville, and 117th street, 121st street, and 127th street, in East Harlem. The station at which the most tickets were sold was Rivington street with 3,864,192, a yearly increase of 32,866 and a daily average of 11,365; 80th street was second with 3,117,640, a decrease of 29,508 and a daily average of 9,170.

### Third Avenue.

The largest increases in passenger traffic were noted on the Third avenue line, which sold a total of 147,568,868, showing an increase of 4,260,856 over the corresponding period of 1913, and a daily average of 434,026, as compared with 421,494 for 1913 and 416,576 for 1912. The largest advances were noted in the Bronx on all stations but 133d street, the very first one, and Bronx Park, the very last one, which show decreases of 34,989 and 68,213. These figures show the almost phenomenal growth of that part of the city and the same increases have been noted in similar compilations in years past. Provision is being made for the handling of this unusually large traveling public by the construction of three new elevated lines which will be extensions of the subway and by the third tracking which is now nearing completion.

In the Bronx the largest gains were made at 183d street, Pelham avenue, and 169th street. At 183d street there were 3,674,216 tickets sold which was 426,284 more than in 1913.

The losses on the Second avenue line seem to be offset by the gains on the Third avenue line; large increases having been made at 116th street, 99th street, 84th street, 76th street, 67th street, 59th street, 47th street and Grand Central. The 106th street station shows a decrease of 600,622 ticket sales, which is the greatest falling off at any single station in the city. At City Hall 11,865,395 were sold, indicating a decrease of 44,313, and a daily average of 34,898; 116th street was second with 6,236,042, an increase of 31,351 and a daily average of 18,341.

### Sixth Avenue.

On the Sixth avenue line, which runs from Rector street to 155th street, there was a considerable decrease, amounting to 497,248, a daily average of 255,173, as against 256,636 for 1913 and 255,894 for 1912. The greatest decline was made at the 23d street station. There were 499,302 less sales at this point than in 1913. Other stations in this district, including 28th street, 18th street, 14th street, and 8th street also show marked decreases.

The falling off in passenger traffic at these points is generally attributed to the change of character of the neighborhood occasioned by the northward advance of the large retail establishments. Many of the large buildings formerly occupied by firms with thousands of employes and patronized by thousands of shoppers have now gone to other sections of the city, and the railroad which formerly carried these people has suffered as a consequence of this withdrawal. Farther north, at 33d

street, which is nearer the new shopping center, there was an increase of 89,033, and at 42d street an increase of 164,422. These stations would have showed even greater advances had it not been for the opening of the new station at 38th street in January of this year, which drew away considerably from each of the other stations. There were 755,557 sales at the new stop which ordinarily would have gone to either 33d street or 42d street.

South of the former shopping district every station except Cortlandt street shows less ticket sales this year when compared with last year. These include Grand street, with a decline of 122,045; Franklin street with 14,060; Chambers street, 42,519; Park place with 18,267, and Rector street, 57,790. Out of 52 stations on the Sixth avenue line 32 stations showed less ticket sales for 1914 when compared with the corresponding period for 1913.

### Ninth Avenue.

On the Ninth avenue line, in spite of decreases on nine stations out of eighteen, there was an increased sale of 32,166,121, with a daily average of 94,606, as compared with 93,814 for 1913 and 93,094 for 1912. The station which sold the most tickets was Cortlandt street, with 3,334,610, an increase of 49,140, and a daily average of 10,102; 23d street was second, with 2,896,080, an increase of 355 and a daily average of 8,518. At the subway station in this street there was a decrease of 36,922, and on the Sixth avenue elevated a decrease of 499,202.

Other stations which show decreases are Rector street, Barclay street, Warren street, Desbrosses street, Houston street and Christopher street. From 14th street to 34th street there were advances on all stations, while from 42d street to 59th street, the end of the line, there were declines. The largest increase was made at 14th street, where 162,633 more tickets were sold than for the corresponding period last year.

### A Historic Social Center.

At the southwest corner of Fulton and Nassau streets, 136 Fulton street, was the old Shakespeare Tavern, particularly famous in National Guard history. It was a low, massive, two-story structure, of small yellow bricks, with dormer windows. Entrance was on Nassau street. It had been built many years before the Revolution by John Leake. In 1822 a three-story extension was erected on the Fulton street side. On the second floor was a large room for meetings and drills, and on the third floor an arched roof for concerts and balls. Here gathered the literary, musical and political leaders of the day in the most brilliant period of New York literature. The Shakespeare Tavern stands comparison with the Mermaid of Shakespeare's time and the Turk's head and the St. James Coffee House in the days of Garrick, Goldsmith and Reynolds. The widening of Fulton street in 1836 caused its demolition. It had long been a favorite resort for actors. —Wall Street Journal.

	1913	1914	1913	1914	1913	1914	1913	1914
Second Avenue Line...	17,838,814	22,625,340	44,979,638	595,660	132,293	130,541	129,350	
Third Avenue Line...	54,737,375	37,090,348	147,568,868	4,260,856	434,026	421,494	416,576	
Sixth Avenue Line...	31,761,092	46,641,320	86,758,941	D497,248	255,173	256,636	255,894	
Ninth Avenue Line...	20,409,092	11,738,894	32,166,121	269,294	94,606	93,814	93,094	
Total .....	(b)124,746,373	(b)118,095,902	311,473,568	4,628,562	916,098	902,485	894,914	

(b) These totals are arithmetical only and do not account for passengers who buy tickets at "island" stations. D indicates decreases.

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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in the Metropolitan District

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Property owners in the Riverdale section north of the present terminus of the subway wonder why they cannot have the benefit of rapid transit as well as the more distant suburbs.

Nobody professes more patriotism and loyalty to government than public job seekers, and nobody imposes more upon the generosity of the government than some of these job seekers when they become job holders.

Yes, we have learned how to build a subway through a business thoroughfare without imperiling the commercial life of the street. What the contractors did to 42nd street ten years ago, and to other important business streets as well, would not be tolerated now. This is one thing that the Public Service can be credited with.

There can be little hope of any material economy in municipal expenditures until the city government is left reasonably free to decide what its expenses shall be without dictation from the State Legislature. Certainly there should be an end to the practice of secretly running up to Albany with bills for the appointment of more New York City official boards and commissions with regiments of inspectors, whose salaries and expenses are to be defrayed by taxing real estate.

Nearly all the laws that worry good citizens here are contained in mandatory legislation passed by the State Legislature over the head of the local authorities. The sanitary laws, the school laws, the tenement laws, the fire laws, the labor laws, and nearly all the other departmental laws (except the building code) are either wholly or in part of State, instead of local, origin. They are neither wholly wise nor wholly wrong, but one and all have served the purpose of manufacturing jobs for those who want to work for the public, and have had the effect of increasing the cost of living.

### An Example from Germany.

In their program of future work the Taxpayers' Association should make a particular point of studying the sources from which the city of New York will derive the increasing revenue which will be needed next year, and in this connection they should inquire into the tax systems of certain German cities. These systems usually differ so radically from ours that they could not be adopted as a whole, but certain parts of them might well be borrowed to advantage. Let us take, for instance, the city of Frankfort, which has the reputation of being one of the best governed of the German cities. Its gross income in 1911 was approximately \$8,000,000. Of this about \$1,100,000 was derived from the profits on municipal undertakings, for Frankfort, like other German cities, has its own tramways, electrical and gas works and its municipal markets.

Of the remaining \$6,900,000 of revenue, more than half, viz: \$3,800,000 was raised by a municipal income tax, which was graduated and was collected chiefly from well-to-do people. About \$1,100,000 was raised by a tax upon the rental values of houses, which amounted to about four per cent. of the rent; but here again, the scale was graduated so that on expensive houses the charge amounted to about eight per cent. of the rent. Another \$600,000 was collected by means of a tax on the profits of local industries—a tax not large enough to drive industries away, but still sufficient to bring in a substantial addition to the revenue. None of these three taxes, from which Frankfort derives the major portion of its revenue, would be possible of adoption in New York at the present time, although they all have meritorious aspects. But the city has many minor sources of revenue which could be advantageously copied by New York. Thus it derives a small income from a special license fee for restaurants and it obtains a still larger amount of revenue from a tax on theatre tickets.

In the opinion of the Record and Guide, New York will certainly have to fall back for its necessary increase in income in part upon such sources of income. Theatres and restaurants cannot escape taxes as can other kinds of business. When the new tax is first applied it will have the unfortunate effect of forcing out of business certain theatres and restaurants which are now operated on an extremely low margin of profit, but in the long run the consumer will pay the tax, and there is every reason why he should. The opportunities of dining at restaurants and amusing oneself at theatres are precisely the kind of opportunities which can be made to cost more without doing any injury to the prosperity of the community.

The theatre tax in these days of "movies" could be made particularly remunerative. A more doubtful source of revenue used by Frankfort and other German cities is what is known as a "Stores Tax." This really amounts to a tax on large dry goods and department stores. It was levied partly for the benefit of the small retailer, but it has not succeeded in checking the growth of large retail organizations. A tax of this kind would meet with a great deal of opposition and would perhaps be successfully attacked on grounds of constitutionality, but it might be made to bring in a substantial revenue without hurting the department stores. They derive enormous advantages from municipal government and the municipal transit systems and can be made to return some of it without ill effects.

### Efficient Representation.

A very encouraging development is the increasingly efficient activity which is being exhibited by the real estate associations of New York. For the first time in many years, they are becoming effective agencies for the protection of real estate interest and the promotion of the city's welfare. They are pursuing a policy of scrutinizing the details of the municipal accounts and of

municipal policy, and of offering consult suggestions looking towards economies and improvements. As the Record and Guide has frequently pointed out, this is the only method of criticising the city government, which will in the long run, prove to be fruitful. The business of governing New York has become, during the past ten years, an increasingly technical matter. It has been seriously studied by outside agencies such as the Bureau of Municipal Research, and these studies have resulted in a gradual improvement in the making of the budget in the distribution of the city's income, and in the organization of the city's departments.

Of course, much remains still to be done; but if a man or an organization is going to criticise a city department he needs to know a good deal more about its methods and operations than he formerly did in order to make the criticism good. The criticisms now being urged by the Real Estate Board have precisely this character. They are based upon a close inquiry into the facts, and are made thoroughly concrete and practical. Moreover, they are characterized by fairness as well as by knowledge. A public official naturally resents the kind of criticism which starts from the assumption that he is either crooked or incompetent, and which because of this assumption condemns indiscriminately everything he does, and makes no attempt to distinguish between that part of his work, for which he is responsible and that part for which somebody else is responsible.

Much of the criticism passed upon city officials by taxpayers used to be of this character, and it was as fruitless as it was trivial and unjust. The Real Estate Board, as well as the Advisory Council, has abandoned that method of blaming individuals, and it does not even object to methods until it is prepared to make out a good prima facie case against them. It can be as importunate as it pleases as long as it is concrete and fair-minded. By adopting these tactics the Real Estate Board really becomes a voluntary unofficial agency of government, which is cooperating with the official administration in the attempt to make that government sound in its general policy and economic in its methods.

The activity of the United Real Estate Owners' Association is also assuming an unceasingly helpful character which will result in a much better understanding of the problems of city administration by the property owners of New York. Its program for the coming year is both comprehensive and specific. It is going to undertake a scientific study of the Budget, to work on behalf of the repeal of much of the existing mandatory legislation about salaries, to insist upon the unification of the building inspection service and to inquire into the large number of positions which are exempted from the operation of the Civil Service laws. All these proposed kinds of work are useful and will be productive not only of practical results, but of a valuable educational by-product. Active work of this kind by property owners will give them an increasing insight into the operations of the city government and of the enormously difficult task of keeping a proper balance between economy and liberal expenditures for good public purposes. An increasing number of property owners will be, that is, converted into experienced unofficial public servants, who are capable of considering municipal questions from a well-informed public point of view.

### Rare Investment Possibilities.

Editor of the RECORD AND GUIDE:

From letters beginning to come in from relatives and friends in the various countries in Europe, it is becoming more and more evident every day that there will be a tremendous immigration to this country, and particularly to this city, within six months; whether the war ends or not, in the meantime. The old tenement houses will, of course, be the first to feel the effect of this immigration, and it looks as if there will be at least 100,000 Germans, 200,000 Jewish

residents of Poland and Russia, East Prussia and other portions of the surrounding country, as well as immigration from Belgium, France and England. We can look for an addition of 500,000 people to the New York population within the next two years.

Tenement house construction is almost at a standstill, due to the money conditions, and the new as well as the older houses are now nearly all full. What this will mean to the East Side of the city, from the Battery all the way up to Harlem, what it will mean to Brooklyn, and what it will mean to the older loft districts which are within walking distance of the tenements and cheap immigrant labor, can easily be foreseen by anyone who has gone through these transition periods before.

If mortgagees and owners generally will just realize what effect this will have on this city, they will believe as I do, that never in the history of the world was there a better security for the investment of money than in New York real estate, especially at present-day prices, when many people are, under the stress of necessity, being compelled to sell at the buyer's price.

Stocks and bonds may look good at present prices, but they are in the control of other people, who can do as they please with the investor's money, and the sense of honor which was presumed to be a foregone conclusion when speaking of the directorate of large enterprises seems to be sadly lacking in the present day. A real estate owner is his own board of directors, his own executive committee, and makes his own market, if he chooses. This is the time, it seems to me, to begin to arouse the public to a knowledge of the wonderful investment possibilities now presented by real estate here.

The city administration, under the able lead of Mayor Mitchel, has been conserving the interests of owners and taxpayers, and this is the beginning of the dawn after seven years of depression. The chaos into which the business had fallen will now begin to disappear, if we read history aright at all. A new generation of buyers will now begin to form, and it behooves the brokers to pluck up courage and begin to get their lists ready. The first ones in the field will reap a harvest, and while, at the present time, it would seem as if there is no life to the market, and no energy in any buying movement, a realization of how well the market was beginning to come up in May and June of this year, coupled with the fact that investment moneys keep on rolling in automatically to many individuals and estates, and that some disposition must be made of it, sooner or later, the brokers will, if they are wise, use this opportunity to give their friends a chance to get in on the ground floor.

ELIAS A. COHEN.

#### Importance of Records in Real Estate Appraising.

Since reading in the Record and Guide, of the the 3rd instant, the letter of M. Morgenthau, Jr., on the subject of appraising real estate, Harry Stewart Hall has, in a personal letter, expressed to Mr. Morgenthau his individual views on the subject more clearly on certain points than appeared in the interview with him that was printed in the Record and Guide of September 19. As both gentlemen are appraisers of large experience and wide reputation, their discussion is profitable reading for students of real estate values. Mr. Hall now says:

In my opinion the qualified or expert appraiser should have a very considerable personality, and it seems to me that such personal equation, combined with complete records provides a basis for accurate work. I agree with you that voluminous records in themselves may well be valueless. In other words, the owner of the most elaborate records obtainable would find them of comparatively small value if he did not have the personal experience and ability to properly use them. Vice-versa a man

with such appraisal ability and experience would be quite at sea were he not possessed of proper data.

Except in certain standard instances of small properties, such as ordinary types of flats and tenements, it is my opinion that a great proportion of appraisals are, or should be individual cases, each to be studied from an individual viewpoint.

I have always been utterly opposed to the system of appraising which merely assumes a certain land value, adds thereto the estimated cost of the building, and fixes the total as the value of the property. To me it seems, for example, that if a builder selects a plot in an active neighborhood where conditions seem to point to a good future and where rentability is assured, he is entitled to a reasonable profit for his time and ability in producing such a property, and that such ability should receive due credit in an appraisal.

On the other hand, if a builder were to purchase a plot and erect thereon a structure unsuited to the neighborhood, one that would probably always be out of place and a general misfit, I believe that he should suffer for his lack of judgment, and by no means should even the rule of land and building cost be applied to this case. If such a man were foolish enough to expend a certain sum of money for such an operation, it does not follow that the property is intrinsically worth the amount expended.

In a general way theoretically, improved property values should be determined by a capitalization of the rental, but that is a dangerous proceeding in New York with the rapidly changing conditions. For example, I have in mind a certain building which is leased to one tenant at about \$7,000 net per annum, the lease having some eight further years to run. The tenant is very strong, and supposedly this would be a good example of obtaining value by the capitalization of the income derived by this lease. As a matter of fact, however, the neighborhood has very materially changed recently, the tenant in question has removed elsewhere and for some time has been subletting the premises at a very material loss. Had he been less responsible financially he would no doubt have quit long since. When this lease expires, from present indications, it is doubtful if this property will produce much more than fifty per cent. of the present rental, and this appears to be an instance where it is more than reasonable to assume that the future value will not increase.

I use the above instance as an example of studying each property as a separate entity, and I think that in many cases facts such as these are neglected by appraisers, and often-times not even sought for.

It has always been a point with me to study the rental ability of an improved property, and to incorporate in the appraisal a statement as to its legitimate annual rental value. These figures I obtain for myself, not accepting, especially in the cases of new or unfinished buildings, the estimates of the owners as to the rentals that are to be expected. I doubt if many appraisers take this trouble, and I know of but few instances where such figures are incorporated in and made a part of the appraisal. In the case of rented buildings the question of a continuance of such rentals is an important one, as in the case cited hereinbefore. An appraiser should know something more than mere land and building values.

Most certainly I agree with you that there is in New York a great amount of slipshod, unscientific appraising, and if it so happens that some publicity and attention is about to be given to this fact it seems as if the real estate interests may benefit thereby. The entire subject is one of many ramifications, and by no means reduced to an "exact science." In my opinion, it is based on many personal qualities, acquired by years of experience and mature judgment, coupled with proper records, and always subject to a certain amount of human fallibility.

HARRY STEWART HALL.

#### Registry of Land Titles.

Editor of the RECORD AND GUIDE:

The value of some system of uniformity in the registration of land titles throughout the country has been recognized and discussed for several years by many real estate investors and lawyers. It is interesting to note that this subject has been raised to one of national importance by the Commissioners on Uniform State Laws, and a report of what has been accomplished toward simplifying land title acts in the States of the Union will be presented at the coming 24th annual conference in Washington, D. C., from Oct. 14 to 19.

The committee, consisting of Eugene C. Massie, Virginia, chairman; John H. Wigmore and Nathan W. MacChesney, of Illinois, and Rome G. Brown, of Minnesota, has made a careful study of the matter, and particularly with reference to the conveniences of the so-called Torrens Act. It may not be generally known that the Torrens law has been adopted by the legislatures of ten States as a legal means of registering titles. They are: California, Colorado, Illinois, Massachusetts, Minnesota, New York, North Carolina, Ohio, Oregon and Washington. The Act was adopted by New York in 1908. Ohio and North Carolina placed it on their statute books last year. In addition, the Torrens system prevails in Hawaii and the Philippines and over a great portion of the Dominion of Canada.

Although based upon the same fundamental system, the laws in these ten States differ widely. A tentative draft of a uniform act was submitted to the Uniform Laws Conference last year and efforts are being made to obtain necessary amendments to the conflicting State laws in the direction of greater uniformity.

In a very exhaustive report at the conference in Montreal a year ago, in which many of the cases to test the constitutionality of the Act were cited, the committee on the Torrens Act stated that the tide of Torrens legislation was evidently rising with irresistible force.

In nearly every State where the Torrens system is a law, the constitutionality of the Act has been tested and upheld by the Courts. In Illinois an amendment was enacted in 1903 making it compulsory to register all lands passing through the Probate Court. In Massachusetts a special court known as the Land Court has been established for the administration of the system.

Charles Thaddeus Terry, of New York City, a professor in the Law School of Columbia University, is president of the Conference on Uniform State Laws and, in addition to his work for uniform workingmen's compensation and incorporation laws, he has made a thorough study of the legal questions involved in the Torrens system of land registration.

TORRENS.

#### Will Deepen Staten Island Sound.

Editor of the RECORD AND GUIDE:

It is a source of great gratification to me to be able to tell you that I am just in receipt of a communication from Mr. James N. Stout, secretary of the Staten Island Deep Waterways Association, in which he informs me that, owing to the energies of this association, the Secretary of War has allotted the sum of \$400,000 for the deepening of the Staten Island Sound out of the twenty million dollars' compromise of the Rivers and Harbors bill just passed by Congress.

This is a matter of considerable importance to the owners of waterfront property along the Kill Von Kull and the Staten Island Sound, as it will make the waterfronts on Staten Island available for ships of greater depth and will thus be a help in the industrial development of the island, in which, of course, everybody is interested.

CORNELIUS G. KOLFF,

Sec'y, S. I. Chamber of Commerce.

—Only 73 Europeans own stock in the Interborough-Metropolitan Company, and their holdings amount to about \$7,000,000 out of a total outstanding stock of \$93,000,000.

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## THE WEEK'S REAL ESTATE NEWS

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

### BRONX AUCTION SALE.

#### Real Estate and Other Assets of the Estate of Henry Ahr Sold in the Bronx at Good Prices.

A remarkable demonstration of the stability of Bronx real estate was shown by the extraordinary attendance and the activity of the bidding at the sale held by George Price in the former headquarters of the Corn Exchange Bank at Third avenue between 148th and 149th streets October 14, at noon.

The bidding on all six offerings was spirited, one parcel in particular bringing fifty-one bids. The buyers and prices were as follows: Parcel No. 1, The Henry Ahr Iron Works in 148th street, nine bids, sold for \$27,050 to Adolph Ahr.

Parcel No. 2. A small gore corner at Tremont and Haviland avenues, thirteen bids, sold for \$505, to Henry Kroeger.

Parcel No. 3. An inside small gore lot of about 35 square feet, on three bids, sold for \$50, to Julius Wolf.

Parcel No. 4. A lot 28x87 on Baylis avenue, South Jamaica place, Borough of Queens, twenty-nine bids, sold for \$155, to Henry J. Jordis.

Parcel No. 5. One share of Bronx Consumers' Ice Co. stock (par value \$100), nine bids, sold for \$122.50, to J. Strauss.

Parcel No. 6. Twelve claims against debtors of the Henry Ahr Iron Works, on fifty-one bids, sold for \$136, to Milton Silberman.

The sale at this time was strongly opposed by certain parties in interest who feared that the factory property would be seriously sacrificed unless an upset price was fixed or the sale protected. The executors and auctioneer having advertised a sale absolutely without reserve, decided to carry it through on that basis.

That their judgment was good is amply proved by the fact that only one parcel was bought by a party in interest and active outside bidding forced the price to a satisfactory figure on the ninth bid.

This sale, held right at the hub of the Bronx, would seem to indicate that you can sell anything here if you go about it right and the sale is honestly conducted. That Bronxites have confidence in Bronx industrials is shown by the fact that, although the bottom is supposed to have dropped out of the stock market, a single share of the Bronx Consumers' Ice Co.'s stock (par value \$100) sold on the ninth bid for \$122.50.

Mr. Price expects this to be the forerunner of other similarly successful Bronx voluntary sales in the near future.

### The Bryant Park Neighborhood.

Of all the public squares in New York, Bryant Park has become the object of greatest interest in real estate circles. The park has 42nd street on the northern side, 40th street on the south, and Fifth and Sixth avenues on either side. The buildings that are going up around it will have not only a fine outlook, but will never have their light dimmed. The 42d street block is not likely to be changed by the erection of new buildings for some years, but the other three sides are gradually being transformed.

Certain restrictions in favor of private dwellings on the 40th street side have retarded new construction there, but have served to give the new twenty-story office building known as the "Eight West 40th Street Building" exceptional prominence and position. Parts of seven floors in this building have already been rented from the plans. Three have been taken by Frank A. Munsey, the publisher.

Several new tenancies in architectural

design are illustrated in this building. For one thing it responds to the growing preference among business firms for moderate sized buildings, because they hold that the identity of a tenant is submerged if a building is too large. It will be close to the main traffic terminals and will appeal to high grade tenants in a number of business lines that are migrating to midtown.

On the Fifth avenue side the Rogers-Peet and the Edison Disc buildings, under construction, together with the projected Arnold, Constable Building at the corner of 40th street, are the new improvements. The Union Dime Savings Bank is the only building on the Sixth avenue side of recent construction.

### City Planning.

A series of city maps of unusual importance is being prepared for the guidance of the members of the Commission of Building Districts of which Edward M. Bassett is chairman. Those who saw the interesting maps at the City Planning Exposition at the Public Library last year will appreciate the value of the new maps when it is said that they will go into even greater detail. One will show the location not only of dwellings, apartments and factories in every borough, but also the location of buildings having stores on the first floor. Another map will illustrate the density and trend of population in each borough, and a third map will show all traffic lines. The maps are being drawn under the supervision of George B. Ford, consulting expert to the committee. An advisory commission to the Committee on City Plan of the Board of Estimate will be announced in a short time.

### Electrical Household Advantages.

The extent to which electrical home facilities have made life for the Long Island commuter and his family easier was made apparent at the Electrical Exposition at the Grand Central Palace this week. Ill smelling oil stoves are no longer necessary as a quick substitute for the coal range. By electric current two quarts of water can be brought to the boiling point in two minutes; a steak or chops can be broiled in six minutes; an electric griddle can be used for eight minutes at a cost of one cent; a Welsh rarebit can be made in a chafing dish; coffee can be cooked almost in the twinkling of an eye and eggs can be fried in a jiffy. No commuter should miss his train on account of breakfast being cooked.

Electrical facilities not only attract, but they hold, suburban tenants and owners because previously the drawback to suburban life was the crudeness of it. Now, electricity has eliminated the raw phases of suburban existence.

Sewing machines are operated by electrical joining of the motor with the light fixture, while clothes are ironed by heating the iron through an electric wire; woman can curl her hair with electric curling irons; ice cream is frozen by electricity and the suburban resident can quickly make his own best Sunday dessert; he can press his trousers by electricity and if necessary spank the children by electric current. So far as the comforts of residential life in the suburbs is concerned, the electrical age is complete, and it has much to do with the rapid increase of suburban population.

### Law Makers and Insurance.

Law makers should understand what they are trying to do, but so far as insurance is concerned they do not. For them insurance law making represents a



large wheel in a political machine, and beyond serving the purpose of the machine it means nothing. So far as practical knowledge is concerned, let us make a few comparisons. Allow the average law factory—both branches of State government—250 employes. Put them in to operate the Du Pont Powder Company factory. Can you see their finish? Put them in to operate the fleet of Steel Corporation boats on the Great Lakes, or let them reorganize and operate the Pere Marquette Railroad, or any manufacturing plant or large department store or a big bank or any big insurance company. The finish in every case would be that of the powder mill. They would blow it up because of ignorance.—National Agents' Record.

**UNITED STATES REALTY.**

**No Action Taken Declaring a Dividend, Though Savings Exceed Requirements.**

At a meeting of the board of directors of the U. S. Realty & Improvement Co. no action was taken on the question of declaring a dividend on the stock. While the earnings for the period are in excess of the dividend requirements, yet owing to the prevailing unusual business conditions, the directors were of the opinion that the company should retain for the time being the present surplus as working capital to meet the unusual demands, and through conservative action accumulate and maintain a safe amount of liquid assets.

The consolidated income and surplus account of the United States Realty & Improvement Co. and George A. Fuller Co. for five months ended September 30, 1914, follows.

Gross earnings .....	\$1,250,142
Net earnings .....	665,296
Interest on debenture bonds..	248,541
Net profit .....	416,754
Dividend paid August 1, 1914.	202,035
Surplus for five months.....	214,719
Previous surplus .....	1,582,658
Total surplus .....	1,797,378
Reserve for contingencies....	100,000
Profit and loss surplus .....	1,697,378

**A Sewer Project Turned Back.**

The Chief Engineer of the Board of Estimate has reported on the resolution for a sewer system in West 176th street, from Jerome avenue to Macombs road; in Davidson avenue, from West 176th street to a point about 80 feet south of West 174th street; in Grand avenue, from West 176th street to Macombs road; in West 175th street, from Grand avenue to Macombs road; in West 174th street, from Davidson avenue to Macombs road; in Featherbed lane, from Jerome avenue to Macombs road; in Inwood avenue, from Belmont street to Featherbed lane; and in Belmont street, from Inwood avenue to Macombs road, Borough of The Bronx. (Resolution of the Local Board of the Van Courtlandt District.)

Engineer reports that title to each of these streets where not acquired can be vested in the city at any time under an opening proceeding now in progress. The resolution affects an aggregate length of about 5,400 feet. With few exceptions the streets are not in use and the area traversed is almost entirely unimproved. The improvement is petitioned for by the owners of about 10 per cent. of the frontage who desire to develop their holdings in anticipation of the completion of the Jerome avenue subway, now under construction. The territory served by these sewers will unquestionably be substantially developed in the near future, but it is believed that the improvement might properly be deferred for a short period.

The resolution, by order of the Board of Estimate, has been left with the Chief Engineer, and is to be withheld until the urgency of the improvement is more apparent.

**Protest Against Assessment Area.**

Property owners in the neighborhood of the proposed extension of Second avenue, from Hamilton avenue to 28th street, are remonstrating against the smallness of the area against which the assessment will be levied. The proposed area is bounded as follows: On the north

by an irregular line not exceeding 500 feet north of Hamilton avenue at any point; on the east by a line 100 feet west of Third avenue, on the south, by the center line of 27th street, and on the west by the bulkhead line of Gowanus Bay.

The area of assessment for the proposed opening of First avenue from 39th to 40th streets will be bounded as follows: On the north by a line 350 feet north of 39th street; on the east by a line midway between First and Second avenues; on the south by a line midway between 50th and 51st streets and on the west by the bulkhead line.

**INDUSTRIAL DIGEST.**

**The War's Effect As Noted in American Trade Journals.**

**Textiles.**

Europe's greatest textile nations are in death struggle and industry is prostrated or seriously restricted. Exports of European textiles will be seriously restricted as long as war continues and long afterward if war is protracted. Domestic wool, tops and yarns already have advanced one to two and one-half cents, due to covering of canceled foreign contracts. Wool up to ten per cent. in West and very firm in seaboard markets with scattering advances. Generally full employment of wool and worsted mills seems assured for light-weight season.—Textile Manufacturers' Journal.

**Iron and Steel.**

The uncertainty of the situation has developed an attitude of conservatism on the part of both steel producers and consumers and the almost complete stoppage of exports has resulted in the curtailment of operations in plants engaged in the manufacture of machinery and equipment. The suspension, and in some instances, the cancellation of orders for semi-finished and finished steel have followed, although the tonnage involved is not very heavy. In the Chicago district, the leading producer this week increased operations to 72 per cent., while at Pittsburgh there has been no curtailment of production, contrary reports notwithstanding.—Iron Trade Review.

**Shoe and Leather Trade.**

Since the general advances were made in leather prices shortly after the European war started, the trend has been further upward. Some fine tannages of oak sole leather are up five cents a pound from where they were the latter part of July and fine tannages of union have advanced three cents. The consumption of leather in foreign countries under these war conditions is much larger than when the world is at peace. Every country must keep her soldiers well shod. That is almost as essential as the food supply.—Boston Letter.

The paralysis of industry abroad has already resulted in cancellation of orders for leather and other exportable commodities. On the other hand, inquiries are coming in from European nations for army shoes, and it is reported that the Geo. E. Keith Company has booked an order for one-half million pairs to go to the French Government. Other Brockton firms report inquiries for army shoes, but state, that owing to busy factories, are unable to meet requirements of immediate delivery.—American Shoemaking.

**Paints.**

In the paint trade the "Spirit of '76" is beginning to show itself already. America has had all the raw material necessary to produce the best paints without help from foreigners, but up to the present emergency comparatively little had been done in the chemical line in developing our materials. We have been largely dependent on Germany for aniline colors, while the Pennsylvania oil fields offer a well-nigh boundless supply of raw materials.

Germany has been able to command chemical ability at a lower price than we could pay, but now they can no longer command the labor market nor the means of transportation. American manufacturers see the need and are getting ready to supply the demand. They expect to bring in a few experienced chemists from Germany, France, Holland and England, America's ex-

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perimental ingenuity can supply the rest.  
—Paint, Oil and Drug Reporter.

### Glass and Pottery.

The glass men are feeling the pinch in potash and manganese. We have good deposits of both these minerals in this country, and they only require development to supply the market. Nothing but the low price of the foreign products has stood in the way. The situation is clearing up very materially. Word has come from many of the English factories that they are running full time and are shipping as fast as transportation can be obtained.

Foreign china and pottery business in America has been knocked in the head and Trenton, N. J., and other centers where these goods are made will benefit greatly.

### Lumber.

It should be borne in mind that lumber markets as well as most other markets will be disorganized by the war. The countries engaged in the fighting will not buy much lumber, and they have been America's best customers. Their misfortune will not necessarily increase the prosperity of American lumber dealers. Our loss of sales in Germany and France may more than offset gains in the Mediterranean countries. A long war will exhaust the resources of all the countries engaged, and its effect will be depressing in all parts of the world. American lumbermen will doubtless get as much out of the situation as possible.  
—Hardwood Record.

### Oil.

Of all our industries petroleum probably stands first in the line of unsettlement by European complications, since the markets abroad are depended upon to absorb about 65 per cent. of the country's production in the form of refined varieties. The United Kingdom, Netherlands, Germany and France constitute the mainstay of foreign consumption. The closing of these and other markets has resulted with particular hardship, as the general status of the industry during the last few months has been one of continued depression by the heavy overproduction and the restricted movements in the various refined products.—Petroleum Gazette.

### Hardware.

Buying in hardware lines is not nearly so active as are the variations in price. Practically every commodity in this market is being advanced in price and most quotations are for prompt acceptance.  
—Hardware Age.

### BUILDING OPERATIONS SPASMODIC.

#### General Decrease in Expenditures No Index to Country's Prosperity.

If the degree of activity of the building industry is taken as an index to prosperity, figures gathered by the United States Geological Survey of building operations in 1913 show that prosperity is sporadic. For instance, New York City, the largest building center of the country, showed in 1913 a considerable decrease from 1912, whereas Newark, only a few miles away, showed a large increase. Chicago, which showed the largest decrease in 1912, rallied and showed the largest increase in 1913. Most of the cities that showed increases in 1912 showed decreases in 1913. A few that showed decreases in 1912 showed increases in 1913, though none of these, except Chicago and Pittsburgh, were among the larger cities. Many cities ascribe the decrease in 1913 to the fact that in 1912 the structures erected were unusually costly.

In 48 of the largest cities of the country, the total cost of building operations in 1913 was \$659,515,746, compared with \$738,989,510 in 1912. The greatest decrease was in New York City, \$56,414,655. The largest increase was in Chicago, \$6,492,527. New York City is the leading city in the cost of building operations, notwithstanding its large decrease in 1913. Last year the building operations of that city cost \$107,104,707. The maximum annual cost of building operations in New York City was reached in 1909, when it was \$186,047,477.

Efforts were made by the Geological Survey to obtain detailed information for all cities of 35,000 or more inhabitants—157 in number. Information was obtained from 147 of these cities in sufficient detail to permit the compilation of statistics. In these 147 cities the building operations in 1913 cost \$859,657,250. In 108 of these cities the new wooden buildings erected in 1913 cost \$174,197,886 and new brick buildings cost \$226,478,584. All other new buildings cost \$115,894,022. The cost of all additions, alterations and repairs was \$78,483,933. New concrete buildings were reported by 71 cities, of which Philadelphia was the leader, reporting a cost of \$4,634,855, and San Francisco was second, with \$3,745,389.

### TWO-STORY STORES.

#### The Part Escalator Plays in Making Second Stories Valuable.

Choice locations on the principal business streets of any city are, even under the most favorable conditions, a heavy overhead expense. If the store is a rented one, and a growing business demands more sales space, it is the tendency to make room by acquiring an adjoining store space, with its attractive but costly street-level frontage.

This tendency has been a natural one, because it has been brought home by experience, all too often, that people cannot be induced to climb stairs to make their purchases, no matter how tempting the offerings may be.

That the second floor of a non-elevator building can be rented for from one-fourth to one-fifth the price of an equal ground floor space is a matter of great importance to the merchant, but of little concern to the public—a public that has very definitely refused to expend its energy in stair climbing.

To put it concretely: If a merchant who pays \$10,000 a year rental and who seeks to double his sales space by paying \$10,000 more for an adjacent store, can be sure of doing just as large a volume of business and pay but \$2,000 for an equivalent second floor area, he would ordinarily consider it sound business judgment to do so.

And the fact that such a move is no longer experimental should serve as a guide to greater profits for every merchant who is alive to the fact that a reduced rental expense is simply a proportional increase in his net income.

Escalators are the remedy which is making it possible for the merchant to expand economically upward instead of expensively outward. A booklet just issued by the Otis Elevator Company contains these arguments:

"Escalators are stairways that move continuously and their popular use makes certain the value of an installation in any busy store. Escalators virtually place the second floor on the street level by comfortably carrying people to the second floor counters without calling upon their strength or patience.

"Where Escalators are installed in department stores, it has been found possible to sell goods on the upper floors with almost the same rapidity that they are sold on the street floor, due, of course, to an increased circulation among the upper floors. Where railroad stations are equipped with Escalators, few passengers use the stairs and the crowds from incoming trains are distributed rapidly and comfortably. The theatres that have Escalators are invariably better attended and their balconies are filled with pleasure-seekers who cannot afford orchestra chairs and who refuse to climb stairs to the balcony and gallery seats.

"The Escalator in its perfected type—known as the Duplex Escalator—carries passengers in both directions with equal facility. There is an important advantage in this type of machine in that the two machines, one traveling up and the other down, are geared together, located side by side. By gearing them together in this way and using one motor, advantage is taken of the passengers de-

scending to assist in raising the ascending passengers, and since during the day's operation as many passengers descend as ascend, it can be readily understood that the consumption of operating power is extremely moderate.

**How the City Can Save Ten Million a Year.**

In response to Mayor Mitchel's invitation to taxpayers to give helpful suggestions looking to a reduction of the 1915 budget, Henry H. Klein has sent a letter to the Mayor's office in which he points out a number of extravagances and weaknesses on the part of the city government and tells how the city can save ten million dollars a year:

"In order to reduce the public payroll I suggest a horizontal cut in salaries in excess of \$3,500. All salaries above \$6,000 should be reduced to that sum and \$500 should be taken from each salary between \$3,500 and \$6,000. This will result in a saving of \$7,000,000 out of a total annual payroll of \$90,000,000 and enable the city to retain its minor employes. I might add that many of those added to the payroll during the past five years and particularly since Jan. 1 last, were employes of the Bureau of Municipal Research or recommended by representatives of that body.

"The use of city automobiles for other than public business is a scandal. You gentlemen have condemned such practice in the past, yet city automobiles are conspicuous on all thoroughfares after working hours. Department heads and subordinates are rarely engaged in public business after five o'clock, so the use of city automobiles after that hour is mainly for pleasure and personal convenience. An hour's watch on the main thoroughfares of the city, particularly Lafayette street, after five o'clock, will convince you that city automobiles are used for pleasure purposes. It costs the city about \$500,000 a year for repairs and maintenance of automobiles and hire of chauffeurs. One thousand dollars a day can be saved if the number of city automobiles is reduced from 250 to 25 and if the cars are kept on call for ALL departments.

"The city should recover tolls for the use of its bridges by the Brooklyn Rapid Transit Company. This company receives the full amount of its tolls averaging \$250,000 a year, as rebate on its franchise tax. The total amount of this rebate to date exceeds \$2,000,000. No such rebate was intended when the city entered into agreement with the railroad company for the use of the bridges and the city should make every effort to recover the tolls which were paid by the railroad company into the city treasury, up to nine years ago. The tolls now swell the surplus of the Brooklyn Rapid Transit Company."

In connection with reductions in the proposed budget, Mr. Klein calls attention to the following facts:

"The war in Europe will probably cause a reduction in dock revenues. This means that some of the dock bonds (\$70,000,000) exempted from the debt limit a few years ago, will cease to be self-sustaining. Interest on these bonds which were applied mainly for subway purposes, and on other subway bonds, must be paid out of taxes. Interest on additional water bonds must also be provided in the budget so the debt service for ensuing years will increase several million dollars a year. Unless cuts are made to offset these increases and other increases due to the new \$100,000,000 loan and the financing of city improvements, by fifteen-year bonds, the tax rate will rise to burdensome figures. The increase in the budget will rise to \$20,000,000 in 1918.

"These facts are cited so that you may reconsider the expenditure of \$20,000,000 for a new county court house in Manhattan and \$15,000,000 for a marginal freight railroad in South Brooklyn. The court house bonds will not be self-sustaining, and interest on only half the cost of the terminal improvement will be returned under the terms of the contract for construction and operation. At least \$1,400,000 a year interest will have to be added to the budget for these two items alone, after a few years."

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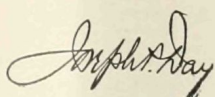
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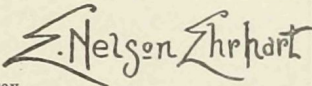
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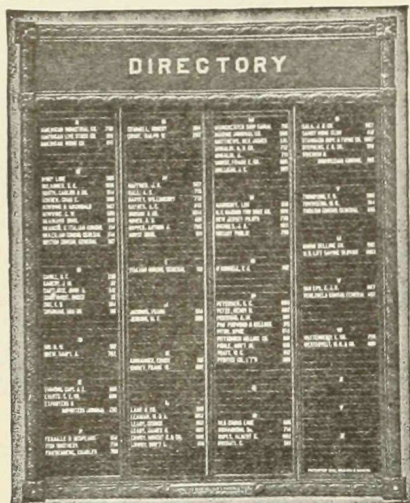
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## PRIVATE REALTY SALES:

INTEREST of local and out-of-town real estate men will be focused on their annual Convention held this year in New York City. The average real estate broker has been so busy with the daily routine of business that he has had little time to undertake the study of the deeper problems of his vocation, and even less time to attempt their solution. Within the last two or three years, however, there has been a marked tendency among real estate organizations not only to raise the ethical standards of the profession but also to take an active part in the consideration of civic questions.

Investors, builders, and speculators and all others who are associates of the broker in the real estate business are keenly interested in the proceedings of the convention. For the broker who is the delegate at this session is the man who manages their properties, collects their rents, and advises when to buy and when to sell.

It was learned this week that the transaction which was recorded in the Record and Guide of July 16, and which affected the former Stern Brothers' department store in West 23rd street, had been closed by the signing of the final papers. It is proposed to model this market after Covent Garden in London. After extensive alterations, it will be opened on May 1, 1915, and will be known as the "Cosmopolitan Garden." It is expected that the new enterprise will fill a long-felt want to the retail shopping public. Besides the unique arrangement of floor space and provision for the display of merchandise in booths, every facility will be afforded to the housewife to do her shopping quickly among pleasant surroundings. The originator of Cosmopolitan Garden is Maurice M. Berger. Albert B. Ashforth, who conducted the negotiations which resulted in the closing of the lease, has launched the project and has been able to secure application for space and promises from a large number of merchants whose leases aggregate, according to Mr. Ashforth, about \$125,000 in annual rentals.

The total number of sales reported and not recorded in Manhattan this week was 13 as against 11 last week and 15 a year ago.

The number of sales south of 59th street was 6 as compared with 6 last week and 4 a year ago.

The sales north of 59th street aggregated 7 as compared with 5 last week and 11 a year ago.

The total number of conveyances in Manhattan was 101 as against 97 last week, 13 having stated considerations totaling \$684,550. Mortgages recorded this week number 43, involving \$1,715,121, as against 55 last week, totaling \$1,812,750.

From the Bronx, 7 sales at private contract were recorded, as against 6 last week and 8 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,229,626, compared with \$980,143 last week, making a total since January 1 of \$33,433,848. The figures for the corresponding week last year were \$420,398, and the total from January 1, 1913, to October 18, 1913, was \$41,888,695.

### Jacob Ruppert in \$1,800,000 Deal.

Col. Jacob Ruppert has bought from the Gramont Holding Company, Thomas J. McLaughlin, president, the Gramont apartment house, a twelve-story structure with stores and the Gramont Annex adjoining, an eight-story apartment, at the northeast corner of Broadway and 98th street, with a frontage of 100 feet on Broadway and 188 feet in 98th street. The site was acquired from William Waldorf Astor in 1909 and the present sellers erected the buildings from plans by George and Edward Blum. The buildings have a rent roll of about \$155,000 per annum, derived from ninety-two suites. In part payment Col. Ruppert gave the triangular

plot, improved with low frame structures, at the north end of the plaza formed by the intersection of Lenox and St. Nicholas avenues and Cathedral Parkway. This property has been held at \$300,000 and the apartment houses at \$1,500,000. The brokers were Kick & Sharrott.

### Block Front Sold in Bronx.

McLernon Bros. sold for the estate of William Nelson the block front on the east side of the Grand Boulevard and Concourse, between Field place and 184th street. It fronts 196 feet on the Concourse and runs back 9 feet on each of the other thoroughfares. The parcel was purchased by the Mercedes Building Company, John Boyland, president, which recently bought through the same brokers the abutting front on Ryer avenue. With this latest purchase the company's holdings front 196 feet on the Concourse, 197.4 feet on Ryer avenue, 84.2 feet in Field place and 61 feet in 184th street. The purchasers plan to erect two five-story apartment houses.

### Drive Apartment Sale.

Joseph Shenk has added to his West Side holdings by the purchase of the new eleven-story apartment house known as Greyton Court, occupying a plot 100 x 125 at the southeast corner of Riverside Drive and 141st street. The building, which is fully rented, was built by the West Side Construction Company, Joseph Axelrod, president, which is the present seller, and has held it at \$650,000. The transaction was negotiated by Cooper & Kohn.

### Re-Sale in East 98th Street.

John Russell Pope has resold to Louis J. Francke, of Glen Head, L. I., through Pease & Elliman, the lot 25 x 100, in the south side of 98th street, 250 feet east of Fifth avenue. This property was sold about two months ago through the same brokers for H. Augustus Coleman, and it just became known that Mr. Pope was the buyer in this transaction. It has not been learned what disposition will be made of the lot, but it is thought that a residence will be erected.

### Big Nassau County Transaction.

A syndicate known as the Oceanside Estates has purchased for development near Long Beach, in Nassau County, L. I., the old Watson, Cornwall, and Van Sicken farms, of about 164 acres, in a transaction involving about \$400,000. The property was acquired by J. Harry Myers, the present seller, last May, and adjoins the Barnum Island tract which he sold in June to a Philadelphia syndicate in a million-dollar deal.

### Manhattan—South of 59th St.

BLEECKER ST.—Ruland & Whiting Co. sold for the Gramont Construction Co., Charles B. Van Alen, president, 341 Bleecker st, a 3-sty building, on lot 21.6x70.1.

GROVE ST.—Pepe & Bros. sold for Joseph Muhling to Vincenzo Cesareo the 3-sty building 59 Grove st, on lot 20x54.

MERCER ST.—The 190th St Holding Co., Hyman Horwitz president, has resold 237 Mercer st, a 6-sty loft building, on plot 25x100, to Harry B. Davis, who gave in part payment lot at Deal Beach, N. J. The broker was Eddy A. Weinstein.

SULLIVAN ST.—The Atlantic-Marconi Co. is reported to have sold the three 5-sty buildings, 225, 227, 229 Sullivan st, on plot 75x100.

34TH ST.—William L. Cahn sold, through M. Morgenthau, Jr. Co., the 6-sty business building, 314 East 34th st, on lot 21.3x98.9, to Estelle G. Winston, who gave in part payment a 16-room residence and a ¼ acre at Westwood, N. J.

51ST ST.—Alexander M. Hadden is reported to have sold the 4-sty Columbia College leasehold, 16 West 51st st, on lot 21.6x100.5.

### Manhattan—North of 59th St.

122D ST.—Mrs. Eva A. Marback sold, through Thomas J. O'Reilly, the 4-sty flat, 273 West 122d st, on lot 20x100.11.

142D ST.—Thomas J. O'Reilly sold for Mrs. M. Bouvet, the 4-sty, 2-fam house, 510 West 142d st, on lot 15x99.11.

### Bronx.

CLASON POINT RD.—John R. Davidson has sold for Anna Schwarz, to Elizabeth Van Nosedale, the four vacant lots on the east side of Clason Point rd, near 152d st.

MACY PL.—The Schoen-Westchester Realty Co. sold for Sophy Millenbrook 859 Macy pl, a 2-family dwelling, on plot 25x140.

TIFFANY ST.—Cahn & Pittman have sold for the Value Realty Co. 1043 Tiffany st, 3-sty store and flat, on lot 20x100, to Philip Henry Blight.

242D ST.—George Hill has contracted to sell to Gaetano Vitiello, for \$850, the lot, 25.1x104.8, in the north side of 242d st, 25 ft. east of Disbrow pl.

ARTHUR AV.—G. Tuoti & Co. sold for W. W. Adams the 5-sty tenement 2363 Arthur av, on a plot 50x100x irregular.

HONEYWELL AV.—G. Tuoti & Co. have sold 2018 Honeywell av, on plot 44x112.6.

**Brooklyn.**

DEAN ST.—Bulkeley & Horton Co. sold for Mrs. T. S. Miller and Mrs. Edward Huner to Mrs. B. J. McDonough, the 3-sty dwelling, 1068 Dean st.

PULASKI ST, ETC.—James M. Hawley sold for Laura V. Carlisle, 404½ Pulaski st; and for Caroline Fahl to Emily Kelly and Laura Winkler, 181 Stanhope st.

STERLING PL.—Bulkeley & Horton Co. sold for Cora Broder to Otto J. Wuest the 2-sty dwelling 417 Sterling pl, on lot 20x131.

22D ST.—McInerney-Klinck Realty Co. sold for William Leck, for about \$6,500, the 2-sty building, 340 East 22d st, on lot 20x100.

63D ST.—Frank A. Seaver & Co. have sold for John Heil to a Mr. Hofer, the 2-fam. house 472 63d st.

99TH ST.—The Simmacros Realty Co. has sold for Mrs. Alice Langstroth the two detached cottages in the south side of 99th st, east of 4th av, on plot 53x97.6; also sold the southeast corner of 3d av and 92d st, two 3-sty buildings and stores, and two cottages in rear, on plot 67x146, to William Koch; also sold the 3-sty building at 9318 3d av, on plot 20x85.

**Queens.**

ROSEDALE.—New York Suburban Land Co. sold 80x100 in Oxford pl to Henry L. Braden; 60x100, on Kinsey av, to William A. Decker, and 60x100 in Rose pl to Frank J. Leicht.

WINFIELD.—James B. Thomas sold for the Man Construction Co., the two 3-sty apartment houses with stores, on the north side of Woodside av, 40x100, 20 ft. east of Fisk av, to a Manhattan confectioner, who will occupy one of the stores.

**Nearby Cities.**

JERSEY CITY, N. J.—Stoeckel Realty Co. sold for William A. Strahan to William Kilgus 28 Sackett st, a dwelling, on plot 20x100. The buyer gave in part payment a dwelling on a half acre in Main st, Park Ridge, N. J.

JERSEY CITY, N. J.—Harry J. Max and Max L. Balene sold to the Hudson Realty and Construction Co. three 6-fam. brick flats, 99x110, at the northwest corner of Broadway and Corbin av.

NEWARK, N. J.—Feist & Feist have sold the 2-sty building at 177-179 Central av, occupied by the Fiske Tire Co., to Louis Friedman of D. Wolf & Co.; also sold the 3-sty apartment house, 27-27½ South Orange av, on plot 34x90, and the moving picture theatre at 50S Ferry st, on lot 25x78, to William E. Lehman, the architect.

**Rural and Suburban.**

GARWOOD, N. J.—New York Suburban Land Co. sold 40x100 on Myrtle av to T. J. Seiffert and 60x100 on Hemlock av to M. E. Mead.

HEMPSTEAD, L. I., ETC.—Windsor Land and Improvement Co. sold to C. A. Harvey 40x100 on Kennedy av and to Andrew Harkness 40x100 on Milburn av; at Valley Stream, to James Mullen 66x100 on Madison av; to Milton Brennan 40x100 in Cottage st, and to Bernard Quinto to 40x85 in Chestnut st; at Floral Park, to Thomas F. Kane 40x100 in Chester st.

NEW CANAAN, CONN.—Payson McL. Merrill Co. and R. B. Morse sold for Helen K. and Elizabeth B. Olcott a seven-acre estate at Oenoke av and Lambert rd to the Metropolitan Casualty Co.

SCARSDALE, N. Y.—Fish & Marvin sold a tract of 2 acres on the "Grange" to Henry Meyer; also sold to Robert Painter for occupancy a 2-acre estate on Park and Oxford rds.

SCARSDALE, N. Y.—Fish & Marvin sold at Greenacres a residence for Frederick Pope to Walter W. Griffith. It has been held at \$25,000.

SOUTH ORANGE, N. J.—Delaware, Lackawanna and Western Railroad Co. bought from Kraus Mer a strip 12x265 on South Orange av, required for the elevation of the railroad track-age.

**REAL ESTATE STATISTICS**

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

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

**MANHATTAN. Conveyances.**

	1914		1913
	Oct. 9 to 15	Oct. 10 to 16	
Total No.....	101	100	
Assessed value.....	\$5,799,000	\$5,124,200	
No. with consideration..	13	16	
Consideration.....	\$684,550	\$317,780	
Assessed value.....	\$634,000	\$311,000	

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CROSS & BROWN CO. leased the 4th floor in 19 to 21 West 62d st to Oberweiger & Smolavic; the 5th floor in 351 West 52d st to Jiminez, Rosenbloom & Keenan and the 2d floor in 239 West 56th st to the Jandorf Automobile Co.

CROSS & BROWN CO. leased space in 18 East 41st st to Frederick A. Rose; in conjunction with Ewing, Bacon & Henry space to the Terpezone Co. of 38 West 32d st; in conjunction with Messimer & Carreau, Inc., space to Robeson Process Co., and in conjunction with S. Osgood Pell & Co. the corner store at the southeast corner of Broadway and 63d st to Fred W. Sewell of 1964 Broadway.

O. D. & H. V. DIKE leased to the Street Railways Advertising Co. and Earon G. Collier the 7th floor in the Candler Building. These concerns already have the 8th floor and with this lease now occupy over 20,000 sq. ft. of space to be used for their advertising business.

DUROSS CO. leased the corner store in 201 West 20th st to Michael Kadisch; for Alexander Bacon to John Demarco the 4-sty building 135 9th av; also the store at the corner of 11th av and 17th st to A. W. Salisch; the parlor store in 11 West 16th st to Joseph Goldman, and the first loft in 152 West 14th st to the French Flower Importing Co.

DOUGLAS L. ELLIMAN & CO. leased for Frederick H. Matlage 349 Lexington av, a 3-sty dwelling, to Paul Chalfin; apartments in 8 East 54th st for the J. P. Whiton-Stuart Co. to J. Searle Barclay; in 122 East 82d st to Jesse Lynch Williams, and in 780 Madison av to William Quaid.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. George I. Malcom, 52 East 52d st, a 5-sty dwelling, to Myron H. Oppenheim.

J. ARTHUR FISCHER leased the 1st loft in 667 to 673 6th av for a billiard parlor, and for S. May the 3d, 4th and 5th lofts in 20 West 38th st.

B. FLANAGAN & SON leased the 4-sty dwelling at 228 West 39th st for 10 years. The building is to be altered by the lessees for business purposes.

EDWARD S. FOLEY leased the following dwellings: for Petro Giacoffe 35 West 11th st to Andrew Larsen; 161 West 13th st for Joseph L. Buttenweiser to Mrs. McCoy; 335 and 337 West 14th st for Mrs. Lucienne de Pless, of Berlin, Germany, to Mrs. A. H. Strular for 3 years; 357 West 28th st for Edward T. Cody to Martin McDermott; 121 West 72d st for C. Z. Amedinck to Mrs. S. J. Merlin.

M. FORMAN leased the 5th floor in 36 West 24th st, to the S. & W. Waist and Dress Co., Scher & Winkelman, of 33 West 19th st.

FREDERICK FOX & CO. leased for Louis Stern and Morris Asinof & Son the 8th loft at the southeast corner of 4th and Wooster sts to Zucker & Josephy of 719 Broadway; for Brody, Adler & Koch the 7th loft in 12 West 17th st to Friedman, Simon & Co., and for the Loft Holding Co. the west store and basement in 143 and 145 West 29th st to Wright & Pesseles.

JULIUS FRIEND, EDWARD M. LEWI CO. leased for the Imperial Investing Co. the 4th floor in 22-26 West 32d st to Siegel & Sobel; for 31 East 31st St. Realty Co. the 3d floor in 31-37 East 31st st to Shanley Dress Co., of 14 East 32d st; for 29th St. Construction Co. the top floor in 105-107 East 29th st to Marietta Carter Co.; For First Leaseholding Co. the 4th floor in 3-7 West 35th st to Charles Brambir.

GOODALE, PERRY & DWIGHT and CAR- & LINNEKIN leased part of the 8th floor in the building at the southwest corner of 4th av and 20th st, to A. Sterzelbach & Sons Co., of 79 5th av.

GOODWIN & GOODWIN rented for Benjamin F. Dunning et al to Whitehorn Brothers, the southeast corner of 5th av and 103d st.

GOODWIN & GOODWIN rented for Thomas O'Reilly to David Eichner the store in 338 Lenox av.

HEIL & STERN leased for 5th Ave. & 33d St. Co. 4th loft in 1 to 13 33d st to David I. Ullman of 122 West 27th st; for Oppenheim-Collins Realty Co. 7th loft in 56 to 60 West 35th st to Besthoff-Sonn Co. of 147 West 25th st; for Philip Braender 7th loft in 26 to 32 West 17th st to Kamy Cloak Co. of 14 West 17th st; in 33 to 43 East 33d st 1st loft to Rothenberg & Kahn of 24 West 25th st, and the 10th loft in 112 to 116 Madison av to Newport Waist Co. of 122 West 27th st.

HERBERT GULICK leased a store in 406 and 408 Madison av to William S Kinsey & Sons and in 402 Madison av to G. Alfred Walter.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased, in 5 West 58th st, apartments to Carl A. Broesel, Mrs. Beatrice Devine, Miss Julia Kahn and Mrs. Clara Connor; in 29 East 42d st to Albert M. Lillenthal, Miss Lela Lee and Mme. J. Epstein.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for G. B. Tripler, Inc., at an aggregate rental of about \$50,000, the northerly half store in 37 Park Row to J. Gumpel and Son, retail clothiers.

M. & L. HESS, INC., leased the 8th floor in 417-21 Canal st to F. K. Sprague; the 3d floor in 207-209 East 49th st to A. G. Kaufman & Co., of 1230 2d av; the 6th floor in 806-10 Greenwich st to the U. S. Tool and Metal Stamping Co., of 442 Water st, and part of the 9th floor in 225-29 West 39th st to the Galvin Press.

M. & L. HESS, INC., leased 5,000 ft. in the new building now in course of construction at 2 to 16 West 33d st, through to 315 West 32d st, to E. Newgass & Co. of 45 West 25th st; the 4th loft in 36 East 22d st to Isaac Seidel and the 5th loft in 36 East 22d st to the Fashion Kimona Co., represented by Carstein & Linnekin.

HOUGHTON CO. leased for the estate of William H. Lane the 4-sty dwelling at 66 West 96th st to Minnie Hogan.

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HUBERTH & HUBERTH leased apartments in 244 Riverside dr to Mrs. Lock; in 328 and 330 West 85th st to Mrs. McClure and John D. Truesdell.

A. KANE & CO. rented for Gertrude E. Ford the dwelling at 257 West 139th st, to George H. Rozelle.

H. W. KRUMWIEDE, JR., and WILLIAM BETTMANN leased for the Street Coal Co. to William Ford the garage at 203 West 128th st; for Mrs. K. Wise to the Champion Laundry, of 456 West 55th st, the store in 2202 7th av, and for Louis Wendel, Jr., to the Modern Art Hat Co. the store in 2204 7th av.

McDONALD & McMAHON leased for Samuel Fisher the store in 1403 St. Nicholas av to Jacob H. Winter, the store in 1509 and 1511 St. Nicholas av and a store to Philip Tarlow at 1621 St. Nicholas av.

MESSIMER & CARREAU, INC., and CROSS & BROWN leased half of the top floor in 18 East 41st st to the Robeson Road Process Co.

THE PAYSON McL. MERRILL CO. and AMES & CO. leased for the estate of Ichod T. Williams the 2-sty building 118 West 28th st to George Cotsonas.

NELSON & LEE have completed the leasing of the Broadway stores in the Strand Theatre Building for the Mitchell H. Mark Realty Co. and the Cross & Brown Co., by the leasing of the store surrounding the corner of Broadway and 47th st to William F. La Hiff, for 10 years, at an aggregate rental of about \$120,000. The store measures 16 ft. on Broadway by 58 ft. in depth, together with the store, 17 x42, adjoining in 47th st, which until the present has been occupied by a barber shop. The same brokers negotiated the deal between the Strand Barber Shop and Mr. La Hiff.

OSGOOD PELL and CLARK T. CHAMBERS leased for the Ogden estate to Dr. Mary A. MacMillan the dwelling at 129 East 66th st.

THE REAL ESTATE MANAGEMENT CO. leased the dwelling at 785 West End av for J. J. Dillon to A. Bernstein for 3 years.

THE CHARLES F. NOYES CO. leased the 5-sty building at 67 and 69 Front st, for 10 years, for the Preferred City Real Estate Co., to A. Bielenberg Co.; a loft at 61 Ann st to Emil Travers, and space in 21 and 23 Ann st to Holden, Simonis Art Co.

THE CHARLES F. NOYES CO. leased a large portion of the 3d floor in 45 John st for the North Ward Realty Co. to the General Accident, Fire & Life Assurance Co. of 55 John st from May 1 at an aggregate rental of about \$25,000; additional space to the Wm. L. Gilbert Clock Co.; space on the 5th floor to O'Keefe & Lynch; offices in Market & Fulton Bank building to John J. Griffith; part of the 14th floor in 46 West 24th st to the Hewlett Embroidery Works; space in 35 and 37 Broad st to John W. James, Jr., and four offices in 61 Beekman st to P. Greenberg.

THOMAS J. O'REILLY leased for the Atlantic Realty Co. of Stamford, Conn., the dwelling at 916 West End av to Mrs. N. Gormulley.

PEASE & ELLIMAN leased furnished for George A. Freeman the 4-sty dwelling at 135 East 71st st; the store and basement in 128 West 72d st for Douglas B. Green to W. D. Kilgour, and as agents, apartments in 27 East 62d st to Mrs. J. Deeks Koehl, and in 24 West 59th st to Mrs. Irene B. Smith.

PEASE & ELLIMAN leased 2 apartments in the new building of the E. A. L. Construction Co. at the southeast corner of Lexington av and 72d st to John Pierce, the building contractor, who will combine them for his own use; and for George A. Sidenberg to Charles A. Weld the 4-sty dwelling at 45 East 49th st.

PEASE & ELLIMAN rented furnished for Charles E. F. McCann his 5-sty dwelling at 9 East 80th st; space in Aetolian Hall to Eugene Walter and Dr. Draper; furnished for Ralph W. Merrill his apartment in 515 Park av to Miss Mabel P. Walker; apartments in the new house at Park av and 77th st to Sidney S. Whelan; and at the southeast corner of Lexington av and 72d st to William J. Lawrence and I. Israel.

PEASE & ELLIMAN leased the 4-sty dwelling at 11 West 47th st, for Miss Laura F. Edwards, to Mrs. L. T. Buckley; apartments in 27 East 62d st to Dr. S. A. Bremner; and in the new house of the E. A. L. Construction Co., at Lexington av and 72d st, to H. Deacon.

PEPE BROS. leased 240 Thompson st, a 4-sty building, to a Mr. De Polo.

DOUGLAS ROBINSON-CHARLES S. BROWN CO. leased an apartment in 823 Park av to Mrs. W. H. Crocker.

WALTER J. SALOMON leased to the United Women's Apparel Co. the store and 2d floor in 1 West 42d st. This store was formerly occupied by Israel Miller, boots and shoes, who has leased a larger store in 15 West 42d st; also leased to Harry B. Schepps the store in 735 6th av, and the store in 742 6th av to Guttermann & Mintz, haberdashers.

LOUIS SCHRAG leased for Louis Spero the store in 134 West 23d st to Gus Sakell and for the Equitable Life Insurance Co. the store in 435 6th av to David Sonnenschein.

D. H. SCULLY & CO. leased the four 5-sty apartment houses at 120 West 101st st, 72 West 102d st, 151 West 102d st and 61 East 117th st, for the Murray Estate, Inc., to S. A. Uhlfelder. The aggregate rental is about \$65,000.

EVERETT M. SEIXAS CO. leased the following furnished houses: 8 Sniffen court for A. Vedder to Ellison Vanhooze; 303 West 84th st for R. Curtis to Misses McClellan and Williams; 798 West End av for a Mrs. Wiggins to Mrs. E. M. Hartman; 163 West 79th st for B. Eckstein to Mrs. Charles Riegelman; 17 West 69th st for K. M. Bauer to J. L. Carter.

SHAW & CO. leased for Cecelia L. A. Slater the store in 2200 7th av to Samuel Kornicker and Isaac S. Phillips.

SHAW & CO. leased for the estate of Elizabeth Pickford Gardner the 4-sty dwelling at 57 West 130th st to Frank Masterson.

SLAWSON & HOBBS leased for W. A. Stevenson to Agnes A. Shaw the 4½-sty dwelling at 173 West 79th st.

UNGER & WATSON, INC., leased for Edward Boyle the 3-sty dwelling at 322 East 51st st to Christian Gerber.

J. IRVING WALSH leased for the estate of J. A. Millar the 3-sty dwelling at 161 West 12th st to Paula Kottler; the 4-sty dwelling at 163 West 12th st to Helen A. Carlock; and the 3-sty dwelling at 165 West 12th st to the Misses Isabel E. Perkins, Luverne Vaile and Alma W. Bell.

WORTHINGTON WHITEHOUSE leased for Paul Tuckerman his furnished apartment in 520 Park av to M. T. Pyne, Jr.; for Mrs. J. T. Atterbury to Mrs. F. G. Griswold her dwelling at 13 West 49th st; and in conjunction with Benjamin N. Lummis for Moncure Robinson to Talbot Ewart the dwelling at 16 East 76th st.

WORTHINGTON WHITEHOUSE leased to Miss Catharine Hamersley the dwelling at 51 West 55th st; apartments in 123 East 53d st to Mrs. H. M. Hanna, and in 207 West 57th st to Mrs. Margaret Riley.

WILLIAM WOLFF'S SON leased 204 East 79th st for Henry Schloss; 1060 Lexington av for Helene De Neuville; store in 1135 Lexington av for F. Woenning, and the following apartments: in 1125 Lexington av for M. L. & C. Ernst; in 146 East 81st st for Dr. F. L. Tooley; in 115 East 82d st for S. E. Osserman; in 156 East 79th st for B. Crystal & Son; in 115 East 76th st, in conjunction with Pease & Elliman, and in 815 Park av for J. Geisenheimer.

THE F. R. WOOD-W. H. DOLSON CO. leased the following houses: 142 West 77th st to Bernard Naumberg, 216 West 79th st to D. S. Hobson, to Miss M. D. Clark 304 West 91st st, and to Ellis Buxbaum 259 West 88th st.

THOMAS YOUNG, florist, at 500 5th av, has taken a lease of the store at 541 5th av, in the Hotel Lorraine. The lease is at a rental of about \$8,000 a year.

**Bronx.**

A. BLUMENTHAL leased for the Peerless Holding Co. to Epstein & Yarfitz two 5-sty flats at 857 to 861 Forest av.

CLEMENT H. SMITH leased to the Bronx Savings Bank 5 upper floors at the northwest corner of Tremont and Park avs for 2 years, and the store to Mrs. E. V. Johnson for 3 years.

JOHN A. STEINMETZ leased for the Land Realty Co. 2135 Boston rd to Charles Schrier, to be used as a barber shop.

**Brooklyn.**

BURRILL BROTHERS leased the 3-sty house at 586 7th st for A. H. Ellis to G. W. McLaughlin for 3 years; apartments in the Copperwood at the corner of 6th av and Carroll st for J. K. Peck to F. R. Wood for 2 years; in 822 President st for Mrs. D. G. Prendergast to R. T. Sherman for 2 years; 949 President st for the Realty Associates to G. H. Kite for 3 years.

E. T. NEWMAN leased the 3-sty dwelling at 499 1st st to A. H. Schubert, the 2-sty dwelling at 109 Garfield pl to Geo. Moody; the stores and dwelling apartments in 137-9 7th av for the Realty Associates; and the following apartments: 610 11th st to a Mr. Bradt; 786 President st to Mrs. Byrnes; 114 Garfield pl to M. J. Warren; 205 Park pl to E. Bosworth; 529 5th st to R. Watson; 469 4th st to A. Ahern; 271 6th av to Capt. Craft; 509 2d st to F. Lindon; 530 1st st to A. M. Deetery; 183 8th av to Chas. H. Peck; 503 8th av to E. Feron; and the house at 395 6th av to a Mr. Friel.

G. W. SNYDER & SON leased the following houses: 506 10th st, a 2-sty dwelling, to E. Britsche; 379 12th st, 2-sty dwelling, to M. Wilson; 488 10th st, a 2-sty dwelling, to E. M. Schurck; 344 11th st, a 3-sty frame house, to Mrs. Decoster; 177 East 4th st, a 2-sty dwelling, to G. Smith; 667 10th st, a 3-sty dwelling, to C. Huston.

**Queens.**

THE LEWIS H. MAY CO. leased for the Oak Crest Realty Co., David Lichtenstein, president, the Lichtenstein estate, consisting of main building and outbuildings, occupying 4 acres of ground, fronting in Oak and Seneca sts, Far Rockaway, L. I., to Reuben Sadowsky.

**Suburban.**

ANGELL & CO. rented the F. B. Taintor house and 2 acres in the Heathcote tract at Scarsdale, furnished, to Harry A. Levey; also furnished, the Raymond cottage in Colvin pl, Hartsdale, to clients of Franklin Hull; and the Ford cottage on Oak Way to R. C. Blanchard.

THE AUTOMOBILE CLUB OF HUDSON COUNTY leased the 2-sty dwelling at 2826 Boulevard, Jersey City, N. J., for 5 years for use as a club house.

JULIA BEVERLEY HIGGINS leased for Ashbel Green his place at Mount Kisco to Halsey Malone of New York.

THE BRYANT PARK REALTY CO. rented for Frederick C. McLaughlin his property in Prospect park, White Plains, N. Y., to Charles S. Oakley.

F. M. CRAWLEY & BROS. leased at Montclair, N. J., the new residence on Duryea rd to Ruloff Kip; the residence at 137 Upper Mountain av to William P. Logan of Great Neck, L. I.; the new house at 212 Valley rd to Francis Earle, and the new house of Frank L. Taylor, at 18 Clairidge Court, to Mrs. Elizabeth Cameron.

M. J. DADY ENGINEERING & CONTRACTING CO. leased the property of the Southern Shipbuilding Co. on Staten Island and is preparing to build a shipbuilding plant. The property is located on the Richmond Valley rd, west of Riverside av, and on the east side of Staten Island Sound, near Tottenville. It consists of about 15 acres of solid upland, a dock, store house, shop, etc.



FEIST & FEIST have leased for William M. Sommer the store and basement at 847 Broad st, Newark, at an aggregate rental of about \$30,000; also leased for Albert O. and Adelina R. Headley their residence, 85 Lincoln park, to Louis Hood.

FISH & MARVIN leased for the Residence Co. of Lawrence Park "President House" on Prescott av at Lawrence Park, Bronxville, to Colonel John M. Carson, U. S. A.

FISH & MARVIN and the Pelham Realty Co. leased the Randall property known as "The Hermitage," at Pelham Manor, N. Y., to R. M. Stuart Wortley.

JULIA BEVERLEY HIGGENS rented for William C. LeGendre his cottage in McLain st, Mount Kisco, N. Y., to Rush E. Duer; for Pierre Jay his place in McLain st, known as "Blue Hills," to Seth Bliss Hunt.

THE HILTON CO. leased the store and basement in 781 Broad st, Newark, at an annual rental of about \$7,500 to R. D. Haines, retail clothier.

HUGHES & WHITBY and Pease & Elliman leased, furnished, at Montclair, N. J., the residence of Mrs. Ada Ferris, at 4 Russell Terrace, to Judge William H. Hunt.

KENNETH IVES & CO. leased for Howard S. Harrington his estate on Broadway, Irvington-on-Hudson, to H. A. Ayers, of London, for the winter; also for Jasper Bayne the house on Highland rd, Rye, to J. W. Horner, Jr.

KENNETH IVES & CO. leased for Clara A. M. Greer her property on Evergreen av, Rye, to Ralph Hubbard for 2 years, and for William T. Gould his house on Broadway, Hastings-on-Hudson, to Myron H. Clark.

THE PAYSON McL. MERRILL CO. leased for George C. W. Low his house in Albrow lane, adjoining the Rockaway Hunting Club at Cedarhurst, L. I., to Cecil Barret of Spencer, Trask & Co.

S. S. WALSTRUM-GORDON & FORMAN leased for Myron Upham his residence at 150 Woodside av, Ridgewood, N. J., to Frank J. Humphrey, of New York.

REAL ESTATE APPRAISALS.

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

SARAH HAMILL.—63 West 119th st, \$12,000. SARAH H. CROSBY.—135 East 94th st, \$16,000; 137 East 94th st, \$16,000; 1452 Lexington av, \$15,000; 1456 Lexington av, \$14,000; 1458 Lexington av, \$14,000; 1450 Lexington av, \$22,000.

ELIZA FARNER—303 East 56th st, \$12,000.

OBITUARY

THOMAS M. CLANCY, for the last twenty years general agent of the Union Central Life Insurance Co., died on Wednesday at his residence, 1768 46th st, Brooklyn. Mr. Clancy was 70 years of age and left a widow and three sons.

REAL ESTATE NOTES.

CASUALTY CO. OF AMERICA has moved to its new building at 68 William st.

FREDK. SOUTHACK & ALWYN BALL, JR., placed a first mortgage of \$29,600 on the Arverne Hotel, at Arverne, L. I.

DOUGLAS L. ELLIMAN & CO. announce that at a recent meeting, John A. Le Boutillier and Barent Leferters were added to their Board of Directors.

PEPE & BRO. have been appointed agents for the 7-sty apartment house at 238 Thompson st and for the studio apartment building, 59 Washington Sq. South.

THE NEXT MEETING of the Real Estate Owners' Protective Association will take place next Monday evening at the Majestic Hotel, Central Park West and 72d st.

CHARLES F. NOYES CO. have been appointed managing agents for the 6-sty loft buildings, 24-26 White st and 25 Walker st, recently purchased by Wm. McKinny.

HUBERTH & HUBERTH have been appointed agents for 67 and 69 East 59th st, two 4-sty store and apartment buildings which they have just finished altering for the owner; also 340 West 58th st, 82-4 West 12th st, 333 and 335 West 58th st and 320 to 324 West 59th st.

RITZ REALTY CO., which owns 14 East 46th st, where an 8-sty store and loft is being built, has taken title to the adjoining lot, No. 12, from the Home Club Co., where a similar building will be erected for occupancy by Robert M. Katz.

EVERETT A. BRETT and Fenimore C. Goode, formerly members of the corporation of N. Brigham Hall & Wm. D. Bloodgood, announce that they have withdrawn from the directorate of that concern and have incorporated under the name of the Brett & Goode Co. The new firm has taken temporary offices at 542 5th av, pending the completion of its new quarters, and will specialize in real estate management and brokerage.

CHARLES F. NOYES CO. has been appointed agent for the new building to be erected on the New York Sun site at Nassau and Frankfort sts. It is not decided as to whether a 3, 5 or 7-sty building will be constructed, although negotiations are pending for the leasing of the upper portion of the building to one tenant with a portion of the ground floor, provided a 3-sty building is built. The Noyes Co. has also been appointed agent for the sub-leasing of the

store and basement of the same building, which will probably be divided into small units.

CARSTEIN & LINNEKIN, INC., has been appointed agent for the following buildings owned by Mr. Sperry: 19-21 West 36th st, 28-32 West 27th st and 2-6 West 45th st.

UNION SETTLEMENT ASSOCIATION has taken title to the dwelling 244 East 105th st from M. J. Jahelka, thereby squaring out a plot with a 75-ft. frontage abutting its recently completed home at 229-243 East 104th st. The buildings at 242-248 East 105th st will be held to protect the light and air of the settlement house.

BROKERS AT GOLF.—Seventy members of the Real Estate Golf Association competed in a tournament at the Oakland Golf Club on Friday. The players were divided into two classes, A and B, those rated up to 15 being included in the A division and those from 16 to 30 in the B group. The prize for the best gross score in Class A was won by A. B. Ashforth, with a score of 80. The net prize was won by F. T. Turiel, with a card of 80-8-72. L. J. Du Mahaut won the selected gross prize, with a 39-40-79, while W. C. Belknap proved the net winner, with 83-8-75. W. J. Jockin won the best gross in the B division, his card reading 43-45-88. E. D. McManus, with 103-30-72, won the net prize. The selected gross prize went to Russell Marston, 42-46-88, and Stephen H. Tyng received the net award, with 88-11-77.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

Plaintiffs figured in nearly all of the transactions at the Manhattan and Bronx real estate exchanges this week, and as a result such bidders became the owners of a number of high-class properties. The offerings included a diversified assortment of properties ranging in quality, from vacant Bronx lots to West Side apartment houses. Irving Arms, a seven-story apartment house at the northeast corner of Riverside Drive and 94th street, was sold to George Schwegler for \$310,000. There is a first mortgage on the property of \$284,000 and this, with other liens, aggregated \$313,219. The Eric B. Dahlgren house at the southwest corner of Madison avenue and 86th street was bought by the Mutual Life Insurance Company of New York for \$50,000, which was over \$22,000 below the existing encumbrances. The eight-story commercial building at 475 Broadway through to Mercer street also went to the plaintiff for \$170,000, while a four-story tenement at 462 Eighth avenue just north of the Pennsylvania station was purchased by John E. Roosevelt et al., as trustees, for \$50,000.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Oct. 16, 1914, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

JOSEPH P. DAY.

Madison st, 352 (\*), ss, 240.2 e Scammel, 23.3x95.1, 5-sty bk tnt & strs; due, \$20,815.29; T&c, \$704.40; Wm F Randolph et al, 20,500

55TH st, 108 E (\*), ss, 90 e Park av, 18.9 x100.5, 4-sty & b stn dwg; due, \$7,496.22; T&c, \$—; sub to 1st mtg of \$21,000; Park Av & 54th St Co., 28,500

68TH st E (\*), swc Mad av (No 912), 20.6x100.5, 4 & 5-sty & b bk & stn dwg; due, \$72,083.21; T&c, \$—; Mutual Life Ins Co of N Y., 50,000

81ST st, 209 E (\*), ns, 101.8 e 3 av, 25.5x 102.2, 6-sty bk tnt & strs; due, \$26,514.67; T&c, \$—; Karl M Goldsmith et al, 27,241

81ST st, 211 E (\*), ns, 127.1 e 3 av, 25.5x 102.2, 6-sty bk tnt & strs; due, \$26,525.04; T&c, \$—; Karl M Goldsmith et al, 27,248

94TH st W, nec Riverside dr, see Riverside dr, 222.

118TH st, 212-4 E (\*), ss, 175.5 e 3 av, 37.6 x100.5, 4-sty stn hall; due, \$17,357.63; T&c, \$969.95; Union Trust Co, NY., 16,000

126TH st, 45 E (\*), ns, 235 w Park av, 20x99.11, 3-sty & b stn dwg; due, \$10,734.19; T&c, \$235.87; Cornelia W Slade, 10,500

172D st, 575 W, see St Nicholas av, 1238-36 1/2.

Madison av, 812, see 68th E, swc Madison av.

Riverside dr, 222 (\*), nec 94th, runs n 76 xne30.4xn1xe68xn25.2xe50xs100.8 xw 139.9 to beg, 7-sty bk tnt; due, \$21,777; T&c, \$6,349.80; sub to 1st mtg of \$285,000; mtg recorded Nov10'13; Geo Schwegler, 310,000

St Nicholas av, 1238-46 1/2, nec 172d (No 575), 94.6x125, 6-sty bk tnt & strs; due, \$210,735.99; T&c, \$3,377.34; County Holding Co, a party in int, 210,000

8TH av, 462 (\*), es, 24.8 n 33d, 24.8x100, 4-sty bk tnt & strs & 3-sty bk rear tnt; due, \$53,818.82; T&c, \$1,395; Jno E Roosevelt et al, trstes, 50,000

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Auction Sales, Manhattan, Continued.

BRYAN L. KENNELLY.

**22D st, 261-5 W**, ns, 225 e 8 av, runs n 197.6 to 23d (Nos 250-2), xe50xs—xe6.3xs 98.9 to 22d xw18.9xn98.9xw18.9xs98.9xw18.9 to beg, vacant; due, \$69,749.24; T&c, \$2,-807.90; Nassau Mtg Co, party in int. 55,000  
**23D st, 250-2 W**, see 22d, 261 & 5 W.  
**83D st, 37 E**, ns, 50 e Madison av, 18x 102.2, 4-sty & b stn dwg (vol); withdrawn.  
**83D st, 39 E**, ns, 68 e Madison av, 17x 102.2, 4-sty & b stn dwg (vol); withdrawn.

SAMUEL MARX.

**Mercer st, 89 (\*)**, ws, 130 s Spring, 25x 100, 5-sty bk loft & str bldg; due, \$33,-300.83; T&c, \$—; Sol A Fatman, 25,000  
**16TH st, 441-3 W**, ns, 260.4 e 10 av, 40x 92, 2-5-sty bk tnnts & str; due, \$5,935.35; T&c, \$361; sub to 1st mtg \$20,000; Saml Mitchell, 24,682  
**56TH st, 60 E (\*)**, ss, 144 e Mad av, 22x 100.5, 4-sty & b stn dwg; due, \$35,107.59; T&c, \$988.85; Farmers Loan & Trust Co, 33,000

HENRY BRADY.

**Mercer st, 48**, see Bway, 475.  
**Broadway, 475 (\*)**, ws, 159.9 n Grand,

26.5x200.2 to Mercer (No 48) x26.4x200.2, 8-sty stn loft & str bldg; due, \$176,268.29; T&c, \$7,587.60; Jno I Downey et al, trstes. 170,000

M. MORGENTHAU JR CO.

**Spring st, 118 (\*)**, ss, 77.9 e Greene, 22.3 x51, 7-sty bk loft & str bldg; due, \$5,-518.16; T&c, \$398.60; German Savgs Bank in the City N Y. 16,500

CHAS. A. BERRIAN.

**16TH st, 18 W (\*)**, ss, 388 w 5 av, 21x 103.3, 4-sty & b bk dwg; due, \$34,464.85; T&c, \$320.40; Chas C Bull et al, trstes. 20,000

Total .....	\$1,094,171
Corresponding week 1913.....	361,498
Jan. 1, 1914, to date.....	28,183,082
Corresponding period 1913.....	32,976,521

**Eronx.**

The following are the sales that have taken place during the week ending Oct. 16, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

**Mansion st, nwc St Lawrence av**, see St Lawrence av, 1501.

**Olmstead av, nec Watson av**, see Watson av, 2105.

**St Lawrence av, 1501**, nwc Mansion, 25x 95; due, \$8,820.07; T&c, \$707.72; adj Oct28.

**Southern Blvd, 559 (\*)**, ws, 450 s Av St John, 50x115, 6-sty bk tnt & str; due, \$7,-683.24; T&c, \$100; sub to mtg \$44,500; Mary M W Trageser, 35,500

**Watson av, 2105 (\*)**, nec Olmstead av, 105x108; due, \$4,478.89; T&c, \$806.78; Jno T Normile et al, exrs. 4,500

BRYAN L. KENNELLY.

**138TH st, 260 E**, see 3 av, 2537.  
**Forest av, 963-7**, see 3 av, 2537.

**3D av, 2537**, swc 138th (No 260), 43.11x 74.3x36.5x57.3, 5-sty bk office & str bldg; also FOREST AV, 963-7, ws, 405.11 s 165th, 50x100, 3-3-sty fr tnnts; due, \$45,702.93; T &c, \$3,516.24; sub to pr mtg aggregating \$9,250; August Moebus, 59,850

HENRY BRADY.

**137TH st, 461 E (\*)**, ns, 620.10 e Willis av, 16.8x100, 3-sty & b bk dwg; due, \$4,874.25; T&c, \$137.18; Eliz Steward Burrill, 5,000

GEORGE PRICE.

**148TH st, 442-8 E**, ss, 265 w Brook av, 75x99.11, 1-2 & 3-sty bk bldgs (exr); Adolph Ahr, 27,050

**238TH st, E (\*)**, ns, — w Martha av, runs n100xsw106.7xw75.8xsw34xe— to beg, vacant; due, \$2,185.26; T&c, \$506.76; Henry S Moore, 3,000

**Tremont av**, ns, 326.1 w Castle Hill av, 11.8x6x10x— to beg, gore; vacant (exr); Julius Wolf, 50

**Haviland av**, ns, — e Olmstead av, 42.4x 15 to Tremont av x49.5x40.6 to beg, gore; vacant (exr); Henry Kroeger, 505

Total .....	\$135,455
Corresponding week 1913.....	58,900
Jan 1, 1914, to date.....	5,250,786
Corresponding period 1913.....	4,705,977

**Brooklyn.**

The following are the sales that have taken place during the week ending Oct. 14, 1914, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

**HANCOCK ST (\*)**, ss, 128 e Howard av, 22x100; Wm F Kuntz et al..... 2,750.00  
**17TH ST (\*)**, sws, 197 se 3 av, 28x 137.6xirreg; Mary E Field, gdn..... 3,100.00  
**E 35TH ST (\*)**, ws, 107.6 n Av H, 20x 100; Jno T G Finn ..... 3,540.00  
**41ST ST**, ss, 210 e 13 av, 25x100.2; withdrawn .....  
**56TH ST (\*)**, ss, 80 e 8 av, 20x100.2; Arthur Holland ..... 550.00  
**AV J (\*)**, ns, 100 e Mansfield pl, 50x 100; Nellie M Hageman, extr ..... 6,025.00  
**CHURCH AV**, ns, 375 e Rogers av, 112x124xirreg; adj sine die.....  
**GLENMORE AV (\*)**, ss, 60 e Montauk av, 40x90; Barbara Fischer ..... 1,000.00  
**KIMBALL AV**, cl, intersec ss Hobson av, runs ne 675 to Flatbush av, xn 368.7xn314.6xsw522xs e 613 to beg; also PARCEL beg at a monument in the cl of rd bet land of H I Lott & Eliza A Voorhees, runs ne672.6xe 1,617.9xs672.6x—1,619.11 to beg; also LAND bounded se by Av U, ne by Ryder, se by cl of blk bet Ryder & E 38th & nw by land formerly of Lahey; Abbie M Fowler ..... 108,916.00  
**WOODRUFF AV (\*)**, ns, 306 w Flatbush Plank rd, 50x110; Conrad V Dykeman ..... 31,000.00

WILLIAM J. McPHILLIAMY & CO.

**GATLING PL (\*)**, nwc 92d, 100x100x irreg; Fredk H Winkler ..... 1,000.00  
**LIVINGSTON ST**, ss, 125 w Smith, 25x 100; Harris Salit ..... 19,000.00  
**MONTAGUE TER**, es, 113 s Montague, 26x103; Lawyers' Mtg Co..... 11,400.00  
**63D ST**, sws, 100 nw 5 av, 20x100; Jno Heil ..... 5,500.00  
**HUDSON AV**, es, 84.7 s DeKalb av, 25x75; withdrawn .....  
**LINCOLN AV (\*)**, es, 100 s Liberty av, 20x100; Jno J White ..... 500.00  
**MYRTLE AV**, ns, 100 w Adams, 20.3x 85; also MYRTLE AV, ns, 100 e Washington st.—x85; withdrawn ...  
**PUTNAM AV (\*)**, ss, 180 w Nostrand av, 20x100; Wyckoff H Garrison et al 5,685.00  
**VARKINS HOOK RD**, ss, adj lands of Mary E Baldwin & Stephen Abrahams; Henry T Kopf..... 1,205.00  
**STH AV**, ws, 49 n 1st, 20x92.10; withdrawn .....  
**NATHANIEL SHUTER.**

**56TH ST**, sws, 150 se 12 av, 50x100.2; T. C. Wooley ..... 3,400.00  
**58TH ST**, ns, 206.8 w 4 av, 26.8x100.2; withdrawn .....  
**BLAKE AV (\*)**, ss, 100 e Bristol, 10x 203.110x—; Emma Rockmore..... 200.00  
**CENTRAL AV**, sws, 50 se Jefferson, 25x100; Saml Lichtman ..... 7,100.00

JAMES L BRUMLEY.

**82D ST (\*)**, sws, 100 se Bay Parkway, 60x100; Henry L Van Siclen..... 2,800.00  
**GRAND AV**, es, 208.6 n Prospect pl, 16x55; Albert T Baker ..... 4,000.00  
**JERE JOHNSON, JR., CO.**  
**JAY ST (\*)**, es, 10 s Front, 102x135x irreg; Bway Savgs Instn of the City of N Y ..... 70,000.00  
**ROAD (\*)** from Flatbush to Bedford, es, 31.2 n Montgomery, —x—; all right, title & interest; Bernard F Hogan ..... 50.00

AUGUST C. FLAMMAN.

**44TH ST (\*)**, ss, 215 w 14 av, 25x 100.2; all right, title & interest; Dora Pines ..... 25.00

Total .....	\$288,746.00
Corresponding week, 1913 .....	226,956.00

Figures—not vague generalities—  
 prove the economy of this fixture  
 as it affects current consumption,  
 wiring and number of light-units.



Better Light More Light  
 Fewer Units Less Current

Photometric TESTS PROVE the Brascolite unit 50 PER CENT. MORE EFFICIENT than indirect lighting.

The diagrams show an installation in which four Brascolite units served the purpose of 16 direct reflected units; an ECONOMY OF 75 PER CENT. ON FIXTURES, 50 PER CENT. ON WIRING AND 37 PER CENT. ON CURRENT. Entire equipment cost less than wiring alone for the 16 units.

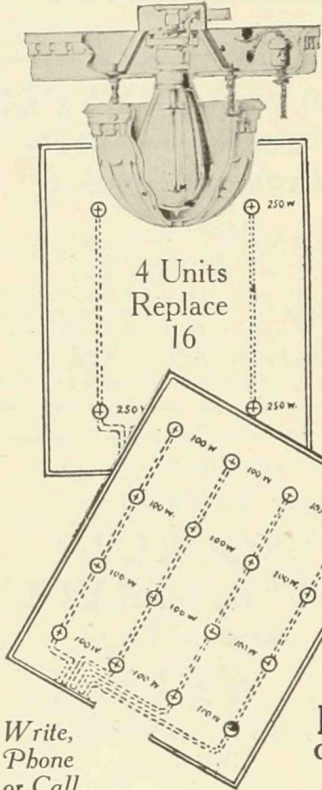
Not dependent on color, shape or height of ceiling. Has its own reflecting, FLAT depolished surface.

Architects, Builders, Owners and Real Estate Agents invited to see line under illumination at our show rooms.

Catalog sent upon request.

**EDWARD O. COLES**  
 General Sales Agent Brascolite—The Luminous Unit

56 and 58 West 45th Street, New York City  
 Telephones, Bryant 1695 and 6345



Write,  
 Phone  
 or Call

**WILLIAM H. MOFFITT REALTY CO.**

185 MADISON AVE., NEW YORK CITY

REAL ESTATE INVESTORS  
 AND DEVELOPERS

*Suburban Auctioneering a Specialty*

80,000 people have purchased from us on the  
 easy payment system in the last 24 years  
 in the following towns and cities:

PLAINFIELD, N. J.  
 PATERSON, N. J.  
 ELIZABETH, N. J.  
 RUTHERFORD, N. J.  
 NEWARK, N. J.  
 PASSAIC, N. J.  
 WEST ORANGE, N. J.  
 PERTH AMBOY, N. J.  
 NEW BRUNSWICK, N. J.  
 ATLANTA, GA.  
 HAVERHILL, MASS.

HOLYOKE, MASS.  
 SANDY HILL, N. Y.  
 GLENS FALLS, N. Y.  
 JAMESTOWN, N. Y.  
 KINGSTON, N. Y.  
 FORT EDWARD, N. Y.  
 BROOKLYN, N. Y.  
 COLLEGE POINT, N. Y.  
 CENTER MORICHES, N. Y.  
 MASTIC, N. Y.  
 BAY SHORE, N. Y.

MORICHES, N. Y.  
 EAST MORICHES, N. Y.  
 MANOR, N. Y.  
 BRENTWOOD, N. Y.  
 ISLIP, N. Y.  
 MINEOLA, N. Y.  
 EAST WILLISTON, N. Y.  
 ALBERTSON, N. Y.  
 OYSTER BAY, N. Y.  
 EAST ISLIP, N. Y.  
 CENTRAL ISLIP, N. Y.







Satisfied Mechanics' Liens, Bronx, Continued.

Table with 2 columns: Description of lien (e.g., Walker Av, 1125 & 27; Bronx Tin-smith Supply Co) and Amount (e.g., 125.22).

OCT. 14. No Satisfied Mechanics' Liens filed this day.

Table with 2 columns: Description of lien (e.g., Walker Av, ns, 125 w Bronx Park) and Amount (e.g., 450.00).

Brooklyn.

Table with 2 columns: Description of lien (e.g., E 14TH ST, es, 300 n Av X) and Amount (e.g., 1,250.00).

Table with 2 columns: Description of lien (e.g., POWELL ST, es, 100 s Newport av) and Amount (e.g., 211.00).

Table with 2 columns: Description of lien (e.g., E 14TH ST, es, 300 s Av W) and Amount (e.g., 189.92).

Table with 2 columns: Description of lien (e.g., KOSCIUSKO ST, ns, 299.7 w Reid av) and Amount (e.g., 135.00).

Table with 2 columns: Description of lien (e.g., VANDERBILT ST, swc Prospect av) and Amount (e.g., 63.00).

Table with 2 columns: Description of lien (e.g., SAME PROP; Niagra Radiator & Boiler Co) and Amount (e.g., 261.10).

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

ATTACHMENTS.

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

Manhattan.

Table with 2 columns: Description of lien (e.g., DODD, Jos M; Jos M Dodd Co) and Amount (e.g., \$10,175).

Table with 2 columns: Description of lien (e.g., B & W CONCRETE CO; Globe Indemnity Co) and Amount (e.g., \$1,175.76).

OCT. 10 & 12. No Attachments filed these days.

Table with 2 columns: Description of lien (e.g., PASZTOR, Arpad; H Bartsch) and Amount (e.g., \$10,000).

OCT. 14. No Attachments filed this day.

CHATEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

OCT. 9, 10, 13, 14, 15.

Table with 2 columns: Description of mortgage (e.g., Brown Bros, Inc, 6th av, 782-4) and Amount (e.g., \$5,350.00).

Bronx.

OCT. 8, 9, 10, 13 & 14.

Table with 2 columns: Description of mortgage (e.g., Ginto, M. Stebbins av, es, 158 s 165th) and Amount (e.g., 200.00).

Brooklyn.

OCT. 8, 9, 10, 13 & 14.

Table with 2 columns: Description of mortgage (e.g., Aronson Realty Co & Peter Aronson) and Amount (e.g., 335.00).

BUILDING LOAN CONTRACTS.

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

Manhattan.

Table with 2 columns: Description of loan (e.g., 86TH ST, ss, 253 w West End av) and Amount (e.g., 325,000.00).

Table with 2 columns: Description of loan (e.g., 160TH ST, ss, 200 e St Nicholas av) and Amount (e.g., 325,000.00).

Bronx.

Table with 2 columns: Description of loan (e.g., HUGHES AV, nec 180th, 40x87.6) and Amount (e.g., 9,500.00).

Table with 2 columns: Description of loan (e.g., FOX ST, swc Av St John, 50x100) and Amount (e.g., 40,000.00).

ORDERS.

Brooklyn.

Table with 2 columns: Description of order (e.g., E 29TH ST, ws, 250.6 n Beverly rd) and Amount (e.g., 500.00).

Table with 2 columns: Description of order (e.g., OCEAN AV, es, 224.11 s Newkirk av) and Amount (e.g., 2,000.00).

Table with 2 columns: Description of order (e.g., HEGEMAN AV, nwc Hinsdale, 80x90) and Amount (e.g., 127.27).

Table with 2 columns: Description of order (e.g., HINSDALE ST, es, 100 s Blake av) and Amount (e.g., 1,000.00).

Table with 2 columns: Description of order (e.g., OCEAN AV, es, 78.10 n Foster av) and Amount (e.g., 215.00).

Table with 2 columns: Description of order (e.g., WILLIAMS AV, es, 200 s Dumont av) and Amount (e.g., 4,500.00).

Table with 2 columns: Description of order (e.g., 39TH ST, ns, 320 w 13 av) and Amount (e.g., 350.00).

Table with 2 columns: Description of order (e.g., 39TH ST, ns, 320 w 13 av) and Amount (e.g., 350.00).

DEPARTMENTAL RULINGS.

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.)

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.
K-- Volatile, Inflammable Oil and Explosive.
L-- Certificates and Miscellaneous.
M-- Dangerous condition of heating or power plant.
C-- Discontinue use of Oil Lamps.
DR-- Fire Drills
SR-- Standpipes and Sprinklers.

Week Ending October 10.

MANHATTAN ORDERS SERVED.

Named Streets.

Table with 2 columns: Description of order (e.g., Beekman st, 70-Union Stove Works) and Amount (e.g., C).



Table listing addresses and business names on the left side of the page, starting with 20th st, 19 W - Scribner & Co. and ending with 32d st, 12 E - Tri Arts Press Co.

Table listing addresses and business names in the middle section of the page, starting with 32d st, 12 E - Vincent Deseta and ending with 32d st, 12 E - Tri Arts Press Co.

Table listing addresses and business names on the right side of the page, starting with Broadway, 512-14 - O'Donnell Weisberger Co. and ending with 5th av, 279 - Harry Robinson.





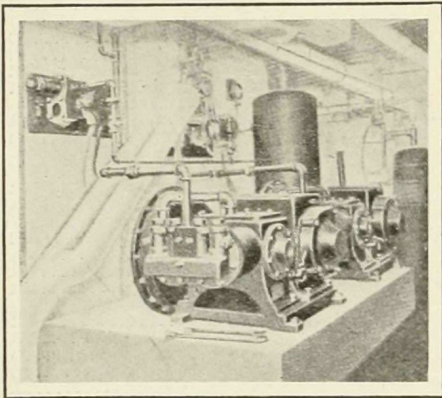
# BUILDING MANAGEMENT

## USES OF COMPRESSED AIR IN BUILDINGS

By GEORGE E. ANTHON, E. E.

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

THE use of compressed air in the industrial field has so increased during the last few years that at present practically all new office and loft buildings are equipped with air compressors. The compressors are usually small, compact units of steam or electric motor drive, since the space in engine rooms or cellars of buildings is limited. The depth to which the foundations and lower floors of large buildings extend has necessitated the design of apparatus to force the sewage into the higher level drains in the city streets, and the general application of this system to the



EJECTION OF SEWAGE.

large structures having sub-cellars and points of drainage below the level of the city streets has introduced large numbers of compressors for furnishing air to operate the ejectors. Their ease of installation, compactness and automatic operation make them especially adaptable to this class of work.

Usually the sewage flows into a large receiver or air-tight receptacle placed at the lowest point in the building, and when this receptacle is three-quarters or seven-eighths full a floor valve mechanism admits the compressed air into the reservoir, forcing the sewage to the higher levels of the city sewers. This operation is automatically repeated from time to time as the receptacle fills up. A great many of these compressors are used in subway work where the necessity for removing the drainage to higher levels is of prime importance.

Among the many uses to which these compressors are put may be mentioned furnishing air for elevator cushioning, operating elevator doors. An interesting installation illustrating this service is furnished by a new department store in 42nd street. The elevators are equipped with pneumatic door devices which are operated by the elevator attendant in the car, greatly increasing the speed of loading and unloading and adding to the comfort of the passengers. The cleaning of boiler tubes, another use, is obtained by rods on which are operated small pneumatic hammers; when these devices are thrust into the tubes the impact of the hammers dislodge the boiler scale surrounding same.

Machinery, especially electric motors,

are readily cleaned by means of compressed air blasts, the accumulation of dirt and carbon dust greatly shortening the life of the motors. All kinds of pneumatic tools are of advantage in the work carried on in factories, drills, riveters, etc., and the speed at which the modern office building rises would be impaired without the use of these devices.

The spread of automatic sprinklers as a means of fire protection and the desirability of increased water pressure upon the piping systems of same, has necessitated the use of the small motor-driven compressors shown in this article. The large pressure tank placed upon the roof of the modern loft building is filled two-thirds full of water and has compressed air at 70 pounds maintained in it by use of the compressor so that when the fire occurs and the sprinkler heads open and discharge the area and quantity of water driven on the fire may be increased. These little compressors are also used extensively in garages for pumping up automobile tires, cleaning engines, etc.

### Control of Compressors.

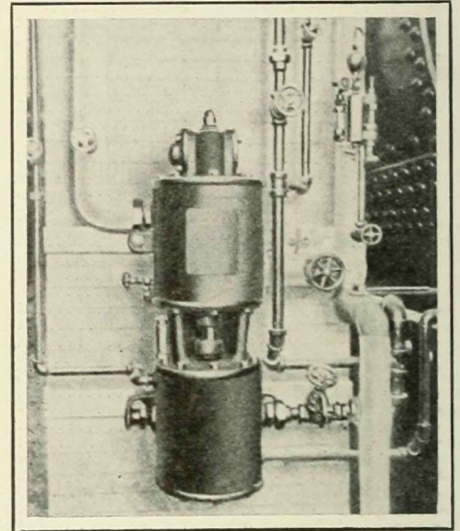
The control of the motor-driven compressors is obtained by automatic governors, which start and stop the motors when desired pressures are reached, and the motors of the series wound type do not require any starting resistance. By means of this control the small compressors in the case of the sprinkler systems may be placed in the tank houses on top of loft buildings and with little or no attention will maintain a constant pressure upon the sprinkler systems.

A new use for which compressed air may be put is found in the dyeing and decorating of fine silks so much used in dresses. The dye is imprinted on the surface of the silk through two stencils by means of pneumatic pencils which atomize it and force the liquid into the fibres of the silk. The compressors illustrated in this article are representative of the types most in use for the above services and have been designed with a view to extreme simplicity, absolute reliability and low maintenance cost.

The steam-driven compressor consists

the air cylinder, the two being connected by a suitable center piece. The steam and air piston are mounted on a common rod and the valve motion controlling the admission and exhaust is placed on top of the compressor.

The compressor is double acting, steam being admitted alternately on either side of the air piston, causing it to move up and down. On the upward stroke of the air piston the air above it is compressed and is discharged into the main reservoir, while the space



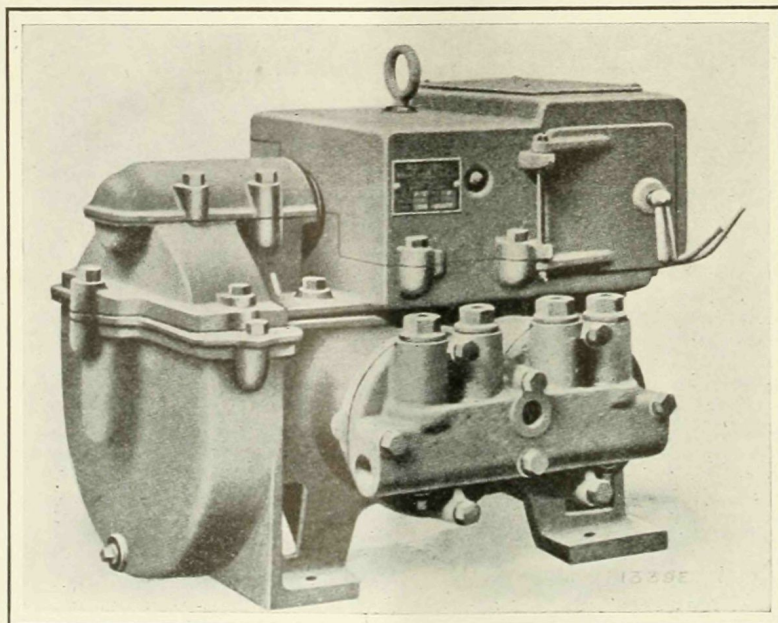
COMPRESSOR INSTALLED.

below is filled with air drawn from the atmosphere; on the downward stroke the operation is reverse. It will be seen from the illustration that this type of compressor is well adapted to engine rooms where space is required for other devices. It is manufactured in the single stage and compound types and in the latter is much favored by contractors for both electric work and other services.

The motor-driven compressor shown consists essentially of a duplex single-acting compressor upon which is mounted an electric motor which drives it through gear and pinion. It will be noted that the crank case on the compressor is entirely enclosed and it is partially filled with oil so that the lubrication is maintained by the motion of the cranks and connecting rods, which are moving at all times. This gives a minimum of requirements in regard to attendants and renders the device practically fool-proof.

An interesting example of one of the uses to which the air compressor was put, was at Biddeford, Me., where a total of nearly 2,000,000 bricks, from razed buildings, were cleaned with six pneumatic brick cleaning tools, the average being almost 14,000 a day. The air was conveyed to each tool by means of a flexible hose, connecting the main supply line.

As new buildings are designed and constructed new problems are overcome by the air compressor and the field is continually being expanded. Efficiency is the reason.



COMPRESSOR WITH DIRECT CURRENT MOTOR.

primarily of an air cylinder in which the air drawn from atmosphere is compressed, a steam cylinder located above

**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.

**Illumination by Tubing.**

**T**UBE lighting has recently become the vogue in London and an interesting description of the application of this type of illumination appeared in the recent issue of the Electrical Review, through whose courtesy the accompanying illustrations are presented. The first figure shows the facade of the West End Cinema in London and the other the illumination afforded by tube lighting in a moving stairway shaft in a railroad station.

The Moore tube lamp is used in triple system on either side of the arched

and the word End by the third. About half the length of the convolutions is contained inside the operating box, hidden from public view.

The use of the Moore light for interior illumination is exemplified by the extraordinary installation in the Liverpool Street Station of the Central London Railway, the electrified subway which runs through the heart of London under Holborn, Oxford street and Cheapside and terminates at Liverpool street in "the city."

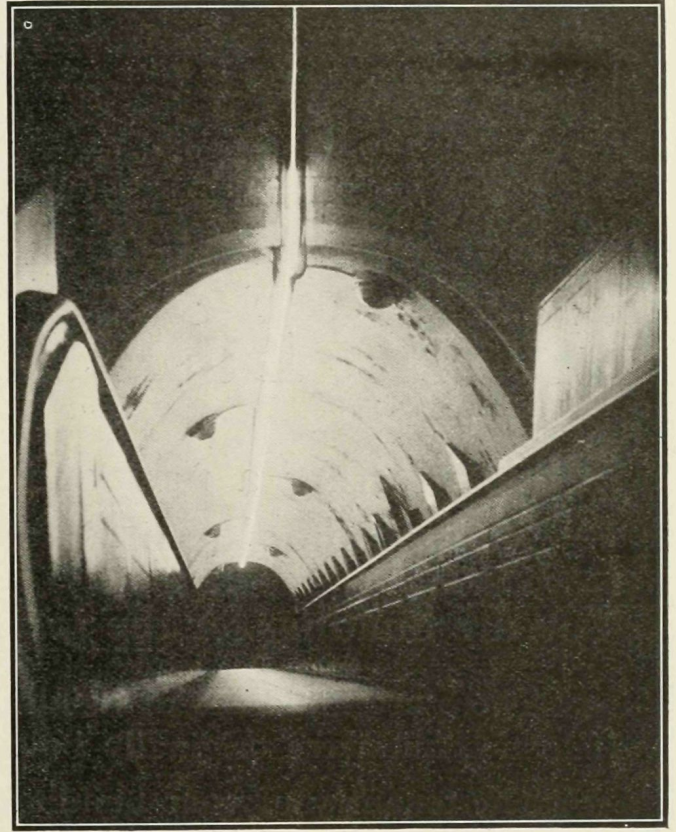
Here two moving stairways, one ascending and the other descending, and a fixed stairway, are lighted, overhead, by a continuous Moore tube 255 feet in aggregate length. This tube is, like that on the cinema, of 1.75-inch clear glass, and is fastened to the ceiling of the three shafts by insulated brass rings. The three sections are joined at the lower landing by a horizontal tube, while on the wall at one side of the upper landing is located the operating box, sus-

length to which the tube light may be practically used is limited only by the electrical pressure applied at the electrodes.

**Steel Protection for Concrete.**

**C**ONSIDERABLE attention is being given of late to the subject of properly protecting concrete edges. Of course, there have been protecting systems in vogue of one sort or another for years, but it is only comparatively recently that attention has been scientifically applied to combine elements of basic strengthening with those of mere exterior protection against abrasion. Mention has been made of several types of concrete protection in previous editions of the Record and Guide, and so a description of the latest product of the Trussed Concrete Steel Company, of Youngstown, Ohio, may be of interest.

This device is known as the Kahn curb bar, and is said to be scientifically



TWO APPLICATIONS OF THE TUBE SYSTEM OF LIGHTING USED IN LONDON.

facade in connection with a neon-tube illuminated sign over the theatre entrance. The columns of tube rise to a height of 48 feet from their base just above the level of the second floor of the building. The tube is of 1.75-inch-diameter, clear, thin glass, and the three tubes on either side are united at the top by a short end section. The continuous length of each side is thus about 145 feet, allowing for the eight inches of the tube which joins the three tubes at the upper end, these vertical and arching tubes being four inches apart throughout their length.

The light is operated at the high pressure of 21,000 volts alternating current, which is produced through a rotary converter and step-up transformer set located in the basement, which receives direct current from the lighting current at 100 volts. The tube contains nitrogen gas, under very low pressure.

The value of the light for advertising purposes is obviously great. The neon-tube lamp, which, by a series of convolutions of the glass of which it is composed, forms the sign letters, "West End," has a distinctly reddish tinge, contrasting with the orange tint of the lamps above.

The words are formed by three distinct tubes, each about 35 feet in length, which wind in and out of the operating box located on the gallery referred to, which is reached through French windows from the lobby within the building. The letter W is formed by one tube, the letters "est" by a second,

pended on the wall near the ceiling and well out of reach of the public.

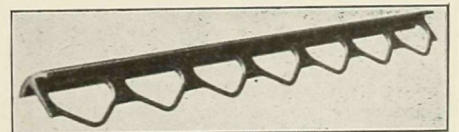
The lengths of the tube above the stairways are within easy reach of the passengers, and for the most part are entirely exposed; but for short distances a protection to the brittle glass, which would readily be broken by a curious or mischievous person with a penknife or an umbrella, is afforded by a wire netting hung under the tube, while over a part of the stairway a zinc trough in short sections provides protection, though this is somewhat dimming to the light in that it cuts off the illumination from shining directly on the staircase.

The danger of public interference with the installation is recognized by the railway officials, who say that for the time being the public awe of the mysterious lighting provision is its safeguard. If the lamp were punctured, it would require about two days to repair the breach by "grafting" in a section of new glass pipe. To provide for a possible extinguishment through the breaking of the glass, or otherwise, 15 incandescent units of 35 candlepower each, in deck-lamp bowls are installed at intervals on the ceilings of the shafts.

The new illuminating equipment, which was installed a few weeks ago in the nature of an experiment, is proving abundantly satisfactory. The use of the tube lamp is being considered in London, for outlining the exterior lines of store buildings, and for interior show-room illumination. It is stated that the

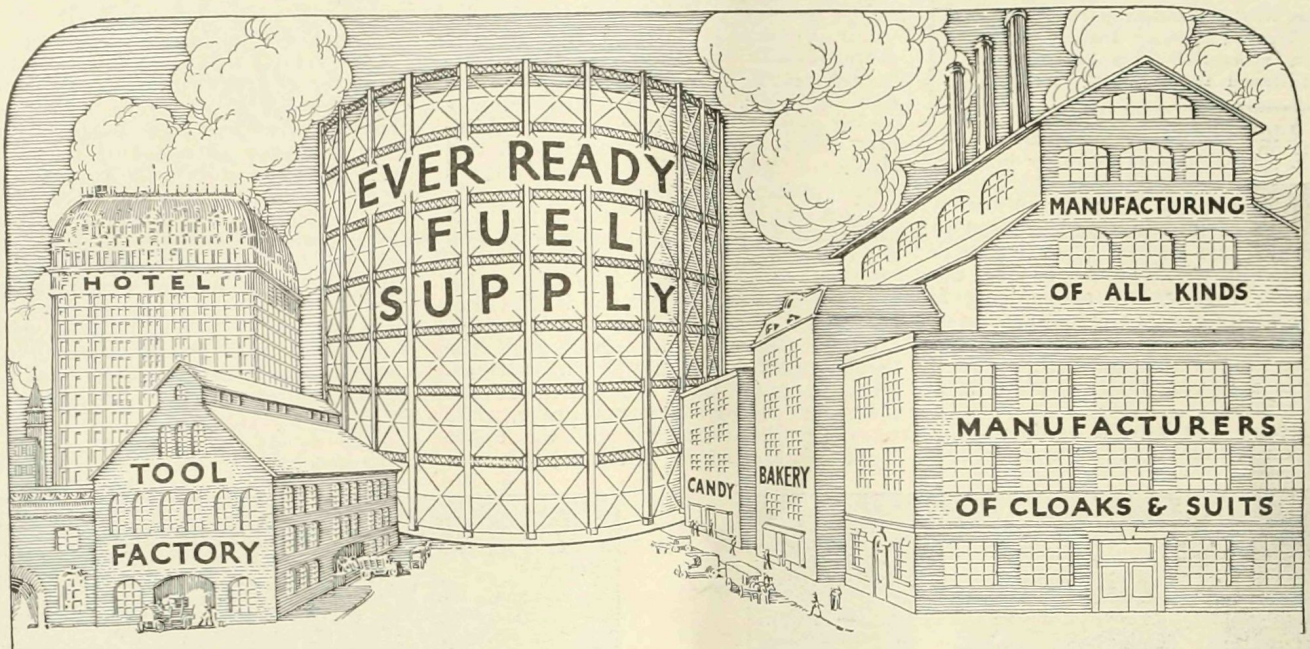
designed to most efficiently meet every practical requirement for the perfection of concrete edges. It is manufactured from a special steel section which is punched and expanded by powerful special machinery, giving to the finished product these virtues:

A steel plate of ample size will take up all shocks and distribute them throughout the mass of concrete. The anchors formed from the same section as the plate extend well into the concrete. The positive shoulder affords absolute anchorage, independent of the adhesion of



the concrete. The open anchorage does not separate the concrete and eliminates any tendency to split at corners. The plate and the anchorage are a single section of steel, insuring the absolute distribution of shocks and preventing separation of the plate from the concrete. The rigidity and convenient size of the curb bar make it easy to handle and install without special tools or equipment. They come in standard lengths of 8, 10 and 12 feet.

Various applications are made of these curb bars. They are used for step-edging, column protection, platform edges, and in any other application where constant abrasion occurs.



## The Modern Business Building Is the Building Piped for Gas

While erecting a new or remodeling an old building, you cannot afford to omit gas pipes.

You are building for the *future* as well as for the present.

There are hundreds of buildings in New York City that are hives of industry, but were originally built as private residences.

The tenantry of your building—as to the character of its business—may go through kaleidoscopic changes within a comparatively few months. You have seen such changes!

With gas pipes provided, your building is ready for occupancy for any number of tenants in their various industrial pursuits. You are prepared to take care of a Luncheon Club or a Restaurant on an upper floor. Gas fuel—unlike other fuels—needs no storage room. **It banishes Rubbish.**

Put the gas-pipes in **now** and not later on when the expense is far greater and the inconvenience is considerable. The cost for gas-piping is a small item.

Have one of our Engineers consult with you, Mr. Architect or Mr. Owner.

Write to or call at the Department of our Engineer of Utilization, No. 130 East Fifteenth Street, or telephone Stuyvesant 4901.

---

*“The Right Way is the Gas Way”*

---

### Consolidated Gas Company of New York

GEO. B. CORTELYOU, President

# CURRENT BUILDING OPERATIONS

## Telephone Company Has Installed Every Device in Walker-Lispensard Building for Safety of Occupants and Fire Prevention

ON the principle that "an ounce of prevention is worth a pound of cure," constructors of modern buildings are using every method in order to allay the possibility of fire and panic, though of course all appliances for the fighting of conflagrations are installed. In the case of the new structure, known as the Walker-Lispensard Building, planned, owned and built by the New York Telephone Company, three aims were followed: 1st, To protect the lives of occupants in every possible way; 2nd, To safeguard the system of long distance telephone and telegraph communication in the building, and 3rd, To guard the costly apparatus that makes possible these important wire services.

Telephone engineers have made the safety of employes a life study. The Iroquois theatre fire in Chicago, the Asch fire in New York and many others have given impetus to the efforts of these men and have created a larger sense of responsibility that is emphasized in the Walker-Lispensard Building. B. E. Loomis, of Marsh & McLennan, was largely responsible for the fire protection installed in this building.

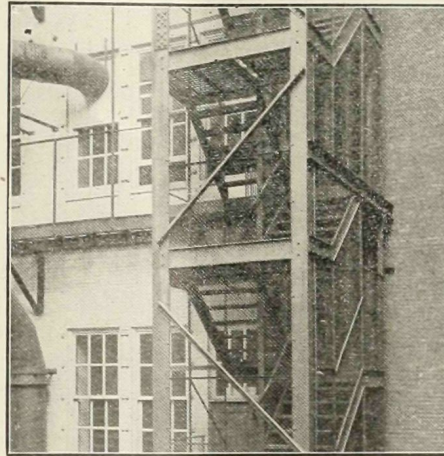
Great care was used in the selection of devices and materials for the structure and only those having known fire resisting qualities were chosen. The devices were selected from the list approved by the Underwriters' laboratories, where each was tested.

The structure is shaped like the capital letter "L" and is of skeleton type of construction, the outside walls being of brick, with terra cotta. It is seventeen stories high, with foundations capable of carrying an additional seven stories. In fact, plans were filed for increasing the height by seven stories, McKenzie, Voorhees & Gmelin, of 1123 Broadway, being the architects. There is but little likelihood that the work will be started in the near future, however.

Following are the general statistics regarding the Walker-Lispensard Building: The area upon which the building stands is 20,846 square feet, total floor area in the building 297,000 square feet, area of space available for business purposes 221,297 square feet, height of building 268 feet. The building contains 5,392,000 cubic feet of contents, and the average height of stories is 15 feet. The foundation work was started in April, 1911, the superstructure in March, 1912, and the structure completed in December, 1913. The approximate number of employes in the building is 5,000. The number of telephone calls handled every twenty-four hours is about 12,400, the outgoing being about 6,400 and the incoming 6,000. These calls are divided among 250 cities and towns on long-distance toll lines.

The occupancy of the structure is divided as follows: 1st floor, stores and commercial tenants; 2nd, ventilating plants, collection bureau, public telephone department, and the New York Telephone Company's plant department;

3rd, the A. T. & T. terminal room; 4th, 5th and 6th, A. T. & T. operating rooms; 7th and 8th, New York Telephone Company, division plant department; 9th, general traffic department



PROTECTED FIRE-ESCAPES.

(A. T. & T.); also commercial rate department; 10th, general plant department; 11th, Western Union quarters; 12th, Western Union division traffic department; 13th, Western Union terminal room; 14th and 15th, Western Union operating rooms; 16th, Western Union bookkeeping department, and 17th, Western Union school and restaurant.

The foundation is of grillage and caisson type, the thirty-five caissons having been sunk under air pressure to a depth of about forty feet below the curb. Five of the caissons are unusually large, two in particular carry a load of 8,104 and 6,291 tons respectively. All of the col-

umnns are protected by from three to four inches of concrete and "chases" for electrical and miscellaneous conduits are provided, so it is unnecessary to cut away the concrete covering in order to provide such "chases" and thus lowering the fire-resisting qualities of the columns. No wood has been used in any portion of the building, all doors, trim, partitions, sash, "cut-out" boxes for lighting circuit, etc., are of metal.

One of the great dangers is the possibility of fire being carried from adjoining structures and to safeguard against this contingency all the windows are equipped with hollow metal frames and sash, with small panes of wire glass. These are designed to close automatically when the temperature exceeds about 160 deg. F. Fire shutters are installed for added protection to the more exposed windows.

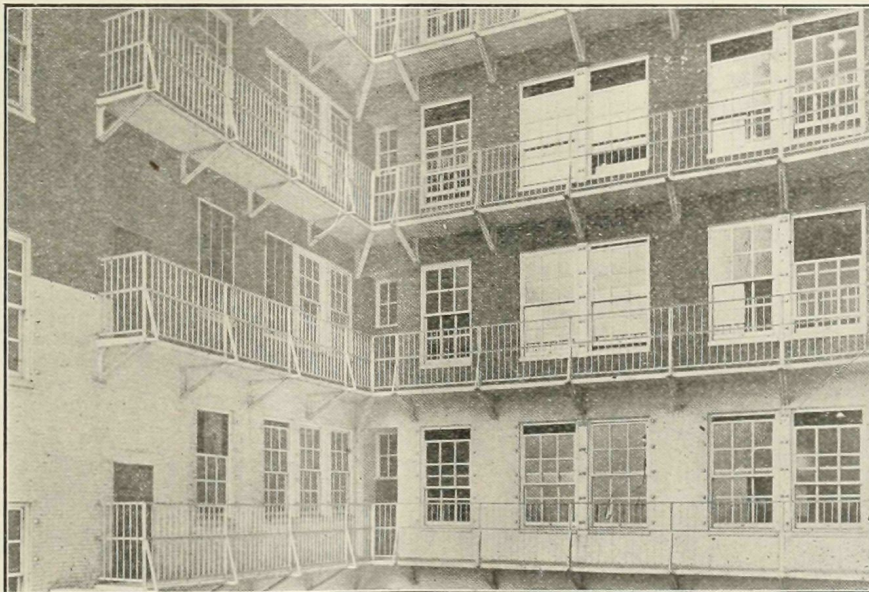
There are two batteries of elevators, each having seven cars, but they are not centered. One set is in the Walker street side and the other in Lispensard street. The advantage is that the entire crippling of elevator service is practically impossible. Instead of locating the elevator cars in one shaft, with no partition walls between the cars, two four-inch terra cotta fire walls have been built in, so that three cars are placed in one compartment and two in the other two compartments. Should fire sweep up one section, the others could be kept free and service continued.

The elevator doors are of steel and glazed wire glass in panels, so as to give greater strength to the glass space subjected to heat pressure. These doors are not intended primarily to stop the spread of flames, but rather to prevent the spread of smoke. Each floor is isolated from the others, at the elevator halls, by eight-inch partitions of terra cotta blocks laid up in Portland cement mortar, while the doors leading to the interior of the floors are of hollow metal, bearing the Underwriters' seal of approval. Yale & Towne, three point locks are used.

Additional security is afforded the hinge side of all corridor doors by the use of steel studs set in the door bucks. These studs engage in the door when closed, so that even if the door hinges should be melted off, it would be impossible for the door to give away. The door openings are framed with bucks made of structural steel channels secured together at the top and bottom and anchored at the sides to the eight-inch partitions. The doors are locked to the bucks at six different points and the combination makes it practically impossible for the door to warp out of shape. In addition all the doors have self-closing checks so that they will not remain open.

Great care has been taken that no door is equipped with any device to hold it open and as a further precaution every door locks from the outside, so that egress from any room is always possible. All the doors open out, eliminating the possibility of obstruction of escape from any room, and also regulating the traffic flow throughout the building, according to the desired action in case of danger.

An eight-inch fire wall separates the Lispensard side of the building from the Walker street side, practically dividing the building in two parts. This wall is designed to act as a check to the flames. All doors in this firewall are of hollow metal and are equipped with the same devices used in the elevator hallway doors.



SHOWING BALCONIES TO SMOKE TOWER.

umns are protected by from three to four inches of concrete and "chases" for electrical and miscellaneous conduits are provided, so it is unnecessary to cut away the concrete covering in order to provide such "chases" and thus lowering the fire-resisting qualities of the columns. No wood has been used in any portion of the building, all doors, trim, partitions, sash, "cut-out" boxes for lighting circuit, etc., are of metal.

One of the great dangers is the possibility of fire being carried from adjoining structures and to safeguard against this contingency all the windows are

All openings in the floors, for cable runways or other purposes, are, or will be, cut off in a manner approved by the Fire Underwriters. The Western Union Telegraph Company, one of the tenants in the building, finds it necessary to use a conveyor system to carry telegrams from one floor to another, but these openings are protected by automatic fire doors on inclined tracks. The doors are held open by fusible links which melt at a given heat pressure.

Automatic dampers are provided for the ventilating ducts which pass through the corridor partitions or fire walls. These are also operated by fusible links which melt at a temperature of 160 deg. F. Vertical ventilating ducts, where they pass through floors, are cut off from the floor area by eight inch partitions.

#### Ventilating Plants.

Three ventilating plants have been provided, two on the pent house roof and one on the second floor. These are equipped with automatic rolling shutters, which close and shut off the draft when a certain temperature is reached. Should the ventilating fans carry smoke into any of the large rooms, push buttons, conveniently located, can be touched. This act trips a circuit-breaker, which controls the current to the fan and shuts off all ventilation.

Two main stairway exits are at opposite ends of the building and are cut off from the floor areas by eight-inch walls and from the main hallways by hollow metal doors. Supplementing these stairs and the elevator batteries is a smoke tower and an outside iron fire-escape, making a total of four sets of stairs extending from the first floor to the roof; also fourteen elevators. To obtain access to the smoke-tower it is necessary to go outside the building to balconies which run along each side of the main court on each floor. These balconies can be reached at two different points approximately fifty feet apart. The floors of these balconies are of concrete and their railings five feet high. Added security is thus obtained and the emotion of freight, that often leads to panic is minimized.

#### Fire Tower.

The fire tower is of standard construction and the stairs, instead of being winding, are of the usual pitch, with broad landings and meet the stairs above and below at right angles. The outside stairs, near the Lispenard side of the building, is enclosed in wire mesh and at its foot is a fireproof passageway enclosed in eight-inch walls, which connects with the main hallway on the first floor.

Three sets of six-inch fire lines are provided at approximately equidistant points in the building, one in each of the two main hallways and the other approximately half way between. In the roof tanks there is a reserve of 10,000 gallons of water for the fire lines. In addition there is a suction tank in the basement containing about 30,000 gallons. The house pumps consist of one 500-gallon and one 750-gallon underwriters' fire pumps so arranged that they can be connected directly to the fire lines, if necessary. Fire signals are located at convenient points on each floor and chemical extinguishers and other emergency apparatus in hallways are installed.

#### Lighting Innovation.

Interesting among the innovations is the arrangement of the lights in case of fire. If defective wiring was suspected as being the cause of the blaze, firemen could turn off the lights, but the main switch would not turn off the "night lights" in the elevators, stairways or smoke tower. These are controlled separately, by a switch painted red.

The New York Edison Company supplies the current, which is divided into four services, three connected with the Edison underground "grid" and the fourth a special cable of 1,000,000 circular mills direct from the building to a power station in Duane street. This latter is an emergency break-down service for the Western Union Telegraph Company.

### THE BUILDING CODE.

#### New Plumbing Regulations Will Be Introduced Next Week.

THE Building Committee of the Board of Aldermen, which has the assistance of the former Superintendent of Buildings in Manhattan, Mr. R. P. Miller, is proceeding steadily with the work of revising the Building Code. Several new ordinances have been enacted and made part of the code, and at least two more are in preparation at the present time and will presently be introduced.

The policy of consulting the public and interested parties at every step is bearing good fruit. When the hearing on the plumbing ordinance was held very little criticism and no opposition was manifested against the measure, so carefully had it been prepared. The only criticism of importance referred to paragraph three of section one.

This paragraph states that nothing contained in the ordinance shall require the alteration or reconstruction of any existing work that was lawfully executed, nor prevent repairs, or the addition of new fixtures to existing work in accordance with the practice followed in the original installations, provided, however, that when such repairs involve changes, to the extent of fifty per cent. of the existing work, or the addition includes any new soil, vertical waste or vent line, or new house drain, the rules and regulations in force at the time of such repairs or addition shall apply.

The committee was asked to amend the paragraph so as to make clear that the "fifty per cent." referred to value, if that was the case. The ordinance will come up for passage in the Board of Aldermen next Tuesday.

#### Suburban Districts.

An ordinance setting off certain districts in the suburbs within which frame construction will be permissible when buildings occupy only a certain portion of the lot, is also in course of preparation. (A synopsis of the bill was printed in the Record and Guide of Sept. 19.) An investigation has been conducted by the Building Committee in all the boroughs to learn what the public opinion is concerning the new limits (which are outside of the regular fire limits), and as a result very general approbation has been heard.

### TWO NEW RIVER TUBES.

#### New Ideas in Tunneling Will Be Used—Sanitary and Medical Precautions.

The work of constructing two tunnels to connect Manhattan and Brooklyn in the dual subway system was started this week at Whitehall street and Old Slip. Under the terms of the contract, awarded in July to the Flinn-O'Rourke Company, contractors, the work must be completed in forty-two months. The tunnels will cost \$12,444,725.

Each of the tunnels will consist of two tubes. The tunnel beginning at Whitehall street will run to Montague street, Brooklyn, while the other will extend from Old Slip to Court street, Brooklyn. They will have a combined length of 9,800 lineal feet of double track. They will be driven partly through sand as well as rock.

In the progress of the work the greatest care over the workmen will be exercised. They will have medical attendance and inspection, protected passenger elevator service, fire protection, and careful regulation of the purity of the air.

Most of the constructive features in the two tunnels correspond. At the Brooklyn end of the Whitehall street tunnel the shaft is planned to be of large dimensions, and is constructed with double steel walls filled with concrete and designed to be sunk by the pneumatic-caisson process. The plans include the unusual item of an underwater storage for the large amount of clay that may be required in the event of a blowout and which might not be procurable from a distance during the winter months when navigation on the Hudson River is closed or impeded by ice.

### New Subway Contracts.

The Public Service Commission has signed a notable subway contract and opened bids for another within a few days. The contract awarded is for the construction of the diagonal station and connection in 42nd street between the existing subway and the new Lexington avenue subway. It went to the lowest bidder, the Rapid Transit Subway Construction Company, for \$3,097,312.50. This is the construction company of the Interborough Rapid Transit Company, the lessee of the existing subway. This connection will pass under the old Grand Union Hotel property and diagonally across and under 42nd street and a portion of the New York Central property on the northwest corner of Lexington avenue and 42nd street. Beneath 42nd street, and just in front of the Grand Central Terminal the diagonal station will be built. It will be one of the largest underground stations in the world, and will have connections with the Grand Central Station, the proposed extension of the Hudson and Manhattan tunnels, the existing subway, the new Lexington Avenue subway and the reconstructed Steinway tunnel. Considering its location and the number of lines which will reach it, this station will probably develop into the greatest traffic center in New York City. As the construction must be done without endangering or seriously interfering with traffic in the existing subway, the contractor is required to give a bond of \$250,000 to the Interborough Company, the lessee of the subway, as well as a bond of \$500,000 to the city for the faithful performance of the work.

The section for which bids were opened is that part of the Park place, William and Clark street subway which runs from the Seventh avenue subway in West Broadway through Park place, under the Post Office building and Beekman street to William street.

#### Triangular Block Improvement Denied.

The announcement this week of the improvement of the triangular block, bounded by Lenox and St. Nicholas avenues, 111th and 112th streets, with a twelve-story apartment house over the entire site, was denied on Tuesday. Jacob Ruppert sold the plot to the Gramont Holding Company, Thomas J. McLoughlin, president, in part payment for the Gramont and Gramont annex apartments at Broadway and 98th street. A representative of the Record and Guide was informed that no building of any kind is contemplated.

#### Contract for Country House Awarded.

Rufus H. Brown, Inc., 350 Fulton street, Brooklyn, has received the general contract to erect a terra cotta block and stucco residence at Morrissett, N. J., for Frederick P. Humphreys. The plans and specifications for the building were prepared by Harrie T. Lindeberg, architect, 2 West 47th street, N. Y. C. The house will be 2½ stories in height, 40x150 feet and will cost about \$150,000.

#### To Build at Port Washington.

The Port Washington Realty Company expects to start work at once on eighty 2½-story frame residences at Port Washington, Long Island. Bell & Mercer, of 35 South 16th street, Philadelphia, Pa., are the architects. The owner will handle all contracts and is now taking bids on all subs. A. B. Hollen, on premises, is in charge.

#### Building in 46th Street.

Lorenz F. J. Weiher, 271 West 125th street, is preparing plans for an eight-story store and loft building for the Ritz Realty Company, to be erected at 12 East 46th street. Robert M. Katz will be the lessee.

#### Nine-Story Loft For 25th Street.

Louis A. Sheinart, 194 Bowery, is preparing plans for a nine-story fireproof loft building, 80x100 feet, to be erected in West 26th street, between Sixth and Seventh avenues. The owner's name is, for the present, withheld.

**NO ARCHITECTS SELECTED.**

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

**NEWARK, N. J.**—Morris Hermann & Co., Morris Hermann and Alfred Renskorf, proprietors, contemplate rebuilding the brick factory at 878 Mount Prospect av, corner of Verona av. No architect selected.

**WOODBIDGE, N. J.**—The Township Committee of the Township of Woodbridge, Andrew Keyes, clerk, 136 Rahway av, contemplates the erection of a town hall here. No architect selected.

**OLEAN, N. Y.**—The Church of St. Mary of Angels, Rev. Father F. J. Rengel, pastor, 118 West Henry st, contemplates the erection of a stone and steel parish house and school building in East Henry st, between 1st and South Union sts. No architect selected.

**NIAGARA FALLS, N. Y.**—The First Church of Christ Science, G. M. Bley, chairman of Board of Trustees, contemplates the erection of a \$50,000 church here. No architect retained.

**EAST ROCHESTER, N. Y.**—The East Rochester Presbyterian Church, Rev. Greenway, East Rochester, is raising funds for a church to cost about \$6,000. No architect selected.

**TOWN OF NEW CASTLE, N. Y.**—The town of New Castle, Howard Washburn, supervisor, New Castle, contemplates the erection of a town hall here. A special election will be called. No architect selected.

**SYRACUSE, N. Y.**—The Syracuse Motor Car Co., 235 West Genesee st, David Grody and Simon Silverman in charge, contemplates the erection of a garage in West Willow st to cost about \$20,000. No architect selected.

**NEW BERLIN, N. Y.**—The village of New Berlin contemplates the erection of a city hall here. The late Victor Coates, donor. Cost, about \$15,000. No architect selected.

**GLOVERSVILLE, N. Y.**—The City National Bank, Chas. N. Harris, cashier, 2 South Main st, is receiving competitive sketches for a brick bank building in South Main st.

**ITHACA, N. Y.**—Cornell University, J. G. Schurman, president, contemplates the erection of a reservoir, probably of reinforced concrete, at Upper Creek near Beebe Lake. No engineer selected.

**BINGHAMTON, N. Y.**—The City of Binghamton, D. W. Foster, city clerk, City Hall, contemplates the erection of a brick, steel and stone central fire station, to cost about \$60,000. John A. Giles, City Hall, city engineer. No architect selected.

**PLANS FIGURING.**

**APARTMENTS, FLATS AND TENEMENTS.**  
**MANHATTAN.**—William Emerson, 281 5th av, architect, is taking bids for a 6-sty tenement, 50x109 ft., at the southeast corner of 53d st and 11th av for Mrs. William Emerson, 6 East 70th st. Cost, about \$75,000.

**BROOKLYN.**—The Ashwick Building Co., 493 Ashford st, Herman Luwish, president, owner, is taking bids on all subs for the 4-sty tenement at the northeast corner of Pennsylvania and Blake avs, from plans by Chas. Infanger & Son, 2634 Atlantic av. Cost, about \$18,000. Excavating is under way.

**CHURCHES.**

**PASSAIC, N. J.**—J. F. Kelly, P. O. Building, Passaic, architect, is taking bids for a 3-sty brick church, school and parish house in the north side of Wall st, southwest of Garfield Bridge, for the Church of the Holy Rosary, Rev. Father Jules Mannteoeffel, pastor, Monroe st.

**DWELLINGS.**

**PORT WASHINGTON, L. I.**—The Port Washington Realty Co., A. B. Hollen, manager, on premises, is taking bids on subs for eighty 2½-sty frame residences, 26x30 ft., from plans by Bell & Mercer, 35 South 16th st, Philadelphia, Pa.

**LAKEWOOD, N. J.**—Harold B. Christensen, Jr., owner, 786 Broad st, Newark, is taking bids for a 2-sty residence to be erected at Cedar Court Park, from plans by Kirby & Petit, 103 Park av, Manhattan.

**DOUGLASTON, L. I.**—Figures are still being received for the residence and garage, brick, 2-sty, 45x83 ft., for N. H. Bachmann, 257 4th av, Manhattan, to be erected at Bayview av and

Shore Road, to cost \$15,000. Buehman & Fox, 36 East 42d st, Manhattan, architects.

**MOUNT VERNON, N. Y.**—H. B. Davis, Stuyvesant Plaza, Mt. Vernon, and 52 Broadway, Manhattan, owner, is taking bids for a 2½-sty frame and stucco residence, from plans by A. G. C. Fletcher, 103 Park av, Manhattan. Cost, about \$10,000.

**ARROCHAR, S. I.**—Jas Whitford, 8 Richmond terrace, St. George, S. I., architect, is taking bids for a 2-sty brick and frame residence, 28x35 ft., for Mrs. Anna M. King, 7 Richmond av. Cost, about \$7,000.

**HARTSDALE, N. Y.**—Beverly S. King, 103 Park av, Manhattan, architect, is taking bids on general contract for a brick veneer residence, 30x70 ft., on the east side of Greenacres av, south of Colvin pl, for Eleanor M. Stone, this place. George Pentecost, Darien, Conn., landscape architect.

**FACTORIES AND WAREHOUSES.**

**BROOKLYN.**—The Atlantic Basin Iron Works, owner, John Shields, president, is ready for bids on the general contract for a 1-sty brick foundry, 62x85 ft., at Rapelyea and Van Brunt sts, to cost \$15,000. Charles Werner, 316 Flatbush av, Brooklyn, is architect.

**BROOKLYN.**—Plans are being refigured for the 1-sty factory and shop, 91x107 ft., northwest corner of Atlantic av and Logan st for Kampfe Bros., 8 Reade st, Manhattan. C. Infanger & Son, 2634 Atlantic av, architects. Cost, about \$20,000.

**HALLS AND CLUBS.**

**ARLINGTON, N. J.**—The F. & A. Masons, Robert Orrock, owner, is taking bids for a 1-sty brick Masonic temple, 50x92 ft., on Kearny av, opposite Lincoln School, from plans by M. A. Lee, 35 Rutherford pl.

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**CONTRACTS AWARDED.**

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

**APARTMENTS, FLATS AND TENEMENTS.**  
**MOUNT VERNON, N. Y.**—V. Zimbardi, 143 South 7th av, has received the general contract to erect a 3-sty apartment, 20x58 ft., at 513 South 11th av for Raffaele Salzano, 513 South 11th av. F. A. Gallou, Proctor Building, architect. Cost, about \$8,000.

**CHURCHES.**  
**WEST ASBURY PARK, N. J.**—Elwood Johnson, Main st, Bradley Beach, has received the general contract to erect a 1-sty brick or hollow tile church, 40x90 ft., on Union av, near Springwood av, for the A. M. E. Church, Rev. S. D. Conrad, 12 Av A, owner. Clinton B. Cook, 508 Bond st, Asbury Park, architect. Cost, about \$15,000.

**DWELLINGS.**  
**EAST ORANGE, N. J.**—J. Sylvester & Son, 20 Eckert av, Newark, have received the general contract to erect a 2½-sty hollow tile and stucco residence at 68-70 Warrington pl, for Samuel J. Davis, 237 North 11th st, Newark, owner. F. H. Koenigsberger, 665 Broad st, Newark, architect. Cost, about \$6,500.

**NEW DORP, S. I.**—E. H. Lockhart, Midland Heights, has received the general contract to erect a 2-sty frame and stucco residence and office, 53x68 ft., at the southeast corner of 2d st and Rose av for Dr. J. A. Smith, 3d st. James E. Grunert, 2010 Richmond rd, architect. Cost, about \$8,000.

**PRINCETON, N. J.**—William H. Nye, 107 Waverly pl, Manhattan, has received the general contract to erect a 2½-sty tile and stucco residence, 16x40 ft., for Professor David Magie, Jr., 15 Essex st, East Orange, N. J. R. B. Barnes, 15 East 40th st, Manhattan, architect.

**HARTSDALE, N. Y.**—H. W. Mumford, Walton av, White Plains, has received the general contract to erect a 2½-sty frame residence, 56x26 ft., on the east side of Brayton pl, opposite Berkeley rd, for Byram C. Guerin, 38 Church st, Manhattan. E. J. Lang, 477 5th av, Manhattan, architect. Cost, about \$9,000.

**HARTSDALE, N. Y.**—(Sub.)—D. Saccone, 35 Madison av, White Plains, has received the mason work for the 2½-sty frame residence corner of Berkeley rd and Brayton pl for Albert J. Mehler, care of Lazard Freres, 10 Wall st, Manhattan. Herbert M. Baer, 665 5th av, Manhattan, architect. Emil Johansen, 730 Cranford av, Bronx, general contractor. Cost, about \$18,000.

**BRONXVILLE, N. Y.**—John Utz, Ponfield rd, has received the general contract to erect a 2½-sty tile and stucco residence, 30x52 ft., for Walter D. Despard, 6 Hanover st, Manhattan. Bates & How, 542 5th av, Manhattan, architects. Cost, about \$25,000.

**NEWARK, N. J.**—(Sub.)—William Lockhart, 193 South 11th st, has received the mason contract and George Varley & Son, 31 Hudson st, carpentry, for the 2½-sty frame and brick veneer residence, 36x39 ft., in the west side of Parker st, near Ballantine Parkway, for Robert D. Veghte, secretary DeBow & Co., 32 Commerce st. Sutton & Sutton, Union Building, Newark, architects. Cost, about \$8,000.

**GREENWICH, CONN.**—The Weir Building Co., Arch st, this place, has received the general contract to erect a hollow tile block and stucco residence on Lenox drive for Mrs. Edward Scofield, Mason st. F. G. C. Smith, Smith Building, architect.

**BRONX.**—Ahneman & Younkeheere, Inc., 3320 Bailey av, has received the general contract to erect a 2½-sty brick residence, 49x46 ft., on the west side of Palisade av, 300 ft. south of 231st st, for Lowell H. Brown, 17 Battery pl. Robert W. Gardner, 84 William st, architect. Angellora, Bros., at site, mason. Cost, about \$15,000.

**FACTORIES AND WAREHOUSES.**  
**BROOKLYN.**—William Fetner, 208 Floyd st, has received the general contract to alter the factory and erect a stable at the northwest corner of Greenpoint av and Newell st, for the Standard Fireproof Sash & Door Co., 182 Diamond st, I. Kostel, president. Gustave Erda, 826 Manhattan av, architect. Cost, about \$5,000.

**BRONX.**—William Henderson, Inc., 516 5th av, has received the general contract to erect a 3-sty reinforced concrete bakery, 100x144x133 ft., at the northwest corner of Wales av and 142d st, for the Ward Baking Co., on premises. R. D. Ward, president. C. B. Comstock, 110 West 40th st, architect.

**HARRISON, N. J.**—American Concrete Steel Co., Essex Building, Newark, has received the general contract to alter the 1-sty brick power house on Middlesex av for the Hyatt Roller Bearing Co., Cost, about \$5,000. Plans were prepared privately.

**HOTELS.**  
**MANHATTAN.**—(Sub.)—P. J. Durcan, Inc., 142 East 43d st, has received the plastering contract and J. I. Hass, 1 Madison av, the painting, for the 12-sty apartment hotel southwest corner of 7th av and 59th st for Sol. Bloom, 236 West 42d st. Buchman & Fox, Madison av and 42d st, architects. The Hedden Construction Co., 1 Madison av, general contractor. Cost, about \$125,000.

**MUNICIPAL WORK.**  
**MANHATTAN.**—The Dunbar Contracting Co., 444 East 68th st, has received the contract for the reconstruction of the plaza, at 5th av, between 58th and 59th sts, adjoining the Pulitzer Fountain, for the City of New York.

**MANHATTAN.**—The Ganford Co., 136 Liberty st, has received the contract for alterations to hook and ladder quarters No. 8 at North Moore and Varick sts, for the City, from plans by William S. Connell, Municipal Building, to cost \$18,000.

**PUBLIC BUILDINGS.**  
**EAST ORANGE, N. J.**—The Essex Construction Co., 85 Academy st, Newark, has received the general contract to alter and make additions

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AV N. s e cor East 13th st; 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, \$10,000; owner, Benj. Eisler, 35 Nassau st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7003.

**STORES AND TENEMENTS.**

STOCKHOLM ST, w s, 20 s Central av, three 4-sty brick tenements, 50x89, slag roof, 20 families each; cost, \$90,000; owner, Harry Lindenbaum, 45 West 34th st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 6995.

STOCKHOLM ST, w s, 50 s Central av, three 4-sty brick tenements, 50x89, slag roof, 20 families each; total cost, \$90,000; owner, Harry Lindenbaum, 45 West 34th st, Manhattan; architect, A. T. McCarthy, 16 Court st. Plan No. 6994.

CLIFTON PL, n s, 550 e Bedford av, 4-sty brick tenement, 50x88, gravel roof, 9 families; cost, \$25,000; owner, DeKalb Constn. Co., 1935 Bedford av; architect, Harry Dorf, 614 Kosciusko st. Plan No. 7048.

**MISCELLANEOUS.**

3D AV, n w cor 1st st, 1-sty frame shed, 32.10x125, gravel roof; cost, \$1,000; owner, Jas. S. Gold, 983 52d st; architect, same. Plan No. 7056.

5TH AV, s w cor 35th st, two 1-sty brick sheds, 21.4x26.4, shingle roof; total cost, \$1,500; owner, Greenwood Cemetery Co., on premises; architect, Erik Strindberg, 29 West 34th st, Manhattan. Plan No. 7043.

ATLANTIC AV, s s, 215 w Franklin av, 1-sty brick shed, 20x151, tar roof; cost, \$5,000; owner, N. Y. Consolidated R. R. Co., 85 Clinton st; architect, Walter K. Taylor, 329 Bowne av, Queens. Plan No. 6993.

**Queens.**

**DWELLINGS.**

COLLEGE POINT.—21st st, e s, 260 n 5th av, 2-sty frame dwelling, 18x50, tin roof, 2 families; cost, \$5,000; owner, C. W. MacDonald, 767 8th av, College Point; architect, C. B. Brun, 110 West 34th st, Manhattan. Plan No. 3200.

EDGEWATER.—Frank av, w s, 200 s Hough pl, 1-sty frame dwelling, 22x33, shingle roof, 1 family; cost, \$1,600; owner, F. C. Browker, Woodhaven, L. I.; architect, J. H. Cornell, Far Rockaway. Plan No. 3202.

OZONE PARK.—Ocean av, w s, 184 n Liberty av, 1-sty frame dwelling, 20x50, tin roof, 1 family; cost, \$1,500; owner, Nicola Andrea, on premises; architect, L. J. Frank, 206 Crescent st., Brooklyn. Plan No. 3198.

ELMHURST.—Union st, n w cor Junction av, 2-sty frame stable and dwelling, 20x16, slag roof; cost, \$800; owner, W. Abermann, 772 Broadway, Brooklyn. Plan No. 3223.

JAMAICA PLAZA.—Baylis st, s s, 108 w Merrick rd, 2-sty frame dwelling and store, 21x50, tin roof, 2 families; cost, \$2,500; owner, C. Gianebalo, 343 Melrose av, Brooklyn; architects, Cannella & Gallo, 60 Graham av, Brooklyn. Plan No. 3207.

JAMAICA.—Terrace av, n s, 189 w Flushing av, 2½-sty frame dwelling, 24x34, shingle roof, 1 family, steam heat; cost, \$4,500; owner, S. Youmanns, Jamaica; architect, W. H. Spaulding, Jamaica. Plan No. 3215.

JAMAICA.—Jeffrey av, w s, 50 n Mitchell av, 2½-sty frame dwelling, 19x52, shingle roof, 1 family, steam heat; cost, \$4,500; owners, Luhrs & Co., Fulton st, Jamaica; architect, H. Sprinken, Fulton st, Jamaica. Plan No. 3218.

L. I. CITY.—Cooper st, e s, 250 s Newtown av, 2-sty brick dwelling, 22x38, tin roof, 2 families; cost, \$4,000; owner, J. Murphy, 34 Cooper st, L. I. City; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 3208.

RICHMOND HILL.—Fulton st, n s, 425 e Wyckoff av, two 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, \$5,000; owners, Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn; architect, G. E. Crane, Richmond Hill. Plan Nos. 3210-11.

SPRINGFIELD.—2d st, e s, 200 s Hawthorne av, 2½-sty frame dwelling, 15x26, shingle roof, 1 family; cost, \$2,000; owner, L. W. Schwarz, Springfield; architect, W. H. Spaulding, Jamaica. Plan No. 3216.

FOREST HILLS.—Seminole av, e s, 75 s Livingston st, 2-sty brick dwelling, 31x29, shingle roof; cost, \$4,500; owner, Cord Meyer Dev. Co., Forest Hills, L. I.; architect, Wm. S. Worrall, Long Island City. Plan No. 3246.

FOREST HILLS.—Seminole av, e s, 75 s Kelvin st, 2-sty brick dwelling, 35x29, shingle roof; cost, \$6,500; owner, Cord Meyer Dev. Co., Forest Hills, L. I.; architect, Wm. S. Worrall, L. I. City. Plan No. 3245.

MORRIS PARK.—Walnut st, w s, 270 n Belmont av, two 2½-sty frame dwellings, 17x36, shingle roof, 1 family; cost, \$5,000; owner, C. A. Johnson, 219 Washington st, Jamaica; architect, Lars Olsen, 285 Livingston st, Brooklyn. Plan Nos. 3235-36.

RICHMOND HILL.—Chichester av, n s, 80 e Curtis st, two 2-sty frame dwellings, 14x35, shingle roof, 1 family; cost, \$4,400; owner, Martin Wohl, 102 Union Hall st, Jamaica; architect, owner. Plan Nos. 3239-40.

RICHMOND HILL.—Manor av, n w cor Brandon av, two 2½-sty frame dwellings, 18x42, shingle roof, 1 family, steam heat; cost, \$7,000; owner, Wm. Chappelle, 20 Vandever av, Woodhaven; architect, Lawrence J. Frank, Jr., 206 Crescent st, Brooklyn. Plan Nos. 3227-28.

ROCKAWAY BEACH.—Eldred av, e s, 210 n L. I. R. R., 1-sty frame dwelling, 16x44, shingle roof, 1 family; cost, \$700; owner, Wm. Goedele, 477 Boulevard, Rockaway Beach; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 3230.

ROCKAWAY BEACH.—Washington av, n s, 80 w Center st, 1-sty frame dwelling, 15x36, shingle roof, 2 families; cost, \$700 (two houses); owner, Mary Stanton, 2784 Crescent st, Bronx; architect, Wm. Sandifer, Rockaway Beach. Plan No. 3234.

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# BUILDING MATERIALS AND SUPPLIES

**OPTIMISM TAKING PLACE OF PESSIMISM AS TALK IS RENEWED OF REOPENING STOCK EXCHANGES.**

Brick Prices Slightly Firmer—  
Linseed Oil Lower—Steel Dull.

FURTHER shrinkage in linseed oil prices and continued restiveness of steel fabricators for business and prevalence of fluctuations in quotations were the week's features of the building material, supply and equipment market. Common brick from the Hudson river district are still in moderate call, although stacking time is here and manufacturers are loading reserve covered barges for winter use in this market. Raritan common in Newark is in moderate demand, but in Brooklyn it has a good inquiry. Portland cement is less firm at \$1.58 in large lots in this city, but lumber is holding remarkably steady on list both to yard and to consumers.

Building money is still held on premium and lenders are decidedly conservative even in making loans on factory and commercial buildings. Plan filings continue to do well, considering the entire district as a whole, indicating the presence of a demand for new buildings, especially those of a commercial character. One big factor of encouragement is the extreme low price of all building commodities and many standard equipments, like radiators, heating apparatus and pipe. Wire goods, like reinforcement and nails, are reported to be firm on list, but concessions have been given on desirable business where competitive materials have crowded the market too closely.

Wholesale reports of movement of materials to New Jersey, Queens and Brooklyn, show not much drop from last year's standards of shipments, but in Manhattan and the Bronx and in certain parts of Westchester, the subway is the biggest consumer, in lumber, steel, sand and concrete. The second-hand market reports a heavy call for used brick for bulkhead building, indicating that even with price of this material low, contractors are willing to buy even below current levels.

On the Building Material Exchange there is, however, a feeling of optimism. One officer said that while the first of September brought a state of business that could not have been worse, the orders moving around the middle of October gave evidence that business could be a great deal worse. Money is

still hard to collect and business is being done on longer credits than usual, but material is moving easier than a month ago, and there are optimists who believe that the committee at work on the plan for reopening the New York Stock Exchange for domestic securities in hands of American owners in this country on July 30 is nearer solution than the public had been led to believe. At any rate, manufacturers are willing to take a chance on the continued easing of the money situation and are meeting the demand as it develops.

In the supply market, lubricants are holding about even, rope is stiffer on quotation, plate and window-glass is dull with discounts held tightly, however, and roofing materials, especially those having asphaltum properties, are stiffer. Slate is the only exception.

The ruling set forth by Acting Secretary Lanning of the State Department to the effect that American business can trade with belligerent countries is looked upon by the building material, supply and equipment market as the beginning of a change in export business. If it does nothing more, according to important interests in the trade, it will create a factory demand here that will make the demand for extension more apparent to conservative banking interests and financiers in general. Heretofore the feeling has been general that ultimately war-torn Europe would have to come into the American market for almost every kind of commodity, even including common brick, but this decision is believed to be the opening wedge for an early resumption of trade with England, France and Russia.

Building plans filed in all boroughs up to noon yesterday, compared with the filings of last week, follow. In the week ending, Oct. 18, 1913, there were 194 new building plans filed valued at \$1,521,890.

	Week ending			
	Oct. 9.		Oct. 16.	
	No.	Value.	No.	Value.
Manhattan	5	\$1,775,000	8	\$887,000
Bronx	5	11,800	20	401,300
Brooklyn	70	315,200	29	277,600
Queens	71	134,300	48	83,005
Richmond	13	9,745	11	8,973
Total	164	\$2,246,045	116	\$1,657,878

## THE SUBURBAN OUTLOOK.

### What the Various Centers offer to Material Men.

PRACTICALLY every building contractor in the metropolitan district is complaining of the scarcity of work. If they have jobs in hand they are complaining about the price pressure that was applied to them if they wanted the business. Their only salvation, they say, is that good materials can be purchased for almost any price and under good terms.

Newark, Jersey City, Hoboken and Paterson are doing considerable building, but plan filings in all these cities show that there are a great many persons who would be willing to take advantage of the present opportunity to build cheap, but find it hard to place mortgages and to negotiate securities. Judging by plan filings nearby New York is on the eve of a big building movement which will be sure to come if the price of materials do not go up before money is freer. There is little likelihood of this occurring because the former is equally dependent upon the latter.

A prominent builder said in answer to the question of why New York's building plan filings were so heavy when actual operations were apparently so retardant, said that plans were being filed on estimates furnished as of current market list. As quick as money can be obtained each builder starts his operation. Should, however, the general money situation clear, and low stocks in the mills compel the material interests to advance their prices to jobbers and the jobbers make new lists to dealers, somebody is going to be caught short when the consumer demands delivery on prices quoted when the trade was willing to take almost anything to keep its organizations together.

These conditions apply primarily to suburban builders and dealers. In New York conditions are different. Financiers have a tight grasp on the situation and are trying to pre-

vent over-production in apartments, loft and office buildings, in order to insure a quick recovery of the renting market when conditions are straightened out a little clearer.

In the principal lumber and supply yards in the outskirts of the city there is a decided disposition to buy only for immediate needs. Few yards are carrying a liberal supply of lumber, and in no case, so far as known, is there overloading. Reserve stocks are all low, the dealer holding to jobbers' promises to supply them when needed.

## LINSEED OIL.

**Drop to 49 and 50 Cents As Duluth Market Weakens.**

PARTLY because paint manufacturers are having trouble in getting pigments from abroad and because gum is equally as scarce in the varnish manufacturing trade, the demand for linseed oil has fallen away here simultaneously with heavy arrivals of flaxseed at Duluth. The result was a drop of another cent a gallon in the price of this commodity here this week with few encouraging signs of strengthening.

The falling off in new building construction also had an effect upon the linseed oil market. Preservative paints of one kind or another carry linseed oil as a vehicle and when the demand fell away simultaneously with the drop in building operations dealers and jobbers were not inclined to buy, leaving the manufacturers with healthy stocks, but little prospect of the fall painting season being anything but sluggish.

Any special paint that contains asphaltum may be expected to advance in price, if it already has not done so, according to information obtained from the trade this week. This is because the available ships carrying asphaltum from South America are loaded to capacity with other products of more vital

need and sailing ships are hard to get. The stress, however, is expected to be relieved shortly.

## LIME.

**Total Production in 1913 Over 3,000,000 Short Tons.**

LIME manufactured in the United States in 1913 amounted to 3,595,390 short tons, valued at \$14,648,362. This was an increase of 65,928 tons, or 1.87 per cent, in quantity, and of \$678,248 or 4.85 per cent, in value, when compared with the output of 1912, which was 3,529,462 short tons, valued at \$13,970,114. The production in 1913 was the largest in the history of the industry, both in the quantity manufactured and in the value of the output. The average price per ton in 1913 was \$4.07, as compared with \$3.96 in 1912, and with \$4.03 in 1911. The increase in average price was general for the entire country, increased cost of labor and supplies and scarcity of labor being given as the reason by the majority of the producers. The value given represents the value of bulk lime F. O. B. at point of shipment and does not include any weight or cost of barrel or package.

The total number of plants reporting operations in 1913 was 1,023 as compared with 1,017 in 1912 and with 1,139 in 1911. Although a small increase is thus shown many of the States exhibit a decrease in plants, due in part to the tendency of the industry toward combination, which tendency appears to be established by the record for the last few years, notwithstanding the fact that the total number of kilns reporting operations increased from 2,203 in 1912 to 2,338 in 1913.

Many of the operators, however, did not report in 1912 or in 1913 the number of kilns composing their plants. Isolated lime manufacturers, operating on a small scale, reported their plants idle on account of cost production and cost and scarcity of labor, which prevented competition with lime shipped in from the outside. In 1914 forty-four states, including Hawaii and Porto Rico, reported a production of lime, Nevada also contributing a small output. In 1912 there were forty-three states. The five leading states in 1913 were, in order of production, Pennsylvania, Ohio, Wisconsin, Virginia and West Virginia. In 1912 the order was Pennsylvania, Ohio, West Virginia and Maine.

## COMMON BRICK.

**Slight Recession in Registered Unloading Not Significant.**

ALTHOUGH there is reported by the Greater New York Brick Company a slight recession in unloading of barges this week as compared with last week's total, it was stated that it could not be held strictly to represent the current trend because prices have nominally stiffened so that the average price now ruling for good brick is \$5.25 instead of being nearer \$5 a thousand, wholesale. As a rule only run-off-kiln brick is bringing \$5 or under.

Manufacturers apparently are seeking to clear their sheds of brick that has been in stack for a long time and when they brought in their last firings they loaded this brick on barges for New York to work them off in a sick market. Dealers and specifiers desiring really good brick will find current prices slightly firmer.

Official transactions for Hudson River brick covering the week ending Thursday, Oct. 15, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.		1913.	
Left over, Friday A. M., Oct. 9—11.		Arrived.	
			Sold.
Friday, Oct. 9	2	2	2
Saturday, Oct. 10	7	6	6
Monday, Oct. 12	19	12	12
Tuesday, Oct. 13	3	5	5
Wednesday, Oct. 14	6	7	7
Thursday, Oct. 15	6	7	7
Total	43	39	

Reported en route, Friday, Oct. 16—8.  
Condition of market, weak. Prices: Hudsons, \$5 to \$5.50 (shaded); Raritans, \$5.25 to \$5.50 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, to \$7.25 (yard). Nominal. Left over Friday a. m., Oct. 16—15.

HUDSON RIVER BRICK UNLOADED.			
(Current and last week compared.)			
Oct. 2	1,230,000	Oct. 9	690,500
Oct. 3	453,500	Oct. 10	370,000
Oct. 5	982,000	Oct. 12	630,000
Oct. 6	753,000	Oct. 13	1,032,500
Oct. 7	984,000	Oct. 14	963,000
Oct. 8	816,500	Oct. 15	1,006,000
Total	5,219,000	Total	4,692,000

1913.		1914.	
Left over, Friday A. M., Oct. 10—66.		Arrived.	
			Sold.
Friday, Oct. 10	9	14	
Saturday, Oct. 11	4	2	
Monday, Oct. 13	9	4	
Tuesday, Oct. 14	1	6	
Wednesday, Oct. 15	3	9	
Thursday, Oct. 16	9	8	
Total	35	43	

Condition of market, stiffening at top quotations. Price: Hudsons, \$5.50 to \$6; Newark, yard, \$7.25 to \$7.50, stiff. Left over Friday a. m., Oct. 17—58.

## OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Oct. 15, 1914	1315
Total No. bargeloads sold Jan. 1 to Oct. 15, 1914	1300
Total No. bargeloads left over Oct. 16, 1914	15
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including left over, Jan. 1 to Oct. 16, 1913	1593
Total No. bargeloads sold Jan. 1 to Oct. 16, 1913	1527
Total No. bargeloads left over Oct. 17, 1913	58