

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JANUARY 2, 1915

## REAL ESTATE REVIEW AND PROSPECT

The Extreme Depression of Last Year Will Not Continue—The New Year Will Be One of Preparation For the Return of Good Times

**I**N our review of the real estate market of last year we stated that 1913 had been a year of almost uninterrupted and unprecedented stagnation in the buying, trading, loaning and building departments of the real estate business. The same statement holds true for the past year. The unprecedented stagnation of 1913 has been repeated in every branch of the real estate business, and the depression has been more acute than it was during the previous year.

It is unnecessary to go into the figures which prove these statements. The truth is notorious to everyone who is acquainted with the conditions under which the real estate business has recently been carried on. Neither is it necessary to enter into a very close analysis of the reasons for this continued depression. Such an analysis has frequently been made in these columns and at the present time practically no new conditions have come into existence to alter the force of what had already been said. Real estate had been passing through a state of acute depression, partly because of general conditions which prevail throughout the world, partly because of business conditions covering the whole of the United States and partly because of the local conditions peculiar to New York and its immediate vicinity.

The depression is more acute in Manhattan and the Bronx than in Brooklyn and Queens. In fact, Brooklyn and Queens have had, in some respects, a fair year. In the real estate department the number of transactions were not indeed any larger than the year before, but building has been somewhat more active in Brooklyn and indeed in Long Island generally.

So far as Manhattan is concerned, however, there are no mitigating circumstances. The number of transactions, both so far as transfers and mortgages were concerned, were smaller than they have been for sixteen years, and the amount of money invested in new buildings is also smaller than any period since the five boroughs were consolidated. Those parts of Manhattan which were particularly depressed during 1912-13 have continued in the same condition throughout 1914. There has been no sign of a revival of activity in the wholesale district or in the financial district, or on the West Side or on Washington Heights.

Most of the new building which has taken place has been concentrated along the line of Fifth avenue and along the line of Park avenue. Some little activity has also been shown in the immediate vicinity of the Grand Central Station, but beyond these few neighborhoods there has been almost no building and since the war broke out real estate of all kinds has been extremely difficult of sale except at prices far below its real value.

### The More Important Aspect.

The aspect of the matter in which real estate men are most interested at the present time is not a record of the past but the prospects of the future. Are there any reasons to believe that the

depression which has prevailed throughout the last three years will continue during 1915? Are any of the conditions which have caused this depression hitherto becoming of less importance and can any new conditions be expected to come into existence which will help to stimulate real estate activity?

It is even more difficult than usual to answer questions of this kind. The war has made economic predictions of, in every branch of trade, peculiarly hazardous. No one knows as yet how long it will last or what its economic effects will be.

Many economists anticipate that as the consequence of the fearful destruction of property which is now taking place money will be extremely dear for at least ten years and that this scarcity of loanable capital will constitute a grave hindrance to business activity and development of all kinds.

On the other hand, many other reputable economists also believe that all over the world the war has brought with it an amount of rigid economy and an indisposition to spend money on luxuries which is already repairing some of the losses which have been taking place in the actual field of battle.

### Effects of the War.

In all probability these economists are right in claiming that the effect of the destruction of property is exaggerated and that if peace is restored some time during the coming year the economical effects of the war will not be as serious as has been anticipated.

Nevertheless, the real estate operators and owners in New York City have no reason to feel complacent over the general outlook. Conditions will remain abnormal throughout the whole of the coming year. Loanable capital for anything but necessary purposes will be very difficult to get. Business will be extremely active in some few branches and extremely stagnant in others. The industries of New York City will neither be unduly stimulated nor unduly depressed, but in neither event will business have a favorable effect upon real estate.

It would be a grave mistake on the part of real estate brokers and operators to anticipate a good year. They have simply got to make the best of the bad condition and keep up the process which they have already begun of preparing for a return of more favorable times.

### A New Civic Spirit.

One of the most remarkably hopeful aspects of the past year has been the increasing interest which real estate brokers and owners have been showing in the public aspects of their business. For the first time in the history of New York City they have become an effective influence upon the policy of municipal departments and it is anticipated that during the winter and coming spring they will constitute an equally effective force on behalf of sound business methods in Albany.

During this period of business inactivity and depression they cannot do

better than devote their spare time to these public phases of their work. They all know that the existing depression in real estate is probably due more than to any other single cause to the constantly increasing burdens of taxation which have been imposed upon real property. They know also that in spite of this increased burden of taxation the necessary liabilities of the city have not been met and that during the next two years the burden of taxation will be heavier rather than lighter. They must realize also that they themselves are in some measure responsible for their own financial misgovernment. What influence they have had in the past they have used rather to the purpose of securing local improvements than for the purpose of promoting good and economical government.

But at the present time there has been a decided revival of public spirit on the part of real estate owners, brokers and operators and during the coming year the leaders of this revival will be presented with a great opportunity and a grave responsibility. They will have to devise some means of raising increased taxes from sources other than real estate. That is really the most serious problem which now confronts taxpayers of New York City and their agents.

### A Year of Preparation.

We hope that our readers will not infer from the foregoing somewhat depressing account of the real estate market and its prospects that we do not believe there will be no increase of activity during the coming year. Of course, it stands to reason that the extreme depression of the last few months will not continue. There will be more real estate bought and sold than in 1914. There will be more money loaned on real estate and there will be more money invested in new buildings, but they must not expect that this increase in activity will get very far or will make any profound change in the worse aspects of the existing situation. The year 1915 will have to be a year of preparing, not a year of gathering fruit. But that the fruit which will eventually be gathered has already begun to be formed is, we believe, undoubtedly the case.

In spite of all that can be said against the conditions that prevail in New York real estate business and building market the fact remains that the city is increasing in population at the rate of 150,000 each year, that 500,000 people have been added to its inhabitants without up to date increasing real estate values at all, except in a few outlying districts, that consequently, a city the size of Buffalo or almost of Cleveland has been created within the area of New York without having any apparent effect on its prosperity and that this process of disappearing growth cannot continue. Some time, within the next two years, its effects must accumulate and when they do accumulate and become effective because of their accumulation New York is likely to have a return of the real estate conditions which prevailed ten years ago.

# FINANCE, CREDIT AND BUILDING

## How the Three Basic Economic Factors in Construction Have Combined to Hold Back 8.8 Per Cent. of Nation's Plans

**T**HE estimated value of projected building operations throughout the country in 1914 totaled \$763,179,925. This was 8.8 per cent. below the total of \$839,000,000 for 150 cities in 1913. Fifty per cent. failed to go ahead. The classification of construction by quarters follows:

that is about to come over the building material market in the Metropolitan district.

Particular attention is invited to the fact that the line of immigration affecting the labor market was sharply downward during the first quarter when government statistics were available. Since that time it is to be presumed that this

aggregate mill quotations. Those for wire nails are Pittsburgh's, while for Portland cement they are national mill quotations and differ from the Lehigh Valley quotations for New York market, which at tidewater was \$1.58 a barrel n 90 cents Lehigh Valley mill. An analysis of the chart gives a clear conception just how acute the crisis has been through which the country has passed. It indicates the gradual decrease in the prices of lumber, intimated in the chart covering the Metropolitan district, appearing on another page, and also shows by comparison the tendency toward ultimate higher prices in basic building lines.

The year closes, according to the chart, which in turn is based upon reliable information obtained from the government, large commercial agencies and the columns of the Record and Guide, with banking resources of the United States safely above normal and bordering upon a state of activity, so far as the business index is concerned, and places the banking index in the classification of plentiful reserves for which the new Federal Reserve Bank Law may be given due credit.

Construction interests in the New York Metropolitan district have practically been the victims of a period of reaction lasting approximately six years. Following the 1907 panic there was a sharp recovery in banking resources. Prices of materials dropped from high altitudes which prevailed two years prior to that time, until money reached its highest level in November, 1908. From that time down to the middle of 1910 there was reaction due probably to a strenuous political campaign followed by two years of moderate business, until the fall back in 1913 to a state of depression. The year 1914 gave promise of developing a lead equal to that of 1908. It had already reached a level in July within 30 per cent. of the 1908 pinnacle when the European war broke out and cast the country into an unprecedented crisis and took away from us much of our cheap labor. Mills began

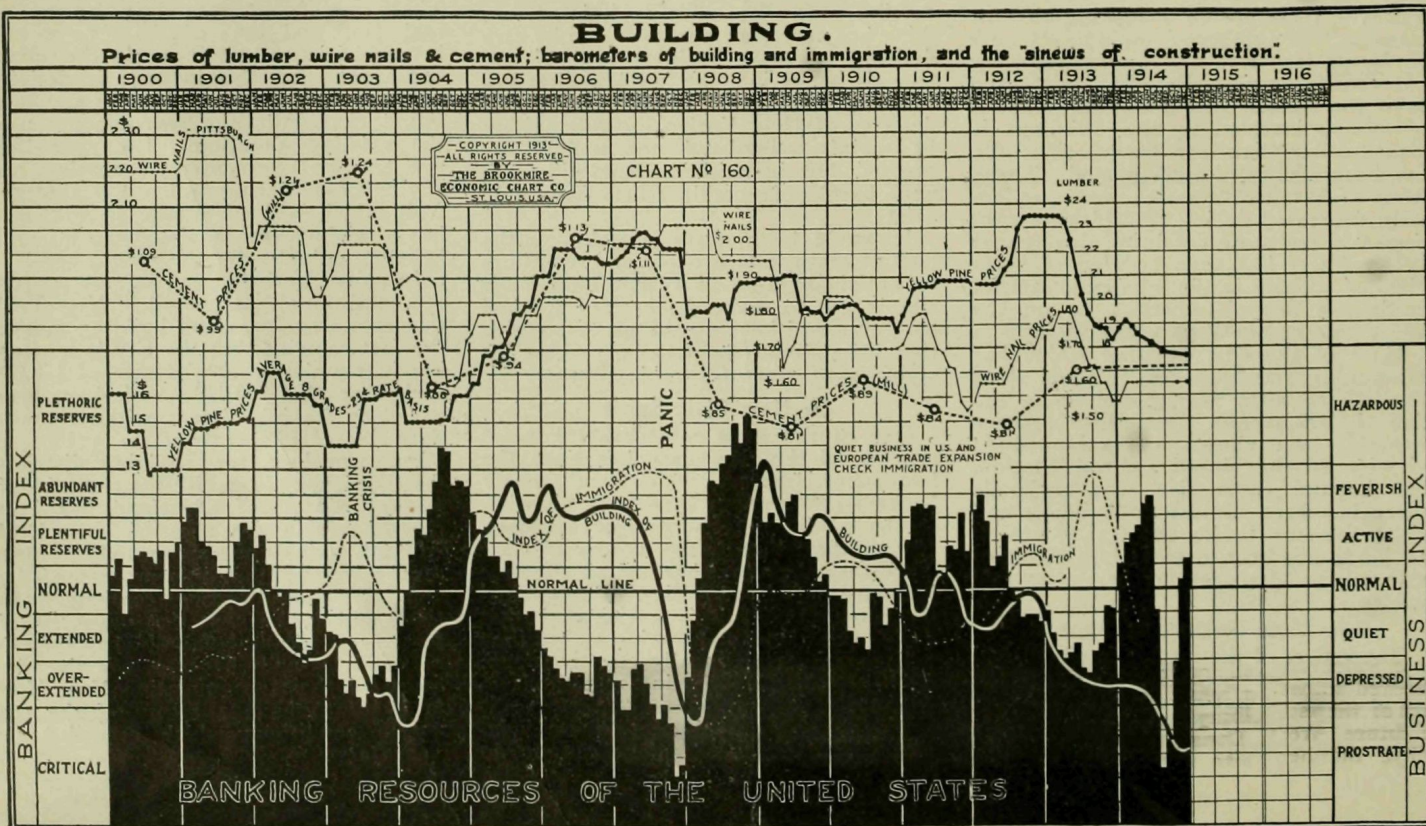
	1914.	1913.	Change Per. Cent.
January—146 cities.....	\$ 45,999,862	\$ 55,514,496	D. 17.1
February—148 cities.....	51,376,112	62,784,999	D. 18.1
March—150 cities.....	85,610,997	83,388,638	I. 2.6
<b>Total 1st quarter.....</b>	<b>\$181,986,971</b>	<b>\$201,688,616</b>	<b>D. 9.7</b>
April—150 cities.....	\$ 83,364,426	\$ 97,405,899	D. 14.4
May—146 cities.....	82,761,751	86,809,693	D. 4.6
June—150 cities.....	85,532,913	82,999,953	I. 3.0
<b>Total 2d quarter.....</b>	<b>\$251,659,090</b>	<b>\$267,215,847</b>	<b>D. 5.8</b>
Total 6 months.....	433,646,061	468,804,463	D. 7.5
July—152 cities.....	\$ 82,857,507	\$ 78,786,703	I. 5.1
August—152 cities.....	62,976,175	65,703,443	D. 4.0
September—153 cities.....	53,356,994	79,730,232	D. 33.0
<b>Total 3d quarter.....</b>	<b>\$199,190,676</b>	<b>\$224,220,378</b>	<b>D. 11.1</b>
<b>Total 9 months.....</b>	<b>632,836,737</b>	<b>693,124,841</b>	<b>D. 8.7</b>
October—152 cities.....	\$ 52,212,491	\$ 66,141,492	D. 21.0
November—133 cities.....	40,130,697	46,519,729	D. 13.7
December—130 cities.....	38,000,000	33,711,855	D. 11.2
<b>Total 4th quarter.....</b>	<b>\$130,343,188</b>	<b>\$146,873,076</b>	<b>D. 11.2</b>
<b>Total 12 months.....</b>	<b>763,179,925</b>	<b>839,997,917</b>	<b>D. 8.8</b>

It will be noted that during the last quarter the per cent. decrease has gradually shrunk. In October it was 21 per cent. In November the per cent. decreased to 13.7 and in December it had cut as low as 11.2. Glancing at the chart it will be noted that reflecting this gradual improvement in building construction the drop in prices has been less precipitous. The trend while still downward has been checked, indicating that building material commodities throughout the country reflect to some degree the apparently impending change

line has been much sharper in its decline, owing to the exodus of alien reservists to belligerent countries.

The index in building, however, apparently has reached its low ebb, the lowest record in the country since 1901. American banking resources during the period of most acute depression in August were not quite as low as it was in October of 1907, when there was a financial panic, although it was considerably lower than during the banking crisis of 1903.

The quotations given for lumber are



Improved Banking Resources Reflected in Steadier Tone in Basic National Building Material Prices.

to close and output was restricted. History afforded no guidance and this country was thrown upon its own resources to work its way out of an enigma that never before had confronted it.

While the depression was at its height as indicated by the white lines in the black block, this country for the first time in history was conducting its affairs without the medium of a security exchange and without any basis of valuation for securities, save those for government bonds. And yet the depression did not reach the low levels of the short but excruciating panic of 1907.

Conditions are now ripe for a change for the better. Lake copper electric and pig iron and tin may be expected to be the first contributing factors in the building material market to lead the way to more prosperous conditions.

In basic materials such as brick, steel, cement and lime the demand for building construction will be the potent influence for or against higher prices, but from an analysis of quotations prevailing throughout the country covering the last twenty years and depending upon the regularity of recurrent cycles of prosperity and depressions this country is due for a gradual recovery. Banking interests do not look for any immediate change and are cautioning their clients against expecting boom conditions. The best advice is that there will be a brief recovery between now and July.

SEVEN YEARS OF CONSTRUCTION IN MANHATTAN AND THE BRONX.

MANHATTAN.			BRONX.		
1907.			1907.		
	No. of Bldgs.	Total Estimated cost.		No. of Bldgs.	Total Estimated cost.
Total No. of Bldgs. Proj...	931	\$73,028,350	Total No. of Bldgs. Proj...	1,923	\$20,070,544
Lofts .....	132	11,297,200	Lofts .....	63	814,700
Offices .....	61	21,116,500	Offices .....	4	39,500
Apartment Houses .....	309	27,081,500	Apartment Houses .....	373	8,663,700
1908.			1908.		
Total No. of Bldgs. Proj...	607	\$79,209,826	Total No. of Bldgs. Proj...	1,797	\$20,015,555
Lofts .....	143	9,480,100	Lofts .....	94	1,260,100
Offices .....	46	34,980,050	Offices .....	12	266,000
Apartment Houses .....	210	25,925,500	Apartment Houses .....	870	29,252,500
1909.			1909.		
Total No. of Bldgs. Proj...	940	\$122,139,062	Total No. of Bldgs. Proj...	2,241	\$37,776,210
Lofts .....	220	30,086,450	Lofts .....	55	235,700
Offices .....	34	12,656,750	Offices .....	4	12,100
Apartment Houses .....	459	70,941,000	Apartment Houses .....	437	10,642,706
1910.			1910.		
Total No. of Bldgs. Proj...	781	\$92,925,369	Total No. of Bldgs. Proj...	2,026	\$44,034,405
Lofts .....	230	30,534,700	Lofts .....	127	1,205,450
Offices .....	44	12,390,600	Offices .....	23	640,875
Apartment Houses .....	208	36,923,000	Apartment Houses .....	971	34,920,000
1911.			1911.		
Total No. of Bldgs. Proj...	840	\$98,537,275	Total No. of Bldgs. Proj...	1,357	\$22,837,060
Lofts .....	175	20,943,100	Lofts .....	93	971,375
Offices .....	51	19,591,800	Offices .....	28	710,000
Apartment Houses .....	194	29,178,000	Apartment House .....	372	14,500,000
1912.			1912.		
Total No. of Bldgs. Proj...	757	\$116,325,135	Total No. of Bldgs. Proj...	1,310	\$34,644,400
Lofts .....	156	29,864,200	Lofts .....	66	734,950
Offices .....	48	30,501,000	Offices .....	17	740,875
Apartment Houses .....	182	30,452,000	Apartment Houses .....	607	25,192,500
1913.			1913.		
Total No. of Bldgs. Proj...	553	\$70,074,585	Total No. of Bldgs. Proj...	823	\$20,057,689
Lofts .....	73	13,668,000	Lofts .....	40	266,750
Offices .....	20	19,790,000	Offices .....	11	88,225
Apartment Houses .....	158	22,267,200	Apartment Houses .....	330	14,950,851
1914.*			1914.*		
Total No. of Bldgs. Proj...	396	\$44,615,065	Total No. of Bldgs. Proj...	708	\$16,259,782
Lofts .....	59	9,284,000	Lofts .....	44	329,800
Offices .....	14	7,190,000	Offices .....	9	102,150
Apartment Houses .....	133	18,916,000	Apartment Houses .....	269	12,226,000

\*1914 figures up to and including Dec. 31.

\*1914 figures up to and including Dec. 30.

BUILDING RECORDS OF THE BOROUGHES.

1900.		
	No.	Cost.
Manhattan .....	994	\$48,752,260
Bronx .....	975	8,481,835
Brooklyn .....	2,982	16,274,189
1901.		
Manhattan .....	1,457	\$109,691,520
Bronx .....	1,049	8,850,990
Brooklyn .....	3,272	17,992,075
1902.		
Manhattan .....	823	\$81,264,325
Bronx .....	864	6,468,125
Brooklyn .....	3,041	17,382,725
1903.		
Manhattan .....	988	\$74,070,400
Bronx .....	766	7,140,514
Brooklyn .....	3,914	23,538,837
1904.		
Manhattan .....	1,392	\$74,624,960
Bronx .....	1,663	22,923,905
Brooklyn .....	5,771	39,486,818
1905.		
Manhattan .....	2,505	\$123,310,710
Bronx .....	2,265	38,251,295
Brooklyn .....	8,417	66,884,699
1906.		
Manhattan .....	1,614	\$108,960,415
Bronx .....	2,215	27,450,880
Brooklyn .....	8,405	63,159,176
1907.		
Manhattan .....	931	\$73,028,350
Bronx .....	1,923	20,070,544
Brooklyn .....	8,079	61,864,763
Queens .....	3,929	15,944,259
Richmond .....	840	3,055,490
1908.		
Manhattan .....	607	\$79,209,826
Bronx .....	1,797	20,015,555
Brooklyn .....	6,138	36,206,272
Queens .....	3,896	13,842,000
Richmond .....	763	2,644,221
1909.		
Manhattan .....	940	\$122,139,062
Bronx .....	2,241	37,776,210
Brooklyn .....	9,844	54,572,042
Queens .....	4,758	19,407,921
Richmond .....	730	2,367,276
1910.		
Manhattan .....	781	\$92,925,369
Bronx .....	2,026	44,034,405
Brooklyn .....	5,613	33,402,172
Queens .....	4,133	15,144,377
Richmond .....	841	2,975,190
1911.		
Manhattan .....	840	\$98,537,275
Bronx .....	1,357	22,837,060
Brooklyn .....	5,288	32,595,240
Queens .....	5,374	22,212,255
Richmond .....	910	2,281,070
1912.		
Manhattan .....	757	\$116,325,135
Bronx .....	1,310	34,644,400
Brooklyn .....	5,105	36,472,377
Queens .....	4,821	19,642,222
Richmond .....	1,008	3,153,255
1913.		
Manhattan .....	553	\$70,074,585
Bronx .....	823	20,057,689
Brooklyn .....	3,712	31,556,611
Queens .....	4,602	17,293,810
Richmond .....	956	2,987,914
1914.*		
Manhattan .....	396	\$44,615,165
Bronx .....	708	16,259,782
Brooklyn .....	4,333	37,456,031
Queens .....	4,388	18,703,891
Richmond .....	1,067	1,839,761

\*Up to and including December 30. †Including Dec. 31.

The foregoing tabulations are the totals of the plan filings as printed in the Record and Guide each week, in which no account is taken of plans subsequently withdrawn or estimates revised.

REAL ESTATE DEEDS AND MORTGAGES FILED, 1900-1914.

MANHATTAN CONVEYANCES.			MANHATTAN MORTGAGES.		
Year.	No.	Amount.	Year.	No.	Amount.
1900.....	9,947	\$96,848,579	1900.....	10,699	\$234,546,052
1901.....	10,371	143,249,517	1901.....	10,870	265,471,153
1902.....	12,850	128,037,736	1902.....	10,932	277,758,409
1903.....	14,005	101,713,606	1903.....	11,983	255,764,997
1904.....	16,356	63,273,053	1904.....	15,207	296,034,188
1905.....	21,744	78,574,235	1905.....	20,318	473,204,658
1906.....	20,113	63,788,897	1906.....	18,349	380,736,910
1907.....	12,054	46,957,390	1907.....	11,765	310,266,876
1908.....	9,865	41,211,503	1908.....	8,678	271,061,427
1909.....	10,679	46,729,942	1909.....	9,273	308,250,903
1910.....	9,941	48,301,278	1910.....	8,042	304,549,779
1911.....	9,092	45,007,144	1911.....	7,166	295,748,432
1912.....	8,690	56,722,357	1912.....	6,003	285,429,930
1913.....	7,670	40,527,760	1913.....	4,844	170,448,090
†1914.....	7,158	33,684,192	†1914.....	3,973	118,644,880
BRONX CONVEYANCES.			BRONX MORTGAGES.		
Year.	No.	Amount.	Year.	No.	Amount.
1900.....	4,634	\$11,027,679	1900.....	4,211	\$36,582,744
1901.....	4,216	10,808,748	1901.....	3,787	19,908,297
1902.....	4,415	9,614,686	1902.....	3,396	17,394,254
1903.....	4,644	7,361,989	1903.....	3,541	16,700,183
1904.....	8,017	11,891,807	1904.....	6,118	35,689,171
1905.....	12,873	12,605,637	1905.....	10,178	85,468,481
1906.....	11,927	8,092,601	1906.....	9,276	65,233,404
1907.....	8,864	7,017,783	1907.....	7,827	68,713,799
1908.....	7,523	5,759,127	1908.....	7,074	43,019,639
1909.....	7,304	4,469,421	1909.....	7,682	65,943,483
1910.....	6,966	6,249,250	1910.....	6,712	61,317,429
1911.....	7,111	5,028,200	1911.....	6,039	59,502,375
1912.....	7,716	9,953,768	1912.....	5,894	52,840,291
1913.....	7,558	6,373,739	1913.....	5,559	38,993,497
†1914.....	6,028	6,636,156	†1914.....	3,631	30,534,372
BROOKLYN CONVEYANCES.			BROOKLYN MORTGAGES.		
Year.	No.	Amount.	Year.	No.	Amount.
1900.....	15,814	\$25,101,230	1900.....	12,534	\$53,050,780
1901.....	16,231	24,127,386	1901.....	12,343	67,889,940
1902.....	18,440	26,543,419	1902.....	13,061	59,682,730
1903.....	21,959	24,896,452	1903.....	16,334	70,565,822
1904.....	30,830	26,992,910	1904.....	24,464	107,933,656
1905.....	41,788	28,339,803	1905.....	36,457	192,565,393
1906.....	46,218	26,615,524	1906.....	39,420	162,574,512
1907.....	32,575	19,011,059	1907.....	33,034	139,683,056
1908.....	27,043	17,191,412	1908.....	25,444	90,886,879
1909.....	27,897	13,884,334	1909.....	29,940	106,881,086
1910.....	26,815	13,078,528	1910.....	24,552	107,070,325
1911.....	25,346	13,115,669	1911.....	22,088	96,213,669
1912.....	24,651	13,412,754	1912.....	19,434	79,943,485
1913.....	23,668	13,357,404	1913.....	16,926	67,724,782
†1914.....	22,737	14,056,702	†1914.....	16,313	67,054,240

†Including Dec. 30.

†Including Dec. 29.

LOANS ON REAL ESTATE.

Reserve Board Draws Regulation for National Banks.

The Controller of the Currency at Washington has notified national banks that the Federal Reserve Board has drawn a regulation interpreting the provision in the act governing loans by them on real estate as follows:

"The maximum amount of loans which a national bank may make on real estate under the terms of Section 24 of the Federal Reserve act shall be limited to an amount not in excess of one-third of its time deposits at the time of making of the loans and not in excess of one-third of its average time deposits during the preceding calendar year; provided, however, that if one-third of such time deposits as of the date of making the loan or one-third of the average time deposits for the preceding calendar year shall have amounted to less than one-fourth of the capital and surplus of the

bank as of the date of the loan, then, in that event, the bank shall have authority to make loans upon real estate under the terms of the act to the extent of one-fourth of the bank's capital and surplus as of the date of making the loan."

Station Contracts on Sea Beach Line.

The Public Service Commission has approved plans and contract submitted by the New York Municipal Railway Corporation for the construction of the stations on the Sea Beach railroad, as reconstructed for the Dual System of rapid transit. The stations to be built are designated as: Eighth avenue, Fort Hamilton avenue, New Utrecht avenue, Eighteenth avenue, Twentieth avenue, Twenty-second avenue, Kings highway, Avenue U and 86th street. The successful bidder will be required to give a bond of \$50,000, to begin work within ten days after the delivery of the contract and to complete the same within six months.

## PRINCIPAL SALES CLOSED DURING 1914

Deals Involving More Than \$1,000,000 Enumerated — Comparative Table Shows Transactions, Divided Into Zones, As Compared With 1913

LAST year forty transactions were consummated, involving reported considerations of \$1,000,000 or over. Of this number thirty-one were sales and nine leases. Out-of-town capital from Pennsylvania and California figured prominently in several of the large purchases, the buyers including Herbert Dupuy, William E. Flinn, George H. Flinn, William M. Brown and Clarence Payne. The essential details of each transaction will be found below, but it will be noted that the element of trade was conspicuous in a great number of instances.

On the next page a complete resumé has been prepared of all Record and Guide statistics during 1914 and 1913, affecting the reported sales for Manhattan and the Bronx and the Manhattan and Bronx conveyances, recorded in the Registers' offices. These figures are classified according to zones and comprise the totals for each week, month and year, together with the totals for the corresponding periods of 1913. They are so arranged that results for any particular week, in either of the two years, may be obtained, without difficulty.

The compilation of these weekly tables shows a marked decline in Manhattan sales and a slight increase in Bronx private sales, for 1914, as compared with the previous year. In contrast, however, there were several thousand more conveyances recorded in Bronx County, during 1913. This may be explained by the heavy filings after the Morris Park and Moss Estate and other auction sales. The general quiet of the Manhattan real estate market during 1914 is reflected in the comparison of the statistics for the two years.

Below are outlined the transactions involving \$1,000,000 or over.

Bing & Bing sold to Mrs. Maria K. Jesup the seventeen-story apartment house, at the northeast corner of Park avenue and 79th street, 100x85, held at \$1,000,000. She gave in part payment the seven-story apartment house, at the southwest corner of Broadway and 82d street, 90.4x102, and the adjoining six-story house, at 254 West 82d street, 55x103. The deal involved about \$2,000,000. Full details R. & G., January 17, 1914.

The Flemish Realty Company, Goldberg & Kramer, traded the twenty-one-story commercial building, 11 to 13 East 26th street, and 6 to 8 East 27th street, 58.6x200, to Mrs. Robert P. Huntington and Miss Madeline I. Dinsmore, for the northwest corner of Fifth avenue and 31st street, a five-story structure, 29.4x100, with an "L," 25x98.9, in 31st street. About \$2,250,000 was involved. R. & G., January 24, 1914.

The Mark Cross Company leased the store and part of the basement at the southwest corner of Fifth avenue and 37th street, for ten years, at an aggregate rental of about \$1,250,000. R. & G., February 21, 1914.

The Vanderbilt Concourse Company, David R. Todd, president, leased from the New York Central Railroad for twenty-one years, with three renewal privileges, the southwest corner of Vanderbilt avenue and 45th street, 110.5x90.8, for improvement with a twenty-story commercial building, at an estimated cost of \$600,000. R. & G., March 28, 1914.

Northcote Realty Company, Edgar A. Levy, president, sold to Dr. James Bishop, the new twelve-story apartment house at the southeast corner of Park avenue and 62d street, 80.5x117.6, held at \$1,250,000. In part payment the buyer gave the dwelling at 64 West 97th street

and the tenements at 530 East 134th street and 203 East 97th street. R. & G., April 4, 1914.

Lawrence C. Phipps bought from J. Clarence Davies, receiver of the West 82d Street Realty Company, the "Cleburne," a twelve-story apartment house, occupying the block front in the north side of 105th street, from Broadway to West End avenue, 109.4x150x100.11x92.3. Properties in Pittsburgh were given in part payment, aggregating about \$2,000,000, the Cleburne figuring at \$1,500,000. R. & G., April 11, 1914.

F. & M. Schaefer Brewing Company sold to St. Bartholomew's Church the block front on the east side of Park avenue, from 50th to 51st streets, fronting 200 feet on Park avenue, for about \$1,500,000. R. & G., April 18, 1914.

Ex-Governor William M. Brown, of Pennsylvania, bought from the Alpha Construction Company and the Mansod Construction Company the two eleven-story elevator apartment houses, occupying the block front on the east side of Madison avenue, from 82d to 83d streets, 200x90 feet, giving in exchange 2,000 lots at Garden City, known as Stewart Manor. The broker reported it a \$2,000,000 transaction. R. & G., April 18, 1914.

Benjamin N. Duke bought from Dr. Charles V. Paterno the twelve-story apartment house at the southwest corner of Seventh avenue and 58th street, 100x100, held at \$1,300,000. R. & G., May 9, 1914.

Clarence Payne, of California, bought from the Montana Realty Company the twelve-story apartment house at 383 to 387 Park avenue, 75x90xirregular, giving in part payment 63 to 65 West 36th street, 50x98.9. The deal aggregated about \$1,000,000. R. & G., May 9, 1914.

Investors' Estates Corporation bought from the Oceanic Investing Company the eight-story building at the northeast corner of Fifth avenue and 42d street, 50x115, for about \$1,000,000. R. & G., May 9, 1914.

Beth Israel Hospital bought from various owners 12 to 16 Livingston place and 332 and 334 East 17th street, about 14,000 square feet, as a site for a \$1,000,000 hospital. R. & G., May 16, 1914.

Herbert Dupuy, president of the Crucible Steel Works, bought from Albert Saxe the Hotel Belle Clair, at the southwest corner of Broadway and 77th street, 165.5x119xirregular, giving in part payment a Pittsburgh hotel, at the corner of Smithfield and Wood streets. The Belle Claire had been held at \$1,300,000. R. & G., May 23, 1914.

Jerome C. and Mortimer G. Mayer bought from David W. Buchlin the nine private houses comprising the northeast corner of West End avenue and 84th street, 263 to 281 West 84th street and 506 West End avenue, 102.3x133, for improvement with a twelve-story apartment house. In part payment they gave 120 West 86th street, a twelve-story apartment house. Deal involves about \$1,250,000. R. & G., May 30, 1914.

George H. Flinn, of Pittsburgh, bought from the Cambridge Construction Company the twelve-story apartment house at the southwest corner of West End avenue and 78th street, 102x75, giving in part payment three apartment houses in Pittsburgh. The brokers report the consideration as \$1,000,000. R. & G., June 6, 1914.

Brooks Brothers leased the northwest corner of Madison avenue and 44th street from William Henry Barnum and William Everdell, Jr., who bought it

from Thomas B. Hidden. A ten-story building will be erected on the plot, 125.5x110.10, and leased for twenty-one years to Brooks Brothers, at an aggregate rental of about \$2,000,000. R. & G., June 13, 1914.

Benjamin N. Duke bought from Henry Meyer the twelve-story apartment house at the northeast corner of West End avenue and 83d street, 112.6x125, giving in exchange the two eight-story apartment houses at 39 to 43 East 27th street and 31 Gray street, Newark, a four-story apartment house. About \$1,750,000 concerned. R. & G., June 20, 1914.

Empire Trust Company leased from the Equitable Office Building Corporation, space at 120 Broadway, at the Broadway and Pine street corner, in the sub-basement for vaults and in the third floor for clerical force, at an aggregate rental of about \$1,500,000. R. & G., June 20, 1914.

Charles E. Johnson sold the block front on the west side of Broadway, between 35th and 36th streets, fronting 211.6 in Broadway, to William Henry Barnum and William Everdell, Jr., for improvement with a twelve-story building, involving about \$6,000,000. R. & G., June 27, 1914.

Paterno Construction Company, Dr. Charles V. Paterno, president, bought from Mayer & Mayer, Inc., the northeast corner of West End avenue and 84th street, 102.2x133, for improvement with two thirteen-story apartments, at an estimated cost of \$3,000,000. R. & G., June 27, 1914.

Bing & Bing sold to the Swetland Realty Company the twelve-story apartment house at 50 East 58th street, 74.6x100, held at \$400,000, and the new owner leased to a newly formed corporation for twenty-one years, at a reported net annual rental of \$50,000. The deals involved about \$1,600,000. R. & G., June 27, 1914.

James G. Johnson & Company, milliners, leased four lofts at an aggregate rental of about \$1,000,000 in the Waldorf building, at 2 to 16 West 33d street. R. & G., July 11, 1914.

Bing & Bing sold to Philip Livingston the twelve-story apartment house at the south corner of Riverside Drive and 88th street, 108x100, held at \$850,000. He gave in exchange the seven-story apartment house at the north corner of Riverside Drive at 112th street, 104x168, and the residence at 1071 Fifth avenue, 30x127.8. About \$1,600,000 was affected. R. & G., July 18, 1914.

Mulliken & Moeller bought from Franklin Pettit the seven houses at 310 to 322 West 86th street, 144.4x102.2. The site will be improved with ten twelve-story apartment houses. About \$1,500,000 involved. R. & G., July 18, 1914.

Casualty Company of America bought from the 68 William Street Company, Robert E. Dowling, president, the fifteen-story building at the northeast corner of William and Cedar streets, 54.5x124.2. It is assessed at \$1,060,000. R. & G., August 1, 1914.

Trio Realty Company sold the Eldorado, an eight-story apartment house on Central Park West, from 90th to 91st streets, 201x100, held at \$1,200,000, to the Secured Holdings Corporation. R. & G., August 1, 1914.

New York State Realty & Terminal Company leased to the 400 Park Avenue Company, S. Fullerton Weaver, president, the northwest corner of Park avenue and 54th street, 125x100, for improvement with a twelve-story apartment house. R. & G., August 15, 1914.

John Russell Pope bought the vacant block front on the east side of Fifth avenue, from 96th to 97th streets, from the Phipps Estates and William G. Parks Estate; also from Marcus M. Marks, the two five-story flats at 2 and 4 East 97th street, for a total plottage containing 29,000 square feet. Two residences will be erected. The property is assessed at \$470,500, and with the building operation will probably bring the deal in the \$1,000,000 class. R. & G., August 22, 1914.

David A. Schulte leased for twenty-one years, at an aggregate rental of about \$1,000,000, the store, basement and sub-cellar in the new Sun building, at Park Row and Frankfort street. R. & G., Sept. 26, 1914.

Arnold, Constable & Company leased, for twenty-one years with renewals, at an aggregate rental of about \$5,000,000, from Frederick W. Vanderbilt, the southeast corner of Fifth avenue and 40th street, 112x175x25xirregular. R. & G., October 3, 1914.

Murray Hill Investment Company bought from the Lewis Estate the vacant plot, 74.1x125, at the northeast corner of Fifth avenue and 37th street. The price was reported to be \$1,800,000. R. & G., October 10, 1914.

Colonel Jacob Ruppert bought from the Gramont Holding Company the twelve-story apartment house and annex, at the

northeast corner of Broadway and 98th street, 100x188. In part payment Colonel Ruppert gave the triangular plot at the intersection of Lenox, St. Nicholas avenues and Cathedral Parkway. The deal involved about \$1,800,000. R. & G., October 17, 1914.

The Charles Hensle Construction Company sold the two elevator apartment houses, in the south side of West 207th street, from Post to Sherman avenues, 310x100, to Mrs. Carrie S. Weiss, who gave in exchange twenty-seven lots on the west side of Haven avenue, beginning 219 feet south of 181st street, which will be improved with apartment houses. The deal involved about \$1,000,000. R. & G., October 24, 1914.

Former home of the Lawyers Title Insurance & Trust Company, 37 and 39 Liberty street, and 44 and 46 Maiden lane, 47.2x118.6xirregular, was sold at a reported consideration of \$1,000,000, to the Liberty Street Holding Company, G. A. Meier, et al. R. & G., October 24, 1914.

Bedell Company leased the eleven-story Revillon Freres building, at 19 West 34th street, 50x100, through to 35th street, for an aggregate rental of about \$1,000,000. R. & G., October 24, 1914.

Klein & Jackson sold to William E. Flinn, of Pittsburgh, the twelve-story apartment house at the northeast corner

of Broadway and 81st street, 102.2x182.7, taking in part payment 259 Fifth avenue and 35 and 37 West 31st street. The deal involved about \$2,500,000 and was the largest since the outbreak of the war. R. & G., December 5, 1914.

American Smelting & Refining Company leased space in the new Equitable building, at 120 Broadway, for ten years, at an aggregate rental of about \$1,250,000. R. & G., December 12, 1914.

Franklin Pettit bought from the Hotel Holding Company, Benjamin P. Cheney, president, the twenty-one story Hotel Gotham, at the southwest corner of Fifth avenue and 55th street, for a reported price of \$3,500,000. R. & G., December 26, 1914.

Dr. Charles V. Paterno purchased from Meta Malchow and Grace Bruning, 100.8x100, at the southwest corner of West End avenue and 88th street, for improvement with a thirteen-story apartment house. Operation, with land, will cost about \$1,200,000. R. & G., December 26, 1914.

Julian T. Davies bought from E. A. L. Construction Company, the twelve story apartment house, 150 East 72d street, on plot 104.4x80. He gave in part payment the ten-story mercantile building 3-7 West 29th street, on plot 74.6x98.9. Brokers report \$1,250,000 involved. R. & G., Jan. 2, 1915.

COMPARATIVE SALES TABLE.

1914.					1913.								
Week Ending	Manhattan Total.	Below 59th St.	Above 59th St.	Bronx.	Manhattan Conveyances.	Bronx Conveyances.	Week Ending	Manhattan Total.	Below 59th St.	Above 59th St.	Bronx.	Manhattan Conveyances.	Bronx Conveyances.
Jan. 10.....	16	1	15	2	159	89	Jan. 4.....	24	6	18	16	161	137
Jan. 17.....	29	8	21	14	129	118	Jan. 11.....	26	12	14	14	174	159
Jan. 24.....	20	8	12	15	161	111	Jan. 18.....	22	10	12	20	134	132
Jan. 31.....	27	6	21	15	138	93	Jan. 25.....	51	11	20	17	147	143
Total .....	92	23	69	46	587	411	Total .....	103	39	64	67	616	571
Feb. 7.....	22	7	15	11	196	135	Feb. 1.....	37	14	23	21	154	153
Feb. 14.....	45	7	38	16	114	97	Feb. 8.....	15	15	30	14	214	163
Feb. 21.....	23	7	16	16	140	115	Feb. 15.....	35	15	20	14	118	96
Feb. 28.....	17	3	14	15	129	122	Feb. 22.....	47	14	33	19	160	95
Total .....	107	24	83	58	579	469	Total .....	164	58	106	68	646	507
Mar. 7.....	25	8	17	9	144	119	Mar. 1.....	46	17	29	17	135	126
Mar. 14.....	34	13	21	14	115	136	Mar. 8.....	45	11	34	18	228	131
Mar. 21.....	31	6	25	18	141	103	Mar. 15.....	42	18	24	17	154	131
Mar. 28.....	28	9	19	18	124	107	Mar. 22.....	38	8	30	14	158	155
Total .....	118	36	82	59	524	465	Mar. 29.....	39	15	24	17	133	109
April 4.....	26	9	17	19	180	123	Total .....	210	69	141	83	808	652
April 11.....	26	10	16	17	146	108	April 5.....	39	16	23	18	207	147
April 18.....	32	16	16	22	143	101	April 12.....	29	5	24	19	137	93
April 25.....	28	12	16	18	165	92	April 19.....	32	14	18	13	158	114
Total .....	112	47	65	76	634	424	April 26.....	40	13	27	17	151	123
May 2.....	30	8	22	24	143	121	Total .....	140	48	92	67	653	477
May 9.....	29	14	15	14	184	167	May 3.....	39	13	26	14	232	147
May 16.....	26	11	15	17	169	142	May 10.....	25	10	15	14	162	143
May 23.....	19	4	15	13	185	147	May 17.....	42	12	30	18	186	116
May 30.....	39	11	28	9	155	198	May 24.....	26	7	19	16	203	121
Total .....	143	48	95	77	836	775	May 31.....	19	5	14	4	198	80
June 6.....	33	3	30	14	171	146	Total .....	151	47	104	66	981	607
June 13.....	25	12	13	15	167	171	June 7.....	27	5	22	9	219	151
June 20.....	20	7	13	13	187	129	June 14.....	21	7	14	12	132	97
June 27.....	27	12	15	14	145	140	June 21.....	28	8	20	9	166	108
Total .....	105	34	71	56	670	586	June 28.....	24	13	11	11	156	109
July 4.....	32	11	21	25	189	245	Total .....	100	33	67	41	673	465
July 11.....	17	6	11	4	124	160	July 5.....	17	5	12	3	161	101
July 18.....	21	5	16	10	162	141	July 12.....	21	10	11	8	146	97
July 25.....	17	9	8	10	125	130	July 19.....	9	5	4	10	166	251
Total .....	87	31	56	49	600	676	July 26.....	21	6	15	9	135	340
Aug. 1.....	18	4	14	14	129	181	Total .....	68	26	42	30	608	789
Aug. 8.....	18	6	12	5	149	128	Aug. 2.....	10	5	5	8	156	440
Aug. 15.....	9	4	5	8	120	87	Aug. 9.....	18	4	14	9	119	502
Aug. 22.....	12	6	6	5	117	82	Aug. 16.....	17	7	10	3	119	213
Aug. 29.....	16	2	14	8	98	77	Aug. 23.....	16	4	12	6	109	138
Total .....	73	22	51	40	613	555	Aug. 30.....	15	3	12	6	60	112
Sept. 5.....	14	2	12	13	120	84	Total .....	76	23	53	32	563	1,405
Sept. 12.....	7	1	6	4	67	68	Sept. 6.....	14	6	8	9	100	82
Sept. 19.....	3	0	3	6	99	98	Sept. 13.....	17	4	13	13	165	95
Sept. 26.....	15	4	11	11	107	109	Sept. 20.....	15	5	10	6	102	100
Total .....	39	7	32	34	393	359	Sept. 27.....	12	5	7	7	115	103
Oct. 3.....	18	7	11	8	136	104	Total .....	58	20	38	35	482	380
Oct. 10.....	11	6	5	6	97	98	Oct. 4.....	17	5	12	7	154	117
Oct. 17.....	13	6	7	7	101	82	Oct. 11.....	15	5	10	11	101	136
Oct. 24.....	16	4	12	12	122	96	Oct. 18.....	15	4	11	8	100	107
Oct. 31.....	18	8	10	9	124	98	Oct. 25.....	14	3	11	8	133	96
Total .....	76	31	45	44	580	478	Total .....	61	17	44	34	488	446
Nov. 7.....	10	4	6	6	121	106	Nov. 1.....	18	11	7	3	116	105
Nov. 14.....	15	4	11	11	131	87	Nov. 8.....	13	7	6	12	141	108
Nov. 21.....	10	3	7	17	115	115	Nov. 15.....	30	10	20	7	117	135
Nov. 28.....	8	3	5	7	100	93	Nov. 22.....	22	5	17	11	143	142
Total .....	43	14	29	41	467	401	Nov. 29.....	24	15	9	15	100	137
Dec. 5.....	16	8	8	8	262	140	Total .....	107	48	59	48	617	627
Dec. 12.....	17	5	12	16	102	61	Dec. 6.....	18	6	12	14	170	277
Dec. 19.....	27	8	19	20	124	99	Dec. 13.....	31	8	23	15	112	115
Dec. 26.....	12	2	10	8	92	88	Dec. 20.....	30	14	16	10	145	125
Jan. 1.....	19	9	10	6	95	63	Dec. 27.....	18	4	14	10	130	115
Total .....	91	32	59	58	675	429	Total .....	97	32	65	49	557	632
Grand Total..	1,086	349	737	638	7,158	6,028	Grand Total..	1,335	460	875	620	7,892	7,558

PRINCIPAL BUILDINGS TO BE ERECTED IN 1915

The Total Appropriation for Construction Represented by the Buildings in This List Is Nearly \$56,000,000

This list refers mainly to buildings in prospect. For a list of operations recently begun, representing in total estimated cost over \$95,000,000, see issue of July 11, 1914, page 72.

MANHATTAN AND BRONX.

Table with columns: Location, Class, Owners, Architects, Height, Est. Cost, Contractors. Lists various building projects in Manhattan and Bronx.

BROOKLYN, QUEENS AND RICHMOND.

Table with columns: Location, Class, Owners, Architects, Height, Est. Cost, Contractors. Lists various building projects in Brooklyn, Queens, and Richmond.

Total of estimated Costs Specified for 129 buildings enumerated above. \$51,533,000

# WHAT 1915 PROMISES IN MATERIALS

Comparative Movement of Prices for Last Twenty Years—  
Lumber the Distorting Influence Upon the 1914 Market

If the rule of averages works out, as it inevitably does, a period of prosperity is due. The rise will not be under way, however, much before September, although it will begin to be felt probably in the spring, by improved sentiment, a freer stock market, followed by a temporary reaction in July. Sixty days later the curve will sharply invert itself. Just as lumber has been the sole factor that has kept the local composite basic materials market prices up since 1906 so that department of the building material market will be responsible for the stabilizing of prices in the near future. The price of this commodity has been sharply rising, as shown by the chart in the right-hand column, since

is a chart plotted from the same statistics, including lumber. The prices necessarily have been taken on standard commodities, such as Hudson River common hard brick per thousand, at wholesale dock, N. Y.; Portland cement, Lehigh district mill base in 500 barrel lots along side dock, N. Y.; steel beams per 100 pounds tidewater, N. Y.; linseed oil per gal.; window glass, American single AA 25 in. black, per sq. ft.; yellow pine B. heart face 3 in. flooring per thousand feet B. M. and Rockland-Rockport lime in 300 pound barrels.

There are incidental metals and materials that have much to do with market prices of staple building materials on the metropolitan market. Manganese ore, copper, tin, spelter and pig iron are the principal ones. Of these copper is the primary factor next to pig iron. Lake copper (electric) is destined to be one of the most potent factors in metals, during the next year, and pig iron, especially of the basic steel making grades, will be in tremendous demand with high prices ruling stiffer as the demand for requirement at home and abroad develops. Recalling that the world is absolutely dependent upon America for its supply of copper and that practically the only iron mines in the world that are being operated are in this hemisphere, these two metals alone will make for higher price trends.

But there are other departments that are not so affected by the unusual conditions resulting from the war abroad. Clay products, lime, plaster, lumber, linseed oil and cement are strictly speaking building commodities which are not conspicuously affected by exports or imports. These are the materials that must depend upon an easy money market for any ascending movement.

Apparently there is a great quantity of construction work demanded but which has not been supplied because money has been too tight to finance these operations. Under normal conditions these projects would have proceeded and the demand would have shifted from one type of building to another, according to location.

Since July, however, about half the normal construction work has moved ahead. In the interim the city has been growing. The re-location of rapid transit lines is forcing upon the city changes of residence, expansion of trade and readjustment of commercial districts. The destiny of Seventh avenue, Varick street, Canal, Lexington avenue, Fourth avenue in Brooklyn, parts of Queens and the Bronx is still unpredictable, but it is quite safe to assume that the nucleus of a demand for new buildings is being laid along these and other avenues through which rapid transit facilities are being provided that will sweep even an unwilling money market before it. Add to this the fifty odd millions of dollars' worth of projected building operations that did not go ahead during the last half of 1914 and the result will be a requirement for modern construction that

(Continued on page 42.)

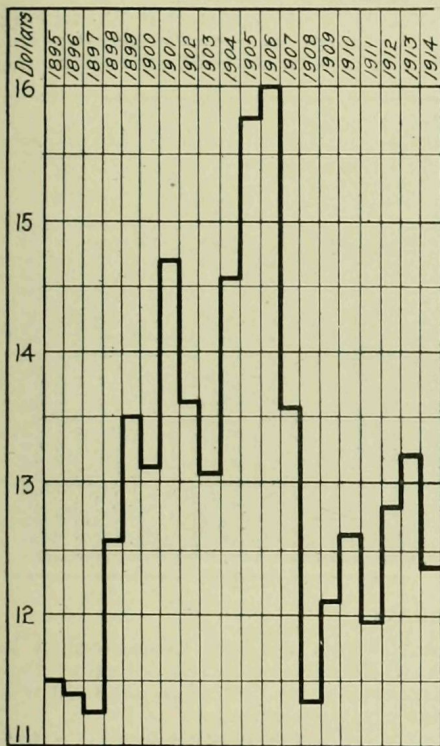


Chart 2—Composite Prices of Building Materials, Including Lumber.

1897, until in 1910, it reached its top-most level of almost \$59 for yellow pine flooring, B. heart face, 3 in. per M feet.

Every year since then it has dropped steadily, with a slight exception in 1913, when there was a brief rise, probably due to speculative buying. The drop was resumed last year, and, as more and more Pacific Coast lumber comes into competition via the Panama Canal with Eastern materials, and fireproof construction forces the elimination of more combustible material, the quotations will sink.

How this will affect the local building commodities market may be noted in the single-column table on the left of this page. This chart was plotted from the statistics compiled from the columns of the Record and Guide and other reliable sources. It does not include lumber. On the right side of the page there

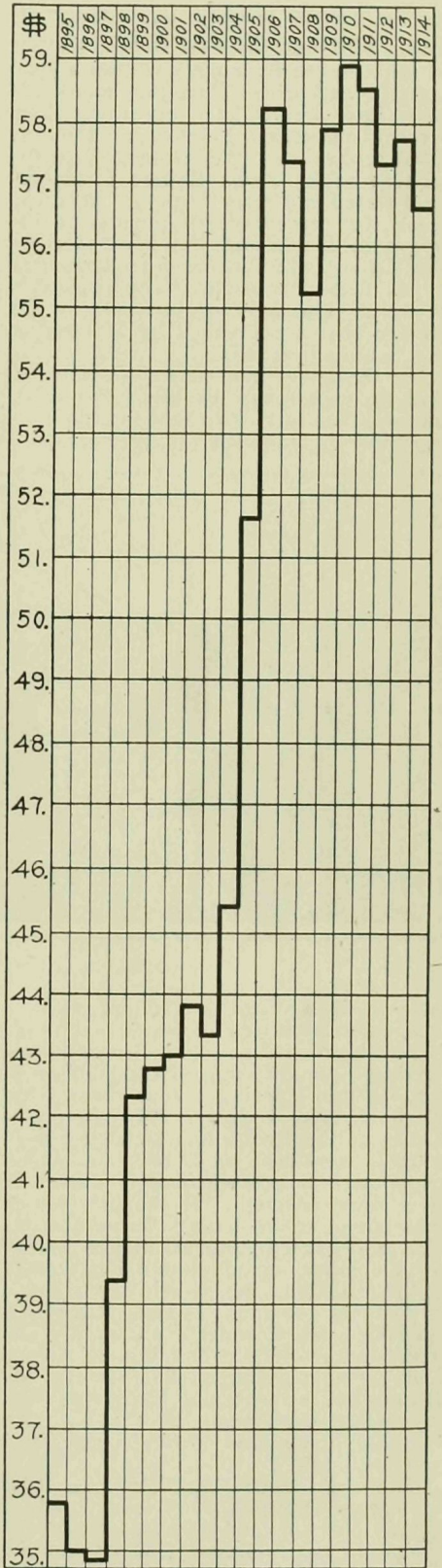


Chart 1—Composite Prices of Building Materials, Excluding Lumber.

PRICE TABLE SHOWING FLUCTUATIONS IN BASIC BUILDING MATERIALS FROM 1895 TO 1915.

	1895	1896	1897	1898	1899	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913	1914
Brick .....	4.95	4.75	4.53	5.29	5.45	4.69	5.51	5.06	5.44	7.28	8.43	8.49	5.83	5.27	6.19	5.84	5.81	6.93	6.70	6.04
Cement .....	1.96	2.00	1.96	1.99	2.04	2.15	1.88	1.95	2.02	1.46	1.42	1.57	1.64	1.46	1.41	1.44	1.46	1.31	1.58	1.58
Steel .....	1.68	1.80	1.54	1.49	2.10	2.25	1.82	1.37	1.77	1.70	1.78	1.70	1.70	1.80	1.57	1.61	1.48	1.48	1.66	1.31
Linseed oil.....	.52	.36	.32	.39	.42	.62	.63	.59	.41	.41	.46	.40	.43	.43	.58	.84	.87	.67	.46	.51
Glass .....	1.59	1.80	2.19	2.64	2.70	2.69	4.12	3.21	2.64	2.88	2.76	2.91	2.81	2.36	2.32	2.93	2.25	2.24	2.72	2.86
Pine .....	24.37	23.64	23.67	26.81	28.85	29.80	28.31	30.24	30.24	30.84	35.87	42.22	43.91	43.91	45.83	46.30	46.50	44.54	44.59	44.27
Lime .....	.78	.69	.71	.74	.79	.68	.77	.80	.78	.82	.89	.94	.94	1.04	1.04	1.04	1.10	1.08	1.07	1.02
Totals, Chart No. 1..	35.85	35.04	34.92	39.35	42.35	42.88	43.04	43.82	43.30	45.39	51.61	58.23	57.26	55.23	57.94	58.90	58.47	57.35	57.78	56.59
Totals, except lumber,																				
Chart No. 2.....	11.48	11.40	11.25	12.54	13.50	13.08	14.73	13.58	13.06	14.55	15.77	16.01	13.25	11.32	12.11	12.60	11.97	12.81	13.19	12.32

## BRONX COUNTY OFFICES INADEQUATE

Present Housing Facilities Far Short of Requirements — This Condition Will Be Augmented By Future Growth of Borough

**B**RONX growth is reflected in the need for additional housing facilities for the various borough and county offices. Although the new county administration began its work less than a year ago, the authorities state that many departments already have outgrown their present quarters. Relative to the unusual growth of the Bronx, Superintendent of Buildings Robert J. Moorehead stated in a recent report: "In recent years the percentage of population increase in Manhattan has been steadily diminishing, while in the other boroughs it has been increasing. The reason is obvious. The bulk of business in the greater city is controlled by Manhattan and is rapidly growing.

"In the lower and central sections of that borough many dwellings are being crowded out to make room for the construction of buildings for business pur-

Just west of the Court House there is a convergence of a number of streets, which include Elton avenue, Washington avenue, Brook avenue, 161st, 162d and 163d streets. Three public places have been formed; one at the junction of 163d street, Brook and Elton avenues; another at Elton and Washington avenues and 161st street, and the third at Washington and Brook avenues and 161st street, which is occupied in part by the Municipal Court of the Second Bronx District. The County Court House occupies a fourth triangular plot at the intersection of Third and Brook avenues at 161st street.

The ownership of considerable property at these points is vested in the city, and this fact coupled with the need for additional room for the county offices has raised considerable discussion among Bronx residents. A number are of the opinion that some of this property could

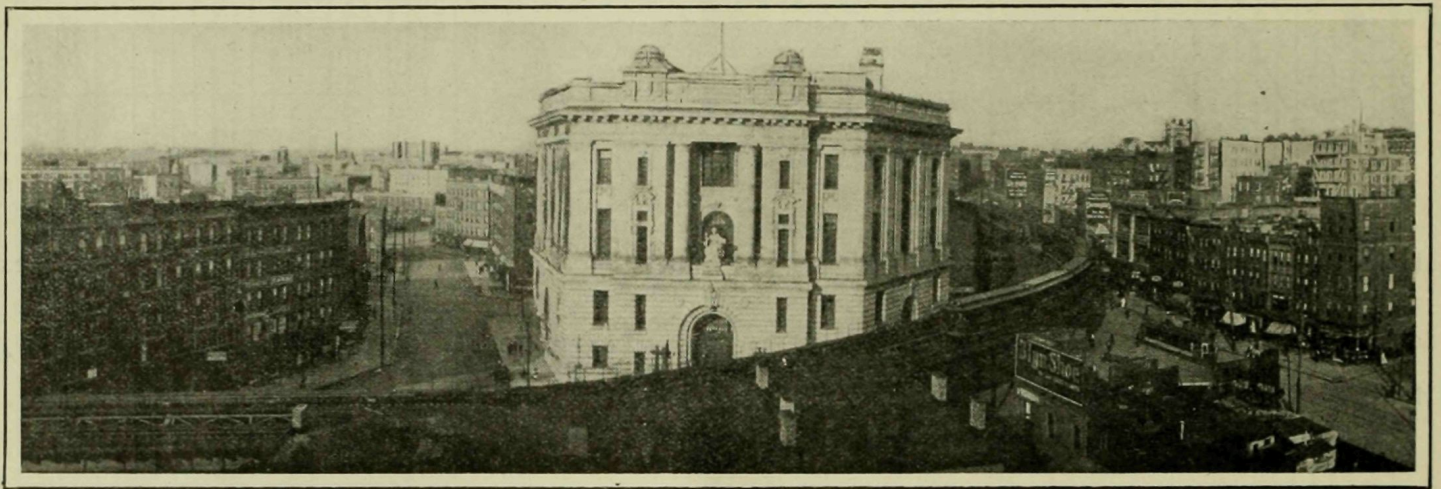
which is said to have cost in the neighborhood of \$1,250,000.

To the west is the convergence of streets which has formed the public places described above. Even here building operations have been few and far between, although several new apartment houses have been built to the west. Large stretches of vacant property, however, are still available for improvement and the development of the entire section is still in its very early stages.

### New Ordinances Pending.

The committee of the Board of Aldermen which is engaged in codifying the city ordinances have introduced a number of measures amending or adding to former provisions. Hearings were held on Tuesday at City Hall.

No. 1150. Provides that all curbing for the support of sidewalks hereafter laid shall be of such material, dimensions and



PANORAMIC VIEW, SHOWING NEW COURT HOUSE IN THE BRONX.

poses. Many families, therefore, are obliged to seek new quarters in the adjacent boroughs and the Bronx is receiving a goodly share of the homeseekers. Within a period of four years, from April 15, 1910, to July 1, 1914, the population of the Bronx has increased from 430,980 to 641,980, or 49 per cent. This percentage is greater than is shown in any other borough. If the increase is maintained at the same rate the population will exceed 1,000,000 in five years."

This influx of population has caused a corresponding increase in the amount of county business. The Register's, Sheriff's and Coroner's offices are located in the Bergen building, at Arthur and Tremont avenues. Farther east the Borough President and his various departments are found in the big city building in Crotona Park, facing Third avenue.

The new County Court House at 161st street and Third avenue is devoted to county purposes and it houses the courts, including the Supreme, County and the Surrogate; also the Naturalization Bureau, the County Clerk and the District Attorney. The location of this building has proved, in the opinion of a great many, to be very desirable for county government purposes, because it is near the 149th street section and has numerous transit advantages. These include an elevated railroad station at 161st street and a number of surface lines, the West Farms, Bedford Park, Fordham and Woodlawn cars, the 163d street and 161st street crosstown systems, the St. Ann's avenue cars, which terminate at 161st street, and the Melrose avenue line, two blocks distant.

be utilized for the erection of additional buildings for county purposes. Others contending that the growth of the city is towards the north, maintain that new offices should be located near the present quarters in the Tremont section. There are others who think that the present capacity at the Court House can be increased by the addition of as many stories as may be necessary to accommodate all of the county offices.

The junction of 161st street and Third avenue has apparently been little affected since the opening of the Court House, and has undergone little change. The locality remains practically as it was before the project was undertaken. East of the Court House there is a row of flats and stores of the usual variety. The proximity of the courts has caused a number of law offices to be opened at various points; the building at 3208 Third avenue has been remodeled for such purposes and is called the Law building. The ground floor is occupied by the Bronx Real Estate Exchange Salesroom.

At the southeast corner of 161st street and St. Ann's avenue the A. Hupfel Sons Brewing Company has added another story to the one-story building which they own. It has been converted into an office building. The rest of this block is under the same ownership and contains the big brewing establishment. Just west is a row of dilapidated taxpayers which are entirely out of harmony with their surroundings. They are directly opposite the beautiful white marble County Court House and are strikingly in contrast to that magnificent structure

construction as shall be prescribed by the Borough President. All other ordinances or parts thereof inconsistent with this are repealed.

No. 1152. The footway of all new sidewalks shall not be less than five feet in width and shall be constructed of granite or bluestone flagging or of artificial stone, in full accordance with or better than called for in standard specifications for this work, which shall be prescribed by the Presidents of the several Boroughs and kept on file in their respective offices.

No. 1156. All telegraph, telephone and electric light poles, wires or appurtenances which, at any time, shall stand for three months disused or abandoned in, over or upon any street or public place, shall be forthwith removed. The persons owning, operating, managing or controlling any poles, wires or appurtenances which may have been so disused or abandoned or which may be dangerous or unsafe shall forthwith take down and remove the same, and upon their failure to do so the president of the borough having jurisdiction shall remove the same forthwith at the expense of such persons.

No. 1181 is a new section added to chapter 5 of part 1. It provides that not more than one hundred square feet of a paved street in a built-up portion of the city shall be occupied by building material and allowed to remain more than twelve hours without a permit.

Queens is to get an appropriation of one million dollars from the Board of Estimate for three barge canal terminals.



## BENEVOLENT FINANCIAL POLICY

Give Borrowers Time, and Don't Ask Unreasonable Interest Rates. A New Year Admonition from the Advisory Council

A MOST significant position has been taken by the Advisory Council of Real Estate Interests with reference to interest rates upon mortgages. Owing to pressed business conditions generally, as well as to the reaction resulting from the destruction of economic forces in the European war, the financial stringency in the city has been marked. As a consequence, increased rates of interest for loans have been and are being asked by financial institutions and individuals in commercial and industrial activities.

It was apprehended that this tendency to advance rates of interest would be reflected in the real estate market. The Advisory Council has realized since last summer that if this tendency to demand higher interest rates were to become general among lenders upon real estate throughout the city, many real estate owners and brokers would be confronted by grave difficulty in financing their real estate operations.

It has been the aim of the Advisory Council to advocate, advise, and suggest to all financial institutions and individual lenders of the city, that, in its opinion, it would not be expedient to inaugurate any policy at the present time which would require higher interest rates. Not only did the members of the council recommend such action to others, but they have endeavored to adopt such a course themselves, in all transactions relating to renewals of mortgages and interest on loans.

This attitude on the part of the council upon an exceedingly delicate fiscal question constitutes a striking contrast with the action of lenders in other fields of business. For example, interest rates on mortgages have, at the present time, averaged 4 1/2—5 per cent, whereas the city is required to pay 6 per cent. on its one hundred million-dollar loan. Even then, the city would have been unable to secure this loan except for the fact that it adopted a new fiscal policy.

There is no doubt whatsoever that the banking syndicate which made this loan to the city, did so at a lower interest rate than its constituent members could have secured upon other investments or bonds throughout the country. Railroad corporations particularly offered high premiums to obtain finances to maintain themselves in proper condition. Consequently, the action of the Advisory Council in endeavoring to prevent an increase of interest rates on mortgages, indicates a generous spirit of co-operation and mutual interest in the real estate situation in the city, by its members.

It is sincerely hoped that the position of the council in this respect will have an amelioratory effect, particularly in cautioning everyone against taking unfair advantage of a stringent condition which is, however, daily becoming less alarming. Recognizing the fact that the financial condition in real estate is not as rigid nor as rigorous as it was a few months ago, the council has deemed it wise to give out for publication the following resolution adopted some time ago:

"Resolved: That in view of the present unsettled financial condition, we are of the opinion that, in relation to first mortgages on real estate in this city, it is a good business policy to refrain from demanding an unreasonable rate of interest as a condition for extension of payment.

"We have learned with satisfaction that holders of mortgages, both corporate and individual, have, in many instances, met the situation on the above lines and have been willing to give borrowers time to make partial payment on

account of principal, withholding the institution of foreclosure proceedings when interest and taxes have been fully paid.

"The council is of the opinion that the policy of requiring a small annual payment in reduction of the principal of mortgages, would be of great advantage both to the owner and the mortgagee, and that such annual payments would tend to discourage unwise speculation in real estate and be likely to add to its desirability as a permanent investment, and, at the same time, it would maintain the security of mortgages thereon."

The resolution is signed by William J. Amend, Adolph Bloch, Edward C. Blum, Clarence H. Kelsey, Willard V. King, G. Howland Leavitt, Laurence M. D. McGuire, Alfred E. Marling, Albert G. Milbank, Cyrus C. Miller, Thomas M. Mulry, Charles A. Peabody, Frederic B. Pratt, William S. Van Clief.

### BRONX APARTMENTS.

The Borough Built 41 Per Cent. of All the City's Total.

APARTMENT house construction is a valuable asset to the Borough of the Bronx, and many imposing buildings have been erected in the borough during the past few years. A table of apartment houses which were planned during the year 1913 in the Boroughs of Manhattan, Brooklyn and the Bronx follows and will be of interest:

Borough.	No.	Est. Cost.	Average No. per Bldg.	No. of Apts.
Bronx.....	330	\$14,950,851	\$ 45,306	7371
Brooklyn...	553	12,349,500	22,332	5963
Manhattan..	158	22,267,200	140,932	5704

This table includes the number of living apartments provided and the showing of the Bronx is exceptional in that 7,371 new apartments were planned therein, as compared with 5,963 in Brooklyn and 5,704 in Manhattan.

During the past five years 58,733 living apartments which are capable of housing 265,000 persons have been provided in new apartment houses erected in the Bronx, which is a remarkable record and

Borough	LIVING APARTMENTS PLANNED IN NEW YORK CITY IN THE YEARS 1909-1913.					Totals	Per Cent.
	1909	1910	1911	1912	1913		
Bronx.....	13,893	16,571	8,826	12,072	7,371	58,733	41
Manhattan.....	16,161	7,485	7,021	6,435	5,704	42,806	30
Brooklyn.....	7,326	4,243	6,225	9,547	5,963	33,304	23
Queens.....	1,255	1,007	2,838	1,748	2,071	9,009	6
New York City.....	38,635	29,396	24,910	29,802	21,109	143,852	100

is proof positive that builders and investors are appreciative of the great possibilities of our borough and are alive to its needs and demands.

A table of living apartments in apartment houses which were planned in the entire city during the year 1909 to 1913, inclusive, is herewith submitted:

It may appear somewhat of a surprise to learn that the Bronx contributed 41 per cent. of the new living apartments in apartment houses during the period cited as compared with 30 per cent. by Manhattan, 23 per cent. by Brooklyn and 6 per cent. by Queens.

Thus the Borough of the Bronx is able to offer exceptional inducements to the homeseekers and at the present time, can accommodate 148,620 families or 658,790 persons in apartment houses and in one and two-family dwellings as is indicated in the following table:

	LIVING APARTMENTS AVAILABLE IN THE BRONX.	
	No. of Apts.	No. of Persons Accommodated.
In apartment houses.....	113,948	512,766
In 1 and 2-family dwellings	34,672	156,024
Totals .....	148,620	668,790

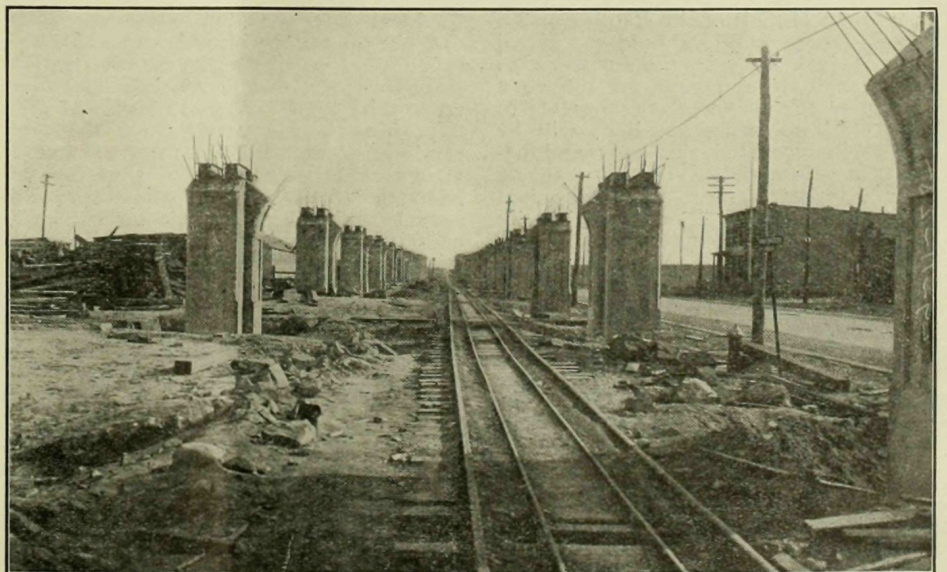
ROBERT J. MOOREHEAD,  
Superintendent of Buildings,  
Borough of the Bronx.

### New Summer Community.

An East Orange and Newark summer community is to be established at Shorelands, Monmouth Beach, New Jersey next summer. Shorelands is so favorably situated with the ocean on one side and the Shrewsbury River on the other that the idea was suggested by Mr. Geo. W. Wardell of East Orange to his friends there and in Newark. To date invitations to join the summer colony have been accepted and purchases of ground have been made by Mr. Frederick J. Rogers, Mr. George W. Wardell, Mr. Frederick S. Harris, Mr. Samuel G. Cooper, Mr. William D. Gibby and Mr. William D. Grier.

One of the chief factors in the growth of a suburb is the social life and Shorelands at Monmouth Beach offers so many attractions that it was finally selected as an ideal place to spend a summer, on account of the rapid and pleasant transit service from New York City to Shorelands. The Sandy Hook boat route is one of the most delightful rides around New York and the prospect of a pleasant trip morning and evening appealed to these Orange and Newark people.

It is planned to invite others to join this summer community so that as far as possible co-operative building which has proved so economical will be the plan pursued.



PIERS FOR THE CORONA BRANCH OF THE DUAL SYSTEM, AT QUEENS BOULEVARD AND HONEYWELL STREET.

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management  
in the Metropolitan District

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May it be a Happy New Year, indeed.

"Patience is bitter, but its fruit is sweet."

The city is losing a thousand dollars a day on the new court house site, according to the Bureau of City Inquiry. But think of what the city is saving by not going on with the building for the present.

The answer of the Health Department to the charge that it is trying to do too much, at too great a cost to the city, is that the law demands this varied service. Inasmuch as the medical propaganda at Albany is largely responsible for loading the statute books with health laws, is it surprising that the taxpaying public is not satisfied with the answer?

Chairman McCall of the Public Service Commission says 1915 should see a real estate revival, because the influence of rapid transit development must have a wholesome effect upon the real estate of the city. Two important lines will be temporarily operated this year and before the close of 1917 he expects to see all construction work on the dual system of rapid transit, except possibly the river tunnels, completed and ready for permanent operation.

Certain elements in the real estate market are quite satisfactory, particularly to owners. Out of a hundred apartments in the two multifamily houses which the Messrs. Paterno recently completed on Broadway between 78th and 79th streets, all but six have been rented. The apartments comprise five, six and seven rooms, and they rent for sixteen to twenty-two hundred dollars. The inference is that there is a marked demand for the smaller apartments in first class neighborhoods by families hitherto occupying either larger apartments or private dwellings.

### Borough Administration or City Administration.

The coming session of the Legislature will be a most interesting one for the property owners of New York City. A number of extremely important matters affecting property interests directly or indirectly will be brought up for legislative decision. Of these the most immediately important is the legislation which is proposed to cure the evils of excessive and discordant regulation. This matter has now been under investigation for a long time. The real estate interests of the city not only have a real and a crying grievance but they are united upon a remedy. Sixty representative real estate organizations have recently formed in recommending to the State Factory Investigating Commission a method of consolidating the work of the building regulation. They propose that the work of the Bureau of Fire Prevention of the Fire Department, the Tenement House Department, the Police Department, in relation to boilers, the Health Department in respect to the structure of particular factories and the similar work performed by the Department of Water, Public Works and State Department of Labor shall all be turned over to the Building Department. They propose also that the present organization of the Building Department shall be continued, and that these powers shall be vested in commissioners appointed by the Borough Presidents. These several local superintendents are to be organized into a Board of Standards with power to make, amend and repeal building rules and regulations. Finally, the Board of Examiners is to be continued and its functions increased. The board to pass upon appeals from the orders issued by the several building bureaus.

The general plan of legislation sketched in the preceding paragraph would constitute an effective simplification of regulation and an enormous improvement upon it. It remains to be seen whether the Factory Investigation Commission will recommend the plan to the Legislature.

The difficulty will be in persuading the commission to recommend the grant of such enormous powers to an official appointed by the Borough Presidents, and even if the commission does recommend it the Legislature will not acquiesce without the exercise of a great deal of pressure. It would be afraid of a lax administration of the laws by an official which was responsible only to local public opinion. The Borough President is elected for the purpose of satisfying the special interests of his own part of the city. Many of the building regulations are opposed by local interests and have been passed despite their opposition in response to a more general public sentiment. The representatives of this more general public sentiment will allege that these purely local officials could not be depended upon to enforce laws which run counter to local interests and opinion. They can put up a very strong argument, because on the whole the administrative standards of borough officials have not up to date been extremely high. If this opposition is to be overcome the real estate interests will have to present very strong reasons in favor of a system of borough administration, and they will have to back their reasons up with the exercise of a great deal of pressure upon the Legislature. The whole matter needs to be placed in the hands of a strong committee, and whenever necessary the committee should be able to summon to its assistance a numerous delegation of property owners from every borough in the city.

### The Taxation Crisis.

Next to the consolidation of the building inspection service the most urgent need of legislation for New York City is for a change in the methods of taxation. Property owners should realize that in one way or another the city must obtain a considerable increase of income. Under its contract with the bankers it

will have to cease borrowing for certain purposes, or if it borrows the loans will have to be repaid in a shorter time. In any event a great many million dollars will have to be found for the service of the debt, and every sound economist will agree that this money ought to be raised and spent. But the question is, where is it to come from? The increased taxation of real estate would be sheer confiscation. It would be taking away the property of a comparatively small class which has already suffered severely from the same cause. Ordinarily some portion of such an increase in taxation could be distributed among the occupiers of real property in the form of increased rents, but at present no such redistribution is possible. Any considerable increase in real estate taxation would be disastrous to weak owners. They would lose their equity.

The alternative is to tap some other sources of taxation. New York City must make provision to raise eventually as much as \$10,000,000 a year from miscellaneous taxes. These taxes will have to fall upon business rather than upon property, and the only question is: what forms of business shall be selected for the purpose? Neither is it hard to give a general answer to this question. It would be fatal to tax kinds of business which might be driven out of New York by the burdens imposed upon them. Any business which is taxed must be one which is anchored to New York and which cannot be carried on anywhere else. Under ordinary conditions the brokerage business would comply to this condition, but unfortunately the State has already stepped in and taken away from the city this properly local source of revenue.

Another business which cannot escape taxation is the great metropolitan one of providing amusement for the inhabitants of the city, and in our opinion it is in this direction that the city should turn for some of its increased revenue. Any proposal of this kind will excite furious opposition from the owners and managers of theaters, but they will soon get over it because they will be able eventually to make the consumer pay the tax. Neither is there any reason why theater managers deserve tender treatment at the hands of the New York public. They do not play fair with their own customers. Ostensibly they charge \$2 each for the best seats in the house; but unless the production is wholly unsuccessful, no customer can ever buy a good seat for \$2. The front rows are all reserved for agents and speculators who charge the customer anything they can get and divide the profits with the managers. There are entertainments now being offered in the city at which seats in the front rows cost from \$5 to \$3, according to the desirability of the location. Managers who do not protect their public deserve no consideration from their public. There is no reason why the city should not get its share of these monopoly profits. It ought to get 25 cents out of the price of every theater ticket sold and twenty per cent. of the selling price of admissions to the movies.

### What Is a Normal Amount of Building?

Some parts of the city have been so accustomed to having an inordinate amount of construction to do that a normal amount seems small in comparison. Just what would be a normal amount in Manhattan it would be difficult to determine. A borough that planned over \$120,000,000 worth of new buildings in 1905 and also in 1909, and \$116,000,000 worth in 1912, only two years ago, will scarcely be able to reconcile itself to the proposition that the normal level of activity in Manhattan can be represented by an appropriation of less than \$90,000,000. There needs to be taken into account when estimating the amount of employment for mechanics, and when making comparisons with previous years, the fact that a new borough has come into the city building field and has become a large producer of construction work. The effect of this has been in some degree to shift a large amount of employment from one borough to another.

If to the Manhattan figures of estimated cost of new buildings planned figures should be added that would represent the cost of the factories of the type that have been erected in Long Island City, and which are no longer being erected in Manhattan, and if we should also add the cost of the apartments that are now being erected in Brooklyn and the Bronx of the type no longer constructed in Manhattan, there would result a sum to represent what some authorities consider a normal amount of construction. In other words, it must be remembered that building operations cannot be confined within geographical bounds, and that much of the sort of construction that once figured in the Manhattan records are now credited to other boroughs.

Moreover, the average construction unit being large, a year does not suffice for the completion of an operation; and the second year's work on the building employs a larger number of workmen than the first; and in the case of exceptionally large contracts the third year is also prolific of good employment for mechanics. Consequently, the amount of activity in any one year is not to be estimated from the value of the buildings projected in that year, but rather the plans of previous years must be taken into account.

With only \$70,000,000 appropriated during the year 1913 for new buildings in Manhattan, but with \$31,000,000 in Brooklyn, \$20,000,000 in the Bronx and \$17,000,000 in Queens, there was enough uncompleted work to add to this year's offerings so as to provide on the whole a fair amount of work for the union workmen in most of the building trades of Greater New York, according to official report. Exceptions must be made for a very few trades. They had to go a distance to find their job in many cases, but somewhere within reach for most of them there was work to do all through the season, or at least until cold weather stopped the operation. Therefore, for building mechanics the season was not so ill-starred as it seemed, but the present winter finds more mechanics out of work than usual.

#### Don't Be Alarmed About New York.

Editor of the RECORD AND GUIDE:

I have read with some amazement Mr. William E. Harmon's diagnosis of the ills from which he believes our municipality, with special reference to its market for real property, is suffering.

He is able to perceive some symptoms that are not apparent to me, and he seems to me to have overlooked the most prominent, I might say, the only serious symptom of the municipal complaint.

I agree with him that it was not a good thing away back in 1906, nor a prudent thing, to have widened the range of lawful investments for life insurance companies and savings banks. Not because it restricted the amount of money available for investment in mortgage loans, but because the lending institutions have lost more by it than it was supposed they should have gained.

As to the Federal Banking Act operating adversely to the interests of our realty market, that has still to be demonstrated. I have an idea that it is going to be of great benefit to it. World-wide demand was steadily raising the price of money, and under the operation of our old patchwork banking and currency laws the rates of interest were rising to insupportable levels. Valuations for land that had been based upon a five per cent. net income will not hold when the income is cut below that figure.

What that Federal Banking Act might have done toward lessening the stringency in our money markets and to bring the rate of interest on mortgage loans to an average of less than five per cent., can only be surmised, for, since the enactment of that law a conflagration has broken out in Europe that is so disastrous in all its consequences upon all the markets of all the world, that old bases of calculation are destroyed,

This European war is one of the causes of the disturbed condition "in our midst," and this, I believe, escaped the attention of Mr. Harmon. He did find, however, that New York is afflicted with municipal extravagance. We found that "Chicago, with one-half of New York's population, spends only about one-sixth as much tax money." This is stated without qualification, and the implication is that New York is spending three times as much as Chicago has to pay for the same things. This is manifestly absurd. I think I know how Mr. Harmon fell into this error, but I will not trouble you with it now.

Then Mr. Harmon finds that we are short on civic spirit, and again that we are insular; that we are losing business, and are burdened with Quixotic laws, such as the police pension and tenement house laws. And he thinks we ought to reform along these lines, but doubts if we have the recuperative power. Manifestly, he thinks our case is hopeless, and that we have gone into a permanent decline—not actually, but by comparison with other cities—such as Cleveland and Los Angeles—where, inferentially they have no tenement house or police pension laws, or municipal extravagance, or lack of civic spirit, or of money for mortgage loans.

Now, to my mind, Mr. Harmon overlooked the chief cause of our present depressed real property market. It is our overbuilt condition, resulting from the tremendous boom in land values and in building operations, from which we did not really begin to react until about three years ago. Until then mortgage money was superabundant, and every new venture in building or in suburban exploitation found ready backing. Tenants had only to express a desire to a builder to move into a brand new building or little nearer the social centers, but the builder and the financier immediately responded to his desires.

But then the owners of the deserted buildings, being thus deprived of their tenants and their rental incomes, found it difficult to pay the interest on the mortgages that the financiers had held all along on these now empty buildings, and so they surrendered them to the financiers. And now the financiers began to take notice. Two mortgages are better than one when both are producing the interest with punctuality, but they are worse than one when only one is producing. So the financiers stopped financing surplus building operations, which is why business is dull in real estate and building in and around New York.

If in the years of liquidation following the boom New York lost any industries it was because rents had been jacked up so high the enterprises could not stand them. But as a result of over two years of liquidation rents are down to a normal level in nearly every section of the city. Indeed, they are lower than before within ten years—so low, in fact, as to invite the attention of people intending to newly establish themselves. Only land values have not been fully adjusted to the new order of things. There are still very many owners of property in New York, chiefly to be found among the very wealthy, who are unable to appreciate the changed condition of things and who are still holding for boom prices. They are sowing the seed of false hopes and will reap only a harvest of regrets.

But for this awful war I firmly believe our real property market would have touched bottom last summer and the tide would have turned to a long flood. As it is, New York is to-day quite as able to compete with all the other centers of industry in all the world, in the doing of the world's work as she ever was. With an incomparable natural location and equipment our Empire City has provided in unequalled excellence and completeness every facility for the pursuit of every occupation under the sun. And when the change for the better in the affairs of the world comes, as come it will, New York will present to the ambitious, the capable and the industrious

of all lands, as she has always done in the past, the best opportunity for advancement to be found anywhere. Don't let anybody be alarmed about the future of New York. She surfeited a little too long on rich food and had a fit of indigestion, but she is convalescent now and growing stronger every day.

JOHN L. PARISH.

149 Broadway.

#### What is Ahead of Us?

Editor of the RECORD AND GUIDE:

What has the year 1915 in store for real estate? Will the tendency in activity be upwards or the reverse?

It is a recognized fact that since last July we have witnessed a growing depression in real estate, which reached low-water mark in the latter part of November. During that dark period transactions were few in both mortgages and sales. Not alone was there an absence of activity, but complete stagnation had set in. There were many unfavorable causes which led to this condition, first and foremost being the war scare with its many attendant incidents.

Investors are now awaiting the millennium, believing that with the fast-growing, and ever-increasing unfavorable conditions, many opportunities would be found to reap enormous advantages. The general stability of the country, the confidence of the many in our ability to meet successfully the emergency of the moment, all alike inspired a faith that swung the pendulum the other way.

For a long time we oscillated between the hopes and apprehensions. The return of confidence was emphasized by the re-opening of the Stock Exchange, followed by increased activity among large mortgage investors, banks and trust companies, and increased buoyancy in both sales and mortgages.

Building operations in both Manhattan and Bronx, having been at low level for many months, rents received a stimulating impetus, enhancing the value of real estate.

For the last six months there has been a general withdrawal for mortgage investments, so that now, on the dawn of a coming prosperity, a large sum will be available to give life, strength and tone to an otherwise demoralized situation.

This tendency to a general improvement is clearly illustrated in the salesroom, where the formal announcement of "bid in by plaintiff" has been varied by outside bids. Recently a large Fifth avenue corner was sold on a judgment of \$235,000, an amount in excess of the incumbrances, netting the defendant a comfortable return. In an auction sale of 88 suburban lots \$120,707 was readily realized from buyers ready and anxious. The sale of the Hotel Gotham for \$3,500,000 cash shows the confidence of the outside buyer. A number of large apartment houses have recently been sold on a cash basis.

The sales mortgages for 1914 in Greater New York were but \$150,000,000 less than 1913, and aggregated upwards of \$1,310,000,000.

The decline of 1914 was but 10 per cent. All these figures indicate a return to normal condition.

The future prospects for 1915 are encouraging, but in order to make the effect lasting, real estate interests must be alert, and keep on guard to ward off the continuous assaults directed against it. Municipal extravagance must be checked, political favorites dispensed with, and the rate of wages fixed on a par with that paid by the ordinary business man. Many departments should be consolidated under one general head, with a view of general unanimity of action. The vast army of inspectors, whose sole duty seems to be to harass property owners, with duplicate orders, should be reduced to meet legitimate needs. Excessive legislation directed against building interests should be minimized, and broader latitude given, within the limits of peace and health regulations.

Legislation should be initiated seeking other sources of taxation, in addition to real estate.

JOHN FINCK.

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## REAL ESTATE NEWS OF THE WEEK

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

### PLATE GLASS SITUATION.

#### Disregard of Commission Rates Has Had Wide-Reaching Effect.

Conditions in Greater New York have recently suffered another upheaval, which was brought about by certain members of the Plate Glass Underwriters Association entirely disregarding the commission rules of that organization.

It developed upon investigation that 153 brokers had been granted commission allowances in excess of the established rate of 25 per cent. Repeated efforts were made to adjust the matter, but without success, and on October 28 the association disbanded. This was immediately followed by the organization of a new body, known as The Plate Glass Insurance Alliance of America. The companies forming this alliance are the following: Aetna Accident & Liability Company, Fidelity and Casualty Company of New York, Fidelity and Deposit Company, Globe Indemnity Company, London & Lancashire Guaranty & Accident Company, Maryland Casualty Company, New Amsterdam Casualty Company, New Jersey Fidelity & Plate Glass Insurance Company, Ocean Accident & Guarantee Corporation, Royal Indemnity Company, U. S. Fidelity & Guaranty Company.

An entirely new rating plan has been adopted, which is consistent with the desire to establish a sensible rating system for plate glass insurance. In a report made by the Insurance Department following an examination of the defunct association, the inadequacy of the former rating plan was criticised, and the new Alliance was organized with the intention of meeting these criticisms. As a result classifications have been established and a merit rating system has been initiated. The Alliance has agreed upon a flat commission rate to brokers, and it is believed that the eleven companies now comprising it will form the nucleus of a larger organization.

Notwithstanding the demoralized conditions in New York, the rate situation throughout the country has not yet been materially affected. The same companies that are indulging locally in cut-rate practices of the very worst kind are standing together in the maintenance of rates in what is known as "Bureau territory," which is under the jurisdiction of the Plate Glass Service and Information Bureau. All the companies seem to realize the tremendous loss that follows in the wake of a cut-rate war, and there is a disposition to confine it to a limited territory. We are not without hope, indeed, that the situation will soon readjust itself in Greater New York, and that the companies as a whole will be found lined up in an endeavor to maintain proper practices for their common benefit.

#### Peter Doelger Estate.

Peter Doelger, the brewer, who died on December 15, 1912, left a total estate of \$7,856,123, with a net value of \$7,056,186. According to the report of the Transfer Tax appraisers filed on Tuesday the residuary estate, comprising the bulk of the holdings, is to be held in trust during the life of Mrs. Mary Doelger, widow. At her death the sons will receive their interests in the trust outright, and the shares of the daughters will be held in trust for them, they receiving the incomes and their issue receiving the principal at their deaths.

The total value of the residuary trust is fixed at \$6,015,712. The value of each of the eight trusts is \$751,964. Realty

owned by Mr. Doelger is valued at \$5,395,022; cash and bank deposits, \$456,399; personality, claims and mortgages, \$1,279,767; stocks and bonds, \$724,934. There were deductions for expenses of administration of \$200,000. Debts amounted to \$439,123 and commissions to \$157,502. The realty includes 116 parcels in Manhattan, 24 parcels in Brooklyn, 10 in Queens, 2 lots in Nassau county and 2 lots in Suffolk county. Details of the specific real estate holdings in Manhattan and the Bronx, giving the location and the estimated market value will be found elsewhere in the Record and Guide under Real Estate Appraisals.

### NO STAMPS ON LICENSES.

#### Superintendent Hasbrouck Reverses Previous Ruling.

State Superintendent of Insurance Frank Hasbrouck has made a ruling upon the application of the emergency revenue or stamp tax law to certificates issued by the Insurance Department which affects many thousands of agents and brokers transacting the business of insurance in this State and all insurance corporations.

By a previous ruling, based upon an opinion of the United States Commissioner of Internal Revenue, which has since been changed, all insurance agents and brokers in the State were notified by the Superintendent of Insurance that an uncanceled revenue stamp of the denomination of ten cents must accompany every application for a certificate of authority required by the insurance law, so that such stamp might be affixed to the certificate when issued. These instructions are now withdrawn, under a new ruling by the U. S. Commissioners, that certificates are not subject to the tax.

#### A Handy Calendar Pad.

The old New Year spirit survives and pleasant greetings come and go on the phone and through the mail from many an office and shop in the real estate and building field.

A calendar pad for the year 1915, which accomplishes the work of a complete card index and preserves old memoranda, is being sent as a New Year gift by the Charles F. Noyes Company, of 92 William street, to the friends and clients of the firm. Wall calendars, inkwells and other articles of office utility are also going around to prove that business is not entirely business but that a little fellow feeling always manages to get in to salt or sweeten.

#### How Fast the Years Roll 'Round.

The nineteenth annual dinner of the Real Estate Board of New York will be held at the Waldorf-Astoria, Saturday evening, February 6. Tickets, \$5 each. These annual dinners have always been exceptionally fine occasions. Coming on a Saturday night, the most care-free night of the week, they can be enjoyed to the full. This year Elisha Sniffin, Donald W. Brown, Joseph P. Day, Edward L. King and Robert T. McGusty are the dinner committee.

#### United Owners' Ball.

On Thursday, January 7, the annual entertainment and ball of the United Real Estate Owners' Association will be held at Terrace Garden in East 58th street, near Lexington avenue. The occasion promises to be of importance, not only as a social affair, but as affording the only opportunity during the year when the members of all the various "Locals" can meet each other for conversational exchange of views.

**LAW DEPARTMENT**

**Brokers' Commissions.**

*Editor of the RECORD AND GUIDE:*

Will you state in your columns what commission a broker is entitled to in the matter of a lease for two years, with an option for five years more? In the absence of any agreement to the contrary, is he entitled to a commission on the option, if exercised, and if so, when would the commissions be payable and how would they be divided?

**BROKER.**

Answer: The new regulations of the Real Estate Board of the City of New York, as found in the Manual for 1915, provide, in reference to leases, that "if the term be for a period of over one year and less than three, a commission shall be charged on the average yearly rental of two and one-half per cent., but the amount shall not be less than one per cent. on the gross rental." Further, the regulations provide that "should there be a clause in the lease for a term under twenty years, giving the lessee the option of a further term, and should he avail himself of such option, the owner shall pay the broker the commission due on the rent to be paid during such extension." The stated commission on leases for three years and over is one per cent. on the gross rental. The prevailing practice in regard to renewals (see Manual for 1914) has been to make the commissions to be paid the subject of special agreement between the parties.

**Entitled to Their Commission.**

A jury in the Supreme Court, Part XIV, last week, before Mr. Justice Cohalan, awarded L. Tanenbaum, Strauss & Co., Inc., over three thousand dollars' commissions in an action instituted by them against the Wilson estate. This case presented an interesting feature from a real estate brokerage standpoint. The evidence adduced by the plaintiff showed that in October, 1912, G. Searing Wilson, representing the estate, authorized L. Tanenbaum, Strauss & Co., as brokers, to lease a portion of the Wilson Building, situated at Broadway and 33d street. The latter informed Mr. Wilson that the Exchange Buffet Corporation, offered fifteen thousand dollars per annum for a twenty-one year term.

The brokers continued to negotiate until the early part of February, when they were informed that the lease had been closed with the Exchange Buffet Corporation through other brokers substantially on the terms originally offered. The defendants' proof showed that the brokers closing the transaction had been retained in January, 1913, and had received a commission of one-half of one per cent. Mr. Justice Cohalan submitted to the jury, for its determination, the question whether they believed L. Tanenbaum, Strauss & Co. to be the procuring cause of the lease, further stating that if they were the procuring cause even though another broker received a commission, and even though they were not present when the lease was finally concluded, that they were nevertheless entitled to their commissions. The jury rendered a verdict as above stated. The attorneys for the plaintiff were Strouse & Strauss, with Henry W. Unger, of counsel. The attorneys for the defendants were Everett, Clarke & Benedict.

**LOCAL IMPROVEMENTS.**

The following resolutions have been approved:

1287. Constructing sewers and appurtenances in Rhinelander avenue, between Cruger avenue and Holland avenue; in Holland avenue, between Rhinelander avenue and Hunt avenue; in Hunt avenue, between Holland avenue and Bear Swamp road; in Bear Swamp Road, between Hunt avenue and Bronx Park East; in Bronx Park East, between Bear Swamp road and summit north of Mace avenue; in Pelham Parkway north, between Bronx Park East and

Olinville avenue; in Olinville avenue, between Pelham Parkway North and summit north of Mace avenue; in Waring avenue, between Olinville avenue and the east side of White Plains road; in White Plains road (west side), between Waring avenue and summit north of Mace avenue; and in White Plains Road (east side), between Waring avenue and Mace avenue, together with all work incidental thereto.

1288. Constructing sewers and appurtenances in Rhinelander avenue, between Holland avenue and Muliner avenue; in Muliner avenue, between Rhinelander avenue and Brady avenue; in Neill avenue, between Muliner avenue and the existing drain east of Fowler avenue; in Brady avenue, between Muliner avenue and Holland avenue; and in Wallace avenue, between Rhinelander avenue and Bear Swamp road, together with all work incidental thereto.

1295. Constructing sewers and appurtenances in Muliner avenue, between Brady avenue and Pelham Parkway South; and in Bogart avenue, between Lydig avenue and Pelham Parkway South; and in Pelham Parkway South, between White Plains road and the property of the New York, Westchester & Boston Railroad Company; and in Lydig avenue, between Matthews avenue and Holland avenue; and in unnamed street, north of the property of the New York, Westchester & Boston Railroad Company, between Bear Swamp road (Bronxdale avenue) and Brady avenue; and in unnamed street, south of the property of the New York, Westchester & Boston Railroad Company, between Neill avenue and Matthews avenue; and in Neill avenue, between Hunt avenue and Barnes avenue; and in Barnes avenue, between Brady avenue and Pelham Parkway South; and in unnamed place, north of the property of the New York, Westchester & Boston Railroad Company, between Brady avenue and Matthews avenue; and in Matthews avenue, between said unnamed place and Pelham Parkway South; and in Colden avenue, between Bogart avenue and Neill avenue; and in Brady avenue, between Muliner avenue and Radcliffe avenue; and in Radcliffe avenue, between Brady avenue and Colden avenue; and in Lydig avenue, between Colden avenue and Lurting avenue; and in unnamed street, north of the property of the New York, Westchester & Boston Railroad Company, between Bogart avenue and Paulding avenue; and in the Plaza, between Bogart avenue and Paulding avenue; and

**Crotona District.**

1268A. Furnishing and laying 79 lin. ft. of flagging on the westerly side of Morris avenue in front of premises southwest corner of East 153d street and Morris avenue, block 2442, lot 18, together with all work incidental thereto, in accordance with section 435 of the Greater New York Charter as amended.

1286. Constructing sewer and appurtenances in Bryant avenue, from the end of the existing sewer north of East 167th street to the existing sewer at the intersection of East 167th street and Bryant avenue, together with all work incidental thereto.

Total estimated cost, \$785; assessed value of the real estate included within the probable area of assessment is \$111,500.

Estimated cost for each 25-ft. lot \$35 indirect benefit. Title vested. Outlet built.

1290. Constructing a receiving basin and appurtenances at the southwest corner of East 149th street and Morris avenue, together with all work incidental thereto, in accordance with section 435 of the Greater New York Charter as amended.

1277. Rebuilding sewer and appurtenances in East 148th street, between Park avenue and Morris avenue, together with all work incidental thereto.

Total estimated cost, \$12,200; assessed value of the real estate included within the probable area of assessment is \$1,287,170.

Estimated cost for each 25-ft. lot \$175 where directly benefited, and \$25 where indirectly benefited.

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Since the southern half of Nassau County, Long Island, has been undergoing development into a suburban home area of New York City it has presented topographical features to the investing public, peculiarly its own level and absorbent country and natural waterways about a mile apart that are arms to Hempstead Bay, the latter of which divides the mainland from the actual ocean coast line.

The combination of sand and loam that comprises the land of the south shore makes excavating for home foundation purposes easy and eliminates the considerable comparative expense attendant upon excavating in territory where rock abounds or where the strata is harder and more composite.

Heavy rains pass into southern Long Island soil rapidly and the Borough of Brooklyn has found copious water beds beneath it from which it draws the larger part of its water supply. The villages throughout the southern part of Nassau County obtain their water supply from the same source and consequently there is no water problem for a steadily augmenting suburban population. When the city of New York completes its Catskill water supply system, Brooklyn will draw but a nominal volume of water from Long Island. Its ponds and reservoirs there will be kept for emergency uses.

Because of the adjacency of southern Nassau County to Brooklyn and a plethora of rapidly growing villages there is very little acreage remaining undeveloped within its area. The Randalls have reclaimed and improved all of the shore front acreage at Freeport, and operators and builders and the general expansion of villages have caused the up-building of all the large areas easily accessible to railroad and trolley west of Rockville Centre in Nassau County.

Comprising seven hundred acres, the shore front of Baldwin is now in process of substantial development and improvement. It is among the last of the numerous large tracts of land that abounded on the south shore of Nassau County a decade ago; and the fact demonstrates the rapidity with which the southern half of the county has been acquired for suburban home purposes. Because of its triple waterway system that connects with the bay, the shore front area of Baldwin is known as Baldwin Harbor. Its growth is propagated by the influx of New York business men and their families, and their coming has necessitated the installation of municipal improvements.

—Great inequality now exists in the size of the present aldermanic districts. In 1913 in the smallest district (32nd, Bronx) the vote was 2,984; in the largest (34th, Bronx) the vote was 22,766. In Manhattan Borough about one-half of the voters elected nearly two-thirds of the aldermen. In Brooklyn eight districts of twenty-four cast about half the full vote, that is to say, half of the voters elected two-thirds of the aldermen. That was the average ratio throughout the city in 1913.

**PRIVATE REALTY SALES.**

Closing days of 1914 brought another \$1,000,000 deal and interest in tenement properties in various sections of the city. A Queens County transaction involved about \$850,000, and affected a large undeveloped tract that has been in litigation for many years. When it is considered that the week was handicapped by its position between two of the most important holidays of the year, the business may be regarded as encouraging. There were few large transactions; the tendency being rather for the acquisition of smaller properties.

With the close of the year also came the general feeling that real estate has been through its worst period and that the new year will bring with it a continued improvement in the mortgage market with its coincident beneficial influences on sales by private treaty.

The total number of sales reported and not recorded in Manhattan this week was 19 as against 12 last week and 15 a year ago.

The number of sales south of 59th street was 9, as compared with 2 last week and 6 a year ago.

The sales north of 59th street aggregated 10, as compared with 10 last week and 9 a year ago.

The total number of conveyances in Manhattan was 95, as against 92 last week, 12 having stated considerations totaling \$241,655. Mortgages recorded this week number 51, involving \$138,020 as against 49 last week, totaling \$738,020.

From the Bronx 6 sales at private contract were recorded, as against 8 last week and 14 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$585,958, compared with \$1,596,525 last week, making a total for the year of \$43,473,645. The figures for the corresponding week last year were \$2,097,751 and the total from Jan. 1, 1913, to Jan. 1, 1914, was \$49,405,882.

**\$850,000 Rockaway Coast Deal.**

F. Newman bought the Remington Vernam estate property of the New York City Waterfront Company, at a reported price of \$850,000. The tract includes all the vacant land between the Arverne and Edgemere lines, the Atlantic Ocean and the Rockaway Boulevard. The frontage along the ocean is about 3,700 feet and the depth about 800 feet. In extent it is as large as Arverne and larger than Edgemere. About 100 acres of the tract was later re-sold to the S. & L. Construction Company. L. Schumacher and Julius Levy. This land, fronting about 1,000 feet along the Rockaway coast, will be developed into building lots. The Vernam estate has an interesting history. For twenty-four years prior to 1913 the property was in litigation, various parts of it having been claimed by owners whose interests were disputed. Parts of the property were transferred from time to time, but one year ago the courts set aside many of these transfers and gave the land back to the Vernam heirs.

**\$1,250,000 Exchange.**

Julian T. Davies of the law firm of Davies, Auerbach & Cornell bought through Tucker, Speyers & Company, from the E. A. L. Construction Company, Edgar A. Levy, president, the recently-completed twelve-story elevator apartment house at 150 East 72d street, southeast corner of Lexington avenue, on plot 104.4x80. In part payment Mr. Davies gave the Bancroft Building, a ten-story mercantile structure at 3-7 West 29th street, on plot 74.6x98.9. The transaction involved approximately \$1,250,000.

**Long Island City Building.**

John Katzman purchased from the Rickert-Finlay Realty Company, twenty-five lots with a frontage of 500 feet on Ditmars and Van Alst avenues and McClellan place, Astoria, the remainder of the block on which he is building an apartment house accommodating 84 families. Plans are being prepared by Edward Hahn for a similar operation on the plot just acquired. The estimated cost of the two buildings is about \$300,000.

**Harlem-Suburban Exchange.**

Derschuch & Co. sold to the Vortex Company, Inc., C. J. Stein, president, to J. A. Mucke, the seven-story elevator apartment house on plot 52x100, at 531 and 533 West 124th street. The same brokers resold the property, the last purchaser giving in part payment eight two-family dwellings and sixty lots, at Elmsford, N. Y., together with 112 lots at Ardsley Heights, Westchester county, N. Y. The transaction involved about \$90,000.

**Manhattan—South of 59th St.**

NEW CHAMBERS ST.—D. H. Jackson Co. bought from Sadie Davis, 81 New Chambers st, through to 93 James St, a 6-sty tenement, on plot 33.7x85.7x25.6x66, with stores in both streets.

January 1, 1915

# To Real Estate Owners

*The accompanying letter explains itself:*

TELEPHONE 2000 JOHN

**PAUL B. WARNER**  
PUBLIC ACCOUNTANT  
37-39 LIBERTY STREET

NEW YORK, December 9, 1914.

Charles F. Noyes, President,  
Charles F. Noyes Company,  
92 William Street, City.

Dear Sir:—

Enclosed you will find annual Business and Financial Statement for the year ended the 30th day of April 1914.

The report comprises various Exhibits and Schedules, which reflect a full and complete analysis of the operations of the business, departmentally and also on a per centum basis.

This report also contains comparative statistical data of your Agency, Selling and Renting Departments and sets forth the remarkable growth of your business in each department, yearly, from April 1909 to and including April 1914; a very unusual showing under the existing business depression.

To illustrate this increase you will note that the figures of April 1914 over April 1909, in per centum, are as follows:—

Number of Owners	287.50%
Number of Properties	400.00%
Number of Tenants	817.75%
Rents charged to Tenants	632.77%
Charges to Owners for Management	668.24%

The accounting department is in splendid condition and the report enclosed has my certification attached.

Very Respectfully,  
*P. B. Warner.*

IN making public the above letter we do so with a feeling of pride, but to-day, just as in 1898, when this company began, its office is open from 8.30 until 6.30 at night. We attribute our increase in business to hard work and the good service which we try to give to our clients. Business entrusted to us, whether a mortgage loan application, the selling of property or the leasing of business premises, receives our closest attention. There is always someone in authority to courteously meet clients. We have the organization to accomplish results, and we do accomplish results. We will continue to grow just as long as we deserve to grow—no longer.

In our Agency Department we have two Plant Engineers, both college men, who, while their theoretical training is excellent, have also a practical experience which is almost invaluable to clients struggling with Labor Department, Fire Department and other violations. In the economical administration of power plants and office buildings this Department renders service second to none in New York City. This technical engineering service is provided free to our clients. On our pay-roll are an Architect and a Draughtsman, and in every other Department, Mortgage, Renting or Selling, our office carries real experts.

Our organization is HANDLED ALONG CO-OPERATIVE LINES. We believe we were one of the first real estate offices to recognize that substantial success would be largely due to the efforts of our employees. Our policy in this regard is not an uncertain, indefinite policy, for self-advertisement, but a fixed plan of disbursing practically all of our profits among our employees, from the office boy to the President.

**BUSINESS GAIN**

We make public the letter of our Accountant showing the increase of our business because we are happy and proud to have accomplished such results. And these results only spur us on to further activity. As a matter of fact, the business we have gained since April, 1914, up to the present time IS IN EXCESS OF OUR GAIN FOR THE CORRESPONDING PERIOD OF THE YEAR BEFORE. While a feeling of pessimism apparently prevails in certain quarters, it does not rest over this office. Our business has gained, and is gaining, and we most optimistically look to the future.

As heretofore, this Company will continue to specialize in business property. Our Management Department, our Selling Department and our Leasing Department are so well known that it is needless to call attention to their strength. Each of these Departments is in charge of an expert. It is this particular branch of our business that WE HAVE BEEN SPECIALIZING FOR 16 YEARS.

**MORTGAGE DEPARTMENT**

This is the Department that we wish to call special attention to. Recently Edwin C. Benedict came to us to take charge of this Department. Mr. Benedict has devoted his time to the mortgage business for the past 12 or 15 years. He is probably one of the best known mortgage men in New York, having been since 1907 a Director of A. W. McLaughlin & Company, one of the foremost, if not the foremost, exclusive mortgage loan houses in Manhattan. We have plenty of money to loan on bond and mortgage, if the applications warrant. We hope those requiring mortgage money will submit their application to Mr. Benedict.

Thanking the owners of New York City real estate for the favors and courtesies that have been extended to us, and for making our business what it is to-day, and extending to the great real estate public, and to every competitor and friend that we have in the brokerage business the greetings of the season, and hoping that the cup of success will be as full for each and every one as it has been for us, we respectfully express our greetings for 1915.

## CHARLES F. NOYES COMPANY, 92 William St.

Telephone 2000 John

**DIRECTORS**

CHARLES F. NOYES President FISHER P. WEAVER Secretary FREDERICK B. LEWIS Vice-Pres. Agency Dept.  
WILLIAM B. FALCONER Renting Dept. JOSEPH D. CRONAN Sales Dept.

**PITT ST.**—Mrs. Lena Weissberg sold the 5-sty tenement, 11 Pitt st, on plot 25.8x128, to Rose Serbatsky.

**WATER ST.**—D. H. Jackson Co. bought from H. D. Olino, 336-338 Water st, two 4-sty buildings, on plot 37.9x67.3x irreg.

**22D ST.**—Michalover Brothers sold 419-421 East 22d st, two 4-sty. tenements on plot 62.6x 98.9, to Abraham Siegel, who gave in exchange Brooklyn property.

**37TH ST.**—George Bickelhaupt has resold 52 West 37th st, a 4-sty dwelling, on lot 21.6x98.9 to D. Sylvan Crakow.

**50TH ST.**—J. B. English has sold for W. B. Dismore to James P. Knight and John L. Knight the 3-sty stable, 136 West 50th st, on plot 25x100.

**28TH ST.**—Duross Co. sold the 4-sty. leasehold dwelling at 335 West 28th st. for Aaron Brown. The property is a perpetual leasehold, the ground rent being based on a new appraisal made every 21 years.

**55TH ST.**—Charles F. Noyes Co. sold for Dr. William H. McIntyre the 5-sty flat 538 West 55th st, on lot 25x100.

**AV E.**—Anthony C. Durschang sold 235-237 Av B, two 5-sty tenements, on plot 40.6x99, to F. D'Onofrio, who gave in part payment 158 West 119th st, a 4-sty dwelling, on lot 17x100.

**ST. NICHOLAS AV.**—Ennis & Sinnott bought from Herman Reher and William Volk the southeast corner of St. Nicholas av. and 178th st., a 5-sty. flat, with stores, on plot 36.5x100.

## Wants and Offers

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

**WANTED**—Used atlases in good condition; 2 of Queens, 2 of Brooklyn, and 2 of The Bronx, G. W. Bromley's preferred. No objection if dated not later than 8 years back. Communicate with Mr. Geo. S. Hiltz, 26-28 Beaver St., New York City. Telephone, Broad 3383.

**WANTED** male stenographer by a large estate firm; must have real estate experience and also be a good correspondent and be able to draw up leases. Christian and of good habits. Address, stating experience and salary desired to Box 454, Record & Guide.

**UNIVERSITY** graduate, Christian, 35 years old, with 12 years' real estate experience, will consider closing own office and connecting with a reliable firm, as manager of agency, mortgage or sales department. On salary and commission. Box 452, Record and Guide.

**EXCEPTIONAL** opening for a thoroughly good mortgage man with a progressive and financially strong real estate concern; only a resourceful, hard worker will fit the opportunity, and to such a man we offer very liberal arrangements; applications will be considered strictly confidential. **EXCEPTIONAL**, Box 450, Record & Guide.

**YOUNG** man with thorough experience in renting, collecting, attending to repairs, desires position where intelligent and economical handling of property is appreciated; salary moderate. Box 448, Record & Guide.

**YOUNG MAN**, 20, competent estimator of masonry in all its branches; general knowledge of all other lines in the building trades; experience incidental office work, bookkeeping, etc.; employed at present; would consider out of town position. **JACK ZUCKER**, 103 Park av., N. Y. City.

**SOUTHERN BOULEVARD**, 137th St., near Subway station, Cypress Ave.—Five lots for sale. Apply **HEBERD**, 141 South Tenth Ave., Mount Vernon.

**WE ARE** entirely out of **NEW YORK** Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number if both sections are delivered to us in good condition. This offer will expire on Jan. 8, 1915. Record and Guide Company, 119 W. 40th Street.

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### Manhattan—North of 59th St.

**80TH ST.**—Esther M. Dryfoos sold through Arnold, Byrne & Baumann the two 5-sty apartment houses, 218x220 East 80th st, on plot 50x 102.2, to the Vermilyea Realty Co., Charles Hensle, president, which gave in exchange 156-158 Sherman av, a 5-sty apartment house, on plot 50x150.

**83D ST.**—Edward C. H. Vogel resold for Charles and Margaret Jagels, 166 West 83d st, a 5-sty apartment house, on lot 25x109.

**86TH ST.**—Wolf Burlard is reported to have resold the 5-sty residence 36 West 86th st, on lot 25x102.2. It was formerly the home of John B. Stanchfield.  
**BRONX GOSSUP.**

**142D ST.**—Charles Meisel sold to Charles Schlivek, 458 West 142d st, a 4-sty dwelling, on lot 18x100. It was given in part payment for 982 Prospect av, a 5-sty apartment house, on plot 64x85.

**155TH ST.**—Oscar Weirnerman has sold 765 East 155th st, a 2-sty dwelling, on lot 20x96.

**180TH ST.**—S. & J. H. Albert have sold for the Haven Construction Co. 780 West 180th st, a 5-sty apartment house, to Walter J. Rich, who recently bought through the same brokers the block front on Fort Washington av, West 179th to West 180th st. In part payment Mr. Rich gave his property in Hillsdale, Bergen county, New Jersey, comprising about 3 acres.

**5TH AV.**—The Lawyers Mortgage Co. resold 1489 5th av, a 6-sty apartment house, on plot 37.6x100, which it acquired at foreclosure on December 10 for \$46,000.

### Bronx.

**BECK ST.**—Absar Realty Co., Abraham Weissman, president, has sold 895 Beck st., a 5-sty. apartment house, on plot 79x100.

**230TH ST.**—Cahn & Pittman sold to Frank Willets the plot 75x100 at the northeast corner of 230th st and Heath av.

**DALY AV.**—The Schoen Westchester Realty Co. has sold for the Steinmetz Construction Co. 2075 Daly av, a 5-sty. new law house, on plot 44x105.

**NELSON AV.**—Charles F. Noyes Co. sold for Florence I. Squires, the 4-sty apartment house, 1665 Nelson av, on plot 37.6x100.

**PARK AVE.**—David L. Woodall sold for John F. Kaiser the lot, 25x141, on the east side of Park av, 25 ft north of 181st st, to Mary A. Handibode, who owns the adjoining corner lot and now controls a plot 50x141.

### Brooklyn.

**HANCOCK ST.**—Bulkeley & Horton Co. sold 3-sty dwelling, 183 Hancock st, for Mrs. George R. Meeker.

**SCHAEFFER ST.**—E. K. Ramee sold the 2-sty, 1-fam. house, 60 Schaeffer st, for Jane A. Friez and re-sold same to Robert Moser.

**STANHOPE ST.**—James M. Hawley sold for John Reis to John F. Wetjen and Barbara Wetjen, the 2-sty dwelling, 184 Stanhope st, on lot 20x100.

**UNION ST.**—John Pullman sold 719 Union st., a 4-sty. tenement on lot 25x100 for George M. Banta to Antonio Criolli.

**LINDEN AV.**—H. A. Crosby sold 593 and 595 Linden av, two 2-sty dwellings, for Moreland Operation Co., to Frederick Randall, and 132 Clifton pl, a 2-fam. dwelling, for A. H. O'Malley to Laura Baker.

**VANDERBILT AV, ETC.**—Charles F. Noyes Co. has sold for Eleanor Zeller, 71 Vanderbilt av, on plot 23x100, and to a client of William Miller the 3-sty dwelling, 481 Waverly av, on plot 16.8x100.

**13TH AV.**—Henry Rockmore sold to Inas Goldberg a 3-sty flat, with stores, 20x68, on the north side of 13th av, 20 ft southwest of 53d st, Borough Park.

### Queens.

**LONG ISLAND CITY.**—Burton Thompson sold for James Horak the vacant northeast corner of 2d and Hoyt avs, containing about 9,000 sq. ft., with a 100-ft. frontage on 2d av. The property was held at \$20,000. An express station of the new subway will be located on the corner.

**LONG ISLAND CITY.**—Joseph F. Negreen bought from the Stuyvesant Realty Co., the plot 36x92, at the corner of Hulst and Skillman avs.

**ROSEDALE.**—New York Suburban Land Co. sold 40x100 in Sterling pl to A. R. Roberts and 80x100 in Oxford pl to A. Lambert.

### Richmond.

**DONGAN HILLS.**—Horace S. Ely & Co. sold for Donald C. Craig the Perine homestead, built about 1688, to the Staten Island Antiquarian Society. The house stands on about an acre of land, and is being restored for the uses of the buyer and the Garden Club of Staten Island. It is understood that part of the premises will be sub-leased for headquarters of a chapter of the Daughters of the Revolution.

### Rural and Suburban.

**GARWOOD, N. J.**—New York Suburban Land Co. sold 60x100 in Maple st to F. E. Donnelly and 40x100 on Hazel av to W. Inglis.

**NEW YORKTOWN HEIGHTS, N. Y.**—The George J. Griffin estate of 300 acres has been purchased by John G. Hallimond, of New York, for about \$35,000.

**OLD WESTBURY, L. I.**—Cocks & Willets sold the Albert H. Thomas property to H. K. Underwell, of New York, and to D. Fairfax Bush part of the Waldron Farm at Brookville, L. I.

**PORT WASHINGTON, L. I.**—The one-time Benjamin Mott homestead property, about 40 acres, extending from Sands Point rd. to high water mark of Long Island Sound, between the properties of Howard Gould and A. Fraser, has been sold to Ralph H. Howes, of Manhattan, for about \$100,000.

### LEASES.

#### 63-Year Hudson Street Lease.

Norman Denzer, representing B. B. Davis & Company, has leased for 63 years from Bavena T. D. Merriman, the plot, 42x70, at present covered by the 2½-story buildings, 254-256 Hudson street. The lease is for 21 years, with two renewals, making a total of 63 years. The lessees are in the mail order liquor business and own and occupy the eight-story building adjoining. They have taken this plot in order to build a similar building for occupancy. This property has been in the Merriman family for over 100 years, and this is the first deal in which it has figured.

#### New Madison Avenue Firm.

The Aimone Manufacturing Company, furniture makers, now in East 23d street, have leased through Van Norden & Wilson, the four-story building, on plot 75x100, at the northwest corner of Madison avenue and 45th street, formerly occupied by the railroad men's branch of the Y. M. C. A. The railroad men's club was erected by Cornelius Vanderbilt in 1887, and endowed by him. Upon completion of their new home at Park avenue and 49th street, about a year ago, the building was vacated and has since remained idle.

#### Upper Broadway Store Leases.

The Paterno Construction Company leased through Louis Kempner, the two corner stores in the thirteen-story apartment house, now being built at the northwest corner of Broadway and 84th street, to Henry Nockin, retail jeweler, for ten years, at an aggregate rental of about \$100,000. Matthew J. Kane, druggist, also leased from Paterno Brothers, through the John H. Blood Company, the corner store in the "Rexton," at the southeast corner of Broadway and 79th street for ten years at an aggregate rental of about \$60,000.

#### New Plant for Paper Co.

The Paper Novelty Manufacturing Company which recently lost its plant in East 48th street by fire, has leased from Elsa A. Beckel, through Geo. R. Read & Company, the five-story building 225-227 East 36th street. The building contains 40,000 square feet and was rented for ten years, from Feb. 1, 1915, at an aggregate rental of about \$72,000.

#### D. S. C. Leases at Waterfront.

Max Just leased for Alexander Walker, president of the Colonial Bank, to the City of New York, the eleven lots, including the stable and docks, at 206th street and Harlem River. It will be used by the Department of Street Cleaning.

### Manhattan.

**BARNETT & CO.** leased the store at 21 East 125th st to the Public Stamp Corporation for a premium and distribution parlor.

**BARNETT & CO.** leased the store in 114 East 125th st to the Norcross Fruit Co.

**BASTINE & CO.** leased at 202 East 12th st the 3d loft to the Mint Products Co., of 28 West 22d st, and through Heil & Stern, the 5th loft to Abraham Sigelstein, manufacturer of cloaks and suits, and as agents of 112 East 19th st, offices to J. de Sola Mendes, toilet preparations; through M. & L. Hess, Inc., to the Imperial Ribbon Co. and Abraham Levy, and through Carstein & Linnekin to Scheisser & Bechtel, silk merchants.

**DANIEL BIRDSALL & CO., INC.**, rented the store, basement, sub-basement and 1st loft at 56 and 58 Murray st, to the Sickels-Loder Co., hardware dealers.

**DANIEL BIRDSALL & CO., INC.**, rented the vacant loft in 8 Washington pl to M. Mayer. All but one of these lofts are occupied by firms identified with the hat trade. The same brokers have also leased the last remaining loft in 119 and 121 West 23d st, running through to 24th st, to H. & J. Homsy, of 33 East 21st st.

**VASA K. BRACHER** leased apartments in 301 West 106th st to Albert Winsten, and for Frank H. Main to John J. Radley; in 206 West 95th st to D. J. McClintock, Thomas O. Moore, Joseph M. Tobias and Dr. H. V. Wildman; and in 24 West 60th st to Michael Crilly and to Eugene Suhay.

**ELLEN & JEFFREY** leased space in Aeolian Hall to Louis Joseph Vance, Miss Isadora Duncan, Miss Louise E. Dow, Miss Jean I. Rowell and Dr. W. R. Wengorovius.



DOUGLAS L. ELLIMAN & CO. leased a duplex apartment in 969 Park av to Mrs. Cleveland Ferris; apartments in 449 Park av for Camman, Voorhees & Floyd, agents, to Mrs. William H. Pomroy; in 274 Madison av to Mrs. Anne Walkott, and in conjunction with J. P. Whiton-Stuart Co., agents, in 116 East 63d st to Langdon Geer.

DOUGLAS L. ELLIMAN & CO. leased the store in 124 East 41st st for Mrs. J. L. McKay to the Spray Carbonator Co., of 88 Walker st; and apartments in 20 East 48th st to Wacío O. Gorski; in 19 East 57th st to Meredith L. Montague; and in 829 Park av for Pease & Elliman to Charles Coe Townsend.

JOHN N. GOLDING leased for Peck & Peck the 4th and 5th floors in 586 5th av to the Lechtenstein Millinery Co., of 584 5th av, which will connect the two floors with its present building.

HEIL & STERN leased for M. Cohen & Bros. Realty Co., 4th loft in 31 to 37 West 27th st, to Epstein & Levy, of 584 Broadway; for 142 West 26th St. Co., 10th loft in 142 and 144 West 26th st, to Lester Dress Co.; 12th floor in 137 and 139 West 25th st, to H. Drusin Co.; 7,000 ft on the 6th floor in 71 West 23d st, to Goldman Bros., and for Greenwich Savings Bank, store and basement in 28 and 30 Waverly pl, to Morse Bros. & Ehrlich, of 30 West 3d st.

M. & L. HESS, INC., leased 5,000 sq. ft. on the 14th floor of the Hess Building at 4th av and 26th st to Grant S. Kelley, of 354 4th av, dealer in woolens; rooms 1619-20 to the Samuel Ward Mfg. Co., of Boston, Mass., the latter firm being represented by Southack & Ball.

THE HOUGHTON CO leased for Dr. Henry D. Chapin the 4-sty dwelling at 159 West 85th st, to Mary H. Rose.

HUBERTH & HUBERTH leased to the Polack Tyre and Rubber Co. the store in 10 West 62d st in the Motor Mart with 7,500 sq ft of basement space and the rear portion of the 2d floor, to be used for their executive offices, and in connection with this the large electric sign.

LOUIS HUTTER & MORRIS GINSKY leased the North Star Theatre, at the north corner of 5th av and 106th st, to a client.

A. KANE & CO. rented for the Farmers' Loan & Trust Co., trustees for the estate of Stephen H. Martling, 227 West 120th st to Jerome Stantley.

THE PAYSON McL. MERRILL CO. leased to Mrs. A. M. Overton the 5-sty American basement dwelling at 75 East 56th st.

PEASE & ELLIMAN rented for Thomas Snell to Paul G. Melies the 4-sty dwelling, at 326 Lexington av.; furnished for Mrs. Eugene Griffin to Henry O. Havemeyer, the 5-sty Amer. residence, at 17 East 86th st, and an apartment in 850 Park av to A. S. Roberts, Jr.

PEASE & ELLIMAN leased in 200 West 58th st a store to John W. Ferrier; and apartments in 895 West End av for Joseph O'Hare to M. O. Schaefer; for Mrs. Campbell in 200 West 58th st, to Arthur W. Page, in 56 West 11th st, as agents, for Mrs. Charles W. Leavitt, to C. H. and L. R. Robinson.

PEASE & ELLIMAN leased furnished for Chester M. Williams to H. B. Clark the 5-sty residence at 57 East 74th st.

L. J. PHILLIPS & CO. leased to the Naegeli Furniture Co., of 2098 3d av, for Charles C. Marshall a proposed building, two stories and basement, to be erected on plot 40x100, at 623-625 West 181st st. This is the last unimproved site, with the exception of the 25-foot corner adjoining, on this thoroughfare, and completes the development of the 100 feet owned by Mr. Marshall at this point, the remainder of which was built upon last spring and is now occupied by the department store of L. Wertheimer & Co.

PEPE & BRO. and CHARLES F. NOYES CO. leased for London, Liverpool and Globe Ins. Co. the store and basement in 131 to 135 Prince st, to be used for the bottling of Italian wine.

GEO. R. READ & CO. leased the store and basement in 244 5th av to Dobbs & Co., of 242 5th av; to the Solar Light Co., of 237 Lafayette st, the 3d floor, containing 11,000 sq ft, in 383 to 385 West Broadway, through to 69 to 71 Wooster st; the store in 262 Greenwich st to William D. Snedaker, and to the McClure Publishing Co. the 10th floor at 137 and 139 East 25th st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO., leased the parlor floor in 28 East 46th st to Misses Maud R. and Ella Borland.

THE M. ROSENTHAL CO. leased the store in 872 Broadway to Philip Feldman, dealer in neckwear.

LOUIS SCHRAG leased for M. Manheimer the top loft in 149 West 27th st to Charles Goldberg & Co.; for Samuel Heyman, the top loft in 158 West 23d st, to Liebowitz & Kantrowitz, of 11 West 17th st.; for Charles W. Mayne, the 3d loft in 116 West 22d st, to Loewenstein & Goldstein, of 15 East 26th st; for Jacob Werner, a loft in 291 and 293 7th av, to the Loyal Waist Co., and for Lelia B. Wall, the 1st loft in 55 West 25th st, to Stein & Satarsky, of 104 West 26th st.

THE VANDERBILT CONCOURSE CORPORATION, which is erecting the 20-sty office building at Vanderbilt av and 45th st, has made two space leases from the plans. To the Holbrook, Cabot, Rollins Corporation, now in the Chelsea Bank Building, at Madison av and 43d st, it has leased the greater portion of the 14th floor, and to the estate of W. J. Rainey, now in the Harriman Bank Building, at 5th av and 44th st, almost the entire 15th floor.

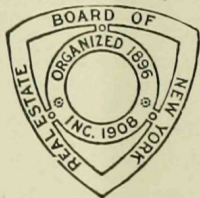
FREDERICK WINANT leased the 5-sty stable at 335 to 341 West 16th st, on lot 100x92, for Edward H. Landon, to the 7th Av. Contracting Co., Inc., a new company having contracts in connection with the building of the 7th av. subway.

WORTHINGTON WHITEHOUSE leased for Mrs. D. Appleton Pearson her residence at 71 East 77th st to Henry F. Godfrey.

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Queens.

JOHN STICH & CO. rented for James McCabe his house on Central av, Far Rockaway, to Miss Teresa F. Egan.

Suburban.

HUGHES & WHITBY leased at Montclair, N. J., the residence at 6 Rydal pl for Youle T. Frazee to Thomas B. Rhodes.

REAL ESTATE STATISTICS

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

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

MANHATTAN

Conveyances.

	1914		1913	
	Dec. 24 to 30	Dec. 26 to 31	Dec. 24 to 30	Dec. 26 to 31
Total No.	95	102	95	102
Assessed value	\$4,092,500	\$7,345,000	\$4,092,500	\$7,345,000
No. with consideration	12	6	12	6
Consideration	\$241,655	\$272,250	\$241,655	\$272,250
Assessed value	\$270,500	\$267,000	\$270,500	\$267,000

	1914		1913	
	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31
Total No.	7,068	7,670	7,068	7,670
Assessed value	\$467,999,557	\$494,384,261	\$467,999,557	\$494,384,261
No. with consideration	788	996	788	996
Consideration	\$33,684,192	\$40,527,760	\$33,684,192	\$40,527,760
Assessed value	\$36,091,721	\$43,891,762	\$36,091,721	\$43,891,762

Mortgages.

	1914		1913	
	Dec. 24 to 30	Dec. 26 to 31	Dec. 24 to 30	Dec. 26 to 31
Total No.	51	70	51	70
Amount	\$738,020	\$3,042,726	\$738,020	\$3,042,726
To Banks & Ins. Cos.	13	21	13	21
Amount	\$314,500	\$2,145,000	\$314,500	\$2,145,000
No. at 6%	21	37	21	37
Amount	\$196,950	\$1,806,416	\$196,950	\$1,806,416
No. at 5 1/2%	3	2	3	2
Amount	\$16,000	\$707,000	\$16,000	\$707,000
No. at 5%	11	16	11	16
Amount	\$331,500	\$362,000	\$331,500	\$362,000
No. at 4 1/2%	1	1	1	1
Amount	\$32,625	\$2,000	\$32,625	\$2,000
No. at 4%	1	1	1	1
Amount	.....	\$30,000	.....	\$30,000
Unusual rates	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Interest not given	15	13	15	13
Amount	\$160,945	\$135,310	\$160,945	\$135,310

	1914		1913	
	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31
Total No.	3,973	4,844	3,973	4,844
Amount	\$118,644,880	\$165,448,180	\$118,644,880	\$165,448,180
To Banks & Ins. Cos.	854	1,215	854	1,215
Amount	\$53,211,524	\$95,873,399	\$53,211,524	\$95,873,399

Mortgage Extensions.

	1914		1913	
	Dec. 24 to 30	Dec. 26 to 31	Dec. 24 to 30	Dec. 26 to 31
Total No.	26	53	26	53
Amount	\$1,213,900	\$1,587,625	\$1,213,900	\$1,587,625
To Banks & Ins. Cos.	13	25	13	25
Amount	\$860,400	\$1,074,500	\$860,400	\$1,074,500

	1914		1913	
	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31
Total No.	1,948	1,922	1,948	1,922
Amount	\$109,258,480	\$86,487,683	\$109,258,480	\$86,487,683
To Banks & Ins. Cos.	703	625	703	625
Amount	\$69,913,210	\$53,006,050	\$69,913,210	\$53,006,050

Building Permits.

	1914		1913	
	Dec. 25 to 31	Dec. 27 to 31	Dec. 25 to 31	Dec. 27 to 31
New buildings	3	3	3	3
Cost	\$37,500	\$12,629,000	\$37,500	\$12,629,000
Alterations	\$138,130	\$99,125	\$138,130	\$99,125

	1914		1913	
	Jan. 1 to Dec. 31	Jan. 1 to Dec. 31	Jan. 1 to Dec. 31	Jan. 1 to Dec. 31
New buildings	396	553	396	553
Cost	\$44,615,065	\$69,724,365	\$44,615,065	\$69,724,365
Alterations	\$10,762,204	\$11,553,299	\$10,762,204	\$11,553,299

BRONX.

Conveyances.

	1914		1913	
	Dec. 24 to 30	Dec. 26 to 31	Dec. 24 to 30	Dec. 26 to 31
Total No.	63	107	63	107
No. with consideration	4	8	4	8
Consideration	\$14,170	\$51,475	\$14,170	\$51,475

	1914		1913	
	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31
Total No.	6,028	7,558	6,028	7,558
No. with consideration	564	740	564	740
Consideration	\$6,636,156	\$6,373,744	\$6,636,156	\$6,373,744

Mortgages.

	1914		1913	
	Dec. 24 to 30	Dec. 26 to 31	Dec. 24 to 30	Dec. 26 to 31
Total No.	27	54	27	54
Amount	\$136,749	\$487,432	\$136,749	\$487,432
To Banks & Ins. Cos.	.....	4	.....	4
Amount	.....	\$95,500	.....	\$95,500
No. at 6%	14	26	14	26
Amount	\$89,272	\$112,252	\$89,272	\$112,252
No. at 5 1/2%	4	8	4	8
Amount	\$18,500	\$182,780	\$18,500	\$182,780
No. at 5%	1	7	1	7
Amount	\$20,000	\$127,500	\$20,000	\$127,500
Unusual rates	.....	1	.....	1
Amount	.....	\$4,000	.....	\$4,000
Interest not given	8	12	8	12
Amount	\$8,977	\$60,900	\$8,977	\$60,900

	1914		1913	
	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31
Total No.	3,631	5,518	3,631	5,518
Amount	\$30,534,372	\$38,982,242	\$30,534,372	\$38,982,242
To Banks & Ins. Cos.	331	370	331	370
Amount	\$6,020,701	\$6,716,341	\$6,020,701	\$6,716,341

Mortgage Extensions

	1914		1913	
	Dec. 24 to 30	Dec. 26 to 31	Dec. 24 to 30	Dec. 26 to 31
Total No.	12	21	12	21
Amount	\$161,500	\$371,300	\$161,500	\$371,300
To Banks & Ins. Co.	2	3	2	3
Amount	\$21,500	\$170,000	\$21,500	\$170,000

	1914		1913	
	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31
Total No.	686	647	686	647
Amount	\$13,309,310	\$13,666,510	\$13,309,310	\$13,666,510
To Banks & Ins. Cos.	134	123	134	123
Amount	\$3,646,150	\$3,507,650	\$3,646,150	\$3,507,650

Building Permits

	1914		1913	
	Dec. 24 to 30	Dec. 26 to 31	Dec. 24 to 30	Dec. 26 to 31
New buildings	4	8	4	8
Cost	\$18,700	\$150,550	\$18,700	\$150,550
Alterations	\$3,500	\$5,000	\$3,500	\$5,000

	1914		1913	
	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31
New buildings	708	823	708	823
Cost	\$16,259,782	\$20,062,689	\$16,259,782	\$20,062,689
Alterations	\$1,009,660	\$1,262,168	\$1,009,660	\$1,262,168

BROOKLYN.

Conveyances.

	1914		1913	
	Dec. 22 to 29	Dec. 24 to 30	Dec. 22 to 29	Dec. 24 to 30
Total No.	238	314	238	314
No. with consideration	25	50	25	50
Consideration	\$250,685	\$241,851	\$250,685	\$241,851

	1914		1913	
	Jan. 1 to Dec. 29	Jan. 1 to Dec. 30	Jan. 1 to Dec. 29	Jan. 1 to Dec. 30
Total No.	22,737	23,576	22,737	23,576
No. with consideration	2,292	2,327	2,292	2,327
Consideration	\$14,056,702	\$13,275,092	\$14,056,702	\$13,275,092

Mortgages.

	1914		1913	
	Dec. 23 to 29	Dec. 24 to 30	Dec. 23 to 29	Dec. 24 to 30
Total No.	218	202	218	202
Amount	\$861,963	\$1,172,095	\$861,963	\$1,172,095
To Banks & Ins. Cos.	37	43	37	43
Amount	\$283,950	\$523,750	\$283,950	\$523,750
No. at 6%	117	123	117	123
Amount	\$320,983	\$522,315	\$320,983	\$522,315
No. at 5 1/2%	72	35	72	35
Amount	\$384,625	\$419,300	\$384,625	\$419,300
No. at 5%	15	30	15	30
Amount	\$111,300	\$173,084	\$111,300	\$173,084
Unusual rates	2	.....	2	.....
Amount	\$5,500	.....	\$5,500	.....
Interest not given	12	14	12	14
Amount	\$40,005	\$57,396	\$40,005	\$57,396

	1914		1913	
	Jan. 1 to Dec. 29	Jan. 1 to Dec. 30	Jan. 1 to Dec. 29	Jan. 1 to Dec. 30
Total No.	16,313	16,865	16,313	16,865
Amount	\$67,054,240	\$67,376,782	\$67,054,240	\$67,376,782
To Banks & Ins. Cos.	2,952	3,630	2,952	3,630
Amount	\$23,266,939	\$25,047,056	\$23,266,939	\$25,047,056

Building Permits.

	1914		1913	
	Dec. 24 to 30	Dec. 26 to 31	Dec. 24 to 30	Dec. 26 to 31
New buildings	21	52	21	52
Cost	\$116,000	\$364,000	\$116,000	\$364,000
Alterations	\$12,350	\$123,150	\$12,350	\$123,150

	1914		1913	
	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31
Total No.	4,333	3,713	4,333	3,713
Cost	\$37,456,031	\$31,556,614	\$37,456,031	\$31,556,614
Alterations	\$2,835,050	\$3,634,771	\$2,835,050	\$3,634,771

QUEENS.

Building Permits.

	1914		1913	
	Dec. 24 to 30	Dec. 26 to 31	Dec. 24 to 30	Dec. 26 to 31
New buildings	29	61	29	61
Cost	\$102,450	\$142,982	\$102,450	\$142,982
Alterations	\$1,460	\$10,329	\$1,460	\$10,329

	1914		1913	
	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31
New buildings	4,388	4,376	4,388	4,376
Cost	\$18,703,891	\$16,131,957	\$18,703,891	\$16,131,957
Alterations	\$1,176,676	\$1,295,563	\$1,176,676	\$1,295,563

RICHMOND.

Building Permits.

	1914		1913	
	Dec. 24 to 30	Dec. 26 to 31	Dec. 24 to 30	Dec. 26 to 31
New buildings	7	22	7	22
Cost	\$14,860	\$779,050	\$14,860	\$779,050
Alterations	\$1,200	\$4,700	\$1,200	\$4,700

	1914		1913	
	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31	Jan. 1 to Dec. 30	



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## AUCTION SALES OF WEEK.

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

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

### The Auction Market.

John C. O'Neill, Walter S. Thomson and Jacob Pawel, parties in interest, bought the new twelve-story apartment house at 929 and 931 Park avenue, at foreclosure, on Monday, on a bid of \$294,700. The property was sold subject to a mortgage of \$265,000. The sale was the result of an action brought, by Polak & O'Neill against the builders, The 929 Park Avenue Company, to protect a judgment of \$75,848.

For the first week of the new year, thirty parcels in Manhattan and six in the Bronx will be offered at public auction. Residential properties figure prominently among them, although one of the principal offerings will be the twelve story commercial structure at 132 to 134 West 21st street. Included among the apartment houses which will be knocked down to the highest bidder are 600 West 192d street, 203 West 112th street and the southwest corner of 113th street and Seventh avenue.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Dec. 31, 1914, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

- JOSEPH P. DAY.
- Pine st. 7,** ss, 125.6 e Bway, 21.1x73.9x 21x74.5, 10 & 11-sty bk office & str bldg; adj Jan 13.
- West st. 140 & 141 (\*)**, es, 43.10 n Vesey, 37.5x60.11x30.4 & 8x41.10, 2-3-sty bk str; due, \$26,470.85; T&c, \$4,261.41; Bowery Savgs Bank. 25,000
- 58TH st. 227-9 E**, ns, 230 w 2 av, 25x 100.4, 2-3-sty & b bk dwgs; adj Jan 20.
- 33D st. 4 W**, ss, 100 w Central Park W, 18x102.2, 3-sty & b stn dwg; adj Jan 12.
- 177TH st. 600 W**, see St Nicholas av, swc 177th.
- 211TH st W, sec 10 av**, see 10 av, 211.
- Lexington av. 186 (\*)**, ws, 65.4 n 31st, runs w54xn7xw46xn15.6xe100xs22.6 to beg, 3-sty bk tnt & str; due, \$27,502.59; T&c, \$492.20; Maimie E Cohn et al exrs. 25,000
- St Nicholas av, swc 177th** (No 600), 99.11 x100, vacant; adj Jan 27.
- 10TH av.** sec 211th, 99.11x100, vacant; due, \$19,106.75; T&c, \$475; Chas O'Connor. 21,000

HENRY BRADY.

**Division st. 223**, see East Bway, 234.

**East Broadway. 234 (\*)**, ns, 164.10 e Clinton, 23.10x107.8 to Division (No 223) x23.10x107.8, 2-3-sty bk tnts & str; due, \$35,196.41; T&c, \$2,605.47; American Savgs Bank. 27,500

**120TH st. 64 E (\*)**, ss, 220 e Mad av, 19 x100.11, 5-sty stn tnt; due, \$12,949.69; T&c, \$890.91; United States Trust Co of N Y. 14,000

BRYAN L. KENNELLY.

**Forsyth st. 39-39 1/2 (\*)**, on map 39, ws, 92.8 n Canal, 32.9x100, 5-sty bk stable; due, \$8,346.48; T&c, \$91.60; Saml Wacht. 34,788

HERBERT A. SHERMAN.

**32D st. 130-2 E**, see Lexington av, 196.

**Lexington av. 196 (\*)**, swc 32d (Nos 130-2), 23.8x80, 4-sty bk tnt & str; due, \$41,755.09; T&c, \$806.70; Wm L Condit. 35,000

D. PHOENIX INGRAHAM.

**Park av. 929-31**, es, 51.1 s 81st, 53.3x100, 12-sty bk tnt; due, \$75,848.06; T&c, \$5,948.90; sub to a mtg \$265,000; Jno C O'Neill, Walter S Thompson & Jacob Pawel, parties in interest. 294,720

SAMUEL GOLDSTICKER.

**Stuyvesant st.** see 11th st, 329-31 E.

**11TH st. 329-31 E (\*)**, ns, 225.4 w 1 av, runs n40xnw25.2xn3.8xe6xn—xsw—xnw—to middle of Stuyvesant xsw—xsl07.4xe50 to beg, 6-sty bk tnt & str; due, \$5,997.60; T&c, \$44.70; sub to pr mtg \$49,000; Anna Rosenblum. 55,000

Total	\$532,008
Corresponding week 1913	2,011,126
Jan. 1, 1914 to date	36,423,351
Corresponding period 1913	40,002,911

### Bronx.

The following are the sales that have taken place during the week ending Dec. 31, 1914, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

**Interior lot (\*)**, 100 w Dawson & abt 235 n 156th, —x—, vacant; due, \$478.56; T&c, \$54.30; Wm Mehlich. 400

HENRY BRADY.

**187TH st. 764 E (\*)**, ss, 26 e Prospect av, 34.2x70, 4-sty bk tnt; due, \$16,034.86; T&c, \$582; Mathilda A Bucking. 15,000

**Unionport rd (\*)**, ws, 71 n Meade, runs n52.1xw114.4xs25xe—xs25xe99.2 to beg; due \$4,864.26; T&c, \$1,366.79; sub to 2 pr mtgs aggregating \$15,000; Bronx Borough Bank. 16,000

JAMES L. WELLS.

**Meade st. 643 (\*)**, ns, 105.1 w Union Port rd, 25x100; due, \$2,887.99; T&c, \$96.97; sub to pr mtg \$3,000; Bronx Borough Bank. 3,500

**Olinville av (\*)**, es, 200 s 213th, 50x 95.10; due, \$809.47; T&c, \$964.82; Alice McGreevy. 1,050

BRYAN L. KENNELLY.

**Hughes av. 2017 (\*)**, ws, 41.11 n 179th, 32.10x85.8, 4-sty bk tnt; due, \$17,275.79; T&c, \$737.20; Chas P Buckley et al, trstes. 15,000

GEORGE PRICE.

**Beach st. 1147 (\*)**, ws, 256.8 s Gleason, 25x100; due, \$3,943.35; T&c, \$229; Camille Zurlo. 3,000

Total	\$53,950
Corresponding week 1913	86,625
Jan. 1, 1914 to date	7,050,294
Corresponding period 1913	7,147,447

### Brooklyn.

The following are the sales that have taken place during the week ending Dec. 29, 1914, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

**CROWN ST**, sec Franklin av, 31x100; Edgar Impt Co. 6,500.00

**DEAN ST**, ss, 121.4 e Stone av, 19x107.2 xirreg; also DEAN ST, ss, 49.9 e Stone av, 71.7x106.7xirreg; adj Jan 18 MORRELL ST, ws, 50 s Moore, 25x100; People of the State of N Y. 50.00

**SACKETT ST**, ss, 57.9 e Hicks, 19.3x 100; People of the State of N Y. 300.00

**5TH ST (\*)**, ns, 157.10 e 8 av, 20x 100; Hyman Alexander. 9,700.00

**50TH ST (\*)**, nes, 20 se 19 av, 20x 80; Geo T Mortimer. 2,750.00

**50TH ST (\*)**, ns, 40 e 19 av, 20x80; same. 2,750.00

**57TH ST (\*)**, ns, 160 e 7 av, 20x100.2; Chas T Branch. 3,350.00

**BUFFALO AV**, es, 152.9 n Park pl, 25 x100; People of the State of N Y. 25.00

**CENTRAL AV**, sws, 100 se Troutman, 25x100; People of the State of N Y. 25.00

**7TH AV**, sec 50th, 120.2x80; adj Jan 18

WILLIAM J. McPHILLIAMY & CO.

**BARTLETT ST**, ses, intersec nes Harrison av, 100x50; Ettie Lichtenstein. 41,500.00

**LOGAN ST (\*)**, ws, 150 n Sutter av, 20x100; Mary A Lang. 500.00

**VAN BRUNT ST (\*)**, ses, 22 sw Partition, 19x90; Atlantic Savgs & Loan Assn. 2,700.00

**11TH ST (\*)**, sws, 159 nw Prospect Park W, 25x100; also 12TH ST, nes, 101.2 nw Prospect Park W, 25x100; Isabella Ruland Williams. 30,200.00

**BAY 20TH ST**, ses, 260 sw 86th, 40x 96.8; Fredk Callen. 1,430.00

**52D ST (\*)**, sws, 180 nw 20 av, 20x 100.2; Eliz A W Woolston. 2,500.00

**CARLTON AV (\*)**, ws, 285.6 n DeKalb av, 25x100; Brian G Hughes. 500.00

**FRANKLIN AV**, es, 172.9 n Park av, 25x100; Jay Holding Co. 2,200.00

**IRVING AV**, sws, 140 nw Cornelia, 20x95; Edw F Gundrum. 5,300.00

**LAFAYETTE AV**, ss, 302.6 w Lewis av, 20x100; Henry Rosenthal. 4,750.00

**NOSTRAND AV**, nwc Robinson av, 22.6 x92.6; adj Jan 12

**OLD ROAD (\*)**, to the Shore, ws, 93.3 w Elmore pl, 242.5xirreg; Pauline Jung. 1,000.00

NATHANIEL SHUTER.

**GRAND ST (\*)**, nes, Lot 18, map of Village of Williamsburgh; Lizetta Schnibbe. 8,600.00

**HARMAN ST**, ses, 175 ne Irving av, 25 x100; Chas Ebert et al. 7,200.00

**RODNEY ST**, ws, 100 ne S 3d, 40x 61.1xirreg; Throop Realty Co. 7,500.00

**EASTERN PIKWAY (\*)**, ns, 75 w Warwick 50x100; Andw Gray. 1,600.00

**TROY AV**, ws, 127.9 n St Marks av, 27.9x100; Frank Apizuoto. 4,110.00

**LOT 49**, blk 7344, sec 22; Jno Martin. 270.00

JAMES L. BRUMLEY.

**NEPTUNE AV (\*)**, sec W 12th, 171x 865xirreg; also NEPTUNE AV, swc W 1st, 102.7x98.9; also 86TH ST, ss, 572 w Shell rd, —x—; also PARCEL of land opposite third parcel, adj lands of Brooklyn Rapid Transit & N Y & Brighton Beach R R, —x—; Mtg Holding Co. 40,183.00

CHAUNCEY REAL ESTATE CO.

**6TH ST (\*)**, s s, 194.10 e 6 av, 17x100; Anna G Doyle. 5,500.00

PETER W. OSTRANDER.

**NEWPORT AV (\*)**, nwc Christopher av, 25x100; Rosa Schleissner. 500.00

Total	\$193,490.00
Corresponding week, 1913	166,405.00

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

### Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated: . . . . .

**JAN. 2.**  
No Legal Sales advertised for this day.

**JAN. 4.**  
93D ST. 19 W, ns, 248.4 w Central Park W, 19.7x100.8, 4-sty & b bk dwg; Theo Hansen, trste—Sarah F Williams et al; Middleton S Borland (A), 46 Cedar; Maurice J McCarthy (R); due, \$10,994.46; T&c, \$1,130.87; mtg recorded May 16, 1899; Henry Brady.

97TH ST, W, sec Riverside dr, see Riverside dr, 244.  
 125TH ST, 114 W, ss, 170 w Lenox av, 30x100.11 4-sty stn tnt & str; Moritz Walter et al, exrs & trstes—Kath G Farrell et al; Henry Walter (A), 100 Bway; Benj Tuska (R); due, \$82,541.91; T&c, \$—; Joseph P Day.  
 136TH ST, 102 W, ss, 75 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Morris E Webber, trste—Carrie Bel Cole et al; Middleton S Borland (A), 46 Cedar; Walter A Hirsch (R); due, \$8,901.85; T&c, \$246.22; mtg recorded Sept 11, 1907; Joseph P Day.  
 RIVERSIDE DR, 244, sec 97th, runs s107.6x50x s51.1x58.11x106.10xw71.11 to beg, 6-sty bk tnt; Sheriff's sale of all right, title, &c, which Mary Lyons had on Nov 17, 1914, or since; Abr Snyder (A), 220 Bway; Max S Grifenhagen (R); Daniel Greenwald.  
 3D AV, 2356, ws, 66.7 s 128th, 16.8x100, 3-sty bk tnt & str, 1-sty ext; Sheriff's sale of all right, title, &c, which Harold Thompson had on Dec 13, 1913, or since; Saml Bitterman (A), 309 Bway; Max S Grifenhagen, sheriff; Daniel Greenwald.

**JAN. 5.**  
 21ST ST, 132-4 W, ss, 387.5 w 6 av, 46x92, 12-sty bk loft & str bldg; Saml Kempner et al—Newstate Co et al; action 1; Kurzman & Frankenheimer (A), 25 Broad; Edw D Dowling (R); due, \$34,363.93; T&c, \$228.56; sub to mtg \$130,000; Joseph P Day.  
 21ST ST, 136-40 W, ss, 433.5 w 6 av, 69x92, 12-sty bk loft & str bldg; same—same; action 2; same (A); same (R); due, \$31,421.70; T&c, \$2,911.85; sub to mtg \$230,000; Joseph P Day.  
 93D ST, 111 W, ns, 134.2 w Col av, runs n100.8xw15.9xw14.2xw78.6x16.5 to beg, 4-sty & b bk dwg; Margaretha Eggers—Mary J Edwards et al; Geo E Miner (A), 25 Broad; Ely Neumann (R); due, \$2,191.86; T&c, \$657.42; sub to two pr mtgs aggregating \$13,000; M Morgenthau, Jr, Co.

112TH ST, 203-5 W, ns, 100 w 7 av, 50x100.11, 6-sty bk tnt; German Savgs Bank in City N Y—Mathilde M Mertens individ et al, exrs & trstes; Meyer Auerbach (A), 42 Bway; A Welles Stump (R); due, \$10,691.25; T&c, \$3,881.23; Joseph P Day.  
 113TH ST, 200 W, swc 7 av (No 1862), 100x 75.11, 7-sty bk tnt; German Savgs Bank in City N Y—Mathilde M Mertens individ et al, exrs & trstes; Meyer Auerbach (A), 42 Bway; Edw Jacobs (R); due, \$34,397.08; T&c, \$6,715.51; M Morgenthau, Jr, Co.  
 -91ST ST, 601 W, nwc St Nicholas av (No 1609-17), 100x100, 6-sty bk tnt & str; Henry Morgenthau Co—Almeda Constructing Co et al; action 1; Simon T Stern (A), 41 Park Row; Roswell C Othman (R); due, \$32,808.98; T&c, \$1,600; sub to two pr mtgs aggregating \$155,000; mtg recorded Jan 11, 1910; Joseph P Day.  
 192D ST, 600 W, swc St Nicholas av (No 1619-27), 100x100, 6-sty bk tnt & str; same—same; action 2; same (A); same (R); due, \$32,803.98; T&c, \$1,600; sub to two pr mtgs aggregating \$155,000; mtg recorded Jan 11, 1910; Joseph P Day.

ST NICHOLAS AV, 1609-17, see 191st st, 601 W.  
 ST NICHOLAS AV, 1619-27, see 192d st, 600 W.  
 3D AV, 1813, es, 25.11 s 101st, 25x100, 5-sty stn tnt & str; Mayer Katzenberg—Abr Storch et al; Sidney Nordlinger (A), 160 Bway; Sampson H Weinhandler (R); due, \$18,934.48; T&c, \$320; mtg recorded Apr 13, 1897; Henry Brady.  
 7TH AV, 1862, see 113th, 200 W.  
 8TH AV, 687, ws, 60 n 43d, 20.2x100, 4-sty bk offices & str bldg; Veronica Mock et al—Vincent L Leonard et al; Jos J Harris (A), 99 Nassau; Geo E Weller (R); due, \$14,325.54; T&c, \$1,100.84; Henry Brady.

**JAN. 6.**  
 BLEECKER ST, 18 to 24, swc Eliz (Nos 309-13), runs w92xs70xe12xs20xe80xn90 to beg, 2-2-1-3 & 3-4 bk loft & str bldges; County Holding Co—Jno E Pve et al; Merrill & Rogers (A), 100 Bway; Richard M Henry (R); due, \$84,340.04; T&c, \$1,506.65; Henry Brady.  
 FLIZARETH ST, 309-11, see Bleecker st, 18-24.  
 16TH ST, 441-3 W, ns, 260.4 e 10 av, 40x92, 2-5-sty bk tnts & str; Emilie Hoffman—Jas S Hannon et al; Stern, Barr & Tyler (A), 290 Bway; Wm Allen (R); due, \$5,935.35; T&c, \$361.00; sub to 1st mtg \$20,000; Samuel Marx.  
 21ST ST, 137 E, ns, 189 e Lex av, 20.6x98.9, 5-sty stn dwg; Union Trust Co of N Y—Annette Pascal et al; Miller, King, Lane & Trafford (A), 80 Bway; Cornelius Huth (R); due, \$30,861.05; T&c, \$1,992.30; Joseph P Day.  
 21ST ST, 459 W, ns, 142.6 e 10 av, 17.6x98.9, 4-sty stn dwg; Frank Dunning et al, trste—Ann E Snyder et al; Speir & Bartlett (A), 52 Wall; Morton Stein (R); due, \$11,028.48; T&c, \$495.42; sub to two tax liens aggregating \$2,245.38; mtg recorded Dec 1, 1897; Joseph P Day.

**JAN. 7.**  
 103D ST, 320 E, ss, 287.6 e 2 av, 37.6x100.11, 6-sty bk tnt & str; Equitable Trust Co of N Y—Fleischmann Realty Co, Inc et al; Cary & Carroll (A), 59 Wall; Cambridge Livingston (R); due, \$33,027.41; T&c, \$1,587.75; mtg recorded Nov 4, 1907; Joseph P Day.  
 104TH ST, 312 E, ss, 100.6 e 2 av, 24.6x100.11, 4-sty bk tnt & str; Casimir deR Moore—Vincenza Messuri et al; Frank L Holt (A), 220 Bway; Jno F McIntyre (R); due, \$6,661; T&c, \$62.74; Henry Brady.  
 115TH ST, 109 W, ns, 100 w Lenox av, 25x 100.11, 5-sty bk tnt; 115TH ST, 111 W, ns, 125 w Lenox av, 25x100.11, 5-sty bk tnt; WILLIS AV, 378, es, 25n 143d st, 25x90.6, 5-sty bk tnt & str; Benj M Loutrel—Charlotte A Van Benschoten et al; Wilder, Ewen & Patterson (A), 45 Cedar; Richard M Henry (R); partition; Joseph P Day.  
 115TH ST, 111 W, see 115th, 109 W.

**JAN. 8.**  
 CHERRY ST, 444, ns, 50 e Jackson, 25x100, 2-sty fr tnt & 3-sty bk rear tnt; Rudolph Wallach Co—Johanna Griffin et al; August Weymann (A), 68 William; Isidore Cohen (R); due, \$2,156.15; T&c, \$651.78; Joseph P Day.

18TH ST, 116 E, ss, 125 w Irving pl, 25x92, 4-sty & b stn dwg; Emily S Dow—Jas M Motley et al; Lewis R Conklin (A), 59 Wall; Jno H Rogan (R); due, \$31,834.15; T&c, \$712; Joseph P Day.

**JAN. 9.**  
 No Legal Sales advertised for this day.  
**JAN. 11.**  
 24TH ST, 13 & 15 W, ns, 551.6 e 6 av, 52x98.9, 11-sty bk loft & str bldg; Ewald Mommer—Sol Realty Co, Inc, et al; Blumenstiel & Blumenstiel (A), 27 Cedar; Wm Klein (R); due, \$47,637.45; T&c, \$2,592.50; sub pr mtg \$200,000; Samuel Goldstickler.  
 37TH ST, 15 W, ns, 320 w 5 av, 25x98.9, 4-sty & b stn dwg; Greenwich Savgs Bank—Eliz Seaman et al; E Aymar Sands (A), 46 Cedar; Wm Klein (R); due, \$68,959.60; T&c, \$4,878.87; Joseph P Day.  
 64TH ST, 420-4 E, ss, 231.5 w Av A, 75x100.5, 1 & 2-sty bk stable; Flora N Brown—Mary E Norton et al; Rockwood & Haldane (A), 60 Bway; Wm A Boyd (R); due, \$21,529.71; T&c, \$2,077; mtg recorded July 8, 1911; D Phoenix Ingraham.  
 82D ST, 26 E, swc Madison av (Nos 1082-8), 35x102.2, 5-sty bk tnt & str; U S Trust Co of N Y—Adolph Meyer et al; Stewart & Shearer (A), 45 Wall; Abr Stern (R); due, \$152,290.89; T&c, \$3,272.48; mtg recorded Feb 18, 1902; Herbert A Sherman.  
 122D ST, 165 W, ns, 75 e 7 av, 15.8x100.11, 4-sty & b bk dwg; Cecelia Lustberg—Chas H Stanton et al; Stroock & Stroock (A), 30 Broad; Henry Necarsulmer (R); due, \$13,312.92; T&c, \$687.35; M Morgenthau, Jr, Co.  
 170TH ST, 555-61 W, ns, 100 w Audubon av, 75x100, 6-sty bk tnt; Margt Cameron—Bright Realty Co et al; Thos J Meehan (A), 2 Rector; Isaac F Cohen (R); due, \$13,125.57; T&c, \$934.50; sub to pr mtg \$90,000; mtg recorded Feb 19, 1908; Joseph P Day.  
 MADISON AV, 1082-8; see 82d, 26 E.

**Bronx.**

*The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:*

**JAN. 2 & 4.**  
 No Legal Sales advertised for these days.  
**JAN. 6.**  
 WHITE PLAINS RD, nwc 230th, 114.10x80.1; Philip A Sondheim—Anna A Owen et al; Schwartzman & Schwartzman (A), 44 Court, Bklyn; Edw D Dowling (R); on the premises at 12 o'clock noon; due, \$9,398.27; T&c, \$822.17; J H Mayers.

**JAN. 7.**  
 CROMWELL AV, ws, 266.4 n 169th, 86.7x50.1x 57.7x100x60.7, vacant; also CROMWELL AV, es, adj lot 358, map of Inwood, runs e 50xse 57.7x100x60x86.8 to beg; Geo McCormack—Michl F Maher Jr et al; P Henry Delehanty (A), 302 Bway; Jacob L Diamond (R); due, \$7,974.11; T&c, \$1,196.42; Joseph P Day.  
 TIEMAN AV, es, 587.10 n Boston Post rd, 25x 90; Chas Gore et al—M Kempf Realty Co et al; Clocke, Koch & Reidy (A), 391 E 149th; Wm A Keating (R); due, \$3,390.91; T&c, \$265.87; Geo Price.  
 TIMPSON AV, ws, 91.6 n 203d, 25x78.6x—x67.4; Nathan Kurtzka—Dongan Realty Co; Schwartzman & Schwartzman (A), 44 Court, Bklyn; Edw D Dowling (R); due, \$318.49; T&c, \$213.85; Joseph P Day.  
 WILLIS AV, 378, sec 155th, 109 W, see Manhattan Legal Sales.

**JAN. 8.**  
 KELLY ST, 997-1005, ws, 35.11 n Westchester av, 150x100, 3-5-sty bk tnts; North American Wall Paper Co—Jackson Constn Co et al; Jos G Abramson (A), 30 Church; Harry N Wessell (R); due, \$1,434.95; T&c, \$1,628.40; Joseph P Day.  
**JAN. 9 & 11.**  
 No Legal Sales advertised for these days.

**Brooklyn.**

*The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:*

**JAN. 2.**  
 No Legal Sales advertised for this day.  
**JAN. 4.**  
 COLES ST, ns, 92.11 e Columbia, 20x100; Frederic Marquardt—Antonio Cossetino et al; Weismann & Hertz (A), 391 Fulton; Sidney F Strongin (A); Nathaniel Shuter.  
 41ST ST, ss, 180 w 5 av, 40x100; Lucy M O'Berry—Sadye Kaplan et al; Mann, Buxbaum & Schoenherr (A), 886 Bway; Wm Bachner (R); Nathaniel Shuter.  
 85TH ST, ss, 180 w 3 av, 40x125; Wm F Wadsworth—Jas O'Hara et al; O Grant Esterbrook (A), 215 Montague; Timothy J Linane (R); Wm J McPhilliamy & Co.  
 BEDFORD AV, ws, 207.1 s Foster av, 50x100; Henry Berberich—Merchants Co-operative Mtg Co et al; Milton Hertz (A), 391 Fulton; Sidney F Strongin (R); Nathaniel Shuter.  
 LIVONIA AV, nwc Douglass, 100x250.2; Jeanette Selinger—H M B Bldg Co, Inc, et al; Saml A Telsey (A), 44 Court; Geo B Serenbetz (R); Nathaniel Shuter.

**JAN. 5.**  
 FENIMORE ST, ns, 345 e Rogers av, 108x100; Fulton Land & Mtg Co of N Y—Cath Borchers et al; K C & M V McDonald (A), 189 Montague; Saml Walker (R); Nathaniel Shuter.  
 PENN ST, nws, 296.11 sw Bedford av, 20x100; Daisy M Jacobsen—Mary Rogers et al; Harry L Thompson (A), 175 Remsen; Frank Anderson (R); Jas L Brumley.  
 QUINCY ST, ns, 239.7 e Marcy av, 14.2x105.3; Josiah T Marean—Marv Rogers et al; Harry L Thompson (A), 175 Remsen; Jas M Fawcett (R); Wm P Rae.  
 SMITH ST, ws, 40.9 s Nelson, 20x80; First National Bank of Freeport, N Y—Fannie G Lynch et al; Edgar Jackson (A), Freeport, N Y; Chas E Hunter (R); Wm J McPhilliamy & Co.  
 E 34TH ST, ws, 20 s Av I, 20x63.7; City Savgs Bank of Brooklyn—Abels Gold Realty Co et al; action 2; Woodford, Bovee & Fitcher (A), 1 Madison av; Alexander McClinchie (R); Nathaniel Shuter.

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## Legal Sales, Brooklyn, Continued.

E 34TH ST, ws, 60 s Av I, 20x36.6xirreg; same—same; action 4; same (A); Wm W Butcher (R); Nathaniel Shuter.  
 E 34TH ST, ws, 40 s Av I, 20x50.1xirreg; City Savgs Bank of Brooklyn—Abels Gold Realty Co et al; action 3; Woodford, Bovee & Butcher (A), 1 Madison av, Manhattan; Clarence H Seigle (R); Nathaniel Shuter.  
 E 34TH ST, ws, 80 s Av I, 53.7x64.10x irreg; same—same; action 5; same (A); H H Altman (R); Nathaniel Shuter.  
 58TH ST, ns, 126.8 w 4 av, 26.8x100; Henrietta Lemken—Jno E Sullivan Co et al; Hector, McCurren (A), 375 Fulton; Wm H Griffin (R); Wm J McPhilliomy & Co.  
 77TH ST, ss, 285.6 w 14 av, 30.11x100; South Brooklyn Savgs Inst—Chancery Realty Co Inc et al; Coombs & Whitney (A), 44 Court; Chas E Hunter (R); Wm P Rae.  
 77TH ST, ss, 347.4 w 14 av, 30.11x100; same—same; action 3; same (A); Jno J Haggerty (R); Wm P Rae.  
 77TH ST, ss, 378.3 w 14 av, 30.11x100; same—same; action 4; same (A); Wm B Hurd (R); Wm P Rae.  
 AV I, swc E 34th, 90.10x24.1; City Savgs Bank of Brooklyn—Abels, Gold Realty Co et al; action 1; Woodford, Bovee & Butcher (A), 1 Madison av, Manhattan; Arthur J Stern (R); Nathaniel Shuter.

ATLANTIC AV, ss, 300 w Underhill av, 20x100; Robertson Marshall et al—Walter C Jones et al; Harry L Thompson (A), 175 Remsen; Chas A Webber (R); Wm J McPhilliomy & Co.  
 CHURCH AV, ns, 375 e Rogers av, 112x124.10; Wm W Soence et al—Wm A A Brown et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Wm S O'Connell (R); Wm P Rae.  
 FOSTER AV, ss, 109.6 w E 17th, 54.9x63.5; Lawyers Title Ins & Trust Co—Eva Dikeman et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Harris G Eames (R); Wm J McPhilliomy & Co.  
 OCEAN PKWAY, ws, 280 s Cortelyou rd, 110x175; Title Guarantee & Trust Co—Berthe Geisman et al; Harry L Thompson (A), 175 Remsen; Jno L Mitchell (R); Wm J McPhilliomy & Co.  
 14TH AV, nws, 20 ne 78th, 20x100; South Brooklyn Savgs Instn—Chancery Realty Co Inc et al; action 6; Coombs & Whitney (A), 44 Court; Abr H Kesselman (R); Nathaniel Shuter.  
 14TH AV, nws, 40 ne 78th, 20x100; same—same; action 7; same (A); J Gratton Macmahon (R); Wm P Rae.  
**JAN. 6.**  
 15TH ST, swc 6 av, 100x25; Florence S Well—Fannie T Burroughs et al; Simon Rasch (A), 233 Bway, Manhattan; Thos J Molloy (R); Saml Marx.

**JAN. 7.**  
 HUDSON AV, es, 277 s Tillary, 28.1x100; Luciano Marzullo—Filomena Lentino et al; Wm J Driscoll (A), 375 Fulton; Jno T Eno (R); Nathaniel Shuter.  
 McDONOUGH ST, nwc Throop av, 49.6x100; Jno Mettler—Chauncey G Cozine et al; Reuben L Haskell (A), 220 Bway; Isaac Sargent (R); Wm P Rae.  
 LIVONIA AV, nwc Douglass, 100x250.2; Jeanette Selinger—H M E Bldg Co Inc et al; Saml A Telsey (A), 44 Court; Geo B Serenbetz (R); Nathaniel Shuter.  
 4TH AV, swc 50th, 120.4x80.4; also 4TH AV, ws, 120.4 s 50th, 20x60; Albt Hergenhan et al—Jno Dobbin et al; Leon B Ginsburg (A), 132 Nassau, Manhattan; Jay S Jones (R); Wm J McPhilliomy & Co.  
 5TH AV, es, 44.7 s 72d, 24x88.3; Michl T Reilly—Jno E Sullivan Co et al; Jno J Bakerman (A), 5204 5 av; Sidney F Strongin (R); Nathaniel Shuter.  
 5TH AV, es, 54.7 s 72d, 24x88.3; Michl T Reilly—Jno E Sullivan Co et al; Jno J Bakerman (A), 5204 5 av; Sidney F Strongin (R); Nathaniel Shuter.  
 5TH AV, es, 68.7 s 72d, 20.7x93.5; Henry F Mally; same; same (A); same (R); Nathaniel Shuter.  
 14TH AV, nws, 19 ne 79th, 18x99.11; South Brooklyn Savgs Instn—Chancery Realty Co et al; action 9; Coombs & Whitney (A), 44 Court; Henry P Burr (R); Wm P Rae.  
 14TH AV, nws, 37 ne 79th, 18x100; same—same; action 10; same (A); Sheldon A DuCret (R); Wm P Rae.  
 14TH AV, nws, 55 ne 79th, 18x100; same—same; action 11; same (A); W Frank Harrington (R); Wm P Rae.  
 14TH AV, nws, 73 ne 79th, 18x100; same—same; action 12; same (A); Chas E Hunter (R); Wm P Rae.  
 14TH AV, nws, 73 sw 78th, 18x100; same—same; action 13; same (A); Henry A Sayer (R); Wm P Rae.  
 16TH AV, ss, 379 sw 86th, 19x108.4; Ernest W Tyler et al—Koloke Realty Co et al; action 1; Harry P David (A), 383 Jay; Henry D Barmore (R); Wm J McPhilliomy & Co.  
 16TH AV, ses, 417 sw 86th, 19x108.4; same; action 2; same (A); James M Fawcett (R); Wm P Rae.  
**JAN. 8.**  
 BAYRIDGE AV, nwc Bay, —x290 to 68th x irreg; Dime Savgs Bank of Brooklyn—Jeremiah E Tracy et al; Dykman, Oeland & Kuhn (A), 177 Montague; Almet R Latson (R); Wm P Rae.  
 18TH AV, es, 200 n Bath av, 50x115.2; Simon Wolf—Augusta Stern et al; Lewis & Lewis (A), 50 Court; Saml Marks (R); Wm P Rae.

**JAN. 9.**  
 No Legal Sales advertised for this day.

**JAN. 11.**  
 SHERMAN ST, ns, 281 e 11 av, 17x100; East River Savgs Instn—Cornelius J Hayes et al; Omri F Hibbard (A), 74 Bway, Manhattan; Arthur W Opp (R); Jas L Brumley.

## FORECLOSURE SUITS.

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

## Manhattan.

**DEC. 26.**  
 60TH ST, 210 E; Jas A Trowbridge—Rose Abrahams et al; amended; T H Baskerville (A).  
 158TH ST, 522-8 W; Saml Wacht—Rose Simon et al; S Wacht, Jr (A).  
 ADRIAN AV, nws, 106.11 ne Terrace View av, 100x179.11; Kate B Murray—Everett A Levy et al; S W Levine (A).  
**DEC. 28.**  
 2D ST, 79-81 E; Wm Korn—Phillips Weeks Estate et al; A M Levy (A).  
 3D ST, 329; German Savgs Bank in the City of N Y—Philip Wendel et al; M Auerbach (A).  
 3D ST, ns, 201.4 w Lewis, 20x102xirreg; German Savgs Bank in the City of N Y—Susanna Holzapfel et al; M Auerbach (A).  
 16TH ST, 329 E; Rose Silva—Jos Liebling et al; Feiner & Maass (A).  
 28TH ST, 141-43 W; Altavista Holding Co—25th Constn Co; Simmons, Harris & Rofrano (A).

118TH ST, 68-70 E; Baron De Hirsch Fund—Fredericka Badt et al; M S & I S Isaacs (A).  
 118TH ST, ns, 140 w Park av, 50x100.11; Baron De Hirsch Fund—Myer Cohen et al; M S & I S Isaacs (A).  
 2D AV, 2026; Moses Aufses—Vilia Site Realty Co et al; S B Lillienstern (A).

## DEC. 29.

HENRY ST, 326; Equitable Trust Co of N Y—Mayer Dince et al; Murray, Prentice & Howland (A).  
 29TH ST, ns, 346.1 e 7 av, 60.6x98.9; Julius Israel et al—25th Constn Co et al; A H Mittemann (A).  
 46TH ST, 440 W; N Y County National Bank—Frank Richards Laundry Supply Co et al; Kellogg & Rose (A).  
 77TH ST, ns, 250.6 e Madison av, 18.9x102.2; Julia M Foster—Dane A Pearson et al; F de P Foster (A).  
 109TH ST, 117-9 E; Anna S Stemme et al—Louis Koch et al; F B Chedsey (A).  
 116TH ST, 209 E; Jacob Frankenthal—Jos Liebling et al; Wolf & Kohn (A).  
 134TH ST, 4 E; Ella Gerken—Van Schaick Estates et al; Hamburger, Goldey & Fatt (A).  
 150TH ST, ss, 125 w Bway, 130x99.11; Jacob Strauss—Bermuda Realty Co, Inc; D Steckler (A).  
**DEC. 30.**  
 14TH ST, 316-8 E; Jas W Halstead—Henry Rosenstein et al; amended; Baldwin, Fisher & Potter (A).  
 82D ST, 533 E; Chas F Klippert et al—Hannah Solomon et al; Amend & Amend (A).  
 107TH ST, 323 E; Jno M Bowers—Victor Quarrelli et al; M S Borland (A).  
 133D ST, 32 W; Jos Rosenberg—Emma A Mayhew et al; A Rosenblum (A).  
 148TH ST, ss, 75 e Convent av, 100x99.11; Seamen's Bank for Savings in the City of N Y—Nellie E Peck et al; Cadwalader, Wickersham & Taft (A).  
 BROADWAY, es, 26.5 n 27th, 26.5x95.11; Jno W Sterling—Walter A Wells et al; Shearman & Sterling (A).  
 LEXINGTON AV, 1795; Mathilde E Weber—Hugh Reilly et al; Forster, Hotaling & Klenke (A).  
 PARK AV, nwc 98th, 100x25; J Herbert Carpenter et al—Roxbury Realty Co et al; Butler, Brown, Wyckoff & Campbell (A).  
 ST NICHOLAS AV, es, 50.10 n 160th, 25.5x100; Caroline Mayne extr—Patk S Treacy et al; Pratt, Koehler & Boyle (A).  
 2D AV, 156-60; 10TH ST, 198-204 E; Poughkeepsie Savgs Bank—Rosenfeld Realty Co et al; H E Losey (A).

## DEC. 31.

SHERIFF ST, 86; Amelia B Gunther—Jacob Goodman; W L Snyder (A).  
 28TH ST, 132 E; Rose T Kirk—Minnie L Harris et al; H M Kirk (A).  
 61ST ST, 242 W; also 61ST ST, ss, 175 e West End av, 25x100.5; 2 actions; Equitable Life Assurance Society of the United States—Annie Goldstein et al; Alexander & Green (A).  
 85TH ST, 102 W; Lillie Siegbert et al—Robt Lawrence et al; Elkus, Gleason & Proskauer (A).  
 119TH ST, 125 W; Myra V T Kerr—Westman Realty Co et al; Rosenthal & Heerrance (A).  
 130TH ST, 17 E; Mutual Life Ins Co—Jas E Troy et al; F L Allen (A).  
 134TH ST, 225 W; Septimus Jones—Jonavitch—Jas L Curtis et al; L Klaber (A).  
 138TH ST, ss, 246.6 w 7 av, 32x99.11; Wm Rankin—Miriam Williams et al; W R Adams (A).  
 8TH AV, 353; Dora Rosenstein—Eliz A Demarest et al; D Galewski (A).

## Bronx.

**DEC. 24.**  
 DAWSON ST, 681; Bertha Katcher—Carrie Timmers et al; B E Siegelstein (A).  
 SOUTHERN BLVD, ws, 333.2 s 182d, 135.8x147.2; Diminick Henry—Saml Rosenthal et al; Anderson, Iselin & Anderson (A).  
**DEC. 26.**  
 No Foreclosure Suits filed this day.  
**DEC. 28.**  
 8TH ST, ss, 230 w Av C, 25x100; Louis Diebold, extr—Bridget A Decker et al; C C Roberts (A).  
 FOREST AV, 756; Wm Sussdorf—Adolph Lowy et al; C J Lane (A).

## DEC. 29.

OAK ST, nec Kingston av, 100x500; Delia A Holston—Geo E Conley et al; L Skidmore (A).  
 181ST ST, nec Arthur av, 70x93; Hyman Fish—Anzel Constn Co et al; J Haberman (A).  
 187TH ST, ss, 150 e Park av, 50x100; Anna M Fischer—Fredk Steeg et al; Bowers & Sands (A).  
 DECATUR AV, ws, 125.3 s 198th, 25x86.3; Louis H Cramer et al, exrs—Lydia A Reynolds; Wray & Pilsbury (A).  
 ROMBOUTS AV, ws, 100 s Light, 100x270; Dyre Av Realty Co—Truro Constn Co et al; W A Howell (A).  
**DEC. 30.**  
 135TH ST, nec Brown pl, 100x100; Jeanette Goodrich—Cora L Penny et al; J H Zieser (A).  
 235TH ST, ss, 425 e Kepler av, 25x100; Lillie Sanger—Jno Donnell et al; Meyers & Clark (A).  
 INTERVAL AV, 1200; Anna Scheer et al; Abr Kaufman et al; Straus & Dworsky (A).  
 LOT 16, map of Claremont; also JESSUP AV, ws, 109 s Jessup pl, 97.6x100; Agnes C Mayer et al—Emma Devoe & W Kligenstein (A).

## JUDGMENTS IN FORECLOSURE SUITS.

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

## Manhattan.

**DEC. 23, 25 & 26.**  
 No Judgments in Foreclosure Suits filed these days.

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**DEC. 28.**  
43D ST, ss, 289.3 w 6 av, 21.5x100.5;  
Frank Curtis—Sadie H Jacobs; J  
Henry Work (A); Wm Klein (R);  
due .....69,702.02

51ST ST, ns, 252.6 e 5 av, 27.6x100.5;  
Metropolitan Life Ins Co—Jno  
Pierce et al; Woodford, Bovee &  
Butcher (A); Eugene L Parode (R);  
due .....227,756.33

118TH ST, 344 E; Cornelia H Hughes  
—Tillie M Bachrach et al; McClure  
& Prentice (A); R L Luce (R); due.24,678.06

**DEC. 29.**  
29TH ST, 321 W; Saml Katz—East 29th  
St Co; Cary & Carroll (A); Phoenix  
Ingraham (R); due .....34,927.02

### Bronx.

**DEC. 24.**  
No Judgments in Foreclosure Suits filed  
this day.

**DEC. 26.**  
WATSON AV, ss, 105 e Olmstead av,  
25x108; Geo A Devermann—Alfd J  
Robinson et al; Neier & Van Derveer  
(A); Wm W Penfield (R); due..... 853.44

**DEC. 28.**  
No Judgments in Foreclosure Suits filed  
this day.

**DEC. 29.**  
LOTS 243, 270, 524, 292, 293, 440, 441,  
391, 396, map of Arden prop; Annie V  
Taylor—Martha E Mortensen et al;  
De La Mare & Morrison (A); H C  
Knoepfel (R); due .....4,887.66

LOTS 281, 525, 282, 526, mortgage map  
of Arden prop; Annie V Taylor—  
Martha E Mortensen et al; De La  
Mare & Morrison (A); E Neuman  
(R); due .....1,224.18

**DEC. 30.**  
RIVER AV, es, 100 s 150th, 100x100;  
City Real Estate Co—Wm L Dale et  
al; H Swain (R); J J Hynes (R);  
due .....12,820.00

**DEC. 31.**  
140TH ST, 491-3 E; Beekman Constn  
Co—Aurora Investing Co et al; Mor-  
rison & Schiff (A); J J Hynes (R);  
due ..... 3,934.38

140TH ST, 495-7 E; same—same; same  
(A); same (R); due ..... 3,934.38

140TH ST, 499-501 E; same—same;  
same (A); same (R); due..... 3,409.75

140TH ST, 503-5 E; same—same; same  
(A); same (R); due ..... 3,409.75

### LIS PENDENS.

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

### Manhattan.

**DEC. 26.**  
12TH ST, 47 W; Rachel Frank—Centre-White  
Co; action to compel execution of assignment,  
&c; Myers & Schwersenski (A).

79TH ST, 180-4 E; Blanche Lightfoot—Cath L  
Kane et al; partition; H L Schaefer (A).

147TH ST, ss, 40.6 w Broadway, 15x99.11; Jas  
H Albertson—Mary A Wasson; action to ap-  
point committee, &c; H C Mitchell (A).

**DEC. 28.**  
CHRISTOPHER ST, ns, bet Weehawken &  
Washington sts, lot 38; Timothy Sexton—  
Jno M Williams et al; foreclosure of tax lien;  
L F Moynahan (A).

**DEC. 29.**  
No Lis Pendens filed this day.

**DEC. 30.**  
No Lis Pendens filed this day.

**DEC. 31.**  
133D ST, ns, 113 w Park av, 27x99.11; Wm  
Lane—Frank Tirelli et al; partition; M Gol-  
lubier (A).

2D AV, 926; Rachel Gross—Kath Feser et al;  
action to declare mortgage; A A Walter (A).

### Bronx.

**DEC. 24.**  
BRYANT AV, 818; Frank Rocco et al—Albert  
Gerhards; action to foreclose mechanic's lien;  
J Rosenzweig (A).

LAYTON AV, nec Dean av, 25x100; Thos Al-  
teiri—Frank Santamreno et al; action to  
foreclose mechanic's lien; J Rosenzweig (A).

**DEC. 26.**  
No Lis Pendens filed this day.

**DEC. 28.**  
WINIFRED AV, ns, 100 w Bronx River rd,  
67.7x100; Gennaro Colonna et al—Vito Remini  
et al; action to compel specific performance  
of contract; A J Romagna (A).

**DEC. 29.**  
LOT 15, Block 2,934, Sec 11 on tax Map; El-  
way Co—Jno Reilly et al; action to foreclose  
transfer of tax lien; H Swain (A).

**DEC. 30.**  
LOT 24, blk 2846, sec 11; Simeon M Barber—  
Jas A Woolf et al; action to foreclose tax  
lien; B G Bain (A).

LOT 56, blk 2846, sec 11; David Wallace—Jas  
A Woolf et al; action to foreclose tax lien;  
B G Bain (A).

### Brooklyn.

**DEC. 23.**  
BAL TIC ST, ns, 50 w Hoyt, 25x100; Mary Foll-  
mer—Ambrose A Scouler et al; partition; M  
T Manton (A).

MONROE ST, ss, 404.7 e Reid av, 20.5x100; N  
Y Distributing Co—Lydia A Williams; breach  
of contract; Siegel & Siegel (A).

PROSPECT PL, ns, 158.4 e Nostrand av, runs  
n125.7xe8.4xs45xe12.6xs80.7xn20.10 to beg;  
also PROSPECT PL, ns, 250 e Nostrand av,  
50x100; Maria F Oden—Bank of L I et al;  
A M Schmidt (A).

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Lis Pendens, Brooklyn, Continued.

N 8TH ST, 296; Wm L Felter—Maria Franzese, extr & Francisco Franzese et al; E H Hazelwood (A).
15TH ST, ns, 70 w 3 av, 27.10x109x27.10x108.8; Wm Forger—Israel J Rosenstein et al; McGuire, Horner & S (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

DEC. 26. 164TH ST, ss, 232.6 e Broadway, 132x100; Abraham Granat—Gertrude Horwitz; Bert G Faulhaber & Louis Webber (156) 177.00
164TH ST, ss, 100 e Broadway, 132.6x100; same—same (157) 52.35
1ST AV, 583; Harry Zlot—E Y & Al O'Brien; H Fried (155) 325.00

DEC. 30. ELY AV, es, 100 s Boston Post rd, 75x100; Mount Vernon Builders Supply Co—Fred Byron & Jno A Marx & Son (74) 396.80

Brooklyn.

DEC. 23. CHAUNCEY ST, ns, 350 w Ralph av, 50x90; F L Bartlett—Clifton Pl Realty Co & Muller 25.00
MOORE ST, 170; S Ratzkin Son—Erma Kreyulin 49.20
SUMPTER ST, ns, 325 w Patchen av, 50x100; Geo D Suydam—Nuvean Realty Co 2,098.75

DEC. 28. ESSEX ST, sec Wortman av, 95x100; Jno L Plock—New Lots Co-Op Pasteurizing Co 655.01
HANCOCK ST, 138; W F King—Walter Ryan & Wm Hevee 25.00
ST JOHN'S PL, ss, 200 e Underhill av, 50x100; R L Williams—Rex Bldg Co 30.00

Bronx.

DEC. 24. 163D ST, 105 W; August Bernhardt—Jennie Hayes (67) 25.00
OLINVILLE AV, es, 25 s Lester, 125x100; Jos Shanske—North Bronx Realty Co, Frank McGarry & North Bronx Realty Co (66) 348.75
PARK AV, es, 102 n 167th, 38.1x100; Church E Gates & Co, Inc—Malcke Bldg Co; Wm Mensch (65) 1,762.55

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of Contractor or Sub-Contractor.

Manhattan.

DEC. 26. No Satisfied Mechanics' Liens filed this day.
DEC. 28. BROADWAY, 195; Grant Pulley & Hardware Co—Western Union Tele Co et al; Dec21'14 1,290.06
PARK AV, 555; Davis, Laheny & Co, Inc—Edinburgh Realty Corp et al; Nov12'14 173.62



\*SAME PROP; Bayer Catton Co—same; Jan9'14 942.18  
 \*SAME PROP; Conduit Wiring Co—same; Jan10'14 461.15  
 \*SAME PROP; Jas McBride Co—same; Jan12'14 1,040.12  
 \*SAME PROP; Candee, Smith & Howland Co—same; Jan22'14 223.13  
 \*SAME PROP; M J Callahan Co—same; Jan22'14 1,550.00  
 \*SAME PROP; Duffy Bros, Inc—same; Jan22'14 608.00  
 \*SAME PROP; Nicholas Fehlenger—same; Jan23'14 1,011.58  
 \*SAME PROP; David Daisley & Sons—same; Jan23'14 746.71  
 \*SAME PROP; Jas B Adamson—same; Jan23'14 766.63  
 \*SAME PROP; Jno L Keating et al—same; Jan23'14 368.50  
 \*SAME PROP; Jos Schwab—same; Jan23'14 610.88  
 \*SAME PROP; Ried & Jaeger—same; Jan23'14 217.00  
 \*SAME PROP; Empire Fireproof Door Co—same; Jan23'14 170.00  
 \*SAME PROP; P Aguado Co—same; Jan28'14 90.00  
 1ST AV, 583; Henry Zlot—E Y O'Brien et al; Dec2'14 325.00  
 \*SAME PROP; Isidor Schwartz—same; Dec19'14 225.00

**DEC. 30.**  
 73D ST, 182 E; Benj Smith et al—Bella Kayton et al; Dec4'14 55.00  
 COLUMBUS AV, 762; Wm Bailly—Leticia Ketterer et al; Nov6'14 51.45

**DEC. 31.**  
 108TH ST, 124 E; Philip Baum—Herman J Sonnenberg et al; Sept25'13 525.00  
 \*SAME PROP; A F Galligan & Co—same; Sept19'13 90.00

**Bronx.**

**DEC. 24.**  
 WORKS OF CONSOLIDATED Tel & Elec Subway Co on Westchester av line and on Broadway, n of 235th; Michael F Maher—Consolidated Tel & Elec Subway Co et al; Dec22'14 90.00

**DEC. 26.**  
 TIFFANY ST, ws, at junction, es Beck, 187.4x148.4; Harris Flooring Co—Kermit Realty Co, Inc, et al; Dec17'14 1,482.79

**DEC. 28.**  
 \*3D AV, 3882; Angelo Restivo—Possidon Realty Co, Inc, et al; Aug20'14 165.00  
 \*3D AV, 3882; Angelo Restivo et al—Possidon Realty Co, Inc, et al; Aug20'14 4,500.00

**DEC. 29.**  
 185TH ST, ns, 1201 w Southern blvd, 80x130; Rafaele Coucci—Nicol Bldg Corp et al; Aug19'14 200.00

**DEC. 30.**  
 INTERVALE AV, ws, 293 n Westchester av, 50x100; Sidney J Freidin et al—Angel Constn Co Inc et al; Dec17'14 275.00

**Brooklyn.**

**DEC. 23.**  
 ATKINS ST, es, 90 s Blake av, 160x100; Egel Light Co, Inc—Atlake Bldg Co, Inc & Jno Linewitz; Dec10'14 94.00  
 E 34TH ST, ws, 120 s Snyder av, 80x100; E J McLaughlin Co—A B Nicholas, Inc, & Julia B Nicholas; Aug6'14 722.73

\*SAME PROP; A P Hogle Co, Inc—Julia Nicholas & A B Nicholas as agent; Nov21'14 235.00  
 \*SAME PROP; Swante Pearson—Julia Nicholas; Oct27'14 75.00  
 \*SAME PROP; Frank Mescia & ano—Julia Nicholas; Aug12'14 623.18

BLAKE AV, 761-3; Jacob Goldstein & ano—Blake-Miller Co, Inc; Nov2'14 228.50  
 \*HAMBURG AV, ss, 75 w Bleecker, 25x90; Michael Schmelz—Rosa K G Stubing; Apr29'14 11.81

ST MARK'S AV, 342; Realty Supply Co—Jno Generosa; Nov25'14 567.86  
 ST MARK'S AV, 342; Kushner Bros—Jno Generosa & Michael Penna; Dec15'14 65.00

\*ST MARK'S AV, ss, 350 e Underhill av, 25x100; W Sturrock—Jno Generosa & Michael Penna or Michael Payne; Dec22'14 290.00

SARATOGA AV, 351; Voletsky & Jarcho, Inc—Main Bldg Co & Isaac Miller; Sept24'14 275.00  
 10TH AV, sc 15th, 85x135.4; Parselsky Bros—Bryna Realty Co; Dec14'14 160.20

**DEC. 24.**  
 CARROLL ST, ss, 20 e Albany av, 140 x100; Julius Mock—Heights Bldg Corp & Wm H Fleming; Dec12'14 64.00  
 \*SAME PROP; Borough Cornice & Roofing Co—same; Dec15'14 80.00

W 10TH ST, 1760-6; Richmond Radiator Co—Daniel W Moore Realty Co & Wm L Brown; Nov10'14 229.00

EASTERN PKWAY, sec Schenectady av, Souxauer & Lemke—Luke A Burke & Sons Co & David A Boody, R Ross Appleton, Daniel W McWilliams & Jno W Devoy as committee known as Carnegie Commission; Sept9'14 1,098.00

LENOX RD, ss, 80 w Utica av, —x—; Middle Village Bldg Co—Vincent J Campisi; Nov21'14 2,450.00

**DEC. 26.**  
 S 4TH ST, 252-4; H S Sudsky—Ph Levy Cont Co; Nov4'14 316.50  
 11TH ST, 356; C E Denis—Cath Huston; Oct13'14 57.00

**DEC. 28.**  
 \*KOSCIUSKO ST, ns, 150 e Reid av, 50 x100; Meserole Masons' Material Co—Tinton Impt Co, Isaac & Hyman Schaufner; Dec3'14 1,582.87  
 E 95TH ST, 1208; Jacob Fein—Sol Cheifetz; Nov4'14 100.00

**DEC. 29.**  
 COURT SQ, 12; L S Platts—Pabst Bwg Co & Gilbert Johnson; Oct30'14 101.46  
 \*SAME PROP; A A Smith—same; Nov4'14 108.00  
 WEST ST, ws, 271.6 n 35th, 180x100; R L Williams—Boyd Realty Co; Dec13'13 75.00  
 71ST ST, 1440; L Santaro—Felice Scalise; Oct8'14 170.00

<sup>1</sup>Discharged by deposit.  
<sup>2</sup>Discharged by bond.  
<sup>3</sup>Discharged by order of Court.

**ATTACHMENTS.**

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

**Manhattan.**

**DEC. 23, 25 & 26.**  
 No Attachments filed these days.

**DEC. 28.**  
 ALEXANDER, Kathryn; Clarence I Hamilton; \$1,010.85; H W Hastings.  
 LATTA, Wm J; Anselm P Anderson; \$11,196.13; Parker, Davis & Wagner.

**DEC. 29.**  
 CLEMENT MOTOR CO, Ltd; Edw H Garcin & Co, Inc; \$31,000; E Maxson.

**CHATTEL MORTGAGES.**

AFFECTING REAL ESTATE.

**Manhattan.**

**DEC. 24, 26, 28, 29, 30.**

Cohen, Isabel H. 25th st, 146-50 W.. Tippet & Wood, Tanks, &c. 2,195.00  
 Thevenet, Jean. 55th st, 139 W..Jno W Cooney Co. Oil Separator. 285.00  
 Van Riper, Lewis C. Broadway, 2182-4 ..American Master Organ Co. Organ 5,500.00  
 Berliner & Greenberg, Inc. 156th st, 512-22 W..Consolidated Chandelier Co. Fixtures. (R) 485.00  
 John J Hearn Constn Co. 46th st, 63-7 W..Consolidated Chandelier Co. Fixtures. 350.00  
 Sayer, Robt A. 125th st, 228 E..Max Oscher. Horses, &c. (R) 900.00  
 Same to Great Eastern Foundry Co.. Same prop. Fix, &c. (R) 983.81  
 George Holding Co & Hein Hyman. 16th st, 15-17 E..Tippet & Wood. Tanks, &c. 2,000.00  
 Jarvis Realty Co, Inc. Academy st, ws, 175 n Bway..Colonial Mantel & Refrigerator Co. 31 Refrigerators at 8.75 ea. 271.25  
 Knapp & French, Inc. Academy st, ws, 125 n Bway..Colonial Mantel & Refrigerator Co. 31 Refrigerators at 8.75 ea. 271.25  
 Price, David. 20th st, 32-4 W..Tippet & Wood. Tanks, &c. 2,000.00

**Bronx.**

**DEC. 24, 26, 28, 29, 30.**  
 Buonainto, Alfonso. 424 Mott av.. Ermirno Esposito. Barber Fixtures. 70.00

**Brooklyn.**

**DEC. 23, 24, 26, 28, 29.**

Hainer, A & I Wilenken. Powell st, nr Livonia av..Isaac A Sheppard & Co. (R) 400.00  
 Hainer, A & I Wilenken. Powell st, nr Livonia av..Isaac A Sheppard & Co. (R) 900.00  
 I C S Realty Co. 6th st, nr 8 av.. Colonial Mantel & Refrigerator Co. Refrigerators. 88.00  
 Kayfetz Bros, Inc. Woodruff av, e St Paul pl..Louis Greenberg. Plumbing Supplies. 3,425.00  
 Kayfetz Bros, Inc. 22d st, nr Ditmas av..Louis Greenberg. Plumbing Supplies. 5,500.00  
 Kayfetz Bros, Inc. Kosciusko st, nr Tompkins av..Louis Greenberg. Plumbing Supplies. 650.00  
 Koepfel, A. Junius st, e Belmont av.. Gust Seaberg. Elevators. 1,525.00  
 Stagnitta, Vittario & Ferdinando Penna. Bergen st, nr Troy av..Colonial Mantel & Refrigerator Co. Consols. 115.00  
 S & Q Realty Co. Newport av, nr Bristol..Colonial Mantel & Refrigerator Co. (R) 98.00  
 Sokolow, David. 75th st, nr 17 av.. Bayside Chandelier Co. Gas Fix. 280.00

**BUILDING LOAN CONTRACTS.**

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

**Bronx.**

**DEC. 29.**  
 184TH ST, nwc Valentine av, 81.3x 190.1; Jacob Wicks, Jr, loans Andrew Bechmann to erect two 5-sty buildings with stores; 6 payments. 65,000.00  
 BEACH AV, ws, 125 s Mansion, 25x 100; North Side Mtg Corp loans Jos and Frederike Ardelt to erect one 2-fam dwelling; 3 payments. 2,200.00

**ORDERS**

**Brooklyn.**

**DEC. 24.**  
 DITMAS AV, nec E 22d, —x—; Marcus Bldg Co on N Y Mtg & Security Co to pay Northwestern Cornice & Roofing Co 600.00

**DEC. 28.**  
 OCEAN AV, es, bet Ditmas & Newkirk

avs, —x—; Hartman Bldg Co on Lawyers' Mtg Co to pay Aaron Benjamin 900.00  
 20TH AV, c 58th; Up-to-Date Bldg Co on Home Mtg Inv Co to pay Jos Schaefer 96.49

**DEC. 29.**  
 STONE AV, es, 105 s Livonia av, —x—; Frank Rabinovitz Iron Works on Stone & Powell Impt Co to pay Barnet Weinstein 250.00

**DEPARTMENTAL RULINGS.**

**BUREAU OF FIRE PREVENTION**

**Municipal Building. ORDERS SERVED.**

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

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

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

Week ending Dec. 26.

**MANHATTAN ORDERS SERVED.**

Named Streets.

Beaver st, 39—Est David W Bishop. DR-W  
 Broad st, 102-108—102 Broad St Corp. DR-W  
 Bleeker st, 15—Samuel Perlstein. W-DR  
 Bleeker st, 22—Est John E Pye. W-DR  
 Bleeker st, 51—Clarence W Seamans. W-DR  
 Bleeker st, 81—John Ranft. W-DR  
 Bleeker st, 85-89—Reginald Ronalds et al. W-DR  
 Bleeker st, 93—Est Chas H Woodbury. W-DR  
 Bleeker st, 95—Albert I Van Den Bergh et al. W-DR  
 Bleeker st, 105—Gustave Lange. W-DR  
 Bleeker st, 132—Nathan Harrison Realities. DR-W  
 Broome st, 82—Wm M Dudgeon. DR-W  
 Canal st, 48—Isaac Marx. DR-W  
 Canal st, 243—Est Peter Lorillard. DR-W  
 Canal st, 417-21—Corporation Trinity Ch. DR-W  
 Canal st, 535—Canal Realty Co, Inc. DR-W  
 Cannon st, 35—Mrs Fanny Kletzky. W-DR  
 Cannon st, 48—Herman Shapiro et al. W-DR  
 Cannon st, 49—Jacob Reichard. DR-W  
 Cannon st, 133—Henry C Lytton. W-DR  
 Cannon st, 114—Moses Zimmerman. W-DR  
 Centre st, 138-40—Geo J Schlegel. DR-W  
 Centre st, 168—Myra R Harper. DR-W  
 Centre st, 224-28—City of New York. W-DR  
 Centre st, 241-45—Est August Trenkman. DR-W  
 Chambers st, 124—Newbold L Edgar et al. DR-W  
 Chatham sq, 23—Consolidated Gas Co. I  
 Cherry st, 246-48—Jacob Richmann et al. W-DR  
 Cherry st, 265-67—Thomas D Hurst. DR-W  
 Cherry st, 310-12—John A Auger. DR-W  
 Chrystie st, 6—Hattie Kottek. DR-W  
 Chrystie st, 153—Annie L Horn. DR-W  
 Chrystie st, 191-93—Esther Love et al. DR-W  
 Church st, 255—Lillian E Rice et al. DR-W  
 Church st, 292—Est Belinda H Dollear. DR-W  
 Church st, 310-12—Est Jacob Gottgen. DR-W  
 Church st, 327—Lewis Manly et al. DR-W  
 Clinton st, 88—Henig Bros. A  
 Columbia st, 66—Abr Roosin. DR-W  
 Columbia st, 105-7—Fannie Derb. W-DR  
 Columbus Circle, 6—Pabst Brew Co. E  
 Cooper sq, 1-3—Est Jas Crumbie. DR-W  
 Crosby st, 13-17—John J Schmitt et al. DR-W  
 Crosby st, 59—Est Mary S Tyler. DR-W  
 Delancey st, 26—Nathan Hutkoff. DR-W  
 Delancey st, 127—Annie L Horn. DR-W  
 Delancey st, 175—Alice H Keteltas. DR-W  
 Delancey st, 190—Fannie Lefkowitz. DR-W  
 Desbrosses st, 1—Mary M McDonald. DR-W  
 Desbrosses st, 9 & 16—Trinity Church Corp. W-DR  
 Desbrosses st, 18-20—Crown Cordial & Extract Co. G-DR  
 Desbrosses st, 20—General Radiator Co. DR-W  
 Division st, 5—Sarah R Wills. DR-W  
 Division st, 21-21½—Henry Phillips. DR-W  
 Division st, 38—Samuel Rouse. DR-W  
 Division st, 225—Harry I Underhill. W-DR  
 Division st, 243—Gantio Alexander et al. DR-W  
 Duane st, 12—Est Samuel T Townsend. W-DR  
 Duane st, 52-58—Hollywood Hotel & College Co. DR-W  
 Duane st, 66-68—Thos A Vernon et al. DR-W  
 Duane st, 108-110—Est Jas H Heroy. DR-W  
 Duane st, 134-6—Anna M Baker. DR-W  
 Dutch st, 12—Reformed Dutch Church. W-DR  
 Esat st, 5—Rosalie M Steele. DR-W  
 East st, 39-40—Mary W Champion et al. W  
 East Broadway, 2-6—Lawrence Holding Co. DR-W  
 East Broadway, 11-15—Est Margaret Harrison. DR-W  
 East Broadway, 28—David Shaff. DR-W

East Broadway, 32—Bessie Finkelbrand, DR-W
East Broadway, 36—Nathan Roggen, DR-W
East Broadway, 40—Est Mary Vrosby, DR-W
East Broadway, 43—Hannah Roggen et al, DR-W
East Broadway, 46—Lena Williamson et al, DR-W

East Broadway, 65—Harry Elias et al, DR-W
East Broadway, 68—Tracy B Plumb, DR-W
East Broadway, 120-22—David Shaff et al, DR-W
East Broadway, 123—Est Aaron Cohn, W-DR
East Broadway, 153—Warheit Pub Co, DR-W
East Broadway, 197-9—Educational Alliance, C-E-F-SS
East Houston st, 87-89—Est John J Astor, DR-W
East Houston st, 105-07—Trinity Ch Corp, SS-A
East Houston st, 174—Carl Frank, W-DR
East Houston st, 438—Leopold P Rosenberg, W-DR

Eldridge st, 50-52—Witty Realty & Const Co, W-DR
Eldridge st, 58—Peter McCormick, W-DR
Eldridge st, 164—Margaretha Reidenbach, et al, DR-W
Eldridge st, 193—Jennie Neuman, W-DR
Eldridge st, 236-44—Minsker Rlty Co, W-DR
Elizabeth st, 40-50—Chas Gulden, DR-W
Elizabeth st, 298—Geo J Steir, W-DR
Elizabeth st, 302—Frederick Frey, DR-W
Essex st, 133—Feliz Tansend, DR-W
Goerck st, 71-73—Wylor Const Co, SS
Grand st, 186—Vincenzo De Luca, DR-W
Grand st, 186—Jesse Rice & Wm Hoehster, DR
Greenwich st, 463—Atlantic Can Co, DR-G-C
Greenwich st, 463—Bernard-Greenwood Co, G-DR

Greenwich st, 465—Caroline Drug Chem Co, A-DR-C-G
Greenwich st, 465-7—Harral Soap Co, A-DR-C-G
Greenwich st, 467-9—Eastern Metal Spinning Co, DR-A-G
Greenwich st, 467—Pluton Mfg Co, Inc, A-C-G-DR
Greenwich st, 467—General Adhesive Mfg Co, DR
Greenwich st, 467-9—Keller Co, A-G-DR
Greenwich st, 469—Daniel Von Honne & Co, A-C-DR

Greenwich st, 469—Columbia Brass Bed Refinishing Co, G-DR
Greenwich st, 469—Decorative Novelty Works, A-DR
Henry st, 173-77—Moritz, Klein Rlty & Con Co, SS
Lafayette st, 409-11—Simon Goldenberg Est, W-DR
Lafayette st, 409-11—H B G Clothing Co, DR
Lafayette st, 409-11—M A Gerst & Co, DR
Leonard st, 66-72—Importers Bldg Co, SS
Liberty st, 43—Mutual Life Ins Co, SS
Lispensard st, 66—Josephine L Schmid Del Gragom et al, DR-W

Minetta la, 21 (rear)—Geo M Bruno, G
Mitchel pl, 2—Mrs Grace Gilmore, B-C-E
Mott st, 128-38—August Mietz, C
Pearl st, 409-15—Elec Light Engrav Co, DR
Pearl st, 409-15—Johnson Studios, DR
Pearl st, 409-15—Jos Stern & Son, DR
Pearl st, 409-15—Waxement Co, DR
Pearl st, 409-15—Litho Plate Service Co, DR
Pearl st, 409-15—Robert Hartman Co, DR
Pearl st, 409-15—Wm Turner & Bros, DR
Pearl st, 409-15—Harold W Anness Co, DR
Pearl st, 409-15—Fred W Holmes, DR
Pearl st, 409-15—Wm F Varden Honten Co, DR
Pearl st, 409-15—Klein, Linder & Bauer, DR
Pearl st, 409-15—Cosmopolitan Souvenirs Co, DR

Sheriff st, 71—Wolf Sprung, DR-W
Spring st, 149—Pendista Rlty Co, DR-W
Suffolk st, 56—H I Kaplan, C
Union sq, 32—Reliance Bldg Co, W-DR
Union sq, 33—Trustees Sailors Snug Harbor, W-DR
University pl, 88—Universal Inv Co, W-DR
University pl, 64—Lottie De Milt, DR-W
Walker st, 81—S L McMarsh, C-F
Walker st, 88-90—Bernard Rosenstock et al, DR-W

Walker st, 118-26—Moses Levy, SS
Wall st, 45-7—U S Trust Co, SS-A
Washington pl, 9—Max Mindheim, W-DR
Watt st, 125-9—Consolidated Gas Co, I
Watt st, 125-9—Est Henry Welsh, W-DR
Waverly pl, 21—Est Isaac Meinhard, SS
West Houston st, 26—Chas Raudnitz, DR-W
Whitehall st, 28-32—Saranac Rlty Co, A
William st, 220-24—August Zinssor Rlty Co, DR-W
Worth st, 191-93—Worth Co, DR-W

Numbered Streets.

3d st, 103 W—John Mento, E
3d st, 103 W—Con Gas Co, C
3d st, 103 W—Eduardo Manganaro, E
3d st, 103 W—Henry Limburger, A-C-G
3d st, 321-23 E—Fannie Osnowitz, W-DR
4th st, 9 E—John H Day, DR-W
4th st, 28-30 E—L Weber Bldg Co, DR-W
4th st, 31 E—Est Martin Grossman, DR-W
4th st, 83 E—Mendel Borddheiser, G
4th st, 93 E—E de Forest Haynes, W-DR
4th st, 304 E—Fannie B Cohen, DR-W
8th st, 4, 18, 20, 22, 24, 36, 46, 48, 50, 52 & 58—Sailors Snug Harbor, DR-W
8th st, 39 W—A I Sire, A
9th st, 35 & 36 E—Sailors Snug Harbor, W-DR
10th st, 43-47 E—Est Chas F Hoffman, W-DR
13th st, 624 E—Rosie Markel, DR-W
14th st, 13 E—Henry Spring Co Est, W
14th st, 30-32 E—Henry Springler Est, W-DR
14th st, 46 E—Audenet Gilbert et al, W-DR
14th st, 116-18 E—August Luchow, DR-W
14th st, 120 E—Est John W Condit, W-DR
14th st, 124 E—Ellen S Auchmuty, W-DR
14th st, 430 W—Est Henry Menken, W-DR
14th st, 702-10 E—Saml Kraus, W-DR
16th st, 123-37 E—Est John C Orr, DR-W
16th st, 201 E—Robert S Clark, W-DR
17th st, 5 E—Est Emanuel Heilner et al, DR-W
17th st, 7 E—Est Matthew H Beers, DR-W
17th st, 11 E—M E T Fraze et al, DR-W-C
17th st, 11 E—Horowitz & Rosenberg, DR-C-G
17th st, 11 E—J Klein & Co, A-I-DR
17th st, 11 E—G Clayton & Co, A-I-DR
17th st, 11 E—Goldstein & Shapiro, DR-C-G
17th st, 11 E—Wiesner & Fischer, DR-G
17th st, 11 E—Ess & Ess Photo Co, DR-G
17th st, 15 E—Lina Well, DR-W
17th st, 205 E—Imperia Briganti et al, DR-W
18th st, 18-22 E—Duncan Rlty Co, W-DR
18th st, 509-11 E—Chas Hvass, W-DR

18th st, 617-21 & 627-33 E—John U Brookman et al, DR-W
19th st, 40-42 E—Realty Mortgage Co, W-DR
20th st, 7-9 E—Phillip Braender, DR-W
20th st, 19 W—Monahan Express Co, G
20th st, 19 W—Nathan Carniol, A-G
20th st, 19 W—Haimowitz & Gordon, C-I-G
20th st, 19 W—Nathan Laub, G
20th st, 19 W—Royal Dry Dyeing Works, G
20th st, 19 W—Scribner & Co, C-G
20th st, 20-24 E—Amy G Gallatin, W-DR
20th st, 23 E—Emily B Hopkins, W-DR
20th st, 25 E—Jas Muir, W-DR
20th st, 39 E—Josiah C Cady, DR-W
20th st, 36-8 E—Olga Witthaus, W-DR
20th st, 40 E—H B Auchincloss, W-DR
20th st, 42-48 E—Emily B Hopkins, DR-W
20th st, 43 E—Hannah Colgate, DR-W
21st st, 19 E—Est John H Glover, W-DR
21st st, 27 E—Rosie Haberman, DR-W
21st st, 29 E—Est Abbie M Pierce, DR-W
21st st, 30-32 E—Benedict Fischer, DR-W
21st st, 33-35 E & 39-41 E—Geo D Wick, DR-W
21st st, 40 E—Gertrude V Morgan, DR-W-C-SS
21st st, 48-52 E—Kroyner Rlty Co, DR
21st st, 49-53 E—Gibson Const Co, DR-W
21st st, 301 E—Hamilton Fish Corp, DR-W
22d st, 11 E—Robt S Minturn, DR-W
22d st, 12-16 E—Orson D Munn, DR-W
22d st, 13-15 E & 17-21 E—Chas Hirschhorn et al, DR-W
22d st, 18 E—Est Geo R Schieffelin, DR-W
22d st, 28 E—Olga Witthaus, DR-W
22d st, 36 E—Frank G Ormsby, DR-W
22d st, 40-42 E—Jessie C Owen, DR-W
22d st, 41-24 E—Mutual Milk & Cream Co, W-DR

22d st, 301-7 E—E W Bliss Bldg Co, DR-W
22d st, 308-10 E & 312-14 E—Schlegel Inv Co, DR-W
23d st, 8 E—Lida S Cutting, DR-W
23d st, 18 E—Est E S Brooks, DR-W
23d st, 32 E—Julia C Horner, W-DR
23d st, 42 E—Oswald Oelschlanger, DR-W
23d st, 44 E—U S Rlty & Imp Co, DR-W
23d st, 110-112 E—Oswald Oelschlanger, DR-W
23d st, 122 E—Isabella Hustace, DR-W
23d st, 125 E—Fred C Beach, DR-W
23d st, 128 E—Rita Bldg Co, DR-W
23d st, 152 E—M J Moriarty et al, DR-W
23d st, 204-8 E—Fredk W Seybel, DR-W
23d st, 431-7 E—Julia E Cameron, DR-W
24th st, 11-15 E—Est D W Bishop, DR-W
24th st, 57 W—Michael P Rich, C
24th st, 213-17 E—J M Horton Ice Cream Co, DR-W

24th st, 413-15 E—Est John Kreebs, DR-W
24th st, 413-15 E—N Y University, DR-W
26th st, 23-5 E—Neptune Rlty Co, W-DR
26th st, 218-20 E—John Bateman, DR-W
26th st, 316 E—Ellen A Money, DR-W
26th st, 328-30 E—Jacob Kahn et al, DR-W
26th st, 337 E—Bellevue Rlty Corp, DR-W
26th st, 37-43 W—West 26th St Corp, DR-W
26th st, 127-33 W—Max Wiener & Sons, G-C-A
26th st, 127-33 W—A W Drubin & F Kantrowitz, G-A
26th st, 127-33 W—Halpern Waist Co, G-A
26th st, 127-33 W—Marguerite D Hellman, SS-DR-W

26th st, 127-33 W—Saml Strauss Co, G
26th st, 127-33 W—Abr Hirsch Co, A-C-G
26th st, 127-33 W—Miller & Co, G
26th st, 162 W—Mad Sq Mfg Co, DR-W
27th st, 13-15 E—John C Stratton, A
27th st, 121 E—Ewald Mommer, DR-W
27th st, 204-8 E—Eureka Rlty Co, W-DR
29th st, 34 E—Est Robert Goelet, DR-W
29th st, 202-4 E—Theresa Koehler, DR-W
29th st, 329 E—Bush Term Bldg Co, W-DR
31st st, 31-33 W—Oscar H Hart, DR
31st st, 31-33 W—Arrow Dress Co, DR
31st st, 31-33 W—Durham Rlty Corp, G
31st st, 338 E—Stultz & Bauer, DR-W
31st st, 401-5 E—Gen Optical Co, DR-W
31st st, 402 E—Wm Sansom, DR-W
31st st, 407 E—Paul Morich, DR-W

32d st, 11 W—Estate Eva Deutsch, W-DR-SS
32d st, 38-40 W—Amer R E Co, DR-W
32d st, 38-42 E—Seach Rlty Co, DR-W
32d st, 318-25 E—318-25 E 32d St Corp, DR-W
34th st, 18-20 W—Est John J Astor, DR-W
36th st, 53-7 W—Newtown Creek Dock Properties, SS
37th st, 236-46 W—Jas H Attley, DR-W
40th st, 306 E—Jennie Brown, DR-W
41st st, 133-41 E—Est John P Mann, DR-W
42d st, 427-31 W—M J Kiernan et al, DR-W
42d st, 511-13 W—Albert L Thompson et al, DR-W

43d st, 305-9 E—Jas N Dunlop, DR-W
43d st, 520-30 W—John A Weser, DR-W
43d st, 2-12 W—Est Chas F Hoffman, SS
44th st, 501-3 W—Isadore Hyman et al, DR-W
45th st, 15 W—Alt Rlty Co, W-DR
45th st, 17 W—Midville Rlty Co, DR-W
45th st, 21 W—Gifford Pinchot, DR-W
45th st, 23 W—Jules Mayer, DR-W
45th st, 55 W—Alt Rlty Co, DR-W
46th st, 514-16 W—Christian Wollerson, DR-W
47th st, 2-6 W—Interstate Land Holding Co, DR-W

49th st, 225-31 W—Robert F Frank, DR-W
50th st, 627-29 W—Est John J Astor, DR-W
52d st, 351 W—Otto Strack, DR-W
52d st, 549-51 W—Patrick H McNulty et al, DR-W
52d st, 556-8 W—Louise Wick, DR-W
53d st, 447 W—Ruth A Wallace, DR-W
53d st, 537 W—Est Bertha Volkening, DR-W
54th st, 250 W—54th St Rlty Co, DR-W
55th st, 637-45 W—Thos G Patterson, DR-W
56th st, 11 W—U S Trust Co, DR-W
56th st, 13 W—Rosalie F Barr, DR
57th st, 10 W—Dreicer Rlty Co, DR-W
57th st, 16 W—Est Adelaide Scott, DR-W
57th st, 25 W—Biltmore Bleinheim Co, DR-W
57th st, 518-22 W—Gustav Schock, DR-W
57th st, 524 W—Sheffield Farms, DR-W
57th st, 546-8 W—Wm Allan, W-DR
58th st, 534-8 W—Mayal Realty Co, W-DR
59th st, 517 W—S Cushman's Son, W-DR
61st st, 3-7 W—Columbus Circle Rlty Co, W-DR
67th st, 42-50 W—Daniel Seybalt, DR-W
75th st, 205 W—Est Wm T Walton, DR-W
84th st, 218-20 W—Est Frank H Dyckman, W-DR
85th st, 436-40 E—Chas B Sellers, C

Av A, 361-65—Anne Lipman et al, DR-W
Av A, 1414—Millie Raffloer et al, DR-W

Av D, 119-21—Robert Goelet, DR-W
Bowery, 22—Thomas Addison, W-DR
Bowery, 209—Chas L Stickney, W-DR
Bowery, 283—Consolidated Gas Co, I
Broadway, 338—Frank G Dexter, G-A
Broadway, 338—Chas Baum, G-A
Broadway, 338—Mrs Brina M Carlisle, C-G
Broadway, 338—Leon Sasse, C-G
Broadway, 338—Typewriter Trading Co, A-G
Broadway, 362—Est David W Bishop, DR-W
Broadway, 374-78—Jas R Roosevelt, W-DR
Broadway, 413—Josephine Del Drago et al, W-DR

Broadway, 542-44—Max Wolff, W-DR
Broadway, 546-48—Jas R Roosevelt et al, W-DR
Broadway, 547—Wm Post Estate, SS
Broadway, 561—Singer Mfg Co, DR-W
Broadway, 598—Edith M Ruland, DR-W
Broadway, 627—Daniel Richter, W-DR
Broadway, 643—Robert B Suckley, W-DR
Broadway, 679—William Lau, DR-W
Broadway, 682—Est Mathew H Beers, W-DR
Broadway, 692-94—Frederick K Fox, DR-W
Broadway, 693-7—Sol Levy, G-A
Broadway, 693-7—J L Taylor & Co, C
Broadway, 693-7—Syndicate Neck Wear Co, G-A

Broadway, 693-7—Fashion Hat Co, G-A
Broadway, 693-7—Pacific Clothing Co, G
Broadway, 693-7—Bashwitz Bros Co, G
Broadway, 693-7—Rieman, Seabury Co, G-A
Broadway, 693-7—Wm Rosenblum & Co, G
Broadway, 693-7—J Engle & Alvin Zelmer, A
Broadway, 693-7—Fred Blumenthal Co, G
Broadway, 693-7—Manchester Rubber Coat Co, A-C-G

Broadway, 693-7—Phillip Braender, W
Broadway, 751-53-55—Sailors Snug Harbor, DR-W
Broadway, 820—Mary Morse et al, DR-W
Broadway, 830—Chas A Gould, DR-W
Broadway, 833—Est Ogdon Goelet, DR-W
Broadway, 840—Chas A Gould, DR-W
Broadway, 841 & 853—Bway Imp Co, DR-W
Broadway, 865—Beers Realty Co, DR-W
Broadway, 880—Emily G Wooley et al, DR-W
Broadway, 927—Edwin J Walter, DR-W
Broadway, 1648-50—Amos M Lyon, W-DR
Broadway, 1652-60—Henry A Taylor, DR-W
Broadway, 1780—B F Goodrich Co, Inc, W-DR
East End av, 29-35, Elbridge T Gerry, DR-W
East End av, 40-42—Saml I Davis Co, W-DR
Park av, 4185—M Mullen, G
West Broadway, 457-61—M E A Wendel et al, DR-W

Numbered Avenues.

1st av, 479—Nyles Realty Co, W-DR
1st av, 510-14—John H Carl et al, DR-W
1st av, 542—Paul L Bryant, DR-W
1st av, 636-44—Est E Ellery Anderson, W-DR
1st av, 725-39—Est Chas Knapp, W-DR
1st av, 1298—Frederick Herrmann, DR-W
2d av, 10-12—Geo Dotzauer, DR-W
5th av, 55—Elisdale Co, DR-W
5th av, 57—Wm Maas et al, DR-W
5th av, 71—Henry Springler Estate, DR-W
5th av, 87—Clara J Keech, DR-W
5th av, 91-93—August Oppenheimer, DR-W
5th av, 97—Francis Delafield, DR-W
5th av, 135—Harden L Crawford et al, DR-W
5th av, 153-7—Chas Scribner et al, DR-W
5th av, 320-22—Mary Bell, W-DR
5th av, 330—Jas R Roosevelt, DR-W
5th av, 349-53—Winthrop A Chanler et al, DR-W
5th av, 391—Tiffany & Co, W-DR
5th av, 394—Geo C Boldt, W-DR
5th av, 396—Est Erastus Marcy, DR-W
5th av, 417-23—Eliz M Anderson, W-DR
5th av, 429—Est Edwin Bergh, W-DR
5th av, 435—Est Alex Masterton, DR-W
5th av, 437—Harley D Hutchins, W-DR
5th av, 457—Estelle F Taylor, DR-W
5th av, 509—Est Thomas L Sturges, DR-W
5th av, 535—City R E Co, DR-W
5th av, 542-44—J Tuckerman Tower, DR-W
5th av, 562—Est Jos W Harper, W-DR
5th av, 572—Henry A Budd, W-DR
5th av, 628-30-32—Columbia College Trustees, W-DR
7th av, 106-10—Oscar J Mayer, W-DR
7th av, 269—Lina Ettlinger et al, DR-W
7th av, 702-8—Walter J Salomon, E
7th av, 702-8—Pekin Restaurant Co, E-C
10th av, 85—Bradish Johnson Est Co, W-DR
10th av, 239-41—24th St Realty Co, W-DR
11th av, 126—August Meyers, W-DR
11th av, 437—David Williams, W-DR
12th av, 768-72—Alice B Oppenheimer, W-DR

BRONX ORDERS SERVED.

Numbered Streets.

183d st, 592 E—Belmont Embroidery Co, G-C
Named Avenues.
Rider av, 347-51—Roger Potter, W-DR
Whitlock av, 705-17—Emil Gabler, DR-W

BROOKLYN ORDERS SERVED.

Named Streets.

Bond st, 382—J De Belle, I
Cook st, 103 (rear)—Meyer Luria, C
Cumberland st, 28-32—Chas Gasau Estate, C
Essex st, 291-3—Bernard Davidson, C
Fulton st, 367-73—Arbuckle Est, C
Grand st, 160—John Donahue, C-B
Grand st, 1013—Stockinger Photo Engraving & Printing Co, A-C
Moore st, 39—Mrs Goldie Skobetsky, C
Noble & West sts—Amer Mfg Co, W
Powell st, 225-7—Abr Koppel, W
Raymond st, 148-50—A I Namm & Sons, C
Rockwell pl, 10-14—Edison E L & Power Co, C
Rodney st, 26—Geo F Simpson, C
Van Brunt st, 150-68—Cobb Est, C
Van Buren st, 327-9—Max Reiss, C
Named Avenues.
East N Y av, 1423—Harry Marcus, W
Jamaica av, s e c Birch st—A L Reed & Co, C
Kent av, 430-34—Anna E Ring, W
New Utrecht av, 5316—Arthur Well, C
Thatford av, 366-8—Ida Klein, W

RICHMOND ORDERS SERVED.

Named Streets.

Richmond Turnpike, 1765 (Castle Corners)—Geo W Vroome, G

# BUILDING MANAGEMENT

## PRINCIPLES TO BE OBSERVED IN DESIGNING LOFTS.

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

**D**URING the last few years the term "loft building" has taken on an additional significance and now means any building, no matter how tall or how occupied, where the floors are "open;" that is, without corridor partitions, and with enclosures around stairs and elevators only, but so arranged that tenants may continue down the stairs without entering any loft, or entering or leaving an elevator by a door directly on the loft, so that upon leaving the elevator you find yourself in the tenant's premises. One of the foremost architects of buildings of this type (as well as of other class of buildings), Julius Franke, contributed a most interesting article on the subject of loft buildings to a recent number of the Brickbuilder, in which he made these interesting remarks:

If the modern loft building has a good façade, is well finished and equipped, there is no practical difference between it and an office building, except that the office building generally has sub-divisions on the various floors for separate tenants, so that should a good modern loft building have tenants occupying entire floors, such as is common for large clerical forces, and there are no sales rooms, no space used for storage or manufacturing, the loft building would justly be called an office building, and this designation would apply without one single change or addition to the building.

### Dividing Line Indistinct.

That the dividing line between office and loft buildings, in some cases, is scarcely discernible, is evident in the case where the same building is used for both purposes, and where some floors are devoted to office use and other floors to loft use, where the space is fitted up for displaying goods, for sales rooms and sometimes for manufacturing.

Since some recent disastrous fires in factories, new laws have been passed in the State of New York, and also in some other States, which would make a loft building where manufacturing is done slightly different, in point of law, from what is ordinarily considered a loft building.

These new laws require certain fire exits, known as inside enclosed stairs, outside enclosed stairs (sometimes known as smokeproof towers), and horizontal exits, either through a wall to an adjoining building or adjoining space where refuge may be found from fire, or through bridges or balconies from one building to another, or from one space or area to another space for the same purpose.

There is also the extra precaution of sprinklers now deemed essential for such manufacturing loft buildings, which minimize materially the fire hazard.

### Should Have a Simple Plan.

The plan of a manufacturing loft building should be simple. Staircases should be as far apart as possible, and maximum window surface should be provided, and all staircases should be so arranged that there is an uninterrupted free passageway to the street from each staircase or fire tower.

The location of the passenger elevators and freight elevators should be carefully considered, and should be as far apart as possible, so that customers entering the building at the passenger elevator are not obstructed by freight going to the freight elevators, and for the additional reason that the office is always located near the passenger elevator on the various floors, where it would obviously be wrong to handle freight.

The entrance and first story accommodations at the freight elevators should be commodious and direct.

Toilets for both men and women should be provided for the building on each floor, unless it can be decided in advance what the occupancy shall be.

Where railroad and water transportation for freight in conjunction with the manufacturing loft building is to be considered, both sides of the building on the first story should have ample platform facilities, one side being devoted to the railroad and the waterfront, if there is such, for the reception and discharge of freight, and the other should be devoted to trucking for city or town delivery.

If possible, it is well to have the truck enter the building so as to be under cover in bad weather, although this is not essential.

### Planning for Trucking Traffic.

The planning of a manufacturing loft building for railroad and trucking traffic is apparently a very simple problem, but many serious mistakes have been made. The elevators in such buildings have been so located that either the traffic to railroad cars or to the trucks is handicapped. The staircases have been provided in such places as to obstruct the free handling of freight on the first story. The elevators have been located so that the aisles, which are not shown on plans, but which are necessary for manufacturing or for storage on the upper floors, could not be provided in direct lines, in order to have proper circulation.

Altogether, the planning of such a building requires an intimate knowledge of the economic handling of freight, both by rail and wagon or automobile, and demands a careful study of the process of manufacturing for each particular industry, in order to evolve a successful scheme and provide accommodations for the right number of employees, with proper allowance for expansion.

### Must Be Practical.

The plan should be simple and direct, and all ideas of "axis" and balance and appearance of the plan should be subordinated to the practical, even though the eye be offended at the "presentation" on paper. It is more important that there be proper circulation of freight and merchandise than that there be balance, also natural light for manufacturing purposes should be considered before the relation of voids and solids for the façade.

If the intensely practical be allowed free sway in these matters, the building can be made an architectural success by certain refinements of line, color and texture, and the result will be much more satisfactory from a truly artistic point of view, for the design will be more apt to express the use to which the building is to be put.

It is of more importance that the occupants of a building do not unnecessarily waste energy or time due to a plan which is injudicious, or that their health and comfort are not sacrificed when light and air are made subordinate to design.

There is, on the other hand, no excuse for the many repulsive and sordid looking factory buildings scattered over our land, and the ugly trestle, with sprinkler tanks extending over the roofs of so many, could be enclosed with towers that would be made a feature capable of artistic treatment, and have the advantage of keeping the water from freezing without extraordinary precautions, and also reduce repairs.

The safety of the occupants of lofts and factories, in case of fire, is now given considerable attention, and although modern factories are generally built "fire-resistive," they are also sprinkled, in addition to which enclosed staircases are now almost universal.

It might be advisable, in some cases, to go a step farther and provide fire-walls subdividing all shops into two or more areas; but care should be taken not to over do this, as fire-walls have a tendency to shut off natural light and ventilation, lack of which, every one admits, does not increase the health of the worker. It should be borne in mind that tens of thousands die of tuberculosis, due to insufficient light and air; certainly by many thousands more than die by fire.

### Bronx Chamber Meets.

On last Saturday evening the first annual meeting of the newly organized Bronx Chamber of Commerce was held, in the Walworth Building, in the Bronx, and the following officers were elected: Albert E. Davis, president; John C. Walworth, 1st vice-president; H. Gerald Chapin, 2nd vice-president; Charles Ullman, 3rd vice-president; Joseph M. Taylor, secretary; Joseph E. Dobbs, treasurer, and Louis F. Stumpf, counsellor. Mr. Davis, in addressing the meeting, said in part:

"This chamber is evidence of your aspirations for an ideal civic and commercial body in which, and through which, you can exert your best efforts for the advancement of the Bronx. It affords opportunity for the civic pride and public spirit in each of you to work together for the welfare of the community.

"We must strive to prevent, by a constitutional provision, if necessary, a repetition of that official lawlessness, which for four years has ignored ordinances. There is much we can do to make this borough a better place to live in, but it is no easy task that we have set for ourselves.

"Optimism is taking the place of pessimism, and we all believe that good times are coming, and what everyone believes is sure to prevail."

A resolution was adopted approving the proposed consolidation, in one bureau, of the functions of all departments, now having jurisdiction over buildings. Mr. Whinston offered a motion, which was adopted, asking the Interborough Company to issue transfers at the south end of 148th street stairs of the 149th street "L" station. Several other matters came up for consideration.

### International Engineering Congress.

The International Engineering Congress will be held in San Francisco, Cal., from September 20 to 25, 1915. In view of the conditions now prevailing in Europe, the governing bodies of the five National societies under whose auspices the congress is to be held, have recently given careful consideration to the feasibility of holding the congress and to the probability of its success, with the result that each body has unanimously confirmed its original pledge to support the congress.

The committee of management is in receipt of a sufficient number of communications from various foreign countries throughout the world, including those located within the war zone, to indicate that a large majority of the papers originally requested for presentation at the sessions of the congress and publication in its transactions will be handed in on time.

## BROOKLYN R. E. BOARD.

## Full List of Officers and Committees for the Current Year.

The Brooklyn Board of Real Estate Brokers has said officially that it believes that changes in the Tenement House Law are desirable. First, as to the exclusion of 3-family houses from the operation of the law; second, to permit of remodeling old houses for three families, and third, to permit the remodeling of three-story store property for three families.

Gradually the board has enlarged its activities to include various legislative measures in behalf of real estate ownership in Brooklyn. The board meets monthly at the Real Estate Exchange Building. The officers are:

Charles C. Mollenhauer, president; Thomas Hovenden, vice-president; George H. Gray, treasurer; Isaac Cortelyou, secretary. Directors: John F. James, Thomas Hovenden, David Porter, Frank H. Tyler, A. J. Waldron, Stephen F. Barrera, S. Cederstrom, F. B. Snow, C. C. Mollenhauer, J. M. May, and Howard C. Pyle, Isaac Cortelyou, E. J. Grant, John Pullman, Arthur B. Gritman, William G. Morrissey, DeHart Bergen, William P. Rae.

Executive committee: William G. Morrissey, Howard C. Pyle, DeHart Bergen. Ways and means: E. J. Grant, Charles A. O'Malley, J. T. McMahon. Admissions: A. B. Gritman, Charles D. Behrens, Robert Wright, Charles Partridge, William Redmond. Arbitration (alternates): John F. James, William G. Morrissey, Z. D. Berry, Thomas Hovenden, A. H. Waterman, F. B. Small. Legislation and taxation: R. A. Wright, I. H. Cary, I. O. Horton, W. J. T. Lynch, Charles C. Stelle, George E. Lovett. Entertainment: F. B. Snow, W. J. T. Lynch, A. B. Gritman, Charles L. Gilbert, E. J. Grant, S. F. Barrera, A. H. Waterman. Press: DeHart Bergen, F. B. Snow, J. M. May. Municipal improvements: David Porter, John F. Churlo, Thomas Redmond, H. A. Crosby, C. B. Smith, S. Cederstrom, Frank A. Seaver, M. G. Straus, W. A. A. Brown. Transportation and subways: Howard C. Pyle, I. Cortelyou, Thomas Hovenden, A. B. Gritman, A. J. Murphy, F. B. Small, A. J. Waldron, James L. Brumley, W. H. Goldey, John F. James, J. M. May, David Porter, William P. Rae, A. H. Waterman. Nominating: Thomas Hovenden, Charles D. Behrens, C. B. Smith, James B. Fisher, James L. Brumley. Auditing: S. Cederstrom, Charles Partridge, Everett Kuhn. Inspectors of election: C. B. Smith, J. M. May, Charles Partridge. Appraisal board: Thomas Hovenden, E. J. Grant, John F. James. Tenement house: A. J. Waldron, J. M. May, J. B. Fisher, R. A. Wright, George H. Gray.

## Be Careful What You Sign.

Too many people look upon the contents of a warranty deed as merely so much verbiage. This is wrong. Apparent repetitions and what to the unthinking person may appear a mere redundancy of phraseology is often fraught with the most important and most significant meaning. Otherwise it would not be in the document. This meaning is not merely "legal" as that word is often used, but it is meant to be effective from a common sense standpoint. Carelessly drawn deeds are the cause of controversies which sometimes prove costly to all parties concerned. Right here it is well to make it plain that ignorance of the meaning of the contents of a document, where there is ample opportunity to become familiar therewith, is no excuse, either in law or in fact. Plainly stated, there is no reason why a person should not know just what is meant by any document brought forward for signature in a real estate transaction.

It is the experience of a great many of the leading real estate agents that they have to read over a document and explain its meaning or insist on the signer or signers reading it before signing, and not infrequently this is done almost under protest from the persons most vitally concerned. Just about the best

bit of advice that can be given these people is: "Read the papers carefully; understand them, and know just what you are signing when you put your name to any sort of an obligation or agreement, binding upon yourself, your heirs or your assigns."—National Real Estate Journal.

## LOT VALUES.

## How Affected by Topography and Proximity to Corners.

The Deputy Tax Commissioners of the City of New York are guided by the following principles in estimating values:

If the lot under consideration has rock upon it, its value is reduced by some proportion of the cost of rock removal. In some cases there may be sufficient demand for rock to render it probable that the owner of the lot could procure the removal of the rock for less than the usual cost of removal. In some cases the cost of rock removal would be greater than the value of a standard lot at grade; in such a case it does not follow that the lot has no market value, but its value is much less than the value of a lot at grade.

If a lot is so much below grade as to require filling, its value is ordinarily depreciated by the cost of filling it, but it may be so situated that its value is actually greater than that of a lot at grade, because payment may be obtained for the privilege of using the lot as a dumping place.

The question of the extent to which a lot may be depreciated in value by being above or below grade must be considered with reference to all the surrounding conditions. The unit, however, always represents the value that a lot would have if it lay normally with reference to the grade of the street.

When a lot is situated at the corner of two intersecting streets, its value is greater than when it is at some distance from the corner. The appreciation due to its corner position varies in accordance with the relative value of the intersecting streets and the character of the neighborhood.

In a suburban section where the appropriate development is by the erection of detached houses, the appreciation because of corner position may not be more than 25 per cent. for a lot 25x100; on the other hand, when the lot is at the corner of two streets, both of which are good retail shopping streets, the increment of value of a lot 25x100 may be more than 200 per cent. over the value of an adjacent interior lot.

The appropriate increment of value due to corner position must be considered with reference to the actual earning power and consequent selling value of corner lots in the particular section. The distance from a corner to which the influence upon value of proximity to the corner extends depends upon the character of development appropriate for the neighborhood. Where a lot 100 feet square is the appropriate size for a building, the corner influence extends to the whole 100 feet. On the other hand, where a vacant plot 100 feet square at a corner would be improved with four or more buildings, the corner influence extends no farther than the width of the first lot.

Where the appropriate improvement of a section demands lots of standard size, a lot of greater width than standard size has no more relative value than a lot of standard size, but where the appropriate building for that section requires a plot of greater depth, the larger plot has a greater relative value than the standard lot. In such cases an appropriate addition must be made to the value above that indicated by the unit, according to the size of the particular lot to be valued.

In a tenement house section in Manhattan a lot 37½ feet wide is worth relatively more than a lot 25 feet wide, because a tenement house under the law cannot profitably be built on a lot 25 feet wide, whereas an economical tenement house can be erected on a lot 37½ feet wide. In a territory suitable for lofts a lot 50 feet wide is worth more

## THE TAX BOOKS.

## Procedure Usually Followed in Passing on Appeal for Lower Assessed Values.

About Dec. 1 the Tax Board began to hear the applications of persons who ask for an oral hearing. Oral hearings are only given when requested. In a majority of cases applicants for a reduction do not ask to be heard in person. At the hearings before the commissioners, the deputy commissioner whose district is under consideration is present. He has his field book and map, prepared to answer questions concerning the assessments being considered. These hearings continue during December and January. On Feb. 1 the annual record of the assessed valuation of real estate closes, and during February the deputy commissioners and their clerks prepare the assessment rolls.

The assessment rolls are a copy of the annual record with certain details omitted. All that is really necessary in the assessment roll is the description of the property by lot numbers together with the assessed valuation figures. The assessment rolls must be finished in February, and then they are signed by the Tax Commissioners.

As soon as practicable the total assessed values are transmitted in February to the Controller in order that the tax rate ordinance may be prepared for submission to the Board of Aldermen. The Board of Aldermen meet for this purpose on March 1, and pass the ordinance fixing the tax rate. Immediately the Deputy Commissioners and their clerks compute the taxes which must be paid on each separately assessed parcel of real estate. So that this work may be done quickly and correctly rate cards are used showing the amount of the tax for \$1 and \$100 and on multiples. In this way the computation of taxes is made as easy as possible.

## Advertise the Building Service.

In the same boat with the merchant who fills his store by liberal advertising, is the building owner or manager who bids for tenants through the medium of printed salesmanship. Where the one is selling merchandise, the other is selling service.

A booklet just issued by the Otis Elevator Company is entitled, "Presenting the Building's Service in the Building's Advertisement." It contains this argument:

"The prospective tenant is looking for service. Of course, while there is always in his mind the consideration of location, light and air, yet in nine cases out of ten his final choice of business or home quarters is influenced by the service that the building offers.

"Because buildings have been profitably advertised without specifying equipment does not mean that if the equipment had been brought out, as in these advertisements, the results would not have been even better and the expense of advertising before the space was leased, much lessened.

"Surely, if stores whose sole purpose is to sell merchandise, consider it worth while to advertise their service equipment, the building manager who is selling service should overlook no means of emphasizing his building's equipment and especially the elevator equipment."

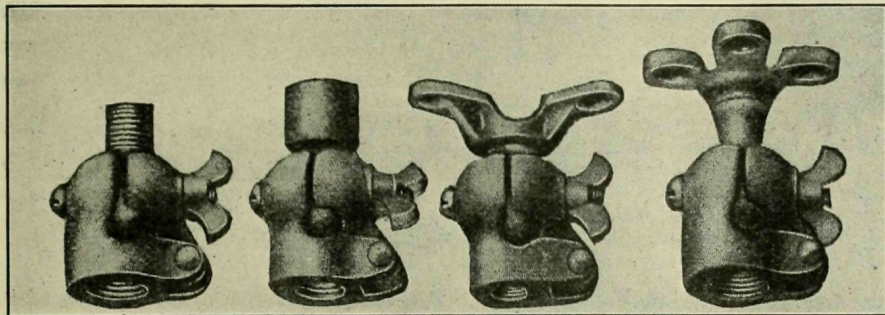
than twice as much as a lot 25 feet wide, and generally a lot 100 feet wide would be worth more than twice as much as a lot 50 feet wide. The appropriate increase for plottage must be considered with reference to the actual conditions prevailing in the section where the lot is situated. An addition for plottage may be as great as 20 per cent. or even more. Conversely, if an appropriate improvement cannot be erected on a lot less than 25 feet in width a reduction must be made below the value which would be produced by the unit, varying with the degree of depreciation due to the unusable character of the land in question.

**USEFUL APPLIANCES**

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

**A New Form of Hickey.**

There are few jobs where the wireman or fixture hanger finds outlet boxes level, or studs or drops straight, or does not run into crooked threads which finally have the same result. To relieve these troubles of the past there has been developed an adjustable ball and socket-joint hickey, with an angle of possible correction, sufficient to take care of a fixture 12 inches long that will



be 4 inches off center, or a 6-foot fixture 24 inches out of plumb. By a slight cutting of the corners of one side of the cup with a file or emery wheel, the angle of pitch may even extend beyond 45 degrees, which is a feature very valuable when the outlets occur on a sloping ceiling such as is found with saw tooth construction or under threatre balconies, stairways, etc.

The new hickey is made of high-grade malleable iron and is of great mechanical strength, small, neat and compact, and low in price. It is furnished complete with a tripod, crow-foot or outlet box stud or made to fit insulating joints, the bottom of which may be either male or female, 1/4 inch or 3/8 inch standard pipe size, and to connect fixture stems of 1/8 inch, 1/4 inch or 3/8 inch standard pipe size.

The minimum overall length of this hickey with an insulating joint is less than one inch greater than the ordinary hickey and insulating joint. As a time saver it is claimed to be a 10 to 50 per cent, reduction on the average cost of hanging electric fixtures. One man can handle any fixture not too heavy to lift. Long arm, wide spread fixtures are just as simple and easily hung as the plain stem fixtures, as there is no turning or twisting of the fixture necessary. After the crow-foot or insulating joint with the ball fitting has been attached, the fixture is hung by slipping the bolt through the hole in the ball, swinging up the hinged cup or socket and screwing up the wing nut. The fixture hangs plumb and cannot twist or swing. A tightening of swing nut leaves the joint rigid.

**Foolish Boiler Laws.**

So accustomed are Americans, living in cities to the conveniences of steam heat, power, electricity and other comforts provided by steam of one sort or another, that it does not occur to us that we are constantly living in danger. The American Society of Mechanical Engineers has made a six months' inquiry of the number of boiler accidents throughout the country and reports as follows:

"Throughout the United States each year there are between 1,300 and 1,400 serious boiler accidents, of which 300 to 400 are violent explosions. These accidents kill between 400 and 500 persons, injure 700 to 800 more, and destroy more than half a million dollars worth of property. In a single explosion, that of the R. B. Grover Shoe Company at Brockton, Mass., fifty-eight persons were killed, 117 more were injured, \$250,000 worth of property was destroyed, and an aggregate of \$280,000

was claimed in the personal injury and death suits that were brought. In a period of forty-six years since 1867, over 10,000 people have been killed and over 15,000 injured in boiler explosions.

"These disasters emphasize the necessity of constructing and installing steam vessels and their appurtenances in as nearly perfect a manner as possible; the importance of preventing carelessness in their operation, and the wisdom of having them inspected at regular intervals by disinterested experts.

"At the present time ten States and nineteen municipalities have in force laws for the compulsory inspection of steam boilers in which are comprised a code of practical rules for their construction and operation, and a number of other States and municipalities either have prepared or are now preparing

similar laws for enactment. The laws now in force all differ from one another in a number of material respects, and unless some relief can be obtained, each new law as enacted will differ from all the others.

By reason of the differences in these laws a boiler built in one State having such a law may not be shipped into another State—not because the boiler is any less safe in one State than in another—but solely because it does not meet the requirements of construction in both States. Worse than this, a State which has no such law becomes a common dumping ground for all the worn-out and unsafe boilers that are condemned and put out of service by the States that have such laws.

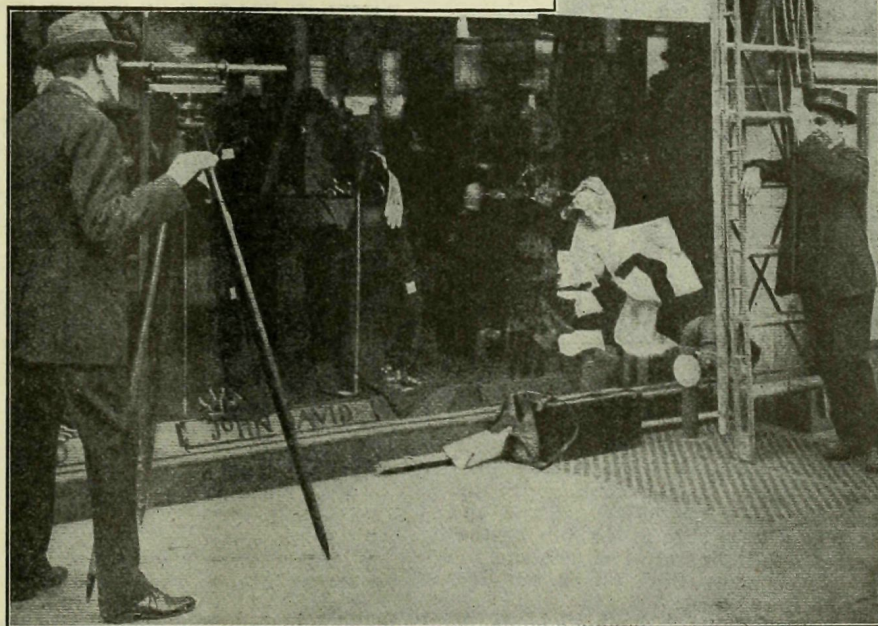
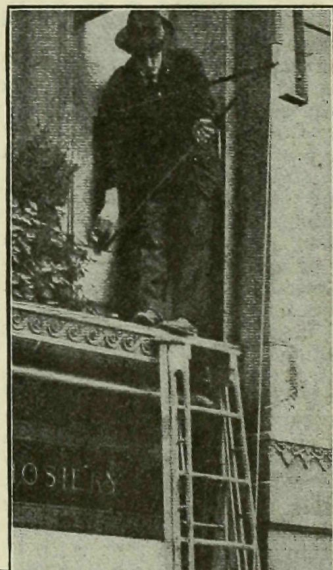
**A Level Projector.**

In obtaining the elevations of points on a wall or column inaccessible for direct sight with a leveling instrument, a device called the "level projector" has been invented by a consulting engineer of this city, says the Engineering Record. It consists of a right-angle triangular apparatus and a steel tape. The triangle is placed against the wall, as shown in the accompany photograph,

which serve to hold the tape between them. On the side of the horizontal leg is a straight line from the pin-point on the wall to a mark on these disks. When the tape has been placed between the disks so that its zero mark is on this line it is also at the elevation of the point on the wall. The elevation above the plane of sight of the level can then be read on the tape, which is held in a vertical position by a plumb-bob.

The device is suitable for obtaining elevations or levels in or on buildings, for mining shafts and for projecting levels in subways or tunnels. In connection with the construction of subways it is important to obtain points on the main supporting part of the adjoining buildings, referred to some bench mark which would not be disturbed by the excavation for the subway. It is also necessary to check these points from time to time for settlement. Frequently the main columns at the street level are inaccessible and covered with cement or other facing. It, therefore, becomes necessary to obtain the level of a point on the main wall of the building just above the first floor's level, 12 feet or more above the sidewalk. With such projections as sills and store cornices it becomes difficult to obtain accurately the level of a point on the main wall so far above the street.

In projecting levels in tunnels or in vertical shafts obstructions frequently appear which make it necessary to change the set-up of the level instrument so frequently that much time is lost and necessarily the accuracy of the measurements is reduced. This apparatus permits the establishment of any point on the wall with reference to points at a considerable distance above



and by means of two leveling screws the upper leg is made perpendicular to the wall at the point where an elevation is sought. To facilitate this operation a water level has been mounted on the leg. At the outer end are two disks

or below it. After the point has been established the apparatus can be swung laterally so that marks can be obtained on adjoining walls or other supports, no matter how rough the texture of the surface may be.

# TWELVE MONTHS OF BUILDING CONSTRUCTION

## Comparative Table of Plans Filed in Five Boroughs Since January 1 — Brooklyn Shows Increase of 722 Buildings

THE record of building operations according to the revised figures of the Building Superintendents of the five boroughs from Jan. 1, 1914, up to and including Saturday, December 26, in Brooklyn and Queens, and to December 30, in Manhattan, Bronx and Richmond, closed with \$120,375,313, to be expended as compared with \$145,644,339, for the entire twelve months of 1913.

The number of new building projects filed during the same period of 1914, was 11,417 as compared with 10,705 for the whole year of 1913, showing that there was an increase of 712 buildings. In Manhattan the decrease specified cost over last year was \$28,500,020, numbering 167 buildings, the falling off being chiefly in dwellings, costing between \$20,000 and \$50,000 and over; tenements, stores and lofts, costing more than \$30,000, and public buildings (places of amusement). In the Bronx, the decrease was 111 buildings, costing \$3,725,107 less than during 1913, showing that fewer brick apartments costing more than \$15,000 are to be erected.

Up to December 26 the Borough of Brooklyn shows a large increase in plans filed as compared with last year, with 722 more buildings to be erected at an increased expenditure of \$7,231,984. The principal gain was in tenement houses, exceeding last year's total by 220 projects, to cost \$5,513,000, and in one and two-family dwellings.

In Queens there is an increase of \$816,578 in the amount to be expended, and 130 more buildings projected. Richmond shows an increase of 145 more buildings than last year, but \$1,108,741 less to be expended, the increased number being mainly due to bungalow construction, whereas the falling off in the amount is explained by late filings at the close of 1913 for two municipal buildings, a theater and a hotel.

As the year closes there are signs of decided improvement in the number of structures to be erected in the Metropolitan district, including the five Eastern counties of New Jersey, Westchester, Nassau, Suffolk and Richmond. Within the last month there has been a noticeable revival in the number of important operations that were held for a long time in abeyance.

The Mount Sinai Hospital group, consisting of four buildings to be situated on Madison avenue, 99th to 100th streets, from plans by A. W. Brunner, to cost about \$1,500,000, will probably be started early this year. Barnum & Everdell, owners, through the Thompson-Starrett Company, general contractor, are about to proceed with the twelve-story mercantile building covering the block front on Broadway, between 35th and 36th streets, from plans by Clinton & Russell, to cost, nearly \$1,000,000. John H. Parker Company, general contractor, is to start work immediately on the Staten Island courthouse, at St. George, from plans by Carrere & Hastings, to cost about \$350,000; and soon after January 1, operations will go ahead on two 12-story hotels, one to be situated on Riverside Drive, northeast corner of 96th street, for the Palmer Realty Company, and another, at the southwest corner of Fifth avenue and 11th street, for J. W. T. Nichols, costing together approximately \$500,000, and the new Government Post Office building, at 73-77 Pine street.

The new Bowery Branch Y. M. C. A., estimated to cost \$400,000, which has been under consideration for more than four years is now to be built, the general contract having been awarded to the George A. Fuller Company. Maynicke & Franke will take bids, about Febru-

ary 1, for the sixteen-story store and loft building, which the Estate of Frederick Ayer will erect at the northeast corner of Broadway and 26th street, to cost \$800,000.

The Board of Supervisors of Westchester County at White Plains has appointed a special committee to investigate requirements for a new court house to cost \$1,000,000, and also a \$400,000 penitentiary to be used as a county jail and workhouse.

A more complete list of principal buildings which refers mainly to operations in prospect to be erected during 1915, showing a total of estimated costs specified of nearly \$51,600,000 will be found on another page of this issue. The following tables show the number and estimated cost of new buildings and alterations for which plans were filed according to the revised figures of the Building Bureaus, after allowing for the plans withdrawn and revised:

Manhattan				
PLANS FILED FOR NEW BUILDINGS				
January 1, to December 30, Inclusive				
	*1913		†1914	
	No.	Cost.	No.	Cost.
Dwellings, over \$50,000..	15	\$2,275,000	7	\$1,350,000
Betw'n \$20,000 and \$50,000..	12	425,000	7	260,000
Under \$20,000..	5	61,000	7	72,000
Tenements.....	158	22,267,200	133	18,916,000
Hotels.....	10	1,385,500	9	975,000
Stores, lofts, etc. over \$30,000..	46	13,228,000	34	8,828,000
Betw'n \$15,000 and \$30,000..	17	342,000	18	402,000
Under \$15,000..	10	88,000	7	54,000
Office buildings	20	19,790,000	14	7,190,000
Manufactories and Workshops	21	3,629,000	31	2,618,450
Schoolhouses....	10	1,225,500	6	298,600
Churches.....	5	380,000	6	400,000
Public Build'gs Municipal....	9	540,000	6	572,000
Places of Amusement, etc.....	100	6,321,875	30	1,739,000
Stables and Garages....	38	974,400	37	972,050
Other Structures.....	5	880,000	55	73,565
R. R. Stations....	96	194,710	.....	.....
Hospitals.....	.....	.....	3	750,000
<b>Totals.....</b>	<b>577</b>	<b>\$73,970,685</b>	<b>410</b>	<b>\$45,470,665</b>
Decrease, Year 1914....	167	\$28,500,020		

\*Figures for 1913 full year.

†Figures for 1914 up to and including December 30.

ALTERATIONS IN MANHATTAN				
January 1 to December 30, Inclusive				
	1913		1914	
	No.	Cost	No.	Cost
Dwelling houses	813	\$1,658,185	707	\$1,164,606
Tenements.....	1,227	1,167,949	1,257	1,339,668
Stores, lofts, etc.	1,229	3,367,685	1,200	3,545,116
Office buildings	482	1,231,394	382	1,576,798
Manufactories and workshops	238	632,282	371	727,365
Schoolhouses....	61	265,900	29	164,500
Churches.....	46	131,650	30	393,125
Public Build'gs Municipal....	23	825,028	22	143,400
Places of amusement, etc.	317	1,193,547	329	911,420
Hotels.....	176	443,070	180	303,065
Stables and Garages.....	134	515,879	148	456,513
<b>Totals.....</b>	<b>4,746</b>	<b>\$11,432,569</b>	<b>4,655</b>	<b>\$10,725,576</b>
Decrease Year 1914.....	91	\$706,993		

Bronx				
PLANS FILED FOR NEW BUILDINGS				
January 1 to December 30, Inclusive				
	*1913		†1914	
	No.	Cost.	No.	Cost.
Dwell'gs Brick over \$50,000	.....	.....	.....	.....
Dwell'gs, brick Bet \$50,000 and \$20,000..	2	\$40,000	2	\$42,500
Under \$20,000	97	638,975	96	517,375
Tenem'ts, brick over \$15,000..	324	14,907,351	261	12,176,000
Under \$15,000..	5	36,500	3	23,000
Tenements frame.....	1	7,000	5	27,000
Hotels.....	.....	.....	3	33,000

Stores over \$30,000				
Stores, between \$30,000 and \$15,000.....				
Under \$15,000.....				
Office Build'gs. Manufacturing and workshops				
Schoolhouses..				
Churches.....				
Public Build'gs —Municipal..				
Places of Amuse'nt, etc.				
Stables and Garages.....				
Dwell'gs, frame				
Other Structures.....				
Totals.....				
Stores over \$30,000	.....	2	65,000	
Stores, between \$30,000 and \$15,000.....	2	35,000	4	78,500
Under \$15,000.....	38	231,750	38	186,300
Office Build'gs. Manufacturing and workshops	11	88,225	9	102,150
Schoolhouses..	51	812,240	57	580,942
Churches.....	15	1,057,700	10	856,000
Public Build'gs —Municipal..	11	272,500	3	65,000
Places of Amuse'nt, etc.	8	314,323	9	339,825
Stables and Garages.....	47	982,100	23	719,000
Dwell'gs, frame	49	155,000	46	148,115
Other Structures.....	129	478,800	111	370,825
Totals.....	56	15,025	53	16,850
Totals.....	846	\$20,072,489	735	\$16,347,382

Decrease,

Year 1914

111 \$3,725,107

\*Figures for 1913 full year.

†Figures for 1914 up to and including December 30.

ALTERATIONS IN THE BRONX				
January 1 to December 30, Inclusive				
	1913		1914	
	No.	Cost.	No.	Cost.
Dwellings, brick	45	\$67,450	50	\$36,325
Dwellings, frame	369	322,143	270	270,435
Ten'm'ts, brick	117	135,245	123	132,705
Ten'm'ts, frame	25	15,775	24	12,200
Hotels.....	15	56,050	7	12,425
Stores.....	49	49,600	45	58,925
Office buildings..	13	41,750	9	16,130
Manufactories and Workshops	47	200,700	48	181,475
Schools.....	9	122,100	12	101,900
Churches.....	8	76,900	11	118,650
Public Buildings	37	180,400	27	40,730
Stables and Garages.....	11	8,625	13	45,100
Miscellaneous..	2,529	352,226	2,263	300,503
<b>Totals.....</b>	<b>3,274</b>	<b>\$1,628,964</b>	<b>2,902</b>	<b>\$1,327,503</b>
Decrease, Year 1914.....	327	\$301,461		

Brooklyn				
PLANS FILED FOR NEW BUILDINGS				
January 1 to December 26, Inclusive				
	*1913		†1914	
	No.	Cost.	No.	Cost.
Dwellings, 1 family, over \$50,000.....	.....	.....	.....	.....
Dwellings, 1 family, btwn \$20,000 and \$50,000.....	.....	.....	.....	.....
Dwellings, 1 family, under \$20,000.....	535	\$2,384,875	854	\$3,219,700
Dwellings, 2 family, under \$20,000.....	536	2,259,650	602	2,467,750
Tenements, Bet \$20,000 and \$30,000..	296	10,183,500	516	16,696,500
Tenements under \$20,000	162	1,704,000	173	1,431,900
Stores, over \$30,000.....	.....	.....	1	95,000
Stores, Bet \$15,000 and \$30,000..	2	33,000	.....	.....
Stores, under \$15,000.....	35	144,050	27	56,150
Stores and two families.....	178	1,049,400	283	1,577,700
Office buildings	16	1,209,000	8	644,700
Factories and Workshops, brick.....	131	2,172,030	76	2,330,450
Factories and Workshops, frame.....	17	25,600	8	8,730
Schoolhouses..	8	1,590,000	5	495,000
Churches.....	22	556,500	9	306,500
Public build'gs, Municipal....	14	812,000	16	1,290,300
Places of Amusement, etc....	70	1,575,850	45	2,149,250
Stables and Garages.....	178	532,088	219	551,750
Warehouses....	8	329,000	9	1,083,200
Brick sundries.	146	920,805	107	394,840
Dwellings, 1 and 2 families	823	2,447,770	1,016	2,662,350
Tenements.....	75	462,000	22	123,200
Stores, frame, two family..	12	39,050	16	38,500
Other frame structures....	352	290,933	326	327,615
<b>Totals</b>	<b>3,616</b>	<b>\$30,719,101</b>	<b>4,338</b>	<b>\$37,951,085</b>
Increase, Year, 1914.....			722	\$7,231,984

\*Figures for 1913 full year.

†Figures for 1914 up to and including December 26.

ALTERATIONS IN BROOKLYN

January 1 to December 26, Inclusive

	*1913		†1914	
	No.	Cost.	No.	Cost.
Dwellings.....	693	\$519,335	598	\$407,445
Tenements.....	515	283,720	557	233,790
Hotels.....	13	17,575	14	20,260
Stores.....	144	305,875	147	335,765
Office Build'gs.	29	142,570	21	25,075
Manufactories and Work-shops.....	156	517,065	176	375,553
Schools.....	37	90,800	38	73,660
Churches.....	15	31,160	15	47,490
Public Build'gs and Stables and Garages.....	48	86,815	59	182,645
Frame Build'gs	1,917	1,075,974	1,746	820,573
	3,713	\$3,486,799	3,490	2,882,416
Book Slip Permits.....	3,579	542,721	3,479	644,096
Bay Window Permits.....	54	13,885	28	5,475
Totals	7,346	\$4,043,405	6,997	\$3,531,987
Decrease Year, 1914.....	369	\$501,418		

\*Figures for 1913 full year.  
†Figures for 1914 up to and including December 26.

Queens

PLANS FILED FOR NEW BUILDINGS

January 1 to December 26, Inclusive

(The classifications have not been completed at this writing.)

	*1913		†1914	
	No.	Cost.	No.	Cost.
	4,646	\$17,521,235	4,776	\$18,337,813
			4,646	17,521,235
Increase, Year, 1914.....			130	\$816,578

\*Figures for 1913 full year.  
†Figures for 1914 up to and including December 26.

ALTERATIONS IN QUEENS

January 1 to December 26, inclusive

	-1913-		-1914-	
	No.	Cost.	No.	Cost.
	2,998	\$1,234,036	2,909	\$1,275,181
			2,498	1,234,086
Increase Year, 1914.....			411	\$41,095

Richmond

PLANS FILED FOR NEW BUILDINGS

January 1 to December 30, Inclusive

(The classifications have not been completed at this writing.)

	-1913-		1914-	
	No.	Cost.	No.	Cost.
	1,013	\$3,377,109	1,158	\$2,268,368
		2,268,368		
Decrease Cost, Year 1914.....		\$1,108,741	1,013	
Increase Number Buildings, Year 1914.....			145	

ALTERATIONS IN RICHMOND

January 1 to December 30, Inclusive

	-1913-		1914-	
	No.	Cost.	No.	Cost.
	512	\$312,607	567	\$273,003
		273,003	512	
Decrease Cost, Year 1914.....		\$39,604		
Increase Number Buildings Altered, 1914.....			55	

Long Island City Prospects.

Milton L. Lissburger, president of the Queens Borough Board of Trade, said yesterday:

"I sent out a questionnaire to manufacturers in the Long Island City section asking them to report upon the condition of business in their establishments.

"We have received replies from most of the large concerns and every report is tinged with optimism," he said.

"There is not one of the concerns which reports that it will reduce its force or cut down operation after the first of the year."

A Poughkeepsie Development.

Announcement is made that the firm of George Van Schoick & Son, real estate dealers, has purchased a tract of 38 acres, formerly part of the George Houghs property in Poughkeepsie, for \$21,000. The Van Schoick firm will lay the tract out into building lots and develop it. This firm laid out the Fair Ground Boulevards.

—At the northwest corner of Nassau and Wall streets, where is now the Bankers' Trust Company, was the fashionable tavern of John Simmons. The evening of the day the Americans entered the city as the British evacuated it Washington and his general officers were given a dinner there.

—The site of the Public Library in Bryant Park is valued at \$18,500,000.

THE NEW FACTORY DISTRICT.

Presents a Difficult Problem to the Fire Department, Says Commissioner Adamson.

At the luncheon of the Fifth Avenue Association at Hotel Manhattan, Wednesday noon, Commissioner Robert Adamson gave an interesting condition of structural conditions in the territory covered by the association.

Within this territory is one of the largest factory districts in the world. There are 24,866 factories with 530,289 employees in Manhattan Island, and over half of them are in this territory, that is to say, north of a line drawn through Washington Square east and west across Manhattan, and south of 59th street. These factories are housed in lofts, in converted residences, in buildings formerly used as stores. Some of the buildings are not fireproof at all; others semi-fireproof, others entirely fireproof.

"By far the greater number of the employees in this district are in non-fireproof and semi-fireproof buildings," said the Commissioner. "This is a new manufacturing district in New York, dating back hardly more than fifteen years, and much of it is of far more recent development. With a desire for cheaper insurance, better light, better location and many other advantages, factory owners have come from old rookeries and tenements further downtown.

"This new district presents a new fire problem, and one of the most difficult problems before the Fire Department. These buildings are heavily stocked with light combustible material and crowded with human beings. There is, in such places, always the panic danger even where the fire danger is minimized. The fact that the factory is in a fireproof building does not mean that there is no danger. Proper fire appliances, proper housekeeping and adequate exit facilities are essential to the safety of a building, no matter how fireproof it may be. The Triangle building was a fireproof building and an excellent one, but it had no sprinklers, the doors were locked, and no doubt the clippings and waste were not properly cleaned up and some of the employees smoked.

"The occupancy clause of the Labor Law fixes the number of persons allowed in a factory. There are 35,849 factories in New York City and to expect the Labor Department, with a limited force and so many other things to do, to see that this clause is enforced every day in all these factories is to expect the impossible. If the occupancy clause was strictly observed by the tenants, many of the loft factories and other factories in your neighborhood would be seeking other tenants and the crowd of workmen on Fifth avenue at noon time would be reduced.

"Conditions in these factories are much better than they were a year ago. The improvement is in the maintenance of the buildings. Receptacles are provided for waste. 'No Smoking' orders are better enforced, the doors open outwardly and exit exposures have been pretty generally fireproofed. Therefore the danger of fire breaking out in these places has been greatly reduced, but there has been little increase in exits and, I fear, little decrease in occupancy.

Improved Conditions.

"Since a year ago the Fire Department has divided jurisdiction in factories with the Labor Department. The Labor Department has jurisdiction over the exits and we over the fire appliances and over fire drills and fire alarm systems. I have told you how many factories there are in New York. Every one of these factories over two stories in height in which more than twenty-five persons are employed must have fire drills and must install a fire alarm system. And the Fire Commissioner is required to see that both of these things are properly done and that without any increase whatever in his force. It shows you how easily these things can be done by legislation and that it is not always so easy to do them in actual practice. I asked for additional men to super-

wise the installation of fire alarm systems and I think we will be able to get perhaps a dozen inspectors some time early next year by transfer from the Water Department.

Too Many Inspections.

"There is a great deal of discussion now about changes in the law. It is true there are too many inspections. Jurisdiction over building inspection can be consolidated into less than half the bureau where it is now lodged, but the remedy is not in any reactionary plan which would — Fire Prevention Bureau and the Tenement House Department which were specially created. In response to great public demand to safeguard particular conditions which are dangerous. One central bureau exercising the jurisdiction now exercised by all the departments which now make inspections is the ultimate ideal, but it is not now a practical ideal, unless you are prepared to sacrifice the work of fire-prevention and tenement-house reform. To abolish these departments before their work is half done, to meet a situation which can be remedied much better in another way, would be reaction instead of progress."

A New Idea in Ventilation.

In the erection of new works at Detroit, U. S. A., for the Ford motor-car manufacture an interesting and thorough scheme of ventilation has been installed. The works is a six-story building of reinforced concrete, and the system centers upon the columns or pillars which go to make the structure. These are of large diameter and hollow, and are used as ducts through which the purified air, cooled in summer and warmed in winter, is forced downward from fans on the roof.

The magnitude of the service required from the system may be gathered from the size of the building, which has nearly 1,000,000 square feet of floor area and encloses over 11,000,000 cubic feet of space, and from the fact that the wall area has 65 per cent. of window, which means a considerable wastage of heat in the winter months.

According to press reports, the plant is divided up into eight units, located in eight pent-houses on the roof. In each pent-house is a 6 ft. by 3 ft. centrifugal fan, an air heater (or cooler), with 10,000 square feet of surface, and an air-washing chamber 11 ft. high by 12 ft. wide and 10 ft. long, fitted with water sprays and baffle plates. The air is forced at a pressure of 2 in. of water down the duct in the center of the concrete columns. In order that the distribution may be equal on all six floors the area of the duct must be less at the bottom of the building than at the top, and this fits in very well with structural necessities, as the column walls have naturally to be stronger at the lower levels.

The apertures which admit the fresh air into the rooms are located in the sides of the pillars at about 8 ft. from the floor level, and are in every case directed towards an outside wall, so as to break up the stream of cold air which, in winter, hovers around the windows, and ensures an equable temperature throughout the rooms. Normally the air required for circulation is drawn in by the fans from the outer atmosphere, but means have also been provided whereby, when desirable, the previously-warmed air can be drawn in again after its passage through the shops, and recirculated after washing and re-heating, and exhaust ducts for this purpose have been fitted in the ceilings of the various rooms above the cranes. The hot water used for heating the air is obtained from the jackets of the large gas engines which drive the works.

—In 1790 Nassau, Wall and Liberty streets were widened to their present breadth. Federal Hall was converted into a capitol, at a cost of \$32,000. It extended from the east line of the Assay Office to the west side of Nassau street. The jog still visible in the street was the place left for the passage around the hall.

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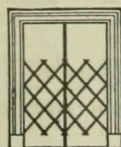
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### Contracts for Cathedral Plans.

Trustees of the Cathedral of St. John the Divine signed contracts with Cram & Ferguson, architects of Boston, for construction plans and designs for the building of the nave of the cathedral. The entire cost, it was said, will be a little more than \$1,000,000.

The contracts signed do not include any exterior decoration or involve the building of the two large transept towers of the four towers to be placed at each corner of the nave proper. They simply call for the rough construction plans and sketches, so that builders may start work as soon as the trustees give the word. It was announced that no date for building operations could be given, as all the money necessary has not been obtained.

About \$200,000 is now ready for the nave, and it is estimated that this is large enough to warrant the trustees to get construction plans ready. Only about \$200,000 can be used in building the nave in a year's time.

The nave of the cathedral will be 170 feet high and will extend within thirty feet of Amsterdam avenue. It will be about 240 feet long and constructed of Peekskill granite.

The contracts just given to Cram & Ferguson for designs for the building of the nave do not mean that the trustees have adopted the new plans as submitted by Mr. Cram last year. The trustees have not as yet adopted any exterior decoration design.

### Rebuilding the Edison Plant.

The American Concrete Institute has appointed a special committee to investigate the behavior of the concrete buildings in the Edison plant at West Orange during the conflagration. The committee consists of Cass Gilbert, the well-known architect, chairman; E. J. Moore, of the Turner Construction Co., New York, secretary; Walter Cook, architect; J. Max Taylor, architect; R. P. Miller, of the New York building department; W. H. Ham, engineer, of Boston; Prof. Charles L. Norton, of the Massachusetts Institute of Technology; Richard L. Humphrey, consulting engineer, of Philadelphia, Pa. The first step toward rebuilding was the leasing of two complete cement-gun outfits from the Cement Gun Co., of New York City. It is the intention to use these machines in repairing the damaged columns and girders, though the precise methods of repair have not been fully decided upon. Steel window sash with wire glass are being installed in some of the burned-out buildings.

### Big Contract For Signal System.

The Public Service Commission has approved the award of the contract by the New York Municipal Railway Corporation to the General Railway Signal Company for the equipment of the Dual System lines to be operated by the New York Municipal Company with a speed control automatic signal system to include cab signals. This is a new system of signaling by which the signals are shown in the motorman's cab, and if for any reason he fails to slow down his train at an appropriate signal a device in the track automatically engages corresponding machinery in the cars, which reduces the speed independent of the motorman's actions to the rate necessary to bring the train nearly to a stop before it approaches dangerously near the preceding train, but allows it to continue under reduced speed. Thus, the time lost by the complete stoppage of a train under the ordinary block signal is saved. The commission's engineers reported that the new system, if developed as outlined, will be a very great advance over any system of signaling heretofore used. The total bid of the General Company for equipping all the subway and elevated lines to be operated by the New York Municipal Corporation is stated at about \$1,413,000.

### \$1,500,000 Oil Plant at Mariners Harbor.

The Mexican Petroleum Company, Inc., represented by Frederick R. Kellogg, 52 Broadway, Manhattan, has preliminary plans under way for a fireproof

oil plant, of reinforced concrete construction, to be erected at Mariners Harbor, Staten Island, at a cost of approximately \$1,500,000. It is expected that operations will be undertaken by June next and that a site will be selected by the first of February.

### New Long Beach Project.

Kirby & Petit, architects, 103 Park avenue, are preparing preliminary plans for a new hotel to be erected along the boardwalk at Long Beach, L. I. The structure will probably be seven or eight stories in height and will be semi-fireproof. The facades will be of brick and stone. Complete details of the operation are not available at the present time.

### New Apartments at Astoria.

John Katzman, 790 Riverside Drive, Manhattan, contemplates the erection of several apartment houses at Ditmars and Van Alst avenues, and McClellan place, Astoria, Long Island. Definite details have not been determined.

### NO ARCHITECTS SELECTED.

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

MANHATTAN.—John Katzman, 790 Riverside Drive, contemplates the erection of a 6-sty apartment on the east side of St. Nicholas av. 183 ft south of 145th st. An architect will probably be selected about January 10.

BRONX.—Attilo Pasquini, 42d st Building, Madison av and 42d st, contemplates the erection of a store and office building at the northeast corner of 3d av and Brook av. No architect selected.

CATSKILL, N. Y.—Smith House, Edward H. Smith, proprietor, contemplates alterations to the hotel at 463 Main st. No architect selected.

CHATHAM, N. Y.—E. B. Gifford & Son, Main st, contemplates alterations and additions to the 3-sty frame business building in Main st. No architect selected.

SCARSDALE, N. Y.—Mrs. Jane Harden, care of E. W. Fowler, of Ward Leonard Electric Co., Swain st, Bronxville, contemplates the erection of a 2½-sty residence at Greenacres. No architect selected.

BEACON, N. Y.—The Board of Education of Beacon, Union Free School District No. 8, Homer H. Stuart, Knevels av, president, is receiving competitive sketches for a 2-sty brick high school on Fishkill av, to cost about \$60,000. No architect selected.

MARLBOROUGH, N. Y.—The Village of Marlborough, Cornelius Eckerson, president, contemplates the erection of a jail and village hall here. No architect and site have been selected.

TROY, N. Y.—The Oakwood Cemetery Association, Edward H. Sims, superintendent, head of 1st st, Troy, contemplates the erection of a marble community mausoleum at Oakwood Cemetery, head of 1st st. Cost, about \$100,000. No architect selected.

RAHWAY, N. J.—The Kline Realty & Improvement Co., 26 Cortlandt st, Manhattan, contemplates the erection of twenty residences at Rahway or Westfield. No architect selected.

OAKFIELD, N. Y.—Clarence A. Ingalsbe, Webber av, contemplates rebuilding the 3-sty concrete or tile grain and coal elevator in South Pearl st, to cost between \$8,000 and \$10,000.

MT. VERNON, N. Y.—The City of Mt. Vernon contemplates the erection of a new bridge between Mt. Vernon av and 1st st. No engineer has been retained.

### PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.  
LONG ISLAND CITY.—The First Ward Building Co., care of J. A. Walker, president, Tarrytown, owner and builder, is taking bids on all subs for three 4-sty apartments, 40x89 ft, on the south side of Nelson av, 25 ft east of Carolyn st, from plans by J. M. Grady, Corn Exchange Building, 1 Bridge Plaza. Cost, about \$75,000.

NORTH PELHAM, N. Y.—J. Amato, North Pelham, N. Y., owner, is taking bids on general contract for a 3-sty apartment house, 50x60 ft, from plans by A. G. C. Fletcher, 103 Park av, Manhattan.

### CHURCHES.

MANHATTAN.—Sommerfeld & Steckler, 31 Union sq, architects, are taking bids for a synagogue, 54x111 ft., at 22-28 West 114th st for the Congregation Kel Israel Anshe Poland, 20-22 Forsyth st. Cost, about \$75,000.

BROOKLYN.—Additional figures are being received for the 1-sty church and Sunday school in the east side of Duffield st, 125 ft. south of Myrtle av, for the Concord Baptist Church, 185 Duffield st. Henry C. Pelton, 8 West 38th st, Manhattan, architect. Cost, about \$35,000.

### DWELLINGS.

WOODMERE, L. I.—Clarence Brazer, 1133 Broadway, Manhattan, is preparing plans for a 2½-sty hollow tile and stucco residence for Benjamin Vanderwater, care of Corn Exchange Bank of N. Y., 75 Fulton st. Cost, about \$9,000. Architect will take bids about January 4.



**JERSEY CITY, N. J.**—George A. Flagg, Jersey City, architect, is taking bids on separate contracts for three 2-sty frame residences, 20x28 ft., on the west side of Terrace av, north of North st, for E. Eriksen, 554 Newark av.

**SOUTHAMPTON, L. I.**—Bids close Jan. 2 at 12 m. for the 2½-sty frame residence for Mrs. Olcott, care of architect, F. Burrall Hoffman, Jr., 17 East 40th st, Manhattan. Cost, about \$25,000.

**FACTORIES AND WAREHOUSES.**

**NEWARK, N. J.**—The Public Service Corporation of New Jersey, Thos. N. McCarter, president, is taking bids on superstructure for the power plant at Point-No-Point, on Passaic River in the Meadow Section, from plans by Nathaniel A. Carle, chief engineer. Linde & Griffith & Co., ft of 4th av, Newark, contractor for concrete foundations. Cost, about \$1,000,000.

**PUBLIC BUILDINGS.**

**MANHATTAN.**—Plans are being figured for the 2-sty post office building at 73-77 Pine st, for the Buckhout Realty Co., foot of East 30th st. U. S. Government, lessee. Foster & Gade, 15 West 38th st architects.

**SCHENECTADY, N. Y.**—C. H. Brainard, care of owner, is preparing plans for interior pistol range in the State Armory in State st and Crescent Park for the New York State Armory Commission, Franklin W. Ward, secretary, 174 State st, Albany. Owner will take bids about January 4.

**SCHOOLS AND COLLEGES.**

**MANHASSET, L. I.**—Calendo & Cordi, 6005 14th av, Brooklyn, are figuring the contract for the high school on the west side of Plandome rd, between Manhasset av and School House lane, from plans by Frederick H. Briggs, architect. Sub bids desired prior to January 7.

**NEWARK, N. J.**—The Board of Education is taking bids on general contract for the superstructure of the 2-sty McKinley School at 8th av and Factory st, from plans by E. F. Guilbert, City Hall. George W. Knight, City Hall, engineer. E. M. Waldron & Co., 84 South 6th st, Newark, contractors for foundations. Cost, about \$125,000.

**STORES, OFFICES AND LOFTS.**

**MANHATTAN.**—Plans are being refigured for the 4-sty store and office building at 44 to 50 Broadway, through to New st, for the Standard Oil Co., 26 Broadway. H. Craig Severance and William Van Allen, 4 West 37th st, architects. Cost, about \$225,000.

**THEATRES.**

**JERSEY CITY, N. J.**—The Fairmont Amusement Co., 300 Spingarn Building, owner, is taking revised bids for the vaudeville and moving picture theatre at Fairmont av and Monticello av, from plans by Walter Hankin, 28 Del View av, Trenton, N. J. Cost, about \$30,000.

**CONTEMPLATED CONSTRUCTION.**

**Manhattan.**

**APARTMENTS, FLATS AND TENEMENTS.**  
**VERMILYEA AV.**—Chas. Kreymsborg, 163d st. and Southern Boulevard, has been commissioned

to prepare plans for a 5-sty apartment on the north side of Vermilyea av, Isham st to 211th st, for the Aldus Construction Co., 600 West 181st st. Cost, about \$100,000.

**113TH ST.**—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 6-sty apartment, 50x90 ft., in the south side of 113th st, 100 ft. west of 7th av, for the William Building Corp., 132 Nassau st. Cost, about \$60,000.

**DWELLINGS.**

**94TH ST.**—Delano & Aldrich, 4 East 39th st, architects, will soon call for estimates on painting for the 4-sty residence at the northeast corner of 94th st and 5th av for William D. Straight, care of J. P. Morgan & Co., 15 Broad st. R. D. Kimball, 15 West 38th st, steam and electrical engineer. F. W. Burdett & Co., 16 East 33d st, steel engineers. Niemann & Luth, 25 West 42d st, masons. Southern & Marshall, 247 East 43d st, carpenters. Cost, about \$200,000.

**HOSPITALS AND ASYLUMS.**

**136TH ST.**—Bids are in for alterations to the present main building of the Harlem Hospital, 136th, 137th sts and Lenox av, for the Bellevue & Allied Hospitals. Cost, about \$40,000. Project will be refigured.

**SCHOOLS AND COLLEGES.**

**AV C.**—Buerkel & Co., engineers, 20-24 Union st, Boston, Mass., Mr. Staple, in charge, will soon be ready for bids for the power house and laboratory at Av C and 66th st, for the Rockefeller Institute, on premises. Shepley, Rutan & Coolidge, Ames Building, Boston, Mass., architects.

**STORES, OFFICES AND LOFTS.**

**5TH AV.**—Alfred Freeman, 29 West 34th st, has completed preliminary plans for a marble and brick store and office building at 588 5th av, for Frank Bros., 224 5th av.

**THEATRES.**

**50TH ST.**—William A. Swasey, 47 West 34th st, has completed plans for alterations consisting of new stairs and raising roof of the theatre and store building, 201 to 203 West 50th st, and 1634 to 1644 Broadway, for the Winter Garden Co., Jacob J. Shubert, 225 West 44th st. Cost, about \$50,000.

**MISCELLANEOUS.**

**NASSAU ST.**—Plans will soon be started for the 3-sty store and office at the southeast corner of Nassau and Frankfort sts, for the Sun Printing & Publishing Co., C. Reick, president, on premises. David A. Schulte, World Building, lessee of new building. Fred Putnam Platt, 1123 Broadway, architect.

**Bronx.**

**APARTMENTS, FLATS AND TENEMENTS.**  
**HOE AV.**—Gronenberg & Leuchtag, 303 5th av, have been commissioned to prepare plans for a 5-sty apartment on the west side of Hoe av, 250 ft. north of Aldus st, for David Rosing, 61 West 113th st. Cost, about \$50,000.

**CRESCENT ST.**—M. W. Del Gaudio, 401 East Tremont av, is preparing new plans for a 5-sty apartment at the northeast corner of Crescent and Hughes avs, to cost about \$40,000.

**CONCORD AV.**—Neville & Bagge, 105 West 40th st, are preparing plans for four 5-sty apartments at the southeast corner of Concord av and 151st st, to cost about \$125,000. Owner's name for the present withheld.

**ARTHUR AV.**—Matthew W. Del Gaudio, 1910 Webster av, is preparing plans for two 5-sty apartments, 50x95 ft., on the west side or Arthur av, 266 ft north of 184th st, for the Vico Realty Co., 47 Jay st. Total cost, about \$100,000.

**HUGHES AV.**—Plans are being prepared by Matthew W. Del Gaudio, 1910 Webster av, for a 5-sty apartment at the northeast corner of Hughes av and Crescent av, for the Farago Construction Co., 2407 Beaumont av. Cost, about \$40,000.

**GRANT AV.**—William Koppe, 830 Westchester av, is preparing plans for four 5-sty apartments, at the southwest corner of Grant av and McClellan st, for the Kovacs Construction Co., 165th st near Grant av, owner and builder.

**184TH ST.**—William Koppe, 830 Westchester av, is preparing plans for three 5-sty apartments in the south side of 184th st, 64, 103 and 143 ft. east of 146th av, for the Kovacs Construction Co., 165th st near Grant av.

**STORES, OFFICES AND LOFTS.**

**JEROME AV.**—J. C. Cocker, 2017 5th av, has been commissioned to prepare plans for the 2-sty taxpayer, 68x100 ft., at the southeast corner of Jerome av and 183d st, for H. M. Singhi, Jerome av and Fordham rd.

**Brooklyn.**

**APARTMENTS, FLATS AND TENEMENTS.**  
**43D ST.**—M. A. Cantor, 373 Fulton st, has completed plans for a 4-sty tenement, 20x90 ft., northeast corner of 43d st and 15th av for the J. J. Lack Construction Co., 44 Court st, owner and builder. Cost, about \$15,000.

**CHURCHES.**

**6TH AV.**—Floyd Y. Parsons, 1133 Broadway, Manhattan, is preparing plans for a 1½-sty church at the northeast corner of 6th av and 8th st, for the 6th Av. Methodist Episcopal Church, E. C. Tuller, 453 7th av, pastor. Cost, about \$30,000.

**DWELLINGS.**

**92D ST.**—Thos. Bennett, 52d st and 3d av, is preparing plans for three 3-sty residences, 20x54 ft., on the northwest corner of 92d st and 3d av, for Ephraim Strayer, 76th st near 3d av, owner and builder. Cost, about \$15,000.

**BERKELEY PL.**—Davis, McGrath & Kiesling, Fuller Building, Manhattan, have been commissioned to prepare plans for alterations to the 3½-sty residence at 236 Berkeley Place, for Henry Grube, 115 Park Row.

**66TH ST.**—M. A. Cantor, 373 Fulton st, is preparing plans for three 1-sty brick residences, 53x100 ft., at the northwest corner of 66th st and 18th av, for the Brooklyn Union Building Co., 44 Court st, owner and builder. Cost, about \$9,000.

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### Contemplated Construction—Brooklyn—Cont'd.

**FACTORIES AND WAREHOUSES.**  
MANHATTAN AV.—W. B. Tubby, 81 Fulton st, Manhattan, has completed plans for a 4-sty addition to the factory 1155 Manhattan av. for the Chelsea Fibre Mills, 33 Union sq.

LEXINGTON AV.—Henry Holder, Jr., 242 Franklin av, has completed revised plans for a 2-sty extension, 60x60 ft., at 271 Lexington av, for F. C. Meyer, on premises. Cost, about \$12,000.

#### HOTELS.

GREENPOINT AV.—J. C. Wandell, 4 Courts sq, has completed plans for alterations to the 4-sty lodging house at 116 Greenpoint av, for Hoskwith & Defarmer, on premises. Cost, about \$4,500.

#### Queens.

**APARTMENTS, FLATS AND TENEMENTS.**  
LONG ISLAND CITY, L. I.—Edward Hahn, Bridge Plaza, Long Island City, has completed plans for a 5-sty tenement, 50x82 ft, on Jamaica av, between 8th and 9th avs for the Reliable Building Co., 1404 2d av, owner and builder. Cost, about \$50,000.

#### Richmond.

**DWELLINGS.**  
GRIMES HILLS, S. I.—Henry G. Otto, 6 Prospect pl, Tompkinsville, S. I., is preparing preliminary plans for a 2½-sty residence.

PORT RICHMOND, S. I.—D. Santoro, Tompkinsville, S. I., is preparing plans for ten 2½-sty terra cotta tile and shingle residences, 34x26 ft, on Bradley av, to cost, about \$4,000 each.

DONGAN HILLS, S. I.—John Schroll, 312 Clark av, Richmond, S. I., has completed plans for two 2-sty brick residences, 19x30 ft., on the south side of Seaview av, 275 ft. west of Jefferson st, for Annie Swift. Cost, about \$2,500 each.

**FACTORIES AND WAREHOUSES.**  
MARINERS HARBOR, S. I.—Preliminary plans are under way for a reinforced concrete oil plant for the Mexican Petroleum Co., Inc., N. Y., 52 Broadway, Manhattan. Cost, about \$1,500,000.

#### Nassau.

#### DWELLINGS.

LOCUST VALLEY, L. I.—Kenneth M. Murchison, 101 Park av, Manhattan, has been commissioned to prepare plans for rebuilding the residence here for William Tulley recently destroyed by fire.

#### Westchester.

#### DWELLINGS.

MOUNT VERNON, N. Y.—F. A. Gallow, Proctor Bldg., is preparing sketches for a 2½-sty hollow tile and stucco residence on 5th av, north of North st, to cost about \$4,500. Owner's name for the present withheld.

MOUNT VERNON, N. Y.—Plans have been completed privately for a 2½-sty frame residence at 234 Lorraine av for John F. Fairchild, 8 S. 2d av. New York Interurban Development Co., 34 E. 1st st, general contractor. Cost, about \$5,000.

#### STABLES AND GARAGES.

YONKERS, N. Y.—Frank A. Rooke, 489 5th av, Manhattan, is completing plans for alterations to the storage building 76-78 Woodruff av, for stable purposes. Sheffield Farms Slawson-Decker Co., 524 W. 57th st, Manhattan, owner. Ralph Horton, 524 W. 57th st, Manhattan, general contractor. Cost, about \$10,000.

### CONTRACTS AWARDED.

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

**APARTMENTS, FLATS AND TENEMENTS.**  
MANHATTAN (Sub)—The Neenan Elevator Co., 63-75 Clymer st, Brooklyn, has received the elevator contract for the building at the northeast corner of St. Nicholas av and 190th st for the Westmoreland Co.

#### BANKS.

BROOKLYN (sub).—James Elgar, Inc., 103 Park av, Manhattan, has received the carpenter contract for the 3-sty bank bldg, northeast corner of Montague st, through to Clinton and Pierpont sts, for the Brooklyn Trust Co., 177 Montague st. York & Sawyer, 50 East 41st st, Manhattan, architects. Clark, MacMullen & Riley, 101 Park av, Manhattan, electrical engineers. Marc Eidlitz & Son, 30 East 42d st, Manhattan, general contractors. Cost, \$500,000 to \$600,000.

#### DWELLINGS.

NEWARK, N. J.—E. M. Waldron & Co., 84 South 6th st, have received the general contract to erect a 3-sty residence, 27x65 ft., at 186 Clinton av for Dr. Maurice Asher, 19 Court st, Newark. Nathan Myers, Court Theatre Building, Newark, architect. Cost, about \$14,000.

MANHATTAN (sub).—James Elgar, Inc., 103 Park av, has received the carpenter contract for the two residences at the northeast corner of Riverside Drive and 88th st for Klein & Jackson, 149 Broadway. Rouse & Goldstone, 40 West 32d st, architects. H. H. Oddie Co., Inc., 251 4th av, general contractors.

MONTCLAIR, N. J.—(sub).—Jacob Delp, 48 Pitt st, Bloomfield, and Bertram J. Paxton, Township of Acquackonock, have received the mason and carpentry work for two 2½-sty resi-

dences at 98 and 102 Bellevue av, for H. S. Connolly & Co., 40 Spring st, Montclair. Cost, about \$4,500 each.

#### FACTORIES AND WAREHOUSES.

BROOKLYN.—The William Kennedy Construction Co., 215 Montague st, has received the general contract to make alterations to the 5-sty factory, west side of Bridge st, York to Front sts, for Boerum & Pease Co., on premises, owners and lessees. Cost, about \$10,000.

MANHATTAN.—(Sub) Wells & Newton Co., Av B and 17th st, has received the contract for sprinkler system, and Peet & Powers, 45 W. 34th st, for electric work necessary for the 10-sty warehouse at 11-17 Beach st, for S. M. Mulliken. C. P. H. Gilbert, 1123 Broadway, architect. Cost, about \$175,000.

#### HOSPITALS AND ASYLUMS.

BROOKLYN.—M. Armendinger & Son, 1153 Myrtle av, have received the general contract to make alterations to the 3-sty hotel, 30x75 ft, at Chauncey st and Bushwick av, for the Evangelical home, on premises. A. Allmendinger, 926 Broadway, architect.

#### PUBLIC BUILDINGS.

NEWARK, N. J.—Phillip L. Mackinson & Co., 225 South 7th st, has received the general contract to erect a 1-sty public bath house and recreation building on the west side of Paterson st, between Hamburg pl and Aleya st, for the Committee of Public Buildings of the Common Council of the City of Newark. James E. Piget, Union Building, Newark, architect. Cost, about \$81,000.

PERTH AMBOY, N. J.—Hans Greisen & Son, 223 Jefferson st have received the general contract to make additions to the 1-sty Carnegie Library in Jefferson st, for the City of Perth Amboy Board of Trustees of Library Bureau. Jensen & Brooks, 190 Smith st, architects. Cost, about \$30,000.

#### SCHOOLS AND COLLEGES.

MANHATTAN.—McDermott & Hanigan, Inc., 103 Park av, have received the general contract to erect a 5-sty school at 2506 Marion av, for the Church of Our Lady of Mercy. John J. Van Pelt, architect. Cost, about \$100,000.

#### STABLES AND GARAGES.

BROOKLYN.—Taishoff Bros., 422 Jerome st, have received the general contract to erect a 2-sty public garage and residence on the north side of Eastern Parkway, 200 ft west of Rockaway av, for Anna Goldstein, 563 Howard av. E. M. Adelsohn, 1776 Pitkin av, architect. Cost, about \$10,000.

#### STORES, OFFICES AND LOFTS.

MANHATTAN.—P. Roberts & Co., 33 Sullivan st, have received the general contract to make fire repairs to the loft 38 West 18th st and 41 West 17th st for Samuel P. Tull, 309 Broadway. Plans prepared privately. Cost, about \$7,000.

### PLANS FILED FOR NEW CONSTRUCTION WORK.

#### Manhattan.

#### STABLES AND GARAGES.

109TH ST, 141 West, n s, 200 e Amsterdam av, 1-sty brick, fireproof automobile shelter, 22x38; cost, \$2,000; owner, Womens' Hospital, 141 West 109th st, John E. Parsons, 52 William st; architects, Allen & Collins, 40 Central st, Boston, Mass. Plan No. 373.

#### STORES, OFFICES AND LOFTS.

PINE & PEARL, s w cor Wall st station of N. Y. Post Office, 2-sty brick, 66x139; cost, \$35,000; owner, Buckhout Realty Co., care Frank C. Buckhout, Pres., 30th st and East River; architects, Foster & Gade, 15 West 38th st. Plan No. 374.

#### MISCELLANEOUS.

BROADWAY, 2464-66, to erect platform for portable fireproof gasoline distributing station, 52x30; cost, \$500; owner, Chelsea Realty Co., care Geo. H. Allison, 135 Broadway; architect, P. F. Brogan, 119 East 23d st. Plan No. 375.

#### Bronx.

#### HOSPITALS AND ASYLUMS.

HART'S ISLAND, so End, 2-sty concrete hospital, 34x110, tin roof; cost, \$5,000; owners, City of New York; architect, H. C. Honeck, Municipal Bldg. Plan No. 577.

#### STORES AND TENEMENTS.

CRUGER AV, w s, 245 s Van Nest av, 2-sty frame tenement, tin roof, 25x67; cost, \$5,500; owner, Louis Kaplan, 714 Van Nest av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 579.

183D ST, s e cor Jerome av, 1-sty brick stores, slag roof, 68x100; cost, \$8,000; owner, H. U. Singhi, 121 N. Kingsbridge rd; architect, J. C. Cocker, 2017 5th av. Plan No. 580.

#### MISCELLANEOUS.

DOCK ST, n s, 25 e Shore rd, Harts Island, 1-sty frame chicken house, 31x15; cost, \$200; owners, City of New York; architect, Chas. B. Meyers, 1 Union Square W. Plan No. 578.

#### Brooklyn.

#### CHURCHES.

65TH ST, s s, 160 e 18th av, 1-sty frame church, 28x60, shingle roof; cost, \$4,500; owner, Mapleton Park Congregational Church, on premises; architect, Fred H. Seiler, 1835 65th st. Plan No. 8722.

#### DWELLINGS.

HERZE ST, e s, 120 n Riverdale av, 1-sty frame shed, 10x66, slag roof; cost, \$500; owner, Independent Wet Wash Laundry Co., 207 Thatford av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 8699.

BAY 43D ST, w s, 100 s Benson av, 2-sty brick dwelling, 20x52, gravel roof, two families; cost, \$4,500; owner, Domenico Di Leo, 54 Elizabeth st, Mnhtn; architect, Ferdinand Savagano, 260 Bay 11th st. Plan No. 8711.

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47TH ST, n s, 200 e 15th av, 2-sty frame dwelling, 24x55, shingle roof, 2 families; cost, \$6,000; owner, Harris Welner, 4706 13th av; architect, F. W. Eisenla, 16 Court st. Plan No. 8709.

FOUNTAIN AV, e s, 200 n Liberty av, three 2-sty frame dwellings, 16x36, gravel roof, 1 family each; total cost, \$7,500; owner, Fountain Bldg. Co., 215 Montague st; architect, Geo. C. Crane, 512 Guion av, Queens. Plan No. 8705.

**FACTORIES AND WAREHOUSES.**

UNION ST, w s, 275 n Sutter av, 1-sty frame shop, 34x75, slag roof; cost, \$500; owner, Golde Rabinobitz, 263 Amboy st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 8700.

6TH ST, s s, 255.9 e 2d av, 1-sty frame storage, 160x116, gravel roof; cost, \$1,000; owner, Wallingford Realty Co, on premises; architect, W. J. Conway, 400 Union st. Plan No. 8672.

**STABLES AND GARAGES.**

ROCKAWAY AV, w s, 50 n Stanley av, 1-sty frame stable, 24.6x48, tar roof; cost \$500; owner, Empire City Lumber Co., 1047 Rockaway av; architects, Farber & Markowitz, 189 Montague st. Plan No. 8718.

**STORES AND TENEMENTS.**

HINSDALE ST, e s, 60 s Livonia av, ten 3-sty brick tenements, 24x68, gravel roof, 6 families each; total cost, \$60,000; owner, Simon Halpern, 1414 Lincoln pl; architect, C. Infanger, 2634 Atlantic av. Plan No. 8715.

15TH ST, n s, 422.10 e 8th av, 4-sty brick tenement, 50x88, gravel roof, 20 families; cost, \$30,000; owner, Walter Kaston, 188 Montague st; architects, Cohen Bros., 361 Stone av. Plan No. 8679.

**MISCELLANEOUS.**

GLENWOOD RD, s w cor East 38th st, 1-sty brick lavatory, 12.6x10, slag roof; cost, \$1,000; owner, City of New York; architect, H. M. Dewe, 131 Livingston st. Plan No. 8736.

**Queens.**

**DWELLINGS.**

UNION COURSE.—5th st, n s, 220 w Suydam st, three 2-sty frame dwellings, 16x30, shingle roof, 1 family, steam heat; cost, \$7,500; owner, Frank J. Gload, 21 Rugby rd, Brooklyn; architect, G. E. Crane, Jamaica av, Richmond Hill. Plan No. 3819.

HARBOR VIEW PL, n s, 556 e New York av, Rosebank, 2-sty frame dwelling, 25.8x25.8; cost, \$5,000; owner, C. G. Kolff, 45 Broadway; architects, Delano & Aldrich, 3 East 39th st, Manhattan. Plan No. 1004.

HARBOR VIEW PL, n s, 104 e New York av, 2 1/2-sty frame dwelling, 34x34; cost, \$8,000; owner, C. G. Kolff, 45 Broadway, Manhattan; architects, Delano & Aldrich, 4 East 39th st, Manhattan. Plan No. 1005.

OAKWOOD.—Old Mill rd, 100 w Guyon av, three 1-sty frame bungalows, 16x20; total cost, \$300; owner, Oakwood Bungalow Co., inc., Oakwood. Owner builds. Plan No. 1001.

JAMAICA.—Hillside av, es, 100 s Hillside ct, five 2-sty brick dwellings, 20x60, slag roof, 2 families; cost, \$21,000; owner and architect, Frank L. Ferguson, 66 Orange st, Brooklyn. Plan No. 3811.

RIDGEWOOD.—Palmetto st, n s, 98 e Fresh Pond rd, seven 2-sty brick dwellings, 20x55, tar and gravel roof, 2 families; cost, \$35,000; owners, Burkhard & Burkhard, 352 Sandol st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3824.

ROCKAWAY BEACH.—Pier av, w s, 57 s Boulevard, two 1-sty frame bungalows, 42x17, shingle roof, 2 families; cost, \$1,500; owner, J. F. Logan, 20 Pier av, Rockaway Beach; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan Nos. 3826-27.

**FACTORIES AND WAREHOUSES.**

ROCKAWAY BEACH.—North Eldert av, w s, 178 n L. I. R. R. tracks, 1-sty frame store house, 19x35, slag roof; cost, \$300; owner, Fred Horstmann, 51 North Eldert av, Rockaway Beach. Plan No. 3812.

L. I. CITY.—Jamaica av, n s, 152 e Van Alst av, 1-sty brick storage, 25x60, tar and gravel roof; cost, \$1,000; owner, David Falconer, Jamaica av, L. I. City. Plan No. 3825.

**STABLES AND GARAGES.**

FAR ROCKAWAY.—New Beach rd, n w cor Grand View av, 1-sty brick garage, 20x23, shingle roof; \$500; owner, John Reisenweber, premises; architect, H. A. Koelble, 114 East 28th st, Manhattan. Plan No. 3821.

WOODHAVEN.—Vanderveer av, w s, 125 and 150 s Window av, two 1-sty frame garages, 10x16, shingle roof; cost, \$300; owner, Gascoyne Realty Co, 1264 Jamaica av, Woodhaven; architect, G. E. Crane, Jamaica av, Richmond Hill. Plan Nos. 3817-18.

RIDGEWOOD.—Myrtle av, s s, 110 w L. I. R. R., 1-sty brick garage, 40x153, tar and gravel roof; cost, \$8,000; owners, Branterbach & Ruppenstein, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3823.

**STORES AND DWELLINGS.**

ROCKAWAY BEACH.—Beach 83d st, e s, 227 s Boulevard, 2-sty frame store and dwelling, 14x37, slag roof, 2 families; cost, \$2,000; owner, Pauline Hartung, 18 So Chase av, Rockaway Beach; architect, P. Hartung, same address. Plan No. 2814.

**STORES AND TENEMENTS.**


L. I. CITY.—Ely av, w s, 78 n Jane st, 1-sty brick store, 12x18, slag roof; cost, \$150; owned, Edward Conkling, Flushing. Plan No. 3813.

L. I. CITY.—Hamilton st, w s, 527 s Graham av, 4-sty brick tenement, 50x86, slag roof, 22 families; cost, \$25,000; owner, Antonia Ganoni, 794 Vernon av, L. I. City; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 3815.

**MISCELLANEOUS.**

FLUSHING.—1st st, n w cor 2d st, 1-sty frame office, 12x16, tin roof; cost, \$150; owner, F. Fialkowski, premises. Plan No. 3822.

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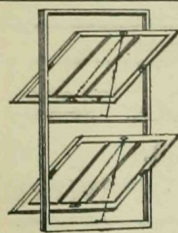
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### New Buildings—Continued.

#### Richmond.

##### STORES AND DWELLINGS.

CONCORD.—Elk av, n e cor Clore av, 2-sty frame store and dwelling, 22x28; cost, \$1,400; owner, J. M. Keating, Rosebank; architect, M. Fedeseo, Rosebank. Plan No. 1000.

##### MISCELLANEOUS.

TOTTENVILLE.—Amboy rd, s s, opp Butler av, 1 handball court, 20x40; cost, \$50; owner, St. Paul's M. E. Church, Tottenville; owner builds. Plan No. 1003.

OAKWOOD.—Old Mill rd, s s, opp Guyon av, 1-sty frame shed, 18x30; cost, \$60; owner, Oakwood Bungalow Co., Inc., Oakwood; owner builds. Plan No. 1002.

WEST NEW BRIGHTON.—Broadway, 50 n Bennett st, 1-sty frame garage, 10x16; cost \$50; owner, Geo. Diamond, 99 Broadway, West New Brighton; owner builds. Plan No. 1006.

#### PLANS FILED FOR ALTERATIONS.

#### Manhattan.

BANK ST, 141-47, flooring to 3-sty brick factory; cost, \$85; owner, The Western Electric Co., n w cor Bank and Washington sts; architect, Thos. J. Duff, 407 West 14th st. Plan No. 4375.

BEEKMAN ST, 82, exterior screened stairway, automatic fireproof doors and windows to 5-sty brick lofts; cost, \$1,500; owner, Chas. A. Schieren Co., 30-38 Ferry st; architect, Peter J. McKeon, 13-21 Park Row. Plan No. 4403.

CANAL ST, 254-56, install elevator shaft to 5-sty brick salesroom and warehouse; cost, \$500; owner, Mrs. Ruth A. Bruce-Brown, care H. S. Ely & Co., 21 Liberty st; architect, Al-dridge D. Kelley, 4 Gold st. Plan No. 4396.

CHATHAM SQUARE, 7-8, exterior duplex stairway, fireproof exits, fireproof doors, stairs, steel to 8-sty brick factory, storage and store; cost, \$4,500; owner, Mevial Realty Co., Ferdiand R. Minrath, Pres., 22 William st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 4386.

CLINTON ST, 35-37-39, remove present show window and replace with new one to 5-sty brick tenement; cost, \$50; owner, Simon Engel, 229 West 136th st; architects, Horenburger & Barden, 122 Bowery. Plan No. 4399.

GRAND ST, 364, stairs to 4-sty brick dwelling; cost, \$110; owner, Sidney S. Conger, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 4380.

GRAND ST, 277-79, w. c. compartments, window openings to 3-sty brick stores and lofts; cost, \$150; owner, Nicholas J. Pappas, 164 Delancey st; architect, Henry M. Entlich, 29 Montrose av, Brooklyn. Plan No. 4368.

GREAT JONES ST, 48-50, removal of elevator and stairs; flooring, stairs, two new elevators, stair enclosures, bulk heads (metal covered, plaster block), elevator shafts (angle iron frames & t. c. block), mason work, toilet rooms to 7-sty brick stores and lofts; cost, \$20,000; owner, Great Jones St. Realty Co., Benj. Gomprecht, president, 326 Columbus av; architect, Henry H. Holly, 38-40 West 32d st. Plan No. 4366.

GREENWICH ST, 78-80, remove stairs, elevator shaft and water closet compartments, fill openings with beams, erect new partitions, cut door openings, erect new iron stairs with platforms to 6 and 7-sty brick stores and lofts; cost, \$10,000; owners, Geo. J. & D. Faour, care M. Tatsky, 67 Clinton st; architect, L. A. Stewart, 194 Bowery. Plan No. 4394.

HESTER ST, 146, stone stairway, bridge (concrete slab & steel beams to 6-sty brick store and tenements; cost, \$250; owner, Salvatore Strano, 83 Elizabeth st; architect, Frank H. Quinby, 99 Nassau st. Plan No. 4370.

HOUSTON ST, 335 East, store front, plumbing, removal of brick work to 5-sty brick stores and tenement; cost, \$200; owner, Eleanor Ferguson, Manchester, N. H.; architect, Joseph Harrison, 230 Grand st. Plan No. 4384.

MacDOUGAL ST, 133, stage, fireproof passage to 4-sty brick store, clubroom and tenement; cost, \$400; owner, Jennie Belardi, 137 MacDougal st; architect, Vendrasco, 183 Spring st. Plan No. 4389.

PEARL ST, 93, erect fireproof elevator shaft, terra cotta blocks, channel supports, galvanized iron skylight to 5-sty brick stores and lofts; cost, \$1,000; owner, Estate of Matilda W. White, 21 Liberty st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 4398.

17TH ST, 31 East, and 18th st, 36 East, elevator and shaft; t. c. block, angle irons, kalamein doors to 11-sty brick offices and show rooms; cost, \$2,000; owners, Farmers' Loan & Trust Co., E. J. Cardoza, president, 22 William st; architect, John J. Graham, 71 Broadway. Plan No. 4369.

22D ST, 12-14-16 East, fireproof arches of Clinton Fireproofing System to 12-sty brick (fireproof) store and manufactory; cost, \$150; owners, Munn & Munn, 361 Broadway; architect, Fredk. C. Zobel, 35 West 39th st. Plan No. 4393.

22D ST, 111-13 East, pressure tank, gravity tank, steel supports, tank enclosures to 4-sty brick store and lofts; cost, \$2,250; owner, United Charities Corporation of the City of New York, R. Fulton Cutting, Pres., 287 4th av; architect, The Rusling Co., 39 Cortlandt st. Plan No. 4402.

32D ST, 110 West, tank, steel supports to 8-sty brick loft building; cost, \$500; owner, Jane E. Duffy, 215 West 71st st; architect, Harry T. Kehr, 1 Madison av. Plan No. 4377.

35TH ST, West, doorway, store front to 4-sty brick tenement; cost, \$75; owner, Chas. E. Burke, 39 Liberty st; architect, Wm. H. Benjes, 86 2d st. Plan No. 4379.

38TH ST, 221 East, cut opening, yellow pine posts to 4-sty brick dwelling; cost, \$75; owner, The J. Chr. G. Hupfel Brewing Co., 229 East 38th st; architect, Tiffany Studios, 347-55 Madison av. Plan No. 4396.

45TH ST, 17-19 West, fire tower, fireproof doors and windows to 10-sty brick loft building; cost, \$5,000; owner, Midville Realty Co., Albert F. Jammes, president, 6 West 37th st; architect, H. Craig Severance, 4 West 37th st. Plan No. 4365.

46TH ST, 126-32 West, hollow tile partitions to 12-sty brick store and lofts; cost, \$500; owner, Leavitt Realty Co., 126 West 46th st; architect, Henry H. Holly, 38-40 West 32d st. Plan No. 4387.

50TH ST, 201-203 West and Broadway, 1634-44, to raise roof; stairs, gallery (concrete, steel beams and columns) to theatre and stores; cost, \$50,000; owners, The Winter Garden Co., Jacob J. Shubert, 225 West 44th st; architect, Wm. A. Swasey, 47 West 34th st. Plan No. 4371.

55TH ST, 20 East, to convert 4-sty brick dwelling into 5-sty stores and apartments, raising of floor beams, store fronts, partitions, plumbing; cost, \$10,000; owner, Wm. E. Parson, 126 East 73d st; architects, Wortmann & Braun, 114 East 28th st. Plan No. 4382.

60TH ST, 225-27 West, wire screen partition, stalls to 4-sty brick garage and stable; cost, \$800; owner, Louis A. Cushman, 517 West 59th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 4378.

78TH ST, 266-68 East, to convert two 3-sty brick dwellings into moving picture theater, offices and apartments; removal of brick walls, new floor beams, steel columns and girders, mason work, iron and marble stairs, plaster board and metal ceilings and partitions, fireproof passageway, operator's booth (angle iron and asbestos boards), fireproofing; cost, \$7,000; owner, Frederick Lang, 268 East 78th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 4385.

87TH ST, 39 W., present partitions removed, erect new 20x58 partitions, bath rooms, closet and pantry, vent shaft, terra cotta blocks, iron skylight to 4-sty brick, 1 family; cost, \$4,500; owner, Mary Louise Shear, New London, N. H.; architect, Fred Ebeling, 429 East 81st st. Plan No. 4391.

AV C, 89-97, window, partition, door to 6-sty brick store and tenement; cost, \$125; owner, John C. Erble, 88 Park pl; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 4383.

BROADWAY, 503-505, construct steel beams, enclosures to 5-sty brick stores and lofts; cost, \$2,800; owner, Columbia University, 521 West 116th st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 4390.

BROADWAY, 715-27, erect steel beam supports, 184x200; fireproof enclosures, remove present wooden gravity tanks and replace with wooden tanks, construct brick piers to 12-sty brick (fireproof) store and lofts; cost, \$5,000; owner, Eliza Guggenheimer, Chas. Guggenheimer, attorney, 37 Wall st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 4392.

BROADWAY, 318, new show windows, new iron steps, 25x39; build new wood stairs, new dumbwaiter enclosure, new toilet enclosure, new partitions to 5-sty brick stores and offices; cost, \$1,200; owner, The O. B. Potter Properties, Inc., 71 Broadway; architects, Kimball & Roosa, 71 Broadway. Plan No. 4397.

BROADWAY, 455-57, fireproof door, wood steps, removal of sills to 5-sty brick factory and salesroom; cost, \$300; owner, Hamilton Estate, 107 East 64th st; architect, Richard Berger, 309 Broadway. Plan No. 4376.

BROADWAY, 1564-66, terra cotta block partition, kalamein door and trim to 11-sty brick theatre and office building; cost, \$500; owner, Palace Theatre & Realty Co., 1564-66 Broadway; architect, Jas. J. F. Gavigan, 1123 Broadway. Plan No. 4401.

2D AV, 23-25-27, mason work, t. c. block enclosure, iron stairs, fireproof door to 2-sty brick moving picture theater; cost, \$500; owner, Elias Mayer, 25 2d av; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 4374.

5TH AV, metal-covered store front to 6-sty brick stores and offices; cost, \$100; owner, Levi P. Morton, Rhinecliff, N. Y.; architect, John H. Scheier, 17 West 42d st. Plan No. 4373.

5TH AV, 1071, to alter architectural details of front of 5-sty brick dwelling; stone ashlar in place of present brick, rear extension, additional story to present extension, doors; cost, \$10,000; owners, Huber & T. Parson, 646 2d st; architect, Chas. P. H. Gilbert, 1123 Broadway. Plan No. 4388.

5TH AV, 122-24, terra cotta partition to 10-sty brick store and lofts; cost, \$10; owner, Hoffman Estate, Inc., Wm. H. Harris, president, 258 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 4367.

6TH AV, 407, to convert 4-sty brick moving picture theater into store and lofts; cost, \$150; owner, Irving S. Maune, 1897 Madison av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 4381.

6TH AV, 31-39, exterior screened iron stairway, terra cotta block vestibules to 12-sty brick factory lofts; cost, \$2,000; owner, Tuscany Realty Co., Attilio Piccirilli, Pres., 467 East 142d st; architect, Fred Ebeling, 429 East 81st st. Plan No. 4400.

8TH AV, 2538, reconstruction of dumbwaiter shaft (brick walls) to 5-sty brick store and tenement; cost, \$100; owners, S. E. & M. E. Bernheimer Co., 2566 Broadway; architect, Samuel A. Davis, 2564 Broadway. Plan No. 4372.

#### Bronx.

BEACH AV, e s, 183 s McGraw av, 1-sty frame extension, 49x16 to 1-sty frame church; cost, \$81,500; owners, Chapel of the Atonement, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 589.

PROSPECT AV, 892, 2-sty brick extension, 25x9.2, to 2-sty frame store and dwelling; cost, \$3,500; owner, Jennie E. Byrne, 1200 Franklin av; architect, Carl J. Itzel, 847 Freeman st. Plan No. 588.

SHORE RD, e s, 50 s Dock st, Harts Island, new foundation to 1-sty and attic frame dwelling; cost, \$500; owners, City of New York; architect, Chas. B. Meyers, 1 Union Square W. Plan No. 590.

SPUYTEN DUYVIL RD, s s, 500 s N Y C R R bridge, 1-sty iron extension, 33.4x44.6, to 1-sty steel and tile foundry; cost, \$1,500; owners, I. G. Johnson & Co., on premises; architects, Ahneman & Yonkheere, Inc., 3320 Bailey av. Plan No. 591.

BRONX PARK ZOO, 1200 East 185th st and So Boulevard, new elevator to 2-sty brick factory; cost, \$200; owners, City of New York; architect, Geo. M. Beerbower, 739 East 182d st. Plan No. 592.

**Brooklyn.**

ADELPHI ST, 197, plumbing to 3-sty store and dwelling; cost, \$150; owner, Mrs. M. Waiber, 338 Putnam av; architect, John Fline, 410 Nostrand av. Plan No. 8695.

BERRY ST, 88, extension to 3-sty tenement; cost, \$1,200; owner, Mary Bellis, 144 North 10th st; architect, Jas. McKillop, Jr., 154 India st. Plan No. 8682.

CLARKSON ST, 226, plumbing to 1-sty hot-house; cost, \$100; owner, Herman Wilke, 220 Clarkson st; architect, Thos F. Donohue, 1120 Nostrand av. Plan No. 8698.

COURT ST, 332, extension to 3-sty brick dwelling; cost, \$500; owner, Philip Lille, 332 Court st; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 8685.

COURT ST, 222, plumbing to two 3-sty dwellings; cost, \$400; owner, Geo. G. Stephenson, 199 Jefferson av; architect, John R. Moody, 37 Chauncey st. Plan No. 8680.

FULTON ST, 634, exterior alterations to 3-sty store and dwelling; cost, \$500; owner, Mrs. Ruby E. Cash, 330 16th st; architect, Willard Parker, 24 McDonough st. Plan No. 8712.

FULTON ST, 1304, interior alterations to 1-sty store; cost, \$150; owner, Henry C. Bohack, 1293 Broadway; architect, C. C. Weigner, 26 Court st. Plan No. 8703.

LORIMER ST, 40, interior alterations to 2-sty dwelling; cost, \$300; owner, Dora Wolf, 95 Middleton st; architects, Kalich & Lubroath, 186 Remsen st. Plan No. 8716.

McKIBBIN ST, 160, interior alterations to 3-sty tenement; cost, \$150; owner, Abbe M. Feed, 226 Boerum st; architect, Frank Adams, 216 Boerum st. Plan No. 8734.

MOORE ST, 34, interior alterations to 3-sty dwelling; cost, \$200; owner, A. U. Levine, 34 Moore st; architects, Kalich & Lubroath, 186 Remsen st. Plan No. 8707.

PRESIDENT ST, 13, extension to 4-sty store and tenement; cost, \$500; owner, Henry Riecken, 525 73d st; architect, W. J. Conway, 400 Union st. Plan No. 8725.

SEIGEL ST, 33, interior alterations to 3-sty tenement; cost, \$500; owner, Lipman Lipsitz, 392 Bushwick av; architect, Tobias Goldstone, 49 Graham av. Plan No. 8730.

SOUTH 5TH ST, 3-13, exterior alterations to 7-sty factory; cost, \$1,100; owner, American Sugar Refining Co., Kent av & South 4th st; architect, Godfrey Engel, 126 Winthrop st. Plan No. 8737.

53D ST, s s, 214 w 4th av, interior alterations to 2-sty dwelling; cost, \$450; owner, Frederick H. Marshenhausen, on premises; architect, A. C. Kunzi, 182 Harman st. Plan No. 8726.

ATLANTIC AV, n e cor Logan st, exterior alterations to 2-sty boiler house; cost, \$2,800; owner, City of N. Y.; architect, Merritt M. Smith, 749 West End av, Manhattan. Plan No. 8674.

DUMONT AV, 494, erect canopy to 3-sty factory; cost, \$500; owner, Max Silverstein, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 8701.

LEXINGTON AV, 271-3, extension to 2-sty factory; cost, \$10,000; owner, Frank C. Meyer, on premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 8684.

LIBERTY AV, 322, exterior alterations to 4-sty storage; cost, \$400; owner, Pice Bros., on premises; architect, M. Engelhardt, 905 Broadway. Plan No. 8706.

MYRTLE AV, 1075, interior alterations to 3-sty brick tenement; cost, \$300; owner, Herbert Hitchcock, 115 Eldert st; architect, Tobias Goldstone, 49 Graham av. Plan No. 8733.

RIVERDALE AV, 314, extension to 2-sty store and dwelling; cost, \$800; owner, Max Levy, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 8696.

STONE AV, 347, interior alterations to 2-sty dwelling; cost, \$1,000; owner, Isaac Allen, 361 Stone av; architect, Benj. Cohen, 9 Debevoise st. Plan No. 8704.

THROOP AV, 192, interior alterations to 3-sty dwelling; cost, \$350; owner, Annie Levy, 301 Stockton st; architect, Tobias Goldstone, 49 Graham av. Plan No. 8732.

**Queens.**

CORONA.—National av, 112, electric sign, store; cost, \$60; owner, J. Wechlesbaum, on premises. Plan No. 2845.

JAMAICA.—Fulton st, 341, new store front to dwelling; cost, \$200; owner, Jason Realty Co., on premises. Plan No. 2847.

L. I. CITY.—Ditmas av, 377, interior alterations to tenement; cost, \$300; owner, John Dvorsky, 634 Academy st, L. I. City. Plan No. 3848.

MORRIS PARK.—Jerome av, s s, 40 w Washington av, install plumbing in three dwellings; cost, \$160; owner, D. F. Walsh, premises. Plan Nos. 2851-52-53.

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*(Plans Filed, Alterations, Brooklyn, Cont.)*

**OZONE PARK.**—Hatch av, w s, 100 s Jerome av, new store front and other repairs to dwelling; cost, \$400; owner, G. F. Ritter, premises. Plan No. 2849.

**RICHMOND HILL.**—Spruce st, w s, 150 n Hillside av, plumbing in dwelling; cost, \$90; owner, H. Froelich, premises. Plan No. 2856.

**Richmond.**

**RICHMOND.**—Freshkill rd, 241, alteration to frame dwelling; cost, \$300; owner, C. T. Waugh, Richmond; owner builds. Plan No. 547.

**OAKWOOD.**—Alteration to Boardwalk; cost, \$800; owner, Oakwood Bungalow Co., Inc., Oakwood; owner builds. Plan No. 545.

**OAKWOOD.**—Old Mill rd, s s, opp Guyon av, alteration to frame office; cost, \$100; owner, Oakwood Bungalow Co., Inc., Oakwood; owner builds. Plan No. 544.

**NEW JERSEY NEWS.****Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.**

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Dec. 26. The location is given, but not the owner's address.

**JERSEY CITY.**—Antonio Prudenti, n w cor Gates and Princeton av, 3-sty brick, \$18,000; Phoenix Building Co., 517-519 Summit av, 4-sty brick, \$14,000; Max Braslawsky, 9-11 Spruce st, 3-sty brick, \$9,000; Max Braslawsky, 3178 Boulevard, 3-sty brick, \$9,000.

**NEWARK.**—Mathias Hiltgen, s w cor Nye av and Schley st, 3-sty frame, \$8,000; LaCerff Co., 368 High st, 3-sty brick alteration, \$10,000; Alexander Orr, south side Abington st, 75 ft. east of Bloomfield av, 4-sty brick, \$10,000.

**IRVINGTON.**—Andrew Rudy, 525 20th st, 3-sty frame, \$6,000.

**GARFIELD.**—Domenico Nasute, 3 Farnham av, 2-sty brick, \$4,000.

**EDGEWATER.**—Valvoline Oil Co., 119-122 Undercliff av, 3-sty frame alteration, \$1,500.

**APARTMENTS, FLATS AND TENEMENTS.**

**NEWARK, N. J.**—Frederick Lemmer, 89 Park av, Irvington, N. J., has completed plans for a 3-sty frame flat, 25x83 ft., at the southwest corner of Nye av and Schley st for Mathias Hiltgen, builder, 77 19th st, Newark. Cost, about \$10,000.

**DWELLINGS.**

**MAPLEWOOD, N. J.**—McMurray & Puls, 31 Clinton st, Newark, are preparing plans for a 2½-sty frame residence, 73x30 ft. in the west side of S. Prospect st, near Oakland ter, for Frank Radel, Radel Leather Mfg. Co., Hamburg pl, Newark. Cost, about \$15,000.

**FACTORIES AND WAREHOUSES.**

**PASSAIC, N. J.**—The Magor Car Co., Athenia, N. J., owner, will soon take bids for a 1-sty addition to its factory here, from plans by Parsons, Barclay & Klapp, 60 Wall st, Manhattan. Cost, about \$15,000.

**HOSPITALS AND ASYLUMS.**

**NEWARK, N. J.**—Bids were received by the Common Council of the City of Newark for alterations and additions to the hospital ward building and morgue in Camden st. from plans by H. V. & J. J. King, Union Building, Newark. The apparent low bidders for masonry, carpentry and reinforced concrete work were William G. Sharwell & Co., 377 North 5th st, Newark. Cost, about \$70,000.

**MUNICIPAL WORK.**

**PATERSON, N. J.**—Bids were received by the Passaic Valley Sewerage Commission for the central portion, Section No. 17, of the main intercepting sewer. William M. Brown, Essex Bldg., Newark, chief engineer, N. Y. & N. J. Construction Co., Essex Bldg., Newark, low bidder, at \$179,531.

**SUMMIT, N. J.**—Alexander Potter, 50 Church st, Manhattan, is preparing plans for a sewage disposal plant for the City of Summit to cost about \$25,000.

**STABLES AND GARAGES.**

**GRANTWOOD, N. J.**—W. Michaelson, care of Hamilton Dairy Co., 620 W. 131st st, contemplates the erection of a 1-sty public garage at Lawton and Anderson av, from plans by T. F. Dunn, Palisade, N. J. Cost, about \$4,000.

**Other Cities.****DWELLINGS.**

**YORKTOWN HEIGHTS, N. Y.**—Bids will close at 12 M. January 12 for seven 2-sty stone cottages at the New York State Training School for Boys, from plans by Lewis F. Pilcher, Capitol, Albany, and William Adams Delano, 4 East 39th st, Manhattan, associated architects.

**FACTORIES AND WAREHOUSES.**

**CAMDEN, N. Y.**—The Hydraulic Turbine Corporation, R. S. Johnson, president, contemplates the erection of 1-sty additional buildings to the manufacturing plant here, from plans by W. C. Pomeroy, Camden. Cost, about \$200,000.

**HOSPITALS AND ASYLUMS.**

**NEW YORK STATE.**—An appropriation of \$50,000 has been made for a hospital for juvenile delinquents for the State of New York Hospital Commission. Plans will be started early in 1915 by Lewis F. Pilcher, State architect. The site has not been selected.

**PUBLIC BUILDINGS.**

**WALDEN, N. Y.**—F. E. Estabrook, 75 2d st, Newburgh, is preparing plans for a 3-sty municipal building, 90x100 ft., at the corner of Walnut and Scofield sts, for the village of Walden. Cost, about \$55,000. Architect will take bids on general contract about January 25.

**STORES, OFFICES AND LOFTS.**

**TROY, N. Y.**—M. F. Cummings & Son, 510 State National Bank Building, Troy, are preparing plans for a 1-sty office building 249 2d av for the Shaugnessy Ice Co., 249 2d av. Cost, about \$10,000. Bids will soon be taken.

**MISCELLANEOUS.**

**BUFFALO, N. Y.**—Work is being resumed on the 3-sty concrete and steel railroad station foot of Main st for the D. L. & W. R. R. Co., 90 West st. K. Murchison, 101 Park av, Manhattan, architect. C. J. Ray, care of owner, chief engineer. Clark, MacMullen & Riley, 101 Park av, Manhattan, heating and ventilating engineers. The Hedden Construction Co., 1 Madison av, general contractor. Cost, about \$500,000.

**ALBANY, N. Y.**—Daniel C. French, 12 West 8th st, Manhattan, has been selected as designer for the Bronze Equestrian Statue Heroic in Capitol Park, in memory of General Phillip H. Sheridan. Cost, about \$25,000.

**GENEVA, N. Y.**—Leon H. Lempert & Son, Cutler Building, Rochester, N. Y., are preparing plans for a moving picture theatre building in Exchange st, for T. H. Sweeney & Son, 81 Seneca st. Hooven & DeGraff, Scranton, Pa., lessees. Cost, about \$50,000.

**PERSONAL AND TRADE NOTES.**

**LEWIS BROOKS**, architect, has moved his offices from 489 Fifth av to 110 West 34th st.

**THE GEORGIA PINE CO.**, Baltimore, Md., has opened an office at 32 Broadway, N. Y. C.

**WALTER M. COLLINS**, general contractor, has moved his offices from 1133 Broadway to 15 West 38th st.

**WEBER CHIMNEY CO.**, of Chicago, has moved its New York office from 95 Liberty st. to 30 Church st.

**FRANK HORTON BROWN**, architect, has moved his offices from 106 Railroad av to the First National Bank Building, White Plains, N. Y.

**ROBERT T. LYONS**, architect, for some years associated with Bing & Bing, general contractors, and in charge of their architectural work, has opened offices for the independent practice of his profession at 110 West 40th st.

**BRADY, OLTARSH CONSTRUCTION CO.** has opened an office at 49-51 West 140th st., for the purpose of conducting a general building business. Mr. Brady was for a number of years connected with the firm of Norcross Bros., general contractors.

**DR. ALEXANDER HARING**, professor of bridge and railway engineering of the School of Applied Science of New York University, was recently appointed civil engineering examiner for the Municipal Civil Service Commission of New York City.

**T. L. WALDIE**, who for many years has been one of the New York selling staff of the Kelley Island Lime and Transport Company, begins today his more important duties, as traveling representative of the Palmer Lime and Cement Company, of 103 Park av. His territory will be New England.

**LAZARUS WHITE**, who recently resigned as division engineer of the Manhattan division of the Catskill Aqueduct, to become managing engineer for Smith, Hauser & MacIsaac (Inc.), 18 East 41st st., general contractors, will be the guest of honor at a dinner held tonight at the West End Restaurant in West 125th st.

**PRIZE FOR TRADEMARK.**—An award of \$500 has been offered by the Detroit Board of Commerce for the best trade mark indicating that the goods bearing it are made in the United States. This trade mark must be national in character, and in the design space must be provided for the introduction of the name of the city using it. The Detroit Board of Commerce freely offers such a design as may be adopted for use of any city. The following men have been requested to act as judges in the contest: John H. Patterson, president of the National Cash Register Co., Dayton, Ohio; James Keeley, editor, Chicago Herald; Joe Leyendecker, decorative artist, New York City.

**H. ELTINGE BREED**, of Cornwall, N. Y., who was married a year ago to a Brooklyn girl, Ethel Burns, and who lives in Brooklyn part of the time, has been selected by State Engineer-elect Frank M. Williams to become Terminal Engineer of the State Barge Canal, a post that pays a salary of \$6,000 a year and has been held by J. A. O'Connor, a Democrat. After graduating from Colgate, Mr. Breed engaged as an engineer draughtsman with the Newport News Shipbuilding and Drydock Co., and from 1901 to 1911 he was connected with the State Highway Department, first in charge of road construction work in Orange County, later as auditor in the State Engineer's Department, under Governor Hughes, and in 1909 and 1910, as special investigator for the State Engineer, at that time Mr. Williams, who was ex-officio chairman of the State Canal Board. In 1912 he toured Europe, studying road and inland waterway construction on the continent. Since then he has been engaged in private practice as a consulting engineer.

**OBITUARY**

**BENJAMIN F. DALY**, civil engineer, and a prominent yachtsman, died at his home at Rockaway Beach, L. I., Tuesday, December 29. He was fifty years of age and is survived by his widow and a son.

**OLIVER D. COMBS**, formerly a builder prominent in Sea Cliff, L. I., and vicinity, died at his home in Shelton, Conn., Tuesday, December 22. He was fifty-five years of age and is survived by his widow, a son and a daughter.

**JOHN J. FITZGERALD**, retired mason and general contractor, died after a brief illness at his home, 163 Park av, Brooklyn, Tuesday, December 22. He was born in Ireland and had been a resident of Brooklyn for forty-four years. He is survived by his widow, two sons and five daughters.

WALLACE W. MANNING, chief inspector for the Hartford Steam Boiler Insurance and Inspection Co., died of pneumonia at his home, 66 87th st., Brooklyn, Sunday, December 27. He was thirty-four years old and leaves his widow and two sons.

DAVID BROOKS, a retired general contractor, died at his home, 312 Bloomfield av., Verona, N. J., from paralysis, Monday, December 28. He was stricken on Friday night, following his Christmas dinner, at which he appeared to be in good health and spirits. Mr. Brooks was formerly a building contractor in New York. He had lived in Verona for the last forty years, and served as instructor in carpentry at the Newark City Home for Boys for twenty-five years. He is survived by two sons and two daughters.

directors are William J. Magee, 608 10th st, Brooklyn, Isidor Niner, 554 Eastern Parkway, Brooklyn, and Harry F. Mela, 217 East 61st st, Manhattan. Hirsch, Scheuerman & Limburg, 160 Broadway, attorneys.

DEBEVOISE HOLDING CORPORATION has been chartered with a capitalization of \$10,000 with offices in Manhattan to do a realty and construction business. The directors are Alexander L. Hillyard, 412 Throop av, Brooklyn, Francis Gilbert, 237 West 122d st, Manhattan, and Meta K. Getjen, 1205 Tinton av, Bronx. Gilbert & Gilbert, 45 Exchange pl, attorneys.

**"Made in the U. S. A."**

The "Made in the U. S. A. Industrial Exposition" to be held at the Grand Central Palace, New York, from March 6th to 13th, is the latest development in the Nation-wide movement to popularize and permanently establish this National trade-mark and increase American industry and trade. The exposition is designed to show "American Made" and "American Grown" products in practically all branches of business, and it is held at a time of the year when New York is the mecca of mercantile buyers from every section of the United States and this army of merchants is to be supplemented this year by a large number of South American and other foreign buyers who have heretofore gone to Europe at this same season.

The exposition committee includes in its membership, William H. Matthai, president American Hardware Manufacturers' Association, and president National Enameling and Stamping Company; G. W. Forney, Jr., president National Cloak, Suit, Skirt and Dress Manufacturers' Association; H. T. Dewey, president American Wine Growers' Association; Colonel George Pope, president National Association of Manufacturers; F. W. Teeple, president American Piano Manufacturers' Association; Charles B. Warren, president, Board of Commerce, Detroit, Mich.; William Woodhead, president Associated Advertising Clubs of the World; Harry Tipper, president, Advertising Men's League of New York City, executive committee member, "Made in the U. S. A." Products Association; Lee Anderson, president, "Made in the U. S. A. Committee," Board of Commerce, Detroit, president Adcraft Club, Detroit, and president, Advertising Affiliation of Rochester, Buffalo, Cleveland and Detroit; Edwin C. Johnson publisher American Exporter; Robert W. Nelson, president American Typefounders' Company; Joseph French Johnson, president Alexander Hamilton Institute; Walter C. Cole, secretary "Made in U. S. Committee," Board of Commerce, Detroit; J. Clyde Oswald, editor American Printer, and president National Editorial Association; Ralph M. Bates, editor Housefurnishing Review; Joseph O'Gor-

man, editor Pottery, Glass and Brass Salesman; Evan Johnson, editor Office Appliances; Henry G. Lord, Textile World Record; M. C. Robbins, vice-president David Williams Company, the Iron Age, Hardware Age, the Metal Worker and Building Age; J. Newton Nind, president and editor Furniture Manufacturer and Artisan; James S. McHugh, Joseph P. McHugh and Son; Charles A. Stone, president Chamber of Commerce, Troy, N. Y.; F. D. Mitchell, secretary-treasurer American Hardware Manufacturers' Association; William M. Pratt, president Goodell-Pratt Company; George W. Williams, president J. B. Williams Company; A. L. Riker, vice-president the Locomobile Company of America; Augustus T. Seymour, president Chamber of Commerce, Columbus, Ohio; R. Z. Spaulding, president Chamber of Commerce, Binghamton, N. Y.; R. B. Naylor, secretary Board of Trade, Wheeling, W. Va.; George R. Wallace, Fitchburg Paper Company; Mell R. Wilkinson, president Chamber of Commerce, Atlanta, Ga., and Arthur Letts, president National Retail Dry Goods Association.

The exposition has been placed under the management of the National Exposition Company, of which Harry A. Cochran is president, with executive offices in the Fifth Avenue Building, New York.

**Eastern Parkway.**

The Public Service Commission has sent to the Interborough Rapid Transit Company, for its criticism and suggestions, the form of contract for the construction of Section No. 2 of Route No. 12, the Eastern Parkway subway in Brooklyn. This section extends from the end of the present construction, at Prospect Park Plaza out Eastern Parkway to a point 635 feet east of the center line of Nostrand avenue and includes the spur running southeasterly into Nostrand avenue for the Nostrand avenue subway. The company will have ten days in which to consider the contract and return it to the Commission with its recommendations, after which the Commission will adopt it and order advertisements for bids.

**Will Make Borings for City.**

Charles P. Berley, associate professor of geology at Columbia, has been appointed to select, classify, and preserve borings taken from the sites of buildings in all parts of the city, and to prepare geologic maps of the city, for the Board of Estimate, at \$25 a day, with a limitation of his payments for the year to \$2,500. Chief Engineer Lewis said such a collection of borings would save the city thousands of dollars whenever it had to enter upon any new underground work.

**TRADE AND TECHNICAL SOCIETY EVENTS.**

**EIGHTH ANNUAL CONVENTION** of the Chicago Cement Show will be held at the Colliseum February 10-17.

**AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS** will hold its annual meeting January 20-22, 1915.

**NEW YORK BUILDING MANAGERS' ASSOCIATION**, E. B. Martin, president, will hold its annual meeting Tuesday, January 5.

**TECHNICAL LEAGUE OF AMERICA**.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

**NATIONAL BUILDERS' SUPPLY ASSOCIATION**.—The annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

**BRONX CHAMBER OF COMMERCE** will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

**ASSOCIATION OF MASTER PLUMBERS** of the Borough of Brooklyn will hold its annual entertainment and reception in Prospect Hall, Brooklyn, Tuesday evening, January 19, 1915.

**NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS**, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

**ARCHITECTURAL LEAGUE OF NEW YORK** will hold its annual exhibition in the Fine Arts Building, 215 West 57th st, February 7 to 27. The annual dinner of the league will be held Friday evening, February 5.

**AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS**, regular meetings second Wednesday of each month, in the Engineering Societies' Building, 25 West 39th st. T. Hugh Boorman, secretary.

**MANHATTAN BRANCH**, Association of Master Plumbers of the City of New York, is planning for a ladies' night to be held at Terrace Garden, East 58th st, near 3d av, Thursday, January 21. A short entertainment followed by a dinner and dancing will be the programme of the evening.

**INTERNATIONAL ASSOCIATION of Master House Palaters and Decorators of the United States and Canada** will meet in annual convention in Washington, D. C., Feb. 9 to 12, 1915. The headquarters will be at the Hotel Raleigh. A. H. McGhan, Corcoran Building, Washington, D. C., chairman of Convention Committee.

**LUMBER INTERESTS**.—A conference of the lumber industries has been called for February 24 and 25 in Chicago, under the leadership of the National Lumber Manufacturers' Association. The object of the meeting is to establish a permanent advertising bureau to acquaint the public with the uses and advantages over other materials of all forest products.

**THE ARCHITECTURAL LEAGUE OF NEW YORK** held its annual Christmas smoker at 215 West 57th st., Tuesday evening, December 29. The principal part of the evening's entertainment consisted of an original satire on architecture and art, in which a number of prominent architects participated.

**NATIONAL BRICK MANUFACTURERS' Association** will hold its annual convention at Detroit, February 14 to 20. William B. Wreford, of the Detroit Brick Manufacturers' Association, in co-operation with President Eben Rodgers, of Alton, Ill., and Theodore A. Randall of Indianapolis, constitute the committee of arrangements. The association will also bring to Detroit the National Paving Brick Manufacturers' Association, the National Clay Machinery Association, and the American Ceramic Society.

**RECENT INCORPORATIONS.**

**SHEPESHAD BAY REALTIES** is the name of a \$50,000 realty and construction company chartered with offices in Manhattan. The directors are Louis P. Reeder, 314 8th av, Brooklyn; Rutger Miller, 772 Park av; Sylvanus Ward, 43 Cedar st, Manhattan, and six others. The attorney is R. B. Miller, 43 Cedar st.

**BERNHAR REALTY CORPORATION** has been incorporated with offices in Manhattan to do a realty and construction business with \$10,000 capital stock. The directors are Bernard Bloch, northwest corner Broad and Wallace sts, Philadelphia, Pa.; William S. Weiss and Otto M. Goldsmith, both of 61 Broadway. Goldsmith, Cohen, Cole & Weiss, 61 Broadway, attorneys.

**A. & H. REALTY COMPANY** is a \$10,000 company chartered with offices in Manhattan to do a realty and construction business. The directors are Jacob B. Agins, 515 East 135th st; Isreal Hoffman and Lena Hoffman, both of 1486 Bushwick av. The attorneys are Fischer & Rosenbaum, 115 Broadway.

**SIGERTS REALTY CO.** has filed incorporation papers with \$10,000 capital stock with offices in Manhattan to do a realty, construction and dealing in building material business. The

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WHAT 1915 PROMISES.

(Continued from Page 9.)

seldom has been equalled in this city, simply because there never has been a time when there has been a six months' surcease from construction.

There is one more factor which will contribute toward higher prices of building materials with the single exception of lumber. During the last year all building material manufacturers have suffered from slow collections. This has forced, first, retrenchment in the mills and finally restricted outputs.

In the leading departments of the building material market the Hudson River brick manufacturers closed down their plants forty days ahead of the usual time, with a complement of only 700,000,000 brick, as against a normal annual output of 1,200,000,000. In the Portland cement markets manufacturing has been continued only under considerable strain, aggravated in some instances by sharp shading. Lumber manufacturers have shut off logging operations in both soft and hardwood departments because prices are too low to permit of adequate profit and sacrifice of standing timber, and collections are too slow to permit them to take a chance.

departments have recent orders corresponded with plan filings, although reported inquiries are said to have been even in excess of the estimated value of building plans filed.

Reference to the chart on another page of this issue, showing the status of the national building and building material market, will indicate clearly that there is actually in process of evolution a change for the better in prices, banking resources and general business conditions. No one should look for an immediate rise to boom conditions.

Current weekly construction progress has been interfered with to some extent by protracted cold weather and the dual holidays. Navigation has been closed on the Hudson so that the market is now entirely dependent upon its supply of reserve barges for its brick supply.

Plan filings in the five boroughs for the week follow: In the same week last year 146 buildings were projected at a total estimated value of \$14,065,582. Of this total \$12,500,000 was credited to the projected Pan-American building, which has not gone ahead.

Table with 4 columns: Location, Week Ending Dec. 24, No. Est. Val., Week Ending Dec. 31, No. Est. Val.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last quarter, are as follows. In each case the quotations given below were those prevailing up to Jan. 2, 1915.

Note—Current price changes are indicated by black-face type. For comparison see Record & Guide, Dec. 5, 1914.

Table for BRICK prices: Hudson common \$5.00, Covered Hudson, Raritan common 6.00, 2d hand common 2.50, Newark (yard) 6.75, Front or face 18.00/36.00.

Table for CEMENT prices: Domestic Portland 10c bag returns on bags, Con. Rosendale Nat. to dealers .90, Dealers price to job 1.10, 7 1/2 c. bag returns on bags, Alsen's German No. quot., Dyckerhoff German No. quot.

Table for CRUSHED STONE prices: B. along side dock N. Y., wholesale; Trap rock 1 1/2 in. \$1.00, Trap rock 3/4 in. 1.10, Bluestone 1 1/2 in. .90, Bluestone 3/4 in. \$1.15/1.00.

Table for GLASS, Windows: Single thick .90-10 & 90-15, Double thick .90-10 & 90-20, Plate 90-30.

Table for GRAVEL prices: 500 cu. yd. lots F. O. B. along side dock N. Y., wholesale; 1 1/2 in. \$0.85, 3/4 in. .95.

Table for HOLLOW TILE prices: Exterior 4x12x12 in. \$0.06, 6x12x12 in. .084, 8x12x12 in. .102, 10x12x12 in. .12, 12x12x12 in. .15; Interior 2x12x12 in. \$0.048, 3x12x12 in. .048, 4x12x12 in. .054, 6x12x12 in. .072, 8x12x12 in. .096.

Table for LIME prices: Standard 300 lb. bbls. wholesale, select finishing; Farnham Cheshire, finishing \$1.55, Eastern, common \$1.25 nominal.

Table for LINSEED OIL prices: American Seed City Raw \$0.50/\$0.51, American Seed City Boiled .51/.52.

Table for LUBRICANTS prices: Black, refined, summer .13 @ 13 1/2, Black, reduced, 27 gravity, 35 @ 30 c. t. 13 1/2 @ 14.

Table for WAX prices: Wax, crude per lb. 3 1/2 @ 3 3/4, Cylinder, light filtered 2 1/2 @ 23, Cylinder, dark, steam, refined 15 1/2 @ 25.

Table for LUMBER prices: Yellow pine (merchantable 1905, f. o. b. N. Y.); 8 to 12 in. \$20.50/\$24.50, 14 to 16 in. 26.50/30.50, Heart face siding 4-4 & 5-4 27.50, Flooring, 13-16x2 1/2 & 3 ins. 13.00/26.50.

Table for Hemlock prices: Hemlock, Pa., f. o. b. N. Y. base price, per M. \$24.00, Hemlock, W. Va. base price, per M. \$23.50, Hemlock, Eastern mixed cargoes 19.50/21.50.

Table for Spruce prices: Spruce Canadian \$23.50/\$24.50, Spruce (W. Va. f. o. b. N. Y., lighterage limits): 2x4, 18 and 20 ft. \$26.00, 8x8 and under, 16 ft. and under 22.50, 9 in., 16 ft. and under 27.50, 2x6, 10 and 14 ft. 21.00, 2x8, 12 and 14 ft. 21.50, 2x10, 3x10, 10 to 16 ft. 25.50.

Table for LATH prices: LATH (Eastern spruce f. o. b. N. Y.); 1 1/2-in. round wood \$3.40, 1 1/2-in. slab \$3.40.

Table for PLASTER prices: PLASTER (Basic dealer prices, at yard, Manhattan); Masons finishing in 100 lb. bags, per ton \$10.00.

Table for BLOCKS prices: 2 in. (solid) per sq. ft. \$0.06, 3 in. (hollow) .06 1/2, 4 in. (hollow) .07 1/2.

Table for SAND prices: Screened and washed Cow Bay, 500 cu. yd. lots, wholesale \$0.50.

Table for SLATE prices: SLATE (Per Square, N. Y.); Penn. Bangor ribbon \$4.10/\$4.75, Munson, Maine, No. 1 5.50/7.75, Munson, Maine, No. 2 4.50/6.75, No. 1 red 10.00/12.00, Unfading green 4.00/6.00, Genuine Bangor 4.75/6.75, Pen Argyle 4.00/6.00, Vermont, sea green 3.00/4.20.

Table for STRUCTURAL STEEL prices: Beams and channels up to 14 in. 1.21 @ 1.26, Beams and channels over 14 in. 1.21 @ 1.26, Angles 3x2 up to 6x8 1.21 @ 1.26, Zees and tees 1.21 @ 1.26, Steel bars, half extras 1.21 @ 1.26.

CEMENT.

Portland Prices Cut—Natural in Steady-ing Market.

REFERENCE to the adjoining monthly price table will show that there has been a change downward in Portland cement prices from the \$1.58 level that has prevailed for more than a year. The general quotation made by the majority of agents here is now \$1.47. Some companies are even shading this price. This brings the Lehigh mill base down to 85 cents approximately. Heretofore it has been 90 cents. Under the old price Portland cement at Jersey City was \$1.46 on a fictitious lighterage basis of 12 cents, making the price here \$1.58. The lighterage basis has been cut to 6 cents, so that the reduction normally would have made the quotation sag to \$1.52. But there was a general reduction in the Lehigh district of five cents additional, which has brought the current price down to \$1.47.

Portland cement freightage costs 80 cents a ton. Figuring five barrels to a ton, this brings the price per barrel down to 16 cents on a 400-pound barrel basis. But the average weight allowance for Portland cement barrels is 850 pounds, which normally would make the freight allowance for cement transportation 15.2 cents. Some of the companies are taking off the extra two-tenths of a cent and making the rate a flat 15 cents and giving the trade the benefit of the saving.

One prominent cement salesman said: "The only way I can account for this condition on the grounds of good business policy, is that they may have an idea that the trade will get some conception of the good times that are expected to come early in 1915, and thereby hope to gain an advantage on those who will be inclined to stock up a little, in anticipation of the hour when the pendulum will swing the other way."

William C. Morton of the Rosendale Consolidated Natural Cement Company said that this cutting did not and will not affect his quotations of 90 cents to dealers, not the dealers' quotations of \$1.10 to job in New York. He said business was a little slack at present, but that there was enough moving to make him believe that things were tending toward a general improvement.

COMMON BRICK.

Closing of Navigation Shuts Off Hudson Supply.

CLOSING of navigation on the Hudson River has shut off the supply of common brick to this market by barge. This leaves available for immediate purchase on the wholesale market of 30 bargeloads, or 10,000,000 brick, as against 120 bargeloads on the corresponding day last year, representing 42,000,000 brick.

The closing of the year marks a total volume of Hudson common brick sold in this city this year at 570,850,000 brick, as against a total of 724,500,000 sold in the metropolitan district in 1913. Including the movement of Raritan and other Jersey brick in this market the grand total of common brick sold in this market this

year is 750,000,000, as against 1,100,000,000 sold in the same market last year.

Official transactions for Hudson River brick covering the week ending Wednesday, Dec. 30, 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:

Table for 1914: Left over, Thursday A. M., Dec. 24-43; Arrived. Sold. Covered. Thursday, Dec. 24, 1, 2, 0; Friday, Dec. 25, Holiday; Saturday, Dec. 26, 6, 10, 8; Monday, Dec. 28, 0, 4, 1; Tuesday, Dec. 29, 5, 9, 1; Wednesday, Dec. 30, 0, 0, 0; Total 12, 25, 10.

Reported en route, Thursday, Dec. 31—None (Navigation Closed).

Condition of market, weak. Prices: Hudson, \$5 to \$5.25 (shaded); Raritan, \$5.75 and \$6.00 (wholesale dock, N. Y.); (for dealers' prices and profit and cartage); Newark, \$— to \$6.75 (yard). Nominal. Left over, Thursday a. m., Dec. 31-30. Covered sold, 10.

Table for 1913: Dec. 18, 24\* 615,000 Dec. 24, 21 417,500; Dec. 19, 24 443,000 Dec. 25, Holiday; Dec. 21, 14 160,500 Dec. 26, 8 94,500; Dec. 22, 17 768,000 Dec. 28, 23 533,500; Dec. 23, 16 340,000 Dec. 29, 10 120,500; Dec. 30, 18 489,000; Total .167 2,226,500 Total .80 1,655,000.

Table for 1913: Left over, Friday A. M., Dec. 26-100; Arrived. Sold. Covered. Friday, Dec. 26, 0, 9, 1; Saturday, Dec. 27, 1, 0, 0; Monday, Dec. 29, 22, 10, 1; Tuesday, Dec. 30, 14, 3, 0; Wednesday, Dec. 31, 5, 1, 20; Thursday, Jan. 1, 6, 0, 0; Total 48, 23, 22.

Condition of market, stiffening at top quotations. Price: Hudson, \$5.50 to \$6; Newark, yard, \$7.25 to \$7.50, stiff. Left over Friday a. m., Jan. 1-125.

OFFICIAL SUMMARY.

Table for OFFICIAL SUMMARY: Left over Jan. 1, 1914, 87; Total No. bargeloads arrived including left over bargeloads, Jan. 1 to Dec. 30, 1914, 1661; Total No. bargeloads sold Jan. 1 to Dec. 30, 1914, 1631; Total No. bargeloads left over Dec. 31, 1914, 30; Total No. bargeloads left over Jan. 1, 1913, 113; Total No. bargeloads arrived, including left over, Jan. 1 to Dec. 31, 1913, 2195; Total No. bargeloads sold Jan. 1 to Dec. 31, 1913, 2070; Total No. bargeloads left over Jan. 1, 1914, 125.