

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JANUARY 16, 1915

## OPTIMISM THE KEYNOTE IN QUEENS BORO

Fourth Annual Dinner of the Chamber of Commerce Brings Out Views of Many Well Known Men

"To promote the general welfare of the Borough of Queens, and to foster its commerce," was the slogan of the Fourth Annual Dinner of the Chamber of Commerce of Queens, held at the Waldorf-Astoria last Wednesday evening. About three hundred and fifty members and their guests were present when Robert W. Higbie, the president of the Chamber and the toastmaster of the occasion, made his opening address. Queens was splendidly represented, nearly every class of industry being present.

The speakers of the occasion, in addition to Mr. Higbie, were Hon. William C. Redfield, Secretary of the Department of Commerce; Hon. W. Morgan Shuster, one-time Treasurer General of Persia; Hon. Frederick E. Crane, Justice of the Supreme Court; Hon. George McAneny, President of the Board of Aldermen, and Hon. Edward E. McCall, Chairman of the Public Service Commission, First District.

Others at the guest table included Hon. Robert C. Wood, Hon. J. Sergeant Cram, Hon. George V. S. Williams and Hon. Milo R. Maltbie, all members of the Public Service Commission; Laurence M. D. McGuire, President Real Estate Board; Hon. F. J. H. Kracke, Bridge Commissioner, and Rev. George Drew Egbert, who said the opening prayer.

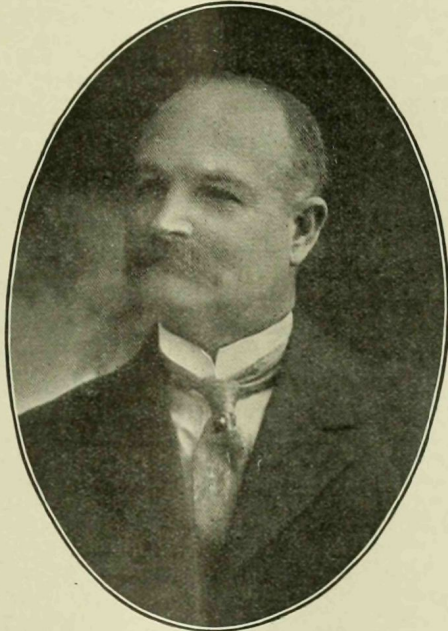
### Secretary Redfield Speaks.

Mr. Redfield, after speaking of the vast scope of the department with which he is connected, said in part: "I seem to have a recollection that there was a Roman citizen who paid the usual price for the land on which, at the time of his purchase, the enemy's army was encamped, threatening the existence of the Nation. In these later days when the Roman type of courage has not always been universal, the word 'optimist' seems sometimes used to convey an element of criticism. It appears to be said by some as implying a more hopeful attitude than facts justify; as expressing that which one desires to happen rather than that which a calm review of facts warrants one in believing will happen.

"What are you and I justified in believing now about our own affairs? On January 1, the National City Bank of Chicago issued a circular letter from which I take these words, 'Speaking broadly, therefore, underlying conditions show marked improvement and the outlook is encouraging for better business and better times.' On the same day the National City Bank of New York used these words in a similar publication: 'Many of the fundamental conditions are working into a state favorable to an industrial revival.'

"It is my sincere belief that when the history of the last six months shall be fully written, one of its brightest pages will be that which tells of the sagacity and courage with which our bankers and business men met the trying problems brought by the shock of war.

"How great the contrast between the financial facts of August and those of



ROBERT W. HIGBIE.

January. Then the currents of exchange ceased to flow, and for a time ceased also the movement of our export trade. Now one finds exchange plenty and cheap, and few have witnessed such an outward rush of merchandise as today taxes our ports and overwhelms our shipping facilities. The temporary adverse trade balance of the summer was changed to a favorable balance on merchandise transactions, in September, of \$16,000,000. This was multiplied by three in October, and to the total fifty per cent. was added in November and almost another fifty per cent. in December when the favorable balance was more than \$110,000,000. The facts thus far during January are such as to show a probability that this will be exceeded during the present month.

### The Foreign Trade.

"In 1914 our total imports were close to those of 1913. In the latter year they were seventeen hundred and ninety-two and a half millions; in 1914 they were a trifle less than seventeen hundred and ninety-five millions—a difference of two and a half millions of this great total, or an increase of about one-seventh of one per cent. In Great Britain in 1914 the imports fell off three hundred and fifty-five millions.

"On the export side, with December estimated, our exports fell off three hundred and eighty-six millions, as compared with 1913. Those of Great Britain fell off four hundred and seventy-five millions. But this gave a false impression, for since August our exports have grown by leaps and the last month of this year was the largest showing, a gain of twenty-five million over November in Great Britain; on the other hand, the exports, for December, decreased seventeen million pounds—about eighty-five million dollars.

"We have begun a little in the way of helping others financially. It is not

much as such matters go, but it is a good beginning. Thus we have loaned, to Argentina, fifteen millions of late; also monies to Sweden, to Norway, to France, to Panama and to Canada. Here opens the door of opportunity. If we can maintain the change which seems partly to be going on from the debtor to the creditor side in international finance by the continued sale of our products in great and growing quantities, then may be extend the hand of financial fellowship to the nations and, in this way, build, as hitherto, our great competitors have done, soundly and strongly the fiscal basis for a greater foreign trade than we have known. Out of this, as of necessity then, will arise greater steadiness in our own production, greater assurance against spasm in industry, greater security against unemployment and against the loss of interest on industrial investments. Hitherto America has invested somewhat in Canada and from it has reaped fairly good returns.

### More Encouragement.

"In recent weeks there have been a number of further events, all on the helpful side. First and foremost of these I would put the advance in freight rates. Too long, in my judgment, have the railways, our largest employers and our largest buyers, been cramped within too narrow limits of income. I earnestly hope that for them the dawn of a better day has come.

"We have not yet felt to the full the favorable results of the Panama Canal, partly because the war has interfered with the normal benefits to us, and partly because our thoughts and feelings have been so immersed in the great tragedy yonder that we have not given it thought. One need not be blind to the fact that there are adverse influences. The scarcity of ships contracts our trade at an hour when its expansion is of vital value. The high rates which are consequently charged act as a partial embargo on our agriculture and commerce and benefits chiefly the stockholders in other lands who own such ocean shipping facilities as are available.

### Business Expanding.

"On the other hand it seems to me the sincere desire even of the belligerent nations to relieve all unnecessary restrictions from our neutral commerce and it is for their obvious interest that this should be done. It is gratifying to notice in the recent trade and business press the opening of a factory here and a shop yonder to larger operations, the placing of orders by railways and a more confident feeling in business circles generally. To this the recent announcement of a gain of more than half a million tons in unfilled orders by the Steel Corporation will contribute.

"It has come to me, through the usual official channels, that the favorable foreign trade balance of the United States in the single week ending January 9, in the thirteen districts which make weekly telegraph reports, was in excess of thirty-five million dollars. Allowing for the balance of districts unreported, this

means a favorable balance on merchandise transactions in our foreign trade, in six days of the present month, of forty millions, or at an average rate in excess of six million dollars daily. I do not need to urge upon this audience the import of such astonishing facts as these. They are not, be it observed, fancies, but facts, and facts that mean much for the present and future of our beloved country."

Justice Crane summarized his remarks as follows: 1. Commerce and business should be left alone, except for the general weal.

2. Laws which seek to control commerce and business should be for the general public good and no other. That is, laws should not be passed interfering with any man's business until general necessity requires it.

3. That large business, big enterprises or even combinations for trade or commerce are not evils in themselves and should not be discouraged. It is not the magnitude of any business, or the wealth of any man which is an evil, but rather, the dishonest and oppressive methods by which greatness is achieved, and these the laws should suppress.

4. Manufacture or Commerce needs

the law to protect it, but not to make it. The law cannot make business, but business and commerce have made the law.

5. Business is not done on a cash basis, but on credit, extending over long periods of time. Credit must be above suspicion. To cast suspicion upon business or business methods of the country is as great an evil as to directly legislate to ruin it. There is no such thing as a country's honor (of which we all are concededly jealous), as distinguished from commercial honor. They are one and the same thing. Prominent men should be as careful to avoid needless abuse of business, manufacture or commerce, as they are to avoid slandering a woman or their country.

6. Men who have brains, courage and energy enough to achieve success as financiers, manufacturers, merchants or as corporate executors, should be expected and asked to advise regarding Federal legislation, touching these fields, instead of theorists and place hunters. The presumption should be in favor of and not against the wisdom and patriotism of the merchant or manufacturer.

Chairman McCall spoke at some length about the transit system, existing

and proposed. He approved the plans for the Jamaica avenue line and said that this problem was now out of the way. He blamed the men of Queens, in a large measure, for the delay. This was occasioned because they could not agree among themselves. Various committees were constantly appearing before the Commission, and present opposing schemes. This was specially true as concerning the Queensboro Bridge.

"The bridge problem," said Mr. McCall, "is a most knotty one and is causing us all kinds of trouble to find a proper solution. There have been many suggestions made, but the Commission is endeavoring to do the most good for the greatest number. This is paramount. The Queensboro bridge was never designed for the purpose which it is now proposed to put it to use. The matter of cost should not interfere, because if a correct solution is found, the expense will be a small matter.

"If a tunnel is substituted, you men of Queens must bear the responsibility of delay, and delay is sure to ensue. Whatever is best for the community is what the Commission desires to give you."

## PROBLEMS OF STATE AND LOCAL TAXATION

### The Tax Reform Association Says the Present Time is Inopportune for Far-Reaching Changes in the Tax Law

THE coming year will afford the New York Tax Reform Association many opportunities. The Legislature will have before it important matters relating to taxation and finance, and the Constitutional Convention meets in April to revise the fundamental laws. The annual report of the association issued this week, and signed by Secretary A. C. Pleydell, expresses the opinion, however, that the general business situation makes this an inopportune time to push any far-reaching changes in the tax law.

It is all the more important, therefore, says the report, to obtain improvements in administration that will minimize existing inequalities. And the pressure of growing public expenditures, with the resulting demand for more revenue, makes it increasingly necessary to guard against unwise measures that would discourage productive enterprise.

The report gives a summary of tax legislation in this and other States during 1914. In our own State, as will be recalled, such legislation was of a minor character. Attempts to repeal the secured debt tax and to restore double taxation under the inheritance tax law were defeated.

#### State Finances.

In respect to State finances, it is said: "For several years we have been calling attention to the growing expenditures of the State and the condition of the treasury. After the State adopted the policy of raising all its revenue from the so-called indirect or special taxes, the receipts were larger than had been anticipated, and by 1908 a surplus of fourteen million dollars had been accumulated. Since then expenditures have been increasing out of proportion to the revenue.

"While the receipts from special taxes increase somewhat in proportion to the growth of population and wealth, current expenses have been increasing in a greater ratio. In addition, the State has undertaken canal and road construction through bond issues which will finally aggregate \$250,000,000, and each year a larger sum is needed for the sinking fund and interest payments—the current need being about ten million dollars. In 1911 and 1912 the situation was met by imposing a direct State tax on the assessed value of property throughout the State somewhat more than sufficient to cover the bond requirements. In 1913 a smaller direct tax was imposed.

"Since the adoption of the inheritance

tax changes proposed by this association in 1911, the revenues from this source have averaged about four million dollars annually in excess of any prior year, while the secured debt tax enacted in the same year has averaged more than one million dollars annually. The excess of revenue from these two sources during the past three years amounting to some fifteen million dollars, has done much to keep down the direct tax.

"The appropriations of 1914 were much less than for any recent year, being about \$47,500,000; but it is doubtful, if under present business conditions, the revenue from the special taxes and miscellaneous sources during the fiscal year, will be sufficient to meet the appropriations. Any shortage in these receipts will have to be made up from cash on hand, as no direct tax was imposed this year.

"Without entering into details here, it may be said that the incoming administration will face a serious financial problem in providing for all of the necessary expenditures of the State and meeting its obligations. Unless a considerable retrenchment can be made in the usual expenditures, it is hardly likely that some direct tax for the next fiscal year can be avoided.

#### The Constitutional Convention.

"The Constitutional Convention which meets in April will have to consider a number of matters relating to taxation and finance. One of the most important questions will be a revision of the provisions in regard to the creation of indebtedness, State and local. The constitution now provides that any law authorizing the issue of State bonds must impose a tax sufficient for the interest and retirement of the bonds.

"Such tax rates are a fixed quantity, and as the assessed valuations of property throughout the State increase annually, the amount collected for sinking fund purposes also increases and exceeds that which is necessary, according to rules of amortization. This would not matter, however, if some method were provided for retiring bonds before maturity at the option of the State, since it would reduce the length of time necessary to pay off the indebtedness. But so far the excess simply piles up in the sinking fund.

"The enormous increase in the public debts of States and municipalities throughout the United States is creating a serious problem. In some States the practice of issuing serial bonds is en-

couraged, and the life of the bonds is limited according to the life of the improvement for which they are issued.

"To limit the power of creating indebtedness is desirable because there is no other practicable restriction against extravagances at the expense of the future. And it might be well to insert in the constitution of this State a provision forbidding the surrender of the taxing power, similar to section 178 of the North Dakota constitution (hereinafter quoted). But constitutional restrictions on the power to adapt tax laws to changing conditions are unwise and unnecessary. The laws by which current revenues are raised are under the constant scrutiny of the voters and can be changed if they are unsatisfactory, provided the constitution permits.

#### Limitations on the Taxing Power.

"There are certain to be proposals before the convention seeking to place limitations on the taxing power of the Legislature, and possibly some attempt will be made to secure a provision for the taxation of all property by uniform rule. Any limitation on the power of the Legislature to classify the subjects of taxation and to prescribe the plan or method by which each class shall be taxed, or to grant such exemptions as seem desirable for the encouragement of commerce and industry, would place obstacles in the way of progress and be out of harmony with the trend of modern fiscal policy. New York is one of the few States whose constitution has been free from such limitations, and consequently the Legislature has been able to modify the system of taxation in accordance with modern industrial developments."

The tax laws of New York may be far from perfect, but the fact remains they have been to a large measure followed by States whose constitutions permit such legislation. Many other States, unable to enact similar statutes because of constitutional limitations, are trying to remove those barriers, and the laws of New York are frequently used as an argument for the granting of greater freedom.

#### Yonkers Improvements.

At their last meeting, the Yonkers City Aldermen passed an ordinance to take over and lay out Midwood avenue through Miles Square road to Morning-side road. This will mean the opening of another thoroughfare in Nepperhan Heights.

# IMPROVEMENT AT APEX OF MANHATTAN

New South Ferry Building, in State Street, Erected by William H. Chesebrough, Another Monument Which Replaces Old-Time Landmarks

IN March, 1913, considerable attention was directed toward Battery Park, particularly at the southeasterly end, by the announcement that the Coles Estate and Henry C. Overing had sold the old dwellings at Nos. 1, 2 and 3 State street, forming the northwest corner of Whitehall street. The plot, 83x103.5, contained about 11,500 square feet. The name of the purchaser was not given out at that time, and interest heightened when adjoining property at No. 4 was purchased from the German Lutheran Immigrant House Association, and at No. 5, including 18½ and 20 Pearl street, from the trustees of the Herman Wronkow estate. Later it became known that the buyer was the South Ferry Realty Company, William H. Chesebrough, president. The new owners controlled a plot 136 feet in State street, 131 feet in Whitehall street and 40 feet in Pearl street, occupied by old landmarks. The Overing family owned its property at No. 3 State street since 1795, while Robert Fulton, the inventor of the steamboat, was reported to have resided in another of these ancient residences.

Soon after the acquisition of the building site, plans were prepared, by Star-

dows were witnessed the pageants occasioned by the inauguration of General Washington, as President of the United States, and later by the opening of the Erie Canal. No. 7 State street, now a home for immigrant girls, was, in the early part of the nineteenth century, one of the most fashionable of the old-time residences. At No. 8, also an historic landmark, the Lutheran Pilgrim House, opened in 1885, continues its work among the poorer German Lutheran immigrants. No. 9 was the site of the well-known residence of John Morton, known as the "rebel banker."

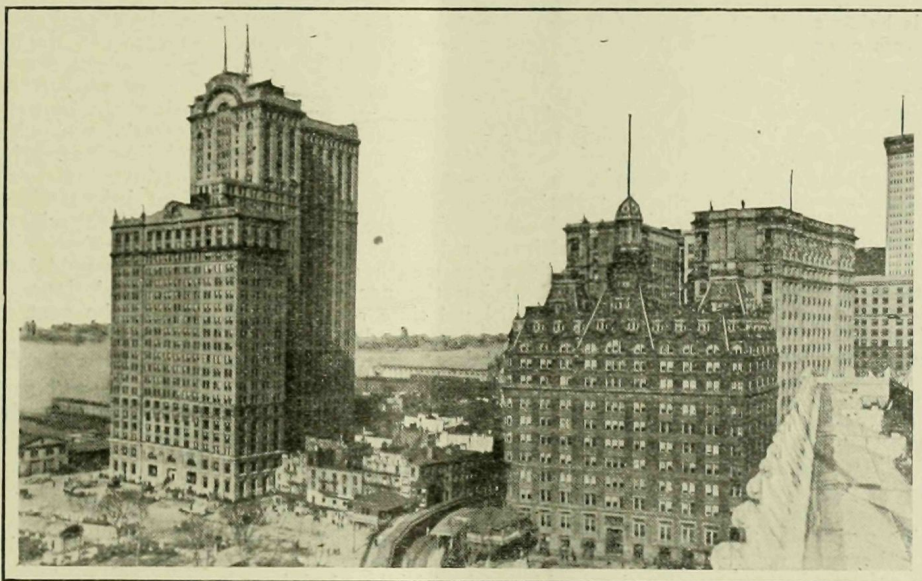
The South Ferry Building, as the new structure will be known, will be one of

cess that he was encouraged to build a thirty-two story annex. These two structures are among the most imposing in New York City.

The addition of another office building to the colony at the "apex" of Manhattan Island is another step in the metamorphosis of Battery Park, from the old-fashioned residential section to the up-to-date business district. While the general tendency for the city's growth along practically every line has been towards the north, this operation assumes a new importance and attracts additional interest by the fact that it represents an expansion of the office building movement to the south.

Whether it will be as successful as its predecessors in the immediate neighborhood remains, of course, an open question. Its location, however, with reference to the transit lines, its proximity to the various exchanges and the Custom House, and to the various exporting and importing centers, makes the task of attracting tenants less difficult for the renting agent.

Several years ago a number of large office buildings were erected in Broadway, south of Fulton street, notably the Singer Building and City Invest-



NORTH FROM BATTERY PARK.

the most southerly structures of its kind, on Manhattan Island. When the question of a name came up there was a possibility that it would be called the Apex Building on account of its unique position, but it was finally decided that the name given was more appropriate, on account of its proximity to that transportation system.

All the subway and elevated lines and surface cars of the city radiate from that point. Every mode of transit convenience available to the city is within reach including the ferry service to Brooklyn and Staten Island. With all these advantages it may be considered unusual that this corner was permitted to remain in a practically unimproved state for so many years, in spite of the extensive office building movement which has been going on towards the north.

It was left to another member of the Chesebrough family to continue the work which the small group had begun in the unbuilding of Battery Park. A number of towering structures may be seen far out from New York harbor, which remain as monuments to their initiative in constructing office buildings in a section of the city which so many people thought to be too far south. Robert A. Chesebrough, the pioneer in the Battery Park building movement, erected the Chesebrough Building, the Maritime Building and the Battery Park Building, just north of the new South Ferry Building. Contrary to general expectations these buildings have been successful, the owners reporting that they have been about 98 per cent. occupied, since completion.

William Chesebrough erected the twenty-story Whitehall Building, at 17 Battery Place, which proved such a suc-



LOWER BROADWAY.

ing Company's structure, adjoining, and, at the start, considerable difficulty was experienced in obtaining tenants. Even at the present time the situation has not entirely cleared. Later the Woolworth Building, a little further north, was erected and space for a great number of concerns was provided, and a considerable number of offices are yet untenanted. Some apprehension was expressed when the huge Equitable Building project was undertaken, the result being that a number of concerns, for years located in the district, moved to other quarters.

Conditions are, however, somewhat different, as regards the new South Ferry Building, because another class of tenants will be catered to, those who deal in export trades of various kinds.



SOUTH FERRY BUILDING.

rett & Van Vleck, architects, for the twelve-story building at Nos. 1 to 3, rapidly nearing completion. The property at Nos. 4 and 5 is now being demolished, preliminary to its improvement with a six-story structure, which will protect the westerly light and air of its neighbor.

The new building, designed in the simplicity of the Italian Renaissance, rises in striking contrast to the smaller and older buildings which are clustered about it, and include a number of rapidly disappearing old landmarks still remaining as ties binding old New York with the present-day city. Those left are the last reminders of the former residential character of State street, which in its time was the most fashionable residential community in the city. From the win-

# THE DEPARTMENTAL ORDER CRISIS

## Reform of Public Departments a Deferred Remedy—Immediate Needs of Owners—Relief from Legal Responsibility

PETER JOSEPH McKEON, Consulting Engineer

AT a time when the value of real estate in New York is at a low ebb, through general business depression as well as unsettled local rental conditions, it happens that many owners are being ordered to vacate buildings, to answer summons or subpoenas, or are threatened with suits for the cost of extinguishing fires.

The demands of public departments coming thus at a time when owners are least able to provide money, create an acute situation for which immediate relief should be suggested before owners may be expected to consider other phases of the trouble.

It is surprising that this acute phase of Department Orders is being comparatively neglected and efforts concentrated on more remote measures of relief. Amending the laws and seeking a change in jurisdiction may ultimately bring relief, but in the meantime a large number of owners are in the position of violating the law, and in the event of some accident, they might be adjudged, "wilful, culpable and negligent," to use the language of the Appellate Division in the case of Fire Commissioner against the Greenwood Cemetery Corporation.

What owners need first of all is to be relieved of the personal responsibility incurred by being suddenly placed in the position of violating the law by not obeying Department Orders which they cannot comply with for real lack of financial resources. The second thing most needed by owners is competent advice regarding Department Orders, so that they may discriminate between orders which should be promptly and willingly complied with, because necessary for the reasonable safety of people in buildings, and those orders about which there is an honest difference of opinion as to both their reasonableness and their correctness.

If the owner can be guided in thus separating Department Orders into those needing immediate attention and those admitting of delay, he gains time and opportunity to study his present predicament, find out the real causes and seek a remedy.

### Increased Comforts for Employees.

The present output of Department Orders bears unjustly upon owners because it is the employees of their tenants who are demanding increased comfort in their working conditions. Such a demand should properly be made, in the first place, of the employers and the employees have enlisted the aid of the State to force employers to grant their demands. As the thing works out, it is the owners of the buildings who receive the blow, because the State makes an immediate demand upon them and requires expensive alterations not provided for in the leases, and, before the owner can readjust his contracts with the tenants, who should properly pay for improvements demanded by their working people.

It must be conceded that many owners voluntarily better the conditions in their buildings when the need for such action is pointed out, but many others have the human failing of waiting for pressure to be applied. Such pressure appears to come from the State or city government, but in reality is actually applied by the people at large, who simply use the government as an instrument to accomplish their purpose. The government machinery, unfortunately, happens to be somewhat imperfect, so when it applies pressure to property owners, it is done unevenly, spasmodical-

ly and without definite plan and system, resulting in much injustice and unnecessary loss.

### Owners' Protests Justified.

The faults in the public regulation of buildings, and the quasi-public regulation as well, as carried out in New York City, justifies owners of buildings in making protests. Such protests have been raised in former years in a mild way against the methods of public departments, but in the last three years, the large increase in violations placed against buildings and orders issued by the officials for new demands have correspondingly intensified individual protests so that they are now being presented by real estate organizations. It may thus be said that there is an organized protest; but, as a rule, such protests lack definite and practical proposals that promise to solve the problem and give owners of buildings permanent relief.

The proposals already made aim at having laws repealed or modified and the jurisdiction transferred as well as concentrated. Assuming that these efforts will ultimately be successful, it is well to consider the length of time required for obtaining the necessary legislation, the additional time required for the physical transfer of departmental machinery, the further time required for the necessary readjustment of the new and old parts of the proposed department.

Any one who thinks that a dozen city departments can be manipulated like pieces of cardboard had better inquire what is necessary and how long it takes to establish or reorganize one small bureau in a single department. Eventually the problem of multiple administration of building regulations will have its solution, but in the present situation, offering it as a relief to building owners is about as sensible as offering to build a bridge to help the man who has fallen in the river.

Those who have a practical knowledge of public administration know, and those who have only a theoretical knowledge will have to learn, that there are fundamental defects in our governmental machinery today which make it futile for afflicted owners to depend for real relief upon changes or manipulation of it. For example, the frequent shifting of administrative and executive officers is sufficient to make a public department an unknown quantity in the enforcement of building regulations.

### A Check on Public Departments.

If the owners of buildings want sure, practical and permanent protection against unjust public regulations, they must establish a private agency, to continue under their control, organized and equipped for this particular work, and which will perform its functions regardless of how the public departments are performing theirs. Competent private supervision of public regulation will place such regulation on a permanent and definite basis and prevent the fluctuations which have existed in the past and which will continue as long as present methods are followed.

The first duty of such a supervising agency will be the collection of facts about building conditions in New York. The mere possession of complete and accurate information would be the most positive check upon public departments. The many demands for building regulation, alleged to be in the public interest, could be subjected to proper verification and when impractical or unnecessary shown to be so by a scientific

proof. As valuable as a body of facts are to refute false claims or absurd demands, the important thing is to use them as a basis for constructive recommendation, to prevent the adoption of unscientific laws, ordinances or department regulations.

"Half baked" legislation is what owners must expect if they continue to permit legislatures, officials, or boards to adopt requirements, the results and effects of which are a matter of speculation. After requirements have been enforced for a year or more, it is found out that they are impractical, wasteful or even confiscatory, and after great damage or loss has been caused, they are amended; after another year of costly experimenting, still more amendments are found necessary, and the process continues indefinitely.

Such wasteful and experimental legislation can be prevented, because it does not take a prophet to tell how proposed building regulations are going to work out in actual process; it does take sufficient information plus the judgment of men of experience, and it is this double service that the private supervising agency would have available to apply to all regulations that unnecessarily increase the cost of erecting buildings or the cost of maintenance after erection.

### What the Owner Would Get.

Any appeal to building owners to establish a supervising agency must show a practical benefit to the individual owner. What the individual owner will receive under this proposal is expert assistance in dealing with his own violations or orders. For one thing, he would be kept informed of changes in the regulations; if he received a notice from any department, he could refer it at once to the supervising agency which would investigate the notice and report to him what action was necessary or advisable. After the owner had received a report, he himself could pursue the matter, or use the services of the agency staff. As the agency would be handling hundreds of cases, its facilities and experience would enable it to secure better results than any single owner could hope to secure, not to mention the saving and relief to the owner through not having to take time from his regular business.

### Administration by a Committee.

This suggestion, that owners depend on their own efforts and not on hoped-for improvements in public departments, is made as a result of more than ten years' close study and practical experience with the problems of building regulation. It is a singular fact that owners are willing to engage professional services to get them out of trouble, but lack the foresight to use the same services in preventing trouble. What has been done for individual owners in the form of economical and efficient compliance with department orders is a fair indication of what can be done for owners collectively, if they will subscribe to a fund on the basis of a small subscription per building. The fund should be administered by a responsible committee of the subscribers, along the lines of scientific organizations, and it would be directed first at the department order problem and then at other problems bearing on the real estate.

—Private dwellings in those parts of old Brooklyn within walking distance of stations on the subway line are remarkably well rented, so far as percentage of occupancy is concerned, and apartments everywhere are well occupied.

## WHY PROPERTY OWNERS SHOULD UNITE

Neighborhood Councils Advised to Send Delegates to a Central Body—To Prevent Unwise Legislation

By J. BLEEKER MILLER

"THE UNITED," the only combination of associations of real estate owners in the city, is a natural growth—not a machine; it has been developed gradually through experience of years of over-taxation by office-holders.

As in the present government of the United States, the several States preserve their individual rights as States; so in "the United," the associations maintain their local autonomy and independence. The combination was forced upon the "Locals" by the realization of their inability to fight single-handed against the political associations which covered the whole city,—even as the weakness of the thirteen original States forced them to adopt the present national government.

### A Body of Delegates.

Only the delegates from these "locals" constitute full-fledged members of "the United"; no citizen, however rich or eminent, can hope to be an office-holder of "the United," unless he is sent as a representative of the interests of his neighborhood.

It is this plan of organization, rooted in the land, which makes "the United" a power dreaded by the professional politician, the patient work of some of our constituents extending over half a century, has earned a reputation which insures instant attention to the fearless criticisms of our president, Mr. Stewart Browne.

One problem still faces us: How can the other "locals" be brought to join "the United"? Upon their joining us depends our complete, ultimate success; the one hundred and twenty-five thousand owners of real property in Greater New York, with their friends, would be irresistible at the polls. The attempt to unite these owners directly, without the intermediary of a local organization, has often been made and has, as often, failed; the control of such general organizations always fell into the hands of a few rich owners or officers of large real estate corporations, with whom the average owner had no acquaintance and in whom he had no confidence.

### Neighborhood Councils Advised.

It is only through delegates of neighborhoods meeting in counsel that conclusions can be reached which will command general adherence. An organization such as ours cannot be created in a day or in a year; patronizing advice of eminent citizens should not outweigh the practical experience of delegates selected as representatives of the several neighborhoods only; let us secure the co-operation of all these neighborhoods; it is in vain for our president and for our committees to expose political evils, unless we can show that if they are not remedied voluntarily by present office-holders, we can put men in office who will do so.

Moreover, the mere work of examination of all of the municipal departments which is absolutely necessary for a complete criticism of the budget, requires the united work of all the "locals" throughout the year; not only the votes of those "locals" are needed but also the individual co-operation of their members in watching the city government.

### A Time of Danger.

As the Constitutional Convention meets this year, property owners have now a peculiar call to watch and criticize public affairs. Adherents of the Schenectady-Milwaukee scheme of municipal socialism occupy high offices in our city government. The hydra-headed Henry George theory of the



STEWART BROWNE,  
President United R. E. Owners.

"single tax" has appeared again; it may win unless all property owners unite to oppose it.

It is of the greatest importance that by immediately energetic action we maintain the momentum of the attacks already inaugurated and supply the volume of public opinion necessary to press home to a successful conclusion the attack so auspiciously begun in the debates upon this year's budget.

Very important questions will also confront property owners during the coming year connected with the correct location of the freight terminal of the New York Central; on this location hinges the adoption of plans for permanent markets, freight subways and many other expensive improvements.

As never before there is a call for property owners through their "locals" to join "the United," to prevent unwise, hasty and extravagant action on these questions, on which the cheap handling of goods, within the limits of Greater New York, and our ability to compete with other cities, as a great manufacturing center, depend.

The extension of taxation to all who do business within this city, so that they, too, will feel an interest in keeping the Budget below a figure which means a general confiscation of equities in real estate, requires the combination of the forces of all real estate owners; no matter how small that tax may be, it will at once bring to our side, as economizers, all the trade and professional organizations of the city.

Even without waiting for the imposition of this tax, attempts should be made at once to interest these trade and professional organizations in our work and secure their co-operation in our fight against the professional politician and in the supervision of the work of the many city departments; we can secure their aid if we can show them that our "locals" cover the city and that we, in fact, represent the property owners. With that accomplished, a long step will have been taken towards the realization of an ideal city government.

## A THREE-FAMILY HOUSE INQUIRY

FOR the last decade the three-family house question has been continuously confronting real estate owners and brokers. The gradual disappearance of two and three-family houses in the several boroughs has been a source of regret to those who are interested in proper housing conditions for the people of the city. Much confusion has arisen as to the exact cause for the decline in building houses of this character, and up to the present time the situation has not been clarified by a comprehensive and thorough investigation of the subject. It is asserted on the one hand that the provisions of the Tenement House Law preclude the building of three-family houses, inasmuch as compliance with the requirements of this law adds considerable expense to their construction. On the other hand, it is maintained that economic and social conditions have intervened, and made the building of these houses unprofitable in the Boroughs of Manhattan, the Bronx, and probably Brooklyn. In the mean time, the housing of our people in multi-family houses has had a tendency to augment the percentage of the citizens who feel no direct interest in the government of the city, for in the past, conservative owners of real estate and their families numbered from one-third to one-half of the citizens, while to-day there are but 125,000 property owners to a population of 6,000,000 people.

The Advisory Council of Real Estate Interests has appreciated this situation, and realized that the time is now opportune to investigate this problem, and to arrive at a solution that will benefit the citizens of each borough. Consequently it has appointed a committee for this purpose, consisting of Messrs. Frank Bailey, Edward C. Blum, William

M. Calder, Cyrus C. Miller, Frederic B. Pratt and Lawrence Veiller.

In Brooklyn there has been a decrease in the erection of three-family houses from 418 or 47 per cent. of the houses erected in 1912, to 227 or 29 per cent. of the houses erected in 1913, whereas in Queens the great bulk of the houses erected are three-story houses. A peculiar phase of the Brooklyn situation is that but 15 per cent. of the three-story houses erected in 1913 were for three families, the balance were for six families. It has often been suggested that if the Tenement House Law were to be properly amended it would be possible to erect more three-family houses, particularly if the amendment would permit the three-story buildings to be built on land at not over \$2,500, and pay a return upon their cost.

The Advisory Council is particularly anxious to learn whether the three-family house could be made to pay, under the Tenement House Law, and under what conditions. Consequently it is requisite to learn whether the causes for the decrease in the construction of three-family houses are social and economic, rather than legal. If the former, it will not help matters any to take them from the control of the Tenement House Department. If the latter, then it will be necessary to amend the Tenement House Law, without removing the reasonable restrictions which make for healthful, safe and hygienic housing. The Tenement House Committee of the Charity Organizations Society appreciates the significance and importance of this work of the Advisory Council, and is co-operating with the Council in a sincere and earnest effort to reach a practicable solution, as it is evidenced by the presence of Director Lawrence Veiller upon this special committee.

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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The U. S. Realty and Improvement Co., resuming the paying of dividends after only a brief interval, is an encouraging sign of the times.

A gothic church atop a skyscraper on the site of the present Methodist Church in John street is a brand new idea worthy of a great architect. Looks as if it might be economically practicable, too.

There is no gainsaying the reports of increasing demand for suburban property, which nearly always implies that it comes from well-to-do families moving from the city. Nevertheless, the city continues to grow.

The Public Service Commission of the First District employs over two thousand persons in railroad engineering and the regulation of public service corporation. It performs a great and useful work for the community. The annual report of the commission just submitted to the Legislature is a very able and informing public document.

The outcome of the agitation upstate against the Housing law, which is now under suspension, is expected to be the repeal of that law and the enactment of another, which will give such cities as Yonkers, Albany, Troy, Schenectady, Utica and Syracuse power to enact their own housing and building codes. That sounds like home rule.

The American form of government is the hardest to run of any, certainly much harder than a military efficiency government. Witness the jurisdictional conflicts between National authority and State authority, between State government and local government, and between city government and borough government—the efforts to centralize, on the one hand, and to decentralize on the other, even in the small matter of consolidating building departments.

### Extraordinary Opportunities.

Although the better feeling has not as yet borne any fruit, the real estate market of New York is undoubtedly starting the new year under the influence of more optimistic feelings. If, as President Wilson says, the business depression is due chiefly to a state of mind, the depression of real estate should be relieved, for the prevailing state of mind is undoubtedly better than it was. Its basis consists probably of a growing conviction that general conditions in the near future will be more favorable to business than they have been in the past, that business will be embarrassed by a smaller amount of political interference, and that it will be aided by a better organization of the credit systems of the country. In order to make this more cheerful state of mind effectual in inducing people to buy New York real estate and build on it, a certain business and investment demand for property is necessary.

Purchasers must come forward who will relieve the market of the very considerable number of weak holdings, which the long period of liquidation has brought into existence. The opportunities which are now offered for capitalists to acquire desirable properties comparatively cheap, and to take advantage of the low prices on materials in order to erect new buildings, are extraordinary. Capitalists will surely come forward to exploit these opportunities and the demand created in this way will be assisted by a moderate amount of speculative buying and building, whenever lending institutions can afford to adopt a more liberal policy in the matter of loans.

We have heard recently of two important building operations, temporarily abandoned last fall because of the critical situation, and which will be resumed this spring. Neither of these operations is speculative, but the fact that the owner of the capital now feels free to make the investment indicates a radical change of attitude, although speculative operations are likely to be more numerous in the apartment house than in the mercantile district. The recent purchase of the Bijou Theatre for improvement is a type of transaction of which a good many instances will be found.

### The Future of Broadway.

The early destruction of the Bijou Theatre to make room for a commercial building, and the equally certain tearing down of Wallack's, will remove almost the last vestige of the former availabilities of Broadway south of 33rd street as sites for theatres and places of amusement. Daly's and Weber's still remain, and their replacement by mercantile buildings is only a matter of time. Broadway from Greeley Square to the City Hall will be a street given over chiefly to the wholesale trade. Its retail business will be confined to unimportant shops. Its restaurants and hotels will be patronized almost entirely by business men. Some office buildings will be mixed in with the loft buildings, but there will not be many of them. The part of Broadway between 14th and 32nd streets has lost its retail trade to Fifth avenue, and its amusement and restaurant business to Times Square.

Many property owners hoped and anticipated that the Pennsylvania Railroad Station would keep the real estate in the vicinity available for the retail and amusement business. They argued that an enormous population on Long Island would be served by the station and that this population would patronize restaurants, theatres and shops near the station. The argument might have been valid in case the Pennsylvania Station could have obtained immediately the business it will have ten years from now, but at present the Long Island commuters are not sufficiently numerous to count against the general tendency which pulls these classes of business uptown. The question now is whether mercantile business will or will not occupy any considerable part of the dis-

trict above 32d street. At present it looks as if ordinary loft buildings would be a good form of speculative building enterprise north of 34th street. The theatres and restaurants along Broadway between Greeley Square and 42d street seem to be holding their own. Of course this is not true of those immediately north of Times Square, but it is certainly true of those north of 38th street. The Metropolitan Opera House determines the character of this part of Broadway, and the Opera House is to remain indefinitely. It does not look as if any opening were afforded for mercantile building. The district contains, to be sure, a large amount of under-improved property, whose improvement with mercantile buildings would ruin it for more profitable business uses.

But at present it looks as if any business which goes on in there, is more likely to be retail rather than wholesale. Of course, the future of this part of Broadway will be influenced by the eventual fate of Seventh avenue between 34th street and 42d street, but, as the Record and Guide has pointed out, Seventh avenue, south of 42d street, seems peculiarly well adapted to the needs of the cheaper grades of department stores. In considering the future of this part of Broadway and Seventh avenue it must be remembered that the express stations of the Dual Subway System will extend south as far as 40th street, and that in the matter of transit conveniences 38th street will be better off than the upper end of Times Square. The station considered as a center of underground traffic will extend from 40th to 43d streets.

### The Astor House Site.

The announcement that Vincent Astor will improve the lower half of the old Astor House block with only an eight-story building is interesting. The site seems to be admirably adapted to a very tall structure. Its Vesey street frontage faces on the square of St. Paul's Chapel, and has the absolute assurance of good light for an indefinite period. The Broadway frontage is also exceptionally well situated. The larger part of the site lies south of the Post Office and gets the advantage of the junction of Broadway with Park Row. It looks, consequently, like an exceptional good opportunity for a skyscraper, and presumably Mr. Astor's advisers decided against such a building largely for engineering reasons.

The Broadway subway will run under the building, and the foundation for a skyscraper would have been difficult if not impossible to provide. Moreover, the business policy of erecting a skyscraper at the present time would be at least very doubtful. The lower part of New York is not in need of much additional office space just at present. An eight-story building which is well rented should do better than a less well rented twenty-five story building. The sad part of it is, however, that this Astor House site was not taken by the Federal Government for a Post Office. The opportunity of securing a large site for a new Post Office in the immediate vicinity of the present building at a comparatively moderate cost has been lost, and will never occur again.

### The Confusion of Laws.

Fundamental law in America is scarcely ever free from the alloy of lesser law. The New York State Constitution is adulterated heavily with statute law, and the statutes with local government provisions. City charters are loaded with common ordinances, and the ordinances with mere departmental rules and regulations. The people of this State are ready for a really efficient Constitution and a system of government that will enlist the service of the best citizens. Able men will gladly serve the State when the Constitution gives them something really important to do. Legislative bodies have become too large and unwieldy, and the individual members are consequently of too little importance in the general scheme of government. The House of Representatives at Wash-

ington looks like an assembly in a public school. Governor Whitman is merely one of seven executives in this State, the other six being responsible only to the people, not to him. Much of the legislation of the State is enacted by the courts, as well as enforced by the courts. They say they do not legislate, but nevertheless they do.

If there is one thing more than another that the people of this State need in order that intelligent public opinion may act through an efficient government, it is that the Constitutional Convention shall so reorganize the fundamental law of this State that order will come out of chaos, both in the legislative and administrative branches of the government. If Senator Root is called to the chair, as now seems likely, the convention will have at least one inestimable advantage to start with, and that will consist in his rare experience as a national statesman, with his knowledge of the present needs of government, not only in this State, but in other States as well. To a very large degree the others will follow whatever new and good examples the Constitutional convention of the Empire State may set.

### A Plea for the Single Tax.

Editor of the RECORD AND GUIDE:

I hope you will not feel that I am monopolizing the columns of your paper in replying to Mr. Alexander's letter, which appeared in your issue of January 9. In my letter which appeared in your columns of December 19, I categorically answered every question put by Mr. Alexander in his letter of December 5. I was not called upon, nor did I attempt to make any answer to any statement of his which may have appeared in your columns prior to that date, for not until December 5 did Mr. Alexander put his questions so that they could be answered.

The reasons why I am, as a real estate man, in favor of the Single Tax in all its fullness are: First, Taxation of improvements is technically complicated by reason of the evident difficulties in making a valuation of improvements.

Second, Taxation of improvements is unjust, as it does not touch idle capital, whereas it burdens capital which is utilized; I am opposed to the further taxation of improvements on this ground, such taxation falls more heavily on the owner the more costly the improvements he makes; it seeks to attain empirically the purely fiscal end of raising revenue for the State; it is unscientific since the burden is not distributed according to the dictates of equity; it is always shifted, for to tax improvements is to tax the tenant; it increases rent by making the land dear and by imposing a burden on improvements is the most important factor in increasing the cost of living. The taxation of improvements is a hindrance to production for it stimulates speculation and causes land values to rise to an artificial level and it does not solve any social question.

Taxation of land values only is technically simple, for apart from the fact that valuation is equal for all, it affords no difficulties of valuation or collection and is in accordance with an ideal of justice as it burdens idle capital and lets free active capital. It is less burdensome to the proprietor the more and better he builds and is of social advantage that does not neglect fiscal exigencies. Taxation of land values only is scientific, for it results in perfect equality and the perfect distribution of the burden of taxation. Taxation of land values in no case can be shifted, but rests on him on whom it was intended to be put. It acts as a powerful stimulant to capital, inducing it to apply itself in making improvements on the land and it cheapens rent by reducing the price of land and by untaxing improvements. It also has a powerful effect in reducing the cost of living by reducing rents and increasing production and it puts a stop to speculation without hindering the natural and reasonable increase in the value of land.

It solves, undoubtedly, without injur-

ing any rightly acquired interest, the question of the socialization of the earth. It solves the social problem in many of its aspects. The taxation of land values carries out an act of supreme justice in taking for the community a small part of the social value which the land acquires through the capitalization of the rent without any exertion on the part of those who pay it. It tends to the solution of the problem of industrial depressions and to prevent them or diminish their intensity and above all it stimulates reconstruction, change and improvements.

WILLIAM LUSTGARTEN.  
68 William street.

### The Three-Family House Not Properly a Tenement.

Editor of the RECORD AND GUIDE:

The remarks of Mr. Cyrus C. Miller in last week's Record and Guide, in re the three-family house, strike me in a tender spot, inasmuch as I am the unfortunate owner of one such property; however, I do not wish my own costly experience to enter into a broad view of the subject, except as a sidelight. The personal equation may color one's views somewhat, but should not govern the wide outlook necessary in considering one of the means of housing for the great bulk of the population of this city.

We realize now that the Tenement Law's drastic provisions, which include the three-family dwelling, have caused an over stimulation of the two-family type house, of which today there are several thousand more in the city than necessity requires, or the workingman can pay rent for. They are not a workingman's proposition, in the main, as their rents are beyond him. As the lots on which they stand are improperly, or rather inadequately, improved, these properties do not pay their adequate tax for city services rendered; indeed, whole neighborhoods of inferior streets are now in effect partially supported by higher class realty improvements elsewhere, which, owing to the same causes, do not obtain their fair share of city service or expenditure.

Single lots, where not available for plottage, have decreased abnormally in value, while plots have inordinately increased. These are some of the economic effects of legislation not considered in passing laws, yet operating, as all restrictions does, to produce abnormal conditions.

The three-family type discrimination forces the workingman to pay more money as rent for less room to occupy, and is more distinctly prejudicial to the poor man with a large family than to any one else.

No real estate man objects to proper regulation, but to put a three-family house under the same drastic regulations as a twenty-four family dwelling is manifestly unjust and absurd to any one who knows realty conditions. Very often the three-family house is on an internal, neighborly basis—all the tenants acquainted—impossible in the factory-like run of tenements of the multi-family type per floor.

The three-family type is the best type of community dwelling for preserving individuality, at the same time affording low rent with economic return and certain community advantages impossible in any other type, and also as a means to an end, and that end proper housing. The type should be consistently developed by special legislation, if necessary, although a widening of the freedom of action, a lessening of the prohibition now in force, will act promptly in inducing the erection of what the laboring population of the city really needs,—not in Manhattan where the lot cost is prohibitive, but in the outlying boroughs where they are really a necessity.

Another point is that a workingman can and will buy such a house as a personal investment, living in one of the apartments with his family and getting enough from the other two to pay him well, as he often does his own repairs. Such house owners are the real men of stability of any city, the plain people whom Abraham Lincoln thought God loved, because he had made so many of them—and workingmen who economize

to grasp such opportunities (if they could be offered) are never recipients of the city's or the churches' charities.

Does real philanthropy consist of merely giving or in helping men to help themselves?

E. A. TREDWELL.

41 Park Row.

### Getting Together on Departmental Consolidation.

The Mayor is not disposed to surrender to the Borough Presidents by accepting their plan for the partial amalgamation of city departments, but has marshaled an opposing force in favor of the centralized plan of consolidation, under which there will be but one city inspection department instead of five, as the Borough Presidents have advised.

The real estate bodies, anxious for consolidation by some or any feasible plan, recently recommended to the State Factory Investigating Commission, for the sake of having united action, the borough plan, but some of the organizations may now be drawn to the Mayor's side. A conference, called by the Mayor, was attended by ex-Mayor Low, President Marble, of the Merchants' Association; Allan Robinson, of the Allied Real Estate Interests; ex-Superintendents of Buildings Thomas J. Brady and Rudolph P. Miller; R. E. Simon, of the Joint Committee of Real Estate bodies; Secretary Youkers, of the Citizens' Union; Commissioner Adamson, of the Fire Department; Lawrence Veiller, of the Charity Organization; Abram I. Elkus, Counsel to the State Factory Investigating Committee, and others.

As a result of the conference the Mayor accepted a suggestion that he appoint a committee of five to endeavor to harmonize and bring to one mind the various factions, so that legislation can be framed which will have the support of all.

The satisfaction of the real estate bodies in knowing that there is no opposition to the general principle of consolidation is now alloyed by the fear that the rivalry between the Mayor's party, on the one hand, and the Borough Presidents' party, on the other, may delay if not hinder the passage of the bill. Under such circumstances, rather than see their campaign fail altogether, the real estate bodies will undoubtedly work for a reasonable compromise.

The President of the Board of Aldermen, Mr. McAneny, is inclined to join with neither party but to hold out in favor of the inclusion of such legislation on this subject as may be needed in the charter revision, which, however, will not be ready for introduction until next year, and then its enactment will not be assured.

A report that Mayor Mitchel would leave both the Tenement House Department and the Fire Prevention Bureau out of the consolidation has caused some dismay in real estate circles, as these are two of the departments that have been particularly busy in making inspections. While many real estate bodies, and more particularly those in Manhattan, would hesitate to choose between the Mayor's plan and the Borough Presidents' plan, or between the city system and the borough system of reorganization, they doubtless would be inclined to favor the one which carried farther the scheme of lessening the evils of over-inspection.

### REAL ESTATE RECORDS.

According to a report just filed, the Queens County Clerk's office at Jamaica received and issued during the year 1914 a total of 82,991 instruments, including:

Deeds, 12,706; leases, 379; assignments of leases, 97; releases, 1,810; mortgages, 8,561; assignments, 5,042; agreements, 1,254; powers of attorney, 65; wills, 19; declarations and consents, 280; satisfactions of mortgages, 4,887.

Certificates issued, 1,911; certificates recorded, 277; certified copies, 1,126; chattel mortgages, 9,332; bills of sale, 325; conditions bills of sale, 63; assignments of chattel mortgages, 46; satisfactions of chattel mortgages, 150; miscellaneous, 640.

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## REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits  
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### MORE ELEVATOR REGULATIONS.

These Emanate from the State Department of Labor and Are Now in Effect.

Bulletin No. 8 of the Industrial Code was issued this week in pamphlet form by the Industrial Board of the State Department of Labor. The State Industrial Code, which the Industrial Board is framing, is a different document from the Building Code, which the Board of Aldermen of the City of New York is revising at the present time. An ordinance containing elevator regulations is pending in the board.

The State regulations apply only to buildings used in whole or part for factory purposes. They went into effect January 1, 1915, and relate to the construction, guarding, equipment, maintenance and operation of hoistways as well as elevators. Before any elevator shall hereafter be installed or reconstructed plans must be filed with the Commissioner of Labor.

### Safety Devices.

Doors opening on cars used for carrying passengers or employees shall have gates or doors that shall be kept closed while the car is in motion. Every passenger elevator, unless equipped with self-closing or automatic doors or gates, shall have an automatic device, mechanical or otherwise, as will insure the hatchway doors or gates being closed before the car can start from the landing. This applies to elevators in existing buildings, as well as to those which may hereafter be erected.

No locks will be required on gates adjacent to the operator, but all other gates or locks in the car (except emergency exits) shall have latches or locks that will prevent their being opened except when the car is at a landing or they shall have electrical contacts that will stop the car when any such gate or door is opened.

The alternative, permitting electrical contacts, ensures a very moderate cost for installing the device.

Both passenger and freight elevators shall have safety jaws of a type approved by the Commissioner of Labor. All elevators installed hereafter shall also be equipped with a speed governor. Car safeties will not be required on direct plunger elevator nor for the sidewalk type of elevators which travel not more than thirty feet between landings.

The rules also provide for approved hoistway enclosures, gates and doors, grillework, counterweights and exit facilities from elevators.

### R. E. Board Against City Work for Unemployed.

The Real Estate Board of New York, while deploring the condition of the unemployed in this city, does not look with favor upon the plan of municipal employment which some of the city heads are advocating. The board has just passed the following resolution:

Whereas, It is estimated that there are in the City of New York today an unusual number of unemployed persons; and,

Whereas, A proposition has been made to furnish municipal employment as far as possible to such unemployed; and,

Whereas, Competent authorities have ascribed some part of the employment to restrictive laws and regulations and an excessive tax rate, which have resulted in the discouragement of building enterprises and lessened activities in real estate investments and operations; and,

Whereas, There is an unreserved mar-

gin as of September 30, 1914, for which bonds may be issued by the Board of Estimate and Apportionment of only \$11,178,549; and,

Whereas, There are still many millions of dollars of uncollectable taxes against which bonds have been issued and which must be funded; and,

Whereas, Any issue of corporate stock for public improvements must be provided for to the extent of one-quarter of their amount in the next tax levy; and,

Whereas, Because of this condition with respect to the city's finances the city has been unable to make needed street improvements or to construct necessary sewers in many portions of the Bronx, Kings and Queens, where such improvements are imperatively needed because of extensive proposed building operations; and,

Whereas, The Real Estate Board of New York believes that while there may be temporary relief furnished by such proposed expenditures the result by increasing the tax rate, and impairing the city's borrowing capacity, will be a still further diminishing of building activities and a more serious unemployment situation; therefore, be it

Resolved, That the Real Estate Board of New York, while feeling the keenest sympathy for all who are unemployed, and especially for those who are not fitted for severe physical labor, deplore any attempt on the part of the city authorities that will result in further increasing the tax rate and in further discouraging legitimate real estate activities.

### Program for State Tax Conference.

The program of the Fifth Annual New York State Tax Conference, to be held at the State Education Building, in Albany, January 19-21, has been completed.

The Governor's program of radical and far-reaching changes in tax administration just announced from Albany lends particular interest to this occasion, and as much of the program appears to relate to this very subject of administration, there is likely to be not a little room for discussion as to the merits of the plans of the administration.

The full program is as follows:  
January 19, 8 p. m.—Organization of Conference.

January 20, 10 a. m.—Consolidation and Simplification—Efficiency.—(1) School Districts.—Thomas E. Finegan, Assistant Commissioner for Elementary Education, State Department of Education; A. A. Lavery, Chairman Legislative Committee District School Superintendents. (2) County Simplification.—H. S. Gilbertson, Executive Secretary, National Short Ballot Organization; Henry J. Cookenham, Jr., County Attorney, Oneida County. (3) Westchester County Progress.—Frederick P. Close, Chairman Taxation Committee Westchester County Board of Supervisors; O. G. Cartwright, Director, Westchester County Research Bureau.

2 p. m.—Administrative Matters.—(1) Round Table.—Miscellaneous discussion of the practical questions confronting county and town officers in charge of C. J. Tobin, Assistant Secretary and Law Clerk, State Board of Tax Commissioners. Discussion opened by George Y. Webster, County Attorney, Monroe County. (2) Standardization and Uniformity in Statistics of Debt, Revenues and Expenses.—Walter G. Hamilton, County Treasurer, Rockland County; L. K. Rockefeller, Chief Bureau of Mu-



nicipal Accounts, State Comptroller's office. (3) Central and Local Administration and Assessments—Co-operation.—Allyn A. Young, Professor of Economics, Cornell University; L. D. Woodruff, Vice-President, Real Estate Association of the State of New York; Frances N. Whitney, Tax Attorney, Western Union Telegraph Company.

8 p. m.—What We May Learn from Other States.—At this session or at other sessions as is most convenient, it is expected that addresses will be made by representatives of several neighboring States or that papers prepared by such persons will be read. Among those expected are William H. Corbin, State Tax Commissioner of Connecticut; Charles A. Andrews, Deputy State Tax Commissioner of Massachusetts; A. C. Girdwood, Secretary Maryland Tax Commission; David Friday, Professor of Economics, University of Michigan; Thomas S. Adams, State Tax Commissioner of Wisconsin. Others may attend.

January 21, 10 a. m.—Constitutional Changes.—Adelbert Moot, ex-President New York State Bar Association; Henry M. Powell, author of "Powell on Taxation."

2 p. m.—Special Subjects.—(1)—New York City's Financial Problems.—Frederick A. Cleveland, Director Bureau of Municipal Research. (2) Taxation of Public Property.—(a) State Property.—John D. Moore, State Conservation Commissioner; Loyal L. Davis, County Attorney, Warren County. (b) Municipal Property.—I. J. Beaudrias, Special Attorney for New York City Water Department; F. H. Osborn, Attorney for Ulster County. (3) Miscellaneous Needs—Special Taxes in Villages.—W. K. Rose, New York City. Taxation of Tangible Personal Property.—Arthur J. Smith, County Attorney, Niagara County. Other subjects as the occasion may develop.

#### Deed of 1645 Recorded.

A unique instrument was filed in the Register's office this week to perfect the title of Coenraet Van Cenlen in property located on the East River and Pleasant avenue, between 123d and 124th streets, in blocks 1811 and 1819. The document is dated 1645 and is a certified copy of a land grant made in that year. It concerns "that property adjoining the lands of Sr. la Montagies and Sr. Jochin Pietersen's land, and containing 100 morgens of land for a farm called Otterspoor (otter track)." The grantors are "William Kieft, Director General, and the Council on behalf of the high and mighty lords, the States General of the United Netherlands, His Highness the Prince of Orange, and the noble lords, the Managers of the General Incorporated West India Company, in New Netherlands." The grantee is Cornelius Van Tienhoven. The instrument was recorded at the request of the Randall Dock Company.

#### New L. I. Country Club.

A committee has been formed to organize a new country club at Huntington, L. I., and has obtained through L'Ecluse, Washburn & Co., an option on a 500-acre tract, including a hotel, casino and garage, formerly known as the Chateau des Beaux Arts. Among the members of the organization committee are: A. P. W. Kinnan, F. J. H. Kracke, Lewis H. Pounds, Dr. George V. Foster and Milton L'Ecluse. The club will be known as the Huntington Bay Country Club.

#### City Will Sell Idle Parcels.

The city is unquestionably losing a very large annual sum in taxes and interest through its idle real estate—lands purchased for park purposes many years ago and never used, lands bought in at tax sales, school sites not now needed, abandoned fire houses, etc. It is said that enough has been lost in this way in Brooklyn alone to have paid for the new court house and municipal building in that borough. Realizing the injustice of holding out so much property, the present city administration is accepting the co-operation of a committee

of the Brooklyn Real Estate Board in trying to dispose of it, but it is understood that on account of the European wars the Finance Department has changed its plan of putting considerable property on the market at once.

Concerning many of the idle parcels on the Brooklyn list there is no disagreement as to the advisability of getting rid of them. Comptroller Prendergast has asked the Corporation Counsel if the city has authority to lend money; that is, to take back a purchase money mortgage in cases where it might be impossible to get rid of land and buildings otherwise. Should the Corporation Counsel decide to the contrary the Comptroller will go to the Legislature.

The Brooklyn committee consists of William P. Rae, Howard Pyle, W. J. T. Lynch, Arthur B. Gritman and Clarence B. Smith.

#### LOCAL IMPROVEMENTS.

##### Washington Heights District.

The following resolutions have been approved by the Local Board:

Acquiring title to the new street (Bogardus place), from Hillside avenue to Elwood street, as heretofore laid out on the map or plan of the city.

Repaving with wood block pavement on concrete foundation, Walker street, from the north house line of Centre street to the east house line of Lafayette street. Estimated cost, \$1,553; value of property within assessment area, \$594,000. This is in reaty repaving, but on account of conditions attached to corporate stock authorizations, the Borough President can only charge to that account the cost of repaving such streets as can be shown to have been originally paved by an assessment upon property owners. In the case of Walker street, between the points above named, no proof of an original assessment can be found and if the street is to be repaved at all, it must be done at the expense of the property owners.

##### Sheet Asphalt for 184th Street.

Paving with sheet asphalt West 184th street, between Broadway and Bennett avenue. Estimated cost, \$4,724. Valuation of property within assessment area, \$500,000. The Bureau of Highways in reporting upon this petition recommends that no action be taken, unless positive proof is presented that building operations are contemplated in the near future. Attention is also called to the fact that no sewer has been existing in this block and that the need for a sewer is improbable, owing to the fact that the block is but 200 feet long. It is recommended, however, that a definite statement as to character of buildings to be erected be obtained from property owners before the sewer is finally omitted.

Construction of sewer in Park Terrace East, from 215th street to Isham Park. The report of the Bureau of Sewers shows that in order to provide a sewer in this portion of Park Terrace East it will be necessary to construct storm and sanitary sewers in Park Terrace West, from a point about 100 feet south of 215th street to 214th street. In 214th street, from Park Terrace West to Park Terrace East and in Park Terrace East, from 214th street to a point about 120 feet north and to a point about 80 feet south, together with all work incidental thereto. Estimated cost, \$12,100. Value of property within assessment area, \$515,000. It is recommended that before action is taken on the larger improvement as recommended by the engineers the matter be readvertised.

##### Hudson District.

The alteration and improvement to sewer in West 53d street, between Ninth and Tenth avenues, has been provided. Estimated cost, \$19,300. Value of property within assessment area, \$1,159,000.

##### Protective Association.

Rudolph P. Miller will address the next regular meeting of the Real Estate Owners' Protective Association, at the Hotel Majestic, next Monday evening. He will discuss the problem of over-inspection of buildings. Reports will be presented

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from the Central Park West Track Removal Committee, the Subway Committee and the Grievance Company. A luncheon will be served in the grill room. Joseph S. Schwab is chairman and William C. Capleas is secretary.

**Title Company's New Directors.**

At the annual meeting of the stockholders of the New York Title Insurance Company several directors retired, among them John D. Crimmins, who has been actively identified with the company since its organization.

The places made vacant by the retiring directors have been filled by New York men, prominent in banking and real estate circles. The new members on the board are:

Lewis L. Clarke, president of the American Exchange National Bank; Harold T. White, W. A. & A. M. White, 14 Wall street; Howard C. Smith, Hathaway, Smith, Folds & Co.; Benjamin Mordecai, president A. L. Mordecai & Son; Walter T. Rosen, Ladenburg, Thalman and Company; George T. Mortimer, vice-president United States Realty and Improvement Company.

The members of the Board re-elected are: Benjamin L. Allen, vice-president Columbia Trust Company, 60 Broadway; Charles G. Balmanno, president Mechanics' Bank of Brooklyn; Edward M. Burghard, attorney; William H. Chesebrough, president Alliance Realty Company, 115 Broadway; William F. Clare, attorney; James A. Deering, attorney; Lawrence B. Elliman, of Pease & Elliman, 340 Madison avenue; William E. Harmon, of William E. Harmon & Company; Harry A. Kahler; Morgan J. O'Brien; Charles J. Obermayer, president of the Greater New York Savings Bank, Brooklyn; William R. Willcox; Albert B. Boardman, of O'Brien, Boardman & Platt, 2 Rector street; George Zabriskie, of Zabriskie, Murray, Sage & Kerr.

**PRIVATE REALTY SALES.**

Interest centered chiefly on small properties this week, although there were several large transactions. The "\$1,000,000 deal," which has been a weekly fixture, was not missing from the reports. This week it concerned a large unimproved plot on Washington Heights that passed into the hands of apartment house builders.

Rumors of the sale of the old Hoffman House were again coming up. This occurs from time to time, but nothing materializes. In the present deal, however, which is said to be in course of negotiation, a large commercial structure will replace the famous old hostelry.

That section of Broadway, in the immediate vicinity of Madison Square has been attracting considerable interest within recent times. It is becoming the new center of another wholesale district, as evidenced by the character of the firms locating in the buildings of recent construction in the neighborhood. Further north, the sale of the Bijou Theater, if closed, may mean the addition of another mercantile building to the group. Wallack's Theater sold last week, may be improved along the same lines. At the 26th street corner, Frederick Ayer, of Boston, will build a tall loft building.

The total number of sales reported and not recorded in Manhattan this week was 19, as against 15 last week and 29 a year ago.

The number of sales south of 59th street was 4, as compared with 3 last week and 8 a year ago.

The sales north of 59th street aggregated 15, as compared with 12 last week and 21 a year ago.

The total number of conveyances in Manhattan was 120, as against 171 last week, 9 having stated considerations totaling \$272,800. Mortgages recorded this week number 78, involving \$1,148,171, as against 105 last week, totaling \$2,003,761.

From the Bronx, 9 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 \$1,027,835, compared with \$1,517,106 last week, making a total for the year of \$2,545,041. The figures for the corresponding week last year were, \$1,002,751, and the total from Jan. 1, 1914, to Jan. 17, 1914, was \$3,939,356.

**\$1,000,000 Heights Operation.**

Harris and Maurice Mandelbaum have sold to the Friedman Construction Company, a plot of sixteen lots, in the north side of West 161st street, 162 feet east of Riverside drive, with a frontage of 450 feet. The plot will be improved with three six-story apartment houses, from plans by Harold L. Young. The property is part of the large tract of the Loyal L. Smith estate which was acquired last year by Harris and Maurice Mandelbaum. About \$1,000,000 will be involved in the present operation.

**Two Unique Sales.**

Two interesting sales were closed this week, involving tiny strips of land, which have little value in themselves, but are nevertheless important to adjoining owners if they contemplate any improvement. James A. Mahoney bought from Adolph Wurzbarger a strip 1.10 feet by 5 inches at the southeast corner of Haven avenue and 169th street. Mr. Mahoney owns adjoining property. In the other deal, the Duross Company sold for Aaron Brown to R. O. Jones, a strip 6 inches wide and 98.9 feet deep, in the north side of West 28th street, 399.6 feet east of Sixth avenue. It lies between Nos. 335 and 337 West 28th street.

**Negotiations on for Hoffman House.**

Negotiations are reported to be pending for the sale of the Hoffman House and Albemarle Hotel properties at the northwest corner of Broadway and 24th street, on plot 159x120. The owner is the estate of Francis S. Kinney. If the deal goes through, it is said that a tall mercantile building will replace the well-known hotels. The 25th street corner, owned by Mrs. Louisa M. Gerry, was improved two years ago with a ten-story business building.

**New Apartments on Concourse.**

John La Spina, of the La Spina-Morris Cut-Stone Company, has purchased from Bernard Block the plot 130x89 at the northeast corner of the Grand Boulevard and Concourse and 198th street. Mr. La Spina stated that he intended to improve with an apartment house but had not yet decided upon the height and other details. He gave in part payment, 246-250 East 152d street, on plot 75x119, containing an old dwelling and stable.

**Trade Removal to Brooklyn.**

L. Schepp, coconut dealer, now at Hudson and Duane streets, Manhattan, bought from the Realty Associates, 191-205 Washington street, Brooklyn, one and three-story buildings, on plot 136x100, which he will improve with a factory building for his own occupancy.

**Manhattan—South of 59th St.**

GRAND ST.—The Maitland Realty Co. has sold to Paul A. McGolrick 523-525 Grand st, through to 323-325 Henry st, two 3-story buildings on plot 34.2x45.9x26.10xirreg.

12TH ST.—Samuel H. Stone has resold 47 West 12th st, a 4-sty dwelling, on lot 21.7x92.

21ST ST.—Duross Co. sold for the estate of Robert O. Jones the 5-sty flat 257 West 21st st, on lot 25x98.9.

**Manhattan—North of 59th St.**

71ST ST.—James K. Hackett, actor-manager, has purchased from the Yorkshire Realty Co. the 4-sty dwelling, 48 West 71st st, on lot 20x100. It was formerly the home of Dr. W. E. Woodend.

71ST ST.—Mrs. Imogene Granberry sold through Pease & Elliman 10 West 71st st, a 4-sty dwelling, on lot 20x100.

76TH ST.—Julius Tishman & Sons have purchased through Douglas L. Elliman & Co., from Mrs. A. H. Feuchtwanger, the 3-sty dwelling 130 East 76th st, on lot 18x102.2. The same buyers recently acquired the four adjoining houses at Nos. 122-128 inclusive. On the plot which has a frontage of 87 ft., a 9-sty apartment house is to be erected.

120TH ST.—The 5-sty building, 58 East 120th st, on plot 28x100.11, has been sold through the H. M. Weill Co. Joseph M. Lesser is the owner of record.

127TH ST.—Fred W. Beinbauer Estate sold to Tomaso Nacerio 228 East 127th st, a 4-sty building on lot 25x99.11.

134TH ST.—Hunts Point Realty Co. is reported to have resold 502 West 134th st, a 5-sty apartment house, on plot 50x100, to the Bellemore Holding Co.

140TH ST.—Paul A. McGolrick has sold 271 West 140th st, a 5-sty apartment house, on lot 25x99.10.

150TH ST.—Ennis & Sinnott have sold 420 West 150th st, a 3-sty dwelling, on lot 16.6x 81.11, to Katie F. Tucker, who gave in exchange 240 West 123d st, a 3-sty dwelling, on lot 13.10x100.11. The brokers were James E. Barry & Co.

154TH ST.—George Pfaff sold to Paul Kohn, 308-310 West 154th st, two 5-sty flats on plot 50x99.11. The purchaser gave in part payment the Galway and McGuire tracts, comprising about 15 acres, on the Hutchinson River, East Bronx.

163D ST.—Goodale, Perry & Dwight and Edgar T. Kingsley sold for the estate of Henry Steinert to Adolphine C. Becker, 463 West 163d st, a 5-sty flat, on lot 25x112.6.

LENOX AV.—Horace S. Ely & Co. and Harrie S. Lines sold for John J. Spowers 276-278 Lenox av, two 3-sty buildings, on plot 50.5x75, at the southeast corner of 124th st. Abutting is the Y. W. C. A. Building.

7TH AV.—Jacob Axelrod has re-sold 2521-2523 7th av, northeast corner of 146th st, a 6-sty new-law house, on plot 40x100. He bought it last month from Joseph Shenk.

**Bronx.**

FAILE ST.—Hunt's Point Estates sold to the Mitchell McDermott Construction Co. the three 2-sty houses, 617-621 Faile st, on plot 75x100, taking in exchange 712 East 176th st, a 5-sty apartment house, on plot 50x158.

145TH ST.—Board of Trustees of Sinai Congregation have sold their synagogue at 463 East 45th st, on plot 36x99, to the Orthodox Congregation of Adath Yeshurun. The sellers recently brought a plot, 78x114, on the west side of Stebbins av, 104 ft. north of 163d st, from Lowenfeld & Prager, as a site for a new synagogue. While this is in course of construction, the congregation will worship in the Burland Building, Union av and 160th st.

199TH ST.—H. M. Weill Co. sold to George Marrin the southeast corner of 199th st and Decatur av, a 5-sty flat, on plot 49.5x100. The sellers were represented by Leonard McAneny, as attorney.

BRYANT AV.—John A. Steinmetz has sold for R. Williams the plot, 92x114, on the west side of Bryant av, 28 ft. south of East 179th st.

CLAY AV.—Dr. S. W. Kountze bought from the Friedman Construction Co., Henry Friedman, president, the 5-sty apartment house on plot 75x107, at the southwest corner of Clay av and 173d st. It was built in 1913 and has been held at \$80,000.

CROTONA PARK EAST.—William J. Gabel sold for Henry B. Wesselman the plot 75x130 in Crotona Park East, 100 ft. south of 174th st, and in the rear of the 174th st subway station, to the Benenson Realty Co. The same company recently bought the adjoining plot to the south, through the same brokers and now controls a frontage of 115 ft.

JEROME AV.—Mrs. Mae E. Powers sold, through E. Osborne Smith, the plot, 100x100, on the east side of Jerome av, 190 ft. south of 175th st.

**Brooklyn.**

WASHINGTON AV.—Bulkley & Horton Co. have sold 198 Washington av, a 3-sty dwelling.

5TH AV.—McInerney-Klinck Realty Co. sold the business building on the west side of 5th av, 25.2 ft. north of 47th st, on lot 20x100, for about \$15,000.

**Queens.**

ROSEDALE.—New York Suburban Land Co. sold 60x100 in President st to A. H. Ford and 40x100 in Sterling st to M. A. Mason.

FLUSHING.—A. H. Levy sold for the Realty Realization Co. a plot 38x100 in State st, near 16th st, to Mrs. M. N. Talt, owner of an adjoining dwelling. The combined plot, 113x100, has been resold by Mrs. Talt.

LONG ISLAND CITY.—Peter Cleary has sold to John J. McGrane 46 lots in the Astoria section, on both sides of 5th av, Pierce av, 7th av and on Sunswick Creek.

**Richmond.**

ANNADALE.—Percival G. Ullman, Jr., sold for Mrs. Bragan about 51 acres, in the 5th Ward, with a large frontage on Amboy rd. The buyer is said to be a resident of Pittsburgh, Pa.

NEW BRIGHTON.—J. Sterling Drake sold for Dr. Alfred T. Wood the "Janssen" house, a famous old Staten Island homestead, at 638 Richmond terrace, through to 1st st, on plot 150x200.

**Nearby Cities.**

NEWARK, N. J.—Louis Schlesinger, Inc., sold 336-338 Warren st for Thomas W. Bergen to Margaret A. Baldwin and 194-196 Barclay st for Lydia A. Oliver to Dr. J. H. E. Guthrie.

NEWARK, N. J.—Feist & Feist sold for W. W. Oppenheim to Mrs. Amelia Widhall the dwelling 157 South Arlington av, 33.4x136.

**Rural and Suburban.**

AMSTERDAM, N. Y.—Paul Pierce bought from Earl H. Tiffany, a 75-acre dairy farm. The broker was H. L. Reed, secretary of the Real Estate Association of the State of New York.

GARWOOD, N. J.—New York Suburban Land Co. sold 60x100, on Hemlock av to S. Shaffer and 40x100 on Hazel av to P. Thorp.

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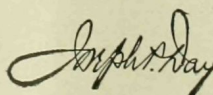
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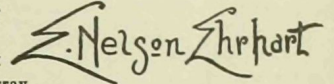
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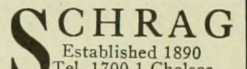
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LEWIS B. PRESTON, INC., leased an apartment in 251 West 92d st to Alfred Yankauer; for the Crosic Realty Co., space in 220 5th av to the New Era Novelty Co., and for the estate of James B. Haggin space in 377 Broadway to Fred Moeschel and Felix Tretbar.

MARK RAFALSKY & CO. leased the 1st loft in 160 5th av to Reichenbach & Co.; the 7th loft in 14 to 18 East 32d st to Ames & Rau; the 8th loft in 55 and 61 West 38th st to I. Freundlich & Sons; the 2d loft in 375 West Broadway through to 61 Wooster st to Louis Amberg & Son; the 6th loft in 143 West 20th st to West Point Waist Co.; the 6th loft in 53 West 36th st to Herzig & Rappaport.

WALTER J. SALOMON leased space at the corner Broadway, 7th av and 47th st to Anastasius Halukeas, William J. O'Hearn and Michael J. Seidman; in 96 Warren st to Meyer A. Kalton and Samuel Engel; at the southwest corner of 47th st and 6th av to N. K. Tsanis, and at the southeast corner of 27th st and 6th av to Annie Grossman.

SCHIFFER & COE. rented for Spear & Co. 5,000 ft. of space in 133 to 141 West 21st st to Gleichenhaus Bros., of 24 Waverly pl, manufacturers of cloaks and suits; loft at 37 West 32d st to Max Frankel, manufacturer of waists and costumes; and space in the Marbridge Building to El Indicator Mercantil, Max Hyman, editor.

JOSEPH F. SEITZ leased the dwellings at 149 East 62d st for Annie W. Gould; at 215 East 61st st, for Joseph M. Conklin, and at 109 East 61st st, for The Kensington Holding Co.

SPEAR & CO. rented for Elias A. Cohen the store and basement, comprising 21,000 sq. ft., to the United Corrugated Case Co. of 72 Wooster st and A. Moses Sons & Co. of 73 Wooster st; for Henry P. Gardner the 7th loft to Max Singer & Co. and the 8th loft to S. L. Segelbaum & Co. in the building 28 and 30 West 25th st; for 406 West 31st St. Co. the 7th loft in 28 and 30 East 10th st to Sklarew & Fabricant; for Chas. F. Noyes Co. the 6th loft in 179 to 183 Wooster st to National Flower & Feather Co. of 9 East 4th st; for Samuel Hirsh the 3d loft in 35 and 37 West 3d st to J. Lipshitz.

A. G. THOMPSON leased for Herbert D. Burnham the dwelling, 71 West 131st st, to Adeline Whiles.

STEPHEN H. TYNG, JR., & CO. leased the 10th floor in the Fourth Avenue Building, at the corner of 4th av and 27th st, in conjunction with William White & Sons, to the Outlook Co., of 287 4th av; space on the 18th floor in the Madison Avenue Building, at the corner of Madison av and 25th st, to William Wood & Co.; the store, basement and 1st loft in 31 East 17th st, to the Ferguson Bros. Mfg. Co., of 31 East 17th st; additional space on the 7th floor in 31 Union sq to the Patent Button Co.; the 12th floor in 19 Madison av, in conjunction with Carstein & Linnekin, to Folkard & Lawrence, of 817 Broadway; space on the 14th floor in the building at Broadway, 5th av and 26th st for the Echo Investing Co., to William F. Read & Sons Co., of 114 5th av; the 4th floor in 7 and 9 West 30th st, for George Neiman to the Strathmore Worsted Mills, of 184 5th av, and the 5th floor in 432 4th av for M. & L. Hess to the Dry Goods Union, of 55 White st.

UNGER & WATSON, INC., leased for the Estate of Heironimus Herold the store and basement in 692 3d av to Isidor Strauss, retail butcher.

THE VANDERBILT CONCOURSE CORPORATION has closed two leases in the new building at 45th st and Vanderbilt av. It has rented to Fred Hulsmann, proprietor of a gymnasium, offices on the 4th floor, and to H. B. Best & Co., builders, about 2,000 ft. on the 9th floor. Both leases are for 5 years.

VAN NORDEN & WILSON leased the west-erly store in 20-28 West 33d st to the Silver Lunch Co. for 10 years at an aggregate rental of nearly \$60,000; also in 191 Broadway offices to Edgar Powell Hicks, tailor, of 170 Broadway; and to Frank P. Rhinock at apartment in 611 West 158th st.

THE H. M. WEILL CO. leased to Margaret Riley the Roy Hotel at 154-156 West 35th st. The hotel consists of two 5-sty dwellings.

J. G. WHITE & CO. leased the 6th loft in 54 East 11th st to London Coat Co.; in 369 Broadway to Haber Brothers, S. J. Eisenman, Lambert Schmidt and William E. Brown; in 146 West 28th st, the 2d loft to Frank & Bernstein; in 79 White st, a store to Carpenter & Bayles; in 9 North Moore st, the 2d loft to F. S. Tanner; in 866 Broadway, the 2d loft to Cohen, Nelson and Gussow; in 134 West 21st st, the 8th loft to Julius Wolfert; in 15 East 17th st, the 3d loft to Max Spector, and in 143 Chambers st, the 1st loft to Frazier A. Sofield.

WILLIAM H. WHITING & CO. rented 5th loft in 259 William st to Van Zalzen & Meyer; the 2d loft in 213 Front st to Zengerle & Schumacher; the store floor in 69 Murray st to W. & B. Douglas; the top floor in the Blackford building covering the block fronting on Beekman st, between Water and Front st, to the Paragon Fibre Coloring Corporation; and the 2d loft in 82 and 84 Fulton st to Wilbur and Hastings.

THE WINGOOD REALTY CO. leased the 6-sty apartments at 545 West 162d st and 1 West 127th st. Goodwin & Goodwin negotiated the deal.

WORTHINGTON WHITEHOUSE rented for Mrs. M. Banks Taylor her residence at 9 East 81st st to Edgar Newhouse.

**Brooklyn.**

THE BUSH TERMINAL CO. leased space in the Bush Model Loft Building to M. Malachrino & Co. and the American Tobacco Co.; to Bloom & Millman, shirtwaist manufacturers; to the Home Washing Machine Co., the Columbia Comb Co., the Angora Specialty Co. and the C. Kenyon Co.

REALTY ASSOCIATES leased 4 upper floors at 151 Remsen st to Mrs. Delia A. Dillon, and the third floor in 38 and 40 Flatbush av through to 325 Livingston st to Alexander and Max J. Block.

WILLIAM H. WHITING & CO. leased space in one of the New York Dock Company's model loft buildings to Kelling Carel Co.

**Richmond.**

THE PAYSON McL. MERRILL CO. leased for Mrs. Frank Feury to Franklin Carter, Jr., the furnished dwelling at 16 Haven Esplanade, Brighton Heights, S. I.

**Suburban.**

FEIST & FEIST leased 88-90 McWhorter st, Newark, for Littleton Kirkpatrick to the Hudson Novelty Co., manufacturers of umbrella handles and canes.

FISH & MARVIN rented furnished the residence of Arthur Stewart on Cooper rd, Murray Hill, Scarsdale, N. Y., to George H. Levy.

FISH & MARVIN leased for Mrs. Edgar W. Winmill her country estate at Scarsdale, N. Y., for the summer, furnished, to Eugene A. Siehel; and for Caspar Whitney his residence, furnished, at Lawrence Park, Bronxville, to Miss Ann Murdock.

HERMAN FRANKFORT leased for Andrew Weston to Alvin H. Scheuer his country residence, on the west side of Washington av, near Broadway, Lawrence, L. I.

LOUIS SCHLESINGER, INC., leased for Mrs. Harriet N. Ward, the store and basement in 880 Broad st, Newark, to the Nixon Piano Co., for a salesroom.

HUGHES & WHITBY leased, furnished, for H. C. Elsworth the dwelling at 202 Christopher st, Montclair, N. J., to Mrs. Louise S. Wharff.

FRANK HUGHES leased the store in 326 Bloomfield av, Montclair, N. J., to Max Goldberg, of Westfield, N. J.

METROPOLITAN GOLF LINKS, INC., a newly-organized club, has leased from Bradford Rhodes the Quaker Ridge Estates, in Westchester County, comprising about 120 acres, for development into a golf course. W. John Baird is president of the club.

BURKE STONE rented at Bronxville for Jonathan A. Moore, a house on Millard av to Philip Kobbie; to Chester A. Lincoln a house on Rossmore av, Bronx Manor; for W. G. Harper a house in Armour Villa Park to W. B. Kilbourne.

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**JAN. 19.**  
BAY 10TH ST, ses, 120 sw Bath av, 40x96.8; Maggie Fitzpatrick—Concettina Costarella et al; Robt O'Byrne (A), 6 Wall, Manhattan; Daniel D Whitney Jr (R); Wm P Rae.  
ST MARKS AV, ns, 20 w Nostrand av, 20x100; Industrial Savgs & Loan Co—Susanna A LeRoy et al; Carmody, Blauvelt & Kellog (A), 61 Bway; Chas Y Van Doren (R); Wm J McPhilliomy & Co.

**JAN. 20.**  
HALSEY ST, ns, 532.3 w Ralph av, 27x100; Jos Schlesinger—Mary Neubeck et al; Harrison C Glore (A), 391 Fulton; Bernhard B Christ Jr (R); Wm P Rae.  
E 38TH ST, es, 137.6 n Av I, 40x100; Henry E Heistad—Kath Martin et al; Otto A Samuels (A), 99 Nassau, Manhattan; Patk E Callahan (R); Nathaniel Shuter.  
E 39TH ST, ws, 220 s Clarendon rd, 20x100; Germania Savgs Bank—Malgen Nussbaum et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Chas Y Van Doren (R); Wm J McPhilliomy & Co.  
E 39TH ST, ws, 240 s Clarendon rd, 20x100; same—same; action 2; same (A); same (R); Wm J McPhilliomy & Co.  
E 39TH ST, ws, 260 s Clarendon rd, 20x100; same—same; action 3; same (A); Edw L Collier (R); Jas L Brumley.  
E 39TH ST, ws, 280 s Clarendon rd, 20x100; same—same; action 4; same (A); same (R); Jas L Brumley.  
BENSON AV, ns, 60.4 e Bay 14th, 20x90; Lillie H Crary—Jno Nulty et al; Davison & Underhill (A), 50 Court; Horatio C King (R); Jas L Brumley.  
VERMONT AV, ws, 50 s Baltic av, 25x100; Henrietta Ullrich—Edw Hardy et al; Thos F Priolean (A), 135 Bway, Manhattan; Geo C Buechner (R); Nathaniel Shuter.  
5TH AV, es, 68.7 s 72d, 20.7x93.5; Henry F Mally—Jno E Sullivan Co et al; Jno J Bakerman (A), 5204 5 av; Sidney F Strongin (R); Nathaniel Shuter.  
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.

**JAN. 21.**  
TILDEN AV, sec Brooklyn av, 104.8x108.5; Eva St C Hamilton—Kathryn A Ryan et al; Henry J Davenport (A), 375 Pearl; Barker D Leich (R); Wm P Rae.

**JAN. 22.**  
N 10TH ST, sws, 75 se Roebling, 100x100; Glens Falls Ins Co—Jno Pirkel et al; Louis M Brown (A), Glens Falls, N Y; Meier Steinbrink (R) Wm P Rae.  
65TH ST, sws, 94.9 nw 19 av, 34x100; Virginia M Monroe—Jno T Haskell et al; Henry M Bellinger Jr (A), 135 Bway; Thos P Mulligan (R); Wm J McPhilliomy & Co.  
7TH AV, sec 59th, 120.2x80; Greater N Y Savgs Bank—Ulrich Bldg & Constn Co et al; Wm P Raeburn, Ruston & Koehler (A), 51 Chambers, Manhattan; Owen F Finnerty (R); Wm P Rae.

**JAN. 23.**  
No Legal Sales advertised for this day.

**JAN. 25.**  
NASSAU ST, swc Pearl, 27x100; Michl Greco et al—Rose Becker et al; Litchfield Moynahan (A), 231 Bway, Manhattan; Ellery O Phillips (R); Wm P Rae.  
LOT 9, blk 3754, sec 12; Dora Pines—Sadie Novick et al; Theo I Schwartzman (A), 44 Court; Jesse Fuller Jr (R); Nathaniel Shuter.  
LOT 51, blk 7344, sec 22; Murray Hurwitz—Wm J Sullivan et al; Schwartzman & Schwartzman (A), 44 Court; Harry E Lewis (R); Nathaniel Shuter.

### FORECLOSURE SUITS.

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

### Manhattan.

**JAN. 9.**  
123D ST, 131 W; Lillian B. Wechsler—Sarah A Bishop et al; R V Wechsler (A).  
**JAN. 11.**  
CHAMBERS ST, sec William, 21.6x27.6irreg; East River Savgs Instn—Andrew F Gilsey et al; amended; O F Hibbard (A).  
HENRY ST, 52; Sarah Wohlgenuth—Louis Phillips et al; Lind & Pfeiffer (A).  
4TH ST, 116 E; Benj Rosenblum—L & S Realty Co et al; B E Kopelman (A).  
22D ST, 136-38 W; Marei F Powell—Carvert Holding Co et al; T L Feitner (A).  
103D ST, 115 E; City Real Estate Co—Leah Cohn et al; H Swain (A).  
103D ST, 131 E; N Y Investors' Corp—Leah Cohn et al; H Swain (A).  
112TH ST, ns, 200 e 5 av, 25x100.11; Jos P Gillespie et al—Frank E Lonas et al; Cary & Carroll (A).  
125TH ST, 222 W; Wm R Willcox—Wm M Weil et al; D B Simpson (A).  
AV B, es, 89 n 12th, 93x129; Wm Prager et al—Mary B Barday et al; C D Lind (A).  
PLEASANT AV, 335; Metropolitan Savgs Bank—Rose Freyer et al; A S & W Hutchins (A).  
2D AV, 2133; Rosina Guzzetta—Giuseppe Guzzetti et al; J Santora (A).  
**JAN. 12.**  
GRENE ST, 78; Grenville L Winthrop et al—Sol Cohen et al; C Wood (A).  
108TH ST, ss, 575 w Amsterdam av, 25x100.11; German Savgs Bank in the City of N Y—Harry Wolf et al; Amend & Amend (A).  
BROADWAY, es, 33.8 s Canal, 26.11x85x27x85; Seamen's Bank for Savgs in the City of N Y—Civic Centre Co et al; Cadwalader, Wickersham & Taft (A).  
2D AV, nec 6th, 51.9x87; Amos Nostrand Realty Co, Inc—Abr Rosen et al; J A Kohn (A).

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(Foreclosure Suits, Manhattan, Continued.)

**JAN. 13.**  
LISPENARD ST, 3; Mary Bussing—Eveleen D Weddle et al; Stitt & Phillips (A).  
29TH ST, 39-41 W; Michl J O'Connor et al—Rockbridge Realty Co Inc et al; amended; H Swain (A).  
145TH ST, ns, 100 w Lenox av, 175x99.11; May Monahan—The Wm Slattery Constn Co et al; Lind & Pfeiffer (A).  
SLIP n Grand st, ferry house, &c, known as Division Av Ferry; also PROP in Kings Co; Jos J O'Donohue Jr et al—Brooklyn & N Y Ferry Co et al; R Hurry & Jno J Kirby (A).

**JAN. 14.**  
72D ST, 332 W; United States Trust Co of N Y—Lillian M Sims et al; Stewart & Shearer (A).

**JAN. 15.**  
44TH ST, ns, 200 w 5 av, 50x100.5; Viola M Flannery—15 W 44th St Co Inc et al; B Trapnell (A).  
104TH ST, 27-31 W; Wm Prager et al—Lillian B L Gardner et al; A D Lind (A).

**Bronx.**

**JAN. 8.**  
COURTLANDT AV, 910; Metropolitan Savgs Bank—Union St Railway Co et al; A S & W Hutchins (A).

PLEASANT AV, es, 366.8 s 216th, 33.4x100; Foster; L Haviland et al as trsts—Jas J Doherty et al; Clocke, Koch & Reidy (A).

**JAN. 9.**  
CLAY AV, 1297; Eliza Ann Finn—Moritz Kliemann et al; Theall & Beam (A).  
MARMION AV, 1980; Sarah Ella Furnald et al as extrx—Katonah Constn Co et al; R Kelly (A).  
MARMION AV, 1984; Sarah Ella Furnald et al as extrx—Katonah Constn Co et al; R Kelly (A).  
LOT 103 & 128, map of prop of Hudson P Rose, known as St Raymond Park, 24th Ward; Anne E Shaw—Luciano Sessa et al; Clocke, Koch & Reidy (A).

**JAN. 11.**  
CAULDWELL AV, ws, 100.4 n 165th, 50x70; Sarah Siegel—Wieher Constn Co et al; Hirleman & Vaughan (A).  
LOT 382, block L, amended map of prop of Hudson P Rose, known as Mapes Estate; Elizabeth K Dooling—Wm A Riley et al; Knox & Dooling (A).

**JAN. 12.**  
3D AV, ws, 150.6 n 163d, 25x100; Addie A Sullivan—Louise M Schrank et al; M J Sullivan (A).

**JAN. 13.**  
KATONAH AV, es, 23 s 236th, 25x85; Sarah H Corwith—Pauline Levy et al; W C Roe (A).  
WASHINGTON AV, 1443; New York Life Insurance & Trust Co—Geo Francis Murphy et al; Emmet & Parish (A).  
LOT 25, parcel 23, blk 2534, map of prop of estate of Wm E Ogden at Highbridge; also LOT 27, parcel 1, blk 2528, same map; Ida S Lamb—Jno Sohns; W E Sammis (A).

**JAN. 14.**  
KELLY ST, 717; also LEGGETT AV, 918; Herman L Krieger—Helene Freudenmacher et al; F H Schwiegler (A).  
FRANKLIN AV, nws, 133.2 sw 170th, 20x100; Adele Freese—Jennie Starr et al; F C Leubuscher (A).  
PROSPECT AV, ws, 80 n 166th, 100x120; Louis Albert et al—Angel Constn Co Inc et al; H Gottlieb (A).  
VYSE AV, 1502; Columbia Trust Co—Jackson Associates et al; M J Sullivan (A).  
WASHINGTON AV, 1475; Hannah Greenebaum—Anthony Greenbaum et al; M Greenbaum (A).

**JUDGMENTS IN FORECLOSURE SUITS.**

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

**Manhattan.**

**JAN. 7.**  
179TH ST, ns, 100 w Audubon av, 50x100; Harry Blauner—Wallach Reisler & Co et al; I Gainsburg (A); Louis F Levy (R); due ..... 3,401.20

**JAN. 8 & 9.**  
No Judgments in Foreclosure Suits filed these days.

**JAN. 11.**  
108TH ST, ss, 95 e Manhattan av, 75x100.11; Wm A Martin—Geo W Dunn et al; Lachman & Goldsmith (A); Alex Thain (R); due ..... 32,044.79

STEBBINS AV, es, 188.9 s 165th, 50x80; Mary Hebron—Michl Ginto et al; Reed & Pallister (A); Abr Oberstein (R); due. .... 7,693.00

**JAN. 12.**  
18TH ST, nes, 257 nw 2 av, 23x92; Henry Wacker—Emolie Hofman; Loeb, Bernstein & Ash (A); Jacob M Schoenfeld (R); due ..... 4,184.00

**Bronx.**

**JAN. 8.**  
BEACH AV, ws, 101.5 s 156th, 25x41; Herman C Kudlich et al as trsts—Morris Holstein et al; C Putzel (A); J J Silver (R); due..... 9,172.50

**JAN. 9.**  
No Judgments in Foreclosure Suits filed this day.

**JAN. 11.**  
WASHINGTON AV, ws, 162 s Mott, 62 x120; Minnie Wollner—Mooney Schreiber et al; A O Ernst (A); E Hall (R); due ..... 4,659.59

**JAN. 12.**  
201ST ST, ws, 110 s Briggs av, 25x100; Katharina Hett—Adelaide Wetzler et al; J C Stein (A); B F Gerding (R); due ..... 5,278.80

**JAN. 13.**  
FOX ST, ns, 191.3 e Av St John, 40.7x125; Fanny Greenbaum—Andw T McKegney et al; H M Greenbaum (A); H Bijur (R); due ..... 5,160.83

19TH AV, ns, 55 e 2d, 25x114; Fanny B Gardner—Wm H Grill et al; Allen & Sabine (A); E D Bolton (R); due 3,815.88

**JAN. 14.**  
3D AV, ss, 256.4 w 1st, 25x100; Warren B Sammis—Eugene H Hammond et al; W E Sammis (A); J P Hennessy (R); due ..... 3,622.50

**LIS PENDENS.**

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

**Manhattan.**

**JAN. 9.**  
No Lis Pendens filed this day.

**JAN. 11.**  
No Lis Pendens filed this day.

**JAN. 12.**  
LAIGHT ST, 52; Louis Pines—Emma Townsend et al; foreclosure of tax lien; T I Schwartzman (A).  
76TH ST, ns, 270 e Columbus av, 20x100; also LEXINGTON AV, ws, 83.11 n 53d, 20.10x70; also 9TH ST, ss, 355.9 w 5 av, 25x93.11; also 148TH ST, ss, 125 e Amsterdam av, 150x99.11; Kath B Coman—Ada C Courtney et al; partition; H M T Beekman (A).  
WADSWORTH AV, ws, 50 n 179th, 75x100; Geo H Storm et al—Aldorf Constn Co et al; actions to foreclose two mechanics' liens; Phillips & Avery (A).

**JAN. 13.**  
91ST ST, ss, 93.4 e Madison av, 20x100.8; Ewald Mommer—Sol Realty Co Inc et al; action to set aside deed, &c; Blumenstiel & Blumenstiel (A).

**JAN. 14.**  
WADSWORTH AV, ws, 50 n 179th, 75x100; Geo H Storm et al—Aldorf Constn Co, Inc et al; action to foreclose two mechanics' liens; Phillips & Avery (A).

**JAN. 15.**  
53D ST, 405 E; Patk McGuire—Jeremiah Carroll et al; partition; M Cooper (A).  
BOWERY, 77-9; Bernard Zucker—Lucy J Smith et al; action to foreclose mechanics lien; S N Tuckman (A).

**Bronx.**

**JAN. 8.**  
No Lis Pendens filed this day.

**JAN. 9.**  
No Lis Pendens filed this day.

**JAN. 11.**  
No Lis Pendens filed this day.

**JAN. 12.**  
No Lis Pendens filed this day.

**JAN. 13.**  
LOT 22A, map of Olinville 2; Hudson Wood Working Co—Hugo Strauss et al; action to foreclose mechanics liens; A J Romagna (A).

**JAN. 14.**  
No Lis Pendens filed this day.

**Brooklyn.**

**JAN. 7.**  
HENDRIX ST, nec Stanley av, runs n65xe100xn 40xe100xs27.7xsw—xw129.7 to beg; Dora Mueller—Rachel Klemefus et al; King & Booth (A).  
PROSPECT ST, ws, 200 s Tilden av, 25x100; Carrie G Hogle—Co-Operative Devel Co et al; H Hetkin (A).  
ST JOHN'S PL, nes, 725 se Underhill av, 50x123.6; Julius Mendelson—G & M Realty Co et al; Jonas, Lazansky & N (A).  
ST JOHN'S PL, nes 318.10 nw Washington av, 50x123.6; same—same; same (A).  
17TH ST, nes, 350 nw 8 av, 28x90.2; 44TH ST, ns, 200 w 13 av, 20x100; 44TH ST, 1329, 1333 & 1335; AV E, ns, 80 w Av F, 20x80; 40TH ST, ns, 570 w 12 av, 20x95.2; 45TH ST, nes, 120 nw 15 av, 20x100.2; 45TH ST, nes, 160 nw 15 av, 20x100.2; REEVE PL, nec Prospect av, runs n109.11xne5.7xse104xw41.1 to beg; AV Q; nwc W 13th, 80x100; MINNA ST, ss, 542.6 w Chester av, 20x100, & LOTS Nos 74 to 79, 110 to 119, 122, 124 to 127, 335 to 345, 361 to 364, 376, 377, 379 to 386, 393 to 396, 410 to 413, 418 to 421, 430 to 433, 461 to 462, map land of heirs of Geo Martense; Robt A Lindsay—Behrens Estate Corp & ano; to set aside deed; H J Davenport (A).  
KNICKERBOCKER AV, es, 75 n Himrod, 50x100; Michl Schmelz—Sola Roth et al; W H O'Hare (A).  
VANDERBILT AV, nwc Lafayette av, 100x195; Thos Reilly—Chas E McDonnell et al; foreclosure of mechanic's lien; J S Davenport (A).

**JAN. 8.**  
CROWN ST, ss, 120 w Bradford av, 40x131; Sol Weltman—Martin Zimmerman et al; G Weener (A).  
71ST ST, nec Ridge blvd, 66x100; Annie Bookstaver—Miriam Morse et al; C S Jullien (A).  
ATKINS AV, ws, 90 s Blake av, 100x160; Theo Kiendl—Sarah Agel et al; Kiendl & Sons (A).  
MORGAN AV, es, 75 s Thames, 25x100; Albert Kuelling—Frank Schriefer et al; J Brenner (A).  
PENNSYLVANIA AV, ws, 100 n Sutter av, 50 x100; Reliance Mtg Co—Sophie Weinstein & ano; G F Alexander (A).  
PITKIN AV, nwc Van Siclen av, 25x100; Bessie Kaspar—Lena Levin et al; Simon & Weinstein (A).  
ROGERS AV, ws, 116 s Snyder av, 19.4x93.2x 19.4x93.9; Emma D Rodman—Bon Ton Constn Co et al; E H Miller (A).  
WILLIAMS AV, es, 100 n Livonia av, 100x100; Third United Cities Realty Corp—Wallan & Hoffman, Inc, et al; I Roth (A).

**JAN. 9.**  
FLOYD ST, ns, 111 e Nostrand av, 26x100; Henry M Diehl—Louisa Diehl et al; J A Bloom (A).  
PROSPECT PL, ns, 500 e Underhill av, 86.9x 99.7x48.6; Moses Annenberg—Pasquale Arato et al; foreclosure of mechanic's lien; I Solomon (A).  
S ELLIOTT PL, es, 85 n Hanson pl, 21x90; also S ELLIOTT PL, ws, 168 n Hanson pl, 21x100; Josephine M Turner—J Wm Greenwood et al; D D Ackerman (A).  
49TH ST, 353; Augusta King—May Fritschler et al; L Krasik (A).  
DEKALB AV, ns, 76 e Throop av, 24x100x20x 100; Moses Annenberg—Abr D Epstein et al; foreclosure of mechanic's lien; I Solomon (A).  
GEORGIA AV, es, 504.8 n Hegeman av, 20x100; N Y Mtg & Security Co—Fannie Wallan et al; H M Bellinger, Jr (A).  
GREENE AV, ns, 21 w Stuyvesant av, 29x100; Chas Rehbein—Mary L Ibert et al; H Bonawitz (A).  
KINGS HWAY, ns, 109.8 w Gravesend av, 98.1 x184.4x96.2x183.6; N Y Mtg & Security Co—Lena Ciociola et al; H M Bellinger, Jr (A).  
RAILROAD AV, 377-87; also RAILROAD AV, 347-51; Thos McMullen—MacFiver Impt Co et al; S Rabinowitz (A).

**Modern Improvements**

Isn't it true that ofttimes some small modern improvement goes a long way towards selling and renting your houses?

Take for example the plan that has recently been adopted by some builders of placing in newly built apartment houses electric washing machines and outlets in the kitchen for electric ironing and cooking.

Does any one doubt, all other things being equal, that these apartments are the ones that will be sold or rented first?

Families of today are educated to demand the comforts and conveniences of electric service, and they are quick to see the advantage of living in an apartment that will minimize the drudgery of house-keeping.

We have other ideas along these same lines. Drop us a line and we will talk them over with you.

**EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN**

360 Pearl Street

Telephone, 8000 Main (Connecting all Branches)



Mechanics' Liens, Brooklyn, Continued.

Brooklyn.

Table of mechanics' liens in Brooklyn, listing dates (e.g., JAN. 11), addresses (e.g., BERGEN ST, 2157), and amounts (e.g., 78.89).

Table of mechanics' liens in Brooklyn, listing dates (e.g., JAN. 7), addresses (e.g., BERRY ST, 84-86), and amounts (e.g., 145.00).

CHATEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

Table of chattel mortgages in Manhattan, listing dates (e.g., JAN. 8), addresses (e.g., Beckel, Elsa A, 36th st), and amounts (e.g., 2,100.00).

Bronx.

JAN. 8, 9, 11, 12, 13 & 14. No Chattels filed these days.

Brooklyn.

Table of chattel mortgages in Brooklyn, listing dates (e.g., JAN. 7), addresses (e.g., Adler Holding Co, Howard av), and amounts (e.g., 360.00).

BUILDING LOAN CONTRACTS.

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

Manhattan.

Table of building loan contracts in Manhattan, listing dates (e.g., JAN. 13), addresses (e.g., 160TH ST, ns, 271.7 w Ft Washington), and amounts (e.g., 150,000.00).

Bronx.

Table of building loan contracts in Bronx, listing dates (e.g., JAN. 11), addresses (e.g., VALENTINE AV, sec 187th), and amounts (e.g., 3,000.00).

Table of building loan contracts in Bronx, listing dates (e.g., JAN. 12), addresses (e.g., 169TH ST, ss, 93.4 nw Fox), and amounts (e.g., 3,500.00).

Table of building loan contracts in Bronx, listing dates (e.g., JAN. 13), addresses (e.g., 188TH ST, ns, 92.6 e Valentine av), and amounts (e.g., 36,000.00).

ORDERS

Brooklyn.

Table of orders in Brooklyn, listing dates (e.g., JAN. 13), addresses (e.g., CAMBRIDGE PL, ws, 285.4 s Gates av), and amounts (e.g., 1,475.00).

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.

Table of satisfied mechanics' liens in Manhattan, listing dates (e.g., JAN. 9), addresses (e.g., 180TH ST, 711-17 W), and amounts (e.g., 105.98).

Bronx.

Table of satisfied mechanics' liens in Bronx, listing dates (e.g., JAN. 8), addresses (e.g., 176TH ST, se Trafalgar pl), and amounts (e.g., 63.75).

ATTACHMENTS.

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

Manhattan.

Table of attachments in Manhattan, listing dates (e.g., JAN. 7), addresses (e.g., No Attachments filed this day), and amounts (e.g., 329.73).



# BUILDING MANAGEMENT

## CO-OPERATION BETWEEN OWNERS AND TENANTS IN COMPLYING WITH THE LABOR LAW

By A. C. BANG, of E. S. Willard & Co.

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

CO-OPERATION between owners, agents, building managers and tenants, to be effective, must become operative from the time business relations are first entered into. An owner, or his accredited agent, must assume a broad minded attitude in the interpretation of the terms of the lease, and must show the tenant that he is willing to give as well as take. This policy must work both ways, and the tenant must be willing to take a like stand. In the majority of cases, when this policy is adopted, a spirit of co-operation is established, and friendly relations exist. Where the principals will not make concessions, but stand strictly upon the letter of an iron-bound contract, co-operation is well nigh impossible.

Probably never has co-operation between owner and tenant been as vitally important as at the present time, and this condition has arisen largely through the labor laws enacted in this State. These laws have for their object the better protection of factory employees against accidents, fire, and a general improvement of the conditions under which they work.

### Structural Changes.

To comply with the new requirements under the present labor law it will be necessary in many instances to make changes in buildings, involving a considerable outlay. While primarily the expense of these alterations made necessary by the law will fall upon the owners, still the tenants must begin to realize that landlords cannot continue to pay large sums of money without being reimbursed, at least in part, which will eventually mean increased rentals.

Structural changes, unless the building is occupied in its entirety, by one tenant are provided for in the lease and must of necessity be carried out by the owner. There are, however, a number of requirements, referring to the occupation of a factory, in which the owner and tenant can co-operate with mutual benefit. For example, an order of the Labor Department requires that a red light shall show at each exit during the time that a factory is occupied. This should be maintained by the tenant, for it would be almost an impossibility for the owner to look after this detail, whereas it is a simple matter for the tenant to see that the order is complied with.

### Toilet Facilities.

The requirements of the labor law in respect to toilet facilities are that a given number shall be provided, according to the number of male and female employees. Certain types of partitions are also specified and their separation designated. It has been only of recent years that females have been employed so extensively in factories; consequently toilet facilities, except in buildings of modern construction, have been designed for a greater number of male employees. Therefore, to comply with the orders of the Labor Department, extra toilets must be added for females, or else the existing toilet rooms rearranged. In such cases the co-operation of the tenants and landlord is essential, as a concrete example will show:

The law requires that there shall be at least one toilet on each floor for every twenty-five males employed, and a similar number for females. I have in mind a loft in which the toilet facilities were as follows: The men's room had two closets and a urinal and the women's room one closet, and a separate room



A. C. BANG.

with closet for the proprietor. The loft was designed to meet the old requirements, but as a matter of fact more women than men were employed. According to the requirements of the law, it was necessary to have three closets for the females and one for the men.

The tenant in this case co-operated with the owner and the rooms were rearranged as follows: The urinal was removed and a wash basin installed in its place, and this room given to the women, and this, with their own room provided three toilets, the necessary amount, also a wash basin screened off from the work-room. The men were permitted to use the proprietor's room.

### Rest Rooms for Females.

The Labor Law requires that there shall be at least one rest room for females in each factory building. It would hardly be practical for the owner to provide this room, as the space allotted might not coincide with the views of the tenant, so the occupant should comply with this requirement.

Undoubtedly the most important features of the Labor Law are those dealing with the safe-guarding of human life, not only in the case of fire and panic, but also in connection with the operation of machinery. These orders usually involve considerable expense. The protection of machinery operated by the tenant's employees must, of course, be looked after by the lessee. The providing of proper exit facilities is essentially a structural change and the owner must bear the expense.

An important feature of the Labor Law, in connection with fire, is the installation of automatic sprinkler systems, and while primarily a structural change and therefore to be installed by the owner, still, on account of the large reduction in insurance rates with certain classes of sprinkler equipments, it is possible that an equitable and effective combination can be arranged between the landlord and lessee, so that all the cost is not borne by the owner. The tenants contribution can be considered as being cared for by the lessened insurance premiums.

### System Must Be Approved.

Under the requirements of the Fire Department it is possible to install a sprinkler equipment that is not as ex-

pensive as that required by the New York Fire Insurance Exchange, but, unfortunately, the Exchange will not allow a reduction of rates on the building or its contents, so the system which the Exchange approves must be installed.

A case in point was that of a twelve-story building, each floor being occupied by a different tenant. The total cost of installing a 100 per cent. sprinkler equipment, as approved by the Exchange, was \$11,000. Each tenant was asked to contribute \$300, and as there were nine tenants, there was a total of \$2,700 furnished by them towards the cost of installation. The saving of \$2,700 to the owner was material, and the \$300 contributed by each tenant was, in some cases, saved in one year by the reduction of insurance rates, while in the other cases the saving will be affected before their leases expire. I might add that, in some cases, the tenants made their contributions by adding a pro rata amount to their monthly rentals.

### Security Obtained.

If tenants can be made to realize the immense security that a sprinkler equipment provides for the safety of their employees; also the almost total elimination of the prospect of having a fire in the midst of a busy season, it would not be hard, in all probability, to have financial co-operation, as shown above.

The installation of a sprinkler system in a building permits the number of employees to be increased fifty per cent on a floor. In cases where tenants may have a net lease on an entire building and which would ordinarily make it necessary for them to comply with all the requirements of the Labor Law, it would perhaps be impossible, for financial reasons, to meet this expense. Owners, however, could co-operate to the extent of advancing the funds necessary to do the work and have the amount repaid in the form of monthly payments, which could be added to the rent.

### Comparative Costs of Factory Construction.

It is exceedingly difficult to lay down an absolutely definite rule as to the comparative economy of the methods of construction generally adopted for factory buildings. The accompanying figures relate to a case where competitive prices were obtained for a building of fair size and quite suitable to afford a basis for reliable comparison, says "Ferro-Concrete." Alternative schemes were prepared and competitive prices obtained. Expressed in percentages, the results were as shown in the table:

1. Steel frame building with brick walls, corrugated iron roof, wood joists and boards on steel bearers to galleries, and patent roof glazing.....	100%
2. Reinforcing concrete building with roof at last .....	92%
3. Reinforced concrete building with concrete roof, part with lantern lights, and with brick panel walls.....	89%
4. Steel frame building, as No. 1, but with corrugated iron walls.....	89%
5. Reinforced concrete building (no other structural material used) .....	88%

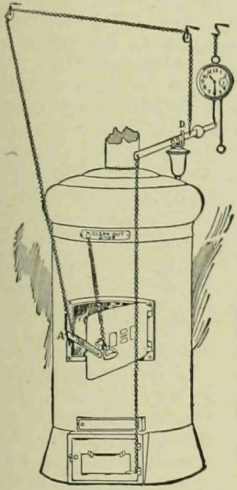
It cannot be expected that the comparisons here given will apply to all factory buildings. The question of relative cost is affected a good deal by the number of stories and the size of the structure. In the case of small buildings, reinforced concrete may prove more costly than other materials, although far superior in strength, durability and freedom from maintenance charges.

**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.

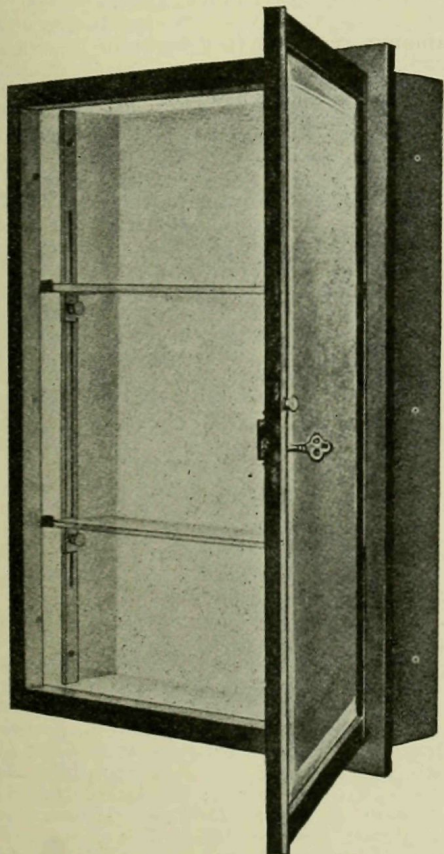
**Early Morning Cold Rooms Obsolete.**

**M**ISSING the early train to the office because the temperature of the sleeping room is too rigorous to inspire prompt arising in the morning may now be avoided by the purchase and installation of a device shown in the accompanying illustration. The system operates on the principle of an alarm clock set to release a trigger at a given hour. A system of weights is provided and as soon as the alarm clock goes off the top door of the furnace is closed, the bottom opened, throwing the draft through the live coals and thoroughly heating the house before the occupants are ready to arise. It is set to obviate the necessity of personally attending to the furnace early in the morning. Furthermore, it has the ability of saving coal bills by setting the furnace so that the fire is immediately started and is not kept going at an unnecessary pace during the night. The device can be used on any kind of furnace. Its simplicity of construction and operation makes it long lived in service.



**Iron Back Medicine Cabinets.**

**T**HERE is a big difference in medicine cabinets, some being cheaply made, while others are of substantial construction; but, of course, command better prices. It is economy to buy the latter kind, especially for tenanted houses where the wear and tear is heavy.



Such a cabinet is made by the Frank H. Graf Manufacturing Company of 322 Seventh avenue, New York, and is featured with a heavy cast iron back.

The significance of this is that it can be set into a wall recess without injury to the finest marble or tile work. The heavy cast back permits the tile to be laid close up against it and at the same time it gives the cabinet rigidity of support. No matter how much weight is carried in this type of cabinet, according to the manufacturers, it cannot break loose from the wall. Another feature about it is that the shelves are laid in and the flooring and side walls are so set that staining medicines can do no harm to the interior if they should be spilled. The cabinet is so arranged in construction that it can be easily cleaned. The cabinet can be set in place in an hour, according to its manufacturer, by a special method of setting perfected by the F. H. Graf Manufacturing Company. The door and frame are made of either brass nickel plated or of German silver. They are especially designed for use in hospitals, high-class apartment houses and residences.

**Asbestos Used in Building Material.**

**S**OME new uses of asbestos, generally known as a fire and heat proof substance, are in filtration, refrigeration, and the manufacture of paper, Christmas trees, building material, rope, yarn, and clothing. Many of the finished products and samples of the raw material are now exhibited in the Division of Mineral Technology of the older United States National Museum building in Washington.

Most of the asbestos mineral fibres were obtained from the large deposits of asbestos found in the Province of Ontario, Canada, which supplies practically the whole world. This substance occurs in veins varying in width from a small fraction of an inch to three and four inches. The fibres lie across the vein, so that their length is determined by the width of the vein, the usual width being from one-half to three-fourths of an inch. The rock containing the fibre is quarried by surface methods such as is limestone. After being blasted down, the rock is usually hand-sorted, the material containing fibers over one inch in length being hand-cobbed, or carded, a process which tears the fibre from the rock. The larger fibres are then packed into one hundred pound sacks and shipped to the market.

The minute individual fibres of asbestos are not even microscopic, being finer than any other organic or inorganic fibre known, thus necessitating special machinery for spinning and weaving.

The hand-cobbed raw material of long fibre is used in making asbestos gas-logs, spun into yarn, twisted into rope used by fire departments, and woven into fire-proof cloth for theatre curtains, clothing, etc. The theatre curtain manufacturing business alone is an enormous one, over 1,000 curtains of different sizes being made annually. The largest one of these is that at the Hippodrome in this city. Other theatrical uses for asbestos are wall coverings and linings, and scenery where municipal regulations demand absolute fire precautions. This same form is used with rubber coating in steam fitting, for valve and bearing packing, gaskets and sheet packing, as well as to cover mangles in steam laundries. It enters into automobile construction for general packing and heat insulation, and as brake-shoe lining.

All the material with fibres less than three-fourths inch in length, goes through a milling process to separate it from the rock; first it is passed through a crusher which breaks it up into one-inch sizes, then into a dryer where all the moisture is removed, and over a set of screens separating the fibres into various sizes which are again crushed and sorted. The finest screenings with fibres less than one-sixteenth inch are called asbestos sand from which wall plaster and shingles are made and, when mixed with cement, building material and mill board.

The coarser material from the screens is fed into a cylindrical tub called a "fiberizer," which beats up the rock,

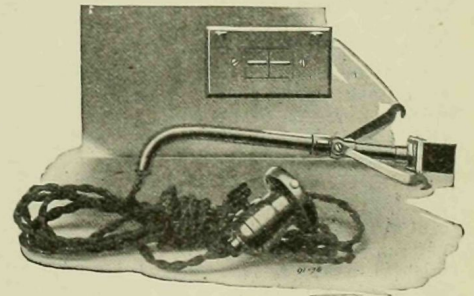
tearing loose the fibres which are drawn out at the top by means of a suction fan. These fibres are sorted by shaking screens, into what is known as Mill No. 1 and No. 2; the former being over one-half inch in length, sell at \$100 the ton, while the latter, the smaller, sell for about \$50 the ton.

Milled material is used in the manufacture of paper mats for stoves, and other kitchen utensils; heat insulating materials such as pipe covering, boiler plate and fire brick; building materials including roofing boards and shingles, laths, plaster and paint, besides gloves, clothing for firemen, and socks said to be very cheap and practically indestructible. One firm is trying to make writing paper, but so far has not succeeded on account of the blotter-like absorption of the paper, and the fact that while the paper does not burn the inscriptions in ink or pencil disappear at a red heat. With the perfection of this phase of paper-making, future generations will be enabled to preserve manuscripts without fireproof safes and vaults.

**Cuts Lighting and Wiring Cost.**

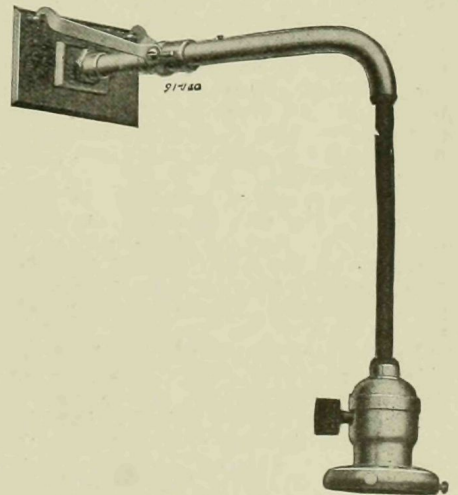
**B**UILDERS desiring to provide the greatest possible lighting convenience and at the same time to conserve the cost of wiring may be interested in knowing that there is being introduced upon the market a bracket, types of which are illustrated herewith, that may be used in sample rooms and as a means of suspending lights over beds.

These brackets, including lamp, socket, cord, bracket and plug, can be removed at will, the receptacle alone remaining. If desired, this can be concealed by a hinged section of the picture moulding or by a picture. The device is the result of a demand on the part of hotel managements for especially effective lighting



systems in each room where salesmen are showing samples. At the same time, it affords the management the ability to remove all evidence of the appliances which bring such rooms under the category of sample rooms, when the salesmen are not on the road.

While well-lighted sample rooms are popular with salesmen, other patrons of a hotel do not like to be assigned to such apartments, for some reason, as a sleeping apartment. Hence the demand for such a lighting arrangement. Any number of these lights can be hung from



the ceiling, and yet the room will not be disfigured when it is used as a boudoir. These receptacles are often placed in the floors to facilitate center table lighting or auxiliary heating or cooking appliances in residences and apartments.

## CURRENT BUILDING OPERATIONS

### New Central Branch of the Y. M. C. A., on Hanson Place, Brooklyn, Will Be Finest Structure of Type in City

WORK is rapidly progressing on the construction of the new building for the Central Branch of the Young Men's Christian Association, in Brooklyn, which when completed, will be one of the finest of its kind in the world. Trowbridge & Ackerman, architects, 62 West 45th street, Manhattan, have prepared the plans and specifications for this structure, and the Whitney Company, 1 Liberty street, have charge of its erection under a general contract.

This new structure is being erected on Hanson Place, occupying the block front from Fort Green place to South Elliott place, the plot being 191.10 feet on Hanson place, and 126 feet in depth. The location, for a building of this character, is ideal, as it is situated in close proximity to the heart of the business section of the borough, with access to all means of transportation. The Long Island Railroad station is but a few blocks distant. Subway and street car lines operate less than two minutes' walk from the site. Many of the borough's best-known churches, in addition to theaters, clubs and restaurants, are located within easy access of the new structure.

The new Y. M. C. A. building will rise to a height of thirteen stories and will have a basement and sub-basement. The facades will be of brick, with buff Indiana limestone and terra cotta trimmings. In point of construction and equipment the new Central Branch will be unsurpassed by any other Y. M. C. A. structure. The construction throughout will be of the highest class of workmanship and material and the latest improvements in methods and materials for building construction will be employed in the erection of the building and all the comforts and conveniences possible, for members and their guests, will be installed.

A restaurant for members, to which the public will also be admitted, will be operated as part of the work of the branch and the building will include a large banquet hall for formal occasions, with women's reception room, dressing and retiring rooms.

In the basement space has been provided for a barber shop, laundry and twelve bowling alleys, as well as the service plant for the building, including the electric lighting and ventilating apparatus, the heating boilers, vacuum cleaning system, etc. The general storage room, cold storage departments, work shop, and manual training class rooms will be located in the basement, also an artesian well, with the necessary pumping apparatus, has been installed to provide water for the swimming pools.

An auditorium, with seating accom-

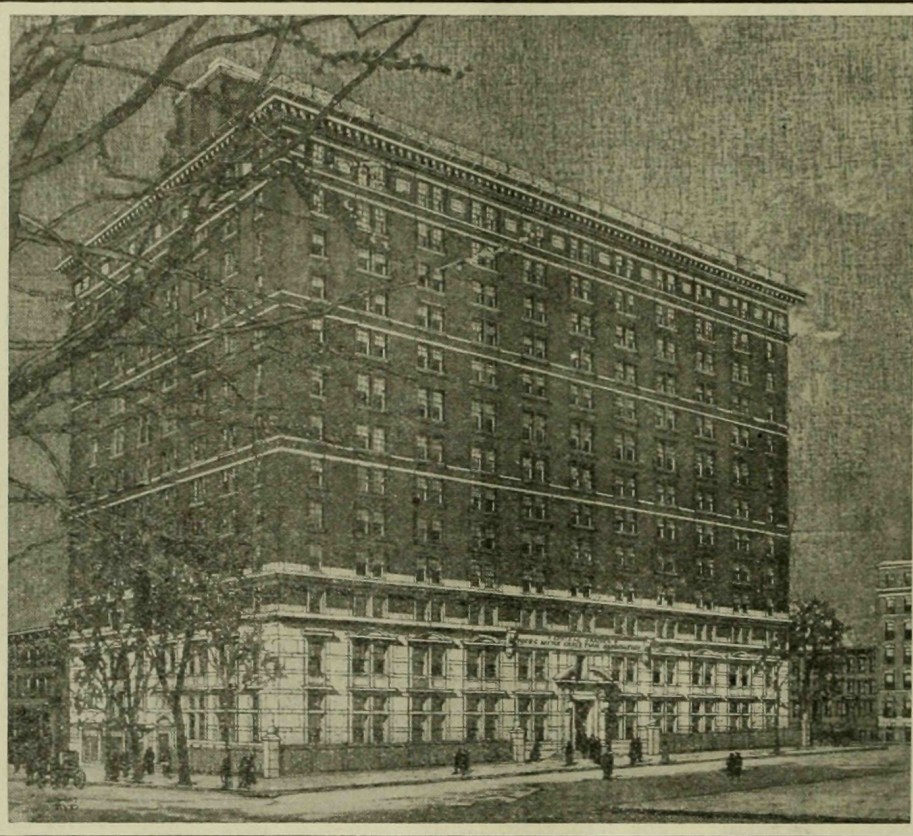
modations for approximately 700 persons, will occupy part of the first floor, the balance of which will be devoted to entrances, corridors and office, reading room, library and billiard and pool room. The second floor will be given over to the use of the employment bureau. The work of this department is of the utmost importance and adequate space has been provided to allow for its natural growth.

On the third floor will be located the swimming pool. The water will be heated and the flow of fresh water constant. The hand-ball courts and the

track in summer as well as a roof garden. During the summer months awnings will be placed over the roof and the regular Sunday afternoon meeting will be held there.

In addition to the above layout the structure will contain a large assembly room for lectures, a camera club room, including developing, printing and enlarging rooms, private dining rooms, committee rooms, four club rooms for the accommodation of the various organizations within the association, post office, and writing room. Five electric elevators, four passenger cars and one for freight, will serve all floors of the building.

Nearly \$1,500,000 will be expended before this branch is completed and ready for dedication. The ground alone cost more than \$250,000, and the building, exclusive of furnishings, is estimated to cost about \$1,000,000. The erection of the structure was made possible upon receipt of the gift of \$500,000 by Mrs. Roxy M. Smith, widow of the late M. Van Rensselaer Smith. The building has been named by the Y. M. C. A. authorities, the "Clarence E. Smith Memorial," in memory of Mrs. Smith's son; to members of the Association and all Brooklynites, it will, no doubt, continue to be known as the Central Branch. Another large gift, to further this project, was that of the Pratt family of Brooklyn. This donation of \$100,000 was used with other



Trowbridge & Ackerman, Architects.

CENTRAL BRANCH Y. M. C. A.

kitchen and serving rooms will also be located on this floor. The fourth floor will be occupied in its entirety, by the executive and general offices of the organization. It will have private offices for the branch secretary and his assistant, medical and physical director with their living quarters.

The fifth and sixth floors will be equipped for gymnasium purposes and will include three of the largest gymnasiums in the city. In connection with these there will be the hand-ball and squash courts, running track, locker and Turkish bath and massage rooms. A special locker room will be provided for business men who may desire to devote some time during the day to athletic work. The Educational Department will occupy the seventh and eighth floors and will be provided with large well ventilated class rooms in which to carry on the various branches of education which are among the fundamental features of Y. M. C. A. work.

From the ninth to the thirteenth floors, inclusive, the space will be devoted to dormitories. Here accommodations will be provided for nearly 500 men at one time. The private rooms will be single and double ones furnished and decorated in a cheerful manner, with private showers, wash-rooms, toilets, etc. The roof will be used as an open-air running

moneys for the purchase of the site. Many months of thought and careful study have been given to the preparation of the plans and specifications by both architects and owners. In order to profit by the experience of others and avoid mistakes in planning a committee visited the best types of Association Buildings in the East and Middle West and many ideas obtained on these visits will be incorporated in the new structure, with the idea of making it a model of its kind. According to present plans the structure will be completed and ready for occupancy by October 1, 1915. At the present time the steel is up to the height of the seventh floor.

Committee of Management of the Central Branch, which will have charge of the work in the new building: George D. Pratt, chairman; Clinton L. Rossiter; first vice-chairman; Alfred C. Bedford, second vice-chairman; Jacob C. Klinck, treasurer; R. Howard Boggs; William H. Burger; Joseph G. Cochran; John B. Creighton; Arthur D. Dana; Edmund D. Fisher; James S. Graham; Howard S. Hadden; Horace H. Howe; Nelson P. Lewis; Edward C. Miller; Frank H. Parsons; Frederick H. Pouch; James A. Smith; Eugene L. Swan, M.D.; Walter Truslow, M.D.; Herbert K. Twitchell; Albert C. Vinal; Charles W. Dietrich, branch secretary.



## BRONX INDUSTRIES AND COMMERCE

Their Development the First Local Problem of the Day  
—The Advantages the Borough Holds Out to Them

By ROBERT J. MOOREHEAD

Superintendent of Buildings, Borough of the Bronx

THE development of industrial and commercial interests in the Borough of The Bronx is practically in its infancy, although many factories are located within its confines. This development is a great problem, and is of vital importance to all, as the progress of a community is, to a certain extent, contingent upon its industrial growth; and in order to interest manufacturers and induce them to locate in the Borough of the Bronx, its many industrial advantages must be clearly and concisely demonstrated.

Many of the large manufacturers, who, for a number of years have been operating in the Borough of Manhattan, are now finding it expedient to remove their plants to adjacent boroughs; and as the Bronx possesses many advantages over the other boroughs, there is no logical reason why it should not receive the first consideration.

This borough has great possibilities and is destined to become the largest and most important manufacturing centre in the Greater City. Among the exceptional inducements it can offer, the following may be cited:

(a) Land Values. The cost of land in the Bronx is moderate and many land owners are prepared to offer attractive inducements for the establishment of manufacturing plants.

(b) Labor Supply. An adequate supply of labor is imperative for a manufacturing centre and the supply in the Bronx is ample to accommodate all. Most of the workers are at present employed in Manhattan and would be immediately available for factories in the Bronx.

(c) Housing Accommodations. This is another necessary adjunct to a manufacturing centre, and manufacturers may rest assured that the accommoda-

tions in the Bronx are ample for all present needs. It can be reliably shown that 41 per cent. of the living apartments in tenement houses provided in New York City during the past five years, were built in the Bronx, as compared with 30 per cent. in Manhattan, 23 per cent. in Brooklyn and 6 per cent. in Queens.

(d) Public Parks. There are over 4,100 acres of park lands in the Bronx to attract homeseekers. Public parks for recreation purposes are an important consideration in the establishment of a manufacturing centre, and in this respect the Bronx has a decided advantage over all other boroughs.

(e) Transit Facilities. Over 160 miles of trolley lines criss-cross the streets and avenues of the Bronx, making almost every section of the borough accessible from any other point. In addition, nearly 50 miles of subways, elevated lines, steam and electric railroads traverse the borough, insuring quick transportation to and from Manhattan and Brooklyn. The New York Connecting Railroad Bridge over Hell Gate, from Port Morris to Astoria, is rapidly nearing completion and will link the Bronx with Queens.

(f) Waterfront. Over 45 miles of navigable waterfront expressly adapted for docking is immediately available. This should appeal strongly to manufacturers and particularly when one considers that the waterfront abuts upon land that is relatively inexpensive.

Looking at the situation from an angle there is no logical reason why live and progressive manufacturers should not locate in the Bronx, the most rapidly developing borough in New York City, and I am confident that my expectations of a great manufacturing centre therein will be realized in the very near future.

### Dr. Paterno Selects Architect.

Gaetan Ajello, of 1 West 34th street, was selected architect this week for the new thirteen-story apartment house which Dr. Charles V. Paterno, president of the Paterno Construction Company, is to erect, covering the vacant plot, 100.8x100 feet, at the southwest corner of West End avenue and 88th street. The project, including the cost of the land, will involve close to \$1,200,000. The construction will be of the highest type and will contain every appointment customary in apartment houses of this class. Of course, plans have not been given out for estimates and will not be ready for some time yet. The thirteen-story apartment house now under course of construction at the northwest corner of Broadway and 84th street for the same owner is also from plans by Mr. Ajello, who also designed the twelve-story apartment house at the southwest corner of Seventh avenue and 58th street, which Dr. Paterno sold recently to Mr. Benjamin N. Duke, for \$1,200,000.

### Latest Broadway Rumor.

According to an announcement made on Tuesday, a tentative contract has been made by a syndicate headed by Leslie R. Palmer, from the Francis S. Kinney estate, for a twenty-story office and loft building to be erected on the site of the Hoffman House and Albe-Marle Hotel on the west side of Broadway, between 24th and 25th streets. The Broadway frontage is 159 feet, and on 24th street 120 feet. It will be recalled that plans were prepared about a year ago by Frank Hemstreet, architect, of 44 West 44th street, for a twelve-story hotel and business building to be erected on the Hotel Albe-Marle plot by the Kinney Estate, but operations were never started. See issue of April 25, 1914.

### Office Building on Astor Site.

Charles A. Platt, 11 East 24th street, has prepared sketches for an eight-story office building to be erected by Vincent Astor on the southerly half of the old Astor House site, at the northwest corner of Broadway and Vesey street. The plot to be improved measures 100.7 feet on Broadway and 157.6 feet in Vesey street. The northerly half of the hotel, still standing, is owned by William Waldorf Astor, and is not involved in the building plan. No definite date has been determined for starting the work.

### New Residence at Oyster Bay.

Hoppin & Koen, architects, 224 Fifth avenue, Manhattan, are preparing plans and specifications for a country residence to be erected at Oyster Bay, L. I., for Sterling Postley, owner, 830 Park avenue. The house will be of terra cotta block construction, fireproof, with stuccoed exterior. It will be two and one-half stories in height and will cover a plot 40 x 100 feet. The general contract has been awarded to F. W. Maher, 320 Fifth avenue. The operation, which will later include a garage and out buildings, will cost over \$100,000.

### Public School No. 129 Being Demolished.

Old Public School Building No. 129, situated at Nos. 431 to 437 East 19th street, is being demolished. The property was turned over some time ago by the Board of Education to the Sinking Fund Commission on the ground that the building was unsafe and undesirable for future occupancy of any kind. At the offices of the commissioners on Tuesday it was stated that the property had not been sold and that no arrangements have been made by the city for other-wise improving it.

### Charles M. Clark to Build.

Charles M. Clark, treasurer of the Bradstreet Company, New York Life Building, is having plans prepared by McKenzie, Voorhees & Gmelin, 1123 Broadway, for a new residence of the American basement style, to be erected at 713 Park avenue. Contracts have not been issued.

### The Engineering Foundation.

The Engineering Foundation, inaugurated by the United Engineering Society, is the name given to a fund to be devoted to the advancement of the engineering arts and sciences in all their branches, to the greatest good of the engineering profession and to the benefit of mankind.

The administration of this fund will be entrusted to the Engineering Foundation Board, elected by the Trustees of the United Engineering Society and composed of eleven members, nine from the American Society of Civil Engineers, the American Society of Mechanical Engineers, the American Institute of Mining Engineers, and the American Institute of Electrical Engineers, and two chosen at large.

The initial gift for The Engineering Foundation is from a noted engineer whose name will be announced at the inauguration ceremonies, Wednesday, January 27, 1915, at 8.30 o'clock, in the auditorium of The Engineering Societies Building, 29 West 39th street, Manhattan.

The speakers at this inauguration meeting will be: Mr. Gano Dunn, president of the United Engineering Society, past-president of the American Institute of Electrical Engineers; Dr. Henry S. Pritchett, president of the Foundation for the Advancement of Teaching; Dr. Robert W. Hunt, past-president of the American Institute of Mining Engineers, and Dr. Alexander C. Humphreys, past-president of the American Society of Mechanical Engineers.

### Insurance Firms Join.

Announcement is made by the Ritch-Hughes Company, 101 Park avenue, that Mr. William T. Ritch has sold his interest in the concern and that he, together with Mr. Stanley R. Smith, has

severed his connection with the firm. The Ritch-Hughes Company has been joined by the Gerard-Oliver Company, and the business will be continued at the above address. With its new organization, the Ritch-Hughes Company is prepared to give efficient service in all branches of insurance. The following is the list of officers of the concern: Walter A. Hughes, president; Charles H. Gerard, vice-president; Joseph Maude, treasurer, and T. C. Oliver, secretary.

### Insurance Firm Incorporated.

William T. Ritch has severed his connection with the Ritch-Hughes Company, and has opened new offices in the Builders' Exchange Building, 30-34 West 33d street, under the corporate name of William T. Ritch, Inc. The new concern is prepared to handle all forms of workmen's compensation and liability insurance, as well as all forms of contractors' bonds. Mr. Ritch was a pioneer as a specialist on contractors' bonds and liability insurance, to all those allied with the building industry. He is one of the best-known men among the building trades. Mr. Ritch has been for a quarter of a century a member of the Building Trades Employers' Association, the Mechanics and Traders' Exchange, and the Society of Mechanics and Tradesmen, of the City of New York. The following are the officers of the new concern: William T. Ritch, president; Stanley R. Smith, vice-president; P. Russell Wilbur, secretary, and George Rome, treasurer.

### New Brooklyn Factory.

L. Schepp, Hudson and Duane streets, Manhattan, dealer in cocoanuts, contemplates the erection of a fireproof factory building at 191 to 205 Washington street, corner of Concord street, Brooklyn, covering a plot 136x100 feet. Details have not been completed.

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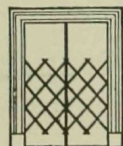
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### NO ARCHITECTS SELECTED.

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

**NEWARK, N. J.**—The Clifton Porcelain Tile Co., Clifton st, Newark, contemplates either extending its present factory or the erection of a new one. No architect selected.

**MARCELLUS, N. Y.**—The First National Bank of Marcellus, Dr. John Parsons, president, contemplates the erection of a bank building here. No architect selected.

**BUFFALO, N. Y.**—The Reformed Church, care of Rev. J. H. Dorschell, 302 Grider st, contemplates the erection of a church at Delevan and Moselle sts. No architect selected.

**BUFFALO, N. Y.**—St. John Maron Catholic Church, 454 Seneca st, Rev. F. Schemali, 435 Seneca st, contemplates the erection of a church, rectory and school at South Division and Cedar sts, to cost about \$30,000. No architect selected.

**EAST WORCESTER, N. Y.**—M. F. Borne & Son, East Worcester, N. Y., contemplate the erection of a 2-story business block in Main st. No architect has been selected.

**BINGHAMTON, N. Y.**—Willis Sharpe Kilmer, 7 Riverside drive, has offered to donate \$12,000 if the city will raise an additional \$12,000 for a maternity hospital here. No architect selected.

### PLANS FIGURING.

**APARTMENTS, FLATS AND TENEMENTS.**  
**MANHATTAN.**—The Aldus Construction Co., 600 West 181st st, J. S. Kahn, president, are about ready for bids on separate contracts for a 5-story flat, on Vermilyea av, northside, Isham to 211th sts, to cost about \$90,000.

**MANHATTAN.**—The Williams Building Co., 132 Nassau st, S. Williams, president, will take bids on sub-contracts for the 6-story apartment house in 113th st, southside, 100 ft west of 7th av, from plans by Gronenberg & Leuchtag. Cost, about \$60,000.

**BRONX.**—The Ebling Co., 939 Intervale av, will take bids about Jan. 20 for four apartments and two stores, 5-stys, 41x90 ft., at the southwest corner of Cauldwell av and 160th st, to cost \$155,000. Brick, limestone, semi-fireproof, dumbwaiters, steam heat, etc. Operations will be started at once.

**DWELLINGS.**  
**THOUSAND ISLANDS, N. Y.**—William A. Balch, Inc., 110 West 40th st, Manhattan, architect, is taking bids for a 2½-story local stone residence about 6 miles northwest of Clayton, N. Y., for E. S. Woodward, Ardsley-on-the-Hudson.

**ENGLEWOOD, N. J.**—Caretto & Foster, 30 East 42d st, Manhattan, architects, are taking bids for a 2½-story residence in Lincoln st, near Walnut st, for Reginald Holliday, care of architects. Cost, about \$7,000.

**FACTORIES AND WAREHOUSES.**  
**HARRISON, N. J.**—William E. Lehman, 738 Broad st, Newark, architect, is taking bids for offices, warehouse and shed in Essex st, for the National Oil & Supply Co., on premises. Cost, about \$8,000.

**NEWARK, N. J.**—Bids will close January 20 for the brick and steel power plant at Point-No Point, on Passaic River, for the Public Service Corporation, Thos. F. McCarter, Nathaniel A. Carle, care of owner, chief engineer. Linde & Griffith Co., foot of 4th av, Newark, contractor for concrete foundations. Cost, \$1,000,000.

**PASSAIC, N. J.**—The Magor Car Co., at Athenia, about two miles south of Passaic, will take estimates about Feb. 1 for the construction of a 1-story corrugated iron and steel addition to its factory here to cost about \$20,000. Plans have been drawn by Barclay & Klapp, 60 Wall st, Manhattan.

**HALLS AND CLUBS.**  
**NEWARK, N. J.**—Neil Convery, Union Building, is preparing plans for alterations to the brick clubhouse, 76 New st, for the Young Men's Catholic Institute and Knights of Columbus. Bids will be taken by architect about January 22. Cost, about \$10,000.

**MANHATTAN.**—Plans are being refigured for the 4-story Y. M. C. A. building, 134x186 ft., at the southwest corner of Washington av and 161st st, from plans by Louis E. Jallade, 37 Liberty st. Weiskopf & Burroughs, 68 William st, steel engineers. Cost, about \$225,000.

**HOSPITALS AND ASYLUMS.**  
**BRONX.**—Buchman & Fox, 30 East 42d st, architects, are taking bids for a 4-story pavilion on Gun Hill rd, for the Montefiore Home, Gun Hill rd and Bainbridge av. Cost, about \$200,000.

**MUNICIPAL WORK.**  
**WALDEN, N. Y.**—F. E. Estabrook, Newburgh, N. Y., architect, will call for bids on general contracts about Jan. 26 for the new municipal building and jail, 3-stys, 90x100 ft., non-fireproof, to be erected at Walnut and Scofield sts by the town of Walden. Estimated cost, about \$60,000.

**SCHOOLS AND COLLEGES.**  
**BELLEVILLE, N. J.**—Bids will close January 19, at 8.30 P. M., for the high school at Washington av and Holmes st, for the Board of Education of the Town of Belleville. Chas. Granville Jones, 280 Broadway, Manhattan, architect. D. R. Bacon, 30 Church st, Manhattan, heating and electrical engineer. E. E. Seelye, 101 Park av, structural engineer.

**STORES, OFFICES AND LOFTS.**  
**MANHATTAN.**—Plans will soon be figured for the store and office building, 3-stys, which the Sun Printing & Publishing Co. is to erect at the southeast corner of Nassau and Frankfort sts, from plans by F. P. Platt, 1123 Broadway.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

**APARTMENTS, FLATS AND TENEMENTS.**  
**NORTHERN AV.**—Samuel Sass, 32 Union sq, has been commissioned to prepare plans for three 5-story apartments on the west side of Northern av, east one-half of block between 178th and 179th sts, for the Dayton Realty Co., 132 Nassau st.

**SHERMAN AV.**—Neville & Bagge, 105 West 40th st, have completed plans for a 5-story apartment on the east side of Sherman av, 100 ft. south of Dyckman st, for James Livingston, 326 Audubon av. Cost, about \$45,000.

**ST. NICHOLAS AV.**—W. S. Berres, 404 Saratoga av, Brooklyn, has been commissioned to prepare plans for a 6-story apartment on the east side of St. Nicholas av, 183 ft. south of 145th st, for John Katzman, 790 Riverside drive.

**76TH ST.**—Schwartz & Gross, 347 5th av, will soon complete plans for the 9-story apartment, 69x100 ft., at 122-128 East 76th st for Julius Tishman & Sons, 18 East 41st st, owners and builders. Cost, about \$200,000.

**180TH ST.**—G. & E. Blum, 505 5th av, have completed plans for a 6-story apartment at the northeast corner of 180th st and Haven av for the Great Northern Construction Co., 3785 Broadway. Cost, about \$175,000. Bids will soon be received.

**55TH ST.**—Wallis & Goodwillie, 56 West 45th st, have completed plans for an 8-story apartment at 13-17 West 55th st for the George Backer Construction Co., 56 West 45th st. Cost, about \$200,000. Bids will soon be received.

**GRAND ST.**—Arthur G. Carlson, 157 Remsen st, Brooklyn, has completed plans for a 6-story tenement in the south side of Grand st, 47.2 ft. east of Mott st, for Peter Rinelli and Stephen Gardino, 87 Elizabeth st. Cost, about \$35,000. Bids will soon be received.

**79TH ST.**—Plans have been completed by Rouse & Goldstone, 38 West 32d st, for a 12-story apartment house at 159-165 East 79th st for the 161 East 79th St. Co., Inc., 30 East 42d st. Cost, about \$250,000. Specifications call for Indiana limestone, face brick, terra cotta blocks, fireproof floor arches, ornamental iron, marble and tile, hardwood floors, electric elevator, best plumbing fixtures, steam heat.

**123D ST.**—Marshall R. Grimes, 39 East 42d st, has prepared plans for alterations to the 5-story apartment 101 East 123d st for the Emigrant Ind. Savings Bank, 51 Chambers st. Cost, about \$4,000.

**126TH ST.**—Frank Wanier, 120 West 126th st, has had plans prepared by Jobst Hoffmann, 188 St. Nicholas av, for alterations to the 4-story apartment at 251 West 126th st.

**STORES, OFFICES AND LOFTS.**  
**5TH AV.**—William E. Austin, 45-46 West 24th st, is preparing plans for remodeling the 7-story store and loft 208 5th av, through to Broadway, for Harry C. Hallenbeck, care of Hallenbeck-Wynkoop-Crawford Co., 497 Pearl st.

**APARTMENTS, FLATS AND TENEMENTS.**  
**AV ST. JOHN.**—Excavating is under way for two 5-story apartments at the northeast corner of Av St. John and Fox st, for the Normal Construction Co., 661 Tinton av. C. B. Meyers, 1 Union sq, architect. Mason Construction Co., 661 Tinton av, has brick mason work. Cost, about \$100,000.

**226TH ST.**—J. M. Felson, 1133 Broadway, is preparing plans for two 5-story apartments, 100x90 ft., at 226th st, east of White Plains av, for A. M. Lubo, care of architect. Total cost, \$80,000.

**HOE AV.**—Gronenberg & Leuchtag, 303 5th av, are preparing plans for a 5-story apartment, 65x101 ft., on the west side of Hoe av, 250 ft. north of Aldus st, for David Rosing, 61 West 113th st, owner and builder. Cost, about \$50,000.

**CRESTON AV.**—William Koppe, 830 Westchester av, is preparing plans for four 5-story apartments on the east side of Creston av, 244 ft. north of Fordham rd, for the Level Realty Corporation, 939 Intervale av, owner and builder. Cost, about \$100,000.

**AV ST. JOHN.**—Work is up to the 5th tier on the store and apartment southwest corner of Av St. John and Fox st for the J. W. Cornish Construction Co., J. W. Cornish, 805 East Tremont av, president. Frank J. Schefcik, 176th st and Park av, architect. D. Peloso, 861 Fairmount pl, stone mason. Frank Willerts, 1887 Vyse av, brick mason. John Kientsch, 1833 Washington av, roofing, and Evans & Kaestner, 939 Intervale av, wiring. Cost, about \$50,000.

**CONCORD AV.**—Neville & Bagge, 105 West 40th st, are preparing plans for four 5-story apartments, 94x173 ft., at the southeast corner of Concord av and 151st st for Thomas Mulligan, 2474 Shakespeare av, owner and builder. Cost, about \$125,000.

**HOE AV.**—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 5-story apartment house on the west side of Hoe av, 330 ft. south of 165th st, for the Hoe Av. Holding Co, David Rosing, president, 61 West 113th st, owner and builder.

#### STABLES AND GARAGES.

**SOUTHERN BLVD.**—Edward J. Byrne, 3029 3d av, has completed plans for a 1-story brick and stone garage on the east side of Southern blvd, opposite 163d st. Cost, about \$30,000.

**WASHINGTON AV.**—Paul C. Hunter, 191 9th av, is preparing plans for alterations and additions to the 4-story garage on the east side of Washington av, 150 ft. north of Tremont av, for the Tremont Garage Co., A. Seadle, president, care of architect. Cost, about \$12,000.

#### Brooklyn.

**APARTMENTS, FLATS AND TENEMENTS.**  
**EASTERN PKWAY.**—Farber & Markowitz, 189 Montague st, are preparing plans for a 4-story apartment on the north side of Eastern pkway,

143 ft. west of Hopkinson av, for Fink-Kap Realty & Construction Co., 1069 Nostrand av. Cost, about \$15,000.

**DIVISION AV.**—Shampan & Shampan, 772 Broadway, have prepared plans for two 6-sty apartments on the south side of Division av. 152 and 200 ft. east of Bedford av, for the Ross Land Co. Cost, about \$125,000. Work will start immediately.

**ROSS ST.**—Isaac Haft, Inc., 175 Hewes st, contemplates the erection of two 5-sty apartments, 80x200x50 ft., at Ross and Wilson sts, from plans by Shampan & Shampan, 772 Broadway.

**KEAP ST.**—Shampan & Shampan, 772 Broadway are preparing plans for a 6-sty apartment, 80x70 ft., at 331-7 Keap st for the Ross Land Co., H. Herschkowitz, president, 193 South 9th st, owner and builder. Cost, about \$50,000.

**SOUTH 2D ST.**—Samuel Sass, 32 Union sq, Manhattan, is preparing plans for two 6-sty apartments at the southeast corner of South 2d and Hughes sts, for the South 5th Av Construction Co., 686 Willoughby av, owner and builder. Cost, about \$80,000.

**HEWES ST.**—Charles M. Straub, 147 4th av, is completing plans for a 6-sty flat house with stores, 50x76 ft., to be erected at the southeast corner of Hewes and 4th sts, for Samuel Kraus Constn. Co., 217 Havemeyer st, to cost \$20,000. The owner will take estimates on all sub contracts, including, wrecking, excavating, structural iron, patent store fronts, ornamental iron, marble and tile, sheet metal work, and one hand dumbwaiter.

**SOUTH 1ST ST.**—Shampan & Shampan, 772 Broadway, Brooklyn, have prepared plans for a 6-sty apartment house, 50x100 ft., to be erected in the north side of South 1st st, 105 ft. west of Havemeyer st, for Cohen & Duberstein, owners.

**DWELLINGS.**

**AV. N.**—Jos A. Boyle, 373 Fulton st, is preparing plans for four 3-sty stores and residences at the southeast corner of Av N and East 15th st, for C. Morgensen, 3417 Beverly rd, owner and builder. Cost, about \$6,500 each.

**STABLES AND GARAGES.**

**4TH ST.**—Mortenson & Co., 405 Lexington av, Manhattan, are preparing plans for a 2 and 3-sty brick and concrete stable, 75x100 ft., at the southwest corner of 4th and Bond sts, for the Knickerbocker Ice Co., Wesley M. Oler, president, 1480 Broadway. Cost, about \$51,000. George McEntee, 1123 Broadway, Manhattan, general contractor.

**STORES, OFFICES AND LOFTS.**

**WYTHE AV.**—Charles M. Straub, 147 4th av, is completing plans for a 6-sty flat and store building for a corporation now forming to be erected at the northeast corner of Wythe av and South 2d st, to cost about \$50,000. The owner builds and will take bids on all sub contracts.

**Queens.**

**APARTMENTS, FLATS AND TENEMENTS.**

**LONG ISLAND CITY.**—James Magee, Winfield, L. I., will prepare plans for a 3-sty brick flat, 86x100 ft., at Hulst and Skillman avs for Joseph F. Negreen, 8 East 23d st, Manhattan. Cost, about \$14,000.

**DWELLINGS.**

**LONG ISLAND CITY.**—Frank Braun, 585 9th av, has completed plans for a 2-sty brick residence and private garage on the east side of 12th av, 175 ft. north of Vanderventer av, for Ignatz Wohl, 1221 3d av, Manhattan, owner and builder. Cost, about \$15,000.

**COLLEGE POINT, L. I.**—Harry T. Morris, College Point, is preparing plans for a 2-sty frame residence at 1st st and 22d av for David E. Weddle, 16 North 23d st, Flushing, L. I. Cost, about \$5,000.

**Richmond.**

**APARTMENTS, FLATS AND TENEMENTS.**

**TOMPKINSVILLE, S. I.**—Daniel Santoro, this place, is preparing sketches for a 3-sty apartment, 76x60 ft., to cost about \$30,000.

**DWELLINGS.**

**NEW DORP, S. I.**—Harry W. Putnam, 18 Broadway, Manhattan, owner and architect, is preparing plans for two 2½-sty stucco detached residences on Beach av, 9th to 10th sts, to cost about \$4,500.

**PORT RICHMOND, S. I.**—Plans have been prepared privately for a 2½-sty frame residence, 20x48 ft., at the northwest corner of Charles and Nicholas avs, for Jas. Okstel, Port Richmond. Cost, about \$3,500.

**Suffolk.**

**HOSPITALS AND ASYLUMS.**

**HOLTSVILLE, L. I.**—Nathan Myers, Court Theatre Building, Newark, has been commissioned to prepare plans for a 2-sty frame tuberculosis hospital for the Board of Supervisors of Suffolk County, Philip J. Christ, chairman, New Hyde Park, L. I. Cost, between \$35,000 and \$45,000.

**HOTELS.**

**AMITYVILLE, L. I.**—Chas. Werner, 316 Flatbush av, is preparing revised plans for extensions and alterations to the 3-sty frame hotel, foot of Ocean av, for the Narrangansett Inn, William Lowden, on premises, owner. B. F. Conklin, on premises, lessee. Cost, about \$10,000. The owner will soon call for bids from local contractors.

**Westchester.**

**APARTMENTS, FLATS AND TENEMENTS.**

**WHITE PLAINS, N. Y.**—Beverly S. King, 103 Park av, Manhattan, has nearly completed plans for the 6-sty apartment house and garage at the northwest corner of South Broadway and N. Y. Post rd, for the Daytona Association, Louis E. Eden, 1 Madison av, steam, electrical and sanitary engineer. Cost, about \$80,000.

**YONKERS, N. Y.**—Excavating will soon start for the 4-sty apartment on Elliott av for P. H. McGrath, 99 Morris st, owner and builder. Jas. A. Watson, Reeves Building, architect. Cost, about \$21,000. The owner is ready for estimates on all contracts and materials.

**DWELLINGS.**

**MT. VERNON, N. Y.**—Plans are being prepared for a 2½-sty frame residence, 22x57 ft., on South 1st av, between 4th and 5th sts, for William J. Morgan, 336 South 1st av. Cost, about \$6,500.

**LARCHMONT, N. Y.**—Foundations are under way for a 1-sty stone garage on Boston rd, for John Isbister, Boston rd. Cost, about \$8,500.

**CONTRACTS AWARDED.**

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

**APARTMENTS, FLATS AND TENEMENTS.**

**MANHATTAN.**—(Sub.) L. Kantor & Co., 449 West 41st st, have received the contract for trim necessary for the 12-sty apartment, 1155 Park av, for the Akron Building Co., 119 West 40th st. R. T. Lyons, 119 West 40th st, architect. Gunvald Aus, 101 Park av, steel engineer. Cost, about \$400,000.

**MANHATTAN.**—(Sub.) Andrew Kiesel, 1911 Morris av, has received the plastering contract for the 5-sty apartment, 100x100 ft., northeast corner of Vermilyea av and 207th st, for the Aldus Construction Co. Samuel Sass, 32 Union Square, architect.

**BROOKLYN.**—(Sub.)—Sage Bros., 4515 16th av, have received the heating contract for the 4-sty tenement southwest corner of 50th st and 12th av, for Paul J. Connelly, 5107 New Utrecht av, owner and builder. A. G. Carlson, 157 Remsen st, architect.

**UNION HILL, N. J.**—(Sub.)—DeRiso & Arena, 322 5th av, have received the mason work for alterations to the store and apartment house, 204 Bergenline av for Theodore Plens, on premises. William Newmann, 202 Ogden av, Jersey City, N. J., architect.

**IRVINGTON, N. J.**—Mathias Hiltgen, 77 19th av, Newark, has received the general contract to erect a 3-sty frame flat at 749 Springfield av, for Amelia A. Hemhauser, 745 Springfield av. Aug. M. Kleemann, 741 Broad st, Newark, architect. Cost, about \$6,500.

**DWELLINGS.**

**RUTHERFORD, N. J.**—Garvin R. McCoach, this place, has received the general contract to erect a 3½-sty frame residence, 28x30 ft., on Irving pl for Reid Howell, 203 Wood av. Cost, about \$4,000.

**SOUTHAMPTON, L. I.**—Brady & Halsey, Main st, have received the general contract to erect a 2½-sty frame residence for Mrs. Olcott, care of architect, F. Burrall Hoffman, Jr., 17 East 40th st, Manhattan. Cost, about \$25,000.

# “Very Satisfactory!”

was the remark Mr. Benjamin Heywood made the other day while discussing the Edison Service installation in his 11-story building at 26th Street and Ninth Avenue

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STORES AND TENEMENTS.

LINCOLN PL, n s, 179.9 e Troy av, 4-sty brick tenement, 60x92, gravel roof, 27 families; cost, \$30,000; owner, Chas. Serota, 1494 Eastern pkway; architect, Benj. Cohn, 361 Stone av. Plan No. 122.

WEST 1ST ST, w s, 700 s Sheepshead Bay rd, 1-sty frame store, 18x30, gravel roof; cost, \$300; owner, Sacharo Rubins, 202 West av; architect, A. D. Hinsdale, 96 C. I. av. Plan No. 143.

LIVONIA AV, n w cor Christopher av, 4-sty brick store and tenement, 25x90, slag roof, 9 families; cost, \$19,000; owner, Bakery Bldg. Co., 175 Watkins st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 151.

HOPKINSON AV, n w cor Blake av, 4-sty brick tenement, 50.3x90, slag roof, 22 families; cost, \$30,000; owner, The Burland Co., 135-7 Eastern pkway; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 120.

VERMONT ST, w s, 200 n Livonia av, four 3-sty brick tenements, 20x68, slag roof, 6 families each; total cost, \$30,000; owner, Hadrian Realty Co, 674 Hendrix st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 169.

ELLERY ST, n s, 102.7 w Delmonico pl, 1-sty brick store, 25x77.11, gravel roof; cost, \$2,000; owner, Lipman Lipsitz, 392 Eushwick av; architect, Tobias Goldstone, 49 Graham av. Plan No. 209.

12TH AV, n e cor 43d st, 4-sty brick tenement, 20x90, slag roof, 8 families; cost, \$15,000; owner, N. & S. Realty Co., 1255 40th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 237.

12TH AV, e s, 20.2 n 43d st, 4-sty brick tenement, 40x89, slag roof, 16 families; cost, \$25,000; owner, N. & S. Realty Co., 1255 40th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 236.

MISCELLANEOUS.

EAST N Y AV, n s, 142.7 w Lincoln pl, 1-sty brick carriage house, 24.1x28.3, slag roof; cost, \$500; owner, Moses Silverman, 1309 East N. Y. av; architects, Farber & Markowitz, 189 Montague st. Plan No. 208.

Queens.

DWELLINGS.

DUNTON.—Liberty av, s s, 75 e Maure av, 2-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, \$2,300; owner, Henry E. Price, 354 Fulton st, Jamaica; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plan No. 30.

FLUSHING.—Black Stump rd, n s, 1/2 mile e Fresh Meadow rd, 2-sty frame dwelling; 24x30, shingle roof, 2 families; cost, \$1,900; owner, Wm. Heslein, 223 Franklin pl, Flushing; architect, J. W. Dobson, 151 Washington av, Flushing. Plan No. 25.

FLUSHING.—28th st, e s, 80 s State st, 2-sty frame dwelling, 22x32, shingle roof, 1 family, steam heat; cost, \$4,500; owner, Broadway Flushing Homes Corp., 256 Broadway, Manhattan; architect, Benj. Hudson, 319 9th st, Brooklyn. Plan No. 28.

JAMAICA.—Herriman av, e s, 404 s Hillside av, two 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$6,000; owner, Gross Construction Co., Union Hall st, Jamaica; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plan No. 31.

LAUREL HILL.—Jones st, w s, 250 s Clifton av, 1-sty frame dwelling, 20x35, tin roof, 1 family; cost, \$1,000; owner, Patk. Reilly, Celtic av and Grove st, Laurel Hill; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 24.

ROCKAWAY BEACH.—Eldert av, w s, 415 n L. I. R. R., 1-sty frame dwelling, 14x28, shingle roof, 1 family; cost, \$350; owner, G. B. Schneider, 321 Bainbridge st, Brooklyn; architect, J. B. Smith, Rockaway Beach. Plan No. 26.

WOODHAVEN.—Hopkinton av, w s, 240 s Broadway, three 2-sty frame dwellings, 20x42, tin roof, 2 families; cost, \$5,400; owner, J. Viellord, Woodhaven av, Woodhaven; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plan No. 32.

CORONA.—Edson st, s s, 300 w 51st st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, \$4,000; owner, Flosblom, 140 Ferguson st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 45.

ELMHURST.—22d st, w s, 315 s Woodside av, 2 1/2-sty frame dwelling, 20x50, shingle roof, 1 family, steam heat; cost, \$4,200; owner, Geo. Livingstone, Sycamore av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 46.

FAR ROCKAWAY.—Grandview av, e s, 445 s Rue De St. Felix, three 1-sty frame dwellings, 17x45, shingle roof, 1 family; cost, \$1,600; owner, Jos. Krane, Far Rockaway; architects, Howard & Callmann, Far Rockaway. Plan Nos. 38-39-40.

MIDDLE VILLAGE.—Pulaski st, s s, 25 e Main av, two 2-sty frame dwellings, 20x48, tin roof, 2 families; cost, \$6,000; owner, Mortimer R. Sherman, 25 Hinman st, Middle Village; architect, Jos. W. Weiss, 52 Lafayette st, Middle Village. Plan No. 33.

MORRIS PARK.—Ward st, e s, 109 n Liberty av, two 2-sty frame dwellings, 17x34, shingle roof, 1 family; cost, \$4,800; owner, Francis A. Biedenkapp, Richmond Hill; architect, Chas. Biedenkapp, Richmond Hill. Plan No. 37.

RAMBLERSVILLE.—Hawtree av, e s, 200 s Flynn av, 2-sty frame dwelling, 28x30, shingle roof, 1 family, steam heat; cost, \$2,500; owner and architect, Frank Freimuth, Hawtree av, Ramblersville. Plan No. 36.

RICHMOND HILL.—Oxford av, e s, 144 s Jamaica av, two 2-sty frame dwellings, 16x32, shingle roof, 1 family, steam heat; cost, \$4,000; owner, A. Jesser, Lefferts av, Richmond Hill; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan Nos. 41-42.

ELMHURST.—Medina pl, w s, 125 n Gerry st, 2 1/2-sty frame dwelling, 21x46, shingle roof, 2 families, steam heat; cost, \$3,600; owner and architect, John Simkin, 52 East Jackson av, Corona. Plan No. 50.

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AV A, 1497, brick dumbwaiter shaft enclosure, fireproof door, terra cotta block, mason work, concrete footing to 5-sty brick store and tenement; cost, \$150; owner, Michael Knaish, 1653 1st av; architect, Frank Straub, 25 West 42d st. Plan No. 34.

AV C, 26-28-30, metal-covered store front, granite blocks, steel beams, galvanized iron cornice to 3-sty brick store and dwelling; cost, \$500; owner, Edw. Baumann, 336 East 72d st; architect, Henry Regelmann, 133 7th st. Plan No. 44.

AMSTERDAM AV & WEST 116TH ST, n e c, addition to 1-sty greenhouse; cost, \$4,000; owner, Columbia University, West 116th st and Amsterdam av; architects, Lord & Burnham Co., 42d St. Bldg. Plan No. 57.

BROADWAY, 570-76, fire escapes, fireproof door and windows to 10-sty brick stores and lofts; cost, \$2,500; owner, Third St. Realty Co., Henry Goldstein, president, 37 Liberty st; architect, Wm. M. Farrar, 1269 Broadway. Plan No. 32.

BROADWAY, 1446-1450, install balcony, stairway to 9 and 5-sty brick restaurant and hotel; cost, \$400; owner, The Fourteen-Fifteen Broadway Co., H. S. Duncan, Pres., 1450 Broadway; architect, Emery Roth, 405 Lexington av. Plan No. 52.

BROADWAY, 1514-1530, remove pier, new doors, new lintel beams and supports, construct glass and iron marquee to 5-sty brick fireproof theatre; cost, \$1,000; owner, N. Y. Theatre Co., 214 West 42d st; architect, Thomas W. Lamb, 644 8th av. Plan No. 55.

BROADWAY, 1876-82, fireproof partitions to 4-sty brick show rooms and offices; cost, \$300; owner, Wendell Estate, 175 Broadway; architect, Rudolf Boehler, 195 Lexington av. Plan No. 58.

BROADWAY, 2431-39, stairs, balcony (frame) to 2-sty brick stores and theatre; cost, \$65; owner, Robert Goelet, 9 West 17th st; architect, John C. Adams, 143 West 60th st. Plan No. 64.

LEXINGTON AV, 742, removal of stone stoop, vestibule and steps, flooring, stairs metal lath and plaster stair enclosure to 4-sty brick store, offices and apartments; cost, \$650; owner, Sarah R. Simmons, 2 East 58th st; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 60.

LEXINGTON AV, 1736, partitions forming bath rooms, plumbing and fixtures, windows to 5-sty brick tenement; cost, \$1,200; owner, Joseph Mandel, 1736 Lexington av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 63.

1ST AV, 2420-26, fire proof stair enclosure (hollow terra cotta block, reinforced concrete floor slab), wood stairs to 5-sty brick factory; cost, \$1,000; owners, Maas & Blum, 32 West 85th st; architects, Ballinger & Perrot, 1328 Broadway. Plan No. 66.

3D AV, 2274, remove store front and wall, new store front, remove columns and girder, new girders, build brick piers, cast iron columns, new iron doors, copper corner bars, ceramic tile, new lights to 3-sty brick cloak and suit store and repair room; cost, \$1,000; owner, R. I. Brown Estate, A. D. Brown, trustee, 20 Nassau st; architect, Edgar T. Howell, 31 Kane pl, Brooklyn. Plan No. 51.

5TH AV, 518, steel stairway, replacing of windows with fireproof doors, painting to 8-sty brick salesrooms and factory; cost, \$3,500; owner, Henry G. Prevot, 11 William st; architect, Wm. M. Farrar, 1269 Broadway. Plan No. 31.

6TH AV, 639, fireproofing, fire escape ladder, iron stairs to 4-sty brick stores and apartments; cost, \$900; owner, Goodhue Livingston, Southampton, L. I.; architect, Jas. J. F. Gavigan, 1123 Broadway. Plan No. 38.

6TH AV, 499, remove brick piers, provide steel lintels, steel beams, metal lath, headers and trimmers to 3-sty brick store and lofts; cost, \$500; owner, John H. Rikser, 110 West 34th st; architect, Otto L. Spahnake, 233 East 78th st. Plan No. 47.

8TH AV, 236, store front, Lally columns, steel girders, cement mortar pier, blue stone, removal of wall to 3-sty brick store and dwelling; cost, \$2,500; owner, Mary Drake, 266 West 23d st; architect, L. S. Beardsley, 38 West 32d st. Plan No. 33.

**Bronx.**

FILMORE ST, w s, 200 n Van Nest av, 1-sty frame extension, 10x56, to 2-sty frame dwelling; cost, \$250; owner, John Mock, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 8.

160TH ST, 317, new partitions, etc, to 2-sty frame dwelling; cost, \$50; owner, Susan Benner, 321 East 160th st; architect, Geo. Hof, Jr., 317 East 158th st. Plan No. 10.

ANTHONY AV, 2182, 1-sty frame extension, 5½x10½, new chimney to 1½-sty frame dwelling; cost, \$700; owner, H. A. Saedale, 1929 Washington av; architect, L. W. Lewis, 839 East 216th st. Plan No. 4.

ARTHUR AV, new partitions to 3-sty frame tenement; cost, \$35; owner, Loranzo Greco, 68 Lincoln av; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 3.

FORT SCHUYLER RD, w s, 558 n Roosevelt av, 1-sty frame extension, 28x28, to 2-sty frame dwelling; cost, \$500; owner, Louis D'Angelo, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 5.

MATILDA AV, s w cor 240th st, 1-sty frame extension, 25x21, to 2-sty frame store and dwelling; cost, \$1,000; owner, David Shapiro, 4577 Matilda av; architect, Thos. Brogan, 4620 Matilda av. Plan No. 7.

VAN NEST AV, n e cor Filmore st, move 2-sty frame store and dwelling; cost, \$1,000; owners, Sieman & Kaplan, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 6.

3D AV, 3861, enlarge stage of 3-sty brick hall, meeting rooms and stores; cost, \$1,000; owners, Zarland Realty Co., 809 Westchester av; architect, Jacob Fisher, 25 Av A. Plan No. 9.

**Brooklyn.**

BOERUM ST, 177, interior alterations to 3-sty tenement; cost, \$2,000; owners, Welz & Zerweck, Myrtle and Wyckoff avs; architects, Shampan & Shampan, 772 Broadway. Plan No. 128.

BUTLER ST, 366, erect tank on 5-sty factory; cost, \$2,250; owner, Kronheimer & Oldenbusch Co., on premises; architect, The Rusling Co., 39 Cortland st. Plan No. 200.

COURT ST, 291, interior alterations to 3-sty dwelling; cost, \$700; owner, Jacob D. H. Bergen, 314 Court st; architect, John Burke, 372 Union st. Plan No. 174.

DELMONICO PL, 35, exterior alterations to 3-sty tenement; cost, \$300; owner, Jos. Fischer, 157 Hopkins st; architect, Tobias Goldstone, 49 Graham av. Plan No. 179.

FULTON ST, 2055, interior alterations to 3-sty dwelling; cost, \$250; owner, H. J. Leach, on premises; architect, W. A. Gorman, 110 Roosevelt av, Corona. Plan No. 115.

FULTON ST, s w cor Rockwell pl, interior alterations to 3-sty theatre; cost, \$200; owner, B. F. Keith Theatre & Realty Co., 1564 Broadway, N. Y.; architect, Wm. H. McElfrick, 309 Sterling pl. Plan No. 216.

KOSCIUSKO ST, 617, interior alterations to 3-sty garage and dwelling; cost, \$275; owner, Robert E. Leibman, 1807 East 14th st; architect, H. M. Entlich, 29 Montrose av. Plan No. 194.

LEFFERTS PL, 86, interior alterations to 2-sty carriage house; cost, \$1,000; owners, Fair-

child Sons, Inc., 702 Fulton st; architect, Chas. L. Elliott, 601 West 182d st, Manhattan. Plan No. 147.

MESEROLE ST, 80, interior alterations to 4-sty factory; cost, \$25,000; owner, Philip Rosenblum, 76 Graham av; architect, Tobias Goldstone, 49 Graham av. Plan No. 154.

POWELL ST, 175, interior alterations to 3-sty store and tenement; cost, \$850; owner, Kussie Greenberg, 484 Powell st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 202.

POWELL ST, 480, interior alterations to 3-sty store and tenement; cost, \$850; owner, Kussie Greenberg, 484 Powell st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 203.

POWELL ST, 486, interior alterations to 3-sty stores and tenement; cost, \$850; owner, Kussie Greenberg, 484 Powell st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 204.

SKILLMAN ST, 87-9, raise three 3-sty tenements; cost, \$300; owner, Salvatore Rondaminu, 101 Park av; architect, Mathew Del Gaudio, 410 East Tremont av, New York. Plan No. 225.

SKILLMAN ST, 97, interior alterations to 3-sty tenement; cost, \$400; owner, Francisco Groce, on premises; architect, D. Sabati, 525 Grand st. Plan No. 185.

THAMES ST, 116, interior alterations to 4-sty store and tenement; cost, \$650; owner, Henry S. Levy, 912 Eastern pkway; architect, H. J. Neurick, 830 Putnam av. Plan No. 168.

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EAST PLAINFIELD, N. J.—William H. Clum, 152 Park av, Plainfield, has completed plans for a 2-story frame residence on Terrell rd, for Ernest T. Hand, Westfield. Cost, about \$3,000.

**Other Cities.**

**HALLS AND CLUBS.**

GREENWICH, CONN.—J. R. Moore, 156 5th av, Manhattan, engineer, will take bids on electrical work about February 15 for the 3½-story Y. M. C. A. building here, from plans by M. L. & H. G. Emery, Bible House, Manhattan. Nathaniel Witherell Estate, 5 East 42d st, Manhattan, donor. Jacob Zimmermann, 18 East 41st st, Manhattan, general contractor. Cost, about \$200,000.

**PERSONAL AND TRADE NOTES.**

F. L. ROBINSON, architect, has moved his offices from 331 Madison av to 30 East 42d st.

ARNOLD & STERN, architects, will open offices February 1 at 404 Cutler Building, Rochester, N. Y.

EDWARD J. BYRNE, architect, has moved his offices to the Columbia Bank Building, 148th st and 3d av.

EUGENE HENRY KLABER, architect, has moved his offices to 101 Park av. Telephone, 5540 Murray Hill.

WILLIAM C. LAURITZEN, architect, formerly at Broadway and 68th st, has moved his offices to 31 East 27th st.

W. E. STEPHENS, architect, 469 State st, Schenectady, N. Y., desires catalogues showing stock designs in galvanized iron cornices.

COHEN & FELSON, architects, 331 4th av, have dissolved partnership. J. M. Felson will in future practice his profession at 1133 Broadway.

CHARLES A. RICH AND FREDERICK MATHESIUS, JR., architects, have become associated for the joint practice of their profession at 320 5th av.

MARK A. LEE, architect, formerly with T. Markoe Robertson, 331 Madison av, Manhattan, has opened offices for the practice of his profession at Rutherford, N. J.

ADOLPH E. NAST, formerly of the firm of Nast & Springsteen, architects, has opened offices for the practice of his profession at 546 5th av. Telephone, Bryant 959.

LOUIS BROOKS, architect, has moved his offices from 489 5th av to 449 West 41st st. New address was incorrectly reported in our issue of January 2, as 110 West 34th st.

JOHN G. SEINER, architect, 76 Thompson st, Buffalo, N. Y., desires information and catalogues on factory construction, methods of fire-proofing, metal sash and factory equipment.

DANIEL CHESTER FRENCH, sculptor, of New York City, has been selected to model the statue of Abraham Lincoln, which will be placed in the Lincoln Memorial building now under construction at Washington, D. C.

HOBOKEN CONSTRUCTION.—According to the report of Joseph Cummings, Inspector of Buildings of Hoboken, sixty new buildings were erected last year, at a cost of \$728,530. These included twelve factories and eight storage houses.

CAULDWELL-WINGATE CO., as general contractors, and Levering & Garrigues, as sub-contractors for the iron work, are making good progress on the 12-story addition to the building of the Pictorial Review, opposite the postoffice in 39th st.

SIDNAY DIAMANT, consulting engineer, of 15 East 40th st, has been retained as structural engineer in connection with the new 8-story fire-proof building, for Messrs. Frank Bros., to be erected at 588 5th av. Alfred Freeman, 29 West 34th st, is architect.

EUGENE W. STERN, secretary of the American Institute of Consulting Engineers, was recently appointed chief engineer of the Bureau of Highways, Borough of Manhattan, succeeding H. W. Durham, whose resignation will become effective February 1st.

JOHN T. TREACY, for more than nine years with the John W. Rapp Co., and until recently with the Marble Arch Co., has become associated with the R. G. McCartney Co., 622 St. Nicholas av, Manhattan, contractor for fireproof floor arches, concrete and cement work.

MAYOR LENNON, of Yonkers, N. Y., has appointed a committee consisting of Public Safety Commissioner Fleming, Thomas F. Larkin, James A. Watson, Fred S. Taylor and Alexander Stolz to investigate housing conditions in Yonkers, as recommended by Senator Cullen.

PILGRIM HALL, the new assembly room of the Broadway Tabernacle, Broadway and 56th st, was dedicated Thursday evening, January 14. The hall, which is directly under the auditorium of the church, will be used as a forum for the discussion of social problems, an entertainment and concert hall and for banquets. It was made possible by the gift of \$25,000 from one family and an equal amount by subscription.

FIRE COMMISSIONER ADAMSON has appointed Theodore I. Coe chief inspector of the Bureau of Fire Prevention, to succeed John J. Kennedy. The place has been vacant since last May. Mr. Coe for the last nine years has been superintendent of the architectural firm of Howells & Stokes, of 100 William st. He superintended the construction of the St. Regis Hotel and many other large buildings in the city. He will receive \$4,000 a year.

DOCK COMMISSIONER R. A. C. SMITH received a silver service as an appreciation of his services for Americans stranded in Italy when war broke out. He was chairman of the committee of guarantors who handled the trip of the Principe di Udine. Thirty of the passengers joined in making the gift, which cost \$1,000. The presentation was made at a luncheon at the Recess Club, 60 Broadway, Thurs-

day, January 14. Nicholas Murray Butler, president of Columbia, presided. The large centrepiece of the service was gratefully inscribed.

BRIDGE COMMISSIONER KRACKE has submitted a new plan for the Manhattan terminal of the Brooklyn Bridge. The main features of his plan are: To remove the present train shed across Park Row. To erect a new station and terminal 600 feet further back, or upon bridge structure proper, with a western frontage on the easterly building line of Park Row. The erection on this station of an ornamental granite facade on the east side of the building to harmonize with the construction of the municipal building. The erection of an ornamental footwalk across Park Row to City Hall park.

MRS. HARRY PAYNE WHITNEY is completing plans for the exhibition and competition to be held at her studio, 8 West 8th st, January 16 to 24, inclusive. The proceeds will be devoted to the "Fraternite des Artistes," a fund for the relief of the families of the artists of France made destitute by the war. Prizes are offered for sculpture, for sculpture and architecture combined, for decorative painting and for painting and architecture combined. The jury of awards is composed of Paul Clafin, Howard C. Cushing, William A. Delano, C. Grant La Farge, Paul Manship, J. Alden Weir and James F. E. Fraser. On Tuesday and Thursday evenings of next week, from 6 to 10 o'clock, admission to the exhibition will be free. On the opening day the admission to the public will be \$1; on other days 25 cents.

COAST SURVEY.—The American Society of Engineers, Architects and Constructors, 35 West 39th st, at its annual meeting passed the following resolution: "Whereas, the U. S. Coast and Geodetic Survey is the oldest scientific bureau of the government service, but there has long been an unfortunate lack of appreciation of the public importance of this bureau's work, and for many years it has been obliged to get along with inadequate appropriations and very defective plant. And, whereas, Secretary Redfield, in his annual report, just issued, and in recent public addresses, has shown the difficulties under which the officers and men of his bureau are attempting to accomplish their tasks. Resolved, that the American Society of Engineers, Architects and Constructors, endorsing the work done by this bureau in its accurate mapping, precise levelling and the charting of the coasts of the United States as of the greatest service to the Engineering profession, urge ample appropriations by Congress for this most important division of the government engineering work.

**OBITUARY**

MARTIN I. CLAPP, a retired general contractor, died in the New York Hospital of a fractured skull, sustained Thursday, January 7, at his home 425 West 22d st. He was fifty-eight years old.

MICHAEL FOCARILL, a general contractor, and prominent in Italian circles, died of blood poisoning, at his home 801 3d av, Elizabeth, N. J., Saturday, January 2. He was fifty-three years old and is survived by his widow, three sons and three daughters.

JAMES A. HUMMER, a retired general contractor, formerly a resident of East Orange, N. J., died of heart failure at his home in Phillipsburg, N. J., Thursday, January 7. He was sixty-four years old. He was a member of a number of fraternal and social organizations.

JOSEPH G. McCOLLUM, superintendent of the construction of the Essex power station of the Public Service Electric Company at Point No Point, in the New Jersey meadows, died in a private hospital in Newark from pneumonia, Thursday, January 14. He was twenty-nine years old, and formerly lived in Youngstown, N. Y. He was graduated from Cornell University in 1909, having previously rowed in the freshman eight and played on the 'varsity eleven.

CHARLES S. PRICE, for eighteen years general manager of the Cambria Steel Company and later its president, died at his home, in Westmont, Pa., of heart disease, Sunday, January 10. Mr. Price was born in West Chester, Pa., in 1852, went to Johnstown in 1876 as a draughtsman, and by degrees he rose to the highest office within the gift of the company. He was a stockholder and director in a large number of corporations of Johnstown, and was one of the incorporators of the Conemaugh Valley Memorial Hospital Association. He is survived by his widow, a son and a daughter.

ERNST E. W. SCHNEIDER, architect and senior member of the firm of Schneider & Diefenbach, 220 Broadway, died Sunday, January 10, at his home in Orange, N. J. He was fifty-nine years old and was born in Germany. With his partners he drew the plans for St. Paul's Lutheran Church, West 123d st; Columbus College, in Hawthorne; a synagogue in 67th st, several Hoboken public schools, and remodelled the City Hall of Hoboken. He was a pioneer designer of modern apartments, and was a member of the Beethoven Society. A widow and two children survive him.

JACOB MAY, president and founder of the Eagle Iron Works, died suddenly of heart disease this morning at his residence, 909 Lafayette av. Mr. May was born in Hausen by Frankfort on Main, Germany, in 1846. He was educated in Frankfort, in the high and grade schools. In 1868 he came to America, and was employed for several years by the Singer Sewing Machine Co. He became superintendent of one of the departments, which position he held up to the time he founded the Eagle Iron Works in '71, in the basement of a small building. After a few years he bought a lot with a small shop on it where the Eagle Iron Works are still located. These buildings were enlarged every few years up to the present size, now being the largest business of its kind in this city. Mr. May's four sons, Captain Charles H. May, Edmund J. May, Jacob G. May and Frederick W. May,

were associated with him in business. Mr. May was prominent in civic affairs at times, and twice the nomination for Mayor was offered him. He was one of the oldest patrons of the Record and Guide.

**TRADE AND TECHNICAL SOCIETY EVENTS.**

THE CORNELL SOCIETY OF CIVIL ENGINEERS will hold its annual meeting in New York City, January 22.

EIGHTH ANNUAL CONVENTION of the Chicago Cement Show will be held at the Coliseum February 10-17.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS will hold its annual meeting January 20-22, 1915.

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 NEW YORK, Manhattan branch, will hold a barn dance at the Lexington Assembly Rooms, Wednesday evening, February 3.

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.

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.

NATIONAL LIME MANUFACTURERS' ASSOCIATION.—The annual meeting will be held in Washington, D. C. Feb. 3-4, at the New Willard Hotel. One of the objects it is desired to attain is to convert the Treasury Department to the use of lime in the concrete of public buildings. The Secretary is Frederick K. Irvine, Chicago, Ill.

AMERICAN INSTITUTE OF CONSULTING ENGINEERS.—The annual meeting of the Institute will be held on Jan. 19 at the City Club, New York City, at 8 P. M. Three members of the Council will be elected. Ballots will be canvassed for the adoption of the amended constitution and bylaws as prepared by the special committee appointed at the last annual meeting. The secretary is Eugene W. Stern, 101 Park av, New York.

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.

MID-WEST CEMENT SHOW.—The ninth annual Mid-West Cement Show will be held at Omaha, Neb., March 2 to 6 under the auspices of the Mid-West Cement Users' Association. The convention of cement users, for which a program of papers already has been arranged, is scheduled for March 3, 4 and 5. Further information regarding the convention and show may be had from Frank Whipperman, secretary and treasurer, 28th av and Sahler st, Omaha.

THE BROOKLYN LEAGUE will hold the first of a series of meetings at which luncheon will be served at the Brooklyn City Club, 127 Remsen st, Saturday, January 16 (to-day), at 1 p. m. The meeting will be addressed by the Hon. John Purroy Mitchel, Mayor, and the Hon. Lewis H. Pounds, President of the Borough of Brooklyn. The addresses will be upon topics of interest to every resident of the borough and will be followed by a discussion open to members of the league.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS at its annual meeting held at the Engineering Societies Building, 29 West 39th st, Wednesday, January 13, elected the following officers and trustees for 1915: Major Samuel P. Hatfield, C. E., Army Building, New York, president; Oliver Randolph Parry, Philadelphia, 1st vice-president; Charles N. Green, C. E., 154 Nassau st, New York, 2d vice-president; T. Hugh Boorman, C. E., 35 West 39th st, New York, secretary; David E. Sayre, Const., Newark, N. J., treasurer. Trustees—Oliver Randolph Parry, architect; T. Hugh Boorman, consulting engineer; David E. Sayre, constructor; William Philips Comstock, architectural editor; Henry C. Irons, constructor; Manton E. Hibbs, civil engineer; F. J. Kleinke, constructor.

**BUILDING MATERIALS AND SUPPLIES**

**SLIGHT IMPROVEMENT SHOWN IN INQUIRY—SUBURBAN CONSTRUCTION LEADS THAT IN NEW YORK CITY**

Linseed Oil Up—Navigation  
Open to Hudson Brick Plants

**E**STIMATES from bureaus of buildings in all cities of importance in the metropolitan district, including the five boroughs of New York, Westchester and Nassau, and the five eastern counties in New Jersey, indicate that projected building operations are in excess of the volume for the first half of January, 1914, and that the estimated cost is higher. The total number of buildings projected or started is 333 for this year, as against 293 during the same period a year ago. The estimated cost of these operations for the first fourteen days in this year was \$5,259,041, as against \$4,913,326.

Reflected in the purchase of building material or inquiries for basic structural commodities like steel, brick, cement, stone, reinforcement, plaster, lime and gypsum, this represents a gain of approximately \$69,127 over the same volume of business in the district in the first two weeks in 1914.

The gain in building construction and projection is outside of New York. In the five boroughs there is a drop in volume of sixteen and a decrease of \$1,535,285. The big gain is shown in industrial projection and proposed residence and commercial construction in Newark, Long Island City, Paterson and to a moderate extent, Jersey City and Union County.

One reason why there is such a sharp decline in estimated building cost in this city is because competition is so keen that the well-financed builder can get the full benefit of the present extreme low price of building material. In the suburbs the gain in volume is not in any degree proportionate to the gain in estimated value of buildings projected or moving ahead in the first two weeks of 1914. The gain in volume outside of New York City this year is twenty-four, while the increase in estimated value is \$1,781,000.

The condition of the money market also has a bearing on the difference in construction cost and activity. In New York there is a retardant movement, due to hesitancy among realty investors, regarding the effect new subways will have upon such streets as Seventh avenue, Lexington avenue, Greenwich Village, and certain parts of Brooklyn and Queens. For the same reason there is a retardant movement around Military Park, in Newark, N. J., which is adjacent to the Public Service Corporation's new trolley terminal. The stagnation in shipping in Hoboken has crippled business there and has hampered free building construction.

**LINSEED OIL.**

**Flaxseed Prices at Duluth Sharply Advance, Making Local Market Strong.**

**L**INSEED OIL was forced into a strong market here this week by a sharp advance in card prices of 5 cents at Duluth. Paint manufacturers, floor dressing interests and others were quick to note this tendency in the seed market and they lost no time in getting in on quotations while they were low. Lists now carry the prices of 52 and 53, but it is entirely probable that higher prices will be asked for this commodity. Shortage of seed and manipulation are said to be responsible for the change in price.

**IRON AND STEEL.**

**Wire Products and Eastern Structural Business Improving.**

**I**NFORMATION available in the steel trade this week indicated that while there was little encouragement to be found in the pig iron situation there was a distinct firmness noticeable in structural steel orders and wire reinforcement and other commodities. Sheets also showed an improvement. The prospects are that the steel companies will raise their rate of output from 45 to 50 per cent. of capacity within this month, providing business continues as it now shows signs of doing.

Terminal improvement work of the New Jersey Central at Communipaw has helped to keep the volume of materials moving steadily in Jersey City. Industrial expansion is reported as being in contemplation in a limited degree in Union County, but residence work there is said to be putting additional work on architects' boards. The generally slow real estate market is responsible for owners trying to get as much out of their square footage as possible, hence the preponderance of double and two-family apartment houses in the outlying district.

The wholesale price situation in the building materials market has strengthened, if anything. Portland cement, which recently slumped in price from \$1.58 a barrel along side of dock, in 500 barrel lots, N. Y., to \$1.47, is said to be firmer and some interests in the trade predict that this cutting policy had reached bottom and that the probabilities were that just as soon as building operations showed more definite signs of recovery the price would move up again. Suburban dealers have been showing more interest in this commodity since the cut and purchases are moving out with more regularity.

Hudson common brick buying both in New York and suburbs has picked up, although current wholesale quotations are still low with the exception of covered brick. Nobody is making quotations on covered brick because navigation is still open to Poughkeepsie and barges are bringing in open cargo brick from Haverstraw. What covered brick that is being taken out now is for firms who have covered their own brick for distribution. Raritan River brick is being held on order at \$6, and is stiff at that figure.

There is a better call for steel wire reinforcement, but pig iron is weak. Eastern structural steel orders are showing signs of improvement, but the current quotation at tidewater is still 1.21c and 1.26c. There has been a sharp advance in the price of flaxseed at Duluth and paint and varnish interests are paying 52 and 53 cents for linseed oil in this market. The market is strong.

In the corresponding week last year 131 buildings were projected valued at \$2,100,000.

	Week ending,		Week ending,	
	Jan. 8.	Jan. 15.	Jan. 8.	Jan. 15.
Manhattan	No. 3	Est. val. \$73,000	No. 6	Est. val. \$442,100
Bronx	4	219,000	10	262,600
Brooklyn	56	333,150	47	322,250
Queens	42	168,880	57	130,950
Richmond	5	4,225	6	10,790
Totals	110	\$798,255	126	\$1,168,690

Railroad construction work is not coming out as rapidly as was expected. There is an indication, however, that there will be greater freedom in buying as the money market continues to ease. Inquiry among the fabricating shops does not carry with it any prospects for increased requirements from the railroads, but there is a slight tightening of business in the steel building work in and around New York. An inquiry for an apartment house, in Park avenue, has been withdrawn, but offsetting this was an inquiry, from Moore Brothers, of Elizabeth, N. J., for 1,000 tons of No. 1 and 1,000 tons of No. 1 foundry for shipments over the second half of 1915. This concern is a large equipment house and its feeler is looked upon as an indication of greater improvement in this department.

**SHEET METAL MANUFACTURERS CONSOLIDATE.**

**Pennsylvania and Eastern Expanded Metal Companies Merge as of January 1.**

**A**NNOUNCEMENT is made of the consolidation of the Eastern Expanded Metal Company with the Penn Metal Company, which went into effect on January 1, 1915, giving to New England the largest sheet metal manufacturing plant of its kind in this part of the country.

The consolidation necessitates considerable

addition to the modern reinforced concrete building at Cambridge, Mass., and when these improvements are completed, it probably will be one of the largest plants of its kind east of Pittsburgh.

Under the same roof there will be manufactured every form of metal roofing, siding, or other metal for exteriors, all forms of metal for interiors, concrete reinforcement, metal lath, metal corner bead, metal stud, culvert pipe for drainage, flumes for irrigation, conductor pipe, gutter, fire doors, hollow metal windows, tin doors, kalemein doors, metal window sash, battleship partitions, and every conceivable form of metal work for construction.

The company also maintains a highly organized department for actual construction of fireproofing in modern buildings. George P. Bullard is president of the new company and George A. Sagendorph, treasurer and general manager.

The new concern will be known as the Penn Metal Company, the main office to be at 201 Devonshire street, Boston, with sales offices in Portland, Me., Hartford, Conn., New York City (where the export department is located), Philadelphia, Pa., Jersey City, N. J., Chicago, Ill., Portland, Ore., Winston-Salem, N. C.

**COMMON BRICK.**

**Navigation Still Open Keeps Covered Brick Dull.**

**C**OVERED brick quotations in this city are not being made owing to the fact that the Hudson is still navigable to Poughkeepsie and brick is being brought down on irregular tows from Haverstraw. There is some covered brick moving out, but this is practically all company brick, that is, brick that has been placed under cover by manufacturers for their own distribution here. Open cargo brick is still weak. Prices are unchanged.

The annual meeting of the Greater New York Brick Company will be held at the offices of the company, 103 Park avenue, on Tuesday.

The barge Olive loaded with 300,000 Gladfellow & Gladfellow brick during the storm this week sank at the wholesale docks at the foot of West 52d street.

Official transactions for Hudson River brick covering the week ending Thursday, Jan. 14, 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:

1915.		
	Arrived.	Sold.
Left over, Friday A. M., Jan. 8—60.		
Friday, Jan. 8.....	0	3
Saturday, Jan. 9.....	0	1
Monday, Jan. 11.....	2	1
Tuesday, Jan. 12.....	0	1 sunk
Wednesday, Jan. 13.....	0	1
Thursday, Jan. 14.....	0	0
Total.....	2	7

Reported en route, Friday, Jan. 15—None  
Condition of market, weak. Prices: Hudsons, \$5 to \$5.25 (shaded); Raritans, \$5.75 and \$6.00 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage; Newark, to \$6.75 (yard). Nominal. Left over, Friday a. m., Jan. 15—55. Covered, 0. Covered sold, 5.

Unloading.			
Dec. 31..18	765,000	Jan. 8..16	382,000
Jan. 1....	holiday	Jan. 9..11	218,500
Jan. 2..16	291,000	Jan. 11..18	476,000
Jan. 4..18	396,500	Jan. 12..4	10,000
Jan. 5..19	575,500	Jan. 13..12	159,500
Jan. 6..20	501,000	Jan. 14..17	606,000
Jan. 7..21	661,500		
Total..112	3,190,500	Total...78	1,852,000

1914.			
	Arrived.	Sold.	Covered.
Left over, Friday A. M., Jan. 9—122.			
Friday, Jan. 9.....	3	1	0
Saturday, Jan. 10.....	2	1	5
Monday, Jan. 12.....	4	1	0
Tuesday, Jan. 13.....	0	2	0
Wednesday, Jan. 14.....	0	1	0
Thursday, Jan. 15.....	0	0	0
Total.....	9	6	5

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. 16—125.

**OFFICIAL SUMMARY.**

Left over Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Jan. 14, 1915.....	70
Total No. bargeloads sold Jan. 1 to Jan. 14, 1915.....	15
Total No. bargeloads left over Jan. 15, 1915.....	55
Total No. bargeloads left over Jan. 1, 1914.....	117
Total No. bargeloads arrived, including left over, Jan. 1 to Jan. 15, 1914.....	144
Total No. bargeloads sold Jan. 1 to Jan. 15, 1914.....	19
Total No. bargeloads left over Jan. 16, 1914.....	125

**MECHANICS AND TRADERS BANQUET.**

**Fourteenth Annual Dinner to be Held on Thursday Evening, in Brooklyn.**

**W**HAT promises to be one of the most successful banquets ever held by the Mechanics and Traders Exchange of Brooklyn will take place on Thursday evening, January 21, in the Imperial Hotel, Red Hook lane and Fulton street, Brooklyn. The guests will assemble at 7.30 and according to the announcement made by the committee it will be conspicuous by the absence of any set speeches. The members of the committee are M. N. Canda, chairman, G. W. Anderson and D. J. Morrison. Red Hook lane is one block from Court House square in Brooklyn. Guests from Brooklyn will alight at the Borough Hall subway station and proceed to the Imperial Hotel, which is at the corner.