

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, NOVEMBER 27, 1915

## PLANS FOR NEW FIRE ALARM TELEGRAPH

Will Cost \$1,000,000, But Will Return It to Taxpayers in Reduced Insurance Premiums—Plans Satisfactory to Advisory Council

APPROXIMATELY \$1,000,000 has been appropriated by the city for a new fire alarm telegraph system for the Fire Department. The plan contemplates an entirely new system by the utilization of such parts of recent construction as are adapted to the new system and by the construction of the remainder.

Several years ago a plan, known as the Carty-Miller Plan, was prepared by the city at an expense of \$25,000, and the principles of this plan, with certain modifications, are incorporated into the present specifications. The Borough of Manhattan will thus, in particular, have an entirely new fire alarm telegraph system, modern in every respect, including cables, fire alarm boxes and a new central fireproof station in Central Park.

As planned, only ten street boxes would be attached to a single circuit, while each fire house will be connected with the central office by circuits wholly independent of the alarm box circuits, with a maximum of four companies being connected to any one circuit. The fire alarms will be sent to the new central headquarters from the street boxes and will then be transmitted to the fire house over the central office circuits.

By means of independent lines the chief of the department, his under-chiefs and all fire boats, stations and the insurance patrol will receive all alarms of fires at all hours; and connections will be made with a high-pressure pumping station, the Edison Company's Water Side Power Station, which furnishes the current for pressure pumping, and police headquarters.

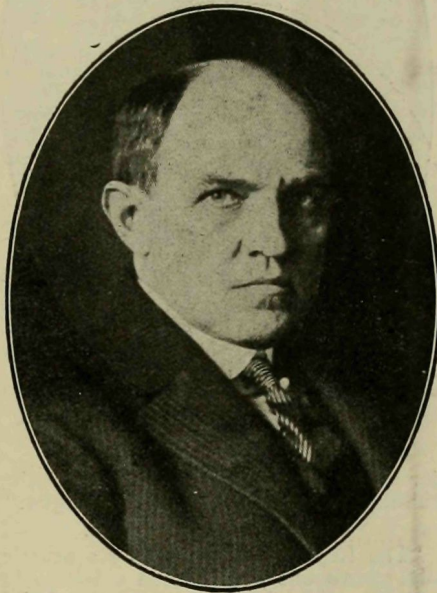
### Cables Over Bridges.

Direct connections with fire headquarters in the Bronx, Brooklyn, Queens, Blackwells, Randalls and Wards Islands will be made by cables over the various bridges, thus making it possible to abandon the under-river cables that are used today. Public schools, hospitals and other similar buildings are also to be connected with the street box system, each such building having assigned to it one box.

The fact that the new central station is to be located in Central Park will be an unquestioned advantage; but certain changes are being made, so that there will be no danger of having the station flooded by water, from either the central water mains or from heavy rain storms. In this manner these hazards from water which in the not improbable event of a breakdown would throw the entire fire alarm system out of service, are completely eliminated. Property owners are said to be fortunate that in the past ten years, with the present antiquated and worn-out system, they have not experienced serious consequences from a breakdown in the operation of this system. Nothing but good fortune has protected the city from serious consequences.

### Box Locations.

The box locations under this new system have been chosen as a result of the combined judgment of the chief of the



FIRE COMMISSIONER ADAMSON.

department, his deputy chiefs and in consultation with the fire risk expert of the New York Board of Fire Underwriters. The Empire City Subway Company is required, under the terms of its agreement with the city, to furnish all of the subway space needed by the city for its fire department cables.

The greater part of the cables will be accommodated by existing subways, but the plans call for the construction of fifty-seven miles of new subway by the Empire City Subway Company. The New York Fire Insurance Exchange has already made a formal offer to substantially reduce fire insurance rates, provided the new system is constructed along the lines prepared by the Fire Commissioner.

A formal resolution which has been passed by the exchange states that upon the installation of this new fire alarm telegraph system, in accordance with the plans and specifications, a reduction of 1 per cent. will be made in the rates of the exchange existing at the time such installation is completed, as aforesaid, while it is further understood that the reduction will be applied in reasonably large sections of the city as such approved installation is therein completed.

Thus, the reduction in insurance rates will more than equal the interest charges on the cost of construction of the new system. With the low price of copper and rubber, the Fire Commissioner feels that the saving will be great.

### Plans Satisfactory to Advisory Council.

The Advisory Council of Real Estate Interests not only approved of the plans and specifications of the new system, but has urged the immediate prosecution of the work.

"The reduction of fire insurance rates is of vital significance to property owners, however moderate they may be," said a member of the executive committee yesterday. "Efforts have been made in Queens by civic associations, particularly the Chamber of Commerce

of the Borough of Queens, to have the rates reduced in that borough, by the installation of proper fire prevention apparatus; and a modern fire alarm system.

"Taxpayers' organizations and civic bodies in other boroughs should likewise devote some effort along similar lines.

"One important phase of the plans and specifications is that it has been necessary to provide for the continuation of the old system while the new system is being constructed.

### Difficulties of Construction.

"This may increase the difficulties of the construction, but it nevertheless is one of the elements that must be considered because in proceeding with the installation it is proposed that the central office equipment shall be put into operation simultaneously with the construction of the entire cable plant. With regard to the old system, much of the so-called subway has outlived its usefulness, for the pipe ducts in particular were installed in 1894-1897 and only a very small number are of recent construction.

"That its continued use without provision for permanent improvement is, however, a hazard little appreciated, the following record of operation and maintenance of the greatly deteriorated plant now in service is shown to demonstrate this fact: In 1910 every circuit was at some time grounded sufficiently to necessitate repairs.

"This is also true of the year 1914. In 1910, 96 per cent. of all the circuits went open at some period and in 1914, 87 per cent. of all the circuits went open. In 1910, of the total of 1,051 boxes in service, 1,039 were affected by open circuits. In 1914, of 1,068 boxes, 931 were affected by open circuit. In 1910 the total number of alarm box stations temporarily thrown out of service was 5,645, and in 1915 the number was 4,688. In 1910 the total number of occasions when apparatus alarm stations were out of service due to open circuits was 1,017. In 1914 this number was 708. In 1910 the number of instances where alarms transmitted from the central office to the apparatus failed so badly as to require emergency repair was 1,400. In 1914 the number was 507.

### New System Necessary.

"Thus, it is evident that the new fire alarm system, as outlined by the Fire Commissioner, is necessary. The approval of the specifications by the Advisory Council would certify that the new construction will be most beneficial to real estate. There is no doubt that property owners are entitled to lower insurance rates, by complying with the requirements issued by the Fire Department, as was outlined in the Record and Guide of Oct. 23, when Chief Hammitt was quoted by the Advisory Council in certain suggestions whereby property owners might obtain these reductions. In this connection, therefore, the installation of a fire alarm system is most opportune, for it doubly assures real estate owners that at least some benefit will come to them from the efficient methods that are being adopted by the Fire Department."

# TIME TO REORGANIZE BUILDING INSPECTION

Members of the Board of Estimate Asked By Conference Committee to Unite on a Bill For Consolidation of Departments

THE executive committee of the conference of business and real estate organizations, which last spring tried to secure simpler building inspection for New York City, held its first meeting this week preparatory to calling the entire conference together to take up the task seriously, and it was unanimously agreed that the consolidation of all the departments, city and State, having jurisdiction over the construction and alteration of buildings, was now admitted by everyone to be absolutely necessary.

The method of bringing this about having, in the past year, produced considerable difference of opinion, the committee decided it was advisable to ask the united cooperation of the Board of Estimate and Apportionment, and to this end sent on Tuesday, November 23, to the Clerk of the Board and to each member of the same, individually, the following letter:

"Gentlemen: It is recognized and acknowledged by every one that the consolidation of the functions of the various city and State departments relating to the construction, alteration and structural changes in buildings in New York City is absolutely necessary. This committee believes that this can be brought about with your co-operation.

"We feel that if all of the members of your Board will agree upon a plan of consolidation the next Legislature will gladly grant the relief sought.

"As this is of vital importance to the business interests of the city, the committee respectfully requests that you convey to it by December 10 your views as to the substance of a bill embodying the above so that we may be in a position to lend our assistance towards securing such legislation.

"If in the meantime it is desired representatives of this committee will be pleased to meet and confer with your board at your convenience."

The Conference Committee is hoping that such differences as existed in the Board of Estimate last year may be reconciled, and that a united body may present the new bill to the Legislature at the opening of the session and secure its unanimous support.

It is proposed also to secure the fullest co-operation from merchants, manufacturers and various business concerns who as owners or tenants are so vitally concerned with the present duplication of orders.

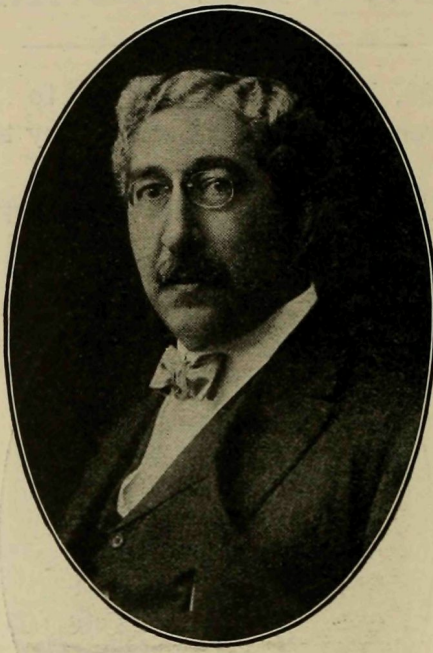
## President Marks Favors the Borough System.

After a two hours' conference with many prominent real estate owners, builders, architects and other citizens regarding the present abuses in connection with the inspection of buildings, Borough President Marks issued the following statement on Wednesday:

"Among tenants, owners, architects and builders there is unanimous agreement that the present unnecessary, expensive and inefficient condition of affairs, due to over-inspection of buildings, should be ended.

"In addition to all its other faults, our present lack of system makes it almost impossible to locate direct responsibility, without which loose administration is bound to prevail. Furthermore, the present burden of over-inspection discourages building, and thus labor loses opportunities for lucrative employment.

"We all agree that instead of seven separate inspections, we should have only one. The question before us is not 'shall we consolidate functions in regard to buildings,' but 'where shall they be consolidated?'—in the City Government un-



BOROUGH PRESIDENT MARKS.

der a new department, or in the existing building bureaus of the five boroughs?"

### The Legislation of 1914.

"The Legislature of 1914 by a practically unanimous vote passed a bill to locate these functions in the existing building bureaus of the boroughs. You will remember that the purpose of the legislature was defeated by the Mayor withholding his veto of this measure until the Legislature had adjourned.

"Otherwise, had the Mayor acted promptly, it is generally conceded that the measure would have been passed over his veto. However, he had the legal right to delay the veto; and so the old condition has continued for another year.

"In planning for the future, we must remember, first of all, the present size of our city is nearly six million souls—a larger population than any State in the Union, except Pennsylvania—and the fact that it is not an old city, but a comparatively new consolidation of five cities, each one of which still retains its local pride and local sentiment.

"We are not dealing with a theory, but a condition. The sentiment of the boroughs is very strong indeed for the retention and not the dissolution of their present powers.

### Borough Functions.

"There are but two departments under borough jurisdiction, namely, public works and buildings, whereas the Mayor has at least twenty-five departments. There will be a tremendous protest against any attempt to take away one of the two borough departments by eliminating the Borough Building Bureau.

"Remember that the borough functions are very close to the people. They are part of their daily lives. We all use the sidewalks, pavements, sewers and buildings every day, and the people desire government to respond promptly and sympathetically to their needs in respect to these daily affairs. There are many who go further, and say that street cleaning and snow removal should be placed under borough care, because they have such a vital and direct connection with the care of the pavements, sidewalks and sewers.

"No new department (which always involves large additional expense) need be created now, but later on when the

Charter is revised, if it should be found wise (which I do not believe) to make a transfer to central city control, it could be accomplished with much greater ease than at this time. It is a common knowledge that the Building Bureaus as at present constituted have been entrusted by the people with complete authority in the erection of our wonderful skyscrapers, our fine hotels, our beautiful theatres, business buildings and apartments, but I desire particularly to call your attention to the fact that the Building Bureaus now have also complete authority over the erection and construction of tenement houses and factories within the borough limits.

### A Misconception.

"The only function of the Tenement House Department is to pass upon the questions of light and ventilation (the laws for which are exceedingly simple and easy of application), determining the size of courts, heights of ceilings, size of windows, etc.

"The Fire Prevention Bureau and Labor Department determine only the arrangement and number of stairs or other means of exit, while even now the Building Bureaus pass upon the safety of their construction. Why should any one fear to give them the complete control under existing laws and regulations over tenements and factories?"

"There are some people who have been misinformed regarding the effect of the proposed consolidation upon the Tenement House Department. There is no proposition before us to take away from the Tenement House Department supervision over the housekeeping or so-called 'uses' of the tenement houses.

"All the social functions of the tenement will still remain under the supervision of the Tenement House Department, after the building is completed. During the erection or alteration of any building a single organization should be entrusted with carrying out the law.

"Following this thought out logically it may be wise to consolidate all regulation of the housekeeping or so-called uses of buildings after construction in one centralized city department; matters of physical safety of buildings, however, to be consolidated in each borough building bureau.

"The cost of conducting the Fire Prevention Bureau and the Tenement House Department is to be for 1916, \$869,945, while the total cost of all the bureaus of buildings of the five boroughs is only \$691,000 for the same year. A large proportion of the total expense could be saved by consolidating the functions during construction in the building bureaus of the borough.

"Additional savings could be made in other departments which are to be consolidated. Plans must now be examined by the building bureau of each borough. Why not by that bureau exclusively? With but very little more work, the examining engineers in the Bureau of Buildings (which bureau actually has supervision over the construction of all new buildings and the alteration of buildings) could see that all building laws are complied with. This would eliminate an enormous expense now being borne by the taxpayers, and a great annoyance to the tenants by the many visits of numerous inspectors.

### Diversity of Conditions in Boroughs.

"Building operations in the various boroughs are of distinctly different character peculiar to each locality. For instance, those in Manhattan are usually operations of great magnitude, consisting of buildings of many stories above ground and in some cases three or four stories below the level of the street."

# TRANSIT LINES VERSUS CITY'S GROWTH

Examples of Enhancement on Fourth Avenue Cited—Contention Made That Seventh Avenue Should Be Similarly Benefited

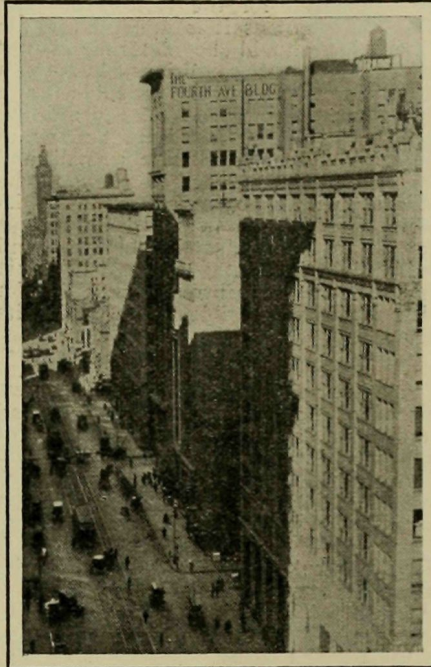
By BENJAMIN M. RASTALL, Civic Expert of the Central Mercantile Association

JUST how transit facilities affect the real estate along the route of the improvement, and just why New York City may expect a continuance in the future of its remarkable real estate growth in the past is pointed out in a section of the industrial survey of the Central Mercantile Association, 111 Fifth avenue. In this report I have made a study for the association of the Fourth avenue district which has been developed tremendously in the last ten years, following the construction of the subway. The data thus obtained, in my opinion, indicates what may be expected along Seventh avenue, in the Chelsea-Greenwich neighborhoods, as soon as the Seventh avenue subway is in operation.

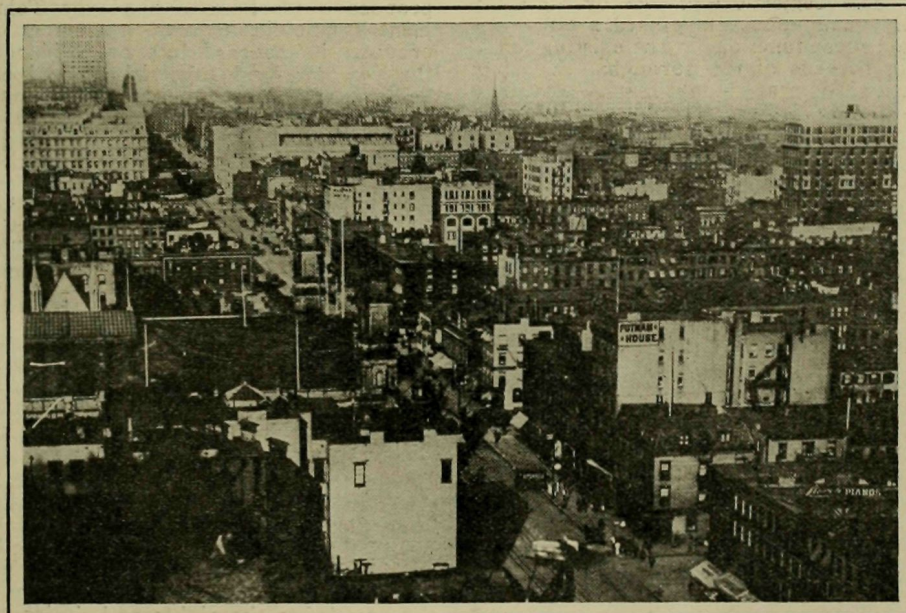
New York City has been generally conceded to be the home of the real estate romance; there is nothing particularly new in showing that fact. But it may be of interest to dissect a romance sometimes and reveal the scientific, cold facts whereon it is based. This is the way the Central Mercantile Association went about its study along Fourth avenue.

### Three Blocks Chosen.

First, three blocks were chosen at random along the avenue—17th to 18th street, 27th to 28th street, and 31st to 32d street. Building heights for 1905 and 1915 were compared on both sides of



VIEW OF 4TH AVENUE, LOOKING NORTH FROM ROOF OF METROPOLITAN BUILDING, IN 1915.



NORTH ON 4TH AVENUE, FROM ROOF OF THE METROPOLITAN BUILDING, IN 1905.

these three block fronts, lot by lot. The assessment rolls for 1905 and 1915 were consulted for a comparison of the values of the unimproved land.

In the heights of buildings study the height of the structure on each lot was multiplied by the foot-frontage of the lot, and the total of these products was divided by the total foot-frontage per block.

In studying the values of the unimproved land it was only necessary to transcribe the figures from the assessor's office. The result of both studies was amazing.

Buildings today averaged three times the height of the structures which stood on the same sites in 1905. Land values had trebled, and a vast city lifted itself from the street where a score of years ago the buildings averaged four stories.

These three blocks, which averaged \$656,000 in value ten years ago, now

average \$1,810,000. More than a million dollars in value was added to each block in a decade; and it is all the result of increased rapid transit facilities.

Facts of past progress are always interesting to all, but to the progressive they are chiefly interesting because they hold a hint of future progress. The Central Mercantile Association was not mainly concerned with past performances on Fourth avenue in making its study. It was casting its eyes toward tomorrow in an effort to read into the future of New York City's real estate growth. I believe that the conclusion may fairly be drawn from the study on Fourth avenue that a similar section will develop similarly when a similar constructive force is applied to it.

### Where to Look for Growth.

In other words, look for another section of the city which is today what Fourth avenue was ten years ago; build

a subway through it. Is it not more than probable that in ten years from today it will have grown in the same manner in which Fourth avenue has grown? The degree of this growth is, of course, impossible to predict.

In looking for a section like old Fourth avenue, the Chelsea-Greenwich section immediately comes to mind, and transit experts have already under construction a new subway through Seventh avenue. The parallel between a past performance and a future probability is complete. Investors in real estate are already alert to the opportunity. Keen eyes already foresee another New York real estate romance to come.

### Interesting Statistics.

The readers of the Record and Guide may be interested in glancing at some of the detailed data of the Fourth avenue study:

17TH TO 18TH STREET, EAST SIDE.					
	Frontage		Value	Average Height	Value (Block Front)
	Feet	Stories		Stories	
1905	28	4	\$72,000		
	26.6	4	45,000		
	25.6	4	43,000		
	25.6	4	43,000		
	25.6	4	43,000		
	53	5	160,000	4.29	\$406,000
1915	80	20	\$395,000		
	25.6	5	100,000		
	78.6	20	500,000	17.91	\$995,000
WEST SIDE.					
1905	142	5	\$400,000		
	42	9	90,000	5.8	\$490,000
1915	142	16	\$20,000		
	42	9	210,000	14.44	\$1,030,000
27TH TO 28TH STREET, EAST SIDE.					
1905	24.8	4	\$33,000		
	24.8	3	31,500		
	24.8	2	31,500		
	49.4	4	64,000		
	24.8	2	31,500		
	24.8	3	100,000	3.1	\$291,500
1915	98.9	12	\$543,500		
	98.9	12	575,000	12	\$1,118,500
WEST SIDE.					
1905	24.9	4	\$45,000		
	21.6	4	28,000		
	21.6	4	28,000		
	21.6	4	28,000		
	21.6	4	28,000		
	21.6	4	28,000		
	21.6	4	28,000		
	21.6	4	28,000		
	22.3	4	43,000	4	\$284,000
1915	24.9	4	\$128,000		
	21.6	5	72,000		
	86	8	315,000		
	21.6	4	72,500		
	21.6	4	72,500		
	22.3	4	113,000	6.04	\$773,500
31ST TO 32D STREET, EAST SIDE.					
1905	17.9	3	\$25,500		
	17.5	3	17,000		
	19.6	5	19,000		
	20.1	5	27,000		
	23.3	5	24,500		
	25	2	24,500		
	24.4	2	24,500		
	24.4	5	24,500		
	25	5	37,000	3.62	\$218,500
1915	35.2	12	\$175,000		
	19.6	5	56,000		
	20.1	5	57,000		
	23.3	5	81,000		
	25	5	72,000		
	24.4	5	70,500		
	24.4	5	70,500		
	25	5	105,000	6.26	\$687,000
WEST SIDE.					
1905	21.7	4	\$38,000		
	20.1	4	25,000		
	20	4	25,000		
	19.1	4	26,000		
	19	2			
	25	2			
	45	1			
	45	3	160,000	2.7	\$274,000
1915	21.7	4	\$94,000		
	20.1	4	62,000		
	20	4	61,000		
	19.1	4	63,500		
	116	12	525,000	8.7	\$806,000

These figures in the above table show increases on both sides of the thoroughfare, in the blocks chosen, the total for 1905 being \$1,964,000, while that of 1915 is \$5,410,000, or about two and three-quarter times as great.

# REGULATION OF LAND SUBDIVISIONS

## Its Effect Upon Housing—The Zone System Better Than Private Building Covenants—Minimum Standards of Architecture

By JOHN NOLEN, Landscape Architect, Cambridge, Mass.

THE problem of land subdivision, we believe, is largely public regulation, control and restriction. In fairness to all concerned, what should the real estate operator be allowed to do in this very important matter of dividing up and selling his property, cutting up land upon which people are to dwell for ages to come, changing agricultural acres wholesale into a form from which they can be changed again, if at all, only at great cost?

### Building Restrictions.

The principle of restrictions in the subdivision use of land is well understood in the United States, and very frequently applied. In fact, it is so well understood and so highly valued that it is most often applied in a surprisingly thorough-going way by the real estate operator in his own interest. The restrictions placed upon the purchaser in the conveyance of the property often includes a long list of kinds of business which are classified as nuisances, and which may not be established or maintained upon the property; regulation as to stables and garages; fences and walls; set back of buildings from streets and from lot lines; minimum cost of buildings; easements and rights of way for public utilities; and in some cases the approval of plans and specifications, including nature, shape, kind, height, material, color scheme and location of buildings, and the grading plans of the plot to be built upon.

These restrictions or conditions are often placed for a period of 25 years or more, with the right of renewal, subject to the assent of the owners. But, after all, can we depend entirely upon the knowledge, skill and motive of the owner or operator to subdivide the land and place the restrictions? At best, his action is uncertain,—it is applied only in spots, often spasmodically, and even when most "public spirited," as we say, it is not always intelligent.

Again, his chief motive must be profit. He cannot reasonably be expected to have consistent and permanent concern for the results of his methods upon the future occupants of the property nor upon the general public. Then, may we not add, he does not always know what is best; and if he did, not owning or controlling all the property of the city or town, or even a large percentage of it, he would not be able to make his knowledge effective. Furthermore, he has only the power of a private citizen.

### Building Zones.

In land subdivision, therefore, we must rely more and more on the right and necessity of the public in regulating private property with due regard to all the interests affected. In its final form, this means the zone system of building districts; that is, the division of the city into areas each devoted primarily to industry, to business, and to residences. There might probably be further subdivisions of the residential districts into zones for different classes of dwellings, separating especially apartment houses and tenements from single family houses.

In defining these building zones, consideration should be given both to the rights of the community and the rights of private property owners. In the long run, these interests will prove to be more nearly identical than they are generally believed to be, and one of the best reasons for districting a city is that it makes general real estate values in all sections higher and more stable. The fixing of

the boundaries for the various districts is as important as it is difficult. These boundaries should be determined not only by present conditions, but by a careful forecasting of the probable future conditions. In general, the prevailing opinion on this subject is that many of the areas should be relatively small, and they should be subject to change periodically, with changing conditions. Districts should be established in such a way as to help industrial, business and residential interests; that is, effort should be made to provide each district with the best possible facilities for its purposes.

### Zoning Helpful to Realty.

In other words, the zoning or districting of a city in connection with land subdivision should help all kinds of buildings by discriminatingly limiting them to those districts in which they naturally belong, and by providing a first-rate development in each district, for the various types of buildings. Each district or sub-district will thus have its appropriate restrictions so as to safeguard it. The points of greatest importance will be depth of lot, percentage of lot allowed to be covered, or density per acre, and the height of buildings.

Some authorities hold that the housing question is primarily a question of land values. They claim that the value of a lot is dependent on the revenue from it, and that if building laws and local usage permit over-building on a lot, the buyer must pay more for the land, even though he intends to build only a small house. In other words, where the value of a lot is high as a result of building laws, the owner of the land must build compactly or lose money. Thus the density permitted and the value of the lot react on each other. If this view is sound, it follows that the proper regulation of the laying out and occupancy of the land can do much to improve housing conditions.

Furthermore, some American writers hold that the rentpayer's minimum outlay for house rent becomes an important factor in determining wages. Therefore, should not the minimum standards of housing be a home that meets the requirements of safety, health, convenience, privacy and that degree of agreeableness which is considered essential? Of course, these minimum standards require more accurate definition. Such minimum standards, we believe, would prove advantageous not only to the workingman and his employer, but eventually to the land-owning class also. The greatest burden of the present system, however, creating automatically as it does excessive congestion and slums, falls finally on the community.

### Underlying Principles.

Some of the underlying principles of land subdivision generally accepted as sound may be stated as follows:

1. The plan for the subdivision of property should fit the topography, and give due consideration to natural features.

2. Even if the land is relatively level, the plan should nevertheless have interest, good organization and design. The points of view that lead to a good arrangement on hilly ground give also a good arrangement on level land. This was illustrated in a measure in the competition for the subdivision of a quarter section of land carried on by the Chicago City Club. Although the land was described as level, none of the plans awarded the prizes followed the characteristic checkerboard plan which usual-

ly prevails on such property in American cities.

### No Plan Best for All Places.

3. The use that is to be made of the land should determine its general plan and restrictions. There is no plan that is best for all places, nor for the same place for all time. Merit is largely a question of fitness for its original purpose, and its adaptability or convertibility for probable future purposes.

4. Thoroughfares, and other broadly related city planning features, should be located first, and within these lines and in conformity to them, local streets, blocks and lots should be defined in the best possible manner.

5. The various standards for various classes of property, the lot widths and lot depths, the block widths and block depths, recognized by the best authorities should be applied with skill and discrimination. These are by no means absolute or fixed; they are still open to discussion, and in each case are largely matters of nice judgment. Still, there is some law. For instance, the minimum requirements of detached, of semi-detached, and of row or grouped houses, in all of which, for this purpose, there is substantial agreement, determine largely the width and depth of lots. The size of lots determines largely the size of blocks; the blocks determine the layout of the neighborhood. These, in turn, react upon street widths, playgrounds, and other public features.

6. An increase of lots or residence sites by new land subdivisions, and of the necessary streets, should be accompanied by a corresponding increase of playgrounds, parks, and other indispensable public features required by the probable population of the area when fully built-up. The best time to make these reservations of public spaces is when the land is first subdivided. The cost should be assessed in accordance with the benefit.

### Harmony of Interests.

7. The interests of the real estate operator, of the prospective owner or user, and of the general public, should be harmonized so far as possible. In most cases this is not so difficult as it might seem. While the immediate interests of the three parties are not identical, they are not in the long run normally in conflict. It is part of the responsibility of the public, acting through well-considered and equitable regulation and law, to remove causes of conflict, and thus to define the rights and duties of the several parties.

8. A plan for dividing land must consider the different requirements of different building districts or zones, not only their immediate use, but also probable subsequent use, administration and maintenance, and must, so far as possible, forecast and provide for the future. This may be done in part by the plan itself, and in part by binding restrictions and conditions, providing for permanency, or, it may anticipate a change or conversion into a different use.

Opinions of designers differ as to which is more desirable, a plan that makes change difficult or one that makes change easy. Here again it is a mistake to dogmatize. One thing is clear, however, even from a superficial study of land subdivision in its relation to housing, namely, that the worst results have not been due usually to the low standard or the lack of fitness of the subdivision for its original purpose, but for some other purpose.

# MURRAY RESTRICTIONS AGAIN IN COURT

## Decision Allows Business Structure To Be Erected on Old Havemeyer Site—Appeal Will Be Taken By Plaintiffs

ONCE more the famous "Murray Hill" restriction has been aired in court, this time the verdict being returned in favor of the defendant. The property involved in the action is the old Havemeyer residence site, at the southwest corner of Madison avenue and 38th street, which was acquired last May by August Heckscher, from W. Butler Duncan, as executor of the estate of Emily Havemeyer.

Mr. Heckscher, who has acquired several valuable corners during the last few years, purchased the Madison avenue corner for the express purpose of improving it with a commercial building. Following the announcement of the building project, steps were taken by S. L. Schoonmaker, and others, said to include J. Pierpont Morgan and Charles Peabody, to prevent further business invasion into the historic zone. The title to the property was insured by the Lawyers' Title and Trust Company

strictive covenant being mentioned. Furthermore, they contended no record could be found in which the property on the west side of Madison avenue, between 36th and 38th streets, was shown to be covered by the Murray restriction. These depositions were accepted by Justice Blanchard and the complaint was dismissed and the injunction to restrain the erection of the building refused.

Carter, Ledyard & Milburn, attorneys for the plaintiffs, will appeal the decision, which if it stands might open the way for other mercantile buildings on the west side of the avenue between 36th and 38th streets, including the section directly opposite Mr. Morgan's home.

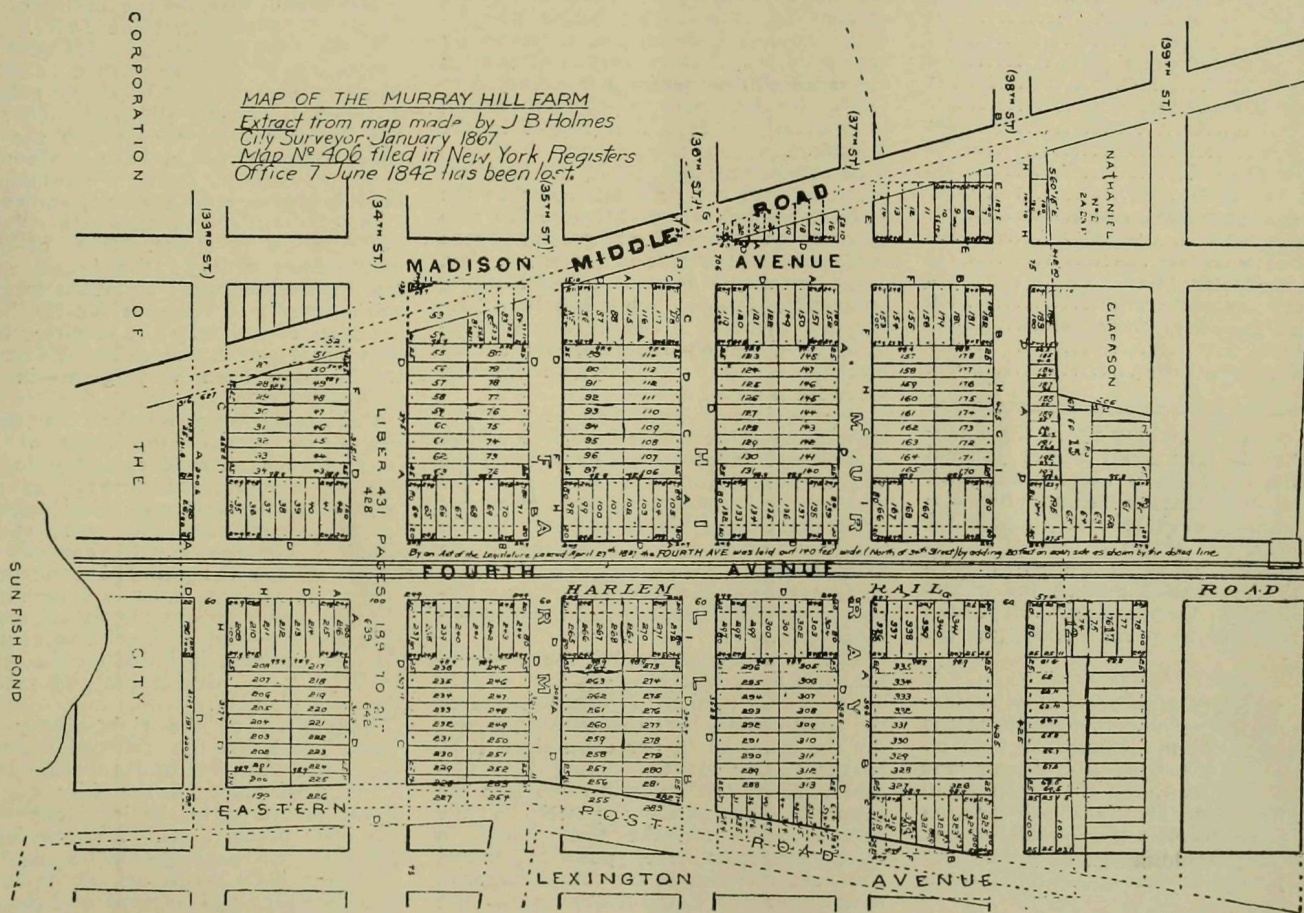
Edmund L. Baylies, of Carter, Ledyard & Milburn, attorneys for the plaintiffs, said:

"Mr. Justice Blanchard simply holds that, in his interpretation of the Murray Hill restrictive agreement, the parties to that agreement did not intend to restrict

which the parties to the agreement meant to restrict. This is the only question which will be submitted to the Appellate Division. The appeal will be prosecuted promptly, and it is possible that a decision may be had before the beginning of the new year."

Mr. Heckscher recently commissioned Jardine, Hill & Murdock, architects, 3 West 29th street, to prepare plans and specifications for a 16-story brick store and loft building, and the estimated cost of the structure was placed at \$550,000. The building will measure 98.9 x 95, the former frontage being on the avenue and the latter in the street. Wreckers have just finished the demolition of the old residence and the land is cleared and ready for its improvement with the new building.

Building restrictions in New York City have furnished a series of troublesome, though interesting cases, but probably there is no restriction which has been copied, quoted, mis-quoted and



as not affected by the Murray Hill restriction, and the company was represented in court by Jabish Holmes, who has been identified in the past with several suits involving property in this section.

Justice Blanchard, who heard the action, dismissed the complaint and sustained Mr. Heckscher's contention that the Murray farm restrictions do not include the Havemeyer property and therefore cannot act as a stop to the construction of a business building on the site.

Dean, Tracy & McBarron, as attorneys for Mr. Heckscher, contended that their client bought the site free and clear of any restrictions as to building or conducting business thereon. They made the statement that for more than seventy years, according to the records, title had passed and repassed on the property in question without any re-

striction of the property lying along the west side of Madison avenue. The language of the agreement is as follows:

"Whereas the several parties hereto are owners in fee simple of divers lots and parcels of ground situate in the 18th Ward of the City of New York, lying on each side of 34th, 35th, 36th and 37th streets, and on the south side of 38th street, lying between Madison avenue on the westerly and Lexington avenue on the easterly, and also on said Madison avenue, Lexington avenue and 4th avenue, as the same are particularly laid down on a map in the office of Register in and for the City and County of New York, entitled "Map of the Murray Hill Estate, made by Joseph T. Bridges, City Surveyor, February 25, 1839," etc.

"The plaintiffs' interpretation of the words quoted is that the phrase 'also on said Madison avenue,' together with the reference to the Bridges map upon which the lots on the westerly side of Madison avenue at 38th street are included, warrants only one conclusion, namely, that the lots referred to are within the area

fought as often as the one placed on the Murray farm.

Some years ago the property at the northeast corner of Madison avenue and 34th street became involved in a prolonged lawsuit. Only a portion of this parcel was under restriction, which was one of the reasons given by the Court for allowing a mercantile building to be erected on the site.

The Court, however, made it clear that the decision must not be taken as a precedent, but simply be held to apply to the individual corner in question. Some time later the northwest corner of Madison avenue and 38th street, opposite the Havemeyer property, was acquired by Frederick Johnson, a builder, who contemplated the erection of an apartment house on the site. On account of a miscalculation as to the width of the street his plans were changed and

(Continued on page 904.)

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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## TABLE OF CONTENTS

(Section One.)

	Page.
Plans for New Fire Alarm Telegraph.....	897
Time to Reorganize Building Inspection...	898
Transit Lines Versus City's Growth; Benjamin M. Rastall .....	899
Regulation of Land Subdivisions .....	900
Murray Hill Restrictions Again in Court..	901
Lighting of the Country Home; Thomas Scofield .....	918
Tenants Easy to Obtain for Multifamily Houses in Flatbush .....	920
Advertised Legal Sales .....	912
Auction Sales of the Week.....	911
Attachments .....	916
Building Loan Contracts .....	916
Building Management .....	918
Building Material Market .....	930
Chattel Mortgages .....	916
Classified List of Advertisers.....	Third Cover
Current Building Operations.....	920
Departmental Rulings .....	917
Directory of Real Estate Brokers.....	913
Foreclosure Suits .....	914
Judgments in Foreclosure Suits.....	914
Leases .....	906
Lis Pendens .....	914
Mechanics' Liens .....	915
Personal and Trade Notes.....	929
Private Realty Sales of the week.....	904
Real Estate Notes.....	909
Real Estate Appraisals.....	911
Satisfied Mechanics' Liens.....	916
Statistical Table of the Week.....	910
Trade and Technical Society Events.....	929
Useful Appliances .....	919
Voluntary Auction Sales .....	912

Real estate is picking up in the financial district. The Wall Street Journal notes that the halls of the big buildings are thronged, that sometimes the elevators cannot operate fast enough for the crowds, and that the lists of names on the directory boards are growing, to prove that vacancies among the offices are gradually disappearing. Hope the rising tide will keep right along up the island.

Laws which take no account of the expense they cause owners for alterations to existing buildings cannot be held up as ideal and scientific. An owner was heard to say this week that changes in his building ordered by the inspection authorities within the period of but one year took twelve thousand dollars out of the gross income of fourteen thousand.

In view of the quest of the owners of the New York American League Club for a baseball park, it may be asked if the income possibilities of a first-class baseball park have yet been tested adequately? If the purchase price were really moderate, sufficient acreage could be provided for not merely ball grounds but for other sports and pastimes when the club is touring, or has closed its season, and even for winter sports—which seemingly would provide additional revenue in no inconsiderable amount. In the meantime the club is paying \$55,000 annually for the privileges of the Polo Grounds, which is too much for a reasonable profit to the tenant. For every available field in Manhattan, Capt. Houston is reported as saying, a purchase price of \$1,000,000 or more is asked, which, he says, means an overhead charge far beyond the money in the game.

### At the Thanksgiving Season.

On the occasion of the annual Thanksgiving season the Record and Guide offers congratulations to the real estate and related activities of the metropolis upon the great improvement in business which the year has brought about. There is abundant reason for gratitude.

The evidence on every hand is that the seven lean years of tradition are near their end, and that the next seven are to be prosperous. In reality, the period of depression has more than filled the measure of seven. "Time goes by turns; the tides of the sea of fortune have equal times to come and go."

The year 1915 has seen building construction rise to within two-thirds of normal activity for the city at large. This also indicates the present state of employment in the building trades. Manhattan alone has done 30 per cent. better than last year, and in general the outlook is brighter for real estate in all departments than at almost any Thanksgiving season since 1907. Some intervening years, as 1909, produced large figures for building projects filed, but they fell short in translating plans into building contracts, and in producing buyers for the product of the builders.

An exceptional number of large transactions in central sections seem to foretell an active sales market in the coming year. Vacancies in business buildings are disappearing—more rapidly this fall than for some years past. And with the new impetus in the real estate and building markets there has naturally been created an increasingly better demand for structural materials at substantially better prices. An enormous demand for materials of several sorts is expected to follow the close of the European war and to gradually rise to that height in the interim.

In the general labor field the best improvement of the year has come to the metal-working trades, but there has also been a going-ahead at greater speed from month to month in the stone, clay, glass, woodworking, textile and clothing industries. Subway work has been giving employment to about twenty thousand men, mostly laborers, but skilled mechanics will be employed more and more from now on.

The revival now setting in and extending over the whole land is founded, it is almost unnecessary to say, upon the largest harvests in the history of the country and upon the largest export trade the United States has ever had in the course of a year. During the twelve months ending with October our foreign trade exceeded five million dollars. Exports were \$3,318,000,000 and imports \$1,691,000,000.

The total resources of the national banks of the country on the first of July were no less than \$11,795,000,000, and of the trust companies \$6,328,000,000, a gain for the latter of 61 per cent. since 1908. In the twelve months ending with October, \$328,000,000 in gold came into the country. The banking power of the nation seems for the time being to have outgrown the possible needs. Financial institutions are competing with each other for liquid investments with which to earn dividends on their capital, and notwithstanding the great increase in bank loans during the year, commercial paper rates have been reduced to the lowest figure ever recorded for such loans.

Funds tied up for years in Wall Street speculations have been released by the bull movement in the stock market for permanent and safer investment in real estate.

The close of the year 1915 finds the assessed value of all the real property in Greater New York exceeding \$8,000,000,000, a sum which is equal to about one-third of the total assessed value of the real property in the 193 other cities of the United States having a population of more than thirty thousand each. According to statistics compiled in the U. S. Department of Commerce under date of the year 1912 (Bulletin 118). The per capita assessed valuation of all property taxed in this city is \$1,812; and for all

the other cities indicated, \$1,046. While this great investment has been subjected to severe trial through over-taxation, legislative measures are now in preparation which it is believed will bring the relief that is needed from new sources of revenue and equalized distribution of the burden.

### The Delayed West Side Improvements.

Long ago it became apparent to the legal advisers of the real estate and business associations anxious for the improvement of the West Side terminal facilities, and the removal of the tracks of the New York Central Railroad Company from the surface of the streets, that, however it had come about, the city authorities had formed an erroneous conception of the nature of the respective rights in the case of the city and the railroad company.

Who was responsible for the misconception under which the Terminal Committee of the Board of Estimate conducted the negotiations with the New York Central Railroad Company two years ago is a matter between the present Mayor (who was then chairman of the Terminal Committee) and the Law Department of the city. Certain it is that had the members of the committee approached the subject with full knowledge and appreciation of the city's rights in the lands now covered by the West Side tracks, they would not have made a tentative agreement with the railroad company which permitted the laying out of a great classification yard at Manhattanville, to the injury of real estate along the Riverside Drive.

Under the tentative agreement the City of New York was asked to sell or trade to the railroad company valuable waterfront property and lands under water, in consideration of which the railroad company would have made many improvements in its terminal facilities, besides removing its tracks from the surface of Tenth and Eleventh avenues south of 60th street. The company would have changed the course of its line to the westward and built terminal warehouses and switches for the better handling of freight. The resulting benefit to real estate and shipping interests would have been very great—in that part of the city.

For nearly ten years the command of the Legislature of the State of New York to the railroad company to take its trackage off the streets has gone without seeing any construction start toward compliance. The case has been dragged through courts, councils and hearings, but the railroad company is still in occupancy of lands belonging to the city and maneuvering to get a good title thereto—and as much more in the way of trackage facilities on the waterfront as it can delude the city authorities into yielding.

Four-fifths of the right-of-way now being used by the railroad company along the west side of Manhattan Island belongs of right to the City of New York, according to the legal counsel of the civic associations. Without further delay the company should be compelled to show plans for removing its tracks, in accordance with the order of the Legislature of 1911, and after their approval to begin the actual construction immediately—and complete the work without cost to the city.

It is a matter of less importance than the necessity for better terminal facilities south of 60th street whether the tracks along Riverside Park be covered over or put in a tunnel. A great oversea trade is springing up in this port, but for the handling of the merchandise New York has only the most primitive means. The business men of the city are impatient for an intelligent conception of the needs of the port on the part of the city authorities and a masterful assertion of its rights in the premises in its negotiations with the railroad company.

—Railway officials have been trying for half a century to stop unnecessary whistling, and the enginemen are now asked to help. Why weren't they asked half a century ago?

## FIRE-PREVENTION AIDS.

### Fundamentals of Safety—Horizontal Exits and Automatic Sprinklers.

Editor of the RECORD AND GUIDE:

While the authorities are endeavoring to fix the responsibility for the loss of life at the Williamsburgh factory fire, proponents of special ways of getting out of buildings say that it may be instructive to look for fundamentals and see whether enforcement of the laws limiting the number of people permitted to work in the factory, and insuring safety to their lives, would have tended to prevent what happened. The search for fundamentals begins and finishes with exits.

It is contended that even if the orders of the Labor Department to fireproof the stairs had been carried out, the conditions possible under the law would have been such as to legalize a fire-trap. That is right, but not so because of the lack of conditions that are said to be necessary for safety.

Exceptions are taken to the provision in the Labor Law that allows the increase of 100 per cent. in human occupancy in buildings equipped with automatic sprinklers. It is said that a sprinkler system being automatic in its action does not always work. The logical sequence of this contention is that if the system depended upon human action it would work. But automatic mechanisms are much more dependable than those dependent upon human action.

If the sprinkler system does work, proceeds the argument, the fire must set it off and it must gain headway to set it off, and this takes time. Meanwhile people do not sit around waiting. Several years ago Chief Kenlon determined to satisfy himself that an automatic sprinkler system could be depended upon to save life in the event of fire. Under his direction automatic sprinklers were installed in the test house in the Fire Department headquarters' yard. Materials for a considerable fire were heaped inside. A number of firemen entered, the windows and doors were closed and the fire started. So prompt and effective was the action of the sprinklers that the fire did not progress far enough to cause the men to beat a retreat.

Another way whereby the building owner can increase the occupancy and at the same time obtain a greater amount of safety than would be offered by any other means is by erecting a fire wall through his building, practically bisecting it. This is a practical device for the purpose, but that it offers a greater amount of safety than any other means is decidedly open to question. The Safety to Life Committee of the National Fire Protection Association, at the association's 1915 meeting, said this of the bisecting fire wall:

"The committee feels that unwarranted credit is being given horizontal exits in division walls. No one doubts the ability to move persons more rapidly and safely through a wall opening or across a horizontal bridge than down a flight of stairs, but the trouble lies in the fact that simply passing through a wall in the same building does not guarantee safety to those who have escaped in this way."

The committee described six conditions which would menace the safety of occupants in buildings in which considerable increases in numbers are allowed because of the bisecting fire wall. Therefore the bisecting fire wall cannot be considered a means of obtaining a greater amount of safety than any other means. Moreover, it is a device whose attributes are based more upon opinions than on facts. However, it is an excellent device, but in that the success of its operations, if we may say that, depends upon the human equation and the percentage of human error is far more considerable than that of automatic mechanisms—the claim of a greater amount of safety is exaggerated.

It is said that unless a sprinkler system is supervised it is uncertain of action. That is so. But the percentage of its uncertainty is so small as to be

insignificant. The National Fire Protection Association Committee of Safety to Life says that "it is today an almost unquestioned fact that the automatic sprinkler affords the largest degree of protection of life against fire. The immense number of fires which have either been promptly extinguished or held in check by the quick operation of the automatic sprinkler definitely demonstrates this when the record is compared with similar fires starting in buildings which had no sprinkler protection and in which large loss of life has resulted."

The committee studied a record of 14,714 fires and did not find a case where a properly put in sprinkler system, maintained with adequate water supplies, did not do its work, and, said the committee, "when it is considered sprinklers have been first installed in hazardous factory buildings only one interpretation can be placed on the results, viz., that a great many lives have been saved by the fires being controlled in incipiency before they became of sufficient size to endanger the occupants. As a matter of fact, it may be stated that 30 per cent. of all fires opened only one sprinkler and 81 per cent. do not open more than ten heads. This shows how quickly the fires are extinguished."

The committee found one case where a life was lost in a building fully equipped with automatic sprinklers. A mechanic was working under an automobile. A fire occurred under the machine and so badly burned the mechanic that he died in the hospital. The automatic sprinklers overhead opened and extinguished the fire. And so prompt and efficient was the action that all of the hundreds of workers in the building did not know of the fire until hours after. Nearly 3,000,000 factory workers in North America are given similar immunity from fire perils.

It is certainly very strange that persons seeking the fundamentals of safety from fire persistently put the proposition of getting away from the fire before that of "getting" the fire before it "gets away." The fundamental fundamental is to put out the fire or confine it to the locality of origin. The responsibility for the loss of life in the Diamond factory rests with the twelve workers that lost their lives. They were sacrificed to the prevailing idea that exits yield safety—to the idea, both voiced by the social uplifters and expressed in the law, that safety is to be found outside of buildings instead of within; therefore it is up to the worker to get out to be safe.

Put it up squarely to the property owners to provide safety inside buildings and New York will realize conditions of safety that have been established facts elsewhere in the country for many years.

IRA G. HOAGLAND,

80 Maiden Lane.

### LOCAL IMPROVEMENTS.

The Local Board of Washington Heights has passed a resolution for the construction of receiving basins adjacent to the northeast corner of 178th street and Haven avenue, and the northwest corner of 178th street and Northern avenue.

Corlears Hook District—Resolution approved for construction of receiving basin at the southeast corner of Front street and Jones Lane, and also at southeast corner of Front street and Fulton streets.

Riverside District—Resolution approved for alteration, improvement and extension of sewer in 91st street between Hudson river and Riverside Drive.

Greenwich and Corlears Hook District—Alteration and improvement to sewer in Spruce street, between Gold and Nassau streets.

### Stevens Bill Urged by Retailers.

The passage by Congress of the Stevens Bill, designed to maintain prices on patented and trade-marked goods, was urged in resolutions adopted at a conference of independent retailers of the Metropolitan District, held at the Hotel Astor. Dr. Lee Galloway, Pro-

fessor of Commerce and Industry of the New York University, was one of those who addressed the gathering in favor of the enactment of the bill. He has been quoted to the following effect:

"The basic principle of the Stevens Bill is that it would give the manufacturer the right to make a contract in selling his goods, by which he might require a resale at a certain price and provide certain penalties for violation. It is not contrary to public policy in any way, as opponents of the bill assert. It would protect the manufacturer in the rights which have been taken away by recent court decisions.

"Present merchandising has advanced far over the practices of former days. The watchword of manufacturing years ago was cheapness and salability. The producer was driven to price-cutting in order to survive. He felt the tendency to put his goods out at the market price. The situation has now changed. The reputable merchant puts his goods out slightly above the market price, for quality, service and an honest profit are to be considered. It represents better merchandising.

"Among the developments of the new period have been cleaner advertising, better goods and an increased confidence from the buying public. The chief complaint arising from merchants under the new system of trade marked, standard-priced goods is against the smallness of the profit he makes. This is compensated in part by the large turnover arising from wide advertising.

"One of the effects of the Stevens Bill would be to eliminate the greatest weapon of monopoly—price-cutting. The retailer is serving his own interests when he supports the measure. When the bill is looked upon from the view of public property it resolves itself into a guarantee that the manufacturer may retain his property in a trade-marked name."

### New Station for Baldwin.

The antiquated railroad station at Baldwin, Long Island, which has long been an eyesore to the property owners and commuters, is to be demolished and superseded by a modern brick station. Signs stating not to judge the town by the railroad station, which stand opposite to it, aroused the community, which in turn has awakened the railroad company from indifference. It is planned to build the new station on the north side of the railroad, whereas the old station adjoins the south side.

The mains of the Brooklyn water supply system skirt the north side of the railroad for a long distance, and the new station could not have been begun until the City of New York and the Long Island Railroad came to an agreement about an easement, inasmuch as the city owns the land. On the north side of the road is the westbound track which is the more important of the tracks. The city and the railroad have come to an agreement in the matter.

Application is being made to the township of Hempstead to dedicate the strip fifty feet in width covering water mains from Grand avenue to Milburn avenue as a public highway.

### To Honor President McAneny.

The desire of the business men of Queens Borough to honor George McAneny, the retiring president of the Board of Aldermen, has taken the form of a complimentary dinner to be given at the Lotos Club, on Tuesday evening, November 30.

It is expected that more than 100 prominent men from Queens will be present at the dinner. Robert W. Higbie is Chairman of the Committee in charge of arrangements, which includes the following men: Borough President Maurice E. Connolly, John Adikes, Joseph P. Day, M. J. Degnon, Stuard Hirschman, Edward A. MacDougall, G. Howland Leavitt, Clarence A. Ludlum, James A. Macdonald, George W. Pople, Edward Roche, Charles G. M. Thomas, E. J. Rickert and William H. Williams, and Walter I. Williss, who is acting as Secretary and Treasurer.

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## REAL ESTATE NEWS OF THE WEEK

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

### BROOKLYN COURT HOUSE.

#### Board of Brokers Not Opposed to Retaining Present Building.

The Brooklyn Board of Real Estate Brokers passed resolutions on Tuesday approving the plan of spending \$600,000 on repairs to the Kings County Court-house.

At Wednesday's meeting of the Board of Estimate the Corporate Stock Budget Committee decided against committing the city to a new building and unanimously voted to recommend an appropriation of \$600,000 to remodel the old building.

### Real Estate Calendar.

The Title Guarantee & Trust Co. has distributed its calendar for the year 1916. Some years ago the company inaugurated a policy of printing annually a calendar which would depict some historical incident in which real estate was closely identified.

This year the subject matter deals with the home of Adriaen Van Der Donck, which was attacked by Indians in September, 1655. Practically on this site is the historic Van Cortlandt mansion, at the south end of Van Cortlandt Park, which was erected in 1748.

The dates which are of importance to real estate interests are featured in red ink, and explanatory notes appear which warn taxpayers, etc., of coming events. The calendar is one which should be in the office of everyone dealing with realty.

### Special Sales Day.

Joseph P. Day will conduct another of his Special Sales Days on Tuesday, November 30, in the Exchange Salesroom, 14 Vesey street, at 12 o'clock. His offerings include holdings in Manhattan, Brooklyn and Yonkers. Among them are residential properties at 204 East 90th street and 34 Hamilton Terrace in Manhattan; 148 Keap street in Brooklyn and 93 Hudson Terrace, in Yonkers.

### MURRAY HILL RESTRICTIONS.

(Continued from page 901.)

a business building was projected instead of an apartment house. Plans were drawn and the building started, the structural steel mounting up several stories in height. About this time negotiations for the purchase of the property were received by Mr. Johnson from George W. Perkins, and the contract for purchase was finally signed by George F. Baker, Jr., the stated consideration being \$750,000, subject to a mortgage of \$300,000, which is understood to have netted Mr. Johnson a profit of about \$70,000 over and above what he paid for and expended on the site. This site was ultimately improved by Mr. Baker, who owns adjoining property, with a low business structure, designed for professional people.

The Old South Church property, at the southeast corner of Madison avenue and 38th street, was also recently the hub of a restriction fight, with the result that the property was once again turned back to the trustees of the church, who had in the interim purchased another site on Park avenue, southwest corner of 85th street, which was since improved with a church edifice.

There are many contrasts on Murray Hill. Should the old Havemeyer site be improved with a commercial building an important step will have been taken which will materially change the skyline. As already mentioned, the northwest corner of 38th street is improved with

the Professional Building, but on the north end of the block Miss Grace H. Dodge is altering her residence into a more attractive and convenient home, at a considerable cost. This is doubly interesting inasmuch as a 12-story mercantile building is located at the southwest corner of 40th street, one block to the north.

—The development of Queens Borough during the past nine months has not been confined to industrial lines only. Immense sums have been expended in the erection of dwellings and apartments. Thirty factories have definitely located in Queens Borough since April 1 of this year. This is at the rate of approximately a new factory each week.

### PRIVATE REALTY SALES.

The total number of sales reported and not recorded in Manhattan this week were 19, as against 41 last week and 8 a year ago.

The number of sales south of 59th street was 7, as compared with 14 last week and 3 a year ago.

The sales north of 59th street aggregated 12, as compared with 27 last week and 5 a year ago.

The total number of conveyances in Manhattan was 94, as against 145 last week, 13 having stated considerations totaling \$526,049. Mortgages recorded this week number 51, involving \$1,679,115, as against 70 last week, totaling \$1,628,650.

From the Bronx 11 sales at private contract were reported, as against 11 last week and 7 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,504,795, compared with \$846,915 last week, making a total for the year of \$58,772,918. The figures for the corresponding week last year were \$585,917 and the total from January 1, 1914, to November 28, 1914, was \$38,013,157.

### Mr. Lewisohn Buys Old Church.

Adolph Lewisohn has purchased from the Rector, Church Warden and Vestrymen of Trinity Church, through L. J. Phillips & Co., the block front on the west side of Broadway, extending from 158th street to Fort Washington avenue, or 159th street, with a frontage of 189.10 on Broadway, 100 in 158th street, and 102 on Fort Washington avenue. On this property, is a church erected in 1872, known as the Chapel of the Intercession, whose congregation was recently consolidated with the church completed a short time ago at the corner of Broadway and 155th street. It is Mr. Lewisohn's intention to remove this church at an early date and erect a taxpayer. Mr. Lewisohn has large real estate interests on upper Broadway. He owns the triangular block to the south of the plot just purchased, running from 157th to 158th streets, Broadway to Audubon place, a block front on the west side of Broadway from 86th to 87th streets, the block on the west side of Broadway from 169th and 170th streets, with the exception of the five-story flat at the 169th street corner and the block front on the east side of Broadway from 186th to 187th streets.

### Dorilton in \$1,900,000 Deal.

C. E. Deppeler and the F. R. Wood, W. H. Dolson Company sold for the Dorilton Corporation, to George Noakes, restaurant proprietor, the Dorilton Apartments, a twelve-story structure at the northeast corner of



Broadway and 71st street, with a frontage of 105.5 on Broadway and 110.5 in 71st street. The house has been held at \$1,200,000 and was acquired by the selling company about twelve years ago. In part payment Mr. Noakes gave the two apartment houses at Riverside Drive, Claremont avenue and 127th street, comprising the Bordeaux, a seven-story house at the southwest corner of Riverside Drive and 127th street, on a plot 110 x 95, and the Crescent, a six-story structure at the southwest corner of Riverside Drive and Claremont avenue, on a plot 150.2 x 91, which are reported to have been held at between \$650,000 to \$700,000. The transaction, which involved properties held at close to \$2,000,000, takes rank as one of the principal deals of the year.

#### Acreage Purchase.

In the issue of the Record & Guide of November 20, an announcement of an acreage purchase on Long Island was made in which Isaac A. Hopper was given as the buyer. This statement is incorrect, the facts of the transaction being as follows:

The Oakland Estates, Inc., of 110 West 40th street, purchased about thirty acres on Long Island, between Bayside and Douglaston, formerly the wooded section of the Lawrence and Taylor estates, called "Oakland." This property has a fine view of the sound and adjoins the Oakland Golf Club on one side and Oakland Lake on the other. The development company will park the property into sixty plots, each ranging from one-quarter to one acre in size, and work will be started at once constructing new macadam roads and installing water, gas and electrical improvements. Isaac A. Hopper, Inc., has received the contract to erect several residences, costing approximately from \$15,000 to \$25,000, on plots already sold and will start construction work in the near future. Rigid restrictions will make this development the "Tuxedo" of Long Island, on a small scale.

#### To Enlarge Parish House.

Drs. Henry W. Berg and Alfred A. Berg have sold, through Douglas L. Elliman & Co. and Leon S. Altmayer, the four-story dwelling at 923 Madison avenue on a lot 20 x 80, which has been owned and occupied by them for their office and residence since 1901. The property was held at \$75,000 and was sold for cash to the Madison Avenue Presbyterian Church, at the northeast corner of Madison avenue and 73d street, whose parish house and church complete the block to the south. The newly acquired parcel will be added to the present parish house, which was formerly the property of C. K. G. Billings, and on the combined plottage, which has an avenue frontage of 47.2, a new eight or ten-story building will be erected to provide for the increased activities of the church.

#### Big Edgemere Purchase.

Ellis R. Wood has purchased through G. Taus & Son, from the Edgemere Park Company, five blocks at Edgemere, consisting of about 500 city lots, bounded on the west by a line 1,400 feet east of Storm avenue and the land of the Tilrose Realty Company; on the east by the land of Rheinhart; on the south by the Atlantic Ocean, and on the north by the Far Rockaway Boulevard. The reported price was \$250,000. It marks the consummation of one of the largest transactions effected on the Rockaway Coast for a long time. The purchaser will develop the tract and install street, sidewalks, sewers and other municipal improvements.

#### Chelsea-Brooklyn Trade.

Abraham Berry has purchased from the Lyall Estate the four-story factory building at 536-546 West 23d street, on a plot 150 x 103. The land is owned by the Moore Estate and was leased to the Lyall Estate for a perpetual term. The buyer gave in exchange, the two four-story tenements at 306-308 West 35th

street, on a plot 37 x 74, and the four-story apartment houses at 4006-4020 Fifteenth avenue, Brooklyn, on a plot 150 x 100. The transaction involved about \$300,000 and was negotiated by the Dross Company and John F. Burke.

#### Rumored Fifth Avenue Deal.

James Byrne, of the law firm of Byrne & Cutcheon, is reported to have purchased from Arthur M. Mitchell the two lots, 50 x 100, on the east side of Fifth avenue, 50 feet north of 98th street, adjoining a large plot purchased some time ago by Robert S. Clarkson. The block to the north is controlled by the Mount Sinai Hospital. Neither of the principals in the rumored deal could be reached yesterday, either for confirmation of the reported deal, or for additional details.

#### Buys "Carolyn Court."

S. L. Pakas has purchased from the Halcyon Realty Company, "Carolyn Court," a six-story elevator apartment house, on plot 100x100, at the northeast corner of Broadway and 162d street. The house is fully tenanted and has been held at \$235,000.

#### Manhattan—South of 59th St.

GRAND ST.—William Cruikshank's Sons sold for Howard Townsend, as executor of the estate of Maria A. Campbell 559-563 Grand st, through to 403-407 Madison st, a 5-sty tenement, on plot 56x67x irreg, which has been in the ownership of the sellers for about 70 years.

GREENE ST.—Cruikshank Co. sold for Helen C. Irving 32 Greene st, a 5-sty loft building, on lot 24.7x100, to Joseph L. Buttenwieser.

VANDEWATER ST.—Airmor Co. sold the Munro Building, an 8-sty loft building, for many years the home of the publishers of the Family Story Paper. The buyer is the Truth Newspaper Co.

23D ST.—Thomas F. Smith, secretary of Tammany Hall, sold 357-359 West 23d st, two 4-sty houses, on plot 50x98.9, to the Aldus Construction Co., which took them in part payment for the newly completed apartment house in the block front on the west side of Vermilyea av, between Isham and 211th sts, reported sold last week.

29TH ST.—Charles B. Van Valen and James V. Graham are reported to have sold for James H. Cruikshank the 4-sty private house at 4 West 29th st. He took in exchange 40 acres located between Ridgewood and Westwood, N. J.

38TH ST.—Henry Hof sold for John H. Barning to the J. Chris. G. Hupfel Brewing Co. 214 East 38th st, a 5-sty tenement, with 4-sty house in rear, on lot 25x108. The buyer owns 216-224, adjoining.

#### Manhattan—North of 59th St.

60TH ST.—Adelaide J. Olcott is reported to have sold her residence at 20 East 60th st, a 4-sty house, on lot 22x100.5.

69TH ST.—Atlantic National Bank is reported to have sold 50 East 69th st, a 4-sty dwelling, on lot 19x104.5, acquired at foreclosure in July for \$54,700.

124TH ST.—The Irving Savings Institution sold to Aaron Miller the Sunridge, a 6-sty apartment house at 538-40 West 124th st, on plot 50x100.11. The buyer resold the property to the Hull Building Co., which has also contracted for the sale of it to Frederick Brown.

#### Bronx.

FIELSTON RD.—Eugene L. Larkin has sold for George Jaediker the lot, 25x100, at the southwest corner of Fieldston rd and 252d st. Last week the same broker sold for Thomas C. Lane eight lots at the opposite northwest corner to Dr. J. J. Edmondson.

KELLY ST.—Richard H. Scobie has resold 916 Kelly st, a 4-sty apartment house, on plot 37.6x120. The house was given in part payment to Eberhardt & Podgur for the 5-sty house built on plot 50x130, at 2382 Valentine av, recently completed. The transaction involved about \$100,000.

179TH ST.—Albert Erbert has sold the 5-sty flat in the north side of 179th st, 67 ft. east of Belmont av, on lot 20.6x100x irreg.

250TH ST.—The Delafield Estate sold for Dwight J. Baum his colonial residence, near the corner of 250th st and Waldo av at Fieldston, to C. Albert Schwab, of the Chapel of the Intercession, Broadway and 155th st, for his permanent home.

BRIGGS AV.—H. A. Keiber sold for M. Mitchell the two dwellings, on plot 54x106.2, on the east side of Briggs av, 70 ft. north of Kingsbridge rd, and extending back to Poe pl.

CRESCENT AV.—P. S. Treacy is reported to have sold the triangular-shaped plot, 93.5x 72x59, on the west side of Crescent av, about 50 ft. south of Hughes av, and directly opposite Adams pl.

CRESTON AV.—Henry F. A. Wolf sold through Morris Sax to Frederick Mohrmann the new 5-sty apartment house 2485 Creston av.

DECATUR AV.—Harry H. Cohen sold for the Benenson Realty Co. the 5-sty apartment house, 57x100, on the west side of Decatur av, 192 ft. south of 195th st. It is the southerly one of a group of houses recently completed by the selling company at that point.

FORDHAM RD.—Frederick Zittel & Sons sold to the Corn Exchange Bank for Frederick

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A. Wurzbach the northwest corner of Fordham rd and Decatur av, an irregular plot, 90 ft. on the road, 25 ft. on the avenue, with a depth of about 100 ft., on which the bank will erect a building to be occupied as its 36th branch.

GRAND AV.—Elizabeth C. Matz, of Chicago, Ill., is reported to have sold 2463 Grand av, a 2½-sty dwelling, on plot 72.5x90. At the rear of the property is the old Croton aqueduct.

WEBSTER AV.—Harry A. Keiber has re-sold for Morris Levy the plot, 100x75, on the west side of Webster av, 130 ft. north of 194th st.

**Brooklyn.**

CORNELIA ST.—Fridav & Lehman sold for Frederick Hansen the 2-family dwelling 308 Cornelia st; also for Mary Lutz the 2-family dwelling 532 Grant av and the 3-family flat 557 Quincev st to William Blaiklock.

STERLING PL.—John H. Lawrence sold for Levy Bros. Realty Co. Kings Court, a 6-sty elevator apartment, 127x118, at 296 Sterling pl, southwest corner of Butler pl, overlooking Prospect Park and Plaza. The buyer gave in exchange 28 lots in East New York on Sheridan and Grant avs.

UNION ST.—Realty Associates sold to William J. Smiley the 2-sty dwelling 1182 Union st, on lot 20x127.9.

75TH ST.—Meister Builders (Inc.) sold 1141 75th st, a 2½-sty dwelling.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for Walter R. Lusher the 2-sty building 956 Flatbush av, on lot 20x100.

NOSTRAND AV.—Bulkev & Horton Co. sold one of the new store and flat buildings on the west side of Nostrand av, just south of President st, for the G. & M. Improvement Co.

ONDERDONK AV. ETC.—Charles W. Schriber has sold 22 Onderdonk av for Bond and Mortgage Co.; 6 Proctor st for J. J. Kattau; 443 Charlotte pl for Anton Stehlin; 142 Halleck av for Gascoyne Realty Co.; 1727 Grove st for Mrs. Bachmann; 101 Foxall st for Mrs. Schutz; plot 130x90x irregular, on Myrtle av, Summerfield and Decatur sts, for Wagner Bros.; plot 100x100 in 55th st, near 8th av, for E. Gobel.

UNDERHILL AV.—Nicholas J. Occhifinto sold the 4-sty tenement 43 Underhill av for Lena Friedman to Domenico and Rachel Piccolo.

3D AV.—Frank H. Malone sold for James Purcell the plot 80x100, on the west side of 3d av, 29.4 ft south of 80th st.

3D AV.—E. J. Hollahan, Inc., sold for the State Realty & Mortgage Co., the block front on the easterly side of 3d av from Senator to 66th sts, to builders.

5TH AV.—N. Rubenstein and Collister sold for Mrs. Kirby the lot 20x100 at the southwest corner of 5th av and 41st st, on which the buyer will build a 3-sty store and apartment building.

6TH AV.—Frank A. Seaver & Co. sold for the Moore estate 8 lots at the southeast corner of 6th av and 80th st; also the plot, 50x100, on the west side of Ridge Boulevard, 75 ft. south of Wakeman pl, for Thomas Clayton.

PARADE GROUNDS.—The Montague Construction Co. has sold to the Arden Construction Co. 24 lots fronting on the Parade Grounds, from Woodruff to Parkside av. The purchasers will build ten apartment houses. The property was recently acquired from the heirs of the Post estate.

**Queens.**

ARVERNE.—G. Taus & Son have sold for the estate of Louis Wolf its residence on South Wave Crest av, on a plot 75x82, to Martha Rosenberg, who will remodel same for her own occupancy.

RICHMOND HILL.—N. Rubenstein and I. Freedman sold the corner of Jamaica av and Ferry st for Simon Abels, on which the new owners have begun the erection of five 3-sty buildings.

ROSEDALE.—New York Suburban Land Co. sold 20x100 in Dale pl to M. Hinck and 20x100 on Union av to F. Parchen.

**Richmond.**

HAMILTON PARK.—J. Sterling Drake has sold for Mary E. Boynton to Jessie Mary Hurst Moore the old brick house on the northwest corner of Park and Bayview avs, on a plot 150 by 112. The house is nearly 100 years old and commands an extensive view of the harbor.

TOMPKINSVILLE.—The Pavilion Hill property, a tract of about 15 acres, fronting 2,000 ft on Richmond Turnpike and St. Paul's av, has been sold by Eadie & Jackson to a syndicate for residential home development. The property is said to be the highest point near the water between Maine and Florida on the Atlantic Coast. It has for many years been owned by the estate of Albert Ward.

**Rural and Suburban.**

CHAPPAQUA, N. Y.—Fish & Marvin have sold for Rear Admiral Luther G. Billings of Washington, D. C., his estate to Martin Vogel, assistant treasurer of the United States. The property consists of a large residence, about 5 acres of land and outbuildings and was sold at \$25,000.

GARWOOD, N. J.—New York Suburban Land Co. sold 20x100 on 4th av to R. Ladew and 20x100 on Spruce av to A. Carr.

GREAT NECK, L. I.—Clara Lee March has purchased through Frank Crowell an additional two acres to her present holding at Grenwolde for about \$32,500.

GREAT NECK, L. I.—G. Arthur Schieren has purchased through Frank Crowell a fine water front property on Manhasset Bay, comprising several acres with large water front, being a part of the S. Vernon Mann, Jr., estate. It is the intention of Mr. Schieren to erect a residence in the spring.

HUNTINGTON, L. I.—L'Ecluse, Washburn & Co. report the sale of ten acres, a fine wooded hilltop, adjoining the new Huntington Golf and Marine Club to J. Alexander Hayden, of the Hayden Furniture Co., 523 5th av, New York. Mr. Hayden has already given a contract for an artistic English house which will be ready for occupancy on June 1, 1916.

MORRISTOWN, N. J.—Eugene V. Welsh sold Fair Oaks, the estate formerly occupied by Mrs. Georgiana C. Stone, on Morris av, Washington av, and Olmstead rd, consisting of 24 acres, to Nicholas Marinaro, who intends to erect dwellings.

MT. KISCO, N. Y.—Joseph H. Choate, Jr., Moses Taylor, Robert S. Brewster and others bought the 80-acre farm of the late James W. Daly to establish a country club. The price was about \$1,000 an acre.

NYACK, N. Y.—Joseph P. Day has sold to the Kathodion Bronze Works the plant of the United Piece Dye Works, which will be operated to manufacture small ammunition. It is said that 1,000 people will be employed in the plant.

ORANGE, N. J.—Edward P. Hamilton & Co. sold the northeast corner of Main and Cantfield sts, plot 68x168, with brick and frame business buildings, held at \$45,000.

RIDGEWOOD, N. J.—A 10-acre tract fronting on Paramus rd has been sold by S. S. Walstrum-Gordon & Forman for H. C. Berlin to W. R. Hume.

RYE, N. Y.—Herbert A. Sherman sold for the Misses Alice and Marion Ferguson their country place in Grace Church st, consisting of a large house, garage and several acres of land, to Clinton S. Lutkins, of the General Chemical Co.

SCARSDALE, N. Y.—Angell & Co. sold a plot, 100x100, on Sprague av and Gaylor st, to William Haag of Albany; also sold to Mrs. Coyle a plot, 75x100, on Brambach av, adjoining her residence.

SUFFERN, N. Y.—Payson McL. Merrill Co. sold for Mrs. George P. Day to Walter Fairchild 11½ acres of land, with dwelling and outbuildings, at Haverstraw and Viola rds.

TARRYTOWN, N. Y.—Mark Twain's former home on Benedict av, adjoining the estate of General Howard Carroll, has been sold by William T. Moynan to Jacques S. Halle. The estate consists of about 40 acres, with a large residence and numerous outhouses, and has been held at \$100,000. Nichols & Hobbie were the brokers.

WEST NEW YORK, N. J.—Fredk. Southack & Alwyn Ball, Jr., have sold for the West New York Realty Co. three lots, 75x100, in 11th st, between Hudson and Palisade avs, to a client, who proposes to erect a factory for embroideries.

YONKERS, N. Y.—Robert E. Farley Organization sold two lots in Albermarle pl, Nepperhan Heights, to William Rasmussen.

**LEASES.****\$350,000 Restaurant Lease.**

Pease & Elliman have leased for the United States Realty & Improvement Co. in the building at the southwest corner of Fourth avenue and 23d street the store, 20 x 80, at 56 East 23d street and the basement space of 10,000 square feet, also the sub-basement space of 2,000 square feet, to the Horn & Hardart Co., owner of the Automat restaurants. The owner was represented by George T. Mortimer and Edward J. Beinecke. Extensive alterations are contemplated by the owners from the plans of Starrett & Van Vleck. The installations of fixtures and equipment will be under the supervision of Stuckert & Co., architects of Philadelphia. The lease is for twenty-one years, at an aggregate rental of about \$350,000. The negotiations included a lease to M. H. Harris, optician, of the building, 45 East 22d street; also extending the lease with the Beck Shoe Company on the store at 50 East 23d street, and with the Irving Hat Company on the store at No. 58.

**Take Part of Old Stern Building.**

M. & L. Hess (Inc.) have leased for Louis Stern, Benjamin Stern and the estate of Isaac Stern, the easterly half of the store and basement at 32-46 West 23d street, through to 21-35 West 22d street, at one time comprising about 40,000 square feet, occupied by Stern Bros. Department Store and more recently by the Cosmopolitan Garden. The lease is for a term of years at an aggregate rental of \$200,000, and has been taken by Lax & Burghheimer, Inc., large distributors of knit underwear and hosiery. M. Angelo Elias, as attorney, represented the lessee. This is the fourth men's wear concern that has taken space in the building, others being Levy & Marcus, Berliner, Strauss & Meyer and Elias Bros. Later in the week, the westerly half of the store and basement, comprising the same amount of space, was leased through the same brokers,

for a term of years, at an aggregate rental of about \$100,000, to M. Lowenstein & Sons, converters of cotton goods, now at 20 West Houston street. The leases complete the rental of the ground floor space formerly occupied by Stern Brothers.

**New Standard Arcade Lease.**

The Charles F. Noyes Company and Burton Thompson & Co. leased to the Globe Wernicke Company, for the Standard Oil Company, the southerly portion of the entire ground floor in New street of the Standard Arcade, just completed, and which extends from Broadway to New street. The premises leased by the Globe Wernicke Company include three stores containing about 4,000 square feet of net available space, including mezzanine, and it has about 100 feet of running window display. The lease is for a long term of years at an aggregate rental of about \$100,000. The premises will be equipped for the tenant and will be used as a salesroom for office equipment and furniture to serve the financial district.

**Rents Fourth Avenue Building.**

Jared W. Bell has leased to the United Piece Dye Works the five-story building at 132 Madison avenue, at the southwest corner of 31st street, for a term of years on a net basis. Part of the building will be occupied by the lessees and the rest subdivided and altered into offices and showrooms. The broker in the deal was B. Channing Miller, who will manage the property.

**Sears-Roebuck Company Lease.**

Sears-Roebuck Company, of Chicago, leased through Carstein & Linnekin, the fourth floor, comprising about 32,000 sq. ft., in the building formerly occupied by Arnold, Constable & Company, at Fifth avenue and 19th street, through to Broadway.

**Manhattan.**

AMES & CO. have rented two stores at 309 5th av to Albert R. Louis, antiques; the store 106 West 28th st to S. Leakes, florist; and the 4-sty dwelling 311 West 46th st to Florence M. Senior.

BASTINE & CO. leased in 42 West 15th st the 3d floor to Jessie de Sola Mendes and at 55 East 11th st the 11th floor to Nathan Mandell.

DANIEL BIRDSALL & CO., INC., rented the 8th floor at 12 West 21st st to Jacob Davis; the 7th floor at 15 West 20th st to the Bell Co.; the entire building at 203 West 34th st to A. Marcus; the 3d loft at 48 Walker st to William Barish; the 1st loft at 310 Church st to B. Tames; the store at 101 Duane st to Dorsch & Marcus, Inc.; space at 28 West 22d st to Eibetz Novelty Co., and, with Cross & Brown, the store at 50 Walker st to O. Lindenbaum & Co.

BRETT & GOODE and Charles F. Noyes Co. leased the 11th floor in 150-156 Lafayette st to Rosenberg & Daniel. Brett & Goode also leased the 3d floor to the Martin H. Smith Co.

BRETT & GOODE CO. and Spear & Co. leased for the 406 West 31st St. Co. the westerly portion of the 7th floor, containing approximately 10,000 sq. ft. in 406-26 West 31st st, to the Eonn-Moosherr Embroidery Works.

WILLARD S. BURROWS CO. leased for Childs Co. the entire upper part of 1551-1553 Broadway to the Du Barry Hat Shop for a term of years at an aggregate rental of about \$100,000. The lessee will make extensive alterations, including the installation of an elevator, and will occupy with another branch.

CARSTEIN & LINNEKIN have leased the store and basement at 335 Canal st to W. Ain & Co., of 332 Canal st; 3d loft at 878 Broadway to Max Schachnow & Co., of 29 West 38th st, dealers in toys; the entire building, 324 5th av, to the Ferguson Novelty Co., Inc., for a short term; offices at 347 5th av to Albert B. Bauer, Goodwins, Ltd., and Albert G. Schwartz, and offices at 320 5th av to Warnick-Frohman Co., Inc., and Trades Towel Service Co.

COZZENS & PIERSON leased to M. Rowan the store at 26 West 33d st, and at 12 West 32d st the store to Thomas Sullivan & Co., milliners.

CROSS & BROWN CO. leased 32,000 sq. ft. in 649-655 Broadway to Roggen Brothers, shirt manufacturers.

CROSS & BROWN CO. AND FREDERICK SOUTHACK & ALWYN BALL, JR., rented for the estate of Charles F. Hoffman, Inc. the four upper floors and a portion of the ground floor in the building at the northeast corner of 52d st and Broadway, including in all about 60,000 sq. ft. The tenant is the Mitchell-White Co., Inc., and L. A. Mitchell, who will use the premises as a garage. The lease is for a long term from May 1, 1916, beginning at the expiration of the American Locomotive Co. lease now on the property.

CROSS & BROWN CO. has leased the 11th loft of 145-7 West 28th st to W. Phillips & Co. for the Manray Co.; also the 3d loft in 80-2 4th av to Bonn & Riecker for Wm. H. Whiting

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A five story and basement brownstone front tenement. Size of lot 25x100.87/2.

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A five story and cellar brick tenement. Size of lot 25x100.5.

**2070 Ryer Avenue**

A two story and basement frame two family house. Size of lot 24.4x100.8x irreg.

**34 Hamilton Terrace**

A three story and basement brick dwelling, containing 11 rooms and 2 baths; size of lot 19x100.

**148 Keap Street**

**BROOKLYN, N. Y.**

A three story and basement brownstone front dwelling, containing 11 rooms and bath; size of lot 22x100.

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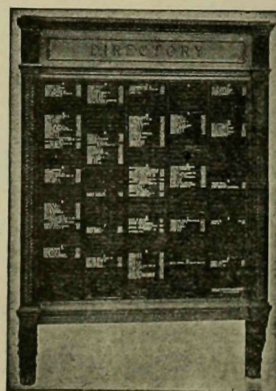
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## Wants and Offers

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

### To ARCHITECTS and BUILDERS

**ARCHITECT**, experienced, all-round ability, past 15 years member of well-known reputable N. Y. firm, desires responsible position with Architect, Builder or Realty concern, Manhattan or Brooklyn; moderate terms. **PRACTICAL**, Box 738, Record & Guide.

**YOUNG MAN**, age 27, expert management, collections, leasing; brokerage appraisals; eight years largest office New York; will connect with estate or trust company or real estate office; salary \$18 and commission; make a bid. Box 728, Record & Guide.

### TO OWNERS

We have good builder seeking plot centrally located, corner or inside, ripe for mercantile improvement where he will be assisted in financing with building loan or second mortgage. **H. SCHUYLER CAMMANN**, Real Estate and Insurance, 84 William St. Telephone 1630 John.

**WANTED**—A young man in a midtown Real Estate office as a collector; also to supervise repairs and to do office work. State salary and references. Address Box 774, Record & Guide.

**REAL ESTATE** Broker and Managing Agent, eleven years' experience with two high-class concerns. Present record shows one vacancy out of nearly three hundred apartments; desires responsible position with realty corporation or estate. Box 772, Record & Guide.

**WHOLESALE** baking concern wants new site for factory. Will be interested in offers from responsible real estate owners. Apply "The Mediator," 121 Canal St., City.

**BUILDING** Supt. and Architect, experienced real estate man, 32 years of age, is looking for position to manage properties, where ability counts; reasonable salary; references furnished. Box 800, Record & Guide.

**ARCHITECT** and Supt., experienced all around ability, 10 years' experience, 31 years of age, good executive, desires responsible position with builder or realty concern; moderate terms. Box 802, Record & Guide.

**ARCHITECT** with 20 years' experience, city and country work, will work reasonable to keep busy; give me a trial; no work to large or small. Box 804, Record & Guide.

**REAL ESTATE** corporation, branch offices on Long Island, require service of conscientious man. Small cash investment to covering carrying charges necessary; very active renting and selling section, South Shore. "High Class," Box 778, Record & Guide.

**WANTED**—Realty concerns, engineers and architects to recommend small jobs in the architectural and ornamental iron work line; 6% on contracts effected. Box 776, Record & Guide.

& Co., agents. In connection with the lease closed last week for the property 42-4 West 62d st, on which a building is to be erected by Nordyke & Marmon, Inc., the Cross & Brown Co. has closed an additional long term lease for the owners of the land, the McAllister estate, of Philadelphia, Thomas & Eckerson representing the estate in the transaction.

**DOUGLAS L. ELLIMAN & CO.** leased for Mrs. Josephine Drexel Henry 157 East 61st st, a 4-sty dwelling, to Robert Burroughs.

**DOUGLAS L. ELLIMAN & CO.** leased 159 East 36th st, a 3-sty house, for D. McRa Livingston to Laurence Millet.

**DOUGLAS L. ELLIMAN & CO.** leased 165 East 71st st, a 4-sty dwelling for Mrs. Lindsley Tappin to Warren S. Crane; also apartments in 116 East 58th st to Mrs. William B. Raakine, and, furnished, for the season, in 103 East 86th st, for K. P. Walker to Mrs. Keene Taylor.

**DOUGLAS L. ELLIMAN & CO.** have leased 66 East 91st st, a 5-sty dwelling, for William H. Hyde to Edward H. Delafield; also apartments in 755 Park av for William Ziegler, Jr., to Dr. Schuyler Skaats Wheeler, president of the Crocker-Wheeler Co.; and in 20 East 48th st to Miss Florence L. Walton.

**DOUGLAS L. ELLIMAN & CO.** have leased 9 East 80th st, a 5-sty dwelling to Cornelius Tiers for Charles E. F. McCann, who recently leased 1008 5th av; also an apartment furnished for the season in 375 Park av for Hugh M. Wilson to John H. Watkins; and an apartment in 149 East 40th st to Miss Laura Chanler.

**JAMES J. ETCHINGHAM** leased the store 142 Amsterdam av for the estate of Louis Schlesinger to A. Rodgers.

**FRANK L. FISHER** CO. leased the dwelling, 222 West 70th st, to L. Westerman.

**J. ARTHUR FISCHER** has leased for Meta Helmcken the store on the 40th st side in the building on the southwest corner of 40th st and 7th av to Waldner & Pujols for a restaurant; also rented to E. B. DeWitt an apartment in 159 West 45th st. This completes the rental of the building by this broker, who has leased eleven apartments in it since August 1.

**FREDERICK FOX & CO.** leased the top loft in 56-8 West 22d st to Geis, Lamb & Co.; the 4th loft in 241-3 West 23d st to Sands & Appel, of 291 7th av; the 8th loft in 119-25 West 25th st to Frederick Huth & Co., of London, England; loft in 119-25 West 24th st to the Gold Brand Dress Co.; top loft in 45-7 West 27th st to I. & L. Chausser, of 17 West 17th st; the 1st loft in 132-6 West 27th st to Expert Cloth Sponging Co., and also in conjunction with Roy Scherick, the 9th floor at 44-8 East 25th st to Sutro Bros. Braid Co., of 222 4th av.

**GAINES & DRENNAN CO. (INC.)** leased the 4th floor in 302 5th av to Lewenthal Bros. & Co., importers of jewelry.

**A. N. GITTERMAN CORPORATION** rented apartments in 200 Central Park South for Theodore W. Myers, as receiver, to Henry Calman of Emil Calman & Co.; to William B. Walker, president of the American Thermos Bottle Co. and to George Gordon; also the entire upper part of 124 East 41st st for Mrs. Janet L. McKay to Kano Oshima; and an apartment in

the new building at the northwest corner of 60th st and Lexington av to Miss Beatrice M. MacDonald.

**GOODWIN & GOODWIN** rented for Stephen H. Jackson to the Monday Social Club (Inc.) the 3-sty dwelling at 148 West 119th st.

**HARRIS & VAUGHAN (INC.)** have leased for Julia Ward the store and basement at 16 East 48th st to Bardet Petit, of 19 East 45th st for five years at an aggregate rental of about \$25,000.

**M. & L. HESS (INC.)** leased the 4th floor at 135 5th av, to Kaufman & Lederer, laces and nets, for some time at 170 5th av; for the D. & M. Co., the 6th floor at 116-20 East 27th st to Klee Rosenblum Co., of 7 East 20th st, ladies' underwear; also in conjunction with Charles L. Ferlinghetti the 3-sty building at 210 West 39th st; and in conjunction with E. J. Loughran the store and basement at 93 University pl to Eugene Gutman & Co., of 29 East 10th st.

**M. & L. HESS (INC.)** have rented for the Rudd estate, in advance of construction, the new motion picture theatre to be erected at 115-19 8th av, plot 50x100. The lease is for a long term of years at an aggregate rental of about \$15,000. The lessee is M. Needle, who owns and operates a motion picture theatre in West 23d st, at which place he will continue in addition to the new house. The new building, which will cost in the neighborhood of \$15,000, will also contain stores.

**HENRY HOF** leased dwellings at 211 East 34th st to Edmund Gibson; at 134 East 55th st to George Johnson; the store at 202 East 38th st to S. Balter and the three upper floors at 535 3d av to Elizabeth L. Burns.

**EDWARD J. HOGAN** leased to the Taft Peirce Manufacturing Co. the entire 45th floor in the Woolworth Building.

**EDWARD J. HOGAN** has leased to the Great Northern Railway Co. part of the Broadway front on the 15th floor of the Woolworth Building for the freight traffic department.

**HOUGHTON COMPANY** has leased the 4-sty dwelling 59 West 96th st for James Dowd to Eugene F. Loveland.

**HOUGHTON COMPANY** and Van Norden & Wilson leased for the Witherbee Real Estate and Improvement Co. the 4-sty dwelling 30 West 85th st to Melvina Arnold.

**HOUGHTON COMPANY** has rented a furnished apartment for the Morewood Realty Holding Co., in 175 West 72d st, to Joseph A. Meehan; also an apartment at West 120th st to Joseph Kucera.

**JOHN J. KAVANAGH** leased apartments in 49 East 78th st to Mrs. Everett Bowler and in 937 Madison av to Mrs. A. C. Manning.

**JOHN J. KAVANAGH** leased the parlor floor store at 937 Madison av to William Kelly, embroideries and laces; also an apartment in 142 East 86th st to Thomas F. Begley.

**GORMAN H. LENNEY** leased for Thomas Trebell 155 West 73d st, a dwelling, to Mrs. R. J. Bernard, of Troy, N. Y.; also for Joseph H. Myers 176 West 76th st to Clementine Bernard.

**MANNING & TRUNK** have leased office space at 505 5th av to the Polo Publishing Co.; the top floor of 34 West 47th st to Robert B. Bowler; the 2d loft at 13 West 39th st to Mrs. Charlotte Sorchan, and in the same building the parlor floor in conjunction with Frederick Fox & Co. to Mme. Rose, Inc.

**A. H. MATHEWS** leased 128 Chambers st to Arthur T. Boddington Co. and in conjunction with L. Tanenbaum, Strauss & Co., the 4th loft at 179 Wooster st to National Silver Deposit Co.

**HENRY H. MORRIS** has leased lofts to the Yale Waist Co. in 7 and 9 West 18th st; to Freedman & Lirlich in 3-5 West 18th st, and to Willner & Pascuzzo in 9 West 19th st.

**CHARLES F. NOYES CO.** has leased large offices in 71 West 23d st to Philip Granoff and Morris Rechtman; space in 124 Front st for Max Marx to Harold; offices in 160 Broadway to Gabriel Rubino; and space in 72-74 Beaver st for the estate of E. L. Townsend to Robert B. Nash.

**PEASE & ELLIMAN** have rented, furnished, for Bayard Tuckerman to Col. F. N. Lawrence the 4-sty house at 118 East 37th st; also, furnished, for Mrs. D. Scott Smith to R. C. Martens her apartment in 850 Park av; furnished, the apartment of Mrs. Clara H. Rhatigan at the southwest corner of 88th st and Central Park West to Philip H. Smith.

**PEASE & ELLIMAN** rented for Payson McLean Merrill, as agent, in 925 Park av an apartment of 9 rooms and 3 baths of the triplex type to Mrs. Waldo Story; also furnished for Howard S. Borden his apartment of 12 rooms in 410 Park av to Mrs. E. C. Ellwanger, of Rochester; and furnished for Mrs. Keen Taylor her 12-room apartment 863 Park av to Benjamin F. Johnston.

**PEASE & ELLIMAN** have rented in 1155 Park av, the new house built and owned by Bing & Bing, an apartment of 12 rooms and 3 baths to George C. Haas. This apartment was furnished for the tenant by the owners; Pease & Elliman also renewed the loft leases of Jellenik & Francis and of Cohen Matthews and Levine in 31-33 East 32d st and rented for R. T. McKee his apartment, furnished, in 158 Madison av to James E. Switzer.

**PEPE & BRO.** leased for Elizabeth E. Hanson, the 3-sty house, 58 Downing st, to Mrs. M. Cantalupo.

**PEPE & BRO.** leased for the Levia Realty Co., Irving Simon, president, in 50 West 12th st, the 1st floor to Adolf Lawson for one year from Oct. 1, 1915 at the rental of \$800 a year; 2d floor to Mark A. Dix for two years at \$950 a year; the 3d and 4th floors to August Duncan for one year from Oct. 1, 1915 at \$1,800 a year; also for the Levia Realty Co., at 124 Waverly pl, parlor floor new studio now being completed to Robert Bruere, for two years, at \$800 a year; the 2d floor to Benjamin Allen for one year from December 1, 1915 at \$900 a year; the 3d floor to Lawrence K. Frank for one year from December 1, 1915, at \$860 a year; and the 4th

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### Particulars of Business Property

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42 East 4th Street,

NEW YORK

floor studio to Rudolph Evans, sculptor, for one year from December 1, 1915 at \$960 a year.

LEWIS B. PRESTON (INC.) has leased at the southeast corner of 18th st and 4th av space to H. & W. H. Lewis, G. S. Mawhinny, the Orinoka Mills, the Leon Michael Co., the New York Life Insurance Co., and A. Hamburger & Sons.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented for the winter, furnished, the 5-sty dwelling at 174 Madison av for the estate of William F. Kernochan to Mrs. Hugh N. Camp.

JOSEPH F. SEITZ rented apartments in 789 Lexington av to Eugene Bartoli; in 759 Lexington to H. Oesterberg and to Guy A. Merrill; in 160 East 60th st to B. Murakami; in 787 Lexington av to W. H. Wright and to Jane Makoff; and in 737 Lexington av to Louis Birnbaum.

SHAW & CO. have leased for the Broadway Savings Institution the 3-sty dwelling 3 East 129th st to Hellmuth Moersch.

W. H. SINSHEIMER leased for the Lamont Dock Co. to the Audubon Motor Boat & Canoe Co. a strip of land along the Hudson, measuring about 690x100, between 159th and 163d sts, as the site for a clubhouse, boathouse, etc.

SLAWSON & HOBBES have rented, 327 West 87th st, a dwelling, for Mrs. S. Sterns, to M. A. Farson; also furnished for Mrs. C. A. Bauer 7 West 69th st, to W. A. Barclay.

MALCOLM E. SMITH & CO. leased space on the 4th floor at 185 Madison av to Jacob Falk & Co.

TUCKER, SPEYERS & CO. and Heil & Stern have leased for Eli B. Springs the easterly half of the store and basement with mezzanine, in 29-33 West 38th st to Benjamin Rinaldo, velvets and ribbons, of 714 Broadway.

TUCKER, SPEYERS & CO. have leased for the Siebrecht Realty Corporation, the entire corner on the 2d floor, together with an office on 5th av, in the building at 425 5th av. After extensive alterations to the interior and exterior of the premises, this space will be used as a show room for ladies' wear. This lease is for a long term of years, at a rental aggregating about \$100,000.

E. TANENBAUM REALTY CORPORATION leased for Helen Joseph an apartment in 3 West 30th st to Samuel Jacobs; and leased in conjunction with Roy Scherick the store and basement in 3 West 30th st to J. Morris Rosner and Adolph Stern, who will occupy as a restaurant.

STEPHEN H. TYNG, JR., & CO. and Cross & Brown Co. rented for Frederick Ayer, the 4th floor in 1140-1146 Broadway, to the Hamburg Button Co., for many years at 625 Broadway.

CHARLES B. WALKER has leased in 176-178 Centre st space to Specialty Machine Co.; in 203-205 Centre st to Meyers Safety Lock Co.; in 174 Centre st to Adolf Klein Co.; and store in 124 Baxter st to Woodcrafts Equipment Co.

WM. A. WHITE & SONS and Nelson Lee & Green (Inc.) have leased from the plans for a long term of years to the Stirling Press, now located at 15-27 Vandewater st, approximately 12,500 sq. ft. of space, comprising the entire 5th floor of the Finck Building, the new 12-sty building for printers and allied trades now under construction on the plot 125x100 at 316-318 West 39th st.

WM. H. WHITING & CO. leased the building 110-116 Beekman st for Frederick Southack and Alwyn Ball, Jr., to H. R. Lathrop & Co., of 194 Water st; the building at 246 Front st to the Mutual Bag Co.; the store and basement at 52 Ferry st to A. A. Stamouli; the 6th loft at 221 Washington st to Philip Zitzman & Co.; space at 111 Nassau st to T. Wells; the 5th loft at 15 Spruce st to Theodore Gaus' Sons, of 57 Reade st; the 2d loft at 213 Front st to William Jones, and 4 lofts at 91 Bleecker st to Converse & Co., of 79 Worth st.

**Bronx.**

M. & L. HESS (INC.) leased from the plans for the Fordham Road Corporation, Irving Judis, president, the motion picture theatre now in course of construction at the northeast corner of the Grand Concourse and East Fordham rd to the Concourse Theatre Co. for a long term of years at an aggregate rental of about \$75,000. The plot, 103x158, is being improved, in addition to the theatre, with stores, more than half of which have already been rented to retailers. The adjoining plot, 200x103, is being improved by the Concourse Estates, Irving Judis, president, with four large apartment houses.

A. H. LEVY leased in the theatre building to be erected at the northeast corner of the Grand Boulevard and Concourse and Fordham rd the corner store and the adjoining avenue store, measuring about 37x56, to Henry Daubert for a restaurant and cafe.

**Brooklyn.**

ELLEN & JEFFERY have leased for Desmond Dunne & Co. the entire building 558 Fulton st, through to Flatbush av, to the Aeolian Co.

CHARLES E. RICKERSON has rented the 3-sty dwelling 781 Carroll st to Henry Newman, of Newman & Cary; also the 2-sty dwelling, 443 Prospect pl, to John T. McGarvey.

**Queens.**

JUDSON A. HARRINGTON leased from the plans to the Frank Barber Shoe Co. for ten years the top floor, containing more than 16,000 sq. ft., of the 6-sty mercantile building now being constructed on the north side of Wilbur av, 100 ft. west of Sunswick st, Long Island City. The tenant will move its entire plant from the Bronx to this location.

**Suburban.**

ROBERT E. FARLEY ORGANIZATION rented for the Westchester Syndicate a residence in Battle Hill Park, White Plains, to Jacob Holtzman.

FISH & MARVIN have leased for the winter, furnished, the property of Walter W. Law, Jr., known as "Six Gables," at Briarcliff Manor, to William H. Kiernan.

FISH & MARVIN have leased for the winter, furnished, the property of Mrs. Anna R. Mead at Wilson Park, Tarrytown, to Miss Helen Langford of this city; also furnished, the property of Martin Vogel at Chappaqua, to Roland F. Elliman.

GOLDSCHMIDT & MacDONALD rented at Woodmere, L. I., for George Horton his house in Oak street to Sydney Keller.

JULIA BEVERLEY HIGGINS has leased for Duane Humphreys his place, "Brae-Head," Mt. Kisco, to Dr. John T. MacCurdy of New York, for the summer of 1916.

JOHN F. SCOTT has rented for Mrs. Hannah N. L. Sherman her house, "Sunnyside," at the junction of Osborne av and Breezy Way, Lawrence, L. I., to Foster Milliken; also her house, "Ingleside," on Breezy Way to J. Howland Auchincloss.

J. B. WOHLFARTH leased for O. G. Gonzales to Philip H. Bolender the garage at 419 North Grove st, East Orange, for 5 years.

**OBITUARY.**

GEORGE W. ADAMS, real estate broker of Brooklyn, died on Thursday at his home, 5314 6th av, in that borough, aged thirty-three. He was a member of the West End Board of Trade, Brooklyn Lodge No. 22, B. P. O. Elks, and of Fortitude Lodge No. 12, F. and A. M.

LOUIS BERTSCHMANN, of the insurance firm of Bertschmann & Maloy, 16 Exchange pl, died of pneumonia on Tuesday at his home, 346 West End av. He was born in Weehawken, N. J., July 21, 1867, and was the son of Mr. Jacob Bertschmann, at one time Swiss Consul in this city. Mr. Bertschmann was educated in Paris, Switzerland and Germany. He had been engaged in the insurance business since 1887 as underwriter, broker and agent. He was

a member of the Manhattan Club and the New York Athletic Club, and the American Geographical Society.

WILLIAM H. FERRIS, electrical inspector for the New York Board of Fire Underwriters, died of heart disease on Wednesday at his home in Larchmont, N. Y. aged forty-one. He is survived by his widow.

**REAL ESTATE NOTES.**

REALTY ASSOCIATES, 116 Remsen st. Brooklyn, declared the regular semi-annual dividend of 3 per cent., payable Jan. 15.

SLAWSON & HOBBES were the brokers in the recently recorded sale of the dwelling, 134 West 74th st for the Nason Realty Co. to Walter S. Goldsmith.

FORDHAM HEIGHTS PROPERTY OWNERS' ASSOCIATION elected the following officers to serve until the regular annual election to be held in January: President, H. F. A. Wolf; vice-president, Henry U. Singhi; secretary, J. Hamilton, and treasurer, Philip Kearns.

REAL ESTATE BOARD OF NEW YORK has established in its office an employment bureau. The purpose of this is to create in the board a medium through which real estate firms and individuals who are members of the board may secure satisfactory salesmen and clerks.

CROSS & BROWN CO. has been appointed managing agent of the 18-sty Goupil building at 56 West 45th st by the new owner, Conrad Hubert. The same firm has also been appointed agent for the building at the northeast corner of Broadway and 30th st, formerly Wallack's theatre.

FISH & MARVIN have been appointed agents for the "Brite Property" on Fenimore rd at Scarsdale. The property has been improved and divided into building sites, four of which have been sold by the same brokers to a Schenectady client, who will build four residences.

**Real Estate Board of New York**

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**REAL ESTATE APPRAISALS.**

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

- Bessie H. Auerbach.**—Jan. 24, 1915—115TH ST, 276 W—1830-59, 4-sty flat, 25x100, \$20,000.  
115TH ST, 278 W—1830-60, same as 276.
- George C. Batcheller.**—Jan. 25, 1915—72D ST, 237 W—1164-17, 5-sty dw., 23x100, \$62,000.
- Samuel Beamish.**—June 20, 1914—81ST ST, 414 E—1562-42, 5-sty tnt., 25x102, ½ interest, \$9,250.
- Wolf Brand.**—April 4, 1915—10TH ST, 419 E—380-26, 6-sty tnt., 40x92, \$40,000.  
AV D, 9—372-41, 5½-sty tnt., 23.10x93, \$26,000.
- Charles H. Carr.**—Nov. 11, 1913—WOOSTER ST, 232—534-17, 3-sty bldg., 23.6x46, \$14,000.  
WOOSTER ST, 234 and 3D ST, 40 W—534-18, 3-sty bldg., 26.6x46, \$28,000.  
WEST ST, 388—636-1, 3-sty bldg., 32x30, \$20,000.  
WEST ST, 389—636-2, 1½-sty bldg., 28.3x28.10, \$10,000.
- Madeleine Claussen.**—April 12, 1915—100TH ST, 235 W—1872-8½, 4-sty dw., 15x100.11, \$19,000.
- Joseph Dillon.**—May 19, 1914—WEST END AV, 785—1888-18, 3-sty dw., 18x80, \$24,000.  
121ST ST, 426 E—1808-39, 4-sty dw., 18x100.11, \$9,500.  
121ST ST, 428 E—1808-38½, same as 426.
- Eva M. Doane.**—Feb. 2, 1915—28TH ST, 352 W—751-71, 3-sty dw., 21.5x98.9, \$15,000.
- Eugene Garnier.**—March 16, 1915—71ST ST, 264 W—1162-59½, 3-sty dw., 16.8x100.5, \$21,000.
- William K. Hurff.**—Dec. 27, 1912—7TH AV, 456—784-46, 4-sty bldg., 18x75, \$56,000.
- J. Augustus Johnson.**—Feb. 27, 1914—18TH ST, 118 E—873-61, 4-sty dw., 25x92, \$33,000.
- Dora Levy.**—July 1, 1914—119TH ST, 157 W—1904-6, 5-sty flat, 25x100, \$30,000.  
FORSYTH ST, 78—306-9, 5-sty tnt., 25x100, \$38,000.  
4TH ST, 66-68 E and 3D ST, 15-17 E—459-19, 4-sty bldg, 50x200, \$87,000.
- Ellen Loughlin.**—June 2, 1914—52D ST, 417 W—1062-23, 5-sty tnt., 25x100, \$23,500.
- Henry W. Mehrrens.**—April 22, 1915—11TH AV, 596—1073-3, 5-sty tnt., 26x74, \$7,000.  
11TH AV, 597—1092-33, 3-sty bldg., 25.1x100, \$12,000.
- John Murray.**—July 5, 1914—35TH ST, 225-227 E—916-17, 6-sty bldg., 40.7x98.9, \$62,000.  
38TH ST, 154 E—893-56, 3-sty bldg., 22x98.9, \$26,500.  
55TH ST, 328 E—1347-38, 5-sty bldg., 38.6x100.5, \$35,500.  
87TH ST, 65 E—1499-29, 5-sty bldg, 25.6x100, \$35,000.  
87TH ST, 67 E—Same as 65.  
87TH ST, 69 E—Same as 65.  
88TH ST, 105 E—1517-6, 5-sty bldg., 25.6x100, \$25,500.  
89TH ST, 111 E—1518-9, 5-sty bldg., 27.11x100.8, \$26,000.  
89TH ST, 113 E—1518-10, 5-sty bldg., 27.11x100, \$26,500.  
89TH ST, 115 E—Same as 111.  
AV A, 223—441-30, 5-sty bldg., 27.9x59.5x irreg, \$21,500.  
AV A, 225—441-29, 5-sty bldg., 22x41.7x irreg, \$23,500.
- Bridget Redington.**—June 26, 1914—76TH ST, 103 W—1148-31, 4-sty dw., 18.6x102.2, \$24,500.  
76TH ST, 104 W—1147-35, 4-sty dw., 20x102.2, \$26,000.
- Anna Schroeder.**—Nov. 15, 1909—69TH ST, 46 W—1121-54, 4-sty dw., 22x100.5, \$45,000.
- Catherine Whittemore.**—Dec. 13, 1914—MADISON AV, 1015—1393-21¾, 4-sty dw., 22x75, \$40,000.  
MURRAY ST, 35 and CHURCH ST, 130—133-2, 5-sty bldg., 25x75.2x50.3x24.11x25.5x50.4, \$70,000.

**AUCTION SALES OF WEEK.**

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

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

**The Auction Market.**

**A**UCTION room interest was enlivened this week by the offering of several high-class properties, most of which went to parties in interest. The Metropolitan Life Insurance Co. as plaintiff in an action against the Building and Engineering Company and others, to secure a claim of about \$540,000, paid \$500,000 for the two twelve-story loft buildings at 15 West 21st street and 16 West 22d street. The twelve-story LeMarquis Hotel at 12-16 East 31st street, went to Max M. Warburg and others, on a bid of \$250,000. They had a claim against Joseph Fleischmann and others, for about \$368,000. James Nash Webb paid \$23,300 for the six-story tenement at 127 East Houston street, which was sold for the account of the estate of Andelas Kiedaisch. The property has been in the possession of the selling family for about fifty-five years. The six-story apartment house at the southwest corner of Convent avenue and 147th street was taken over by Ella M. Burke for \$100,000, or about \$52,000 below existing liens.

**Manhattan.**

The following is the complete list of property sold, withdrawn or adjourned during the week ending Nov. 26, 1915, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

JOSEPH P. DAY.

- Stanton st, 334-6 (\*),** ns, 40 w Mangin, 39.8x70, 6-sty bk factory; due, \$27,535.29; T&c, \$1,369.45; Maiden Lane Savgs Bank. 27,000
- 31ST st, 12-6 E (\*),** ss, 166.4 w Madison av, runs s75xe21.4xs17.8xw25xs19.10xw50x n112.6xe53.8 to beg, 12-sty stn hotel Le Marquis; due, \$367,776.18; T&c, \$250; Max M Warburg. 250,000
- 45TH st, 71-9 W (\*),** ns, 60 e 6 av, 97.6x100.5, 3-4 & 3-3-sty stn tnts; due, \$318,727.61; T&c, \$8,768.31; Broadway Savings Inst of City N Y. 300,000
- 73D st, 48 E,** ss, 184 e Mad av, 20x102.2, 4-sty & b stn dwg; due, \$37,718.08; T&c, \$1,371.40; adj Dec7.
- 147TH st, 450 W (\*),** swc Convent av, 75x99.11, vacant; due, \$141,902.14; T&c, \$1,365; Ella M Burke. 100,000
- 92D st, 64 W (\*),** ss, 204.4 e Col av, 20.4x100.8, 3-sty & b bk dwg; due, \$16,104.48; T&c, \$1,184.45; Ella A Gray. 17,000
- Convent av, swc 147th,** see 147th, 450 W. BRYAN L. KENNELLY.
- 21ST st, 15-7 W (\*),** ns, 276 w 5 av, 58.8x98.9; also 22D ST, 16-8 W, ss, 283.5 w 5 av, 54.6x98.9, 12-sty bk loft & str bldg; due, \$539,089.03; T&c, \$9,974.50; Metropolitan Life Ins Co. 500,000
- 21ST st, 345 W,** ns, 200 e 9 av, 25x98.9, 5-sty bk dwg (exrs); bid in \$25,000.
- 22D st, 16-8 W,** see 21st, 15-7 W.
- 36TH st, 206-16 W (\*),** ss, 95 w 7 av, 100x98.9, 6-4-sty bk tnts & str; due, \$15,965.81; T&c, \$1,649.75; sub to pr mtgs \$16,000; R Bleecker Rathbone. 16,100
- M. MORGENTHAU, JR., CO.
- 128TH st, 129 E (\*),** ns, 320 e Park av, 20x99.11, 3-sty stn club; due, \$8,404.09; T&c, \$331.94; Lottie E Field. 8,000
- 1ST av, 1134 (\*),** es, 50.5 n 62d, 25x81, 5-sty bk tnt & str; due, \$17,081.43; T&c, \$378.67; Nerina Leclerc. 16,000
- WILLIAM P. RAE CO.
- 8TH av, 353 (\*),** ws, 74 s 28th, 24.8x100, 4-sty bk tnt & str; due, \$4,462.45; T&c, \$375.42; sub to 1st mtg \$25,000; Dora Rosenstein. 26,520
- HENRY BRADY.
- Houston st, 127 E,** ss, 108 e Chrystie, 25.9x74.3, 6-sty bk tnt & str (trstes); Jas Nash Webb. 23,300
- Wooster st, 201-3 (\*),** ws, 149.1 n Bleecker, 36.9x100, 6-sty bk loft & str bldg; due, \$52,575.46; T&c, \$2,180.99; Empire City Savings Bank. 49,000
- 19TH st, 216 E (\*),** ss, 200 e 3 av, 20.6x92, 3-sty & b bk dwg; due, \$6,163.26; T&c, \$584.30; sub to mtg of \$11,000; Jos Yeska. 15,000
- SAMUEL GOLDSTICKER.
- Broome st, 126 (\*),** ns, 55 e Pitt, 20x87.6, 7-sty bk loft & str bldg; due, \$19,201.03; T&c, \$1,984.61; Wm H Neilson, trste. 20,875
- JACOB H. MAYERS.
- 17TH st, 127-33 W (\*),** ns, 321.8 w 6 av, 90x92, 6-sty bk loft & str bldg; due, \$137,655.41; T&c, \$5,538.23; Seamen's Bank for Savgs in City NY. 130,000

Totals ..... \$1,498,795  
Corresponding week 1914.... 483,500  
Jan. 1, 1915, to date..... 51,004,627  
Corresponding period 1914.... 31,998,326

ESTABLISHED 1879

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# BUILDING MANAGEMENT

## THE LIGHTING OF THE COUNTRY HOUSE

By THOMAS SCOFIELD

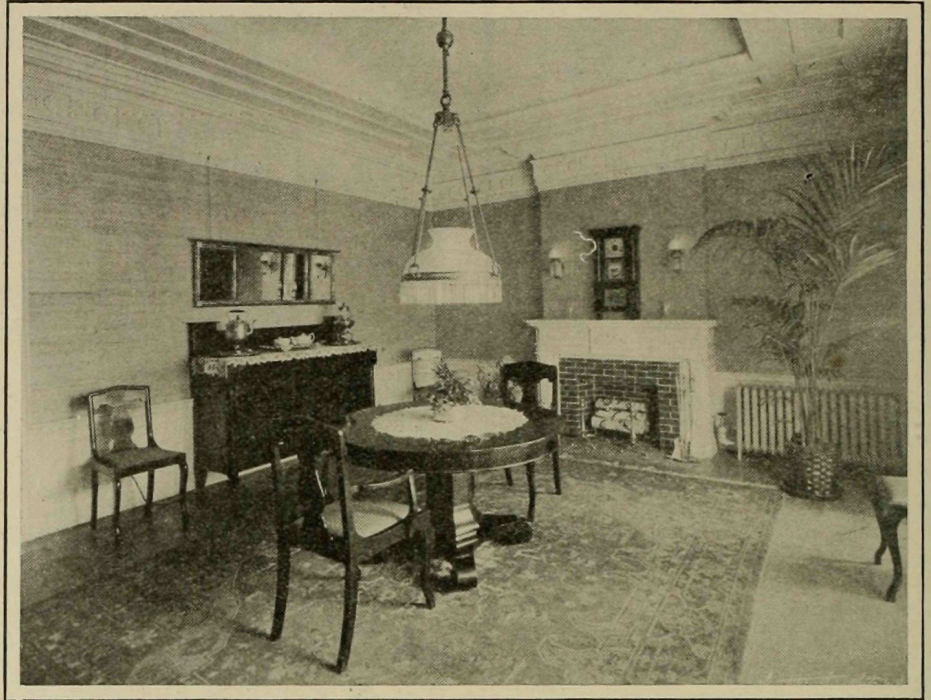
THE country house, as a rule, tends to be cosy and homelike, in its decorations and furnishings, and for this reason we find the use of one type of fixture, the portable lamp, possibly more general than in any other class of interior.

Starting with the small portables, suitable for sideboard, mantel, desk or boudoir, we find a wide range of designs. Some use dainty glass shades and some silk shades, both being found in many attractive designs. These may use mantle units, either of 35 or 60 candle-power, according to the requirements of the special location. Then we have the portables for library tables. These are found in varying sizes and generally use a unit of 100 candle-power. The designs are again numerous with either the decorative glass shade or the silk shade. We also find the large floor portable with silk shade and a line of semi-indirect portables, either with translucent glass bowl alone or with this bowl suitably surrounded with an ornamental silk shade. All of these lamps are equipped with the self-lighting attachment, giving the maximum convenience possible.

Side brackets and ceiling fixtures, direct lighting and semi-indirect, where they are required in this class of installation, are, of course, available in many designs and equipments. Their use, together with the portable, will be indicated in the following outlines:

**The Entrance Hall**—The entrance hall in most present day country houses is in reality a room of fairly large dimensions. The most modern treatment of this space is with a semi-indirect fixture, containing a gas lighting unit of power enough to furnish a moderate general illumination, which, in most cases, is supplemented with a portable lamp. The connection for this portable is made from a floor or baseboard outlet specially designed for this work.

**The Reception Room**—In the country house the reception room may be lighted with great effectiveness by employing a direct lighting ceiling fixture with low candle-powered, upright or inverted mantle units. The design and



LIGHTING THE DINING-ROOM BY GAS.

finish of these fixtures, together with the glass or silk shades now procurable for the lighting units, renders the fixture a decorative feature of the room, as well as a means of lighting. This applies likewise to the semi-indirect fixtures also used extensively for this interior.

**The Dining Room**—Dining room lighting calls for local lighting, of a fairly high intensity, on the table, and a low, general illumination throughout the room. The illustration shows one method of obtaining this result. As indicated, the dome fixture is used supplemented with side brackets. In the installation shown, the general decorative scheme is colonial, with blue the predominating color used, with mahogany furniture and white trim. The lighting equipment has, therefore, been kept in harmony by having the

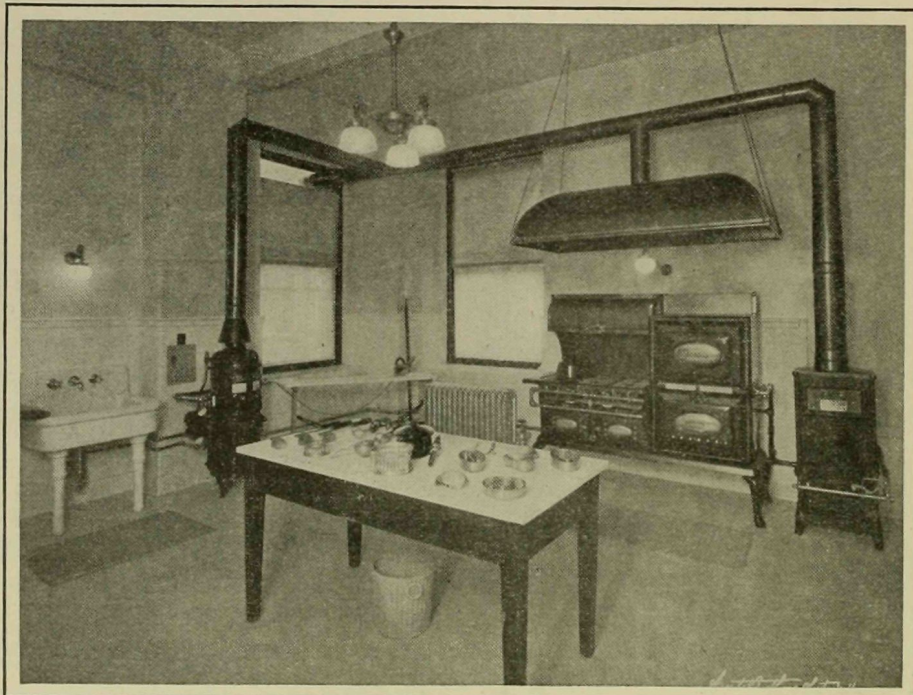
design of the three side brackets, and the central dome, made similar to that of the oil lamps used in this period. The side brackets contain 35 candle-power mantle units with local control, and the dome contains a 100 candle-power mantle unit, with wall push button control. The glassware is etched crystal, and the fixture finish stained old brass.

**The Butler's Pantry**—In this location good general lighting is desired so that the shelves, cupboards and closets are sufficiently lighted. In addition to this it is good practice to furnish local lighting over the sink. The first is obtained by a single mantle inverted unit, with diffusing glassware placed at the ceiling, and the second by a small inverted mantle unit, with concentrating reflector placed on a bracket or drop over the sink.

**The Kitchen**—Sanitary considerations demand a rather high intensity in this room. The illustration clearly shows the general method followed. A ceiling fixture, with one or more single mantle inverted units with diffusing glassware, furnishes the general illumination, and bracket lights, with low candle-powered inverted units, are used over the sink and gas range. A high powered, single mantle, inverted unit may be used on the ceiling instead of the two or three smaller units, with equal success. In the installation shown the center fixture is controlled from the wall, while the local lights are controlled at the fixture.

**The Library or Living Room**—The lighting of this room in the country house generally depends on side brackets for low general illumination. The modern gas brackets, with their decorative silk or glass shades, adequately provide this illumination. The portable should be placed here for reading.

**The Bedrooms**—Side brackets play an important part here as well. For dresser lighting, with 35 candle-power units and dainty silk or glass shades, they are extremely well adapted. A small portable may complete the installation and can be obtained to harmonize with the brackets and furnishings, as well as to furnish adequate local lighting for reading at the bed, or, in fact, in any portion of the room.



MODERN GAS APPLIANCES IN THE KITCHEN.

**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.

**An Electric Hall Boy.**

**E**LECTRICITY is bringing the automation daily closer to actual realization. Man no sooner invents one device to minimize labor than another man invents a device to eliminate labor. Note the automobile of the vintage of 1912 and the self starting auto of today.

Now comes an electric hall boy, the invention of Charles E. Lindig, of the New York Edison Company. Picture the visitor at one of the modern walk-up apartment houses. He steps up to the entrance and pushes the bell. That ends his manual labors for that call, at least. The bell once poked, it starts a clicker going. It simultaneously notifies the tenant upstairs that somebody is on the way. But this little device not only serves as a hall boy, thereby saving tenants holiday tips, but it acts as an electric night-watchman and general guardian of the tenants' physical and financial well being as well.

Nine-tenths of the sneak thief operations reported in New York start with an experimental push at the bell by an ostensible visitor. If there is no responsive click at the door, then it is a pretty sure sign nobody is at home. The electric hallboy-watchman and sneak-thief discourager, when pushed, gives the answering click at the door and the man possessing ulterior purposes is unable to determine whether the click comes from above or from the almost insignificant box of mechanism on the inside of the entrance. It can be switched off so as to merely ring the apartment bell without giving the click privilege at the door, or it can be used to give the click with no warning upstairs.

**Asbestos Flooring.**

**T**HERE has been introduced in Canada a new type of composition flooring that promises to have an important application in public schools generally and in specialty buildings where sanitation and fire resisting features are essentials. Besides possessing these virtues it is elastic and is easy on the feet. It is made of asbestos.

The remarkable feature about this type of floor is that it can be laid over wooden floor boards. It can be set with varicolored segments in such a way as to indicate avenues of passage in crowded corridors, thereby carrying out some of the new traffic direction marks placed by the police at street intersections and entrances to bridges. It can be so marked as to give routes to nearest fire exits. The life of this floor is said to be remarkably long considering its elasticity. It has the added advantage of being capable of withstanding castor marks.

**Colored Hearth Fires.**

**I**NTEnt upon making the apartment house dweller's existence just as near to nature as it is possible in abodes sometimes half a dozen stories above a city street, an inventor has prepared a system for giving drift-wood effects to ordinary city hearths in which blazes wood that never had been impregnated with brine or the salts of the sea air. This is in the form of a powder that comes in small cans that when sprinkled upon logs in the hearth give forth beautiful colors that resembles the effects derived from burning logs that have become water-soaked from floating in the sea and later are dried. One half a pound of this powder, the inventor says, is good for fifty hearth fires. It has especial appeal at the Yuletide season.

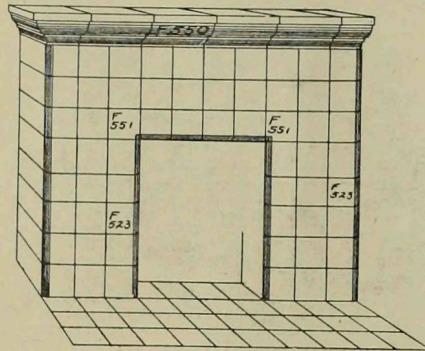
**Self Equalizing Expansion Joint.**

**B**UILDING managers can be assured of a great reduction in waste steam, air and loss of vacuum service by the

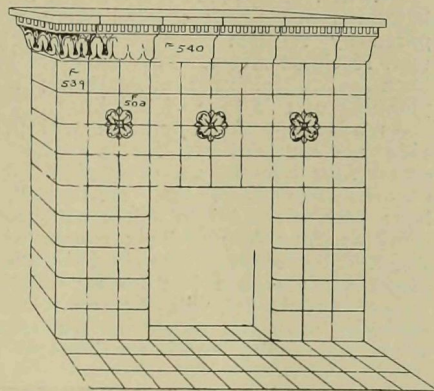
application of a new self equalizing expansion joint, which is being placed upon the market. The essence of this device rests in the fact that once packed the joint never needs repacking for the reason that the packing is made of one piece of copper. The engineer never has to worry over the strains due to temperature changes in the steam line. The device is very simple in structure and thus eliminates the menace of getting out of order. It has been approved by some of the leading engineers.

**Standardizes Faience Mantels.**

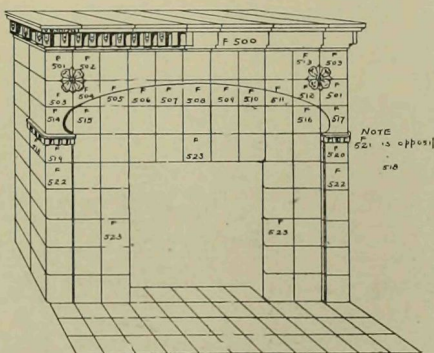
**O**WING to the restriction of foreign faience and ceramic art tile from this country by reason of the war, there seems to be a tendency toward a revival



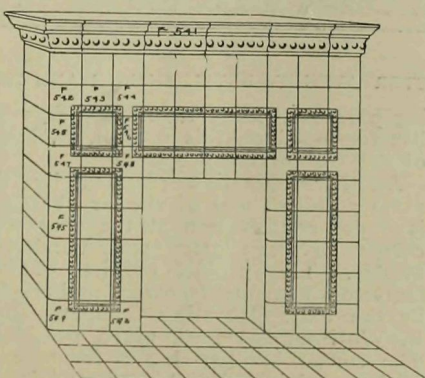
of favor toward this material for fire place design. With the idea of meeting current demand in this respect a mosaic company has classified various mantel



designs and has so standardized specifications, along with other forms of special tile as to eliminate most of the difficulties experienced by architects and



prospective builders in specifying fire places of this type. The accompanying cuts herewith shown present four different types of mantels, representing scale



drawings and standard types of architecture suitable for apartment house con-

struction which will meet every requirement. The first cut shows a simple plain faced tile mantel drawn to scale. The second reveals a similar mantel with a rosette finish admirably designed for use in inexpensive apartments, the third shows the form of specifying mantels carrying rosettes and a fancy cornice and the fourth shows the method of specifying a more ornate mantel.

These are only a few mantel forms that have been selected with special reference to moderate priced apartment house construction. They are said to answer every requirement, although the same house has standardized faience mantel pieces of various costs and design.

**Combination Grate Stove.**

**W**HAT practically amounts to a combination grate and heater stove is being introduced by a concern that has made a specialty of this sort of appliance for years. It yields a constant flow of health-giving pure air, warmed and sterilized into the room with total absence of sparks, coal gas or soot. The ashes are automatically taken care of when the stove is placed in new houses, so that all dust and dirt is automatically removed.

In form it resembles an ordinary coal heater, save that it is perhaps a little taller. It is designed especially for shops, laboratories and small suburban homes, clubs and assembly rooms in hospitals and pavilions.

The current of air, either fresh from the outside or not, is carried through the stove vacuum at the bottom, out between the steel jacket and the fire pot and by means of a pipe is discharged into the room. The air is so intensely heated that a match held fifteen inches above the top will be quickly ignited. This strong current of superheated air, in addition to the radiated heat, gives astounding results. This stove heats and ventilates at the same time and with just one-half the fuel.

**Coats Iron with Lead.**

**P**ATENTS have been granted for a process of coating iron or steel surfaces with a continuous and uniform film of lead. The object of the process is to provide a substitute for zinc and one less costly than tin for a protective coating.

After the iron or steel surface has been cleaned of scale or oxide, it is subjected to a suitable flux, such as zinc chloride, and submerged in a melted bath of lead containing a little cadmium. Ordinary commercial lead possesses but little affinity for iron, but in the presence of metallic cadmium, even in very small quantities, it will amalgamate with the iron surface so as to coat it with a very thin film. In the process, which is the subject of patent, there is used as small an amount as 0.17 per cent, but there can be used as high as 1 per cent of cadmium. The smallest possible amount is recommended, as cadmium is expensive. Since it tends to oxidize and pass into the flux, causing a loss, the addition of about 1/2 per cent of zinc to the lead bath prevents this, as the zinc oxidizes first and passes into the flux in preference to the cadmium. Cadmium, being more positive than iron, its presence in the lead tends to protect the iron the same as zinc. It also is claimed to promote and subsequently maintain the adherence of the film of lead.

**Heaped Grate Fires.**

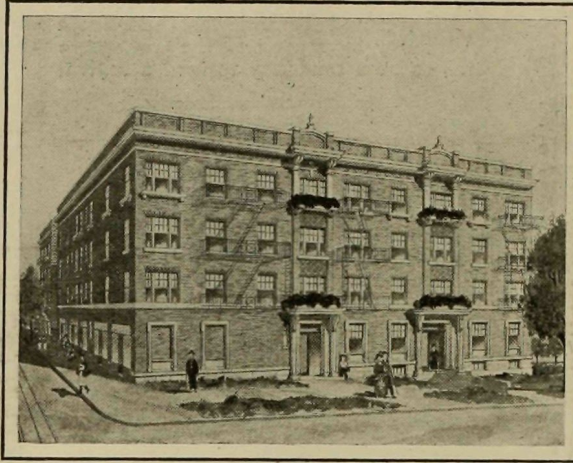
**H**EAPED fires, long popular with architects in England, are about to be introduced here. They consist of a modification of the hob grate in which are heaped, instead of stacked, imitation logs of clay, perforated for gas. The advantage of this type of heater is said to be that it minimizes the quantity of gas consumed for the reason that the flame is spread over a greater area, thereby heating a larger quantity of air and permitting greater radiation for the same quantity of gas used in the ordinary gas log.

## CURRENT BUILDING OPERATIONS

### Tenants Easy to Obtain in Multi-Family Houses in Flatbush Section—Demand at Present Exceeds Supply

NOTWITHSTANDING the large number of multi-family houses erected in various parts of Brooklyn during the past twelve months, the demand for moderately priced accommodations in good neighborhoods still considerably exceeds the supply. This fact applies with particular emphasis to the Flatbush and Park Slope sections, where the renting this autumn has been particularly good. The building activity in Flatbush has included the erection of a number of new apartment houses which should prove to be good paying investments. Owners of well-located apartments have experienced little difficulty in obtaining good rentals for space. In one building in Flatbush, which was planned to be completed by October 1, every suite was leased, for terms of one to three years, before July 15.

In the sections of Flatbush where the best type of multi-family houses have been erected, there has been a tendency, during the last year, to build these structures in large single units or to build them in a group about a common court. As a rule, this court is exceptionally large in size and finished in an artistic and attractive manner. This is, no doubt, a very good plan, as it provides a maximum amount of light and air to those rooms facing the court and entirely dependent upon it for light and ventilation. Planning a group of buildings about a common court does not prohibit the sale of one of the units to an investor. This has been done in a number of instances and the arrange-



W. T. McCarthy, Arch't.  
SOUTHWEST COR. PARK PL. AND VANDERBILT AVE.

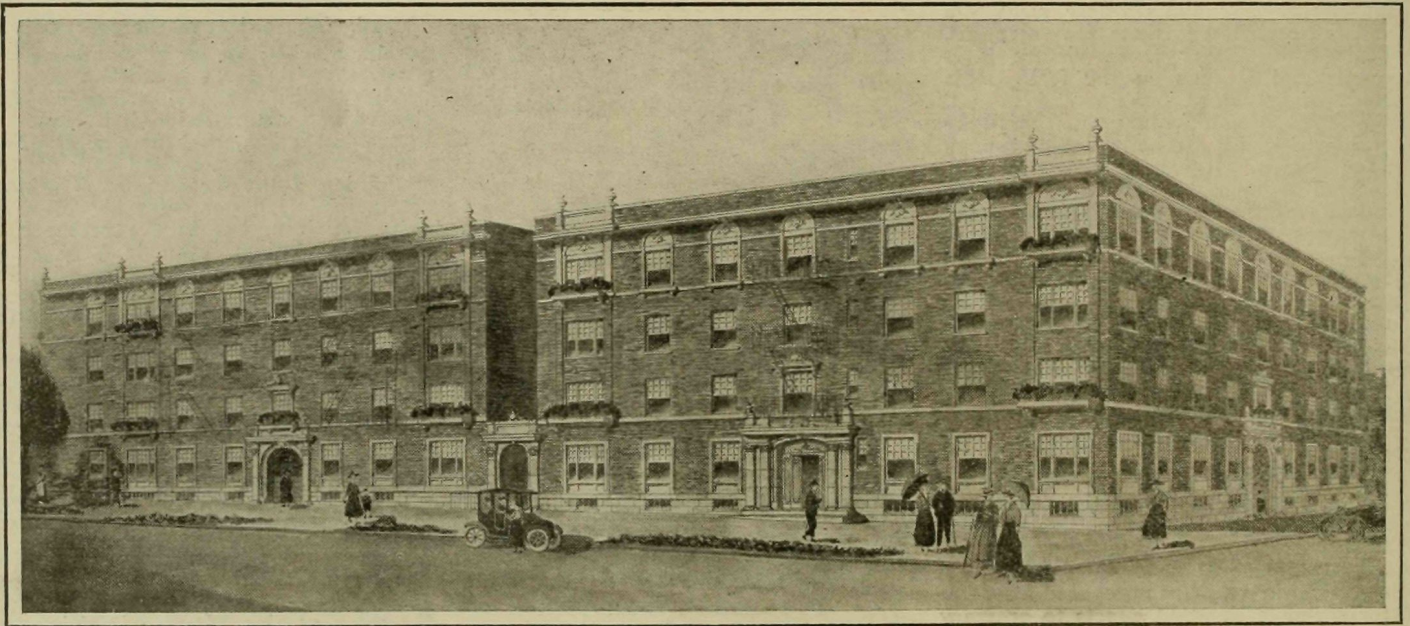
the owner. The plans from which these buildings are being erected were prepared by William T. McCarthy, architect, 16 Court street. This architect has been successful in the designing and planning of this type of buildings.

As a group, this operation will provide accommodations for a total of eighty-four families, occupying 305 rooms. The floors in these buildings have been divided into suites consisting of three, four, five and six rooms with baths. The rooms all are good sized and ample closet space has been provided. These structures will be completely equipped with the most modern appliances and conveniences for housekeep-

will accommodate twenty families. These buildings will cost about \$75,000.

Modern apartments are very different today from what they were only a few years ago. This applies to the moderately-priced suites as well as to the suites that return the highest rentals. Householders today keep in touch with the march of progress, particularly in the building lines, and demand that the architects and builders of multi-family houses keep up to the times as well. The owner who thinks he can get by without installing the best and latest equipment in his apartments is making a very grave mistake. The present standard of living makes these installations imperative, and tenants will only rent in buildings where they are to be had. Two fundamental things are necessary in these times to make an apartment house a success from an investment standpoint: large rooms, well laid out, and a sufficient amount of closet space. Of course, the many modern details and refinements are appreciated, generally looked for and often demanded; and the wise builder or speculator does well when these things are recognized and, if consistent with the type of improvement, provided.

Among the architects and builders who are foremost in apartment house construction in Brooklyn, these facts have generally been recognized. Architects have been keen to install the very latest improvements and appliances, including them in their plans, and the owners have been quick to see the advantage of some-



W. T. McCarthy, Arch't.  
NORTH SIDE OF FOSTER AVENUE, BETWEEN 16TH AND 17TH STREETS, FLATBUSH.

ment has been quite satisfactory to all parties concerned.

An imposing group of apartments of this character is under construction at the present time on the north side of Foster avenue, between 16th and 17th streets. Following the present style, these buildings are four stories in height and their construction is semi-fireproof. They have well-designed facades, built of buff brick, limestone and terra cotta. This operation is owned by the Louisville Realty Company, 842 Gravesend avenue, Brooklyn, and is being erected under separate contracts awarded by

ing purposes. More than \$200,000 is being expended on this project, exclusive of the cost of the property.

Another operation planned by the same architect and of similar character is under construction at the southwest corner of Park place and Vanderbilt avenue. This project consists of two four-story apartments, owned and erected by the Park Operating Company, Inc., B. Wolfson, 254 Park place, president. The corner building has a frontage of 44 feet and is 100 feet deep, and is designed to house thirteen families. The adjoining structure is 59x82 feet and

times increasing their initial expense for the permanent good of their houses. Renting agents handling apartment properties will testify to the fact that tenants need little urging to move from buildings only a few years old, into newer structures simply for the reason that the latter apartments have in their equipment some new kinks designed for the comfort of the housekeeper.

An extra closet, lighting fixtures of a more artistic and up-to-date pattern or some minor labor-saving device will often influence a good tenant to move into a newer building.



## VICTIMS OF OFFICIAL NEGLIGENCE

### Resolutions by the Bronx Board of Business Agents, on the Diamond Factory Fire, Ask Legislature to Clear Up Conflicting Laws

At the regular meeting of the Bronx Board of Business Agents of the New York Building Trades Council on Thursday, November 18, the following resolutions were unanimously adopted:

Whereas, the twelve lives that were lost in the Diamond factory fire, Brooklyn, N. Y., November 6, 1915, were sacrificed to the prevailing idea that safety from fire is assured more by exits than by recognized methods of controlling incipient fires; and

Whereas, investigation reveals that the unfortunate workmen and workwomen were victims of official negligence—the Diamond factory was known to be unsafe, the owner was not compelled to make it safe and such easily accomplished means of protection as fire alarm and automatic sprinkler systems were ignored; and that the State and city governments are impotent to protect from wholesale slaughter the lives of people striving hard for their sustenance in the factories of this great State—a severe indictment of our laws and their administration; and

Whereas, the safety of working people from horrible and heart-rending murders in fire-trap factories and shops is not assured by laws that allow a conflict of authority and make troublesome the fixing of responsibility for fire disasters; laws admittedly difficult to comply with and openly violated; laws that ignore the practical achievements in the science of fire control; laws that require firemen to risk their lives in fighting easily preventable fires; laws that relieve employers of the responsibility of protecting the lives of workers and impose it, not upon the State, but upon the working people by requiring them to seek safety outside of buildings instead of being under protection within; and

Whereas, the precious lives lost in the Diamond factory fire would have been saved if the fire had been controlled in its incipency either by automatic sprinklers or by the fire department quickly responding to an automatic fire alarm, or if it had been confined to the place of origin by properly enclosed stairways, which would have favored safe escape, means of safety which have been established in tens of thousands of factories in North America by employers who assume the responsibility for the safety of workers, especially automatic sprinkler protection, which gives immunity from the perils of fire and the fearful consequences to more than 9,000,000 working people and their dependents, for which requirements in the law would not impose hardships upon property owners but instead would yield financial benefits; therefore

Be it Resolved, that the Bronx Board of Business Agents of the New York Building Trades Council ask for a more competent enforcement of existing laws; for an intelligent and thorough revision of the Industrial Commission's inspection system, and that the Industrial Commission give more consideration to the practical methods of controlling incipient fires, especially automatic sprinkler protection, and give attention to the Wisconsin Industrial Commission's plan of issuing orders; and

Resolved further, that the Legislature of the State of New York in its next session clear up conflicting laws, modify them to include the practical essentials of fire control, such as have been established in the factories and shops of employers who assume the responsibility for the safety of workers, and to fix definitely upon employers the responsibility for fire disasters, thus relieving working people of the necessity of earning their bread at the peril of their lives; and

Resolved, further, that a copy of this resolution be sent to the governor of the State of New York, the mayor of the City of New York, the presidents of the Boroughs of the City of New York, the president of the Board of Aldermen of

the City of New York, the Coroner and District Attorney of the Borough of Brooklyn, the members of the Industrial Council of the Department of Labor of New York State and the Industrial Commission of the Department of Labor.

### Action by the Bronx Chamber of Commerce.

At the last meeting of the Bronx Chamber of Commerce, President Davis expressed the opinion that had Mayor Mitchel signed the Lockwood-Ellebogen bill conditions condemned at the Diamond fire could have been avoided. The following resolution was adopted:

Whereas, the fatal Williamsburgh fire has exposed vividly the public danger from the present divided responsibility and conflicting orders of the numerous bureaus charged with safeguarding the public in buildings in this city;

Resolved, by the Bronx Chamber of Commerce, that public safety demands the centering in one responsible Bureau of Buildings, of all power and authority over the erection and alteration of buildings in the City of New York; that the Legislature be urged to pass the requisite enactment; and that Mayor Mitchel be urged to give his support and co-operation to such legislation.

The following nominations for officers for 1916 were made direct from the floor: President, Albert T. Davis; vice-presidents, John C. Walworth, Patrick J. McMahon and Chas. N. Whinston; secretary, Joseph M. Taylor; treasurer, Joseph E. Dobbs; counsellor, Louis F. Stumpf.

### Electricity on West End Avenue.

Electrically, it is significant to note that along West End avenue, as on other well-known apartment streets, the development of such houses is coincident with the practical application of electricity to big buildings in general.

In support of the claim it is enough to remark that almost none, even of the small and very early examples of the apartment house, were operated without electricity. The hydraulic elevator alone, both expensive to install and expensive to operate, seems to have constituted a conclusive argument for Edison service.

West End avenue's twelve-story house installations vary from 2,000 to 2,500 lamps and from 50 to 100 horsepower. While no houses have yet been put up on the co-operative plan, calling for private apartments with correspondingly elaborate lighting the accommodations throughout the section are admirable, boasting electrical fittings of the conservative and adequate sort.

That this development, from the electrical standpoint, may not be thought spasmodic, it should be stated that the New York Edison Company introduced its service in West End avenue twenty years ago. In keeping with the history of many another residence street, the lower end of the avenue, where electricity was first available, has now become a thriving factory quarter.—The Edison Monthly.

### Electrical Prosperity Week.

Electrical Prosperity Week, from November 29 to December 4, is to be celebrated all over the country. The people will, during that week, have an opportunity to witness and appreciate the great wonders accomplished by electricity.

It is probably a fact that most people go about their daily work and pleasure without a thought of how much easier and more convenient electricity has made life for them, along the lines of light, heat and power and machines run by electric power to sew, cook, wash and iron, says the Banker and Tradesman.

Factories employ electric power to run machines, many of the railroads employ electric power to run their engines and

wherever electricity is used it is safe, silent, clean, speedy and thorough.

Electricity is always ready at hand, easy to manage and by the simple turn of a button or switch is at the command of the user. And best of all, in view of the high cost of living in every other way, electric appliances and the cost of operating them is low by comparison.

The national celebration to be called "Electrical Prosperity Week" will be in acknowledgment of the services and comforts of electricity.

### Cramp & Co. Obtain Factory Contract.

A general contract was recently awarded to Cramp & Co., 25 East 26th street, for the erection of a factory and warehouse to be located at Borden, Van Alst avenues and Third street, Long Island City. The owner of this project is the American Druggists' Syndicate, 205 Borden avenue, Long Island City. This building was planned by Warren & Wetmore, architects, 16 East 47th street, Manhattan, and will be seven stories in height, covering a plot 133x140 feet. Reinforced concrete will be used exclusively in the construction of the work. The cost of this operation will be approximately \$125,000.

### New York Architects Retained.

Mowbray & Ufinger, architects, 56 Liberty street, Manhattan, have been selected by the Building Committee of the City National Bank of Gloversville, N. Y., to prepare the plans and specifications for the new bank building to be erected as a home for that institution in the east side of North Main street north of Fulton street, Gloversville. The structure will probably cost in the neighborhood of \$60,000. Details of construction have not been decided upon at this time.

### New "L" Station.

The Public Service Commission ordered the Interborough Rapid Transit Company to construct and maintain a new local station on the Sixth and Ninth avenues elevated line in the neighborhood of 150th street. At present there is no station between 145th street and 155th street. Residents and property owners in the vicinity of 150th street recently petitioned the Commission to order a station at that point. The exact location of the station was left open, with instructions to the Chief Engineer of the Commission to report upon the most suitable site.

### New Turkish Baths in Harlem.

George and Edward Blum, architects, 505 Fifth avenue, have prepared plans for a Turkish bath building to be erected by the Lenox Arcade Company, Inc. This project will be located on the block bounded by Lenox and St. Nicholas avenues and 111th street, comprising about six lots. The Gramont Holding Company, T. J. McLaughlin, president, will erect the building, which will be operated by the Lenox Arcade company under a long term lease. These baths will be completely equipped with every modern convenience. They will be known as the St. Nicholas Baths, and will probably be completed and ready for use early in 1916.

### Plans for Newark Apartments.

E. V. Warren, architect, 31 Clinton street, Newark, N. J., is preparing the plans and specifications for a modern apartment house to be erected on the west side of Johnson avenue near Clinton avenue for the J. H. Mayzel Co., 65 South Munn avenue. The structure will be five stories in height, built of brick with a facade of face brick with Indiana limestone trimmings and will cover a plot 50x130 feet. This apartment will provide accommodations for thirty-one families and will cost in the neighborhood of \$100,000.

—There are now in the United States 6,612 building and loan associations, with a membership of 3,103,435, and assets aggregating \$1,357,340,036. This is an increase over last year of 183 associations, 267,002 members, and \$108,860,897 in assets. The average amount due each member is \$437.36, as against \$440.16, the amount shown last year.

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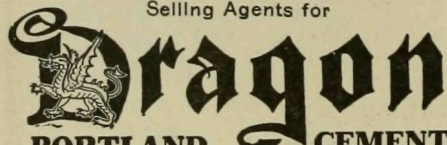
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### NO ARCHITECTS SELECTED.

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

**FLUSHING, L. I.**—The Flushing Methodist Church, Rev. Lincoln H. Caswell, chairman building committee, 64 Franklin st, contemplates the erection of a church and Sunday school probably at Broadway and Parsons av, to cost about \$50,000. Project will probably go ahead in about a year.

**PORT WASHINGTON, L. I.**—The Board of Education, Wm. Butler Duncan, this place, contemplates the erection of a brick school in Main st, to cost, about \$100,000. No architect selected.

**PULASKI, N. Y.**—The Woman's Civic Improvement Club, this place, is receiving competitive sketches for a memorial building and clubhouse here. No architect has been retained.

**CHAUTAUQUA CO., N. Y.**—The Board of Supervisors, J. A. McGuinnies, clerk, Ripley, N. Y., have accepted the proposition of Elizabeth Newton Estate, Judge John Lambert, Fredonia, N. Y.; Bradley H. Phillips, Morgan Building, Buffalo, and Harry Cummings, Fredonia, as donors to maintain a tuberculosis hospital here after completion. An architect will be selected by competition. Cost, about \$150,000.

**OLEAN, N. Y.**—Bordonaro Bros., 444-450 North Union st, contemplates the erection of a 3-sty business block, 100x125 ft, in North Union st, to cost between \$50,000 to \$75,000. An architect will be selected this winter.

**TONAWANDA, N. Y.**—The Buffalo Sled Co., J. J. Snyder, Schenck st, contemplates the erection of a warehouse at Schenck and Duckwitz sts, and desires sketches from efficiency and factory engineers.

### PLANS FIGURING.

#### DWELLINGS.

**WHEATLY HILLS, L. I.**—Harry Payne Whitney, 871 5th av, Manhattan, owner, is taking bids to close November 30 for a 3-sty frame residence from plans by Furness-Evans & Co., 4th and Chestnut sts, Philadelphia, Pa. H. B. Hackett, 503 Chestnut st, Philadelphia, Pa., engineer.

#### HOSPITALS AND ASYLUMS.

**BRONX.**—M. Rosenberg, 121 Canal st, Manhattan, and Greenwald & Pollak, 30 East 42d st, Manhattan, are figuring the general contract on revised plans and specifications by B. H. & C. N. Whinston, 148th st and 3d av, for the Bronx Maternity Hospital, on the east side of Intervale av, 195 ft north of 165th st, and desire bids on all subs.

#### SCHOOLS & COLLEGES.

**NEWARK, N. J.**—The Board of Education, Frederic L. Johnson, president, is taking bids to close November 30 at 1:15 P. M. for an addition to the Catlin P. S. in Ann st. E. F. Guilbert, City Hall, architect. George W. Knight, 9 Franklin st, steam and electrical engineer. Cost, about \$170,000.

**AMITYVILLE, L. I.**—Bids will close November 29th for alterations to the school here for the Board of Education, Willis B. Inglee, this place, chairman. Louis Inglee, architect. Cost, about \$10,000.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

#### APARTMENTS, FLATS & TENEMENTS.

**181ST ST.**—George & Edward Blum, 505 5th av, have completed plans for a 6-sty apartment, 100x116 ft, at the southeast corner of 181st st and Riverside Drive, for the Strathcona Construction Co., H. & J. Falk, 320 5th av, owner and builder. Cost, about \$175,000.

**82D ST.**—Schwartz & Gross, 347 5th av, have completed plans for a 9-sty apartment, 83.3x87.1 ft, in the north side of 82d st, 208.4 ft east of Columbus av, for the Greycourt Realty Co., Inc., 220 Broadway. Cost, about \$200,000.

**49TH ST.**—Plans have been prepared by George & Edward Blum, 505 5th av, for a 9-sty apartment, 56.6x85.5 ft, at 145-9 East 49th st, for the Antler Realty Co., 5 West 37th st. Cost, about \$200,000.

**WEST END AV.**—Neville & Bagge, 105 West 40th st, have completed plans for the 12-sty apartment house at the southeast corner of West End av and 89th st, for the 590 West End Av. Co., Inc., 271 West 125th st. Cost, about \$525,000.

#### DWELLINGS.

**74TH ST.**—Alfred H. Taylor, 138 West 65th st, has completed plans for altera-

tions to two 4-sty residences and studios, 40x60 ft, at 129-131 West 74th st, for Guy B. Radford, 223 West 64th st. Cost, about \$9,000.

#### STORES, OFFICES AND LOFTS.

**67TH ST.**—Plans have been completed by Mulliken & Moeller, 103 Park av, for a 6-sty automobile service building in the north side of 67th st, 125 ft east of West End av, for the Hudson Motor Car Co., Inc., 1920 Broadway. The Champ-lin Construction Co., 103 Park av, general contractor. Cost, about \$50,000.

#### Bronx.

#### APARTMENTS, FLATS & TENEMENTS.

**BRYANT AV.**—Moore & Landsiedel, 148th st and 3d av, are preparing plans for two apartments, 45x92 ft, on the west side of Bryant av, 25 ft south of 179th st, for the Trojan Building Co., 148th st and 3d av. Cost, about \$50,000.

**FIELD PL.**—Goldner & Goldberg, 391 East 149th st, have completed plans for a 5-sty apartment, 63x88 ft, on the south side of Field pl, 57 ft west of Creston av, for No. 2333 Creston Av. Co., 2490 Tiebout av, Archibald Hamilton, president and builder, who is taking bids on subs. Slag roofing, steam heating, electric wiring, structural steel and ornamental iron, marble and tile, face brick, garbage receptacles, dumbwaiters, hardwood trim and floors, sheet metal work. Cost, about \$65,000.

#### CHURCHES.

**168TH ST.**—B. H. & C. N. Whinston, 148th st and 3d av, are preparing plans for a 1-sty and balcony temple, 45x85 ft, at 777 East East 168th st, for the Sons of Israel, Herman Berkowitz, president, at site. Owner will take bids on general contract. Cost, about \$30,000.

#### DWELLINGS.

**MULINER AV.**—Henry Nordheim, 1087 Tremont av, has completed plans for two 2½-sty residences, at the northeast corner of Muliner av and Brady st, for the Harmony Construction Co., Jacob Cohen, 1126 Walker av, owner and builder. Cost, about \$6,500 each.

#### Brooklyn.

#### APARTMENTS, FLATS & TENEMENTS.

**41ST ST.**—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty apartment, 40x89 ft, in the south side of 41st st, 180 ft west of 5th av, for Bennett Hanfeld, 1560 St. Johns pl, owner and builder. Cost, about \$20,000.

**CROPSEY AV.**—John A. Gorman, 333 Milford av, is preparing revised plans for two 4-sty apartments, 50x120 ft, at Cropsey av and 21st st, for the A. S. Wolfe Construction Co., 52 Bay 29th st, owner and builder.

**ALABAMA AV.**—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty apartment, 50x88 ft, on the west side of Alabama av, 50 ft north of Livonia av, for the Serota Bros. Construction & Realty Co., David Serota, president, 1400 Eastern Parkway, owner and builder. Cost, about \$35,000.

**51ST ST.**—Cantor & Dorfman, 373 Fulton st, are preparing plans for a 4-sty apartment, 45x89 ft, in the north side of 51st st, 62 ft east of New Utrecht av, for the New Utrecht Development Co., 1258 47th st, owner and builder. Cost, about \$30,000.

**16TH ST.**—W. T. McCarthy, 16 Court st, has been commissioned to prepare plans for a 4-sty apartment at 175-179 16th st, for Joseph Shure, 539 Greene av.

#### DWELLINGS.

**BAY 16TH ST.**—Kallich & Lubroth, 215 Montague st, have completed plans for a 3-sty brick store and residence, 20x75 ft, at the northwest corner of Bay 16th st and Bath av, for Israel Max, 402 Osborn st. Cost, about \$8,000.

**AV. J.**—Benjamin Driesler, 153 Remsen st, is preparing plans for a 2½-sty frame and stucco residence, 24x39 ft, on the south side of Av J, 40 ft west of East 22d st, for E. R. Strong, 699 East 22d st, owner and builder. Shingle roofing, steam heating, electric wiring, parquet floors, tile baths. Cost, about \$5,000.

**12TH ST.**—L. Allmendinger, 926 Broadway, is preparing plans for a 2½-sty parsonage, 28x42 ft, at the northeast corner of North 12th st and Driggs av, for St. Vladimir Orthodox R. C. Church, Rev. Fr. John F. Kedrovsky, 728 Driggs av, pastor. Cost, about \$10,000.

**BEDFORD AV.**—Plans are being prepared privately for eleven 3-sty residences and garages at the southwest corner of Bedford av and Rutland rd, for Peter J. Collins, 15 Rutland rd, owner and builder. Total cost, about \$70,000.

**82D ST.**—Slee & Bryson, 154 Montague st, have been commissioned to prepare plans for a residence in the north side of

82d st, west of Colonial rd, for George L. Knight, care of Edison Co., 360 Pearl st.

#### SCHOOLS AND COLLEGES.

**BROOKLYN.**—The Board of Education opened bids November 22 for completing and finishing alterations, repairs, etc., at P. S. 33, in accordance with the original plans and specifications of contract awarded to Jacob M. Gewertz, which has been declared abandoned. James I. Newman, low bidder at \$2,333.

#### STABLES AND GARAGES.

**STAGG ST.**—E. Meisinger, 394 Graham av, is preparing plans for a 1 and 2-sty garage, 25x100 ft, in the south side of Stagg st, 100 ft from Manhattan av, for Elizabeth Froelich, 164 Stagg st. Cost, about \$8,000.

#### Queens.

#### APARTMENTS, FLATS & TENEMENTS.

**LONG ISLAND CITY.**—Frank Braun, 585 9th av, is preparing sketches for two 5-sty tenements, 40x80 ft, on 8th av, to cost about \$70,000. Owner's name for the present withheld.

#### DWELLINGS.

**CORONA, L. I.**—A. L. Marinelli, this place, has completed plans for a 2-sty residence, 34x40 ft, in the west side of 46th st, 100 ft south of Flushing rd, for Sidney Self, East Elmhurst, owner and builder. Asphalt shingle roofing, steam heating, electric wiring. Cost, about \$5,000.

**FOREST HILLS, L. I.**—William S. Worral, Jr., Bridge Plaza, L. I. City, has completed plans for a 2½-sty residence, 31x32 ft, in Meteor st, for the Cord Meyer Development Co., Hoffman Boulevard, owner and builder. Tile roofing, steam heating, electric wiring, cesspool, city water. Cost, about \$6,000.

**WOODHAVEN, L. I.**—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for seven 2-sty residences. 17x38 ft, at Pitkinton Court, Hopkinton av and Earle Court, for Sim & Greig, this place, owners and builders. Total cost, about \$25,000.

#### SCHOOLS AND COLLEGES.

**RICHMOND HILL, L. I.**—Gustave E. Steinback, 15 East 40th st, Manhattan, has completed plans for a 2-sty parochial school, 60x115 ft, at Greenwood and Brandon avs, for the R. C. Church of the Holy Child, Rev. Father Thos. A. Nummy, care of architect. Cost, about \$25,000.

#### MISCELLANEOUS.

**JAMAICA, L. I.**—Sketches are being prepared privately for a 2 or 3-sty trainmen's building at the southeast corner of Jamaica av and Puntine st, for the N. Y. Municipal Railway Co., T. S. Williams, president. Cost, about \$20,000.

#### Richmond.

#### CHURCHES.

**DONGAN HILLS, S. I.**—E. A. Danker, this place, has completed plans for a 1-sty frame church, 54x46 ft, at the northeast corner of Jefferson st and Tysen av, for St. Mathews Evangelical Lutheran Church. Cost, about \$4,000.

#### DWELLINGS.

**NEW BRIGHTON, S. I.**—Hans Hermansen, 340 Oakland av, has completed plans for a 2½-sty brick residence, 28x29 ft, on the east side of Oakland av, 758 ft north of Forest av, for F. J. Nettleton, 370 Oakland av. Cost, about \$4,500.

**NEW BRIGHTON, S. I.**—F. R. Allen, Prospect st, has completed plans for a 2-sty frame residence, 30x29 ft, on the west side of Oakland av, 500 ft north of Forest av, for C. P. Storberg, 553 Broadway. Architect will build. Cost, about \$3,500.

**WEST NEW BRIGHTON, S. I.**—Plans have been prepared privately for three 2-sty frame residences, 20x30 ft, on the west side of Bennet av, 200 ft north of Hinderson st, for Peter Larson, 50 Decker av, Port Richmond, owner and builder. Cost, about \$8,500.

**NEW DORP, S. I.**—Plans have been prepared privately for two 1½-sty frame residences, 24x28 ft, in the south side of Dale st, 600 ft west of Amboy rd, for L. C. Butler, Amboy rd and Prospect st, owner and builder. Cost, about \$5,000.

#### SCHOOLS AND COLLEGES.

**WEST NEW BRIGHTON, S. I.**—Fred L. Metcalf, 143 North av, Plainfield, N. J., is revising plans for a 2-sty brick parochial school, 130x190 ft, for the Church of the Sacred Heart, Rev. Father Thos. J. Heafy, pastor. New bids will be taken about January 17. Cost, about \$100,000.

#### Westchester.

#### CHURCHES.

**WHITE PLAINS, N. Y.**—Paul B. LaVelle, 103 Park av, Manhattan, is preparing sketches for a church and rectory

on Lexington av, for the German Lutheran Church, Rev. F. G. Gille, 3 Intervale av, pastor. Cost, about \$15,000.

#### DWELLINGS.

**HARTSDALE, N. Y.**—The Model House Co., Gerard Fountain, 103 Park av, Manhattan, contemplates the erection of a 2½-sty frame and stucco residence, 32x48 ft, on Walworth av, from private plans. Cost, about \$8,500.

**HARTSDALE, N. Y.**—Eugene J. Lang, 477 5th av, Manhattan, has completed plans for two 2½-sty hollow tile and frame residences at Scarsdale Estates for William Vandenburg, 50 Church st, Manhattan. Cost, \$8,000 to \$10,000.

**OSSINING, N. Y.**—L. C. Holden, 103 Park av, Manhattan, is preparing preliminary plans for a 2½-sty brick or terra cotta residence on Lincoln pl, for Stanley Young, this place. Cost, about \$10,000.

**PEEKSKILL, N. Y.**—George Olphert, Proctor Building, Mt. Vernon, is preparing plans for a 2½-sty fieldstone and shingle residence at Hudson Park, for Otto C. Wuestenhofer, this place, owner, who will take bids on separate contracts about November 23. Cost, about \$7,000.

**OSSINING, N. Y.**—Carl P. Johnson, 30 East 42d st, Manhattan, is preparing plans for a 2½-sty frame and stucco residence, 34x28 ft, for Carl M. Nicholson, 51 East 42d st, Manhattan. Cost, about \$5,000.

**RYE, N. Y.**—Alfred C. Bossom, 366 5th av, Manhattan, is preparing plans for a 2½-sty brick and shingle residence, 30x70 ft, for Paul Bayne, care of architect. Cost, about \$25,000.

**BRONXVILLE, N. Y.**—Jardine, Hill & Murdock, 3 West 29th st, Manhattan, are preparing sketches for a 2½-sty residence for the Sagamore Development Co., Depot sq. Cost, about \$10,000.

**BRONXVILLE, N. Y.**—Bates & How, 542 5th av, Manhattan, are preparing plans for a 2½-sty residence, 33x120 ft, for W. V. Lawrence, this place, and will take bids on general contract about February 1, 1916. Cost, about \$30,000.

#### New Jersey.

#### APARTMENTS, FLATS & TENEMENTS.

**NEWARK, N. J.**—Simon Cohen, 163 Springfield av, has completed plans for a 3-sty flat, 22x53 ft, in Wainwright st, near

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## Contemplated Construction—Continued.

Hawthorne av, for Cohen & Megal, 654 Grove st, Irvington, owners and builders. Slag roofing, electric wiring, no heating. Cost, about \$5,000.

NEWARK, N. J.—Plans are being prepared by Frank Grad, American National Bank Building, for a 3-sty saloon and apartment house, 32x75 ft, at Belmont and Waverly avs, for Samuel Solomon, 220 Belmont av. Cost, about \$12,000.

EAST ORANGE, N. J.—Frank Grad, American National Bank Building, Newark, is preparing plans for two 3-sty apartments, 50x84 ft each, on Central av, near West st, for the Ardmore Realty Co., F. W. Arthur, 810 Broad st, Newark, president. Cost, about \$35,000.

NEWARK, N. J.—Frank T. Ward, 203 Broadway, Manhattan, has completed plans for a 4-sty apartment, 44x67 ft, at 322-324 Park av, for Jas. E. Bathgate, 254 Roseville av. Cost, about \$25,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for two 3-sty flats, 30x61 ft, at 30-32 Corbin av, for Samuel Rubine, 131 Grant av, owner and builder. Cost, about \$10,000 each.

## DWELLINGS.

NEW BRUNSWICK, N. J.—W. H. Boylan, 390 George st, is preparing plans for a 2½-sty residence on College av, for John L. Daly, 31 Mine st, and will soon take bids on general contract. Cost, about \$6,000. Slate roofing, steam heating, electric wiring, hardwood floors, interior tile, city sewage and water.

MORRISTOWN, N. J.—Harrie T. Lindeberg, 2 West 47th st, Manhattan, is preparing plans for a residence for Seth Thomas, 15 Maiden la. Bids will not be received until after January 1, 1916.

## HALLS AND CLUBS.

BAYONNE, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, is preparing sketches for a brick clubhouse at 24th st and Boulevard for the Y. M. H. A., Herman Cohen, 24 West 21st st, president. Cost, about \$30,000.

## SCHOOLS AND COLLEGES.

HAWTHORNE, N. J.—William T. Fanning, Colt Building, Paterson, N. J., has been commissioned to prepare plans for a 2-sty public school at Lee, Hutchinson and Alexander avs, for the Board of Education, Jos. P. Staff, president. Cost, about \$36,000.

## STABLES AND GARAGES.

JERSEY CITY, N. J.—Chris H. Ziegler, 75 Montgomery st, is preparing plans for a 1-sty garage, 50x100 ft, on Harrison av, near Monticello av, for I. Britten, 127 Monticello av. Cost, about \$8,000 to \$10,000.

## STORES, OFFICES AND LOFTS.

WEST NEW YORK, N. J.—Joseph Stilz, 687 Bergenline av, contemplates the erection of a business building at 645-647 Bergenline av, from plans by Arthur E. Dore, Jr., 650 Bergenline av.

## Other Cities.

## SCHOOLS AND COLLEGES.

SYRACUSE, N. Y.—James A. Randall, 705 S. A. & K. Building, is preparing preliminary plans for a 2-sty reinforced brick school, known as Madison School, for the Board of Education, Albert E. Larkin, president, W. Genesee and North Clinton sts. W. Thomas Wooley, City Hall, engineer. Cost, between \$150,000 and \$200,000.

## CONTRACTS AWARDED.

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

## CHURCHES.

PATERSON, N. J.—J. H. Steel & Son, 140 Market st, have received the general contract to alter and erect an addition to the church at Temple and Water sts for the 2d Reformed Chapel, Dr. Lonsdale, pastor, at site. Lee & Hewitt, 1123 Broadway, Manhattan, architects. Cost, about \$8,000.

## DWELLINGS.

MAPLEWOOD, N. J.—Lawrence H. Cortelyou, 53 Riggs pl, West Orange, N. J., has received the general contract to erect residence No. 53, at the northeast corner of Oakland rd and North Terrace, for the North Co., Francis Knowles, president, this place. Kenneth W. Dalzell, 71 Burnett st, architect. Cost, about \$7,500.

MONTCLAIR, N. J.—Morton G. Sigler, 108 Alexander av, Upper Montclair, has received the general contract to erect a 2½-sty frame and stucco residence on Central av, for The Harrison Corporation of Montclair, care of general contractor.

W. Leslie Walker, 103 Park av, Manhattan, architect. Cost, about \$7,500.

BAYSIDE, L. I.—Smith & Leo, 101 Park av, Manhattan, have received the general contract to erect a 3-sty hollow tile and stucco residence, 30x45 ft, at Bell and Vista avs, for William C. Poertner, 1759 Broadway, Manhattan. Lewis S. Weeks, 101 Park av, Manhattan, architect.

WHITE PLAINS, N. Y.—A. A. Johnson, 58 Davis av, has received the general contract to erect a 2½-sty frame residence, 48x24 ft, at Gedney Farms, for Mary Whitney, care of architect, W. S. Phillips, 103 Park av, Manhattan. Cost, about \$15,000.

GREAT KILLS, S. I.—DePew & Jensen, 249 Fisher av, Tottenville, have received the general contract to erect a 2½-sty frame residence, 26x34 ft, for N. K. Vanderbeck, 22 Morse pl, Englewood, N. J., and 11th av and 24th st, Manhattan. Cost, about \$5,000.

GLEN RIDGE, N. J.—Marstead & Pierson, Verona, N. J., have received the general contract to erect a 2½-sty residence for H. S. Kellogg, 31 Union sq, Manhattan. W. Leslie Walker, 103 Park av, Manhattan, architect. Cost, about \$6,000.

## FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Jarrett-Chalmers Co., Inc., 30 East 42d st, Manhattan, has received the general contract to erect a storehouse on Av R, near the Newark Transfer C. R. R. Station, for the American Synthetic Dyes, Inc., Mr. Powelson, 60 Wall st, Manhattan, in charge. Cost, about \$6,000.

## HALLS AND CLUBS.

BABYLON, L. I.—A. H. Place, Deer Park av, has received the general contract to erect a 1-sty frame gymnasium, 33x65 ft, at Deer Park av, for the First M. E. Church, Rev. G. Boyton, Deer Park av, pastor. Lewis Inglee, Amityville, architect. Cost, about \$8,000.

PRINCETON, N. J.—The Matthews Construction Co., Alexander st, has received the general contract to erect a 3-sty hollow tile and stucco clubhouse, 83x40 ft., on the site of the president building, for the Quadrangle Club, Prospect st, R. R. Lester, president, Princeton, N. J. Henry O. Milliken, 331 Madison av, Manhattan, architect. Cost, about \$40,000.

## SCHOOLS AND COLLEGES.

ROSELLE PARK, N. J.—Chas. Flocken, 681 Newark av, Elizabeth, has received the general contract, Fred L. Vanderweg, this place, plumbing, and J. H. Cooney, 212 North 4th st, Harrison, heating, for the high school here for the Board of Education of Roselle Park. D. C. Newmann Collins, 29 Broadway, Manhattan, architect. Runyon & Carey, 845 Broad st, Newark, consulting and ventilating engineers. Cost, about \$40,000.

## STORES, OFFICES AND LOFTS.

MANHATTAN.—Ledy & Moore, 105 West 40th st, have received the general contract to alter and erect an addition to the loft and store building at 17 East 47th st, for J. Hopkins Smith, 17 East 47th st. Edward Necarsulmer, 507 5th av, architect. Cost, about \$6,000.

## MISCELLANEOUS.

BROOKLYN.—The R. H. Howes Construction Co., 105 West 40th st, Manhattan, has received the general contract to erect 2-sty brick baths, 60x95 ft, in the south side of Schermerhorn st, 275 ft east of Smith st, for the Sylvan Electric Baths, 168 Schermerhorn st. William B. Tutill, 287 4th av, Manhattan, architect. Cost, about \$40,000.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

## Manhattan.

APARTMENTS, FLATS AND TENEMENTS. 82D ST, 41-49 West, n s, 208 e Columbus av, 9-sty fireproof apartment house, 83x87; cost, \$200,000; owner, Greycourt Realty Co., Inc., 220 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 383.

## FACTORIES AND WAREHOUSES.

116TH ST, 438 East, 1-sty brick storage, 20x10; cost, \$400; owner, Salvatore Purificato, 438 East 116th st; architect, Matthew W. Del Gaudio, 401 East Tremont av. Plan No. 385.

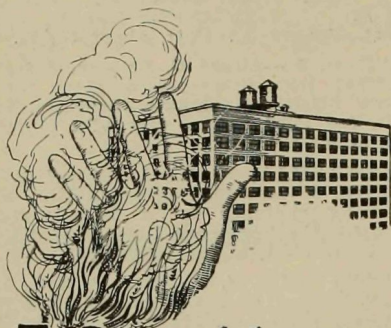
## HOTELS.

36TH ST, s s, 425 e 9th av, 7-sty fireproof hotel, 41x90; cost, \$95,000; owner, William S. Coffin, 13 West 57th st; architects, Hill & Stout, 299 Madison av. Plan No. 384.

## Bronx.

APARTMENTS, FLATS AND TENEMENTS. 160TH ST, n s, 71 e Melrose av, 5-sty brick tenement, plastic slate roof, 50x88; cost, \$50,000; owner, Samax Const. Co., Samuel M. Chase, 740 West End av, Pres.; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 621.

180TH ST, n e cor Washington av, 6-sty brick stores and tenement, slag roof, 35.83x85.5; cost, \$35,000; owner, 2490 Tiebout av, Co., Inc., A. Hamilton, 1439 Prospect av, Pres.; architect, Chas. S. Clark, 441 Tremont av. Plan No. 619.



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DALY AV, s e cor 181st st, 5-sty brick tenement, tar and gravel roof, 72x97; cost, \$75,000; owner, Reva Realty Co., Inc., Morris Silverman, 1830 Clinton av, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 620.

MORRIS AV, w s, and Walton av, e s, 246 s 184th st, four 5-sty brick tenements, slag roof, 37.6x78.5; cost, \$120,000; owner, Hurley Bldg. Corp., Edw. F. Hurley, 85 West 181st st, Pres.; architect, John P. Boyland, 2526 Webster av. Plan No. 618.

CROTONA AV, n e cor 179th st, 5-sty brick tenement, slag roof, 55x88; cost, \$11,000; owner, Fred O. Zenke, 66 Leonard st; architect, Dwight J. Baum, Riverdale. Plan No. 631.

CROTONA PARK NORTH, n e cor Crotona av, two 5-sty brick tenements, 36.0x88.10, 37.10x90.8, slag roof; cost, \$75,000; owners, Bita Investing Co., Fred F. Funch, 529 Courtlandt av, Pres.; architects, Geo. F. Pelham, Inc., 30 East 42d st. Plan No. 624.

INTERVALE AV, w s, 143.81 n Westchester av, 5-sty brick tenement, 50x88, slag roof; cost, \$50,000; owners, Hargton Bldg. Co., Adela Harrington, 1478 Vyse av, Pres.; architect, Harry T Howell, 3d av and 149th st. Plan No. 626.

OLMSTEAD AV, n w cor Haviland av, 5-sty brick tenement, 50x93, tin roof; cost, \$55,000; owners, John W. Dick Co., John W. Dick, 1579 Broadway, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 628.

PROSPECT AV, e s, 125 n 183d st, 5-sty brick tenement, 50x92, slag roof; cost, \$34,000; owners, Chut Court Co., Frank Willetts, 1887 Vyse av, Pres.; architect, John P. Boyland, 2526 Webster av. Plan No. 627.

GRAND CONCOURSE, e s, 275 s 192d st, four 5-sty brick tenements, slag roof, 50x88; cost, \$168,000; owners, Concourse Est. Corp., Irving Judis, 7 East 42d st, Pres.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 630.

MORRIS AV, w s, 47 n 183d st, two 5-sty brick tenements, composition roof, 50x92.8; cost, \$80,000; owners, Hyman Berman's Bldg. Co., Hyman Berman, 1076 Findlay av, Pres.; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 629.

DWELLINGS.

SOUTH OAK DR, s s, 75 w Wallace av, 3-sty brick dwelling, 20.8x50, plastic slate roof; cost, \$6,500; owners, Mascia Constn. Co., Seoniria Mascia, 3211 Cruger av, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 623.

MULNER AV, n e cor Brady av, two 2 1/2-sty frame dwellings, slate roof, 38x22; cost, \$10,000; owner, Harmony Const. Co., Jacob Cohen, 1126 Walker av, Pres.; architect, Henry Nordheim, 1087 Tremont av. Plan No. 622.

240TH ST, n s, 100 w Martha av, six 2 1/2-sty frame dwellings, shingle roof, 21x37; cost,

\$33,000; owner, Daniel Houlihan, 2867 Bainbridge av; architect, Anton Pirner, 2069 Westchester av. Plan No. 633.

241ST ST, s s, 100 w Martha av, six 2 1/2-sty frame dwellings, shingle roof, 21x37; cost, \$33,000; owner, Daniel Houlihan, 2867 Bainbridge av; architect, Anton Pirner, 2069 Westchester av. Plan No. 634.

246TH ST, s e, cor Livingston av, 2-sty brick dwelling, shingle roof, 55x39.6; cost, \$11,000; owner, Fred O. Zenke, 66 Leonard st; architect, Dwight J. Baum, Riverdale. Plan No. 631.

MARTHA AV, s w cor 241st st, three 2 1/2-sty frame dwellings, shingle roof, 21x37; cost, \$16,500; owner, Daniel Houlihan, 2867 Bainbridge av; architect, Anton Pirner, 2069 Westchester av. Plan No. 632.

STABLES AND GARAGES.

HAVILAND AV, s s, 100 w Olmstead av, 1-sty frame garage, 10x18; cost, \$300; owner, John Lang, on premises; architect, B. Ebeling, 2400 Westchester av. Plan No. 635.

THEATRES.

FORDHAM RD, n e cor Grand Concourse, 1-sty brick stores and theatre, 151.3x130.5, slag roof; cost, \$75,000; owners, Fordham Road Corp., Irving Judas, 7 East 42d st, Pres.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 625.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.  
NEW YORK AV, e s, 193.3 s Snyder av, four 3-sty brick tenements, 25x70, slag roof, 6 families; total cost, \$28,000; owner, York Tilden Corp., 588 Barbey st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8278.

BELMONT AV, s e cor Fountain av, 2-sty brick store and tenement, 24.6x68, gravel roof, 3 families; cost, \$7,000; owner, C. & K. Corp., 135 Fountain av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 8252.

BELMONT AV, s s, 24.6 e Fountain av, seven 2-sty brick tenements, 21.6x72, gravel roof, 4 families each; total cost, \$35,000; owner, C. & K. Corp., 135 Fountain av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 8251.

CHRISTOPHER AV, e s, 25 n Lott av, three 3-sty brick tenements, 25x70, slag roof, 6 families each; total cost, \$24,000; owner, Jos. Stein, 524 Christopher av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 8242.

NEW YORK AV, w s, 190.11 s Snyder av, four 3-sty brick tenements, 25x70, slag roof, 6 families each; total cost, \$28,000; owner, York Tilden Corp., 588 Barbey st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8240.

7TH AV, w s, 87.6 n 86th st, 3-sty brick tenement, 25.10x67.6, slag roof, 6 families; cost, \$6,500; owner, P. W. P. Realty Co., 643 84th st; architect, J. C. Wandell Co., 4 Court sq. Plan No. 8229.

CLEVELAND ST, e s, 105 n Belmont av, two 4-sty brick tenements, 52x85, gravel roof, 23

families each; total cost, \$50,000; owners, Drapkin & Goldberg Co., 501 Ashford st; architect, Chas. Infanger 2634 Atlantic av. Plan No. 8319.

STERLING PL n s, 63 w Rochester av, two 4-sty brick tenements, 45x58, gravel roof, 20 families each; total cost, \$44,000; owner, Israel Halperin, 1410 Lincoln pl; architects, Cohn Bros., 361 Stone av. Plan No. 8300.

UNION ST, n s, 245 e Franklin av, two 4-sty brick tenements, 37.6x86, gravel roof, 8 families each; total cost, \$20,000; owner, Jos. Kellner, 1311 President st; architects, Cohn Bros., 361 Stone av. Plan No. 8301.

20TH ST, n s, 100 e 3d av, 4-sty brick store and tenement, 25x65, gravel roof, 7 families; cost, \$8,500; owner, Isaac Freis, 677 3d av; architect, H. M. Entlich, 29 Montrose av. Plan No. 8323.

FLATBUSH AV, n w cor Ditmars av, 3-sty brick store and tenement, 19.3x89.6, slag roof, 2 families; cost, \$8,000; owner, J. J. Lack Construction Co., 44 Court st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8352.

13TH ST, n s, 197.10 e 4th av, 5-sty brick tenement, 50x98, slag roof, 30 families; cost, \$38,000; owner, Kingsboro Bldg. Co., 210 New Jersey av; architect, H. G. Dangler, 215 Montague st. Plan No. 8357.

62D ST, n s, 100 e 2d av, fourteen 3-sty brick tenements, 20x74, gravel roof, 6 families each; total cost, \$98,000; owner, Daniel F. Murphy, 1st av and 92d st; architect, Thos. Bennett, 5123 3d av. Plan No. 8384.

DWELLINGS.

CARROLL ST, n s, 40 e Brooklyn av, three 3-sty brick dwellings, 20x51, slag roof, 1 family each; total cost, \$15,000; owner, Harold Hanson, 308 President st; architect, E. O. Holmgren, 371 Fulton st. Plan No. 8256.

77TH ST, s s, 186 w 7th av, 2-sty brick dwelling, 20x38, slag roof, 1 family; cost, \$3,500; owner, Dennis F. Flynn, 216 Utica av; architect, W. T. McCarthy, 16 Court st. Plan No. 8263.

77TH ST, s s, 206 w 7th av, twenty 2-sty brick dwellings, 20x38, slag roof, 1 family each; total cost, \$70,000; owner, Dennis F. Flynn, 216 Utica av; architect, W. T. McCarthy, 16 Court st. Plan No. 8262.

77TH ST, s s, 606 w 7th av, 2-sty brick dwelling, 20x38, slag roof, 1 family; cost, \$3,500; owner, Dennis F. Flynn, 216 Utica av; architect, W. T. McCarthy, 16 Court st. Plan No. 8264.

AV G, s s, 40 w East 22d st, 2-sty frame dwelling, 24x32, shingle roof, 1 family; cost, \$4,000; owner, E. R. Strong, 1715 Foster av; architect, Benj. Dreisler, Jr., 153 Rensen st. Plan No. 8265.

AMES ST, w s, 70 s Blake av, 2-sty brick dwelling, 20x54, gravel roof, 2 families; cost, \$3,500; owner, Simon Halperin, 457 Hinsdale st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 8244.

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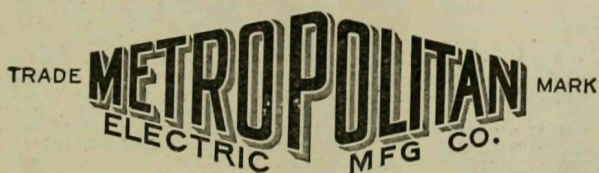
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**Richmond.**

**DWELLINGS.**

OLD TOWN RD, s s, 500 w Sand lane, Arrochar, two 1-sty frame bungalows, 20x22; cost, \$400; owner, Mrs. I. Corsi, Arrochar; architect and builder, Thos. Williskaw, Clifton. Plan No. 1095.

OAKLAND AV, w s, 1,138 n Forest av, West Brighton, 2-sty frame dwelling, 29x30; cost, \$3,500; owner, C. P. Storberg, Broadway, West Brighton; architect, J. L. Rockford, Cay av, West Brighton; builder, L. R. Allen, Prospect st, West Brighton. Plan No. 1096.

WIMAN AV, s s, 135 e Boulevard, Great Kills, 2-sty frame dwelling, 22x26; cost, \$1,500; owner, Lester Bauer, Great Kills; architects, Grunert & Pneuman, New Dorp; builder, Chas. Lange, Stapleton. Plan No. 1097.

WYMAN AV, s e cor Boulevard, Great Kills, seven 1-sty frame bungalows, 16x26; cost, \$1,050; owner, Lester Bauer, Great Kills; architects, Grunert & Pneuman, New Dorp; builder, Chas. Lange, Stapleton. Plan No. 1098.

GUYON AV, e s, 600 Boulevard, Great Kills, 1 1/2-sty frame bungalow, 20x40; cost, \$500; owner, Mrs. Landra Blau, Great Kills; architect, A. W. Anderson, 334 5th av, Manhattan; builder, Axil Lieudgrer, Great Kills. Plan No. 1099.

6TH ST, s e cor Lincoln av, Woodland terrace, S. I., two 2-sty brick dwellings, 16x24; cost, \$3,000; owner, John A. Savades, 528 Lincoln av, S. I.; architect and builder, H. W. Putnam, 164 3d st, New Dorp, S. I. Plan No. 1100.

SCOTLAND AV, n s, 60 n Burl av, Ocean Breeze, South Beach, 1 1/2-sty frame bungalow, 14x40; cost, \$250; owner, J. F. Dunn, 704 Bay st, Stapleton; architect and builder, Walter Enquest, South Beach. Plan No. 1109.

**STABLES AND GARAGES.**

NASSAU ST, s s, 300 w Fairview av, New Brighton, 1-sty frame garage, 12x18; cost, \$100; owner and builder, Wm. A. Fair, 26 Nassau st, New Brighton. Plan No. 1104.

ATLANTIC AV, n s, 300 w Johnson pl Garetton, 1-sty frame garage, 18x18; cost, \$40; owner and builder, Henry White, 31 Atlantic av. Plan No. 1105.

WAVE ST, n s, 125 e Bay st, Stapleton, 1-sty frame stable, 17x25; cost, \$50; owner and builder, Sam Simon, Stapleton. Plan No. 1101.

ROCKLAND AV, n s, 400 w Forest av, New Springville, 1-sty stone garage, 23x40; cost, \$1,000; owners, Henry Meyer & Sons, New Springville, S. I.; architect and builder, Garret E. Cortelyou, New Springville, S. I. Plan No. 1108.

**THEATRES.**

BAG ST, s e cor Wave st, Stapleton, S. I., 2-sty brick theatre, 63x162; cost, \$70,000; owners, John K. Burke & James Plunkett, Palace Theatre Bldg., Manhattan; architect, Herbert R. Brewster, 116 Nassau st, Manhattan. Plan No. 1102.

**MISCELLANEOUS.**

AMBOY RD, 5800, New Prince Bay av, Princes Bay, S. I., concrete cesspool; cost, \$600; owner, A. W. Brome, Princes Bay, S. I.; builder, G. W. Slaight, Prince Bay. Plan No. 1094.

GUYON AV, e s, 300 s Boulevard, Gifford's Beach, brick cesspool, 5x6; cost, \$30; owner, L. C. Capell, 5623 1st av, Brooklyn; builder, Hy. Fish, 43 St. Stephen's pl, New Dorp, S. I. Plan No. 1100.

JERSEY ST, e s, 25 n 2d av, New Brighton, 1-sty frame storage, 16x22; cost, \$100; owner, Dauato Di Calrano, Jersey st; architect and builder, P. Fiore, Glen av. Plan No. 1103.

CHURCH ST, e s, 200 n R. R. av, Tottenville, frame coal elevator, 11x17; cost, \$350; owner and builder, Tottenville Copper Co., Tottenville, S. I. Plan No. 1106.

**PLANS FILED FOR ALTERATIONS.**

**Manhattan.**

BROAD ST, 46-52, and 46-48-50 New st, new stairway to 20-sty fireproof offices; cost, \$300; owner, 50 Broad St. Co., 346 Broadway; architect, John M. Barney, 369 West 11th st. Plan No. 2643.

CANAL ST, 107-109, n w cor Forsyth st, new store front, window, water closet, partitions to 5-sty brick stores and tenement; cost, \$1,000; owner, Anna H. Fitz Gibbon Kennedy, Nielson av, Far Rockaway; architect, Max Muller, 115 Nassau st. Plan No. 2663.

CHAMBERS ST, 142, s w cor West Broadway, new tank and steel supports to 14-sty fireproof offices; cost, \$500; owner, Frederick Gerken, 90-92 West Broadway; architect, David M. Ach, 1 Madison av. Plan No. 2660.

FRANKLIN ST, 121-123, s s, 20 e West Broadway, new elevator and shaft, fireproof doors, bulkhead, skylight to 5-sty brick lofts; cost, \$1,500; owner, Joseph Tuckerman Estate, 14 Wall st; architect, Harry N. Paradise, 231 West 18th st. Plan No. 2683.

GRAND ST, 324, n s, 25 e Orchard st, strengthen 1st tier beams to 4-sty brick store and lofts; cost, \$100; owner, Joseph Spector, on premises; architect, M. Joseph Harrison, World Bldg. Plan No. 2679.

GREENE ST, 112, e s, 101 s Prince st, new stairway and enclosure, bulkhead, fire-escape to 6-sty brick stores and lofts; cost, \$1,200; owner, Levi Goldenberg Estate, 109 5th av; architect, Henry H. Holly, 38-40 West 32d st. Plan No. 2649.

MERCER ST, 78-80-82, and 507-511 Broadway, reinforce floors, door openings, fireproof doors, elevator and shaft, toilet rooms and fixtures, alter stairs to 5-sty brick store and lofts; cost, \$5,000; owner, Trustees of Columbia University, Inc.; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 2645.

MULBERRY ST, 203-205, new partitions and plumbing to 5-sty brick police station; cost, \$1,200; owner, the City of New York, care Police Department, 240 Center st; architect, Thomas E. O'Brien, 240 Center st. Plan No. 2666.

SCAMMEL ST, 29, w s, 78 n Monroe st, new fireproof doors, fire escapes, partitions to 7-sty brick factory; cost, \$1,500; owner, Isaac Goldberg, 31 Liberty st; architect, Max Muller, 115 Nassau st. Plan No. 2664.

SHERIFF ST, 130, and 2d st, new partitions and plumbing to 3-sty brick police station; cost, \$2,000; owner, the City of New York, care Police Department, 240 Center st; architect, Thomas E. O'Brien, 240 Center st. Plan No. 2668.

STATE ST, 14-18, s e cor Pearl st, cut new well opening, stairs to 11-sty fireproof offices; cost, \$200; owner, Chesebrough Bldg. Co., 21-24 State st; architect, Alphonse J. Fritschy, 604 Greenwich st. Plan No. 2685.

9TH ST, 55 East, n s, 252 w Broadway, continue stair, bulkhead, skylight to 4-sty brick lofts; cost, \$185; owner, Sailors' Snug Harbor, 61 Broadway; architect, John Cox, Jr., 30 East 42d st. Plan No. 2648.

11TH ST, 41-51 East, n e cor University pl, new mezzanine floor to 11-sty fireproof lofts and factory; cost, \$2,000; owner, Henry V. Rothschild, 200 Broadway; architect, Robert E. Moss, 126 Liberty st. Plan No. 2682.

19TH ST, 301-311, n e cor 2d av, inclose roof, new skylight to 4-sty fireproof hospital; cost, \$1,200; owner, New York Skin & Cancer Hospital, 301 East 19th st; architect, William S. Gregory, 40 West 32d st. Plan No. 2653.

21ST ST, 19-25 West, new fireproof, partitions to 12-sty fireproof factory; cost, \$500; owner, David Spero, 140 West 69th st; architect, owner. Plan No. 2674.

22D ST, 111-119 East and 114-120 East 23d st, cut new openings to two 12 and 4-sty fireproof store, offices and lofts; cost, \$500; owner, Beach-Gasper Co., Inc., 30 West 53d st; architect, Richard Rohl, 128 Bible House. Plan No. 2670.

22D ST, 64-74 West, s e cor 6th av, new stairs, hall, partitions, tile floor, bulkhead, skylights, toilet rooms, remodel sprinkler system to 6-sty brick store, lofts and office; cost, \$39,000; owner, James McCreery Realty Corp., 112-14 West 42d st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 2677.

22D ST, 28 East, s s, 310 w 4th av, new fire-escape stairs, two fireproof doors to 9-sty fireproof lofts; cost, \$3,000; owner, Germania Life Insurance Co., 50 Union sq; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 2651.

22D ST, 541-543 West, raise floor, new shutters, partitions, walls, ceiling, floors to 4-sty brick factory; cost, \$5,000; owner, Margaret V. C. MacNutt, 191 9th av; architect, Paul C. Hunter, 191 9th av. Plan No. 2650.

27TH ST, 121-127 West, extend stairs to 12-sty fireproof lofts and mercantile; cost, \$1,000; owner, Israel Unterberg, 90 Franklin st; architects, A. L. Mordecai & Son, care Louis Allen Abramson, 220 5th av. Plan No. 2657.

28TH ST, 131-135 East, n e cor Lexington av, new partitions, bathroom, fixtures to 4-sty brick stores and dwelling; cost, \$50; owners, W. C. Reeves & Co., 119 Lexington av; architects, Wortmann & Braun, 114 East 28th st. Plan No. 2681.

31ST ST, 5-7-9 East, and 6-8-10 East 32d st, new stairway to 11-sty fireproof stores, offices and lofts; cost, \$150; owner, American Real Estate Co., 527 5th av; architect, George A. Sumner, 989 Southern Boulevard. Plan No. 2646.

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owner, Bowery Witching Wave Co., 613 South 5th av, Mt. Vernon; architect, F. F. Eckhardt, 4056 Barnes av, Bronx. Plan No. 8328.

BROADWAY, n s, 85 e Hooper st, interior alterations to 4-sty store and tenement; cost, \$300; owner, Herman Burman, 169 Tompkins av; architect, Tobias Goldstone, 60 Graham av. Plan No. 8362.

BROADWAY, w s, 104.4 s Hancock st, interior alterations to 4-sty store and tenement; cost, \$1,000; owner, Julius Haas, 816 Broadway; architects, Shampan & Shampan, 772 Broadway. Plan No. 8397.

CLARKSON AV, n e cor New York av, extension to 5-sty nurses' home; cost, \$75,000; owner, City New York; architect, Sylvester A. Taggart, Municipal Building, Manhattan. Plan No. 8318.

GEORGIA AV, n w cor Liberty av, extension to 1-sty office; cost, \$400; owners, Piel Bros., 150 Riverside Drive, Manhattan; architect, T. Engelhardt, 905 Broadway. Plan No. 8307.

HIGHLAND BOULEVARD, n s, 50 e Miller av, extension to 2-sty dwelling; cost, \$500; owner, D. C. Maticar, 183 Highland boulevard; architect, C. Infanger, 2634 Atlantic av. Plan No. 8400.

IRVING AV, n w cor Harmon st, extension to 3-sty tenement; cost, \$1,000; owners, Welz & Zerweck, Myrtle and Wyckoff av; architects, Shampan & Shampan, 772 Broadway. Plan No. 8266.

LIBERTY AV, n e cor New Jersey av, interior alterations to 3-sty store and dwelling; cost, \$2,000; owner, Guiseppi Cogliano, 10 Norman pl; architects, Cannella & Gallo, 60 Graham av. Plan No. 8343.

LOUISIANA AV, e s, 155 n Vienna av, interior alterations to 3-sty store and dwelling; cost, \$500; owner, David Jascowitz, 46 Louisiana av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8332.

MESEROLE AV, s e cor Lorimer st, extension to 3-sty store and dwelling; cost, \$250; owner, Emma Bell, 167 Clinton av; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 8353.

MYRTLE AV, n s, 75 e Grand av, exterior alterations to 2-sty store and dwelling; cost, \$750; owner, Anna S. Brushaber, 401 Grand st, Manhattan; architect, Max Miller, 115 Nassau st, Manhattan. Plan No. 8277.

NEPTUNE AV, n s, 28 e West 2d st, extension to 3-sty store and dwelling; cost, \$950; owner, Diego Muro, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8283.

NEWKIRK AV, s s, 72 w East 15th st, extension to 1-sty garage; cost, \$2,000; owner, L. D. Horford, 603 East 18th st; architect, L. P. Horford, 2707 Av C. Plan No. 8267.

NEW UTRECHT AV, s w cor Bay Ridge av, interior alterations to 1-sty theatre; cost, \$265; owner, John Pinover, 73d st and 14th av; architect, A. M. Rodgers, 7719 14th av. Plan No. 8239.

PROSPECT PARK WEST, s e cor 16th st, extension to 3-sty store and dwelling; cost, \$1,200; owner, Jos. Alymer, 963 East 15th st; architect, Wm. H. Wirth, 358 17th st. Plan No. 8389.

SKILLMAN AV, n s, 100 w Lorimer st, extension to 2-sty store and dwelling; cost, \$2,000; owner, Roberto Cassesse, 13 Skillman av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 8257.

SUTTER AV, s w cor New Jersey av, extension to 3-sty store and tenement; cost, \$500; owner, Frank Sapinsky, 148 South 3d st; architect, Harry E. Padek, 288 Ross st. Plan No. 8387.

WAVERLY AV, w s, 185.8 s Flushing av, interior alterations to 1-sty garage; cost, \$250; owner, John J. Hillis, 28 Waverly av; architect, H. Holder, Jr., 242 Franklin av. Plan No. 8236.

WILLIAMS AV, e s, 158.2 n Vienna av, interior alterations to 7-sty dwelling; cost, \$600; owner, Wm. Malek, 803 Williams av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 8258.

**Queens.**

CORONA.—Orchard st, n s, 335 e 51st st, repairs to shops; cost, \$60; owner, H. Greib, on premises. Plan Nos. 2769-70.

ELMHURST.—Toledo st, w s, 25 s Suydam pl, plumbing to dwelling; cost, \$50; owner, E. Surbeck, on premises. Plan No. 2784.

ELMHURST.—Toledo st, w s, 150 s Pearsall st, plumbing to dwelling; cost, \$50; owner, D. Sullivan, on premises. Plan No. 2790.

GLENDALE.—Van Dine av, e s, 40 n Larch st, 2-sty frame extension, 16x13, rear of dwelling, tin roof, interior alterations; cost, \$600; owner, Gustave Opperman, on premises; architect, Wm. Von Felde, 2190 Metropolitan av, Middle Village. Plan No. 2788.

JAMAICA ESTATES.—Midland pkway, n w cor Chevy Chase rd, cut new doorway to dwelling; cost, \$200; owner, Dr. J. W. Chapman, on premises. Plan No. 2773.

L. I. CITY.—Ridge st, 134, plumbing to dwelling; cost, \$50; owner, Arthur A. O'Connell, on premises. Plan No. 2791.

L. I. CITY.—12th av, 167, extension to rear of dwelling, tin roof; cost, \$100; owner, M. Arnold, on premises. Plan No. 2772.

L. I. CITY.—14th av, w s, 100 s Newton rd, new foundation to dwelling; cost, \$150; owner, Anna Reges, 304 Grand av, L. I. City. Plan No. 2777.

L. I. CITY.—Ridge st, 119-121-123, new water closet compartments and new plumbing, three tenements; cost, \$600; owner, Augusta Albert, 202 Main st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 2787.

METROPOLITAN.—Metropolitan av, s e cor Troutman av, 1-sty frame extension, 20x25, rear of dwelling and store, tin roof; cost, \$275; owner, C. Schnoor, on premises. Plan No. 2785.

RICHMOND HILL.—Chestnut st, e s, 532 n Lexington av, plumbing to dwelling; cost, \$50; owner, W. Schmidt, on premises. Plan No. 2780.

RICHMOND HILL.—Woodmere pl, n s, 150 w Freedom av, plumbing to dwelling; cost, \$50; owner, V. Owang, on premises. Plan No. 2781.

RICHMOND HILL.—Woodmere pl, n s, 125 w Freedom av, plumbing to dwelling; cost, \$50; owner, C. Fabel, on premises. Plan No. 2782.

RICHMOND HILL.—Woodmere pl, n s, 200 w Freedom av, plumbing to dwelling; cost, \$50; owner, P. Lindemann, on premises. Plan No. 2783.

RICHMOND HILL.—Washington av, w s, 220 s Myrtle av, plumbing to dwelling; cost, \$50; owner, M. Jacobs, on premises. Plan No. 2774.

RICHMOND HILL.—Lefferts av, w s, 200 s Division av, plumbing to dwelling; cost, \$50; owner, M. McCloskey, on premises. Plan No. 2775.

RICHMOND HILL.—Guion pl, e s, 245 s Brandon av, plumbing to dwelling; cost, \$50; owner, C. W. Fletcher, on premises. Plan No. 2776.

WOODHAVEN.—Grafton av, n s, 25 w Ocean av, plumbing to dwelling; cost, \$50; owner, E. A. Gillespie, on premises. Plan No. 2778.

**Richmond.**

JERSEY ST, n e cor Richmond terrace, New Brighton, alterations to two brick and three frame stores; cost, \$2,200; owners, Lembeck & Betz, 173 9th st, Jersey City; builder, F. H. Skerritt, P. O. box 324, Port Richmond. Plan No. 518.

NEW DORP LANE, s e cor 8th st, New Dory, S. I., alterations to frame garage; cost, \$800; owner, B. C. Gaedeke Estate, New Dorp lane, S. I.; architect and builder, Police Department, 240 Centre st, Manhattan. Plan No. 522.

RICHMOND TERRACE, w s, 22 s Wall st, New Brighton, alterations to frame office and garage; cost, \$100; owner, Anna M. Ruggles, 61 West 109th st, Manhattan; builder, Stelferson, Fort Wadsworth. Plan No. 519.

CLOVE AV, n s, 50 e Summit av, Grasmere, S. I., alterations to brick boiler room; cost, \$800; owner, C. D. Durkin & Co., 2-3 South st, Manhattan; architect, A. L. Buttermark; builder, W. H. Condit, Stapleton. Plan No. 523.

FRESH KILL RD, e s, 100 s Allen Town lane, Kreicherville, alterations to frame barn; cost, \$150; owner, C. Schmeig, Kreicherville; builder, G. Dissoway, Tottenville. Plan No. 521.

SEASIDE AV, s w cor Fresh Kill rd, Greenwich, alterations to frame barn; cost, \$475; owner, Mrs. P. J. White; builder, W. Warren. Plan No. 520.

**PERSONAL AND TRADE NOTES.**

PETER M. COCO, architect, is now practicing his profession at 120 West 36th st.

HORACE TRUMBAUER, architect, has moved his offices from 200 5th av to 110 West 56th st.

GEORGE MORT POLLARD, architect, formerly located at 127 Madison av, is now located at 347 5th av.

HUNT & STORR, mason contractors, will shortly occupy their new office building on Forest Park av, Keansburg, N. J.

HOWARD ROGERS, architect, formerly located in the Arcade Building, has moved his offices to 467 Broadway, Albany, N. Y.

CHARLES A. COWEN & CO., general contractors, 1123 Broadway, will move their offices about January 1, 1916, to 30 East 42d st.

THOMPSON STARRETT CO. has declared the regular semi-annual dividend of 4 per cent. on the common stock, payable Jan. 2.

ALBERT THOMPSON, architect, formerly located at 1123 Broadway, Manhattan, has moved his offices to the Jamaica Estates, Jamaica, L. I.

ROBERT A. MacKELLAR, architect, has opened an office for the practice of his profession in the Davidson Building, Red Bank, N. J.

A MEMORIAL to Major Clarence T. Barrett, landscape architect, was unveiled in the Plaza at St. George, Staten Island, Saturday, November 20.

HAROLD T. PATTERSON, landscape architect, has opened an office for the practice of his profession in the Hill Building, Post av, Westbury, L. I.

PAUL B. LA VELLE, architect, has severed his connection with the office of James Riely Gordon, 507 5th av, and has opened an office for the practice of his profession at 103 Park av.

COL. WILLIAM DICKEY, formerly Justice of the Supreme Court, was more severely injured by being struck by a trolley car in Brooklyn on Friday a week ago than was at first supposed. He is laid up at his home, 630 Ocean av, Brooklyn, with a fractured right collarbone and many bruises.

**TRADE AND TECHNICAL SOCIETY EVENTS.**

SAND LIME BRICK ASSOCIATION will hold its annual meeting at Milwaukee, Wis., December 7-8. Headquarters will be at the Republican House.

AMERICAN FACE BRICK ASSOCIATION will hold its annual meeting at the Hotel Chamberlain, Old Point Comfort, Va., December 8-10.

AMERICAN SOCIETY OF NAVAL ARCHITECTS AND MARINE ENGINEERS, at its recent annual meeting, elected Stevenson P. Taylor, of New York City, as its president for the ensuing year.

MANHATTAN MASTER PLUMBERS' ASSOCIATION will hold its annual entertainment and reception in Terrace Garden, East 58th st, Wednesday evening, December 8. This event is now being arranged by a committee consisting of J. L. Murphy, chairman, B. F. Donohoe, John Renehan, I. J. Brown, Morris Jarcho, A. S. Gaynor, Thomas P. McLoughlin, Harkness B. De Voe, John R. Hopkin, A. J. Davis, Frank J. Fee and James McCullagh. An interesting program will be provided which will be followed by dancing.

HYDRATED LIME BUREAU of the National Lime Manufacturers' Association, which was organized and opened for business last January, with offices in the Oliver Building, Pittsburgh, Pa., will hold its first annual meeting Wednesday, December 1. Manufacturers of hydrated lime from all sections of the United States have been invited to attend the meeting and assist in forming plans for enlarging the scope of the bureau.

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# BUILDING MATERIALS AND SUPPLIES

Important Announcement Expected from E. M. Hager Shortly—General Market Conditions Analyzed

Copper Advances—Lime Extremely Stiff—Cement Sales Restricted

**A**N advance in copper flashing, general stiffening in the price of lime, restriction of future sales in Portland cement at present levels and a general tightening in all important lines featured the eastern building material situation this week. The gain in copper placed sheets on the \$24.25 level, high sheet brass was made firmer at \$27.00 and \$27.50 and sheet zinc at \$20.00 with no bottom range. Brick was steady at \$6.75, top, but Portland cement manufacturers, in at least one case, refused an extended delivery contract for a moderate sized quantity at \$1.20, for February 1. This is five cents above the present Lehigh Valley mill price.

The most acute situation is developing with relation to building materials depending upon railroads for transportation. The important railroad companies have taken under consideration the matter of restricting shipments to only one delivery per car. Heretofore it has been possible for cement manufacturers to load a car with part of the cargo consigned to one destination and part to other sections of the district. In view of the car shortage it is becoming more necessary to deliver and unload cars as rapidly as possible. Also the roads have under consideration the reduction of the thirty-day storage privilege for exports.

This affects export steel, and some other lines to an extent, but it may serve to make it easier for contractors and dealers to get materials through the general releasing of cars now used as temporary store houses, pending the arrival of ships. But the steel companies have been considering the matter of shutting off export orders for deliveries into the first part of next year at even the present quotations because, at present, mill capacities are taxed to the utmost, acids are scarce for finishing steel and there is said to be a growing danger of insufficient ore to meet the present unheard of demand for finished steel. Reserves sent by water from the mines were not sufficiently large to take care of present export business and the promised demand for structural and railroad steel before the season closed, and if the mills are later obliged to depend upon the railroads for bringing in this ore, a heavier price advance than has so far been reported is said to be likely. This gives rise to the opinion, in some quarters that two-cent structural steel will be quoted in this market before long.

Common and finishing lime are beginning to reflect the recent advance in the price of Portland cement. Quotations that have not existed in this market for years are ruling today, although the standard barrel weighs 300 pounds in-

stead of 200 pounds as formerly. At the old level of 92 cents for a two-hundred pound barrel the 300-pound price here would be \$1.20, but it is \$1.25 on ordinary grades and \$1.30 for the best. Finishing lime is quoted at \$1.55 with some grades bringing as high as \$1.60 for first quarter deliveries. No further advance is expected for the remainder of the current year, however, but dealers and consumers may look for a slight change if present building projects are continued in the same relative value and volume as have featured the last three months.

Rumors were current in the trade this week that Edward M. Hager, the former president of the Universal Portland Cement Company, and promoter of the proposed national chain of cement manufacturing plants would have an important announcement to make regarding the identity of the eastern plant that would become a part of the chain, and other details of the plan that will control the sale of more than \$15,000,000 barrels of Portland cement annually.

The trade heard reports to the effect that as part of the National Administration's preparedness program, a large sum was to be expended in the construction of fine concrete automobile roads skirting the coast line so that fifteen or twenty-ton armored gun-bearing trucks could be used as part of a plan for portable fortification and that all plants would be called upon to supply the cement used. Should this domestic demand develop at a time simultaneous with a heavy national building movement and a big demand for cement from abroad, present operating mill capacity would scarcely be able to meet the demand. While the Hager plan does not embody the construction or formation of new plants, it does contemplate the production of cement on a more economic basis by utilizing plants now or recently idle or by equipping plants too costly to operate at a profit, with machinery that will insure success. It is predicted that the new enterprise will be ready for business by the first of the year.

Plan filings in the five boroughs for the week just closed follow:

The table compares the volume and value of current filings with those of the filings of the corresponding week last year. Plan filings last week were 331 with an estimated value of \$2,800,000.

	Week ending			
	Nov. 27, 1914.	Nov. 26, 1915.	No.	Value.
Manhattan.....	5	\$1,190,000	3	\$295,400
Bronx.....	9	169,400	39	927,300
Brooklyn.....	39	82,100	171	1,049,550
Queens.....	57	289,250	29	107,575
Richmond.....	12	18,275	23	82,470
Totals.....	122	\$1,749,025	265	\$2,462,295

of new building projection the country over, and especially in the East, all are combining to keep quotations exceedingly firm and even stiff."

## PORTLAND CEMENT.

**Business in First Half of November Shows 50 Per Cent. Gain.**

**B**USINESS in the two Eastern Portland cement manufacturing zones in the Lehigh and Hudson valleys already shows a gain of between 50 and 60 per cent. over the same period in November, 1914. The Record and Guide knows of one firm that is buying Portland cement from three other companies in order to cover its contracts and it also knows of one concern that has refused to sell any of its reserve stock even at a five cent advance over present mill quotations, on the ground that it has no cement to sell. Still another company has ceased aggressive sales solicitation at the present level, and is not taking extended deliveries at less than \$1.20, mill. It is confining shipments on this business to not later than February 1.

## B. F. AFFLECK FOR PRESIDENT. May Succeed John B. Lober as Head of A. A. P. C. M.

**B. F. AFFLECK**, president of the Universal Portland Cement Company, is being generally spoken of in the cement trade as the probable successor of John B. Lober, president of the Vulcanite Portland Cement Company, as head of the Association of American Portland Cement Manufacturers. Mr. Affleck succeeded Edward M. Hager as president of the Universal, when the latter resigned to develop his chain of national Portland cement manufacturing plants. Entering the service of the Illinois Steel Co. in 1896 Mr. Affleck was placed in charge of the cement department from 1901 to 1903 in the St. Louis territory. He was made general sales agent of the Universal after it was incorporated in 1906 and upon Mr. Hager's resignation became its president. He developed sales from 30,000 barrels a year from one small plant to the present stupendous total of 13,000,000 from plants at Chicago, Pittsburgh and a new plant at Duluth. He is vice-president of the Cement Products Exhibition Company. He is recognized as the pioneer in promoting the use of concrete as a paving material.

## COPPER FLASHING HIGHER.

**New Level 20 Cents—Big Rush to Cover Needs After January 1.**

**R**ELECTING the sharp advance in the price of copper affecting the flashing situation in the building material market this week, metal workers rushed to cover themselves on needs after January first. The new level of 20 cents went from firm to stiff as the week closed and there were some interests who looked for still higher levels. Consumers who were not planning to come into the market before February 1, came in promptly. Sheet copper was quoted base at \$24.25 and ——. High sheet brass is also stiff, being quoted base at \$27 and \$27.50. Sheet zinc, f.o.b. smelter, is stiff at \$20, with no bottom range.

## HARDWARE.

**Forward Orders Blocked by Fear of Higher Prices.**

**H**ARDWARE interests in this market report considerable difficulty in getting raw materials at manufacturing centers and a heavy demand from dealers and jobbers for forward deliveries. It is no longer a question of whether dealers and distributors will accept the higher prices. It is taken as a matter of course. Nails that advanced a dollar a ton on November 12 are firmly held on immediate demand only at \$1.85 and \$1.90, base, f.o.b. Pittsburgh. Cut nails in store at this date are held at \$2.15 per keg. Rope is in a strong market here. The Regulatory Committee in charge of the Mexican Government has the situation with reference to exporting sisal products well in hand, but an advance in price is to be expected. Quotations now run at about 6½ to 6¾ cents a pound. Heavy demand from ship building yards is responsible for the firmness in the market.

## COMMON BRICK.

**Greater N. Y. Brick Co. Lists Hudsons at \$7 Per M.**

**V**ARIOUS quotations ranging from \$6.21½ to \$7 a thousand for Hudson common brick were made as the week closed. Dealers had looked for a weakening of the market yesterday following the holiday, but instead, it was firmer. There was little if any good brick to be had at \$6.50 and brick at \$6.62½ was not plentiful. The Greater New York Brick Company said yesterday morning that their list was on the \$7 level for best brick. For the most part dealers were paying \$6.75. The condition of the brick market is said to be greatly improved.

Official transactions for Hudson River brick covering the week ending Thursday, Nov. 25, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.		1914.	
Open barges, left over, Friday A. M., Nov. 19—4.	Arrived.	Sold.	
Friday, Nov. 19.....	5	2	
Saturday, Nov. 20.....	8	9	
Monday, Nov. 22.....	19	10	
Tuesday, Nov. 23.....	3	5	
Wednesday, Nov. 24.....	10	10	
Thursday, Nov. 25.....	11	4	
Total .....	56	40	

Reported en route, Friday, Nov. 26—4. Condition of market, firm. Prices: Hudsons, \$6.75 and —; Raritans, \$6.75 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7.50 to — (yard). Cargoes left over Friday A. M., Nov. 26—20.

1914.		1915.	
Left over Friday A. M., Nov. 20—16.	Arrived.	Sold.	
Friday, Nov. 20.....	6	4	
Saturday, Nov. 21.....	11	9	
Monday, Nov. 23.....	12	12	
Tuesday, Nov. 24.....	4	5	
Wednesday, Nov. 25.....	3	9	
Thursday, Nov. 26.....	6	8	
Total .....	42	47	

Condition of market, weak. Prices: Hudson, \$5.00 to \$5.25; Newark, yard — to \$6.75; nominal. Left over Friday A. M., Nov. 27—11.

## OFFICIAL SUMMARY.

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Nov. 25, 1915.....	1632
Total No. bargeloads sold Jan. 1 to Nov. 25, 1915 .....	1628
Total No. bargeloads left over Nov. 26, 1915.....	20
Total No. bargeloads left over Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over, Jan. 1 to Nov. 26, 1914.....	1520
Total No. bargeloads sold Jan. 1 to Nov. 26, 1914 .....	1509
Total No. bargeloads left over Nov. 27, 1914.....	11

## LIME.

**Prices Held Stiffly Here, But No Immediate Advance Expected.**

**L**IME prices are probably as high, if not higher, than they have ever been before, partly due to labor shortage at the kilns, advancing prices in this market of correlated materials like brick cement and all concrete ingredients. Lime is now sold in standard 300 pound barrels, for which common lime brings \$1.25 and finishing \$1.55. Better grades bring \$1.30 for common and \$1.60 for finishing. Business into the future, or beyond the first quarter is not sought at present levels.

"I do not look for an immediate advance in the price of lime," said an important agent here, this week. "After the first of March, however, I would not be surprised if a change occurred, providing, of course, that present conditions continue to exist. Advances recently made in wages, in order to retain men at the kilns from going into munition factories, the inability of dealers to stack heavily this year on account of the rapidly advancing prices of cement and brick, increasing value and volume