

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, DECEMBER 11, 1915

## WEST SIDE TERMINAL PLANS CRYSTALLIZING

The Comptroller Gives an Outline—A Tunnel Under Riverside Park—Terminal Facilities at Manhattanville in New Location

THE Port and Terminal Committee, of which Comptroller Prendergast is chairman, has partly unfolded to the public the plans which it has in mind for the West Side terminal improvements, which are to result in stopping the surface operation of railroad tracks.

The information came in an informal statement from the Comptroller, replying to a public outgiving on the subject by Borough President Marks containing statements to which the Comptroller took exception.

In the course of his remarks, which appeared in but one morning paper, Borough President Marks had said that ever since he had become a member of the Port and Terminal Committee the charge had been repeatedly made that the city authorities alone were responsible for the continuance of the surface operation of the railroad.

### A Borough President's Resolve.

"I made up my mind," continued Mr. Marks, "that so far as the representative of the Borough of Manhattan was concerned that accusation could not be established.

"I have day in and day out fought to remedy conditions which permit a steam railway to operate on the surface of Manhattan streets and thus menace life and limb. I have repeatedly demanded the production of such plans as the city may have. I have seen many. But the Terminal Committee has not acted and there seems to have been little disposition to act promptly.

"I have had the most positive assurances from the attorney of the New York Central that its plans are ready and have been for some time. He also tells me there is no financial problem in the way of solving the difficulty.

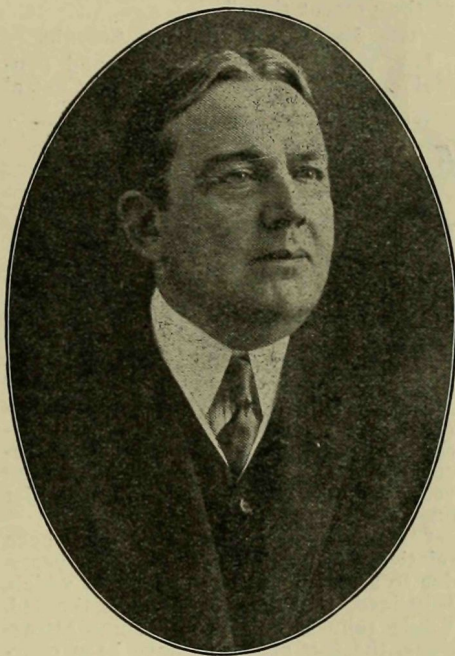
"He assures me that the Central is prepared to go ahead with the proposed improvements so soon as it can agree with the city upon a general plan. It is time that that plan should be submitted and the task of getting rid of the tracks begun. I shall do everything within my power to remedy these intolerable conditions, no matter if I stand alone."

At the same time it was said that President Marks would submit to the Port and Terminal Committee on December 15 a plan on which his chief engineer, Mr. Goodrich, was working. A very brief outline of the plan was given.

### The Comptroller Explains.

Whether President Marks was misquoted or not, the publication served to draw the fire of Comptroller Prendergast, the present chairman of the committee, who explained that after a meeting of the citizens from the West Side in his office last summer, he (the chairman) had suggested that all the plans that had been under consideration should be referred to a committee of engineers consisting of Mr. Goodrich of the Manhattan Borough office and Mr. Sullivan of the bureau of contract supervision.

"There was no idea that Mr. Goodrich in thus serving was representing the Borough of Manhattan," says Mr. Prendergast. "The work has been done



COMPTROLLER PRENDERGAST.  
Chairman Port and Terminal Committee.

by Mr. Goodrich and Mr. Sullivan jointly. Mr. Sullivan deserves just as much credit for it as Mr. Goodrich."

### A Glimpse at the Revised Plan.

The net result to the public in the controversy is the insight which the Comptroller gives into the plan which the committee is evolving (so far as it has been perfected) from all those which have been submitted for its consideration.

The final report of the Prendergast committee when ready for the Board of Estimate will be printed for circulation and will be the subject of public hearings, as was the report of the Mitchel committee. It is expected to embody an agreement reached with the New York Central Railroad Company.

From the outline which the Comptroller gives it will be noted that for the section between 59th street on the north and 30th street on the south, no solution has yet been decided on. For this section the Mitchel committee proposed a subway.

In respect to the tracks north of 59th street it is the present thought of the committee to put them in a tunnel through Riverside Park and leave the waterfront entirely free. Between 126th street and 145th the main line will be elevated, but situated west of the existing viaduct, and with terminal facilities both east and west of the main line. This seems from the brief description to correspond in part at least with recommendations made by Engineer Bolton on behalf of the West Side civic associations last summer.

### Outline of the Plan.

"The Comptroller says the plan being formulated is about as follows:

"Beginning at a point tangent to the present tracks just north of the Ship

Canal at Spuyten Duyvil the right of way will continue southerly on a bridge over the Ship Canal through Inwood Hill in a tunnel, continuing just to the east of the Magdalene Home, crossing Dyckman street on an elevated structure which will be so designed as to be concealed under or become a part of the proposed Riverside Drive viaduct over the Dyckman street valley; continuing southerly the tracks would be in tunnel on a down grade and again joining the present right of way along the waterfront about opposite 190th street.

### Through Ft. Washington Park.

"South of 190th street the tracks would continue along the present right of way, two of them continuing through the present cut in Fort Washington Park and two to be diverted to a location easterly of the present cut in Fort Washington Park through a tunnel.

"South of Fort Washington Park and at a point about 157th street the right of way would be moved somewhat to the west but not so far west as the established bulkhead line.

"From 157th street and the portal of the tunnel at the southerly end of Fort Washington Park it is proposed at some future time so to cover the tracks as to provide a continuation of Riverside Drive roadway.

"From 155th street south to a point near 140th street it is proposed that at some future time the tracks will be so covered as to permit of the extension of the park to the water's edge.

### Partly Covered Yards at Manhattanville.

"From 140th street south to the southerly end of the Riverside Drive viaduct (near 126th street) it is proposed to carry the main line tracks on an elevated structure just west of the existing Riverside Drive viaduct and to provide between 140th and 130th streets adequate terminal facilities both east and west of the proposed location of the main line tracks. These terminal facilities will be partly covered so as not to destroy the general appearance of the park and partly open to provide the necessary freight facilities for this section of the city.

### Tunnel Through Riverside Park.

"From 128th street south to Seventy-second street the right of way will continue under the present park space of Riverside Drive, the greater portion of the distance to be constructed by the tunnel method, which will not only permit of substantial foundations for the railroad, but a permanent solution of the railroad facilities for this district.

"It will not materially interfere with the use of the park facilities during the period of construction nor will it interfere with the operation of the present limited railroad facilities during the period of construction.

"Further, it will restore to the city full jurisdiction of the water front throughout this stretch, inasmuch as the plan provides for the restriction of dock facilities to the neighborhoods of Ninety-sixth and Seventy-ninth streets and the

extension of the park to the water's edge.

"From Seventy-second street south to Fifty-ninth street it is proposed that the railroad company be permitted to develop the track facilities in a manner best suited to the requirements.

#### South of 59th Street.

"Between Fifty-ninth and Thirtieth street yards no agreement has been arrived at, but there are three possible solutions:

"First—An elevated structure along the marginal way or Twelfth avenue.

"Second—A subway under Eleventh avenue with facilities to adjoining property.

"Third—The construction of an elevated structure through private property.

"The first is not only the cheapest, but will under the circumstances be the most desirable from an operating standpoint.

"South of Thirtieth street to the vicinity of West Washington Market, there is a choice between an elevated structure either through the public street or through private property, or the establishment of a large car float transfer sta-

tion and storehouses, the former being the more desirable from an operating standpoint.

"South of West Washington Market or Gansevoort street it is believed that should the traffic and development of business demand railroad facilities the best solution for all parties involved would be the construction of an elevated railroad over private property.

#### Number of Tracks.

"The number of tracks between the Ship Canal and approximately 150th street will be four and between 150th street and Seventy-ninth street the number of tracks will be six, except for the yard facilities at Manhattanville.

"The street crossings at 155th street, Ninety-sixth street and Seventy-ninth street will be over the railroad and approach the waterfront by ramps at such grades as will readily be navigated by vehicular traffic.

"The financial features of this plan are now being developed and no reliable word can be expressed regarding them at the present time."

#### The Railroad Company Assents.

Ira A. Place, vice-president and general counsel of the New York Central

Railroad subsequently admitted that the railroad was ready to spend \$50,000,000 to relieve the situation:

"We have been going over a general plan. I think we are working toward a reasonable solution of the whole matter. Under the plans being discussed and which are viewed favorably by both sides the entire work would cost about \$50,000,000 and the expenses would be borne by the New York Central company."

"The New York Central Railroad Company has been as anxious to get its tracks off Eleventh avenue as the city has been to have them taken off," said Vice-President Place, "The one big hitch came in the question of settlement. Under this new plan, the details of which cannot be made public until the Committee on Port and Terminal Facilities is ready to do so, the city as well as the railroad company will profit. New York has grown fast. It has grown far beyond its freight facilities, as they now exist in Eleventh avenue.

"As to the matter of deaths in that thoroughfare, there have been comparatively few. I have had charts on this subject prepared and they show that the term 'Death Avenue' is a misnomer."

## TO BOOST MANHATTAN INDUSTRIES

### Conference at Borough President's Office—An Industrial Survey Under Consideration—Realty Development in Prospect

"ONWARD Manhattan," was the keynote of the conference of business men representing leading civic and industrial organizations of that borough, which met at the office of Borough President Marks Wednesday afternoon, and it was decided to appoint an executive committee of seven to consider making an industrial survey, pointing out in detail the advantages which the Borough offers to manufacturers and merchants. Robert E. Simon declared that this action was one of the most important steps ever taken toward developing Manhattan. Other speakers were Clarkson Cowl, President of the Central Mercantile Association; Dr. B. M. Rastall, civic expert and consulting engineer; E. P. Goodrich, of the Department of Public Works.

#### President Marks' Opinion.

"Up to the present time," said Borough President Marks, "the people of the Borough of Manhattan have apparently been content with the progress which has been made along commercial and industrial lines, and have given but slight consideration to increasing or systematizing its development. It was with unusual interest that I recently examined the preliminary industrial survey which has been made by the Central Mercantile Association. It presents in an attractive form the powerful factors which specifically account, to a large extent, for the unequaled greatness which Greater New York has already achieved."

The opportunities which Manhattan offers for future development along industrial, commercial and real estate lines are clearly indicated by the survey already made. Manhattan was found to be America's most highly developed manufacturing center, where three per cent. of the total value of the manufactured products of the United States are produced. The most concentrated dock development is along the lower end of Manhattan and the largest part of the city-owned waterfront, namely, 67 per cent. is in Manhattan. The rapid improvement of our port and terminal facilities is absolutely essential if New York is to maintain her present commercial supremacy. Seventy-seven important foreign steamship lines run in and out of New York. In the year prior to the present war a scheduled ocean-going vessel left the harbor on an average of every two hours and forty minutes. In tonnage and value of shipping, New York stands first of all the ports of the world. More than half the value of all imports

of the United States pass through the city.

"Opportunities for vigorous and lucrative real estate activity in many sections," Dr. Benjamin Rastall, the Central Mercantile Association's civic expert, declared "are numerous in Manhattan, because the realty development has been very irregular and population densities unevenly distributed.

"Manhattan's population' has been relatively falling off within recent years, due to a movement to the suburbs which, I believe, to have been over-estimated. While suburban life offers some attractions, the fact seems to have been overlooked that there are also marked advantages in residing near the center of employment. When the inconveniences experienced by those who travel two hours daily in subways is taken into con-

sideration, as well as the added expense in time and carfare, it is evident that there are reasons entering into the cost of living, which makes it worth while to live in Manhattan. Progressive industrial work will call attention to this forgotten fact."

Others present were Stewart Browne, President United Real Estate Owners' Association; K. Ishigami, Director Commercial Bureau, Yokohama, Japan; Col. Weinstan, State Commissioner of Markets, San Francisco, Cal.; Robert E. Simon; James P. Holland, President New York State Federation of Labor; Irvin G. Herman, of National Association of Realty Brokers; Chas. Bohlen, of Taxpayers' Association of 18th and 21st Wards; Charles A. Wilbur, Secretary, Harlem Board of Commerce.

## RENTING BETTER THAN IN YEARS

### Great Amount of Space Being Assimilated—Hotel Business Best Ever Known—Interview With George T. Mortimer

REAL estate has this fall been coming back rapidly to a normal status. More space in office buildings has been taken out of the over-supplied renting market than in the same length of time since the panic of 1907. The hotels are doing a larger business than ever before.

George T. Mortimer, vice-president of the U. S. Realty and Improvement Company, in an interview obtained for the Record and Guide, agreed that the present season has shown remarkable resiliency. Not in eight or ten years had there been so large an amount of space assimilated. This applied not only to office and business space generally, but to apartments and hotels as well.

"Though I do not claim to speak with any authority as to apartments," said Mr. Mortimer, "I can say that the hotel situation in New York shows an unprecedented improvement over any previous time in my recollection. This is due not alone to persons who would ordinarily be abroad at this time, but to an unusual influx of buyers from all parts of this country as well as a large number from Europe, who are here either purchasing ammunition or as refugees.

#### Comparative Figures.

"The following comparative figures will perhaps illustrate downtown renting conditions better than any other statement that I might make.

"During the seven months ended De-

cember 1st, this year the United States Realty and Improvement Company has rented space in its various buildings to new tenants amounting to \$205,000; during the same period in 1914, the amount was \$116,000, whereas during 1913, perhaps one of the poorest renting years in the last decade, the amount was \$65,000.

"With the advent of 4½ per cent. money in the mortgage market and with lending institutions coquetting, with the policy of making long loans on the basis of amortization, with enormous sums already in the banks, with the crop situation unusually favorable and manufacturing of all sorts prosperous, it would seem to me that real estate conditions are most hopeful in spite of the usual "Presidential year bug-a-boo," which is just about due.

#### Buying Jewelry.

"When I asked the President of a Fifth avenue bank the other day how business was, he replied that the thing which surprised him most was the large increase in deposits being made by the jewelry concerns along the avenue. Surely jewelry is not bought until money is plentiful, and when there is money for luxuries there is money for real estate, too.

"With underlying fundamentals in a satisfactory and improving condition it would seem to me that we were on the verge of great real estate activity."

## SUBWAY INFLUENCE ON SEVENTH AVENUE

Transit Line Will Open Thoroughfare to Commercial Improvements—Should Follow Precedent Set by Fourth Avenue

**P**ROGRESSING subway construction on another important Manhattan link in the extensive new Dual Rapid Transit System serves to focus attention on that promising thoroughfare which for years before its extension southward to connect with Varick street had been aptly likened to "a pipe with a dead end." Coincident with subway construction, realty owners are realizing the possibilities for improving Seventh avenue with commercial structures. Both investors and builders are beginning to appreciate what the future holds in store for the section, although at present this tendency has not been reflected in any extensive buying activity.

Benjamin M. Rastall, civic expert of the Central Mercantile Association, in a recent article in the Record and Guide, anticipated for the avenue the same tremendous development that came on Fourth avenue following the operation of the subway lines. He ventured the prediction that "a similar section will develop similarly when a similar constructive force is applied to it."

### A Broker's Opinion.

Louis Schrag is another firm believer in the future of Seventh avenue and also cites the precedent on Fourth avenue. "The two thoroughfares may be compared in many respects," he said, "the principal one, of course, being the adaptability of both to commercial improvement. I believe that in the case of Seventh avenue there will be a development along the lines of modern loft buildings. I do not anticipate any immediate period of construction, at least not until the loaning situation is satisfactorily adjusted and until the street itself is fairly presentable, the surface cleared and the present obstructions removed. It may be a year or more before the real movement begins."

"The Seventh avenue movement has not as yet manifested itself to any marked degree," declared Aaron Rabinowitz, president of Spear & Co., "although there have been several loft buildings erected on the thoroughfare, notably the huge sixteen-story plant of the National Cloak & Suit Co., on the west side of the avenue, from 24th to 25th street; the twelve-story loft building opposite, at the northeast corner of 24th street and Seventh avenue, and the

ten-story structure at No. 293, between 26th and 27th streets. The most northerly pioneer is the twelve-story building at No. 314, near 28th street. There will, in my opinion, be a building movement involving similar projects as soon as the new transit lines are in operation and traffic is opened southward, since the whole district is peculiarly adaptable for commercial buildings."

"The natural development," said A. M. Cudner, "would be the erection of loft buildings with stores on the street floor, calling for moderate rentals. Along Fifth avenue and in the adjacent and intersecting streets the high cost of plottage has been reflected in corresponding high rentals, and many of the buildings, while they have found tenants, have not appealed to a general loft clientele. The avenue will, of course, in a completed state, be accessible to all parts of the city and, on account of its proximity to the railroads and steamship lines, be in close touch with out-of-town points."

### Activity in Section.

A survey of conditions along Seventh avenue, from 14th street to 42d street, reveals the same series of contrasts that is everywhere to be noted in New York. The side streets have witnessed considerable activity in loft building construction; on the avenue there have been few new structures. There are rows of antiquated flats and taxpayers of more or less ancient character, many of which are of wooden construction and house a store tenancy, which is not productive of large income return. There are a host of second-hand clothing dealers with their street salesmen. Their neighbors are tradesmen of a general character who cater to the tenement population toward the west. There are a number of available building sites, although in the vicinity of the Pennsylvania station land has been held high and firmly ever since the announcement that the railroad would become established at 33d street. North of 34th street are the first evidences of the hotel center, in the Navarre and the York, although there are large frontages on both sides of the avenue which are inadequately improved. The same tenancies that are characteristic of the district to the south are largely in evidence.

The demand for a continuous wide north and south thoroughfare has been strong ever since the lower West Side has been changing into a business community. While Greenwich Village and other parts of the old Ninth Ward are still largely residential, the waterfront districts and the sections east as far as Hudson street have been attracting large manufacturers. Within recent years the agitation



7TH AVENUE, LOOKING SOUTH FROM 37TH STREET.

began which resulted in the cutting through of a connecting highway between Seventh avenue and Varick street, which will be widened to a similar size. Sixth avenue, on account of its elevated structure, and Greenwich street, for similar reasons, were not suitable for handling the trucking traffic that came with the new manufacturers and the increased business along the waterfront. The new thoroughfare, coupled with the subway line, will place the entire lower West Side in touch with the district to the north, not only solving the problem of transportation of the people working in the various factories, but expediting the passage of the large vehicular traffic which hitherto has been compelled to go out of its way to make northerly trips.

### Future Optimistic.

These new factors all tend toward a most encouraging belief in the future of Seventh avenue, which will be a direct recipient of their benefits. The two great municipal improvements have long been held up, and even today are uncompleted, but they are no longer visionary. The long wait of the ever patient property owners has been rewarded by the authorization of the projects and the actual undertaking of the work. Whether their patient wait and long fight will be rewarded in an extensive building movement and the consequent rise in land values, time alone will tell.

### Old-Time Auctioneer's License.

The Real Estate Auctioneers' Association has presented to the New York Historical Society one of the earliest auction license papers issued by the municipality of New York. The document is dated June 18, 1794, and is made out to Isaac Moses and signed by Mayor Richard Varick. Recently Vice-President William F. Redmond secured it for the association. It is believed to be the oldest paper of the kind extant.

### Income Tax.

Return of income must be filed with district Collector between January 1 and February 29 if net income is more than \$3,000 a year for a single person and \$4,000 for a married person.

### Interest on Tax Bills.

Interest at 7 per cent. from November 1 is being added to final half of 1915 taxes if unpaid.



7TH AVENUE, LOOKING TOWARD TIMES SQUARE.

## BUILDING MANAGERS DISCUSS PROBLEMS

### Monthly Meeting of the New York Building Managers' Association Brings Out Views of Several City Officials

LOOKING toward the solution of several problems which have been bothering property owners throughout the city in general and the building managers of many of the large structures in particular, the monthly meeting of the New York Building Managers' Association was given over to a discussion of these topics, the speakers of the occasion being Police Commissioner Arthur Woods, Commissioner of Buildings Alfred Ludwig, Mr. Fiske, secretary to Commissioner of Health Haven Emerson, and Laurence M. D. McGuire, President of the Real Estate Board of New York.

Following the dinner, which was held at the Underwriters' Club, 16 Liberty street, last Tuesday evening, B. E. Martin, President of the Building Managers' Association, introduced Commissioner Woods, who spoke upon the push-cart problem as it exists in Manhattan. The reason for his choosing this particular subject was on account of the ordinance passed last Tuesday by the Board of Aldermen, which became a law the following day.

#### Police Efficiency.

Commissioner Woods took the stand that the police force, as a whole and down to the last man, were doing their best to serve the community at large and to so enforce the laws that the largest number of people would receive the greatest benefit. One of the greatest handicaps that the force had to contend with was that many of the citizens, as a matter of course, looked down upon the policeman and took it for granted that he was a grafter and a crook. The result of this attitude has been a detrimental one and has been one of the greatest problems to be solved. As an example an inspector, after making his rounds reported to Commissioner Woods, and was asked why he did not appear in uniform. His reply was that a short time previous he was in the subway and he heard a man across the aisle make the remark, "I wonder whether he is one of those grafters?"

"This condition is deplorable," said the Commissioner, "and I earnestly hope that before I leave the force every man will be just as proud of his uniform as is the West Point cadet."

Attention was drawn to the growing efficiency of the force and the betterment of conditions throughout the city. Last year a total of 190,000 arrests, of all descriptions, were made, but the burglaries decreased from 16,000 to about 7,000. The trouble is that the average citizen remembers only the sensational cases, and unless there is an immediate clearing up of the situation the police are blamed as being lax in their performance of duty.

#### Written Consent Necessary.

"The push cart problem is one that can now be easily adjusted. It is one for the police to handle. According to the new ordinance, no push-cart pedlar can stand in front of a shop without the written consent of the owner or lessee of the ground floor. A complaint will bring immediate action on the part of the police. There should be no further trouble or annoyance from that score."

Fire Chief Hammit, referring to the installation and maintenance of standpipes, said that there were few regulations governing these points, until recently. He stated that he, and others, took an oath of office and were compelled to live up to the laws as they exist upon the statutes. He also pointed out the remedy,

that of changing the laws, providing the present ones were not satisfactory.

In regard to the installation of reduction valves Chief Hammit said that these were necessary in buildings of a certain type and height where there was a very high water pressure. These valves might be done away with in cases where intermediate tanks were provided, but care should be used and discretion practised, otherwise all good might be done away with and serious trouble ensue. As an example he gave the case of the Municipal Building, which has intermediate tanks but on some of the floors the water pressure is so slight that it is practically useless. The attention of the proper authorities has been called to the matter.

#### Care Must Be Exercised.

"Increased water pressure is about five pounds to the story," said Chief Hammit. "When the pressure exceeds about seventy-five pounds, a dangerous condition exists, because the nozzle is apt to fly around in such a way as to injure those operating the stream. This is particularly so when one unfamiliar with hose tries to handle a line."

Mr. Hammit stated that it was his aim to be reasonable, but that he did not have much leeway, and he agreed that several modifications could be made in the State Factory Law. He put it squarely up to the members of the association to bring to his attention and of the Fire Prevention Bureau orders which he considered unreasonable, and promised as much relief as was in his power to give.

The matter of fire drills was one which was a vexing one and hard of solution. His advice to building managers and others was to see to it that all employees, both those of the tenants' and the owners attend the necessary fire drills.

Mr. Martin stated that he doubted whether the owners or tenants had sufficient control over their employees to enforce the drill, without causing labor troubles.

#### Interior Alarm System.

In discussing the interior alarm system it was stated that the suggested alarm system was unnecessarily complicated and expensive; if it is found necessary to have interior fire alarm, in addition to the ones that many tenants have installed in their premises, the matter should be given very careful consideration. In the first place, if this alarm is so located that any irresponsible person could ring it, we wouldn't like to consider results; in fact, we believe, in case of fire, the alarm reaches occupants rapidly enough, without taking chances of unnecessary injuries through false alarms; we believe that few persons are injured in fires, through lack of sufficient notice; the majority of fatalities occur to panic-stricken people, which no alarm system in the world can correct.

Commissioner Ludwig addressed the association along the lines of more safety in elevator operation. He stated that there are 10,906 passenger elevators in the city and 5,215 freight elevators. There was a total of twenty-nine deaths and forty-six injuries, sixteen of which were due to carelessness and thirty to defects in machinery. Of the deaths, twenty-eight were due to carelessness on the part of either the passenger or operator and the remaining one was the result of a defect.

"I certainly favor the closing of the inside gates of all elevators, and had this been the practice I am sure that between ten and fifteen lives would have been saved last year. All elevators

should have an official number, so that a correct tally and history of each car can be kept. This will aid in the identification of elevator accidents. Interlocking devices are most advisable. It is up to you building managers to keep incompetents off the job. Get a copy of the elevator regulations and after having read them carefully see that your operators do likewise and then post them in the cars. Accidents may be avoided in this manner."

#### Co-operation Necessary.

Laurence M. D. McGuire addressed the members along the lines of co-operation and spoke of the conflict of building inspections, particularly as applied to duplication between the State and city departments. "It is my firm opinion that New York City and New Yorkers can adequately protect human life without the assistance or interference from the State. I feel that we are being imposed upon and made to carry an additional tax burden which is unnecessary."

Mr. Fiske, who represented Dr. Emerson of the Health Department, spoke about the water supply and what care the department took in maintaining a high standard. He stated that, as a general rule, filtered water was undesirable, unless the filters were properly taken care of, for so much dirt will accumulate that the water will be in worse condition than that which runs directly from the reservoirs. "I believe that the New York City water supply is the purest in the world," said Mr. Fiske. "When a case of contagious disease is reported in the neighborhood of the watershed, the Health Department is advised by wire, or telephone, and inspectors are sent immediately to investigate the situation. If contagion is found, it is removed at once, without any delay in appealing to the courts, etc."

#### Managers Can Assist.

"Building managers might assist in this work by regularly looking after the water tanks in their buildings. I believe this is pretty generally done in newer structures, but I am sorry to say that in older buildings the care of the tanks is frequently neglected."

"The Health Department today comprises J. J. O'Connell, State Health Commissioner, Quarantine Station, Staten Island; Haven Emerson, Commissioner of Health, New York City, and Commissioner Woods of the Police Department. In order to facilitate the work of the department, an Advisory Council has been appointed to co-operate with the Health Commissioner, and I take great pleasure in inviting your association to send a representative to join this council."

"Referring to the recent order for downtown building inspections, the idea of these inspections is to establish some figures in the department regarding general conditions in large buildings. We particularly want to find out the number of buildings on a block, the number of employees in each building, the number of offices or rooms, whether artificial light or natural light, the congestion in offices, and as to the use of mechanical ventilation and the use of roofs for recreation."

The question of the advisability of leasing stores on a temporary basis will be discussed by the association at its next regular meeting in January. The subject is one which has been most vexing to building managers as well as owners, for many abuses to property often result from these occupants. Open discussion will follow the papers.

## A COMPROMISE ON BUILDING INSPECTION

Efforts to Reconcile the Central and Borough Plans and Obtain Enabling Legislation By General Consent—Action By Advisory Council

THE various factors which, during the consideration of the Lockwood-El-lenbogen bill, caused such divergent opinions as to the proper method of consolidating building inspection functions of the various city departments are gradually being eliminated, in the formulation of a bill which will shortly be prepared for this purpose.

Those interests which are particularly concerned with a proper solution of this problem have recognized the supreme importance of effecting some compromise between the borough and central plans before introducing any bill at Albany. Several tentative plans have been considered by the special committee which was appointed by the Mayor, to study the various plans which relate to this question and report to him. This committee now consists of Fire Commissioner Adamson, Chamberlain Bruere and Walter Lindner.

One of the plans suggested has been to delegate the inspection of construction and alteration of buildings to borough building departments, but to leave the maintenance or house-keeping functions within a central department. This central department would then include the building inspection functions of the departments of Licenses, Water Supply, Gas & Electricity, Labor, Health, Tenement House and Police.

### One Inspector for All Work.

There has been objection raised to this plan on the ground that it would be difficult to separate the inspections of construction and alteration from those of occupancy. However, an earnest effort is being made by the Mayor's committee to work out a satisfactory remedy for the whole problem. The goal desired is primarily to unify inspections, whether executed by borough or central departments. Owners say they should be entitled to a certificate, after thorough inspection of a new building, which would relieve them of all further annoyance, except for an occasional visit of a city department, to ascertain whether the laws are being properly enforced.

"The question has also been raised as to whether one inspector cannot well perform the duties required to carry out all of the functions of the different laws relating to buildings. There would seem to be considerable argument adduced on both sides of this question, but the weight of opinion among builders and architects seems to be that inspectors qualified to do this could be obtained, at practically the same salaries paid today to inspectors in the various city departments.

### Labor Law a Problem.

"A member of the executive committee of the Advisory Council remarked in this connection that there had been attempts made to exempt New York City from the operation of the State factory laws, but it was doubtful whether public sentiment would approve of such legislation, particularly as the law applies to factories where there is more or less life hazard.

"In so far as the Tenement House Department is concerned it would undoubtedly be the disposition of its supporters to enter into any reasonable compromise, so as to relieve property owners from what they recognize to be an unnecessary burden. Just how far this compromise may extend, it is difficult to ascertain until a definite plan is approved by the Mayor.

"With the Advisory Council working for a compromise, there has also arisen

a campaign for borough autonomy under the leadership of President Marks, while it is understood that the National Civic Federation and other bodies will unite to urge a central department. In order that the plan finally approved will be practicable, the Council has appointed a special committee to advise with its representative upon the Mayor's Committee, consisting of Messrs. Nicholas Biddle, Louis V. Bright, William H. Chesebrough, George T. Mortimer and Robert E. Simon. Any suggestion or recommendation regarding this entire question of building inspections, either as it relates to multiplicity or inspections or their duplication, can be sent direct to these gentlemen or to Mr. Lindner.

"With the withdrawal of the labor interests from the committee on safety of the Consumers' League and the Women's Trade Union League, there would seem to be some difference of opinion as to the advisability of making the labor law more stringent, among these civic bodies. Real estate interests are inclined to feel that the law meets with enlightened public opinion, and that it is unnecessary to make its provisions more drastic, in order to preclude serious catastrophes.

"It is a proper enforcement of the law which is of supreme importance."

### Clearing House Discontinued.

After five months' operation the Central Inspection Clearing House Bureau established by Mayor Mitchel's Building Inspection Committee, for the purpose of collecting data as to the extent of duplication and conflict of inspections and building orders, has been discontinued. The Bureau was stopped because the task of collecting this data is completed, and Commissioner Adamson announced that a report would be made to the Mayor and a bill would be ready for the Legislature by January 1.

Copies of all building orders issued by the Tenement House Department, Fire, Water, Health and License Departments were filed in the Bureau from June 2 to November 24. The purpose of filing these orders was to obtain exact information as to the extent and nature of any conflict or duplication by departments in inspecting and issuing orders against building. The Bureau of Buildings filed duplicates of its orders in the Bureau from September 1 to November 5.

During the five months the departments mentioned issued 37,416 orders relating to structural changes and house-keeping requirements in buildings. The number of buildings affected by these orders was 32,591. Of the total number of buildings inspected, namely, 32,591, only 811 were inspected by more than one department; in other words, about 2½ per cent. of the buildings.

The two departments which most often inspected the same building were the Tenement House Department and the Building Bureau. Although the Building Bureau of Manhattan only filed its orders in the Central Bureau from September 1 to November 5, that bureau and the Tenement House Department both inspected 233 buildings during that time. The Tenement House and Health Departments both inspected 132 buildings during the five months' period. The Tenement House and Fire Departments both inspected 45; Tenement House and Water Departments, 81; Bureau of Buildings and Department of Health, 50; Bureau of Buildings and Fire Department, 21; Bureau of Buildings and Water Department, 47; Depart-

ment of Health and Fire Department, 53; Health and Water Department, 68; Fire and Water Department, 30.

The Tenement House and Health Departments and the Bureau of Buildings, Manhattan, all inspected five buildings; Tenement House Department, Fire Department and Bureau of Buildings all inspected 1; Tenement House Department, Water Department and Bureau of Buildings, 6; Health Department, Water Department and Bureau of Buildings, 9; Fire, Water and Health Departments, 5; Fire Department, Water Department and Bureau of Buildings, 5.

### Samples of Over Inspection.

Four departments inspected one building during this period—Fire, Water and Health Departments and Bureau of Buildings. Of the 811 houses inspected by more than one department, 451 were tenement houses. The Tenement House Department visited 2,079 twice, 242 three times, 40 four times, 3 five times and 8 six times. The Health Department visited 158 buildings twice, 7 three times. The Water Department inspected 243 buildings twice, 68 three times, 9 four times, 3 five times, 4 six times, 1 seven times, 1 eight times, and 1 eleven times. The Fire Department inspected 107 buildings twice, 29 three times, 7 four times, and 1 six times. The Bureau of Buildings inspected (from September 1 to November 5) 76 buildings once, 17 twice, and 1 three times.

In making public these figures Commissioner Adamson stated that he would be ready in a few days to make public the conclusions which he and his committee had reached.

"These figures do not tell us much we did not know before," said Commissioner Adamson. "Every man in the street knows that too many departments are now inspecting buildings. The sole question is, how to consolidate these inspection functions without impairing our regulatory laws. Whatever change is made must be predicated on the fact that no weakening of the tenement house, factory and fire prevention laws will be permitted. We need more of the protection that these laws provide, not less. But there is a way in which the nuisance of too many departments inspecting buildings can be solved, the jurisdictions reduced, and that without impairing the law. We expect to have such a plan before January 1, and I am glad to say that there is now a prospect of agreement upon such a plan by officials and real estate interests."

### Barge Canal Status.

Nearly 90 per cent. of the State Barge Canal is completed. The remaining portion, providing further delays are not encountered, will be finished by 1918. The present estimated cost of the canal is \$154,800,000 and that sum has been appropriated. On November 1 of this year the records in the State Engineer's office showed that \$79,139,417 have been spent on the project.

The appropriations were four in number. In 1903 the Legislature placed at the disposal of the State Engineer \$101,000,000. Six years later \$7,000,000 was appropriated to build the Cayuga-Seneca branch. Nineteen million eight hundred thousand dollars was the amount appropriated in 1911 for the building of terminals and at the last election the people of the State voted in favor of expending \$27,000,000 more. Several millions of this last mentioned sum had already been spent to save the State heavy loss through the holding up of operations,

**REAL ESTATE BUILDERS RECORD AND GUIDE.**

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

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. W. DODGE, President

F. T. MILLER, Secretary-Treasurer

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as second-class matter."

Copyright, 1915, by The Record and Guide Co.

**TABLE OF CONTENTS**

	Page.
West Side Terminal Plans Crystallizing.....	979
To Boost Manhattan Industries.....	980
Renting Better Than in Years.....	980
Subway Influence on Seventh Avenue.....	981
Building Managers Discuss Problems.....	982
Would Compromise on Building Inspection.....	983
Lighting the Shop and Factory With Gas; Thomas Scofield .....	1001
New Apartment Project for Old Progress Club Site .....	1003
Advertised Legal Sales.....	994
Auction Sales of the Week.....	993
Attachments .....	998
Building Loan Contracts.....	999
Building Management .....	1001
Building Material Market.....	1014
Chattel Mortgages .....	999
Classified List of Advertisers.....	Third Cover
Current Building Operations.....	1003
Departmental Rulings .....	999
Directory of Real Estate Brokers.....	995
Foreclosure Suits .....	996
Judgments in Foreclosure Suits.....	996
Leases .....	989
Lis Pendens .....	996
Mechanics' Liens .....	997
Orders .....	999
Personal and Trade Notes.....	1013
Private Realty Sales of the Week.....	986
Real Estate Notes.....	993
Real Estate Appraisals.....	993
Satisfied Mechanics' Liens.....	998
Statistical Table of the Week.....	992
Trade and Technical Society Events.....	1013
Useful Appliances .....	1002
Voluntary Auction Sales.....	994

For the first time in twenty years New York City has a representative on the Congressional Committee on Rivers and Harbors. Congressman Murray Hurlbert, of the Twenty-first District, has been appointed. The Bronx Board of Trade, after fighting for two years for such representation, has finally won out. There is now some hope of immediate action on the part of Congress for the improvement of the waterways around this city.

The agreement which has been reached by the city authorities with the B. R. T. will not only permit the construction of the East River tunnels at 60th street to go ahead but also the work on the connections between the Second avenue elevated road and the tracks on the upper level of the Queensboro Bridge. It is now predicted at the Queens Chamber of Commerce that trains will be running over the bridge next summer.

A broker earns his commission when he has effected a lease of property, whether he happens to be present at the signing of the document or not, according to a decision just confirmed by the Appellate Division of the Supreme Court, First Department. If he acts with authority and brings the minds of the two parties together, he is not required to participate in the final details. Real estate men have got things coming their way again.

The registration law for architects which California has enforced for five years has, according to the annual report of the Board of Architecture of that State, worked beneficially. The report says architects should not desire a law which would interfere with the private plans of owners and contractors, but it is essential for the public to know that an architect has had special training and is competent to perform duties which cannot be very well performed by any other person.

**The West Side Terminal Problem.**

No more difficult problem was ever presented to a committee of the Board of Estimate than the West Side terminal problem. No abler report ever came from a committee of the board than the report of the Committee on Terminal Improvements dated March 27, 1913, which John Purroy Mitchel, as chairman, prepared personally. Yet it lacked one thing. It lacked the evidence of essential knowledge of the respective fundamental rights of the city and the railroad. It made the fatal error of conceding that the railroad company has the strategic advantage of holding a "perpetual franchise," whereas the company has no such franchise and is almost wholly at the mercy of the city in the proceedings. Otherwise the committee would not have conceded to the wily corporation so many opportunities for monopolizing city water frontage.

Comptroller Prendergast is now chairman of the committee in charge of the case, and a new report is being awaited. He has been armed with the fullest information of the city's rights and titles, and it is hoped that he is carrying on the further negotiations from the masterful position where he is entitled to take his stand, and not from the position of a suppliant, as in the previous interchange of plans.

Disclosures during the week made by Comptroller Prendergast, Borough President Marks and Vice-President Place of the New York Central indicate the near culmination of the negotiations in an agreement between the municipality and the railroad upon the plans for reconstruction. The company seems resigned to making the changes without cost to the city. In view of this it is hoped that the further conversations and hearings will be reduced to a minimum. The esthetic requirements for the Riverside section should not be unduly expanded. The main thing is to secure for the lower West Side of the city where the foreign and domestic commerce of the port mainly center such a reorganization and enlargement of the freight-handling facilities as will rejuvenate the real estate in common with the commercial activities of the whole city, but especially of that part of the city.

The new impetus for which the city has been waiting is knocking loudly to get in, choking up the doorways, overflowing the railroad yards and piers, and we are unable because of the non-existence of the long-promised terminal improvements to take advantage of the prosperity that is being thrust at us. What's the matter with the government of the City of New York?

**Is the City in the Control of Its Beneficiaries?**

Members of the city government have asserted that the control of the municipality is actually in the hands of the employees of the city and their allies and that economical government being opposed to their interests is for that reason impossible for the people to attain.

A crisis has arrived in city affairs when a statement of this sort comes from officialdom. Must every taxpayer continue to carry upon his back a salaried city servant?

The names on the city payroll are about equal in number to the names on the tax roll. Seventy-five thousand of the city employees are males and therefore voters. Their belief is that they each can control three male friends outside the service, and therefore a majority of the 590,000 votes in the city. Nothing developed at the recent election to disprove their claim. Under the circumstances, what is the chance for an economical government here?

Fortunately, governmental reform is not altogether contingent upon winning a majority of the city vote. Reformatory measures can come through several channels beyond the power of a controlled city electorate to interfere with effectively. Organic changes can come, first, from a constitutional convention in the form of a grant of power

to the cities to write their own charters and decide upon their own system of government without interference from the Legislature.

The whole plan of city government could, under such a grant of power, be rearranged upon the most business-like principles. The referendum in such a case is not to the voters of this city alone, but to the electorate of the entire State. Even if the beneficiaries of the local government can control the city vote, as they claim, they cannot control the State vote, and in this fact lies the future safety of the business interests of New York City.

A second channel through which constitutional reforms can proceed is the Legislature, which has the power to propose separate constitutional amendments for submission to the people, amendments by which, for example, certain departments of the State government now exercising local jurisdiction and spending local tax money could be brought under the supervision of the Board of Estimate.

The Legislature alone without changing the organic law of the State, as a third channel for governmental improvement, can even under the present constitution pass bills amending the charter of the city so as to effect a very considerable reorganization of the local administration, provided the approval of the Mayor can be obtained for the bills after their passage at Albany.

It is hoped and expected that the coming session of the Legislature will accomplish something in this direction. If the Mayor, the Borough Presidents and the other members of the Board of Estimate can agree upon a legislative program with a view to the simplification of the city and borough administrations, this will follow.

The business interests of the city are not, therefore, at the mercy of the local civil service and its beneficiaries. With the present help of the Legislature and the ultimate help of the electorate of the rest of the State they can hope to free themselves completely in time from the excess of burdens which of late years have hindered their development and prosperity.

**The Meeting of Congress.**

For years the assembling of the Congress of the United States was an occasion deemed to forebode trouble to the business interests of the country, no matter which political party was in the ascendancy. The Government had entered upon a crusade to root out illegal combinations which some of the larger corporations had planted and watered, combinations which were said to be in restraint of legitimate trade, unfair to individuals and destructive of the smaller interests. However that may have been, the process was long and painful, and the whole body politic languished meanwhile. Now it is finished, the country has been officially assured, and there is to be no further menace to corporate industry or private business from Washington.

The present Congress finds the country much more comfortable than it has been for years past. This is owing in a large degree to an unusual combination of favorable circumstances or accidents, notably harvests of hitherto unheard-of proportions, destructive and consuming wars in Europe and Asia, a foreign and domestic demand of immeasurable capacity, and a freshet of money seeking investment. The tariff and other historic political issues have been overborne by the commercial rush. An issue undreamed of even a year ago overtops every other, and it is not a party issue.

It is the issue of preparedness. Uncle Sam has asked Congress for a billion and a quarter dollars for next year's budget, or 170 million more than was appropriated last year. Nearly all the extra is required for the preparedness campaign—for more ships, regiments, fortifications, artillery and munitions, the production of which will drive dull care from many a fireside. And this is only a beginning. For many years to come the Government will be a great spender, whether the further course of the for-

sign wars be long or short. The raising of the means to finance these extraordinary expenditures (which will be of direct benefit to the country's industries) is almost the only issue of economic value now before the two houses of Congress. Fortunate are we as a nation.

The President recommends a cash-payment policy in preference to a bond issue and has indicated a number of possible sources of new revenue. An extension of the income tax by lowering the minimum for exemptions, an excise tax of 25 cents a ton on pig iron, an equal tax on fabricated iron and steel material, a stamp tax on bank checks, a tax of one cent a gallon on gasoline and naphtha, and an excise tax of fifty cents per horsepower on automobiles and internal combustion engines are propositions on the list. The only one potentially affecting real estate is the tax on fabricated iron and steel, including beams and girders used in the construction of buildings, which would be a light infliction, one that could be easily assimilated in a builder's general cost account.

There is nothing in the President's message to alarm any man of large affairs. Rather should he take renewed courage from it. Our local realty and business interests should take immediate steps to impress upon the Congressional Committee on Rivers and Harbors the urgent necessity for carrying forward at once the improvements planned for this harbor—the removal of the reefs in the East River, to make the eastern side of Manhattan Island accessible for oversea commerce; the straightening of the Harlem ship canal, and the deepening of the Bronx Kills. With the longest water frontage of any city in the world, New York City finds itself cramped for room for handling its ocean-going trade. Congress should perceive that this is a fault that adversely affects every State whose products are routed through this port.

#### Hasten the West Side Improvements.

*Editor of the RECORD AND GUIDE:*

So much has been said recently about the plans for the West Side improvement of the waterfront, that it almost seems as if this matter were coming to a head. Its importance to the territory lying between Chambers street and 30th street, west of Broadway, hardly can be estimated. We all realize the great volume of traffic that is coming to New York because of the business boom about to develop and because of the Barge Canal and the Panama Canal. We also realize that the Marginal Railway of South Brooklyn, the Jamaica Bay improvement and the connecting railroad with its Hell Gate bridge, are all designed to benefit their respective localities, but at the same time to carry away freight from Manhattan.

The new subways also will be very useful to the people of the outlying boroughs.

But what about Manhattan?

Something must be done to off-set these advantages, and there is no one thing which is more certain to restore the values of real estate in the section of Manhattan which I have described than the railroad which is designed to carry freight along the West Side waterfront. Everyone who has been in the section from Chambers street to 30th street, must realize that a blight has fallen on it. This is because it had no adequate freight handling facilities.

It should be one of the most valuable sections of New York. Running through it are the Sixth avenue elevated railroad, the Ninth avenue elevated railroad, and the Seventh avenue subway, besides numerous surface railways running north and south and east and west. Its proximity to the business center of the city will be certain to restore its old-time vigor as soon as its freight handling possibilities are developed. Taxes on returning values will relieve real estate in other parts of the city and furnish funds to the city.

It seems to me that owners in this section, and also all persons who are interested in the development of the city, should urge the completion of these

plans and the actual building of the railroad as soon as possible. We then will see the main wholesale and manufacturing business of the city carried on in this locality.

#### "REAL ESTATE."

#### Powers of the Tenement House Department Explained.

*Editor of the RECORD AND GUIDE:*

I regret to be obliged to call attention to certain errors in an article entitled, "Time to Reorganize Building Inspection," attributed to Borough President Marks. The Borough President of Manhattan has so large a range of subjects under his jurisdiction, that it is very difficult for him to discuss them all, with that accuracy which I am sure he earnestly strives to attain.

In the paragraph entitled very appropriately "A Misconception" appears the following sentence:

"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."

This is indeed a misconception—and a misstatement as well. Coming from so respectable a source it is liable to give rise to much confusion and error, unless promptly corrected. The Tenement House Department's powers are defined by Sections 1340 and 1341 of the Greater New York Charter. Section 1340 reads in part as follows: "All rights and powers possessed by the health department of the City of New York with respect to the sanitary inspection of tenement houses are hereby conferred upon the tenement house department; and the tenement house department is hereby charged with the duty of enforcing all the provisions of the tenement house act, etc."

"Such rights, powers and duties as are now possessed by the fire department and police department of the City of New York with respect to the prevention of incumbrance or obstruction of fire-escapes on tenement houses are hereby transferred to and conferred upon the tenement house department. All rights, powers and duties now possessed by the department of buildings and the department of health of the City of New York with respect to the light and ventilation of tenement houses, and with respect to the equipment of completed tenement houses with fire-escapes, are transferred to and conferred upon the tenement house department."

It will be seen from the above that one of the main functions of the Tenement House Department is to enforce all the provisions of the Tenement House Act; the inaccuracy contained in the paragraph above quoted from Borough President Marks' statement will be seen when it is noted that, in addition to the broad general powers conferred upon the department by the Charter, many other functions are required by the Tenement House Act besides the matter of light and ventilation, such as the following, which refer to protection from fire: Fireproof tenement. When required. Means of egress. Fire-escapes. Bulkheads. Stairs and public halls. Stairways in non-fireproof buildings. Stairways in fireproof buildings. Stairways and stairs. Stair halls. Tower fire-escapes. Entrance halls. First tier of beams. Partitions. Cellar stairs in non-fireproof buildings. Cellar stairs in fireproof buildings. Closet under first story stairs. Cellar entrance. Fire stops. Wooden tenement houses. Scuttles, bulkheads, ladders and stairs. Stair halls, public halls and entrance halls. Alteration of wooden tenement houses. Stairways. Shafts. Plastering behind wainscoting. Wooden buildings on same lot with a tenement house. Combustible materials. Bakeries and fat boiling. Other dangerous businesses.

The sanitary provisions include: Basements and cellars. Shafts, courts, areas and yards. Water supply. Water-closet accommodations. Plumbing. Basements and cellar rooms. Janitor's apartments in cellars. Water-closets. Public sinks.

Privy vaults, school sinks and water-closets. Basement and cellars. Cellar walls and ceilings. Repairs. Water-supply. Cleanliness of buildings. Shafts and courts. Walls of courts and shafts. Wall paper. Receptacles for ashes, garbage, and refuse. Prohibited uses. Janitor or housekeeper. Overcrowding.

As to requirements and remedies: Permit to commence building. Certificate of compliance. Unlawful occupation. Enforcements. Penalties for violations. Violations of building laws, ordinances and regulations. Procedure. Liens. Lis pendens. Registry of owner's name. Registry of agent's name. Service of notices and orders. Service of summons. Indexing names; also the following: Vagrancy. Lien. Permission of owner. Rules of evidence. Titles of action and parties. Jurisdiction and procedure. Judgment. Sale of property. Receivership. Cancellation of notice of pendency of action.

I find a further statement in Borough President Marks' article to the effect that a large amount of money could be saved by consolidation of the functions of the Bureau of Buildings, the Fire Prevention Bureau, and the Tenement House Department. Here the Borough President apparently charges the whole appropriation of the Tenement House Department to the work of supervising the erection of new buildings, whereas only a very small part of the department's appropriation is spent upon this work.

JOHN J. MURPHY,  
Com. Tenement House Dept.

#### Efforts to Stop Nuisances.

*Editor of the RECORD AND GUIDE:*

Governor Whitman has added his refusal to that of Governor Fielder in the following refusals to the officials of the 12 factories on the New Jersey shore, many of whom have their legal homes in New York City, to come to the dinner of the West End Association at the Hotel Astor on the 11th instant. This event culminates this year's activities of the association in the improvement of West Side conditions. They relate particularly to the suppression of nuisances which have followed the war abroad. A primary source of the trouble is due largely to the enormously increased activity of the factories on the Jersey shore. The effect of the fumes coming from them upon real estate and the health of the residents on both sides of the river in this vicinity is daily becoming more disastrous.

Some one hundred fifty thousand voting residents of our city are affected. Prominent men are taking a particular interest in the matter, and some of them will speak at the dinner. They will include Borough President Marcus M. Marks, President Laurence M. D. McGuire, of the Real Estate Board of New York; Congressman Walter M. Chandler, Park Commissioner Cabot Ward, Health Commissioner Dr. Haven Emerson, Deputy Attorney General Leonard J. Obermeier, Rev. Dr. Charles L. Goodell, of St. Paul's Methodist Episcopal Church; Mrs. Charles A. Bryan, president of Riverside Branch, Women's Municipal League; Assemblyman A. M. Agnew, of Bergen County, New Jersey.

People living on the West Side from all directions are coming to the dinner, as well as residents of New Jersey. The New Jersey people will include members of the Cliffside Citizens' Club and the Edgewater Civic Club. Special boxes have been assigned to the numerous ladies who will attend the speaking after the dinner. Among them will be representatives from the Women's Club of Cliffside Park, N. J., and the Riverside Branch of the Women's Municipal League of New York City.

FRANKLIN P. DURYEY,  
712 Fifth Avenue.

—During times of peace a scheduled ocean-going vessel leaves New York harbor every 2 hours and 40 minutes.

—New York yearly adds a city of 100,000 unto itself in population—a valuable increment to the market it offers to manufacturers and merchants.

Cable Address Established 1794  
Cruikshank, New York Incorporated 1903

**Cruikshank Company**

Successor to  
E. A. Cruikshank & Co.

No. 141 Broadway

**REAL ESTATE**

Agents Appraisers Brokers

OFFICERS:  
Warren Cruikshank, President  
William L. DeBost, Vice-President  
William B. Harding, Treas.  
Russell V. Cruikshank, Sec'y

DIRECTORS:  
E. A. Cruikshank Robert L. Gerry  
Warren Cruikshank R. Horace Gallatin  
William H. Porter William L. DeBost  
William B. Harding

**Cammann, Voorhees & Floyd**

MANAGEMENT OF ESTATES

84 WILLIAM STREET NEW YORK

BROKERS, APPRAISERS, AGENTS

FIRM OF

**LEONARD J. CARPENTER**

Agents Brokers Appraisers

25 LIBERTY STREET

Branch, corner Third Avenue and 68th Street  
Entire Charge of Property  
D. Y. Swainson A. H. Carpenter C. L. Carpenter

**JACOB APPELL**

REAL ESTATE BROKER  
AND APPRAISER

271 WEST TWENTY-THIRD STREET  
TELEPHONE CALL, 373 CHELSEA

**Wm. CRUIKSHANK'S SONS**

BROKERS AND APPRAISERS

The General Management  
OF

**Real Estate**

37 LIBERTY STREET

Established 1890

**JOHN P. KIRWAN & SONS**

REAL ESTATE  
AND  
MORTGAGE LOANS

138 WEST 42nd STREET

ESTABLISHED 1867

**RULAND & WHITING CO.**

REAL ESTATE

5 Beekman St. 710 Madison Ave.  
NEW YORK

Irving Ruland, Pres. Jas. S. Anderson, Vice-Pres.  
Richard L. Beckwith, Secy. A. Rene Moen, Treas.

Edgar A. Manning Anton L. Trunk

**MANNING & TRUNK**

REAL ESTATE

489 Fifth Avenue, New York  
Telephone 6834 Murray Hill

**REAL ESTATE NEWS OF THE WEEK**

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

**FIRE INSURANCE RATES.**

**Exchange Will Allow 1% Reduction When New System Is Installed.**

A formal resolution which has been passed by the Fire Insurance Exchange states that upon the installation of the new fire alarm telegraph system, in accordance with the plans and specifications, a reduction of one per cent. will be made in the rates of the exchange existing at the time such installation is completed, while it is further understood that the reduction will be applied in reasonably large sections of the city as such approved installation is completed. The reduction in insurance rates will more than equal the interest charges on the cost of construction of the new system.

Figures compiled by the Central Mercantile Association show that New York City's insurance rates are the lowest among the cities of the first class.

**Comparison of Rates.**

Base rates on fireproof mercantile buildings in New York are ten cents; Boston, thirteen cents; Pittsburgh, twelve cents; Buffalo, twenty cents; Brockton, thirty cents.

On two-story mercantile structures the base rates are found to be: Boston, twenty-six cents; Chicago, thirty cents; Memphis, Tenn., fifty-two cents; Kansas City, Mo., thirty-nine cents; Cincinnati, twenty-seven cents, and Milwaukee, thirty-four cents. New York City in this regard is 30 per cent. lower than Boston, the lowest of the other cities, the New York base rate being twenty cents.

**Typical New York Rates.**

Typical rates in the Borough of Manhattan, south of Twenty-third street, are shown in the following table:

Occupancy	Building Rates.	Contents Rate.
Wholesale shoes .....	.086	.205
Candy factory and printing and binding .....	.065	.125
Candy factory .....	.074	.149
Bags with sorting and baling .....	.144	.264
Paper storage .....	.071	.145
Paper in the rolls and cases .....	.068	.17
Printing .....	.068	.14

These rates are said to be especially low because of the existence of high-water pressure standpipes, a large number of new fireproof buildings, and the presence of sprinkler systems.

The city's average fire rate on both stocks and buildings, including stocks of all kinds, is 60 cents.

**The Push-Cart Problem.**

J. Blecker Miller, executive secretary of the United Real Estate Owners' Association, addressed the South Bronx Property Owners' Association at Miller's Bronx Casino, 154th street and Third avenue, on Thursday evening, on the push-cart problem of the East Side.

He dwelt upon the fact of the injury to property by there being so many squatters, thereby depriving property owners of tenants. His remedy was abolition, as in Germany.

A resolution was passed requesting the United Real Estate Owners' Association to bring an injunction suit to test the right of the city to issue push-cart licenses.

**Municipal Finances.**

The legislative committee appointed to investigate the municipal finances of New York City, with a desire to obtain economies in administration through bills to be introduced in the Legislature this coming winter, will begin its sessions here at City Hall next Monday.

**New 1916 Diary Ready.**

The "Diary and Manual" of the Real Estate Board, for 1916, has just been published. While following the same general lines of former years, the book is much more comprehensive and has many added features, which will undoubtedly increase its popularity among lawyers, architects and real estate owners and brokers.

In addition to the reports from the more important city departments, the book contains all necessary information regarding the Labor, Workmen's Compensation, and Tenement House laws; the various standard rules for valuing real estate; the established rules of real estate commissions, and much other information of particular value to real estate and its allied lines.

In order to afford the public the full opportunity of obtaining the diary, the committee in charge has arranged to place it on sale at the leading stationers and newsstands.

The members of the Diary Committee in charge of the publication are: Pierre M. Clear, chairman; Frank D. Ames, William L. De Bost, A. N. Gitterman, William C. Lester, Dominic A. Trotta, C. Wheaton Vaughan and Walter H. Warren.

**When Brokers' Commissions Are Earned.**

The Appellate Division has affirmed, with costs, the judgment for \$3,618.92 obtained by L. Tanenbaum, Strauss & Co. (Inc.) against the Wilson Estate for brokerage commissions in negotiating for and procuring as tenant, the Exchange Buffet Corporation for the Wilson Estate, in the building known as the Wilson Building, Broadway and 33d street, Borough of Manhattan, City of New York.

Another broker received a commission of one-half per cent. and L. Tanenbaum, Strauss & Co. were not present at the final signing of the lease.

The Court again enunciates the principle that while it is recognized law that a broker is not entitled to recompense for services, no matter how much service he may render, if he fails to bring the minds of the parties together, nevertheless, the owner also owes a duty to the broker and is not entitled to prevent the broker from recovering after he may have done his work because of any change of mind upon his (owner's) part.

It is not necessary that the broker be present and an active participant in the agreement of buyer and seller when that agreement is actually concluded. He may just as effectively produce and create the agreement though absent when it is concluded and need take no part in the arrangements of the final details.

The attorneys for the plaintiff-respondent in the Appellate Division were Strouse & Strauss, with Henry W. Unger as counsel. The attorneys for the defendants-appellants were Everett, Clarke & Benedict.

**PRIVATE REALTY SALES.**

TRADING was moderately active, with a general, rather than localized, demand, which was reflected in the sales of smaller properties. Residential holdings held the center of interest, buyers seeking not only private houses for occupancy, but multi-family structures for investment. Builders also figured in



the news, among them Dr. Charles V. Paterno, who assembled a West End avenue frontage as the site for an apartment house operation and another builder who acquired a large Dyckman corner for a similar purpose.

In the Bronx important purchases on the Grand Boulevard and Concourse may be the forerunner of new apartment house construction in that section of the city.

The most important report of the week concerned the old car barns on Eighth avenue, between 49th and 50th streets, which, if the project materializes, will furnish New York with a huge new amusement building similar to the Madison Square Garden. This deal, however, is understood to be only in process of negotiation. An influencing factor will probably be the possibility of the razing of Madison Square Garden to furnish a site for business buildings and the removal of this historic structure would create a need for a large amusement hall.

Other transactions of the week concerned the acquisition of a building site in West 69th street, the purchase of more lots in the J. Hood Wright tract by operators, and the resale of the one-time Kennedy estate holdings in West 57th street.

Several important trade removals into the Borough of Queens served to attract attention once more to the promising industrial colony in Long Island City.

A possible improvement in the mortgage market, and as a result thereof, in the market for real estate generally, may be noted in the announcement that a mortgage brokerage firm has recently placed a number of loans aggregating about \$3,000,000, for three and five-year terms, at four and a half and five per cent.

The total number of sales reported and not recorded in Manhattan this week were 27, as against 37 last week and 17 a year ago.

The number of sales south of 59th street was 6, as compared with 7 last week and 5 a year ago.

The sales north of 59th street aggregated 21, as compared with 30 last week and 12 a year ago.

The total number of conveyances in Manhattan was 133, as against 182 last week, 26 having stated considerations totaling \$1,108,442. Mortgages recorded this week number 58, involving \$897,934, as against 76 last week, totaling \$2,151,267.

From the Bronx 24 sales at private contract were reported, as against 13 last week and 16 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$593,453, compared with \$916,020 last week, making a total for the year of \$60,282,391. The figures for the corresponding week last year were \$653,770, and the total from January 1, 1914, to December 12, 1914, was \$39,990,312.

#### Broadway Block Front Transferred.

The property on the west side of Broadway, between 35th and 36th streets, which has been the subject of much gossip in real estate circles for several weeks, was transferred on Tuesday, as indicated in last week's Record and Guide, to the Broadway-35th Street Realty Corporation, composed of Charles E. Johnson, Frederick Pflomm and George Pflomm. The transaction is of more than ordinary interest not only on account of the large amount of money which the property represents, but also by reason of the fact that the transaction covers the conveyance by the 1335 Broadway Company, William H. Barnum and William K. Everdell; the cancellation of the long lease on the entire property and the obtaining of a mortgage amounting to \$1,500,000. The brokers in the entire transaction were William A. White & Sons. Messrs. Barnum and Everdell acquired the property in June, 1914, for a reported price of more than \$5,000,000, after the property had been in the hands of the Johnson family for more than sixty years,

and they immediately began the erection of a twelve-story loft building, through the Thompson-Starrett Company, contractors. This building has just been completed and is ready for occupancy. The plot measures 211 feet on Broadway, 207 in 35th street and 81 in 36th street. It is reported that a number of important leases are now pending for large space in the building. The Barnum and Everdell legal interests were represented by Simpson, Thatcher and Bartlett and Charles E. Johnson by Richard B. Kelly.

#### One-Time Kennedy Houses Resold.

August Hecksher has resold to Michael Dreicer the property which he acquired several weeks ago from the Kennedy estate, including the two dwellings at 6-8 West 57th street, through to and including 7 East 56th street, with a frontage of 65.6 feet in 57th street and 25 feet in 56th street, the individual plots being each 100.5 feet deep. Mr. Dreicer's plans with regard to this plot could not be learned yesterday, although it is probable that a high-class commercial building would be erected on the site, which is particularly desirable for such purposes. It adjoins a ten-story business structure which the same owner sold several weeks ago to Adolph Lewisohn.

#### New West End Avenue Project.

Dr. Charles V. Paterno has purchased, through Slawson & Hobbs, from John O. Connell, Ray H. Winsten, Ella C. Pray and the Sara L. Boynton estate, the four three-story dwellings at 302-308 West End avenue, forming a plot 80x70, 22.2 feet north of the northeast corner of 74th street. On this site he will erect a fourteen-story apartment house, which will be diagonally opposite the block which contains the residence of Charles M. Schwab. Stoddard & Mark as attorneys represented the purchaser.

#### More Buying on Heights.

Harris & Maurice Mandelbaum have purchased from Mrs. J. Hood Wright, through the J. Romaine Brown Company, a plot of five and three-quarter lots at the southeast corner of Fort Washington avenue and 173d street, with a frontage of 99.5 feet on the avenue and 159.1 in the street. The purchasers now control the entire block front on Fort Washington avenue between 172d and 173d streets and adjoining street lots, all acquired from the same owner within a month.

#### Buys Concourse Plottage.

Daniel B. Freedman has purchased from the estate of George H. Culver a plot of about 26,000 square feet, with a frontage of 75 feet on the Grand Boulevard and Concourse, about 90 feet south of 188th street, and extending in an L to 187th street, where the plot fronts 82.6 feet and has a depth from that street of 222 feet, extending back from the Concourse 165.6 feet to a point within 100 feet of Valentine avenue. The brokers were H. A. Douglas & Co.

#### Mr. Shenk Enlarges Holdings.

Joseph Shenk has purchased from the 190th Street Holding Company the six-story apartment house, known as the "Pleasant View," at 611 West 190th street, northwest corner of St. Nicholas avenue, which has been held at \$250,000. The building was erected about two years ago by the seller and has been held under lease by Mr. Shenk, who also owns the adjoining apartment house known as the "Herbmall Court" at 607 West 190th street.

#### South Brooklyn Waterfront Deal.

Cruikshank Company has sold for the H. W. Johns-Manville Company to the Bush Terminal Company, the large waterfront tract in South Brooklyn, formerly occupied by the sellers at the foot of the 39th street ferry. The plot comprises about eighty-five lots, with a frontage of 400 feet along the waterfront.

Business Established 1853

## Horace S. Ely & Company

This company acts as agent for Trustees, Executors and Owners in taking entire charge of Real Estate. Makes appraisals. Acts as Broker in the sale and leasing of Real Estate.

21 LIBERTY STREET  
489 FIFTH AVENUE

## JOHN F. DOYLE & SONS

REAL ESTATE AGENTS  
BROKERS and APPRAISERS

45 William Street New York City

Management of Estates a Specialty  
Member of Board of Brokers

John F. Doyle John F. Doyle, Jr. Alfred L. Doyle

## JOHN C. R. ECKERSON

Successor to THOMAS & ECKERSON

Manager of Estates, Broker, Appraiser

299 MADISON AVENUE, N. E. Cor. 41st St.  
NEW YORK

## E. DE FOREST SIMMONS

REAL ESTATE

Tel., 837-838 Plaza 2 EAST 58th STREET

Established 1887 Telephone Connection

## CHAS. S. KOHLER

REAL ESTATE & INSURANCE  
BROKER & MANAGER OF ESTATES

Main Office  
901 Columbus Avenue—Corner 104th Street  
Branch Office  
1428 St. Nicholas Avenue—Near 181st Street  
NEW YORK

## FRED'K FOX & CO.

Business Building Brokers

14 W. 40th STREET and 793 BROADWAY

## O. D. & H. V. DIKE

Midtown Business  
Property

CANDLER BUILDING, 220 WEST 42D ST.

## THOMAS J. O'REILLY

Real Estate Broker, Appraiser and Agent  
BROADWAY AND 109th STREET

New York Representative of  
Caughy, Hearn and Carter, Baltimore and  
Washington

Sulflow & Mass Co., Minneapolis, Minn.

## HAROLD W. BUCHANAN

Mortgage Loans and Real Estate

49 WALL STREET

## PORTER & CO.

### REAL ESTATE

George W. Short 159 W. 125th STREET  
Charles F. Porter Telephone Connections

## J. Edgar Leaycraft & Co.

Real Estate Agents, Brokers, Appraisers  
FORTY-SECOND STREET BUILDING  
30 EAST 42d St., S. W. Cor. Madison Avenue  
Renting and Collecting a Specialty

## J. B. ENGLISH

Real Estate Broker

INSURANCE  
ESTATES MANAGED  
RENTS COLLECTED  
HOUSES FOR SALE  
AND TO LET

1531-7 Broadway  
N. W. Corner 45th St.  
Astor Theatre Building  
Phone: Bryant 4773

## JAMES A. DOWD

Real Estate—Insurance  
Renting—Management

874 SIXTH AVENUE, Above 49th Street

## PEPE & BROTHER

Washington Square  
Real Estate Specialists

40 So. Washington Square  
Cor. Macdougall St. Phone: Spring 8347



840 BROADWAY

This Company acts as agent for Trustees,  
Executors and Owners in taking entire  
charge of Real Estate

## FRANCIS W. FORD'S SONS

City Surveyors  
Real Estate and Insurance

8-10 JAMES STREET, N. Y. C.

HOWARD H. FORD FREDERIC C. FORD  
WALTER H. FORD, C. E. HAROLD S. FORD

The  
**Columbia**  
Storage  
Ware-Houses  
COLUMBUS AVE  
66° TO 67° STS.  
90° ST AND  
AMSTERDAM AVE  
VAULTS  
FOR VALUABLES

### More Bronx Buying.

The Sterling Realty Company, John J. Schwartz and James W. Taylor have purchased from the Eureka Realty Company, through E. Osborne Smith and H. E. Schwartz, the block front comprising the south side of 183d street, between the Grand Boulevard and Concourse and Creston avenue, a plot fronting 179 feet in the street by 93 feet on each avenue. It is reported that negotiations are pending for a resale of a portion of the plot to builders.

### \$350,000 Dyckman Deal.

Herman F. Bindseil has purchased from the Haven Construction Company, Charles. Flaum, president, the three apartment houses now being completed at the southeast corner of Broadway and Elwood street, on a plot 202x194, to be known as Abbey Court, Libby Court and Elwood Court. The deal involved about \$350,000 and was negotiated by S. & J. H. Albert.

### Buys Home of Catholic Club.

J. Clarence Davies has sold, through W. E. & W. I. Brown and Richard H. Scobie, the southeast corner of Fordham road and Valentine avenue with a frontage of 130.02 feet on Fordham road and 89 feet on Valentine avenue, a plot now occupied in part by a 2½-story building, tenanted by the Catholic Club of Fordham. It is announced that the owner will improve the entire parcel at once.

### Dyckman Plot for Builder.

Gustavus L. Lawrence has sold to the Knickerbocker Realty Holding Company, David Zipkin, president, the vacant plot 100 x 100, at the northwest corner of Broadway and Academy street, on which the new owner will erect a five-story apartment house. The brokers were M. I. Strunsky & Company.

### Builder Buys on West Side.

Rosina Vollhart has sold, through M. M. Hayward & Company, the plot 40 x 100, at 243-245 West 69th street, to the Podgur Realty Company, which will improve the site with a six-story apartment house containing small suites. The property adjoins the Wilson Industrial School

### Manhattan—South of 59th St.

10TH ST.—Mattie Blogg is reported to have sold 135-137 West 10th st, a 6-sty tenement, on plot 44x95.

37TH ST.—Loton H. Slawson Co. sold for Ella A. Smith 34 West 37th st, a 4-sty dwelling, on lot 25x98.9, to a buyer, who will alter for business purposes.

LEXINGTON AV.—Kurz & Uren, Inc., sold for the Benenson Realty Co., with L. J. Greenberger, to a client of Julius Becker, 186 Lexington av, a 4-sty business building, on lot 22.6x100.

11TH AV.—Margaret Knight has contracted to sell 562 11th av, a 4-sty tenement, on lot 16.8x82, to Samuel Muller for \$8,400.

### Manhattan—North of 59th St.

62D ST.—Douglas L. Elliman & Co. have sold 155 East 62d st, a 3-sty house, on a lot 12.6x85.6, for Mrs. Mary A. Dempsey to Dr. Marshall C. Pease, Jr.

64TH ST.—E. DeForest Simmons and William P. May & Co. have sold for the Ballas Holding Co., 24 East 64th st, a 4-sty dwelling on lot 21x100.

69TH ST.—William B. May & Co. sold for the Henry F. Poggenburg estate to a client, who will rebuild, 111 East 69th st, a 4-sty dwelling, 20 ft. wide and facing the grounds of Hunter College. On the northeast corner of Park av is the new residence of Geraldyn Redmond, and on the northwest corner Commodore A. C. James is finishing his house, which occupies half the Park av block, the remainder being improved with the residence of George Blumenthal.

86TH ST.—Duff & Conger sold for the Corn Exchange Bank, the 5-sty house at 124 East 86th st, on plot 25.7x102.2, adjoining the new bank building, to Alfred Lewis, who owns the adjoining frontage of 51.1 ft. and controls 76.8 ft. in 86th st, with assured light on all sides.

106TH ST.—Edward C. H. Vogler resold for the Mutual Life Insurance Co. 3 East 106th st to H. Koenigsberg a 5-sty flat, on lot 40x100. The same investor recently purchased through Edward C. H. Vogler 1 East 106th st, and now controls a plot 80x100 ft. east of 5th av.

113TH ST.—The Williams Building Corporation, Samuel Williams president, sold the new 6-sty apartment house, occupying a plot 50x100, in the south side of 113th st, 100 ft west of 7th av. The buyer is William G. Willmann, who gave in part payment 161 Bowery, a 7-sty loft building, on lot 23.4x116.

187TH ST.—Ennis & Sinnott have resold 555-557 West 187th st, a 5-sty flat, on plot 50x95, to Edward O. Glokner, who gave in exchange 50

East 124th st, a 3-sty dwelling, on lot 18x100, and 237 East 114th st, a 5-sty flat, on lot 25x100. The brokers were O'Reilly & Dahn and John Becker.

BROADWAY.—Julius Scott has sold for the Halcyon Realty Co. to Frederic Brown the two 5-sty apartment houses 3132-3234 Broadway, on plot 32.6x75 each.

MORNINGSIDE DR.—John C. Wellwood, president of the Wellwood Realty Co., has purchased from the S. Levy Realty Co. the 6-sty apartment house at the northwest corner of Morningside dr and 118th st. In part payment the buyer gave the two 5-sty apartment houses 1547-1551 Southern Boulevard. The broker was William Axelrod.

PARK AV.—Douglas Robinson, Charles S. Brown Co. and William B. May & Co. sold for the 735 Park Av. Corporation the northeast corner of Park av and 71st st, a 4-sty dwelling, on lot 20x102.2, which was bought by the seller, which represents various interests, in order to prevent apartment house construction at that point. The owner, according to report, will build an English basement dwelling.

### Bronx.

COSTER ST.—The Dayton Building Co., Harris Maran, president, sold 628 and 630 Coster st, two 2-sty dwellings, plot 40x100. The seller acquired the property recently in trade for the 5-sty apartment house at 633 and 635 West 171st st from Emily H. Wheeler.

FREEMAN ST.—Paul A. McGolrick has resold to James Crowley 992-994 Freeman st, a 5-sty new law apartment house, on a plot 47x90.39, in an all cash transaction.

176TH ST.—Charles R. Faruolo has resold for the Harlem Savings Bank 709 East 176th st, a 2-sty dwelling, on plot 30x75.6.

188TH ST.—B. H. Weisker has sold for Henry F. Keil to Lewine & Kempner the block front in the north side of 188th st, between the Grand Boulevard and Concourse, and Creston av. The property fronts 180 ft. in the street, 80 ft. on Grand Boulevard and 54 ft. on Creston av.

188TH ST.—Frank A. Seaver & Co. sold 512 East 188th st, a 3-sty dwelling, to the Gibraltar Construction Co., which took it in part payment for the twelve lots, comprising the block front, in the south side of 85th st, from 7th to 10th avs, Brooklyn.

250TH ST.—The Delafeld estate has sold a large plot to Dwight J. Baum at the northwest corner of 250th st and Goodridge av. Mr. Baum has designed a Colonial house for his own occupancy, and will commence work at once.

ARTHUR AV.—Joseph W. Rowan has sold 2074 Arthur av, a new 5-sty apartment house, on plot 50x100, to the Corner Construction Co., which gave in exchange the vacant block front in the south side of 178th st, between Prospect and Mapes aves, fronting 295 ft. in the street and 47 feet on the avenue.

AQUEDUCT AV.—S. J. Taylor has sold for Maria G. Russo and Carmela Barba to Charles E. Nettle the vacant lot, 25x66.10xirreg., on the east side of Aqueduct av, 50 ft. north of North st. The same broker also sold for the Grand Av Realty Co. a 1-fam. house to be removed to the site from the southwest corner of Grand av and 188th st, where 5-sty apartments will be erected.

GRAND AV.—John A. Steinmetz has purchased from Fredolen C. Mehler the 3-sty dwelling on the east side of Grand av, 32 ft south of 166th st, on lot 25x101. The seller took in exchange a lot on Commonwealth av.

GRAND BOULEVARD.—H. A. Douglas & Co. have sold the dwelling at 2392 Grand Boulevard and Concourse, on lot 25x63, through to Ryer av, where there is a frontage of 25 ft.

GRAND BOULEVARD.—John Palmer has purchased, through the Hall-Berwin Corporation, the vacant plot of 5½ lots, measuring about 140x100, at the southeast corner of Grand Boulevard and Concourse and 199th st.

HUGHES AV.—William J. Gabel has sold for the American Savings Bank to Bridget F. Flynn 1976 Hughes av, a 3-sty house through to Belmont av with a frontage of 25 ft in each street.

INTERVALE AV.—Alexander Selkin sold for William Sinnott 1147 Intervale av, a 2-sty dwelling, on plot 50x132.

MCLEAN AV.—John F. Fetzler has sold for B. Lauer to the Cedar Construction Co. 852 McLean av, a frame dwelling, on plot 50x110.

RYER AV.—Cahn & Pittman sold for the estate of Patrick Lilly, 2070 Ryer av, a 2-sty dwelling, on lot 25x100.

### Brooklyn.

11TH ST.—The Kinsey estate has sold the 2-sty dwelling at 278 11th st to Elizabeth Barberi. F. C. Sauter was the broker.

11TH ST.—Martin Spinelli sold 427 11th st, a 1-family house, for the Home Title Insurance Co. to T. F. McDonough.

18TH ST.—Ira M. Lurie and John M. Thompson sold for M. B. Whitehead, for about \$7,500, 1157 East 18th st, a 1-fam. dwelling, on plot 40x100, opposite the Brooklyn Athletic Field.

50TH ST.—Sinmacros Realty Co. sold for William C. Cahn three lots, 60x100, at the southwest corner of 50th st and 17th av; also for B. J. Lancaster the three lots in the north side of 84th st, between 5th and 6th avs.

60TH ST.—Martin A. Ansbros sold for Ernest Stillman the 6-fam. flat 262 60th st and for Ernest Fleischauer the house at 447 53d st.

71ST ST.—N. Rubenstein and I. Freedman, in conjunction with H. Callister, report the sale of the southwest corner of 71st st and 3d av for Grace Sachs to Albert Jaret, who will improve with three 2-sty buildings and stores, for which plans are being made.

76TH ST.—Samuel Galitzka Co. sold for the estate of William Entwistle, 8 lots, 160x100, in the south side of 76th st, 126 ft. west of 5th av, to a builder, who will improve with 3 apartment houses.

79TH ST.—Frank A. Seaver & Co. sold for F. A. Pelligrino the 1-family house 1363 79th st.

AV U.—Louis Gold has bought the northeast corner of Av U and East 15th st, upon which he will erect four modern store and apartment buildings.

NOSTRAND AV.—Bulky & Horton Co. has sold another of the new 3-sty store and apartment buildings on the west side of Nostrand av, near President st. This is the second of these houses sold through the same brokers in the last two weeks and the last one left.

1ST ST.—John Pullman sold 368 1st st, a 2-sty dwelling, on lot 20x100, for Ida Ostergren to Henry Seeman.

**Queens.**

BAYSIDE.—The Hansen Building Co. sold to the Bayside Homes Co. 20 lots and buildings at Bayside, L. I., as follows: Seven lots and part of another having a frontage of 160 ft. in the east side of 4th st, 200 ft. on the north side of Ashburton av, and 300 ft. in the west side of 5th st; 2 lots fronting 44 ft. in the west side of 1st st; 10 lots fronting 200 ft. on the north side of Ashburton av, 100 ft. in the east side of 3d st, and 100 ft. in the west side of 4th st.

JAMAICA.—The South Side Holding Co. is reported to have sold to the Jameco Realty Co. the plot 100x100, at the southwest corner of New York av and Lambertville av.

LONG ISLAND CITY.—Hammond & Fay and Corwith Bros. have sold for the Long Island City Realty Co. four plots, 50x180, running from Borden av to 3d st, to the Greenpoint Fire Brick Co.; also 64 8th st, on lot 25x100, to an investor.

LONG ISLAND CITY.—Bryan L. Kennelly has sold to the G. Schirmer Co. for the Courtney Development Co. the 2-sty, reinforced concrete building on the block bounded by Gosman av, Addison pl and Anabel av, Thomson Hill. The building covers a plot of 40 lots and the price was about \$210,000. This property was leased by Mr. Kennelly to the Schirmer Building Co. several months ago for 21 years at about \$15,000 a year net, with a privilege of buying. The Schirmer company now occupies the premises with about 5,000 employees.

ROSEDALE.—New York Suburban Land Co. sold 20x100 on Lincoln av to M. Bowne and 20x100 on Union av to E. Tallam.

WOODHAVEN.—George Mueller has sold the corner of Jamaica and Woodhaven avs, which he held at \$15,000, to the Consumers Brewery Realty Co. of Manhattan. The Mueller-Clarendon Co., George Mueller president, has sold the two new 3-sty brick stores and dwelling on the south side of Jamaica av, 90 ft east of Woodhaven av.

**Richmond.**

ST. GEORGE.—J. Sterling Drake has sold for Kate Allen to Florence L. Davis, 8 Stuyvesant pl, a plot 65x180, with a large 4-sty dwelling, which Mrs. Davis is modernizing.

**Rural and Suburban.**

ARDSLEY, N. Y.—Sinmacros Realty Co. sold for Owen F. Hanretty two plots fronting on the Saw Mill River.

BRONXVILLE, N. Y.—Fish & Marvin have sold for William H. Baker, secretary of the Western Union Telegraph Company, a property at Armour Villa Park, Bronxville, to George Gleichert, who will erect two dwellings.

BRONXVILLE, N. Y.—Burke Stone (Inc.) has sold for Oliver M. Oake a house on Janvrin av, Cedar Knolls, to Herman L. Schultze of New York; this is the sixth house in Cedar Knolls, built and sold by Mr. Oake this year.

CALDWELL, N. J.—Frederick P. Collins has sold from the plans a dwelling to be erected, on plot 76x150, in the west side of Hatfield st for Hilda Colgate Baker to Wilfred C. Roszel.

EAST ORANGE, N. J.—Paul A. McGorrick has sold to Isaac D. Miller and M. Copeland Cohen the 8-fam. house known as the Florence, at 349 William st, southeast corner of North Clinton av.

ESSEX FALLS, N. J.—F. M. Crawley & Brothers have sold for Charles W. Nichols his estate, known as "Twin Oaks," on Forest and Rensselaer rds. The property, which was held at \$50,000, consists of a 13-room residence of stone and stucco construction, on a 4-acre plot.

GARWOOD, N. J.—New York Suburban Land Co. sold 20x150 on 4th av to A. Wolf, and 20x100 on Myrtle av to W. Klaus.

GLADSTONE, N. J.—F. W. Jones, Jr., sold to Nicholas L. Tilney of Hambleton & Co., the Leroy Lane farm, containing about 150 acres, house and buildings; and to Paul C. Zuhlke the Wolf farm, containing about 140 acres.

GREAT NECK, L. I.—Clara Lee March has sold through Frank Crowell a tract of 1.3 acres at Grenwood, to Horace DeLisser, president of the Ajax-Grieb Rubber Co.

GREENS FARMS, CONN.—The estate of G. H. Tilley has been purchased by E. T. Bedford, owner of the adjoining estate. The property contains 7 acres with a 16-room house fronting on Long Island Sound. The price was about \$65,000. John Crawford was the broker.

GREENWICH, CONN.—The Adelaide L. Butler estate at Cos Cob, consisting of about 60 acres of land, with a large residence, four cottages and outbuildings, has been sold to Timothy Loughlin, the coal merchant, for about \$55,000.

HUNTINGTON, L. I.—Frederick Mitchell Munroe has sold 10 acres of his Turkey Lane farm, between Huntington and Cold Spring Harbor, to S. Gordon Parker.

HUNTINGTON, L. I.—Theodore S. Hall has sold for Mary Mulligan her estate consisting of 14½ acres on Bay av, Huntington Bay, to Henry H. Saylor, editor of Country Life in America.

KNOLLWOOD, N. Y.—Henry Evans has bought from the Fox Realty Co. 60 acres near the Knollwood Country Club.

MONCLAIR, N. J.—Peter Carlson purchased from the Montclair Realty Co. the corner of Waterbury rd and Beverly rd, 100x200. He has had plans prepared for a residence costing about \$12,000. The sale was negotiated by the Simpson-Merritt Co.

NORTH YONKERS, N. Y.—M. A. Broderick has sold for Adolph Berlin and the Samuel Phillips Real Estate Co. 8 lots at the southeast corner of Park av and Convent pl and Lewis st, to Arthur Land; 30 lots at the northeast corner of Park and Convent avs and Lewis st to the

Watson Realty Co.; for Mrs. Mary Troy and William J. Healy, as executors, the house at 19 Mulford st to Antonia Salzano, and the cottage at 50 Waring pl for Peter and Margaret Post to Ellen and Julia Finger.

ORIENTA POINT, N. Y.—Fish & Marvin have sold for the Corporate Investing Co., ten acres on the Esplanade to H. B. Young, who will improve with a fine house and outbuildings. The property adjoins the estates of John R. Hege-man, E. H. Weatherbee and the late Henry M. Flagler.

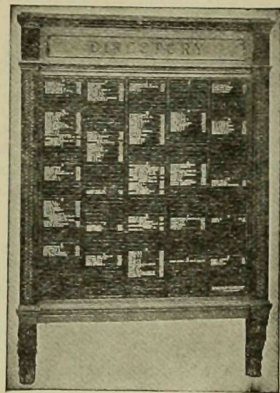
# Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

## Lawyers Title and Trust Company

160 Broadway, Manhattan  
381-383 East 149th Street  
367 Fulton Street, Jamaica

188 Montague Street, Brooklyn  
44 Court Street, Brooklyn  
1354 Broadway, Brooklyn



## Willson's Building Directory

The only system that is kept alphabetically accurate and up-to-date in every particular. Letters uniform, correctly spaced and every name on alignment.

The best service for your building—large or small.

See owners, agents or managers now using our system.

Catalogue and full particulars on application.

### The Tablet & Ticket Company

381-383 Broadway, New York

CHICAGO

SAN FRANCISCO

# CONSULT US

Fifteen Years' Experience  
Manufacturing and Erecting

# FIRE ESCAPES

and EXTERIOR STAIRWAYS

AS PER REQUIREMENTS OF

LABOR, FIRE, BUILDING and TENEMENT HOUSE DEPTS.

H. BERNSTEIN, Inc. PHONE LENOX 4261 338 East 95th Street

## FIRE ESCAPES

Erected and Repaired to meet all requirements of The Department of State Labor  
FACTORY VIOLATIONS REMOVED

### GRAND CENTRAL IRON WORKS

L. B. GESCHEIDT, Proprietor  
Phone, Plaza 3583

212 EAST 52nd STREET, N. Y.

### REPAIRS

## The Queensboro Corporation

LOTS  
PLOTS  
ACREAGE

BRIDGE PLAZA

Developers of

Queens Borough Real Estate

LONG ISLAND CITY

HOUSES  
FACTORY  
SITES

Established 1886

Tel. 1279 Spring

# National Window Cleaning & House Renovating Co.

42 East 4th Street,

NEW YORK

PEAPACK, N. J.—F. W. Jones, Jr., sold to Miss Charlotte A. Barnes the Barkman farm, containing about 50 acres.

PINE-AIRE, L. I.—T. B. Ackerson Co. sold 5 lots on Central Blvd to Thomas E. Kirby; 3 lots on Manatuck Blvd to Mrs. Marie E. Wright; 30 lots on Pine Acres Blvd to Joseph Intall; 5 lots on Pine Acres Blvd to Mrs. Mary J. Rocholl; 6 lots on Manatuck Blvd to E. T. Keohn, and 12 lots on Pine Acres Blvd to Willis P. Sweatnam.

SCARSDALE, N. Y.—Fish & Marvin have sold for Cornelius B. Fish a property on "The Grange," consisting of a dwelling and about 2 acres to Louis G. Haas. The property was held at \$22,000.

STAMFORD, CONN.—Pease & Elliman have sold a place at Shippan Point for T. B. Graham to Francis Guerrich.

SUMMIT, N. J.—The Public Service Corporation of New Jersey purchased a plot, 50x155, as a site for an office building from the Beechwood Land Co. at Springfield and Summit av, opposite the City Hall. The purchase price is said to have been about \$10,000.

VERONA, N. J.—The Frank Hughes-Taylor Co. has sold for cash 100 ft on the east side of Afterglow av for Martin T. Flannagan to Edward T. P. Penman, who will improve with a residence.

WHEATLEY HILLS, L. I.—James N. Hill has purchased two adjoining parcels of land in the Wheatley Hills section of Long Island for the purpose of building a country home. The properties, aggregating about 80 acres, comprise the Charles Simonson farm and the land of Thomas West, Jr., and adjoins the former estate of the late S. Osgood Pell, sold recently to Henry W. Lowe and J. Randolph Robinson.

## LEASES.

### Important Queens Lease.

The Degnon Realty Terminal & Improvement Company has leased through M. & L. Hess (Inc.) the plot at Anable avenue and Quick street, Long Island City, together with a building to be constructed thereon, for twenty-one years, at an aggregate rental of about \$650,000, to the Rome Metallic Bedding Company and the New York Couch Bed Company, now at 418-426 West 25th street, Manhattan. The plot has a frontage of 300 feet with a depth of 125, including railroad siding. The new building to be erected, which is to be entirely occupied by the lessees, will be three stories in height and contain about 110,000 square feet of floor space. In the immediate vicinity are the new plants of the Loose-Wiles Biscuit Company, the American Ever-Ready Company, the Packard Motor Car Co., and the Brett Lithographic Company. There is also in course of construction, the new structure of the Studebaker Corporation of America. An interesting feature in connection with the lease is the fact that only two years ago, the tenants leased from the plans the

## 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.

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 LET.

Desk Room in attorney's office; excellent facilities; City Hall section. Box 810, Record & Guide.

YOUNG lady (23), experienced book-keeper, stenographer and general office manager, 4 years with a real estate concern, desires position in same line, with Saturdays off. Box 808, Record & Guide.

## WANT

**Particulars of Business Property  
FOR SALE OR TO LEASE**  
Canal to 59th Street

**HEIL & STERN**  
1165-1167 BROADWAY  
N. W. Cor. 27th Street  
TELEPHONE, 9570 MADISON SQUARE

building which they now occupy at 418-426 West 25th street for twenty-one years, and have since found that space inadequate for their needs.

### Uptown Store for Marks Arnheim.

Marks Arnheim (Inc.), merchant tailor, has acquired the lease of the Consolidated Gas Company for the large store containing about 6,000 square feet on the street floor and 3,000 square feet on the second floor, in the 42d Street Building, Madison avenue, southeast corner of 42d street. An extension of the lease, which will run for eighteen years, has also been arranged, and it is estimated that the aggregate rental will be about \$500,000 for the term. The brokers who represented the various interests were James L. Robertson, Jr., Frank D. Veiller, Moore & Wycoff, and McCarthy & Fellows. The main establishment of the lessee is at Broadway and 9th street.

### Coliseum Project?

Should negotiations now pending be satisfactorily concluded, the old car barn property, occupying the block front in the west side of Eighth avenue, between 49th and 50th streets, will be leased for a term of twenty-one years to an amusement syndicate, which proposes to improve the property with a coliseum, patterned somewhat after the London Olympia. It is proposed to open the structure with a concession of the recent San Francisco Exposition. Frederick W. McClellan represents the promoters. The property measures 200 feet on the avenue, 475 feet in 49th street and 450 feet in 50th street, and is owned by the New York Railways Company. Thomas W. Lamb is the reported architect who has the plans under consideration.

### Addition to Industrial Colony.

Wallace J. Hardgrove, of the Queensboro Corporation, representing the lessee, and John L. Hammond representing the owner, have leased for twenty-one years for Gus Sandblom to the Orsenigo Company, manufacturers of furniture, large space in the seven-story loft building about to be erected in the block bounded by Skillman and Foster avenues, Moore and Rawson streets, Long Island City, at an aggregate rental of about \$264,600.

### Lease from Plans.

Douglas L. Elliman & Company have leased an apartment in the new building to be constructed at the northeast corner of Fifth avenue and 63d street, for the syndicate headed by Frederick T. Ley and Goldwin Starrett. The apartment will consist of the entire seventh floor with a portion of the sixth floor, giving a suite of twenty-five rooms and eight baths. The lessee, according to a current rumor, was Harold I. Pratt.

### Manhattan.

ALBERT B. ASHFORTH (INC.) downtown office has leased for Vincent Astor large space on the 4th floor of the Astor House Building, Vesey st and Broadway, to the Prudential Insurance Co., Robert J. Mix, manager.

ALBERT B. ASHFORTH (INC.) leased space in 5-7 East 16th st to E. Jacobs & Co. and to Dent, Allcroft & Co.; also a loft at 511-513 West 42d st to Melville-Clark Piano Co.; the 6th floor of 32 West 32d st to Levy & Neuwirth; a loft at 157-159 East 32d st for Wendell L. Nichols to Joseph Wild & Co.

ALBERT B. ASHFORTH (INC.) leased apartments in the Belnord, Broadway and 86th st, to Dr. Harry T. Lee; also in 170 West 73d st to C. Alfred Seymour of Lakewood, New Jersey; in Harperly Hall, at Central Park West and 64th st, to Arnold Dale; in 124 West 55th st to Miss Meta Homberg and to Erma M. Clark and at 140 West 5th st to Elizabeth W. Phelps.

BASTINE & CO. have leased the dwelling at 45 West 55th st, to be used for business purposes.

BLEIMAN & CO. leased for the Hamilton Fish Corporation the store and basement at 650 Broadway to Hausen Brothers, of 19 Bond st; also four lofts at 652 Broadway to A. L. Clark & Co., Vogue Feather Co., Liberty Hat Co. and Nathan Marks; the 2d loft at 462-4 Broadway to Goldberg & Susseles; 2d loft at 32-6 West 18th st to Max Engel & Co.; store at 2 Bond st to Joseph Spanier; store and basement at 7 Bond st to A. S. Stark, and the store and basement at 686 Broadway to Linder & Berger.

CAMMANN, VOORHEES & FLOYD have leased the 1st and 2d lofts at 107-109 Lafayette st to the Western Clock Mfg. Co., now at 375 Broadway; also the store and basement 102 Walker st to Carpenter & Bayles.

FIRM OF LEONARD J. CARPENTER rented for Dr. Charles Remsen a loft in 26 Waverly pl to the New York Mill End Pants Co.

COZZENS & PIERSON have leased to P. T. Britt, wholesale millinery goods, now at 682 Broadway, the 1st loft in 12-14 West 32d st for the Story & Clark Piano Co.

DUROSS CO. leased for P. E. Guerin & Co. the property 16 Horatio st to the Riker-Hege-man Drug Stores, for storage purposes. It is opposite their general offices and laboratories at Horatio and 4th st; also the store 135 9th av to the Great Atlantic & Pacific Tea Co., and the store 289 8th av to the Great Atlantic & Pacific Tea Co. for a term of years.

J. EISNER & CO., manufacturers of men's clothing, for many years at 48 West 4th st, leased five floors, containing 50,000 sq. ft., in 84-90 5th av. George B. Corsa and Carstein & Linnekin were the brokers.

DOUGLAS L. ELLIMAN & CO. have obtained for Charles Thorley, the florist, the large store at 36 West 46th st for the holiday season.

DOUGLAS L. ELLIMAN & CO. have leased, furnished, for the season, for Mrs. Anderson Fowler, 678 Park av, a 5-story dwelling facing 100 ft. on Park av, to Cornelius N. Bliss, Jr., of Bliss, Fabyan Co.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment, furnished, for the season, in 515 Park av, for Mrs. James C. Bergen to Charles H. Allen, one-time president of the American Sugar Co.; also apartments at 149 East 40th st to J. B. Wilson; at 157 East 81st st to Charles M. Ward and at 414 Madison av to Ivy L. Lee.

HORACE S. ELY & CO. leased from the plans for Mary B. Brandegee to Rupert A. Ryley, tailor, the 3d floor south in the building in course of construction at 785 5th av, adjoining the Hotel Netherland.

ELLIOTT FISHER CO., dealers in typewriters, billing and adding machines, etc., now at 366 Broadway, have leased new offices in the Astor Building, 212 Broadway; also leased for the same term of years the 2d floor at 88 Park pl, through to 28-30 West Broadway for assembling and shipping office. The headquarters of the lessee is at Harrisburg, Pa. Both leases were negotiated by M. & L. Hess (Inc.).

J. ARTHUR FISCHER has leased for James Dwyer, the basement store at the northeast corner of 6th av and 38th st to N. Williamson for a barbershop; and for the estate of J. H. Ridabock the 1st loft in 141 Grand st to the Sysonby Social Club.

JULIUS FRIEND, EDWARD M. LEWIS CO. leased for the Seventh Av. Security Corporation to Charles H. Scott & Co., Inc., the 2d loft in 35-37 West 37th st; for William P. Eno, to Lowenstein & Nepel, the top floor at 37-41 East 18th st; also a loft in 19-21 West 36th st to Stern, Miller Co.

GAINES & DRENNAN CO. (INC.) leased for Leslie R. Palmer the 7th and 8th floors in the building being constructed at 7 East 38th st, through to 10 East 39th st to Henry Krynn, diamond merchant, now at 381 4th av.

JOHN N. GOLDING has rented for the Great Atlantic and Pacific Tea Co. the store at 1150 2d av; also the store at 135 9th av.

GOODALE, PERRY & DWIGHT have rented the 8th floor at 118 West 22d st to the American Waist & Garment Co. and the 9th floor to Louis Albert. This building is now entirely rented; also the dwelling at 161 West 22d st to Chas. Rabai; the 9th floor at 51 West 24th st to Ellner Co.; the 3d floor at 55 West 24th st to the J. & J. Tucking & Hemstitching Co.; the 3d floor at 466 6th av to Wm. Kusheloff; and the 5th floor to the Century Embroidery Works; space at 154 West 32d st to Harris Flemback; at 132 West 27th st, 4th floor to the Hacker Plaiting Co.; with Frederick Fox & Co., the 2d to the Expert Cloth Sponging Co.; with Louis Schrag, the 5th and 6th floors to M. Lepow & Sons; at 140 West 27th st, with J. C. White & Co., the 2d floor to the Central Binding Co., and with Thomas J. O'Reilly the 3d floor to A. V. Frasher.

GOODWIN & GOODWIN rented for Frederick C. Zobel to Samuel Mindlin for five years the 3-story dwelling at northwest corner of Manhattan av and 116th st. Mr. Mindlin will put in stores and make other extensive alterations.

M. & L. HESS (INC.) have leased, in conjunction with Spear & Co., the 7th floor at 50-4 West 17th st, to the Triangle Waist Co.; also, in conjunction with Dinkelspiel-Rowantree Co., space on the 5th floor at 13-5 East 22d st.

M. & L. HESS (INC.) leased, in conjunction with Cross & Brown Co., 2,000 sq. ft. on the 12th floor at 17-21 East 22d st for Charles & Fred Hirschhorn to Michael Brooks; also 5,000 sq. ft. at 26 West 20th st, and 6,500 sq. ft. at 50-4 West 17th st.

M. & L. HESS (INC.) have leased for the Improvement Co. of New York, Leslie R. Palmer, president, the 12th floor containing 7,500 sq. ft. at 7 East 38th st, through to 10 East 39th st, to Gage Brothers, Inc., a Chicago corporation, whose present New York address is 404 5th av. The lease is for a term of years at an aggregate rental of about \$30,000.

M. & L. HESS (INC.) leased the 4th floor at 304-8 6th av to Northern Knitting Mills; the 9th floor at 54-62 West 21st st to Max Shapiro; the 9th floor at 151-3 West 19th st to Halpern & Gensman; space in the 7th floor at 28-32 West 36th st to Fox & Frankel; and in conjunction with Dinkelspiel Rowantree Co. the 12th floor at 50-4 West 17th st to Odiorne & Co.

M. & L. HESS (INC.) have leased for the Polo Construction Co. the 4th floor at 329-31 4th av to Ozdoba Bros., now at 315 4th av, silks; also about 2,000 sq. ft. on the 8th floor at 411-13 5th av to Mendelsohn Bros. & Co.; the 8th floor at 151-3 West 19th st to the Mel-dan Dress Co.; and in conjunction with E. Tannenbaum Realty Co. the 9th floor at 50-4 West 17th st, containing 6,500 sq. ft. to the Herald Novelty Co.

WILLIAM HOBSON has leased to the Riker-Hegeman Corporation the store, 25x100, on the

northeast corner of 145th st and Amsterdam av for fourteen years. The lease aggregates about \$100,000 in rentals.

HOUGHTON COMPANY has leased, furnished, for Alice M. McDougall the 3-sty dwelling 118 West 85th st to Josephine Bauman.

HOUGHTON COMPANY, in conjunction with A. N. Gitterman Corporation leased for Thomas H. Raywood, the 4-sty dwelling, 216 West 72d st to Charletta L. Hendee.

JOHN J. KAVANAGH leased a store in 935 Park av to Charles Setapen; for Bing & Bing apartments in 51 East 96th st to James Brannan; in 1275 Lexington av to William Prince, and in 142 East 86th st to Jules Orwin.

McDOWELL & McMAHON leased stores to B. Schwartz, at 1600 St. Nicholas av; E. Marx, 1512 St. Nicholas av; Anna Freeman, 1489 St. Nicholas av; Louis Krauss, 1468 St. Nicholas av; Benjamin Manloff, 5083 Broadway; Jacob Horowitz, 5084 Broadway; Charles Kistner, 5087 Broadway; S. Wexler, 842 West 179th st, and Guzy Waist Shop, 1403 St. Nicholas av.

MANHEIMER BROTHERS leased the 2d loft in 10 Washington pl to the Capitol Cap Co., the 3d loft in 128 West 26th st to the Neutral Dress & Skirt Co.; the 1st loft in 137 West 28th st to Jacob H. Stein, and the 6th loft in 31-33 East 32d st to Silverman & Weiner.

MANNING & TRUNK have leased the store at 1401 Broadway, in the Casino Theatre Building, to Leon Erlich of Brooklyn; also for the 42d st store in the new theatre building at 7th av and 42d st, to the 42d St Theatre Ticket Agency, for a long term.

SAMUEL H. MARTIN leased for the West 60th St Realty Co., the dwelling at 27 West 60th st to M. C. Hunter and for the general Synd of the Reformed Church in America, to A. G. Hancock.

GEO. W. MERCER & SON have rented the 3-sty dwelling, 326 West 24th st, to J. H. Jung.

PEASE & ELLIMAN have rented to Madame Emmy Destinn, formerly of the Metropolitan Opera Co., for Charles R. Pelgram as trustee, 94 Riverside dr, a 5-sty residence.

PEASE & ELLIMAN have rented, furnished, for Mrs. Robert J. Collier her 5-sty house at 752 Park av to Joseph P. Grace, of W. R. Grace & Co.

PEASE & ELLIMAN and William B. May & Co. leased for the Girard Trust Co. the store at the southwest corner of Broadway and 52d st to the Schulte Cigar Co., for a branch.

PEASE & ELLIMAN have leased for Richard Mortimer, executor, to the Schulte Cigar Co. the small building at 825½ Broadway for a branch.

PEASE & ELLIMAN have leased for Mrs. E. A. Underhill to Mrs. Isabella Meredith the 3-sty dwelling 120 East 40th st; for Bing & Bing an apartment of 10 rooms in 993 Park av to Edward Plaut.

PEASE & ELLIMAN have leased for the First Leasehold Co. to the Emerson Phonograph Co., a loft at 3 West 35th st; furnished, for George H. Nicolai his 9-room apartment in 375 Park av to J. Noah H. Slee.

PEASE & ELLIMAN have rented, furnished, for George A. Freeman to Rupert Hughes the 4-sty dwelling, 135 East 71st st; for Dr. James Bishop to Charles Thorley, for use during the holiday season the store in 39 West 46th st; and in 405 Park av, a furnished apartment of 12 rooms and 4 baths, for Mrs. W. Lawrence Green to J. Parker Kerlin.

PEASE & ELLIMAN rented for Bing & Bing to W. Albert Pease, Jr., of Pease & Elliman, an apartment of 12 rooms and 4 baths in 1155 Park av; furnished for Edward Jansen to Henry T. Seymour the 3-sty dwelling at 141 West 79th st, and for the 40 East 30th St Company a loft in 38-42 East 30th st to the J. Hensel Co., manufacturers of dresses.

PEASE & ELLIMAN have leased to the Schulte Cigar Co., for a long term of years, in the Lincoln Court Building, at the northwest corner Broadway and 64th st, owned by the Oak Crest Realty Co., the stores 1927 and 1929 Broadway. The lessee will open a branch and additional premium parlor of the Mutual Profit Sharing Coupon Corporation.

PEASE & ELLIMAN have leased for Allan A. Robbins to Mrs. George Creel the 4-sty dwelling at 160 East 38th st; furnished, for Miss Ann Swinburne her apartment in 40 East 62d st Mrs. A. C. Hewitt; a loft in 31-33 East 32d st to Abraham I. Silverman and Harry Wiener, and an apartment in 40 East 83d st for the Fort Green Co. to Mrs. A. A. Curtis.

S. OSGOOD PELL & CO. have leased 235 West 52d st for T. R. Reynolds to Davis Gutfreund.

S. OSGOOD PELL & CO. and Cross & Brown Co. leased for Arthur B. Norton, the 4th floor at 8 West 45th st.

S. OSGOOD PELL & CO. have leased for the Narada Realty Co. the 2d floor at 27 West 38th st to the Sternberger-Gerber Co.; and with Douglas L. Elliman & Co. an apartment at 149 East 49th st to Theodore Roosevelt Pell.

S. OSGOOD PELL & CO. have leased for the Thomas Realty Co. the basement in the Thomas Building, at the southeast corner of Broadway and 63d sts to the Pullman Motor Corporation; and with Cross & Brown Co., a floor in the McNulty Building to the Saxon Motor Co.

PEPE & BRO. have leased for Charles H. Wessells, 78 West 3d st, and 233 Thompson st for five years to A. P. Pinto, who will, after extensive alterations, open as a cafe.

PEPE & BRO. have leased for Nicola Satriani to Anglo Regglani store and basement at 65 Carmine st; and also for B. F. Kenney to William Sanger store and basement at 300 West Houston st.

LEWIS B. PRESTON (INC.) leased to G. Fara Forni, Consul of the Italian Government for New York, the entire fifth floor at 395 Broadway. The Consulate has been located at the southwest corner of Spring and Lafayette sts for the last fifteen years.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has rented for William Church Osborn, his

dwelling, furnished, at 38 East 36th st, to Thomas Hunt.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Gilbert T. Rafferty the 5-sty residence 34 East 38th st to Clarence Sackett, of Rye, N. Y.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has leased for Jay Gould to Stanley Mortimer the 6-sty residence at 1082 5th av; also for Mrs. James Russell Soley to Henry C. Ide the 5-sty dwelling 22 East 56th st.

ROY SCHERICK has leased to Roth & Bloom broadcloths and velvets, the 8th floor in 44-46 East 25th st.

ROY SCHERICK, in conjunction with Harris & Vaughn, has leased the 4th floor at 12-14 East 46th st to S. Chait, dealer in Chinese porcelain and antiques.

ROY SCHERICK has leased for Carstein & Linnekin space in the building on 5th av, northwest corner of 32d st, to Greenbaum & Ross; also, in conjunction with the E. Tanenbaum Realty Corporation, the store and basement of 3 West 30th st to Rosenbaum & Stern.

SCHINDLER & LIEBLER leased for the Lawyers Mortgage Co. the 3-sty dwelling 327 East 55th st; also for Jacob Wertheim the large double store at 1938 3d av.

LOUIS SCHRAG has leased for Jean Bohne the 3d loft in 36 West 28th st to Rubinstein & Machensen; for estate of Edward P. Slevin, the 12th loft in 9 West 20th st to Morris Jacobs, and for Jacob Werner, a loft in 291-3 7th av to Jitomir & Pristop.

JOSEPH F. SEITZ has leased the stores in 788 Lexington av to Frank Sokol, in 800 Lexington av to Joseph Levine; in 872 Lexington av to R. Duboff; in 730 Lexington av to S. B. Hitchcock, and in 123 East 59th st to Remington Schuyler.

SHAW & CO. have leased for B. Aymar Sands, trustee for Helen A. Howell, 232-4 East 124th st for a long term to the Excelsior Cleaning and Dyeing Co., who will occupy after extensive alterations.

SLAWSON & HOBBS have rented for W. E. D. Stokes, to J. VanHorn, the 4-sty dwelling, 253 West 75th st.

LOTON H. SLAWSON CO. leased for John I. D. Bristol, general agent of the Northwestern Mutual Life Insurance Co. his residence at 45

West 74th st to Myrtle Bowman, Inc., gowns, suits and millinery. The lease to Gimbel Brothers, of the Greenhut, Siegel Cooper Co. warehouse at 249-55 West 17th st and 236-242 West 18th st for a long term of years was also made by this company.

LOTON H. SLAWSON CO. leased office space in the Burrell Building, Madison av and 33d st, to Jones Motrola, Inc., a new company formed with Joseph W. Jones, the inventor of Jones Speedometer, at its head and Robert Graves, the wall paper manufacturer, as its secretary and treasurer; also leased to Lustre Fibres, Ltd., of London, England, artificial silk yarns, large space for executive offices for their entire American business; with these two leases, Burrell Building is 100 per cent. rented.

SPEAR & CO. and J. G. White & Co. have rented for Henry P. Gardner the store and basement in 28-30 West 25th st to Harris J. Lipman, notions and buttons.

SPEAR & CO. rented in the Dinsmore Building, 302 5th av, the inside store and basement to the Belmore Lunch Co. Holden, the bird importer, will occupy the corner store. This lease completes the renting of the entire building.

SPEAR & CO. rented for the Triangle Waist Co. the 9th loft in 20-28 West 33d st to K. I. Litwin; for Raymond & Raisman the 10th loft in 3-5 East 28th st to Pritchard & Collins, and for Samuel Bergman the 2d loft in 36 West 17th st to Itzovitz, Gordon & Co.

E. TANENBAUM REALTY CORPORATION, in conjunction with M. & L. Hess (Inc), leased for the Metropolitan Life Insurance Co. the 9th floor in 50-54 West 17th st to the Herald Novelty Co., of 94 Fulton st.

TUCKER, SPEYERS & CO. have leased for Eli B. Springs to A. Schwalbe the westerly store at 29-33 West 38th st; also leased for T. J. Oakley and Philip Rhinelande store at 68 West 38th st to Jacob Rostenberg; in conjunction with the Cross & Brown Co. an office in the Bonwit Teller Building, the southeast corner of 38th st and 5th av, to Philippeau & Thompson.

CHARLES B. VAN VALEN leased a loft at 43 West 17th st to Benjamin Waiss; at 38 West 18th st to Landau & Horowitz; offices at 95 William st to George F. Kramer, Frank H. Adams, George L. Heron and a loft at 41 West 17th st to Borden & Raiser.

## Real Estate Board of New York

Organized 1896

Incorporated 1908

FRANK D. AMES Pres.

BURTON J. BERRY Sec'y-Treas.

### AMES & COMPANY

Real Estate Agents and Brokers  
Telephone 3570 Madison Sq. 26 WEST 31st ST.

### A. V. AMY & CO.

REAL ESTATE AGENTS  
BROKERS and APPRAISERS

Tel., 8147 Cathedral 7th AVE., Cor. 115th St.

Established 1856

### J. ROMAINE BROWN CO.

REAL ESTATE

299 Madison Avenue New York City  
Telephone 1481 Murray Hill

### A. M. CUDNER

REAL ESTATE CO.

Real Estate Brokers and Managers

254 WEST 23D STREET

### J. CLARENCE DAVIES

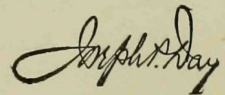
BRONX BOROUGH  
REAL ESTATE149th STREET & THIRD AVENUE  
Tel. Con. Branch Office, 156 BROADWAY

Member of Board of Brokers

### DE SELDING BROTHERS

Real Estate, Loans, Appraisals

128 BROADWAY



Auctioneer

31 NASSAU STREET

### AUSTIN FINEGAN

Real Estate—Insurance—Appraisals

35 NASSAU STREET. Tel. 1730 Cortlandt

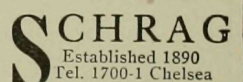
### OGDEN & CLARKSON

Corporation

Real Estate and Insurance

657-659 FIFTH AVENUE, Corner 52d Street

### LOUIS

Agent, Broker  
and Appraiser  
Real Estate

Established 1890  
Tel. 1700-1 Chelsea  
142 W. 23d St.

### FRANK E. SMITH & SON

Inc.

Real Estate Investments

Telephone 6443 Gramercy 3 MADISON AVE.

### TUCKER, SPEYERS & CO.

Real Estate

435 FIFTH AVENUE, NEAR 39th STREET  
Telephone, 2750 Murray Hill

### JAMES N. WELLS' SONS

(James P. Eadie)

Real Estate and Insurance

Since 1835 at No. 191 NINTH AVENUE  
Established 1819 Phone, 5266 Chelsea



## REAL ESTATE NOTES.

SAMUEL WILLIAMS is now associated with N. Brigham Hall and Wm. D. Bloodgood, Inc., in their sales department.

WM. H. WHITING & CO. have been appointed agents for 105-107 Nassau st, 91-93 Bleecker st and 168 Duane st.

WM. A. WHITE & SONS have been appointed agents for 53-55 West 21st st; 90-92 University pl and 127-133 West 17th st.

G. A. KAVEN, formerly of the legal department of the Lawyers' Title & Trust Co., has become associated with S. Osgood Pell & Co.

SHAW & CO. have been appointed agents for 167 East 113th st, 75 East 121st st, 61 East 122d st and the "Rose Rita," a 7-sty apartment house at the northeast corner of 7th av and 142d st.

E. S. WILLARD & CO. placed for the Tyndall Realty Co. a permanent mortgage of \$130,000 on 235 Fort Washington av, a 6-sty elevator apartment house, known as the "Fortress."

EDWIN C. BENEDICT has been elected a director of the Charles F. Noyes Co. He is in charge of the mortgage loan department of the company.

PEASE & ELLIMAN have been appointed by Theodore W. Myers, receiver, agents and managers of the new 12-sty apartment house at the southwest corner of 7th av and 59th st.

JULIUS SCOTT was the broker who sold four times the two 5-sty flats 221-223 West 123d st, originally acquired from the Kouwenhoven estate.

THEODORE ST. GERMAIN, president of the real estate and insurance firm of St. Germain & Frass, of Ottawa, Canada, has become associated with S. Osgood Pell & Co.

GOODALE, PERRY & DWIGHT will move their offices on Feb. 1 from 1133 Broadway to the Metropolitan Building, 1 Madison av. The firm will occupy space on the 23d st side of the ground floor.

LEON S. ALTMAYER and Hughes & Hammond have obtained for the 106 East 85th St. Co., a temporary loan of \$145,000, on the 9-sty apartment house to be erected at 106-110 East 85th st, on plot 55x102.2.

TITLE to the Tontine Building, a 12-sty office structure at the northwest corner of Wall and Water sts, was transferred Thursday by John B. O'Donohue and others to the Tontine Estates Corporation, subject to a mortgage for \$275,000.

NEW YORK TITLE INSURANCE CO. has made a loan of \$68,000 to Charles T. Streeter Construction Co on the north side of 194th st, 34 ft. west of Bainbridge av, Bronx, covering a plot 100x100, on which are to be erected two apartment houses.

REAL ESTATE AUCTIONEERS ASSOCIATION elected the following officers: president, James L. Wells; vice-president and treasurer, W. F. Redmond; secretary, Hugh D. Smyth; executive committee, Joseph P. Day, chairman; Henry Brady, Bryan L. Kennelly, Samuel Goldstick and Lewis Phillips.

TUCKER, SPEYERS & CO. announce that through recent leases, they have completely filled the following buildings: The 16-sty Springs Building, 29-33 West 38th st; the 12-sty Wheeler Building, 28-30 West 38th st; the 12-sty Castles Building, 39-41 West 38th st; the 6-sty building at 26 West 38th st and the 5-sty buildings at 66-68 West 38th st.

UNITED OWNERS.—The "get-together" dinner of realty owners will be held on Tuesday evening, Dec. 14, at Terrace Garden (58th st, near Lexington av), under the auspices of the United Real Estate Owners' Association. All of the taxpayer associations of Greater New York have been invited. Arrangements have been made for seating over a thousand.

PROPERTY OWNERS of the Jerome av district formed a new organization this week, to urge the hastening of subway construction along that thoroughfare and to see if trains could not be run to 149th st and Mott av pending the completion of the tunneling under the hill from Sedgwick av to connect the 6th and 9th av elevated roads. The following officers were elected: E. Osborne Smith, president; John M. Cantwell, vice-president; Charles J. Brady, secretary, and Harold P. Wright, treasurer.

HUGHES & HAMMOND announce that they have recently placed mortgage loans aggregating about \$3,000,000 for three and five year terms at 4½ and 5 per cent. Among the larger loans placed are \$1,000,000 at 4½ per cent. for 5 years on the northeast corner of 5th av and 63d st; \$400,000 at 4½ per cent on 7 West 56th st and 6-8 West 57th st; \$270,000 at 5 per cent. on 665 West 160th st and 647 West 161st st; \$250,000 at 5 per cent. on 161 East 79th st; \$230,000 at 5 per cent. on 122-130 East 76th st.

EXECUTIVE COMMITTEE OF THE NATIONAL ASSOCIATION OF REALTY BROKERS met in New York last Thursday to consider the final details of the approaching convention of its members to be held Jan. 18, 19 and 20. The McAlpin Hotel was selected as its headquarters during the convention, where its various meetings will be held. Final instructions were given to the Program Committee to complete and publish the details of the program for this gathering.

## OBITUARY.

GEORGE B. F. HANNAY, in the insurance business and regarded as an authority on insurance law, died on Thursday, aged fifty-eight, at his home, 22 Oraton st, Newark, after an illness of several months. He leaves a widow and two daughters. He was a native of Schoharie county, N. Y., but had lived in Newark for the last thirty years.

LEONARD LEIMBACH, real estate dealer in Newark for many years, died on Sunday, at his home, 439 Walnut st, that city, aged sixty. He is survived by a widow, one son and three daughters.

WILLIAM M. MASON, an insurance agent of 76 William st, died on Wednesday, at his home, 336 West 95th st, in his 55th year.

CHARLES E. RHINELANDER, a member of the prominent New York family of that name and a large real estate owner, died on Wednesday, of pneumonia, at his home, 115 East 38th st. He was eighty-eight years old. During his life-time he was actively connected with the management of the many real estate holdings which his family has owned for generations. He was a brother of Mrs. Gertrude Rhinelander Waldo, mother of Rhinelander Waldo, one-time Police Commissioner. Mrs. Waldo died in 1914, and shortly afterward Mr. Rhinelander's only surviving sister, Miss Laura V. Rhinelander, died. Mr. Rhinelander was the son of Bernard and Nancy E. M. Post Rhinelander, and was born in New York.

## REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. 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.

**Simon Adler.**—July 17, 1912—70TH ST, 418 E—1464-37, 5-sty tnt., 26x100, \$25,000.

73D ST, 324 E—1447-38, 5-sty tnt, 25x102.2, \$23,000.

77TH ST, 316 E—1451-46, 5-sty tnt., 25x102.2, \$17,000.

76TH ST, 207 E—1431-5, 5-sty tnt., 25x102.2, \$23,000.

70TH ST, 407-409 E—1465-7-8, 5-sty loft, 50x55.4, \$23,000.

**Mary L. Eddy.**—July 21, 1914—47TH ST, 13 E—1283-11, 4-sty dwg., 25x100.5, \$105,000.

**Richard Friedlander.**—March 16, 1914—BOWERY, 264½—507-32, 4-sty loft, 16.11 x99.6, \$17,000.

**Walter T. Miller.**—Aug. 4, 1914—104TH ST, 314 W—1890-68, 4-sty dwg., 20x100.11; \$25,000.

**Martin Newman.**—Aug. 8, 1914—21ST ST, 120 W—796-52, 3-sty bldg., 23x92, \$27,500.

**Theresa Pecht.**—Oct. 1, 1915—87TH ST, 439 E—1567-19, 3-sty dwg., 21.6x100, \$10,000.

**John Reilly.**—June 30, 1914—132D ST, 271 W—1938-8, 3-sty dw., 15x99, \$6,500.

**John L. Wall.**—Mar. 16, 1916—12TH ST, 34 E—563-19, 10-sty loft, 50x90, \$160,000.

45TH ST, 414 W—1054-41, 3-sty stable, 25 x100, \$16,000.

6TH AV, 338—822-76, 4-sty bldg., 20x75, leasehold expiring Sept. 1, 1917, \$500.

## 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.

THE auction sale of the lots belonging to the estate of Martin Schrenkeisen and to George H. Huber, along the lines of new subway construction, in the West and East Bronx, respectively, will be conducted on Tuesday, December 14, by Joseph P. Day and J. Clarence Davies, in the Exchange Sales-room, 14 Vesey street, commencing at 10:30 o'clock. The Schrenkeisen lots are 185 in number, situated on Westchester avenue at the junction of White Plains avenue and on Leland avenue and White Plains avenue. The Huber holdings are along the southerly end of Jerome avenue, near McCombs Dam Bridge and Park.

An important offering by Bryan L. Kennelly in the Pennsylvania Station zone concerns the five-story building at the southeast corner of Seventh avenue and 31st street, a plot 75x122.6, suitable for a hotel or business building improvement.

An interesting transaction closed yesterday concerned the four four-story private houses at 30-36 West 70th street, which was offered at the stand of Joseph P. Day, in partition proceedings. Af-

ESTABLISHED 1879

## William P. Rae Co.

Woolworth Building | 180 Montague Street  
New York | Brooklyn, N. Y.  
Tel. Barclay 7451 | Tel. Main 4390

## Real Estate

Auctioneers, Appraisers

## Brokers, Attention!

The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.

We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known Easy Housekeeping Homes in Prospect Park East, Fifty-Fourth Street and other sections of Brooklyn.

It will pay you to get in touch with us.

## Realty Associates

Capital and Surplus \$5,000,000  
162 REMSEN ST. BROOKLYN  
Telephone 6480 Main

Member Brooklyn Board  
of Real Estate Brokers

BROOKLYN  
REAL ESTATE

EXPERT APPRAISER

## S. WELSCH

207 MONTAGUE STREET  
Brooklyn

Tel. 2738-9 Main Branch, 177 Seventh Avenue

Telephone 661 Bedford Established 1890

Member Brooklyn Board  
Real Estate Brokers

CLARENCE B. SMITH  
Real Estate Agent

Appraiser for  
State of New York City of New York  
Long Island Railroad

1424 FULTON STREET  
AT BROOKLYN AVENUE  
BROOKLYN, N. Y.

Member Brooklyn Board of Real Estate Brokers

JOHN E. HENRY, Jr.  
REAL ESTATE  
BOUGHT AND SOLD

Mortgages Secured Insurance  
1251 BEDFORD AVENUE  
Telephone 5500 Bedford BROOKLYN













ST NICHOLAS AV, 235 & 237; Arthur E MacLean Co, Inc—Wm Koenig; Jno M MacAdam & Co (48)..... 289.44

**DEC. 10.**  
 BROAD ST, 117; Mendel Raschkind—St Joseph's Home & Frank Korendowitz (56) ..... 288.00  
 LEWIS ST, 84½; Frank E Wise & Son, Inc—Benj Seidenberg & Abelman & Abelman (52) ..... 167.27  
 MADISON ST, 256; Mendel Raschkind—Israel Wishinsky & Morris Greenberg (57) ..... 98.00  
 WASHINGTON ST, 103; Wm Krauth—Lillie Wilkens & A Claribel Schutte; renewal (51) ..... 256.00  
 28TH ST, 441-3 W; Brandt Bros Bldg Co, Inc—Chelsea Home Corpn & Levin Bros Co, Inc (55) ..... 3,394.00  
 29TH ST, 135 E; Mendel Raschkind—Congregation Adereth-El & Jno M MacAdam & Co (58)..... 119.00

ST NICHOLAS AV, 235-7; Mendel Raschkind—Wm Koenig & Fredk Hulberg & Jno M MacAdam & Co, Inc (54) ..... 294.00

WEST END AV, 110-4; W L & G H O'Shea—Louis Richard (50)..... 17,744.00

WEST END AV, 481-3; Wm J Taylor Co—West End Eighty-third Corpn (53) ..... 100,798.54

WEST END AV, 110-4; Adam Happel, Inc—Louis Richard W L & G H O'Shea & Geo H O'Shea (54)..... 4,017.50

**Bronx.**

**DEC. 3.**  
 No Mechanics Liens filed this day.

**DEC. 4.**  
 OGDEN AV, 1207; Frank E Claassen—Wm F Burrough (7) ..... 63.99

**DEC. 6.**  
 STEBBINS AV, es, 104 n 163d, 75x 137; Harby Abrons & Melius, Inc—Sinai Congregation of the Bronx (8) . 2,825.35

**DEC. 7.**  
 KINGSBRIDGE AV, 3248; Alfonso Zita—Seabury Bldg Co; Chas Carucci (9) ..... 46.00  
 KINGSBRIDGE AV, 3248; Bassi & Romiti—Seabury Bldg Co; Chas Carucci (10) ..... 60.00

**DEC. 8.**  
 BATHGATE AV, es, 202 n 172d, 20x 115.6; Wolf Weinraub—Harry Cahn, Junius J Pittman & Philip Wartenberg (11) ..... 32.00  
 WILCHESTER AV, 620-26; Salvatore Naccarato—Eliz Wright; Fred Carl; renewal (12) ..... 176.25

**DEC. 9.**  
 No Mechanics Liens filed this day.

**Brooklyn.**

**DEC. 2.**  
 E 5TH ST, es, 190 n Cortelyou rd, 50x 90; Jno Bossert & ano—Peter Fahy Constn Co & Peter Fay ..... 122.00  
 BAY RIDGE AV, ns, 100.4 e 3 av, 93x 100; Sol Levine—Uptown Realty Co  
 BAY RIDGE AV, ns, 100.4 e 3 av, 93x 100; Terminal Lumber Co & Trim Co—Uptown Realty Corpn & J Moskowitz & Sam Birbin ..... 33.99  
 BROOKLYN AV, es, 100 s Av J, 40x 100; Standard Bldg Supply Co—Jacob Meyer & Frank Bldg Co ..... 626.70  
 CHRISTOPHER AV, ws, 125 s Newport av, 75x100; E M Pilzer—Nass & Berg, Inc, & Solomon Berg ..... 45.00  
 MANHATTAN AV, 748; Max Weinschelblatt—Walter C & Peter C Heidelberger, Philip Rosenson & Geo La Pasta ..... 175.00  
 SAME PROP; I Fader—same ..... 210.00

**DEC. 3.**  
 CHRISTOPHER AV, 500-6; Saml Browner—Nass & Berg, Inc, & Saml Berg ..... 550.00  
 E 15TH ST, ws, 420 s Av I, 40x100; Lins & Diamond—Oakcrest Apartments, Inc ..... 221.50  
 45TH ST, 1123; M Perlman—Luciano A Cucci & Alfredo & Narrianno Cucci ..... 72.00  
 51ST ST, 1658; M Perlman—Felicia Scalise & Thos & Mrs Thos Lyons ..... 45.00  
 FOSTER AV, ns, bet E 16th & 17th, —x—; Paul Silvestri—Louisville Realty Co ..... 14,000.00  
 FRANKLIN AV, 245; P Young—Jno Leon ..... 135.00

**DEC. 4.**  
 AV L, nwc 94th, 50x100; Sol Rosenberg—Louis J Catalanotto & Berman Bros ..... 77.50

**DEC. 6.**  
 ELDERTS LA, nwc Liberty av, 100x 100; S Pauciuolo—Cervadoro Constn Corpn ..... 360.00  
 WALWORTH ST, 224; J Jordano—Wm Ellick ..... 35.00  
 WYCKOFF ST, 13; Iron Specialty Co—Israel H Kobre & Metropolitan Wiring Co ..... 60.36  
 58TH ST, 1726-36; Bernard Sternbach—Celia R Miebau & Robt Loud ..... 148.24  
 AV J, ns, 40 e E 14th, 40x100; AV J, ns, 40 w E 14th, 20x100; Nicola Leuzzi—Cornician Realty Co ..... 250.00  
 EUCLID AV, nec Welden, 140x100; J Abramson—Marba Realty Corpn & Abr Gordon, as pres ..... 306.00  
 HOPKINSON AV, 225-31; M Margulies—Sarah Maloney, Jas F Melley & Jas Hickey ..... 256.00  
 MONTAUK AV, 249; M Margulies—Sarah Maloney, Jas F Melley & Jas Hickey ..... 91.67  
 MONTAUK AV, 211-213; same—same ..... 185.34  
 RIVERDALE AV, nwc Snediker av, 150 x150; J Piaturck—Sackman Constn Co & S Shersky ..... 250.00

**DEC. 7.**  
 BOERUM ST, 179; Hoelberg Cont Co—Isaac & Rebecca Blumenthal & Slotkin & Berman ..... 40.00  
 HAVEMEYER ST, sec Hope, 100x100; M Epstein—Havemeyer Constn Co, Hyman Sherr & Jos Waganheim ..... 294.46  
 LINCOLN PL, sec Rochester av, 100x 100; S Gennaro—Roch Line, Inc ..... 250.00  
 LINDEN ST, 255; Alberene Stone Co—Wm F Motz & Louis Gastman ..... 9.00  
 LINDEN ST, 257; same—Wm F Motz & Kath Geyer ..... 9.00  
 OSBORN ST, nwc Riverdale av, 18.9x 100; Brownsville Housewrecking Co—Abr Kesman & Abr Larsoft ..... 41.14  
 SCHOLES ST, 261; Jaffe Plumbing Co—Louis Davis ..... 250.00  
 82D ST, 2258; Empire Lighting Fixture Co—Rose Berger & Jno Berger ..... 107.00  
 EASTERN PKWAY, ss, 270.8 e Troy av, 60x110.3; I Braslawsky—Staverly Realty Corpn & Bklyn Trust Co as mtgee ..... 275.00  
 LIBERTY AV, sec Watkins, 80x100; Interborough Sash & Door Co—Mendel Realty, Inc & Mendel Koepfel as pres & Jacob Schraier ..... 934.60  
 OCEAN AV, 1033, 1039 & 1051; M Ferrigno—Dora Bldg Co & Vincenzo Martucci ..... 216.10  
 RIVERDALE AV, swc Watkins, 100x 100; S Millman et al—Docket Impt Co ..... 250.00  
 THATFORD AV, ws, 50 n Hegeman av, 363x100; Egel Light Co—Modern Home Co ..... 27.52  
 8TH AV, 38; J T O'Rourke—Robt Bell & Wm Schutz ..... 45.75

**DEC. 8.**  
 CLYMER ST, ss, 125 w Lee av, 100x100; M Epstein—Glinfar Realty Co, Hyman Sherr & Jos Magaheim ..... 132.52  
 OCEAN PL, 32; M Margulies—Sarah Maloney & Jas F Melley ..... 45.00  
 E 36TH ST, ws, 200 s Av K, 100x100; H S Sulsky—Arthur W & Louisa Alldridge ..... 494.00  
 BEDFORD AV, 454 to 458; M Epstein—Ross Land Co, Hyman Sherr & Jos Waganheim ..... 89.47  
 CHRISTOPHER AV, ws, 125 s Newport av, 75x100; I Kressner—Nass & Berg Inc, & Sol Berg ..... 41.36  
 FRANKLIN AV, es, 80 n DeKalb av, 28 x120 A Broomer—Jno Leon & Lewis Silver ..... 40.50

**SATISFIED MECHANICS' LIENS.**

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

**Manhattan.**

**DEC. 4.**  
 44TH ST, 122 W; Isaac Finkelstein—English American Realty Co et al; Oct29'15 ..... 261.10

**DEC. 6.**  
 48TH ST, 3 & 5 E; Sachary I Feinberg—Ella Hawk et al; Oct23'15 ..... 150.00  
 SAME PROP; Feinberg & Feinberg, Inc—same; Oct23'15 ..... 163.26  
 133D ST, 171 W; Philip Zabludovsky—Albert Schaefer et al; Nov16'15 ..... 50.00

**DEC. 7.**  
 RIVERSIDE DR, 230; Abr Gordon—Stephen Whitney Estate Co et al; Nov 18'15 ..... 30.18  
 WADSWORTH AV, 124-8; Lee Heating Co—Aldorf Constn Co, Inc, et al; Nov19'14 ..... 600.00

**DEC. 8.**  
 GREENWICH ST, 304; Robt Golden et al—T J Oakley Rhineland et al; Nov5'15 ..... 170.00

**DEC. 9.**  
 AV B, 279; Jacob Fein—Maurice L Nadler et al; Dec6'15 ..... 200.00  
 MADISON AV, 1991; Jas W Pugh—Paul S Bolger et al; Nov24'15 ..... 80.00

**DEC. 10.**  
 59TH ST, 420 E; Niagara Metal Weather Strip Co—N Y Orthopaedic Dispensary et al; Nov22'15 ..... 490.01  
 AV A, 361; National Bridge Works—Central Crosstown R R Co et al; Feb 10'15 ..... 4,223.94

**Bronx.**

**DEC. 3.**  
 No Satisfied Mechanics Liens filed this day.

**DEC. 4.**  
 No Satisfied Mechanics' Liens filed this day.

**DEC. 6.**  
 No Satisfied Mechanics' Liens filed this day.

**DEC. 7.**  
 No Satisfied Mechanics' Liens filed this day.

**DEC. 8.**  
 WEBSTER AV, 1922-28; Simon Blumenstock—Dochterman Realty Co et al; Nov26'15 ..... 129.00

**DEC. 9.**  
 No Satisfied Mechanics Liens filed this day.

**Brooklyn.**

**DEC. 2.**  
 HINSDALE ST, ws, 200 s Livonia av, 100x100; Bell Fireproofing Co—Wm Robb; July23'15 ..... 100.00  
 RICHMOND ST, 82; Jos Shupler & ano—Adrian M & Kath M Merrill; Oct4'15 S 5TH ST, 141 & 143; Square Lumber

Co—Simon W Farber & Abr Elias; June2'15 ..... 93.70  
 SAME PROP; same—same; June3'15 .. 93.70  
 SAME PROP; Garry Iron & Steel Co—same; June3'15 ..... 143.68  
 SAME PROP; Abr Elias—Simon W Farber; June2'15 ..... 490.00  
 55TH ST, ss, 360 e 5 av, 40x89; Sidney J Friedin—Bay Ridge Homes Corpn; Nov12'15 ..... 171.00  
 58TH ST, ns, 300 w 11 av, —x—; R L Williams—A S G Bldg Corpn; Nov 20'15 ..... 25.00  
 DITMAS AV, nwc E 22d, —x—; F N Du Bois & Co—U S Guar Co & Kayfetz Bros (Inc); Oct2'15 ..... 1,160.25  
 GREENE AV, nec Throop av, 200x200; C S Buell Co—Baptist Home & Jno M MacAdams & Co (Inc); Nov8'15 ..... 338.00  
 VOORHIES AV, ns, 194.7 w Shore rd, 100x100; Realty Supply Corpn—Voorhies Bay (Inc); Oct8'15 ..... 100.00  
 VOORHIES AV, ns, 194.9 w Sheepshead Bay rd, —x—; R B Manowitch—Voorhies Bay (Inc); Nov12'15 ..... 91.50

**DEC. 3.**

CHRISTOPHER AV, ws, 125 s Newport av, 75x100; Kushner Bros—Nass & Berg (Inc), & Sol Berg; Nov1'15 ..... 160.00  
 SAME PROP; Ragovin & Feldman—Nass & Berg (Inc); Nov24'15 ..... 115.00  
 SAME PROP; Midwest Plumbing Co—same; Dec1'15 ..... 1,700.00  
 SAME PROP; Pecker & Rokofsky (Inc)—same; Nov5'15 ..... 300.00  
 SAME PROP; Gustav Rader Co—same; Oct8'15 ..... 162.42  
 SAME PROP; Saml Browner—same; Oct23'15 ..... 500.00  
 SAME PROP; Rolstar Painting & Decorating Co—same; Nov5'15 ..... 400.00  
 SAME PROP; Bushwick House Wrecking Co—same; Sept2'15 ..... 186.71  
 SAME PROP; C T Willard Co—same & Sol Berg (Inc); Sept14'15 ..... 167.83  
 THATFORD AV, ws, 223 n Hegeman av, 180x100; S & S Wodworking Co—Modern Home Co (Inc); Jos Ribak & A Goldberg; Nov26'15 ..... 2,050.00

**DEC. 4.**

JUNIUS ST, ws, 100 s Livonia av, 300x 100; Louis Brook—Powell Impt Co (Inc) & Morris, Saml & Barney Turner; Sept13'15 ..... 175.45

**DEC. 6.**  
 HENDRIX ST, ws, 225 s Fulton, 50x 100; Curtis-Brislin Lumber Co—Chas Green, Fannie Green, Rose Feinstein & Geo O Van Orden; Nov1'15 ..... 65.86  
 S 5TH ST, 444-48; Joe Casalino—Montrose Av Co (Inc); Nov22'15 ..... 900.00  
 54TH ST, ss, 80 w Ft Hamilton av, 160 x100; Louis Eichenhofer—Caspar Iba; July30'15 ..... 466.50  
 NOSTRAND AV, ws, 27.9 s President, —x—; W A Case & Son Mfg. Co—G & M Improvement Co & Kayfetz Bros; Nov16'15 ..... 52.78  
 NOSTRAND AV, ws, 27.6 s President 200x100; Henry W A Lehnert—G & M Impt Co & Louis & Herman Kayfetz; Nov24'15 ..... 167.04  
 SARATOGA AV, es, 100.3 s Sutter av, —x—; Schwartz & Son—Lena Lippman; Sept24'15 ..... 70.00  
 SNEDIKER AV, ws, 99.8 s New Lots rd, —x—; Block & Greenberg Lumber Co—Bene Gerber & Nathan Sweedler; Oct29'15 ..... 119.22  
 8TH AV, 517; Isaac & Max Agar—Bessie & Charles Roth; Oct22'15 ..... 26.00

**DEC. 7.**

FROST ST, ns, 100 e Leonard, 83.4x100; Saml & Sol Henkin—Abr Weinstein; May13'15 ..... 1,000.00  
 BAY 35TH ST, 133; David Klenert & Barnet Finebaum—Sarah Zigler; Oct27'15 ..... 36.71  
 CHRISTOPHER AV, ws, 125 s Newport av, 75x100; Saml Schor & David Feigenbaum—Nass & Berg (Inc); Oct29'15 ..... 300.00  
 CRYSTAL AV, ws, 100 s Belmont av, 80x100; Brodtkin Bros (Inc)—C & K Corpn; Nov3'15 ..... 600.00  
 THATFORD AV, ws, 50 n Hegeman av, 263x100; Egel Light Co (Inc)—Modern Home Co (Inc); Dec2'15 ..... 720.00

**DEC. 8.**

HERKIMER ST, 77; Julius Bergman—Thos D Carpenter & A Beck; Oct 20'15 ..... 17.78  
 JUNIUS ST, ws, 100 s Livonia av, 150x 100—Antonyno Primo—Howell Impt Co & Sam Turner; Nov13'15 ..... 400.00  
 JUNIUS ST, ws, 100 s Livonia av, 300x 100; Louis Sterling—Powell Impt Co; Dec7'15 ..... 1,710.00  
 POWELL ST, es, 100 n Riverdale av, 100x100; Louis Sterling—Powell Impt Co; Dec7'15 ..... 322.00

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

**ATTACHMENTS.**

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

**Manhattan.**

**DEC. 2.**  
 No Attachments filed this day.

**DEC. 3.**  
 CUNNINGHAM, Wm J; Chas A Hauck; \$1,207.84; Hastings & Gleason.  
 GEMMEL, Alex; J Campbell Thompson; \$2,750; M O Garner.

**DEC. 4 & 6.**  
 No Attachments filed these days.

**DEC. 7.**  
 SOUTHWESTERN SURETY INS CO; Brys & Gylsen, Ltd; \$20,000; Kirlin, Woolsey & Hickox.  
 TRAINA, Jno; Michl Ruderman; \$4,675.56; J Eilperin.





# BUILDING MANAGEMENT

## LIGHTING THE SHOP AND FACTORY BY GAS

By THOMAS SCOFIELD

**C**ORRECT illumination of the shop and factory interior is of extreme importance commercially as well as physiologically. Both elements must be carefully considered by the manager and owner, since their correct solution will have a direct bearing on the output of the concern. If the workmen are given illumination, without glare, having correct intensity, without high reflections from bright surfaces of the machines, etc., and with the absence of annoying shadows, the amount of work which they will be enabled to turn out in a given time will be greatly increased. Besides this purely commercial aspect, the general health of the workmen will be improved and their enforced absences, due to sickness, will be reduced. A third effect will be the reduction in the number of accidents. Statistics show conclusively that, with the installation of correct systems of lighting in the factory or shop, there results a decrease of accidents to employees.

Modern gas lighting units are especially well equipped for use in buildings of this character. Lamps of many lighting powers are available, from the small unit used for the local lighting of benches or machines, up to the large units used for the general lighting of large areas. Likewise, the glassware and reflector equipment is so wide in range that any condition requiring the redirection or diffusing of the light from the lamp can be met.

Besides these mechanical qualifications the modern gas light has other elements which make it especially well suited for this phase of commercial lighting. The color of the light, extremely close to daylight color value, makes its use advantageous for shops where the work is done on colored materials, or where any work involving colors is done.

These shops are generally found in the loft building. The character of work

and reflectors so spaced as to evenly illuminate the entire shop area. This system may be varied by using somewhat smaller units hung high over the machines, giving local lighting on the ma-

accomplished with the use of multi-mantled gas arcs with opal diffusing globes and reflectors. These units are hung high and so spaced as to give a uniform general illumination over the entire area.



GAS USED IN CLOTHING SHOP.

chines and a lower general illumination throughout the rest of the area. Again small units are placed over each bench or machine, giving the local lighting, and a few larger units are hung high and so spaced as to give a low general illumination throughout the shop. If this method is used care should be exercised in placing and equipping the local lighting units so that the workmen's eyes are protected from glare from the unit itself

The quality of the light from these modern gas units even though the intensity supplied is rather low, is insurance against many accidents consequent in the moving of large castings.

The machine shop presents a varied problem in lighting. Many machines can be adequately lighted by using general illumination throughout the area in which they are located. If this is the case high powered gas units are used, equipped with diffusing glassware and reflectors hung high, and so spaced as to give the intensity of illumination required for the work over the entire area.

Again, as in light manufacturing installations, general lighting may be employed from fairly high powered units located high and above the machines. On the other hand, in some shops it will be found necessary to use local lighting over the machines from low candle powered units. This should always be supplemented with a low general illumination throughout the area.

In all cases the units should be so equipped with reflectors and glassware that no light shines directly in the workman's eye, and so that no bright, spot reflections of the light source, from the machinery or the work, can enter the operator's eye. If these points are not carefully considered eyestrain will result, with lessened output, and personal injury may occur through accidents.

The mill, with its machines, generally requires lighting from medium sized units hung high over the machines, giving local lighting on them, and at the same time general illumination throughout. The same care must be maintained to prevent glare and specular reflections and annoying shadows. The modern gas units when properly installed will accomplish this perfectly.

It has not been until comparatively recently that gas lighting could successfully meet all the requirements met in this class of commercial lighting. The gas units and accessories have been so developed, however, that we now find a unit and equipment to meet every condition encountered.



FACTORY LIT BY GAS.

done varies through a wide range. The majority will be found, however, to comprise the use of individual machines and benches. Two methods of lighting this class are in general use. One embodies the lighting of the entire area to an intensity sufficient for the work. This generally requires the use of high powered units equipped with diffusing glassware

or spot reflections from the work or machine. The illustration shows an installation with the local units so hung.

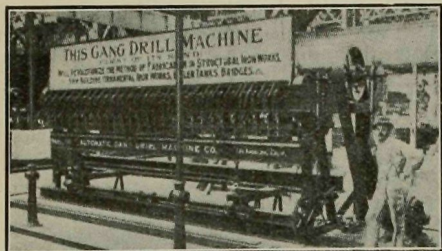
The lighting of the foundry resolves itself to the lighting of a large area. The work carried on is generally large, and this, together with the absence of details, makes it unnecessary to supply a high intensity. The lighting is usually

**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.

**Cuts Steel Fabricating Cost.**

**T**REMENDOUSLY reducing the amount of labor required in the fabrication of structural steel, a machine recently perfected and exhibited for the first time at the Exposition at California, is beginning to attract attention of fab-

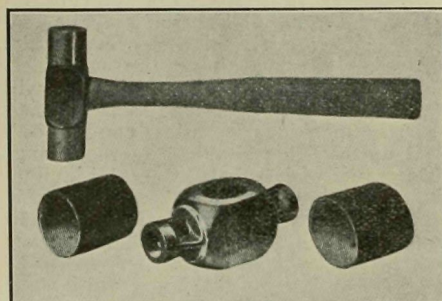


ricators as a possible agent in ultimately reducing the cost of fabricating steel members for buildings. A reproduction of this remarkable machine is given herewith.

The drills are rotated by two sprocket chains, which engage with sprocket wheels mounted on the spindles of each alternate drill head. This enables the drill spindles to be brought very close together without requiring the driving sprocket to be of very small diameter. Each drill head may be moved independently of the other and is clamped to the horizontal slide by a hand lever. The frame which carries the drill heads is stationary and the table on which the plate or other material to be drilled is placed is raised by automatic mechanism to give any desired feed. The drills can be spaced as accurately as in any gang drilling machine, and provision is made for automatic feed of cooling and lubricating liquid. In the present machine the closest spacing possible is about 3 inches, but with slight alterations in design it will be possible to reduce this. The chuck takes standard sizes of twist drills and is arranged to permit their quick removal from the machine.

**Soft Nose Hammer.**

**B**UILDING managers may be interested in knowing that there is being introduced a soft metal hammer, shown in the illustration and designed for sheet metal work, garages, building machine shops and in all departments where delicate machinery is used, according to the



Engineering News, through whose courtesy the accompanying cut is published. The body of the hammer head is made of tough bronze, that is practically indestructible, and it will stand all the reheating necessary to melt out the old metal preparatory to renewal. It is so made that short sections of paper-mailing tubes may be used as molds for the soft metal.

The use of this hammer on delicate machinery saves the surface from being indented or scratched, nut heads from being rendered ineffective by abrasions and similar uses.

**Distillation of Peat.**

**D**ISTILLATION of peat has been recently perfected by which coke, fueloil, toluol, ammonia, paraffin wax and acetone are obtained in sufficient quantities and of such high grade as to prove

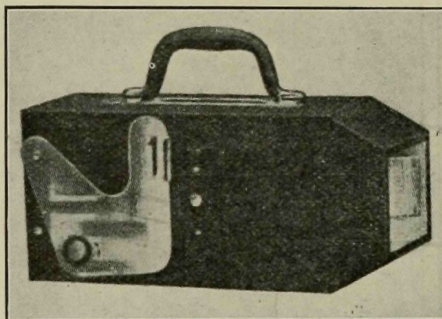
of great value. The process has been in practical operation six months and promises to revolutionize the peat industry.

The peat is first broken up in a mace-rator, compressed in briquets, dried to reduce the moisture content to 25 per cent. and then fed by means of a worm-screw conveyor through a triple-chamber retort in which the successive chambers have increasing temperatures. The gases distilled off are condensed and the condensate separated.

With peat costing about \$1.95 per ton delivered in the hopper, dry, it is believed that by this process a profit of not less than \$3.60 or \$3.87 per ton will be obtained; and this does not include any allowance for toluol and acetone, which may prove to be more valuable than all the other products together.

**A Record Prover.**

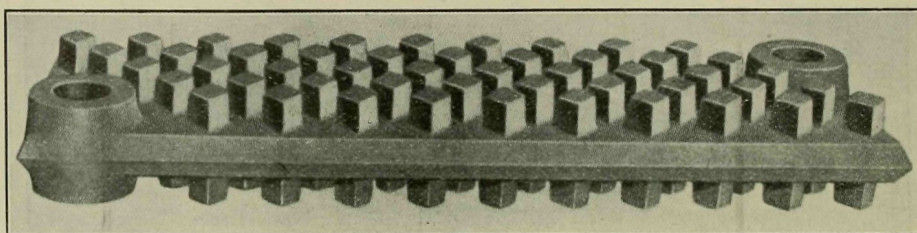
**A**MONG the latest devices for checking gas, electrical and other services in buildings is the use of photography. To this end a novel camera has been perfected which will give exact photographic reproductions of the dials shown on gas, electrical, steam and other meters. It is of special value for building managers in taking permanent record of elevator operations, sluggish workmanship, damage to walls, etc. It is



also of value to contractors in taking a report of receipts or consumption of materials on jobs.

The camera will not only reproduce gas, electric and water meter dials with photographic accuracy, but will make in a practical way an indisputable record for the office files, so that in the event of a contested reading the actual records as they were when taken are at hand. It will also record reliably the reading of the "peak" on demand meters before they are reset for the next week.

In operation the reading is made by placing the front of the camera against the meter dial and pressing downward on the exposure lever. This action automatically turns on the light, opens and closes the shutter and turns off the light. The shutter with each exposure locks automatically and remains locked until the film for the next exposure has been wound into place, when, again automatically, it flies back to the "set" position. This prevents the possibility of a double exposure. There can be no blanks, for the film cannot be wound off until the exposure has been made. The winding reel and shutter are mutually interlocking, thus eliminating the possibility of error from forgetting to turn the key or from turning the key before the exposure has been made.



Storage space for two extra rolls of film is provided in the dark chamber of the camera, in addition to the roll in position, permitting 225 readings to be carried within the camera body.

A small drawer is provided in the front of the camera to carry five extra lamps, and the camera is equipped with a comfortable reinforced handle. By pressing a small button that is located just below the exposure lever the lights may be turned on, converting the camera

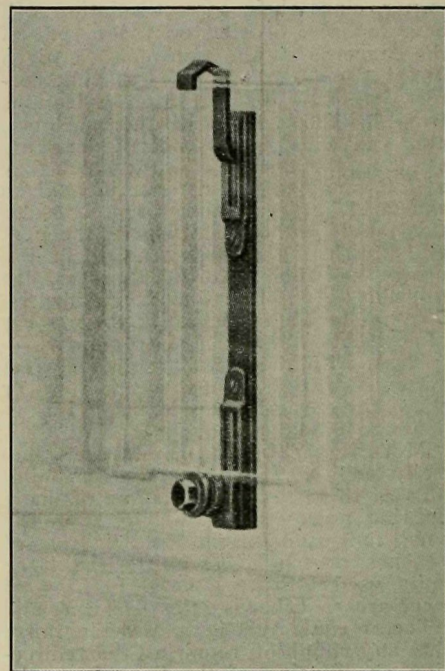
into a "flasher" for locating meters or finding one's way through dark cellars.

The film may be developed in long tanks by folding two or three times and immersing for about forty-five seconds in a special developer furnished for the purpose. A desk holder with mirror for reversing readings (which are negative) is provided.

Cards can be furnished with the reader's name, route number and date, which may be placed against the front of the camera and photographed

**New Radiator Heater.**

**T**HIS new heater has many unusual features and will fulfill the demands of the most difficult installations. It is easily erected, strong, adjustable, and makes a neat and workmanlike job. Expansion and contraction are provided for,



no matter how long the run may be, so that the unsightly, sagging, air-bound runs of pipe coil need no longer be tolerated. The spools on the bottom bracket allow a free horizontal movement of the radiators, thus taking care of any difference in "roughing in" measurements, and afford free play for expansion and contraction. The V-shaped spool makes it impossible for the radiator to jump from the bracket.

The finger of the top bracket guides the radiator and keeps it from tipping forward. By the use of these brackets (now considerably reduced in price), which permit vertical adjustment of 2 inches, the fitter can adjust for "pitch" after they have been attached to the wall. The brackets set the outer face of the radiator 4 3/4 inches from the wall.

**New Heater Tops.**

**H**EREWITH is shown illustrations of the new 30-inch top and bottom connected heater plates for use in factory and general building heating where hot water or steam systems are used.

This new 30-inch section contains eight square feet of heating surface, and is

put together with two-inch wide and left horizontal nipples. The section is designed for hot water indirects and for many places where a short and efficient heat is desired, and it will also commend itself where double tiering is required. It has a special application where a short heater is required, due to cramped space, close water line or boiler. It is provided with air vent openings and is designed to supplant the old 30-inch pattern connected 2 1/2 inches at the bottom only.



# CURRENT BUILDING OPERATIONS

## New Apartment Project for Site of Old Progress Club, at Fifth Avenue and Sixty-third Street

AS already announced, another prominent corner on Fifth avenue has been selected as the site for a modern apartment house of the highest type. The successful history of the structure at No. 998, corner of 81st street, and the fact that the one under construction at the corner of Fifth avenue and 72d street seems reasonably assured of the same success has no doubt influenced the backers of this new project in their undertaking.

The proposed structure will occupy the north corner of Fifth avenue and 63d street. This property was formerly the home of the Progress Club, now located on Central Park West and 88th street. The Fifth avenue corner was sold about twelve years ago to the late James B. Haggin, who intended to improve the site with a handsome residence for his own occupancy. This idea was abandoned, however, when he purchased the Crocker house, at the corner of Fifth avenue and 54th street. The property was recently sold by the Haggin estate to a syndicate formed for the purpose of erecting an apartment house suitable in every way to the location where it is to be constructed.

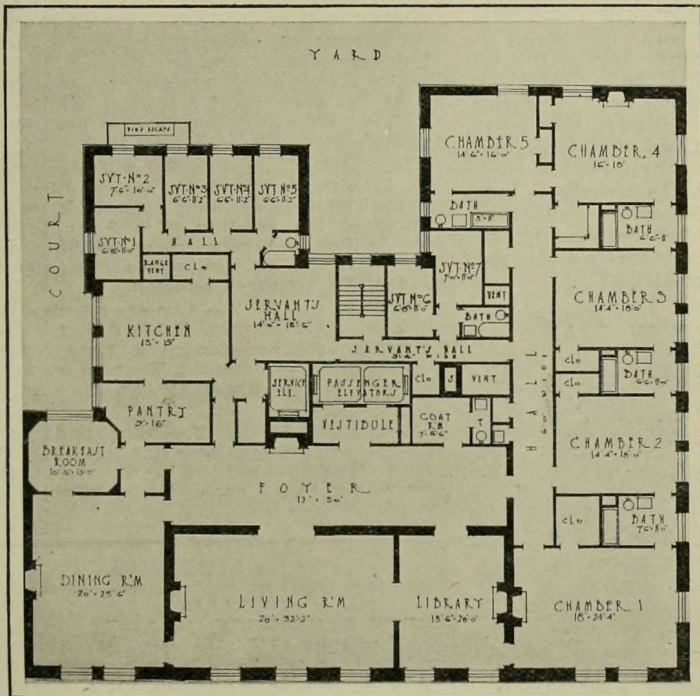
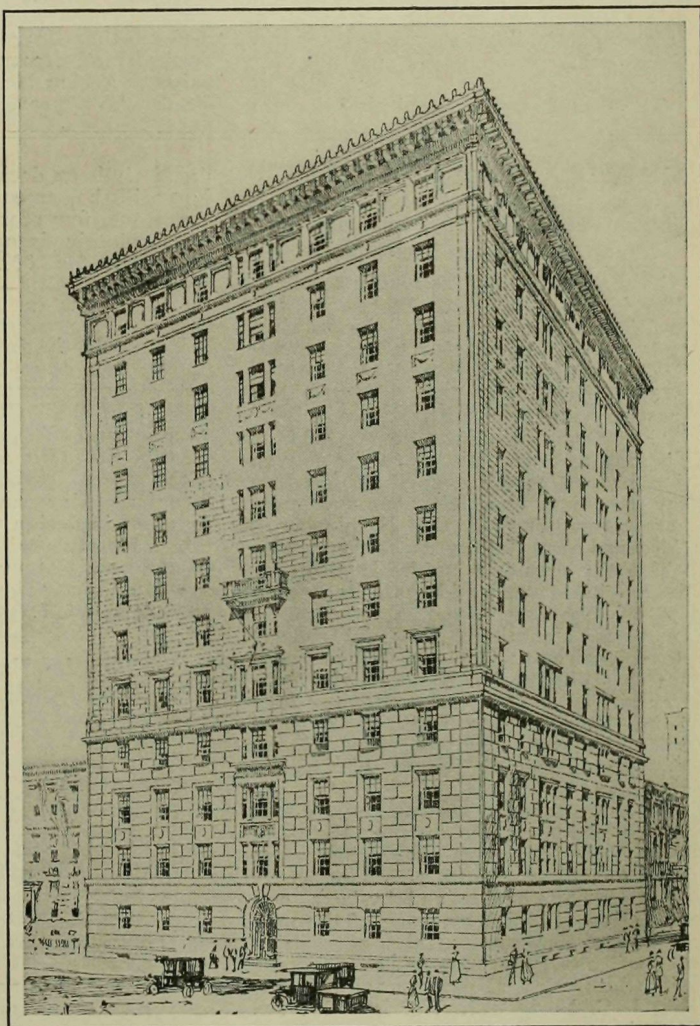
Starrett & Van Vleck, architects, 8

be used. The facades will be constructed of granite and limestone. Twelve separate apartments will be included in this structure, in suites ranging from sixteen to twenty rooms and eight baths. There will be but one apartment to each floor. Maisonette suites will be a feature of this building, there being two such provided for in the preliminary plans. These suites have separate private entrances, leading directly to the apartments. From the private stairways of these suites, door openings provide access to the main corridor of the building. The other ten suites will be accessible from the general entrance of the house.

In planning this building the architects have spared no effort to make it the equal, if not superior, to any similar structure heretofore erected. In it will be included the very latest devices of the comfort and convenience of the tenants. Special attention has been devoted to the provision for servants.

Noyes Company, 92 William street, was the broker instrumental in arranging the sale.

The old Progress Club property has a wonderful location, measuring 100 feet on the avenue and a similar distance in the street. Owing to the fact that only one suite has been provided on a floor, south light is obtained, which makes all the apartments cheerful. A feature is a foyer gallery, about 50 feet long, having an open fireplace. This foyer leads to several of the important rooms, including the living-room and dining-room. A breakfast-room, 10 by 25 feet, has also been provided. This room is just off the main dining-room and is easily reached



Fred T. Ley & Co., Builders.

TYPICAL FLOOR PLAN AND PERSPECTIVE OF THE STRUCTURE TO BE ERECTED AT FIFTH AVENUE AND 63D STREET, ON THE SITE OF THE OLD PROGRESS CLUB.

Starrett & Van Vleck, Arch'ts.

West 40th street, have been retained to prepare the plans and specifications from which this building will be constructed. It will be erected under a general contract by Fred T. Ley & Co., 52 Vanderbilt avenue. The general contractor is now taking estimates for the demolition of the old building on the site, and other sub-contracts will be figured shortly. The operation, which is scheduled for completion about August 1, 1916, will represent an expenditure of \$2,500,000, including the cost of the land, which is stated to be slightly less than \$1,400,000. Douglas L. Elliman & Co., 414 Madison avenue, have been appointed agents for the property, and will have charge of the leasing. The terms of the leases will commence October 1, 1916.

The projected building will be twelve stories in height, and in its construction only the best materials obtainable will

be used. The building will include the installation of a private power plant, designed to supply the premises with heat, electric energy and refrigeration facilities. Each suite will be finished and decorated according to the individual taste of the lessee, who will be consulted in the selection of the woods and other materials to be used. The decorations and furnishings in the public portions of the building will be of a type rarely seen except in the finest private dwellings.

Suites in this building have been designed to rent for \$18,000 to \$25,000 a year, according to the number of rooms and location.

A notable feature in connection with the transaction which involved the sale of this property and the construction of the new building is the fact that it included no exchange and was financed on a 4½ per cent. basis. The Charles F.

from the pantry by means of a foyer. The three-unit system of laying out the apartment has been followed. The living-rooms, dining-rooms, etc., are all in one section, while the sleeping chambers and dressing-rooms and baths are in a unit by themselves, thus leaving the servants' quarters separate and apart from the other portions of the apartment. This idea provides all the comfort and exclusion of a private home, with the stairways and other discomforts eliminated.

As announced in the Record and Guide last week, a building and permanent loan of \$1,000,000 at 4½ per cent. was obtained. This in itself is a most encouraging condition, for loaning institutions and others have come to the realization that a specific demand exists for improvements of this character in the residential district north of 59th street.

## BUILDING CODE LEGISLATION

### Three More Articles—Passed by Board of Aldermen—The Final Ordinance Introduced—Recognition For New York Society of Architects

THE Board of Aldermen on Tuesday afternoon passed ordinances amending three articles of the Building Code, namely: Article 21, on Miscellaneous Requirements; Article 28, on Fire Extinguishing Appliances, and Article 31, on Unsafe Buildings and Collapsed Structures. The two former take effect three months from the date of their adoption, and the latter will take effect immediately, unless vetoed by the Mayor within the usual ten days.

The article on Unsafe Buildings and Collapsed Structures will give recognition on boards of survey held on unsafe buildings to the New York Society of Architects as well as the American Institute of Architects. In other respects, except for the language of the article, which is not materially changed, the provisions are those of the existing law.

The Building Committee reported out substitute ordinances on Article 1, General Provisions, and Article 9, dealing with Projections beyond the building line, which have been somewhat changed as a result of the criticisms brought out at the public hearing on December 2. These will come up for passage next Tuesday.

The board recommitted the Elevator

ordinance, No. 1071 for a further public hearing which was held on Thursday, December 9. The ordinance on Light and Ventilation was also recommitted.

The Elevator ordinance has been amended so as to require safety appliances for car doors only on elevators hereafter installed.

Chairman McNally introduced the final ordinance in the present revision of the Building Code, which amends the title to conform to what has already passed, and repeals one or two sections the provisions of which, so far as they are of value, are taken care of elsewhere in the code.

#### Bolten vs. Stokes.

The complaint in the case of Reginald Pelham Bolton vs. William E. D. Stokes was filed this week. The suit grew out of the controversy over the proposed ordinance requiring the installation of safety devices on elevators.

Mr. Bolton asks \$70,000 damages, alleging that in December, 1914, while an ordinance providing for increased safety appliances on elevators was pending before the Board of Aldermen. Mr. Stokes read a pamphlet of his own creation attacking Mr. Bolton and other experts who appeared before the board.

definitely been decided upon. The building will be constructed of brick and limestone, five stories in height and will be absolutely fireproof. The cost is estimated at \$150,000.

#### New Park Avenue Project.

Emery Roth, architect, 119 West 40th street, has completed the plans for a twelve-story apartment house to be erected at the southeast corner of Park avenue and 63d street, by the Fenlo Realty Co. (Bing & Bing), 119 West 40th street, owner and builder. The structure will occupy a plot 100.5 x 118.9 feet and in design will be strictly Colonial. This style will harmonize with that of the new Colony Club building which it will adjoin. The building is estimated to cost approximately \$450,000.

#### Bids for New Y. W. C. A.

Louis E. Jallade, architect, 37 Liberty street, is taking estimates on the general contract for the construction of a building for the Y. W. C. A., at the southeast corner of 124th street and Lenox avenue. The structure will be seven stories in height, 60 x 140 feet, built of brick and limestone. Its cost is estimated at \$300,000. The new building will be complete and modern in every respect and will include in its construction and equipment many devices for the comfort of its members.

#### Contractor for New Factory.

D. C. Weeks & Sons, 1123 Broadway, have obtained a general contract for the erection of a brick, steel and reinforced concrete factory building at 581-587 Water street, at the southwest corner of Montgomery street, for David Dows, owner, 120 Broadway. The lessee of the building will be Lustberg, Nast & Co., shirt manufacturers, 468 Cherry street. The improvement will cost approximately \$120,000.

#### Alterations for Hotel.

Howells & Stokes, architects, 100 William street, have been retained to prepare the plans and specifications for extensive alterations to be made to the residence at 49 East 25th street. This property is owned by the Phelps Stokes Estate, 100 William street, and has been leased to the Advertising Men's Club, now at 45-47 East 25th street. The work in prospect includes alterations to the three buildings, providing connections between the units and arranging for additional bedrooms.

#### A Million-Dollar School for Girls.

Electus D. Litchfield, 477 Fifth avenue, Manhattan, and Franz C. Warner, Cleveland, O., have been retained as associate architects to prepare plans for the vocational school for girls to be erected at Willoughby, O., by the trustees of the Andrews Institute for Girls. This institution was founded and endowed by Wallace C. Andrews, the late president of the New York Steam Company, who lost his life in the Windsor Hotel fire, some years ago. The institute owns a tract of 200 acres of land, which will become the site of this school. Accommodations will be provided for the education and vocational training of about 800 students. The buildings projected at the present time include an administration building, lecture halls, dormitories, refectory and power-house. The students will be housed according to the cottage system. Definite information as to the number of structures required is not obtainable at this time. The work contemplated under the present contract will call for the expenditure of approximately \$400,000. Other structures will be erected in the future as the growth of the institution demands. The ultimate cost of the project is expected to exceed \$1,000,000.

#### NO ARCHITECTS SELECTED.

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

MANHATTAN.—M. M. Hayward & Co., Broadway and 100th st, contemplates the erection of a 6-sty apartment at 243-245 West 69th st. An architect will probably be selected soon.

BRONX.—Lewine & Kempner, 17 West 42d st, contemplate the erection of a taxpayer and apartment in the north side of 188th st, between Grand Boulevard & Concourse and Creston av. An architect will probably be selected soon.

STEBEN COUNTY, N. Y.—The Board of Supervisors of Steuben County, R. G. Picking, chairman, Plattsburg, contemplates the erection of a tuberculosis hospital to cost about \$30,000. No architect selected.

PASSAIC, N. J.—The Solar Lodge, No. 171, I. O. O. F., Frank Bryant, 31 Lincoln st, chairman of building committee, contemplates the erection of a 3-sty brick store, office and lodge room building, at Howe av and Garden st, to cost about \$50,000. No architect selected.

MARLBORO, N. Y.—Advanced Lodge, I. O. O. F., P. O. Parker, Noble Grand, contemplates the erection of a 2-sty brick Odd Fellows building, at Western av and West st, to cost about \$10,000. No architect selected.

LARCHMONT, N. Y.—John Moll, 43 Weaver st, contemplates the erection of three 2½-sty residences in Weaver st, to cost about \$4,000 each. No architect selected.

#### PLANS FIGURING.

##### DWELLING.

NEW BRUNSWICK, N. J.—Warrington G. Lawrence, 225 5th av, Manhattan, architect, is taking bids on general contract to close December 16, for a 2½-sty brick residence, 80x70 ft, at Landing Lane and George st, for Clifford I. Voorhees, 390 George st.

##### HALLS AND CLUBS.

YONKERS, N. Y.—The Masonic Guild, F. & A. M., E. M. Yerkes, 32 North Broadway, chairman of building committee, will soon take bids on general contract for the 4-sty Masonic Temple at the southeast corner of Guion st and South Broadway, from plans by Beersman & Vollmer and Evarts Tracy, 244 5th av, Manhattan, associated architects. C. Aubrey Jackson, 101 Park av, Manhattan, advisory architect. Cost, about \$70,000. Plans may be seen at the office of the architects.

##### MUNICIPAL WORK.

SANDY HOOK, N. J.—Bids close Dec. 23 for the disappearing searchlight tower at Fort Hancock, for the U. S. Government, War Department, Washington, D. C. Strauss Bascule Bridge Co., 104 South Michigan av, Chicago, Ill., engineer. Cost, about \$6,000.

##### PUBLIC BUILDINGS

ROCHESTER, N. Y.—Bids close Dec. 15, at 10 a. m., for the Chamber of Commerce Building at St. Paul and Mortimer sts, for the Chamber of Commerce, Chamber of

## ARCHITECTS AT WASHINGTON.

### Three Officers Chosen From New York by American Institute.

The 49th annual convention of the American Institute of Architects, held at Washington last week, elected three New Yorkers to principal offices, namely, C. Grant La Farge, Burt Fenner and D. Everitt Waid, as first vice-president, secretary and treasurer, respectively.

Committee meetings were held on Tuesday as a preliminary to the convention proper, which opened on Wednesday morning, the delegates and members assembling in the Hemicycle of Corcoran Art Gallery to register, after which the president of the Institute delivered his annual address. Reports of officials were followed by reports of the house committee, D. Knickerbacker, Boyd, chairman; Octagon building committee, William M. Kendall, chairman; committee on contracts and specifications, Frank Miles Day, of Philadelphia, chairman; committee on Lincoln highway, Elmer C. Jensen, of Chicago, chairman.

At the afternoon session the committee on chapters, Robert D. Kohn, of New York, chairman, made its report. In connection with this was presented the new constitution and by-laws, consideration of which was one of the most important features of the convention.

The convention committee consisted of C. L. Berie, Jr., chairman; Burt Fenner, J. C. Levi, A. L. Harris and W. B. Wood.

The following officers were elected on Friday: President, John Lawrence Mauran, of St. Louis; first vice-president, C. Grant LaFarge, of New York; second vice-president, Milton P. Medary, of Philadelphia; secretary, Burt Fenner, of New York; treasurer, D. Everitt Waid, of New York.

The speakers at the annual banquet on Friday evening were Charles Moore, of Detroit, chairman of the United States Art Commission; Senator Phelan, of California; Jesse Benedict Carter, president of the American Academy at Rome, and Lawon Purdy, of the New York Department of Taxes and Assessments.

#### L. A. Abramson Retained.

The Bronx Y. M. H. A., 1004 Boston Road, Jacob Shongut, Chairman of the Executive Committee, has selected Louis Allen Abramson, 220 Fifth avenue, as the architect for the new building to be erected as a home for the association. Thus far a site for the structure has not

Commerce Building, G. Todd, 1155 University av, president. Claude Bragdon, 415 Cutler Building, Rochester, and Foster & Gade, 15 West 38th st, Manhattan, architects. Cost, about \$600,000.

**JERSEY CITY, N. J.**—Bids close December 20 at 10:30 a. m., for the county jail in Willow st, between Newark and Pavonia avs, for the Board of Chosen Freeholders of Hudson County. John T. Rowland, Jr., 98 Sip av, architect. T. J. Wassser, Court House, county engineer. Frank Sutton, 80 Broadway, Manhattan, steam and electrical engineer. Cost, about \$1,000,000.

#### SCHOOLS AND COLLEGES.

**LINDENEAU, N. J.**—The Board of Education of Raritan Township, Chas. Tappen, clerk, Bonhamtown, N. J., is taking bids for a 2-sty addition to the public school, 41x57 ft, to cost about \$15,000. Alexander Merchant, 363 George st, New Brunswick, N. J., architect.

**PATERSON, N. J.**—The Board of Education is taking bids on separate contracts to close Dec. 20 for P. S. 10, at Warren and Mercer sts, from plans by Fredk W. Wentworth, 140 Market st. Louis E. Eden, 1 Madison av, Manhattan, steam and electrical engineer.

**MT. VERNON, N. Y.**—Bids will close December 13 at 8 p. m. for alterations and additions to P. S. 5 at North High and North Bleeker sts, for the Board of Education. John P. Walther, 147 East 125th st, Manhattan, architect. Douglas Sprague, 39 Cortlandt st, Manhattan, heating and ventilating engineer. Cost, about \$35,000.

**MT. VERNON, N. Y.**—Bids will close December 13 at 8 p. m. for alterations to the William Wilson, Jr. School at Corcoran Manor, for the Board of Education, George Howard, president. William Kraus, 121 South 9th av, architect. Douglas Sprague, 39 Cortlandt st, Manhattan, steam and ventilating engineer. Cost, about \$3,000.

#### CONTEMPLATED CONSTRUCTION.

#### APARTMENTS, FLATS & TENEMENTS.

**49TH ST.**—George & Edward Blum, 505 5th av, are preparing plans for a 9-sty apartment, 56x85 ft, at 145-149 East 49th st, for the Antler Realty Co., Inc., 57 West

38th st, Jos. E. Goldberg, president, 572 South Broadway, Yonkers. Owner builds and will probably start work about Jan. 1, 1916. Cost, about \$200,000.

**57TH ST.**—Robert T. Lyons, 52 Vanderbilt av, is preparing plans for a 13-sty apartment, 62x100 ft, at 155-59 West 57th st, for the Edgar A. Levy Construction Co., Edgar A. Levy, 505 5th av, president. Gunvald Aus Co., 11 East 24th st, steel engineer. Owner will handle general contract and soon take bids on subs and materials.

**185TH ST.**—George F. Pelham, Inc., 30 East 42d st, has completed plans for a 6-sty apartment, 50x67.11 ft, in the south side of 185th st, 50 ft east of Wadsworth av, for Frank E. Smith, 516 West 185th st. Cost, about \$50,000.

**8TH AV.**—Gronenberg & Leuchtag, 303 5th av, have completed plans for alterations to three 5-sty apartments, 40x65.4 ft., at 2593-2603 8th av, for Caroline A. Buhler, Manhasset, L. I. Cost, about \$3,000.

#### STORES, OFFICES AND LOFTS.

**MADISON AV.**—Wallis & Goodwillie, 56 West 45th st, are preparing plans for a 16-sty store, office and loft building, 45x89 ft, at 148-150 Madison av, for Dr. Chas. Remsen, 55 William st. C. J. Jeppesen, Inc., 56 West 45th st, steel engineer.

#### Bronx.

#### APARTMENTS, FLATS & TENEMENTS.

**CLINTON AV.**—John J. Boyland, Fordham rd and Webster av, is preparing plans for three 5-sty apartments, 44x96 ft, on the west side of Clinton av, 132 ft north of 181st st, for the Traf Building Co., Inc., John W. Dertinger, 2079 Lowerre pl, president and builder. Cost, about \$120,000.

**SHERIDAN AV.**—Moore & Landsiedel, 148th st and 3d av, are preparing plans for two 5-sty apartments, 40x88 ft, on the east side of Sheridan av, 100 ft south of East 166th st, for the Rime Building Co., 509 Willis av, owner and builder, who will take bids soon. Cost, about \$45,000 each.

**BURNSIDE AV.**—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty apartment on the north side of Burnside av, about 156 ft west of Ryer av, for the County Estates, Inc., William L. Phelan, 2045 Ryer av, president and builder. Cost, about \$150,000.

**FREEMAN ST.**—Goldner & Goldberg, 391 East 149th st, are preparing sketches for two 5-sty apartments in the south side of Freeman st, about 300 ft west of Westchester av, for the Park Hill Construction Co., H. Ratner, 779 Crotona Park North, president and builder, who will not take bids for some time. Cost, about \$50,000 each.

**STEBBINS AV.**—Plans have been completed by Maximilian Zipkes, 405 Lexington av, for a 6-sty store and apartment on plot 96x170 ft, for Louis E. Kleban, to cost about \$60,000.

**139TH ST.**—Moore & Landsiedel, 148th st and 3d av, have completed plans for two 5-sty apartments, 50x88 ft each, in the north side of 139th st, about 500 ft east of St. Anns av, for the Maxwell Construction Co., Ferdinand McManus, 680 Tinton av, owner and builder. Cost, about \$100,000 each.

**CROTONA PARK EAST.**—Goldner & Goldberg, 391 East 149th st, have been commissioned to prepare plans for several 5-sty apartments at Crotona Park East, Boston rd, Wilkins av and Charlotte st, also northeast corner of Boston rd and Charlotte st, for Louis E. Kleban and Isaac Leader, 1714 Crotona Park East.

**194TH ST.**—The Tremont Architectural Co., 401 East Tremont av, has completed sketches for two 5-sty apartments, 50x90 ft each, in East 194th st, near Briggs av, for the Chas. T. Streeter Construction Co., Chas. T. Streeter, Elton av and 161st st, president. Cost, about \$50,000 each.

**155TH ST.**—The Tremont Architectural Co., 401 East Tremont av, is preparing sketches for a 5-sty apartment, 50x88 ft, in the south side of East 155th st, about 200 ft east of Courtlandt av, for the Benenson Realty Corporation, Benjamin Benenson, 401 East 152d st, president and builder. Cost, about \$40,000.

**204TH ST.**—Neville & Bagge, 105 West 40th st, are preparing plans for three 5-sty apartments and ten stores, at the southeast corner of 204th st and Broadway, for Alexander Grant, 701 West 178th st, owner and builder.

**VALENTINE AV.**—L. Pisciotta, 391 East 149th st, has completed plans for two 5-sty apartments, 50x93 ft, on the east side of Valentine av, 69 ft north of 183d st, for the E. Farago Construction Co., 2407 Beaumont av, owner and builder. Total cost, about \$120,000.

# No Lease Without Edison Service

When the New York Sun wished to lease quarters in the American Tract Society Building, basement and sub-basement were needed for the newspaper's great sextuple presses

The space was then occupied by a large private electric generating plant and equipment for six hydraulic elevators. Accordingly, the management removed this unnecessary machinery, contracting for Edison Service for all light and power

What the building, put up fifteen years ago, has been losing in rentable space will be understood by those familiar with property values about Park Row. The additional space, comprising 18,000 square feet, represents at present an annual renting value of \$10,000

The case is one of many where basements have been turned to valuable account for manufacturing purposes, packing and storage space, and restaurants

Your property pays exactly in proportion to its availability. If you are wasting space on independent power apparatus, get in touch with us to-day

## The New York Edison Company

*At Your Service*

General Offices: Irving Place and 15th Street

Telephone, Stuyvesant 5600



# Geo. A. Fuller Company

## Fireproof Building Construction

### OFFICES:

New York	Baltimore
Boston	Washington
Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.

# Ritch-Hughes Co

EXPERT ADVICE AND SERVICE

## INSURANCE

AND

## BONDS

FOR

## BUILDING OPERATIONS

Architects' Bldg 101 PARK AVE

# Richey, Browne & Donald, Inc.

103 PARK AVE., NEW YORK  
(Tel. 5128 Murray Hill)

## Architectural Iron and Bronze

## BROWNE WINDOW

Fire—Weather—Dust and Fool Proof

Works

2101 Flushing Ave., Maspeth, N. Y.  
Tel. 3100 Williamsburgh

Business Established 1832

# The Lawrence Cement Co.

No. 1 Broadway New York

Selling Agents for



In Successful Use Upwards  
of a Quarter-Century

Book on request showing uses and  
testimonials

## DENNIS G. BRUSSEL ELECTRICAL WORKS

ENGINEERING and CONSTRUCTION  
FOR LIGHT—HEAT—POWER

Office and Works Telephones  
39-41 West 38th Street 189-190 Greeley  
Interior Fire Alarm Systems Installed

### Contemplated Construction (Continued).

#### SCHOOLS AND COLLEGES.

BRONX.—The Board of Education opened bids December 6 for alterations, repairs, etc., and for plumbing and drainage of P. S. 4. All bids laid over.

#### STABLES AND GARAGES.

FIELDSTON, N. Y.—Charles Otis is constructing a garage adjoining his stone residence at Fieldston, Riverdale-on-Hudson.

#### STORES, OFFICES AND LOFTS.

CRESCENT AV.—Frankfort & Kirschner, 830 Westchester av, are preparing plans for eight stores and residences on the north side of Crescent av, 44 ft west of Hughes av, to cost about \$15,000. Owner's name for the present withheld.

#### Brooklyn.

#### APARTMENTS, FLATS & TENEMENTS.

LIVONIA AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty apartment, 50x90 ft, at the southeast corner of Livonia and Alabama avs, for the Sendt Construction Co., 810 New Jersey av, owner and builder. Cost, about \$30,000. Slag roofing, electric wiring.

60TH ST.—Plans are being prepared by Shampan & Shampan, 772 Broadway, for twenty 3-sty apartments, 25x70 ft, in the south side of 60th st, 100 ft east of 7th av, for the Parkside Av. Holding Co., Louis Gold, 44 Court st, president and builder. Total cost, about \$250,000.

7TH AV.—Shampan & Shampan, 772 Broadway, are preparing plans for eight 3-sty apartments, 20x55 ft, on the west side of 7th av, 60th to 61st sts, for the Parkside Av. Holding Co., Louis Gold, 44 Court st, president and builder. Total cost, about \$80,000.

ST. NICHOLAS AV.—Plans are being prepared by William Debus, 86 Cedar st, for six 3-sty apartments, 27x72 ft, on the east side of St. Nicholas av, 19 ft south of Starr st, for Jacob Blank & Son, 1019 Bushwick av, owner and builder. Cost, about \$9,000.

STARR ST.—William Debus, 86 Cedar st, is preparing plans for a 3-sty apartment, 19x90 ft, at the southeast corner of Starr st and St. Nicholas av, for Jacob Blank & Son, 1019 Bushwick av, owners and builders. Cost, about \$10,000.

ST. NICHOLAS AV.—William Debus, 86 Cedar st, is preparing plans for a 3-sty apartment, 19x90 ft, at the northeast corner of St. Nicholas and Willoughby avs, for Jacob Blank & Son, 1019 Bushwick av, owners and builders. Cost, about \$10,000.

19TH AV.—Kallich & Lubroth, 215 Montague st, have completed plans for a 4-sty apartment, 60x86 ft, on the east side of 19th av, 308 ft north of Cropsey av, for Rose Pertaransky, 8777 19th av, owner and builder. Cost, about \$22,000.

54TH ST.—W. T. McCarthy, 16 Court st, is preparing plans for a 4-sty apartment, 50x90 ft, at the northwest corner of 54th st and 14th av, for the 54th St. & 14th Av. Co., Inc., Solomon Frank, 250 Decatur st, president and builder. Cost, about \$40,000.

#### FACTORIES AND WAREHOUSES.

BEDFORD AV.—Plans have been prepared by Shampan & Shampan, 772 Broadway, for an automobile building at the northwest corner of Bedford av and Prospect pl, for the Triangle Holding Co. Part of the building has been leased to the Overland Co., manufacturers of automobiles.

CLASSON AV.—Willis Parker, 24 McDonough st, has completed plans for a 1-sty light factory building, 50x100 ft, on the west side of Classon av, 50 ft south of Greene av, for W. E. Tunison, 362 Greene av, owner and builder. Cost, about \$10,000.

#### STABLES AND GARAGES.

REID AV.—Harry Dorf, 614 Kosciusko st, has completed plans for a 1-sty garage, 50x125 ft, at the southeast corner of Reid av and Monroe st, for Amelia D. Feldhaus, 251 Stuyvesant av, owner and builder. Cost, about \$12,000.

#### Queens.

#### APARTMENTS, FLATS & TENEMENTS.

ASTORIA, L. I.—Plans are being prepared privately for a 3-sty apartment, 26 x68 ft, on the east side of 18th av, 151 ft north of Jackson av, for G. M. Matthews, 1852 Putnam av, owner and builder. Cost, about \$8,000.

LONG ISLAND CITY.—Frank Chmelik, 796 2d av, is preparing plans for a 3-sty store and apartment, 25x50 ft, in the north side of 7th st, 15 ft north of East av, for Anna Fazio, 137 7th st, owner and builder.

MAPLETON PARK, L. I.—The Alco Building Co., 60 Liberty st, Manhattan, William Sugarman, president, contem-

plates the erection of several apartments here. Architect's name to be announced soon.

RIDGEWOOD, L. I.—Max Hirsch, 390 Fulton st, Brooklyn, is preparing plans for a 3-sty apartment, 29x72 ft, at the southwest corner of Euclid and Ridgewood avs, for Sam Seidermann, 50 Court st, Brooklyn, owner and builder. Cost, about \$8,000.

LONG ISLAND CITY.—Frederick W. Korfmann, 406 9th av, L. I. City, is preparing plans for a 4-sty apartment, 40x78 ft, on Steinway av, north of Broadway, to cost about \$30,000.

#### DWELLINGS.

ROCKAWAY BEACH, L. I.—W. T. Kennedy & Co., 462 Boulevard, Rockaway Beach, are preparing plans for 48 frame bungalows on the west side of Bond av, north of Boardwalk, to cost about \$25,000. Shingle roofing, electric wiring, no heating. Owner's name for the present withheld.

BELLE HARBOR, L. I.—Plans have been prepared privately for 16 2-sty frame shingle and stucco residences, 25x30 ft, at Newport and Adirondack avs, for Alfred Hoefler, 550 West 142d st, Manhattan Arnold Johnson, Rockaway Park, L. I., general contractor. Shingle roofing, steam heating, electric wiring, cesspool, city water. Total cost, about \$90,000.

LONG ISLAND CITY.—Plans are being prepared by Shampan & Shampan, 772 Broadway, Brooklyn, for two 1-sty residences, 30x80 ft, on the west side of Debevoise av, 37 ft south of Elm st, for the 20th Av. Realty Co., Henry Gold, 44 Court st, Brooklyn, president and builder. Cost, about \$6,000 each. Slag roofing, electric wiring, tile baths, metal ceilings and metal bar fronts.

LONG ISLAND CITY.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a 1-sty store and residence, 37x80 ft, at the northwest corner of Elm st and Debevoise av, for the 20th Av. Realty Co., Henry Gold, 44 Court st, Brooklyn, president and builder. Cost, about \$6,000. Slag roofing, electric wiring, tile baths, metal ceilings, metal bar fronts.

#### FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—S. S. Sugar, 600 East 181st st, Bronx, is preparing plans for a dyeing and printing factory at the northeast and northwest corners of Paynter av and Boulevard, for the Beyer Dyeing & Printing Co., 507 West 50th st, Manhattan, owner, who will take bids on general contract about December 20. Cost, about \$50,000.

#### SCHOOLS AND COLLEGES.

QUEENS.—Bids were opened by the Board of Education December 6 for installing heating and ventilating apparatus and for installing temperature regulation in P. S. 93. All bids were laid over.

#### STABLES AND GARAGES.

WOODHAVEN, L. I.—Excavating is under way for a 1-sty garage, 57x100 ft, at Atlantic and Woodhaven avs, for McIntyre Bros., 1127 Av G, Brooklyn, owners and builders. Cost, about \$13,500.

#### STORES, OFFICES AND LOFTS.

FLUSHING, L. I.—Edward Kinsella, 228 West 42d st, Manhattan, is preparing plans for a 3-sty moving picture studio building at Linden and Myrtle avs, for the Gaumont Co., 110 West 40th st, Manhattan. Cost, about \$50,000.

#### Nassau.

#### HALLS AND CLUBS.

KENSINGTON, L. I.—Patterson & Dula, 15 East 40th st, Manhattan, are preparing plans for the construction of a casino for Rickert-Finlay Realty Co., 1 West 34th st, Manhattan.

HEMPSTEAD, L. I.—Fred Briggs, Plan-dome, L. I., is preparing plans for a 2-sty club house, 50x90 ft, for the Hempstead Lodge, Loyal Order of Moose, No. 982, S. M. Kreischer, chairman of building committee. Cost, about \$10,000.

#### SCHOOLS AND COLLEGES.

PORT WASHINGTON, L. I.—F. T. Cornell, Grand Central Terminal, Manhattan, has been commissioned to prepare plans for a brick school in Main st, for the Board of Education, William Butler Duncan, chairman. Cost, about \$100,000.

#### Suffolk.

#### DWELLINGS.

BAYSHORE, L. I.—John Jos. Carroll, Neponsit, L. I., has completed plans for two 2-sty residences, 24x38 ft, at Brightwaters, for Robert Badgley, care of T. B. Ackerson Co., 1 West 34th st, Manhattan. Brightwaters Building Co., Baldwin blvd., Bayshore, general contractor. Shingle roofing, steam heating, electric wiring, cesspool, city water. Total cost, about \$12,000.

BABYLON, L. I.—Slee & Bryson, 154 Montague st, Brooklyn, are preparing plans for a 3-sty frame residence, 32x34 ft, near Main st, for the H. P. Walker Construction Co., H. P. Walker, president and builder. Cost, about \$10,000.

SCHOOLS AND COLLEGES.

SOUTHOLD, N. Y.—Wilson Potter, 1 Union sq, Manhattan, is preparing plans for a 5 class room school at Southold, Fishers Island, for the Board of Education of the Town of Southold, District No. 4. Cost, about \$16,000.

STORES, OFFICES AND LOFTS.

HUNTINGTON, L. I.—The New York Telephone Co., 15 Dey st, Manhattan, Union N. Bethell, president, contemplates the erection of a telephone building here to cost about \$8,000. E. A. Munger, care of owner, engineer. Bids will be taken about Jan. 1, 1916.

Westchester.

DWELLINGS.

WHITE PLAINS, N. Y.—Kenneth M. Murchison, 101 Park av, Manhattan, has completed plans for a 2½-sty residence, 32x69 ft, at Gedney Farms, for Willard E. Day, 229 West 42d st, Manhattan, and will take bids on general contract about December 16.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

WEST NEW YORK, N. J.—N. Soldwedel, 421 Bergenline av, Union Hill, is preparing plans for two 5-sty apartments, 34x84 ft, at 14th st and Hudson av, to cost \$80,000. Owner's name for the present withheld.

CARTERET, N. J.—Goldberger & Griesen, Angel Building, Perth Amboy, are preparing plans for a 2-sty apartment, 25 x60 ft, at Thomas and Charles sts, for Ambrose Murdrak, on premises. Cost, about \$9,000.

JERSEY CITY, N. J.—A. Davis, 13 Newark av, has completed plans for a 3-sty tenement, 50x70 ft, at 174-176 Tonnele av, for J. Berzowitz, 95 Cottage st, owner and builder. Cost, about \$19,000.

NEWARK, N. J.—Dorfman & Norelli, Orange National Bank Building, Orange, are preparing plans for a 4-sty apartment, 50x80 ft, at 172-174 Mt. Prospect av, for Mrs. F. Small, care of architects. Cost, about \$40,000.

DWELLINGS.

GLEN RIDGE, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, N. J., has completed plans for a 2½-sty residence, 35x 35 ft, on Summit av, to cost about \$8,000.

PERTH AMBOY, N. J.—Jensen & Brooks, 195 Spring st, have completed plans for a 2-sty store and residence, 50x 50 ft, on Hall av, for Ignatz Weiss, 232 Hall av. Cost, about \$8,000.

RIDGEFIELD PARK, N. J.—Herman Fritz, News Building, Passaic, has completed plans for nineteen 2½-sty residences here for the Ridgefield Park Building Corp., care of Horkheimer & Cohen, 19 Cedar st, Manhattan. Owner will handle general contract. Cost, about \$3,000 each. Shingle roofing, steam heating, electric wiring, parquet flooring.

ENGLEWOOD, N. J.—Frank T. Cornell, Grand Central Terminal Building, Manhattan, is preparing plans for a 2½-sty terra cotta block and stucco residence and garage, 26x42 ft, on South Hills, for A. A. Hutchinson, care of architect. Cost, about \$9,000.

FACTORIES AND WAREHOUSES.

BLOOMFIELD, N. J.—Marshall N. Shoemaker, 521 Union Building, Newark, is preparing plans for a 1-sty manufacturing plant, 60x200 ft, at Bloomfield av and Grove st, for the Eastern Tool & Mfg. Co., Alfred G. Anderson, president. Cost, about \$80,000.

JERSEY CITY, N. J.—Plans have been prepared privately for an addition to the plant of Joseph T. Ryerson & Son, 50 Church st, Manhattan, to cost about \$25,000. Purdy & Henderson, 45 East 17th st, Manhattan, general contractors.

SCHOOLS AND COLLEGES.

PERTH AMBOY, N. J.—J. N. Pierson & Son, 130 Smith st, are preparing preliminary plans for a 2-sty school building, 35x80 ft, on Madison av, for The Hebrew Institute of Perth Amboy, Barnet Goldman, 159 Smith st, chairman of building committee. Cost, about \$15,000.

STORES, OFFICES AND LOFTS.

BAYONNE, N. J.—C. F. Long, 1 Montgomery st, Jersey City, is preparing plans for a 2-sty store and office building, 41x 153 ft, at the northwest corner of 22d st and Broadway, to cost about \$25,000. Owner's name for the present withheld.

Other Cities.

CHURCHES.

ROCHESTER, N. Y.—Chas. W. Eldridge, 412 Cutler Building, is preparing plans for a church and parish house on Lex-

# CONTRACTORS

When you require **Bonds** and desire prompt and efficient service, eliminating all details, consult us

## WILLIAM T. RITCH

(INCORPORATED)

Insurance Specialists to the Building Industry

Phone **3060** Mad. Sq.

**BUILDERS' EXCHANGE**  
30 West 33rd Street

## ATTENTION!

How is this for

### DARK ROSENDALE NATURAL CEMENT?

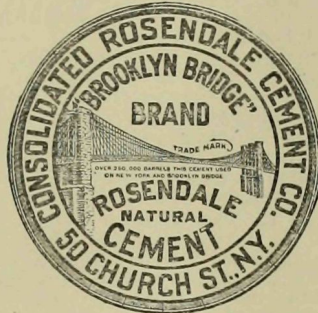
Fineness:

No. 200 Sieve, 40,000 meshes per sq. inch,  
**82 Per Cent.**

Compression Test:

Briquette of neat Cement 15 years old  
**10,900 lbs. per square inch**

Made in New York State



Facsimile of Label

# CAELMSEENNT

Permanent **WATERPROOF** Concrete. Low in Magnesia and Sulphur. Water or rail direct shipment. Quicker delivery. Better packages. Oldest manufacturers of high grade Portland in the world. **ALSEN** bag credits good as legal tender. Facts are better than assertions.

45 BROADWAY, NEW YORK

See Page 149 Sweet's Catalogue for particulars



## Vulcanite Portland Cement

"THE BRAND WITH A REPUTATION"

Delivered at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.

**Vulcanite Portland Cement Co.** 8 WEST 40th STREET  
Phone, Bryant 5370

## OTIS ELEVATORS

All Types for Passenger and Freight Service, including Geared and Gearless Traction, Push Button, Hydraulic, Belt and Hand Power.

Escalators, Gravity Conveyors and Incline Railways.

For full information and estimates address

### OTIS ELEVATOR COMPANY

Eleventh Avenue and Twenty-sixth Street, NEW YORK  
Offices in All Principal Cities of the World.

## SAYRE & FISHER COMPANY

WORKS: Sayreville, on Raritan River Near South Amboy, N. J.

MANUFACTURERS OF **Fine Face Brick**

(White) (Light and Dark) Buff, Ochre, Red, Gray, Old Gold and

ENAMELED AND PORCELAIN BRICK, several colors

Pompeian (or Mottled), both Plain or Moulded.

HARD BUILDING BRICK

Office, 261 BROADWAY, Cor. Warren Street,

HOLLOW AND FIRE BRICK

Telephone, 6750 Barclay

NEW YORK

## PFOTENHAUER—NESBIT COMPANY IMPERVIOUS FRONT BRICK

Sole Agents for **GENUINE KITTANNING BRICK,**

**GENUINE HARVARD BRICK,**

**GENUINE GREENDALE RUGS,**

**TEXTURE BRICK, PAVING BRICK, ETC.**

St. James Building, 1133 Broadway, cor. 26th St.

Tel. 1152 and 1153 Madison Sq., NEW YORK

## Hay Walker Brick Company

Successors to Harbison-Walker Refractories Co., Building Brick Dept.

Manufacturers **HIGH GRADE FRONT BRICK** ALL SHADES

PITTSBURGH, PA.

NEW YORK OFFICE, 470 FOURTH AVE.

Telephone, 5687-5688 Madison

Contemplated Construction—Continued.

ington av, near Oriole st, for the Church of the Holy Rosary, Rev. Father Hughes, pastor, Lexington av, near Oriole st. Cost, about \$60,000.

ALBANY, N. Y.—Robert MacPherson, 121 North Pearl st, is preparing plans for a 1½-sty church and parochial school between Central and Washington avs and 2d and 3d sts, for St. Joseph's R. C. Church, Rev. Fr. Chas. Farrelly, pastor, Ten Broeck and 2d sts.

DWELLINGS.

POUGHKEEPSIE, N. Y.—Edward C. Smith, Market st, is preparing plans for a 2½-sty residence, 48x40 ft, 1-sty garage, 20x18 ft, on South East av, to cost between \$18,000 and \$20,000. Architect will take bids on general contract about Jan. 1, 1916.

GREENWICH, CONN.—W. R. Steinmetz, Greenwich av, is preparing plans for seven 2-sty cottages, 20x30 ft, on Lake av, for John Hanson, Cassidy Park, Greenwich. Cost, about \$4,000 each.

FACTORIES AND WAREHOUSES.

NIAGARA FALLS, N. Y.—Wright & Kremers, 31 Loan Association Building, have completed sketches for a 4-sty paper mill, storage building and boiler house, 90x183 ft, for the Defiance Paper Co., Thomas Uptegraf, 3d and Walnut sts, general manager. Cost, about \$175,000.

UTICA, N. Y.—The Mohawk Valley Cap Co., John E. McLoughlin, 203 Park av, Utica, contemplates the erection of a 4-sty knitting mill, 80x190 ft, in the south side of Catherine st, from private plans. Cost, about \$75,000.

MUNICIPAL WORK.

GREENWICH, CONN.—Clyde Potts, 30 Church st, Manhattan, has about completed plans for a sewerage system to cost about \$30,000, for the Board of Sewer Commissioners, Wm. Wilson Beaton, chairman, who will take bids about Dec. 30.

SCHOOLS AND COLLEGES.

SYRACUSE, N. Y.—Sketches are being prepared privately for a 3 and 4-sty agricultural building, 185x90 ft, at the Syracuse University, James R. Day, Walnut av, president and chancellor. Mrs. Russell Sage, 604 5th av, Manhattan, donor. Cost, about \$300,000.

STABLES AND GARAGES.

ALBANY, N. Y.—Nathaniel Schmitter, 428 2d av, contemplates the erection of a 1-sty reinforced concrete garage, 134x104 ft, at 458 Delaware av, to cost about \$15,000.

MISCELLANEOUS.

ROCHESTER, N. Y.—Hutchinson & Cutler, Cutler Building, have been commissioned to prepare plans for the medical building for F. L. Greene & Co., 33 Exchange st. Cost, \$75,000 to \$100,000.

CONTRACTS AWARDED.

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

DWELLINGS.

MANHATTAN.—The Eastern Construction Co., 110 West 40th st, has received the general contract for alterations and removal of encroachments at 519 Lexington av, for Lester Goodkind, 40 West 28th st, and desires bids on all subs.

MANHATTAN.—J. B. Wilson, 11 East 10th st, has received the general contract and Chas. H. Van Aken, 148 West 4th st, the mason work, for alterations to the residence at 52 West 9th st, for Mrs. Edith L. Morgan, 27 West 11th st. Thos. J. McCullough, 148 West 4th st, architect.

TARRYTOWN, N. Y.—Brown Bros., Inc., 11 East 30th st, Manhattan, have received the general contract to alter and erect an addition to the residence of Mrs. Antoine Schwartz, care of general contractor. Cost, about \$12,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Richard Deeves & Son, 309 Broadway, have received the general contract to alter the 5-sty brick ice house at 513-523 East 18th st, for the New York Steam Co., 140 Cedar st. A. Greist, care of owner, 140 Cedar st, architect. Cost, about \$10,000.

WATERBURY, CONN.—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract from the Scoville Mfg. Co., for the construction of a 5-sty building, 70x352 ft, in East Main st, to be constructed of reinforced concrete of the beam and girder type with brick curtain walls. Hugh L. Thompson, 57 North Main st, architect. Work will be undertaken at once.

STORES, OFFICES AND LOFTS.

BRONX.—Robert Tosti, 608 Crescent av, has received the contract for a 1-sty store at the northeast corner of 172d st and

Bathgate av, for John R. Shields, 1628 Bathgate av. M. W. Del Gaudio, Webster and Tremont avs, architect.

BRONX.—I. Langner, 700 Trinity av, has received the contract for the 1-sty store at the southwest corner of Tremont and Morris avs, for the Value Realty Co., 406 East 149th st. M. W. Del Gaudio, Tremont and Webster avs, architect.

THEATRES.

BROOKLYN (Sub.).—John Schwartz, 1367 Wilkins av, Manhattan, has received the mason contract for the 1-sty moving picture theatre on the north side of Central av, 40 ft east of Madison st, for the Madral Amusement Co., David Gluck, 35 West 111th st, Manhattan, president. Thomas W. Lamb, 644 8th av, Manhattan, architect. York Building Co., 103 Park av, Manhattan, general contractor. Cost, about \$10,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS. PARK AV, 568-70-72-74, s w cor 63d st, 12-sty fireproof apartment house, 100x118; cost, \$450,000; owner, Fenlo Realty Co., 119 West 40th st; architect, Emery Roth, 119 West 40th st. Plan No. 396.

82D ST, 129-131 East, n w cor Lexington av, 11-sty fireproof apartment house, 55x102; cost, \$175,000; owner, Fenlo Realty Co., Inc., 119 West 40th st; architect, Emery Roth, 119 West 40th st. Plan No. 400.

FACTORIES AND WAREHOUSES.

WATER ST, s w cor Montgomery st, 6-sty fireproof factory, 185x70; cost, \$125,000; owner, Butwell Building Corp., 120 Broadway; architect, Jesse A. Fitzpatrick, 71 Broadway. Plan No. 395.

29TH ST, West, n s, 234 e 12th av, 2-sty brick factory, 23x98; cost, \$5,000; owner, Mary M. I. de Courval, 191 9th av; architect, Homer A. Reid. Plan No. 397.

STABLES AND GARAGES.

31ST ST, 139-147 East, 2-sty fireproof garage, 101x98; cost, \$30,000; owner, Henry Steeger, 9 West 29th st; architect, Charles H. Gillespie, 1123 Broadway. Plan No. 398.

127TH ST, 554-560 West, s s, 100 e Broadway, 1-sty brick garage, 100x95; cost, \$12,000; owner, Klein Operating Co., 118 Manhattan st; architect, J. M. Feison, 1133 Broadway. Plan No. 399.

MISCELLANEOUS.

49TH ST, 609 West, n s, 150 w 11th av, 1 and 2-sty fireproof dairy and office, 24x93; cost, \$6,000; owner, John C. Forster, 57 Oceanic av, Rockaway Beach; architect, John H. Knubel, 305 West 43d st. Plan No. 394.

Bronx.

APARTMENTS, FLATS AND TENEMENTS. STEBBINS AV, e s, 125 s 167th st, 6-sty brick tenement, 97.3¼x107, slag roof; cost, \$60,000; owner, Louis E. Kleban, 1714 Crotona Park East; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 667.

CRESTON AV, w s, 444.72 n 196th st, 5-sty brick tenement, 50x88.10, slag roof; cost, \$60,000; owner, Padula Realty Corp., Louis Padula, 291 East 149th st, Pres.; architect, Wm. Koppe, 830 Westchester av. Plan No. 669.

WEBSTER AV, e s, 426.6¾ n 184th st, 5-sty brick tenement, 50.1x88.1, slag roof; cost, \$55,000; owners, Webster Av Realty Corp., Theo. W. Stemmler, 413 East 31st st, Pres.; architect, Geo. Keister, 56 West 45th st. Plan No. 670.

CRESTON AV, w s, 244.72 n 196th st, 5-sty brick tenement, slag roof, 50x88; cost, \$60,000; owner, Padula Realty Corp., Louis Padula, 291 East 149th st, Pres.; architect, Wm. Koppe, 830 Westchester av. Plan No. 675.

WEBSTER AV, e s, 276.1 11-16 n 184th st, three 5-sty brick tenements, slag roof, 50.1 9-16 x55.10, 50.1 9-16x55.1; cost, \$165,000; owner, Webster Av Realty Corp., Theo. W. Stemmler, Jr., 413 East 21st st, Pres.; architect, Geo. Keister, 56 West 45th st. Plan No. 676.

DWELLINGS.

SETON AV, e s, 125 n 233d st, 2½-sty frame dwelling, 21x30, shingle roof; cost, \$4,500; owner, Amelia Schmidt, 920 East 180th st; architect, Anton Pirner, 2069 Westchester av. Plan No. 671.

MELVILLE ST, w s, 317 s Van Nest av, 3-sty brick dwelling, tin roof, 25x25; cost, \$2,500; owner, Gervaso Silvani, 1619 Melville st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 672.

STABLES AND GARAGES.

183D ST, n s, 120 w Creston av, 1-sty brick garage, slag roof, 12.2x23; cost, \$250; owners, Kenn Bros., on premises; architect, John H. Friend, 148 Alexander av. Plan No. 673.

169TH ST, n w cor Teller av, 1-sty brick garage, slag roof, 23x20; cost, \$600; owner, Mamie Rothaus, on premises; architect, Edw. Wehrin, 309 Broadway. Plan No. 674.

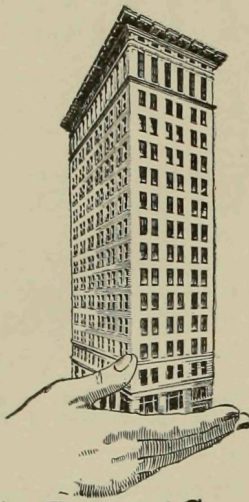
STORES AND DWELLINGS.

CRESCENT AV, n s, 44 w Hughes av, 2-sty brick stores and dwelling, 93.11x72.8, slag roof; cost, \$15,000; owner, E. Martinucci, 2301 Arthur av; architects, Frankford & Kirchner, 830 Westchester av. Plan No. 668.

BURNSIDE AV, n s, 113.64 w Ryer av, two 1 and 2-sty brick stores and dwellings, 21x70.8, 21.6x104; cost, \$16,000; owners, Wm. L. Phelan, Inc., Wm. L. Phelan, 2045 Ryer av, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 666.

MISCELLANEOUS.

170TH ST, n s, 100.64 e 3d av, 2-sty brick ice plant, tar and gravel roof, 95.6x185.6; cost, \$60,000; owner, Tremont Fireproof Storage &



The Power of Concrete Upholds the Heaviest Structures

Secure alike on solid rock or on the marshy foundation of some of our great cities—those buildings which grow from roots of concrete are insured indefinite life.

The giant structures of the modern world all rest on concrete bases, and are possible only because of such foundation.

It is noteworthy that for the foundations which support the thousands of tons of many of the most important structures, one brand of cement is chosen.



Concrete for Permanence

**HENRY MAURER & SON** Manufacturer of Fireproof Building Materials OF EVERY DESCRIPTION  
Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.  
Office and Depot, 420 E. 23d STREET Works, Maurer, N. J. NEW YORK

**RONALD TAYLOR** Granolithic and Asphalt Pavements "TAYLORITE" FLOORING  
Office and Factory, 520 EAST 20th STREET Telephone, 4 Gramercy NEW YORK

**RAPP CONSTRUCTION CO.** (Incorporated) Fireproof Arches  
30 EAST 42d ST. Phone, Murray Hill 1831 F. B. Rapp, Pres. J. F. Rapp, Vice-Pres. W. J. Rapp, Sec. & Treas.

Refrigeration Co., Inc., Geo. C. Bates, 335 East 17th st. Pres.; architect, Homer O. Reid, 347 5th av. Plan No. 665.

VAN NEST R. R. YARD, 158 e Van Nest av, 1-sty brick transformer house, corrugated iron roof, 19x12.8; cost, \$400; owner and architect, N. Y., N. H. & H. R. R. Co., 132d st and Willis av. Plan No. 664.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

15TH AV, s w cor 44th st, 3-sty brick store and tenement, 22.2x95, slag roof, 4 families; cost, \$11,000; owner, Culver Bldg. Co., 50 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8599.

15TH AV, w s, 22.2 s 44th st, four 3-sty brick stores and tenements, 19.6x65, slag roof, 3 families each; total cost, \$22,000; owner, Culver Bldg. Co., 50 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8598.

PRESIDENT ST, n w cor Rogers av, 4-sty brick store and tenement, 27.9x90, slag roof, 7 families; cost, \$25,000; owner, Malbone Rogers, Inc., 45 West 34th st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 8606.

12TH ST, n s, 186.2 w Prospect Park West, two 4-sty brick tenements, 50x85.6, slag roof, 19 families each; total cost, \$50,000; owner, Alvin Realty Co., 425 Fulton st; architect, W. T. McCarthy, 16 Court st. Plan No. 8605.

50TH ST, s s, 150 e 7th av, 4-sty brick tenement, 50x88, slag roof, 23 families; cost, \$28,000; owner, Milbram Co., 443 Alabama av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8607.

BAY RIDGE AV, n s, 206.11 w 5th av, 4-sty brick tenement, 50x86.6, gravel roof, 20 families; cost, \$25,000; owner, Alden Realty Co., 367 Fulton st; architects, Kallich & Lubroth, 215 Montague st. Plan No. 8631.

14TH AV, s e cor 35th st, 4-sty brick tenement, 28.2x89.9, slag roof, 12 families; cost, \$18,000; owner, Foster Impt. Co., 2027 Douglass st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8674.

ALABAMA AV, e s, 50 s Livonia av, 4-sty brick tenement, 50x88, slag roof, 24 families; cost, \$25,000; owner, Serfitt Cont. Co., 810 New Jersey av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8765.

DWELLINGS.

ELMORE PL, e s, 300 s Av M, 2-sty frame dwelling, 29x37.6, shingle roof, 1 family; cost, \$5,000; owner, Jos. Steiner, East 22d st and Av M; architect, Emanuel Kaiser, 68 East 94th st, Manhattan. Plan No. 8615.

WEST 3D ST, w s, 281.6 s Neptune av, 2-sty frame dwelling, 16x31, shingle roof, 1 family; cost, \$2,000; owner, Luigi Dannel, 300 Park pl; architect, Rocco Mega, 2857 West 5th st. Plan No. 8608.

WEST 5TH ST, e s, 494 n Neptune av, two 1-sty frame dwellings, 16x36, gravel roof, 1 family each; total cost, \$3,000; owner, Chas. M. Brewster, 2727 Henry st; architect, Jas. F. Brewster, 2828 West 1st st. Plan No. 8601.

69TH ST, s s, 140 e 19th av, two 2-sty frame dwellings, 17x55, shingle roof, 2 families each; total cost, \$9,000; owner, Ida Guerin, 1914 69th st; architect, Carl Remmil, St. Albans, N. Y. Plan No. 8620.

KINGS PL, e s, 260 s Kings Highway, four 1-sty frame dwellings, 16x30, shingle roof, 1 family each; total cost, \$6,800; owner, Wm. Richter, Inc., 679 West st; architect, Wm. Richter, 679 West st. Plan No. 8651.

WEST 3D ST, w s, 360 n Neptune av, 1-sty frame dwelling, 14x50, shingle roof, 1 family; cost, \$2,000; owner, M. Attras, 2750 West 3d st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8662.

SURF AV, s s, 200 e Beach 38th st, 2-sty frame dwelling, 23x30, shingle roof, 1 family; cost, \$3,000; owner, Sea Gate Devel. Co., 194 South Oxford st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 8649.

WAREHOUSE AV, e s, 340 s Neptune av, two 1-sty frame dwellings, 17x45, shingle roof, 1 family each; total cost, \$2,600; owner, Antonio Moresco, 2862 Warehouse av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 8657.

EAST 18TH ST, w s, 182 n Av O, two 2-sty frame dwelling, 22.2x31.8, — roof, 1 family each; total cost, \$9,000; owner, Paul Onnewald, 805 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 8684.

52D ST, s s, 140 w 9th av, four 2-sty brick dwellings, 20x54, slag roof, 2 families each; total cost, \$17,000; owner, D. & A. Realty Co., 5295 5th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8687.

MARTENSE CT, w s, 18 n Martense st, 2-sty brick dwelling, 18x52.10, slag roof, 1 family; cost, \$10,000; owner, Chas. Goell Const. Co., 2582 Bedford av; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8721.

MARTENSE ST, s w cor Martense ct, 2-sty brick dwelling, 18x55, slag roof, 1 family; cost, \$10,000; owner, Chas. Goell Const. Co., 2582 Bedford av; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8719.

MARTENSE CT, n e cor Martense st, 2-sty brick dwelling, 20x55, slag roof, 1 family; cost, \$10,000; owner, Chas. Goell Const. Co., 2582 Bedford av; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8729.

MARTENSE CT, e s, 20 n Martense st, 2-sty brick dwelling, 18.4x52.10, slag roof, 1 family; cost, \$10,000; owner, Chas. Goell Const. Co., 2582 Bedford av; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8731.

MARTENSE CT, e s, 41.10 n Martense st, 2-sty brick dwelling, 18x52.10, slag roof, 1 family; cost, \$10,000; owner, Chas. Goell Const. Co., 2582 Bedford av; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8733.

MARTENSE CT, e s, 84.10 n Martense st, 2-sty brick dwelling, 18x52.10, slag roof, 1 family; cost, \$10,000; owner, Chas. Goell Const. Co., 2582 Bedford av; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8735.

MARTENSE CT, w s, 39.6 n Martense st, two 2-sty brick dwellings, 18x52.10, slag roof, 1 family each; total cost, \$20,000; owner, Chas. Goell

Const. Co., 2582 Bedford av; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8723.

MARTENSE CT, w s, 82.6 n Martense st, 2-sty brick dwelling, 18x52.10, slag roof, 1 family; cost, \$10,000; owner, Chas. Goell Const. Co., 2582 Bedford av; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8725.

MARTENSE CT, w s, 104 n Martense st, 2-sty brick dwelling, 18x55, slag roof, 1 family; cost, \$10,000; owner, Chas. Goell Const. Co., 2582 Bedford av; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8727.

MARTENSE CT, e s, 106.4 n Martense st, 2-sty brick dwelling, 18x55, slag roof, 1 family; cost, \$10,000; owner, Chas. Goell Const. Co., 2582 Bedford av; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8737.

MARTENSE CT, w s, 122 n Martense st, 2-sty brick dwelling, 18.8x55, slag roof, 1 family; cost, \$10,000; owner, Chas. Goell Const. Co., 2582 Bedford av; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8278.

MARTENSE CT, 124.4 n Martense st, 2-sty brick dwelling, 20x52.10, slag roof, 1 family; cost, \$10,000; owner, Chas. Goell Const. Co., 2582 Bedford av; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8738.

WEST 3D ST, w s, 101.6 s Neptune av, 1-sty frame dwelling, 17x17.4, slag roof, 1 family; cost, \$1,600; owners, Saml. Lampert & ano, 2996 West 3d st; architect, S. B. McDonald, 2827 West 15th st. Plan No. 8693.

EAST 21ST ST, w s, 580 n Av P, two 2-sty frame dwellings, 17x36, gravel roof, 1 family each; total cost, \$6,000; owner, Amersford Bldg. Co., 1069 50th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 8704.

WEST 27TH ST, e s, 220 s Mermaid av, two 2-sty brick dwellings, 19x40, gravel roof, 1 family each; total cost, \$7,000; owner, Guydon Carjulla, 11 Mermaid av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 8689.

WEST 27TH ST, e s, 241 s Mermaid av, two 2-sty brick dwelling, 19x40, gravel roof, 1 family each; total cost, \$7,000; owner, Guydon Carjulla, 11 Mermaid av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 8690.

84TH ST, n s, 100 e 3d av, five 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$25,000; owner, Jas. T. O'Neil, 520 67th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 8703.

NEPTUNE AV, s s, 128.8 w 1st st, 2-sty brick dwelling, 19.6x60, slag roof, 1 family; cost, \$5,000; owners, Alex Smith & ano, 2940 Ocean Parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8691.

KENMORE PL, e s, 200 n Av Q, 2-sty frame dwelling, 25x37, shingle roof, 1 family; cost, \$5,000; owner, Milburne Lucas, 2022 Av M; architect, Chas. B. White, 375 Fulton st. Plan No. 8763.

ATLANTIC AV, n e cor Beach 40th st, 2-sty frame dwelling, 26x41.6, shingle roof, 1 family; cost, \$3,000; owner, Sea Gate Development Co., 194 South Oxford st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 8756.

RUTLAND RD, s w cor Bedford av, 3-sty brick dwelling, 20x60, — roof, 1 family; cost, \$5,500; owner, Peter J. Collins, 35 Westminster rd; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 8759.

RUTLAND RD, s s, 20 w Bedford av, 10 3-sty brick dwellings, 18x60, slag roof, 1 family each; total cost, \$50,000; owner, Peter J. Collins, 135 Westminster rd; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 8755.

FACTORIES AND WAREHOUSES.

DITMAS AV, s e cor East 82d st, 1-sty brick storage, 64x61, slag roof; cost, \$6,000; owner, Wm. Becker's Chemical Works, on premises; architect, Benj. F. Driesler, 153 Remsen st. Plan No. 8577.

BERGEN ST, n s, 60.1 w Eastern pkway, 1-sty brick storage, 27x50, gravel roof; cost, \$2,000; owner, Harris Aridon, on premises; architect, Morris Whinston, 459 Stone av. Plan No. 8653.

61ST ST, n s, 210 e 16th av, 1-sty brick shop, 40x80, gravel roof; cost, \$3,500; owners, Nelson & Landgren Co., 1220 60th st; architect, Alfred Langren, 1228 58th st. Plan No. 8680.

VARET ST, n s, 100 e White st, 2-sty brick factory, 40x85, tin roof; cost, \$4,000; owner, Charner Katz, 392 Bushwick av; architect, Tobias Goldstone, 50 Graham av. Plan No. 8743.

STABLES AND GARAGES.

PROSPECT PL, n s, 117.4 e Troy av, 2-sty brick garage, 80x155.9, slag roof; cost, \$9,000; owners, Cullen Bros., on premises; architect, Paul C. Hustin, 191 9th av, Manhattan. Plan No. 8595.

HEMLOCK ST, w s, 125 s Liberty av, 1-sty brick garage, 49x100, gravel roof; cost, \$8,000; owner, Emil Fienking, 386 Crescent st; architect, L. J. Frank, Jr., 206 Crescent st. Plan No. 8658.

CONEY ISLAND AV, e s, 103.11 n Church av, 1-sty brick garage, 20x20, slag roof; cost, \$500; owner, Adolph Meny, 701 Church av; architect, Wilson H. Harrington, 510 57th st. Plan No. 8676.

MARTENSE CT, n e cor Martense st, 1-sty brick garage, 9x18, slag roof; cost, \$350; owner, Chas. Goell Const. Co., 2582 Bedford av; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8730.

MARTENSE CT, e s, 41.10 n Martense st, 1-sty brick garage, 9.3x16.10, slag roof; cost, \$350; owner, Chas. Goell Const. Co., 2582 Bedford av; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8734.

MARTENSE CT, e s, 84.10 n Martense st, 1-sty brick garage, 9.3x16.10, slag roof; cost, \$350; owner, Chas. Goell Const. Co., 2582 Bedford av; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8736.

MARTENSE CT, w s, 39.6 n Martense st, two 1-sty brick garages, 9.3x16, slag roof; total cost, \$700; owner, Chas. Goell Const. Co., 2582 Bedford av; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8724.

MARTENSE CT, w s, 18 n Martense st, 1-sty brick garage, 9.3x16.10, slag roof; cost, \$350; owner, Chas. Goell Const. Co., 2582 Bedford av;

architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8722.

MARTENSE CT, w s, 82.6 n Martense st, 1-sty brick garage, 9.3x16.10, slag roof; cost, \$350; owner, Chas. Goell Const. Co., 2582 Bedford av; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8726.

MARTENSE ST, s w cor Martense ct, 1-sty brick garage, 9.10x18, slag roof; cost, \$350; owner, Chas. Goell Const. Co., 2582 Bedford av; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8720.

MARTENSE CT, e s, 20 n Martense st, 1-sty brick garage, 9.3x16.10, slag roof; cost, \$350; owner, Chas. Goell Const. Co., 2582 Bedford av; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8732.

83D ST, s s, 100 w 4th av, 1-sty brick garage, 10x16, tin roof; cost, \$300; owner, Herman H. Lucke, 412 58th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 8714.

STORES AND DWELLINGS.

ROGERS AV, w s, 27.9 n President st, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, \$5,000; owner, Malbone Rogers, Inc., 45 West 34th st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 8592.

ROGERS AV, w s, 47.9 n President st, four 3-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, \$20,000; owner, Malbone Rogers, Inc., 45 West 34th st, Man-

PROPOSALS The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., December 8, 1915.—Sealed proposals will be opened in this office at 3 p. m., January 19, 1916, for the construction complete (including mechanical equipment and approaches) of a one-story part basement and mezzanine, stone and brick-faced building of 5,884 square feet ground area, fireproof construction, composition roof, for the United States post office at Hornell, N. Y. Drawings and specifications may be obtained from the custodian at Hornell, N. Y., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

BERGER'S METAL CEILINGS S. E. COR. 11th AVENUE AND 22d STREET Telephone, 1409 Chelsea 402 East 152d Street Telephone, 2853 Melrose BERGER'S METAL LATH

ARTISTIC HIGH GRADE METAL CEILINGS and Wall Decorations IMMENSE STOCK CARRIED We Sell Material to the Trade or Contract to Erect the Work, as desired. We Consider it a Privilege to Estimate Also Carry Large Varieties of METAL LATH IN STOCK Immediate Deliveries Guaranteed The Garry Iron and Steel Co. of N. Y. 521-523 West 23d Street, New York Telephone 8020 Chelsea

GEO. HARRISON JOHN F. MEYER HARRISON & MEYER Artificial Stone Pavements Centurian Building Telephone Madison Square 8718 1182 Broadway

**POMEROY  
FIRE RETARDANT  
WINDOWS**

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

**S. H. POMEROY CO., Inc.**  
30 East 42nd Street NEW YORK  
Telephone, M. H. 3338

**KNOBURN**  
METAL DOORS  
and WINDOWS  
**KALAMEIN WORK**  
Fire Doors in Copper  
Bronze and Iron

**Knoburn Company**  
359-365 14th St., Hoboken, N. J.  
Phone Hoboken, 965

**FIREPROOF  
WINDOWS**  
M. F. Westergren  
Incorporated  
213-231 East 144th St.  
NEW YORK  
(3291) Telephone (3292) Melrose (3293)

**FIRE PREVENTION BUREAU AND  
STATE LABOR LAW WINDOWS**  
Metal Covered Doors, Windows  
and Mouldings  
Standard Firedoors a Specialty  
**ECLIPSE** Fireproof Sash  
& Door Co.  
273-277 RUSSELL STREET, BROOKLYN  
Phone, Greenpoint 3162

**A. BATAILLE & CO.**  
MANUFACTURERS OF  
**Elevator Enclosures**  
Patent Folding Gates, Wire  
and Grill Work, in Brass,  
Bronze and Iron  
Bank and Office Railings

**587 Hudson St., New York**  
Rose Bldg., Cor. Bank St.  
Tel. 891 Chelsea **WINE BOTTLE RACKS**

**"Daby"  
Safety Heaters**

for Garages, Stores, Lofts, Play-  
rooms and Workrooms where  
inflammable vapors may exist.

**R. KIDDE, Distributor**  
90 West Broadway, New York

**TELEPHONE STAGG 3500**  
**GLASS AND GLAZING**  
HEADQUARTERS  
**J. H. WERBELOVSKY**

Glass for New Buildings and Alterations.  
Wired Glass. Colored and Fancy Glass.  
GLASS FOR EVERY PURPOSE. Beautify  
your Home, Library, Desk, Table, etc., by  
GLASS TOPS FOR FURNITURE. MIRROR-  
ED. MADE TO ORDER OR RESILVER-  
ED. If you are Building or Altering your  
Store Front, ask about my new METAL  
BAR FOR STORE FRONTS, which is STRONG,  
ORNAMENTAL and LOW PRICED.

**J. H. WERBELOVSKY, 86 Meserole St., Brooklyn**

Plans Filed, New Buildings, Continued.

**hatten;** architect, W. T. McCarthy, 16 Court st. Plan No. 8593.

**7TH AV, n w cor 57th st,** 3-sty brick store and dwelling, 20x80, slag roof, 2 families; cost, \$7,000; owner, Rose Bldg. Co., 1042 44th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 8609.

**AV U, n e cor East 15th st,** 3-sty brick store and dwelling, 18.9x83.1, slag roof, 2 families; cost, \$8,000; owner, Triangle Holding Corp., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 8664.

**AV U, n s, 18.9 e East 15th st,** three 3-sty brick stores and dwellings, 18.9x55, slag roof, 2 families each; total cost, \$24,000; owner, Triangle Holding Corp., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 8665.

**NEW UTRECHT AV, n e cor 55th st,** 3-sty brick store and dwelling, 22.2x64, gravel roof, 2 families; cost, \$8,000; owner, Bernard Schwartz, 215 Montague st; architects, Kallich & Lubroth, 215 Montague st. Plan No. 8697.

**NEW UTRECHT AV, e s, 22.2 n 55th st,** four 3-sty brick stores and dwellings, 22.2x48, gravel roof, 2 families each; total cost, \$28,000; owner, Bernard Schwartz, 215 Montague st; architects, Kallich & Lubroth, 215 Montague st. Plan No. 8698.

**STORES, OFFICES AND LOFTS.**  
**16TH AV, n e cor 45th st,** 1-sty brick store, 100x100.2, — roof; cost, \$5,000; owner, City Line Constn. Co., 1216 Liberty av; architect, Louis J. Rockmore, 1216 Liberty av. Plan No. 8677.

**BEDFORD AV, n w c Prospect pl,** 1-sty brick auto show rooms, 98x85, slag roof; cost, \$35,000; owner, Triangle Holding Co., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 8625.

**NOSTRAND AV, n e cor Av H,** 2-sty brick post office, 60x90, gravel roof; cost, \$15,000; owner, Germania R. E. Co., 1566 Flatbush av; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 3700.

**MISCELLANEOUS.**  
**DITMAS AV, s e cor East 83d st,** brick chimney; cost, \$3,000; owner, Wm. Becker's Chemical Works, on premises; architect, Benj. A. Driesler, 153 Remsen st. Plan No. 8579.

**MESEROLE ST, n e cor English Kills,** 1-sty steel shed, 200x105, gravel roof; cost, \$10,000; owner, estate Theo. Jackson, 177 Montague st; architect, W. B. Wills, 1181 Myrtle av. Plan No. 8692.

**SACKMAN ST, w s, 60 n Blaké av,** 1-sty frame shed, 40x35, gravel roof; cost, \$400; owner, Max Rabinowitz, 238 Christopher av; architect, Jacob Fein, 99 Powell st. Plan No. 8739.

Queens.

**APARTMENTS, FLATS AND TENEMENTS.**  
**ASTORIA.—**18th av, e s, 151 n Jackson av, 3-sty brick tenement, 26x68, slag roof, 6 families; cost, \$7,500; owner, G. X. Mathews, 18th and Jackson av, L. I. City; architect, owner. Plan No. 4312.

**ELMHURST.—**25th st, e s, 275 s Fillmore av, six 5-sty brick tenements, 40x73, slag roof, 11 families, gas and electricity, steam heat; cost, \$144,000; owner, Roosevelt Av Building Co.; Queensboro Corpn. Bldg., Bridge Plaza, L. I. City; architect, Geo. H. Wells, 10 East 43d st, Manhattan. Plan No. 4323.

**RIDGEWOOD.—**Ralph st, s s, 90 e Covert av, 4-sty brick tenement, 40x85, slag roof, 16 families, gas; cost, \$20,000; owner, Jacob Rodler, 1817 Cornelia st, Ridgewood; architect, Chas. H. Pfaff, 673 Enfield st, Brooklyn. Plan No. 4311.

**L. I. CITY.—**7th st, n s, 150 w East av, 3-sty brick tenement, 25x50, slag roof, 5 families; cost, \$6,500; owner, Anna Fazio, 137 7th st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 4375.

DWELLINGS.

**HOLLIS.—**Woodhull av, e s, 125 s Chicopee av, three 2-sty frame dwellings, 18x40, shingle roof, 1 family, steam heat, gas; cost, \$7,500; owner, W. H. Wade, 235 Elm st, Richmond Hill; architect, H. E. Haugeard, Richmond Hill. Plan Nos. 4307-9.

**JAMAICA.—**Sylvester av, s s, 100 e Baltic st, 2½-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat, gas; cost, \$2,200; owner, Jas. J. Oliver, Theodore st, Jamaica; architect, R. Kurz, Fulton st, Jamaica. Plan No. 4319.

**JAMAICA.—**Vanderbilt av, w s, 60 n Carroll st, 2½-sty frame dwelling, 20x50, shingle roof, 2 families, gas; cost, \$4,200; owner, Geo. H. Orth, 10 Campion av, Jamaica; architect, R. Kurz, 324 Fulton st, Jamaica. Plan No. 4313.

**NEPONSET.—**Ontario st, w s, 140 s Neponset av, 2-sty frame dwelling, 28x30, shingle roof, 1 family, steam heat, gas; cost, \$5,000; owner, V. P. Harding, 882 St Johns St, Brooklyn; architects, Bloch & Heese, 500 5th av, Manhattan. Plan No. 4305.

**QUEENS.—**Jackson av, e s, 40 s Poplar st, 2½-sty frame dwelling, 22x30, shingle roof, 1 family, steam heat, gas; cost, \$3,000; owner and architect, A. Abramson, Jackson av, Queens. Plan No. 4314.

**RICHMOND HILL.—**Briggs av, w s, 150 n Metropolis av, two 2½-sty frame dwellings, 16x42, shingle roof, 1 family, steam heat, gas; cost, \$5,000; owners and architects, Olsen & Anderson, South Ozone Park. Plan Nos. 4321-22.

**BAYSIDE.—**Johns av, n w cor Braddish av, 2½-sty frame dwelling, 32x32, shingle roof, 1 family, steam heat; cost, \$4,800; owner, W. H. Baker, care architect, W. H. Reynolds, 27th st, Beechhurst. Plan No. 4361.

**ELMHURST.—**Horton st, s s, 92 e Hanover st, five 2½-sty frame dwellings, 17x38, shingle roof, 1 family, steam heat, gas; cost, \$12,500; owner and architect, John Probenhofer, Jennings st, Elmhurst. Plan Nos. 4376-7-8-9-80.

**FAR ROCKAWAY.—**Franklin av, n s, 250 e Cornage av, 2-sty frame dwelling, 22x47, shingle roof, 1 family, steam heat, gas; cost, \$4,000; owner, Wm. McKenna, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 4371.

**JAMAICA.—**Williams st, n s, 460 w Jeffrey av, two 2-sty frame dwellings, 16x40, shingle roof, 1 family, steam heat, gas; cost, \$5,000; owner, John A. Bloom, Gaylord av and Lake st, Jamaica; architect, L. Dananher, 12 Washington st, Jamaica. Plan Nos. 4362-3.

**RICHMOND HILL.—**Emerson pl, n s, 120 e Union av, three 2-sty frame dwellings, 17x39, shingle roof, 1 family, steam heat, gas; cost, \$7,500; owner, Thomas U. Kelly, 509 Lorimer av, Brooklyn; architect, Amos Robins, 442 Warde st, Richmond Hill. Plan Nos. 4354-5-6.

**FACTORIES AND WAREHOUSES.**  
**BLISSVILLE.—**Hunterspoint av, s s, 100 n w Gale st, 1-sty frame factory, 44x140, tin roof; cost, \$3,000; owner, LaCour Iron Works, Borden av, L. I. City; architect, E. Worm, 26th and State sts, Flushing. Plan No. 4360.

**L. I. CITY.—**Locust st, e s, 250 s Skilman 1-sty brick storage building, 18x48, rubberoid roof; cost, \$1,000; owner, Walter O. Snelling, 163 Packard st, L. I. City. Plan No. 4364.

**STABLES AND GARAGES.**  
**BAYSIDE.—**Bayside blvd, e s, 280 n Waverly av, frame garage, 15x16; cost, \$80; owner, W. A. Collins, on premises. Plan No. 4324.

**EAST ELMHURST.—**McIntosh st, s s, 130 e Manhattan blvd, frame garage, 8x15; cost, \$250; owner, A. Duppler, premises. Plan No. 4310.

**NEPONSET.—**Ontario st, w s, 140 s Neponset av, 1-sty frame garage, 12x18, shingle roof; cost, \$300; owner, V. P. Harding, 882 St Johns st, Brooklyn. Plan No. 4306.

**BAYSIDE.—**5th st, s w cor Bayside boulevard, frame garage, 11x20, tin roof; cost, \$175; owner, D. R. Henderson, premises. Plan No. 4372.

**CORONA.—**47th st, e s, 120 n Jackson av, 1-sty brick stable, 20x30, tin roof; cost, \$600; owner, T. Savoretti, 13 East Jackson av, Corona. Plan No. 4370.

**EVERGREEN.—**George st, n s, 275 e Wycokoff av, brick garage, 30x100, slag roof; cost, \$5,000; owner, Herman Kottman, 399 Central av, Brooklyn; architects, L. Berger & Co., Ridgewood. Plan No. 4352.

**FLUSHING.—**Broadway, 135, concrete garage, 24x20; cost, \$400; owner, I. Roga, premises. Plan No. 4350.

**FLUSHING.—**Jamaica av, 262, frame garage, 10x13; cost, \$50; owner, C. W. Mearhn, premises. Plan No. 4351.

**FOREST HILLS.—**Exerter st, n e cor Tennis pl, 1½-sty tile garage, 20x21, tile roof; cost, \$1,500; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 4357.

**JAMAICA.—**Bergen av, e s, 172 n Hillside av, five frame garages, 12x18, shingle roof; cost, \$750; owner, I. Wohl, Union Hall st, Jamaica. Plan Nos. 4365-6-7-8-9.

**L. I. CITY.—**Carver st, w s, bet Flushing and Newtown avs, steel garages, 10x15; cost, \$125; owner, J. Certel, premises. Plan No. 4353.

**STORES AND DWELLINGS.**  
**GLENDALE.—**Myrtle av, n e cor Beta pl, 3-sty brick store and dwelling, 20x55, slag roof, 2 families, gas; cost, \$6,000; Myrtle av, e s, 20 n Beta pl, four 3-sty brick store and dwellings, 20x52, slag roof, 2 families; cost, \$20,000; Myrtle av, s e cor Beta pl, 3-sty brick store and dwelling, 20x55, slag roof, 2 families, gas; cost, \$6,000; Myrtle av, e s, 20 s Beta pl, five 3-sty brick store and dwellings, 20x52, slag roof, 2 families; cost, \$25,000; owner, Rose Building Co., 1402 44th st, Brooklyn; architect, Frederick W. Eisenla, 147 Remsen st, Brooklyn. Plan No. 4315-16-17-18.

**L. I. CITY.—**Steinway av, e s, 225 n Broadway, five 3-sty brick stores and dwellings, 20x50, slag roof, 2 families; cost, \$45,000; owner, 20th Av. Realty Co., 44 Court st, Brooklyn; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 4359.

MISCELLANEOUS.

**EDGEEMERE.—**Beach 43d st, w s, 620 s Jamaica av, frame shed, 18x20, gravel roof; cost, \$200; owner, Mrs. Emma Piesch, on premises. Plan No. 4304.

**COLLEGE POINT.—**Av C, n s, 100 e 16th st, frame shed, 12x18; cost, \$25; owner, J. Hutchinson, premises. Plan No. 4349.

**JAMAICA.—**Willow av, s s, 100 w Cooper av, fence, 96x16; cost, \$140; owner, O. J. Gude Co., 220 West 42d st, Manhattan. Plan No. 4374.

Richmond.

**DWELLINGS.**  
**BISHOP ST, n s, 106 w Amboy rd, New Dorp.** 2-sty frame dwelling, 28x35; cost, \$2,000; owner and builder, Theo. Sanjour, Great Kills; architect, A. R. Archbold, New Dorp. Plan No. 1143.

**GRANDVIEW AV, w s, 300 s Arlington pl, Mariners Harbor.** 2-sty frame dwelling, 18x26; cost, \$1,500; owner, Fred Nelson, 204 Lockman av, Mariners Harbor; architect and builder, Edwin M. Gorman, 354 Washington av, Mariners Harbor. Plan No. 1151.

**JAMES PL, n s, 100 n St. Johns av, Rosebank.** 2-sty frame dwelling, 27x22; cost, \$3,000; owner, Louis Larsen, 112 Lix av, Port Richmond; owner builds; architect, R. E. Archbold, New Dorp. Plan No. 1153.

**MARY ST, s e cor Andrew av, 2-sty brick dwelling.** 49x31; cost, \$4,000; owner, Robt. C. Furnbull, Campbell, N. Y.; architect, E. L. Schroll, 312 Clark av; builder, John Schroll, Richmond, S. I. Plan No. 1141.

**NEW DORP LANE, n e s, 346 e 5th st, New Dorp.** 2-sty frame dwelling, 26x16; cost, \$1,500; owner and builder, J. Passarretti, 202 West 134th st, Manhattan; architects, Grunert & Pnuman, New Dorp. Plan No. 1138.

**OKLEY PL, n w cor Amboy rd, New Dorp.** 1-sty frame dwelling, 16x41; cost, \$1,500; owner, C. G. Koef, 45 Broadway; architects, Delano & Aldrich, 4 East 39th st, Manhattan. Plan No. 1150.

**PINE ST, w s, 75 s Brighton av, New Brighton.** 2-sty frame dwelling, 18x26; cost, \$1,500; owner, Maria Palladino, 60 Brighton av, New Brighton; architect, Jos. B. Keenan; builders, Iandiorio Bros., 39 Brighton av, New Brighton. Plan No. 1149.









## BUILDING MATERIALS AND SUPPLIES

### REASONS WHY CONTRACTORS MAY LOOK FOR A BOOST IN LUMBER PRICES BEFORE FEBRUARY 1

Abnormal Demand for Concrete  
Piling—Brick Held For \$8

COMMENTING upon the Eastern lumber situation, a leading authority on the subject made the statement that prices on all basic building commodities in this department were probably at the lowest levels that will prevail east of the Mississippi for some time at least.

"Brick has gone to new high levels; cement probably will be higher than has been known in this vicinity, anyway, in more than a decade; steel, stone, glass, wire and anything that enters into building construction are still far from their top levels. Naturally builders turn toward lumber, where city ordinances permit its use, and it is the only available commodity that is not reaching to new price levels, although some advances have been made.

"This makes us think that sharp changes will occur before February 1 in many lines. For years lumber manufacturers have been meeting ruinous competition and have been shading their lists to very immoderate levels. In the very recent past they have been noting a betterment in demand, and in those lines where supplies are low advances have occurred; but we begin to feel that the time for a general marking up of quotations is at hand.

"The removal of competition with European woodenware manufacturers, the heavy demand for packing cases of carrying capacities suitable for export in larger quantities than ever before, the general revival in building throughout the country, heavy construction works requiring vast quantities of shoring, and the revival of shipyard activities on both seaboard speak for greater production. Here comes the shortage of lumbering labor, difficulty of getting added machinery capacity and cluttered transportation lines, and the only way to equalize the situation is to boost prices. These are things dealers have not been thinking about. It is not for the best interests of manufacturers and distributors to encourage this sort of contemplation, but the fact is nevertheless true."

A concrete products company doing business in Chicago and ten other points in the country where it has factories equally as well equipped as that on the Newark Plank Road near the Passaic River is doing a volume of business for railroads and in concrete piling out of all proportion to previous records. Railroads are finding concrete posts and

poles cheaper than heavy rough timber, in the light of heavier demand for this wood in other channels, and the same is true of piles. This concern has covered itself with 10,000 barrels of cement. Ordinarily, this quantity of cement would last a year, but the Eastern manager said that with the present demand for cement products it would scarcely suffice for the business now developing.

This same concern was in the market for additional cement-mixing machinery this week and found the same stress in that market. Speaking with the engineer in charge of cement manufacturing machinery it was learned that cement companies are doing a normal summer business in the month of December, a fact fully verified by conditions in the two zones contiguous to New York, where in the month of November 556,000 more barrels of Portland cement were shipped this year than in the same month last year and was the largest November movement of this building commodity in any November in the last eight years, save one, when there was a shipment in excess of that of November, 1915, of barely 60,000 barrels.

The predicted upward movement in the price of common brick came this week when Hudson commons were held in this market for \$8 a thousand, wholesale, and Raritan interests turned down future contracts running into first quarter deliveries for \$7.50 a thousand. Bottom prices for inferior Hudson brick were \$7.25.

There is scarcely a distributor in the Eastern market who believes that top levels have been reached in any commodity. Just so long as inquiry and orders come in, the building material market is bound to be nervous on future deliveries, and there is a feverish disposition on the part of those who are able to finance operations now to close for requirements where it is possible to do so.

Plan filings in the five boroughs for the last week follow, compared with those in the corresponding period at this time last year. Last week 318 new building plans were filed, at an estimated value of \$3,906,455.

	Week ending			
	Dec. 11, 1914.		Dec. 10, 1915.	
	No.	Value.	No.	Value.
Manhattan.....	2	\$353,500	7	\$803,000
Bronx.....	5	75,550	16	502,850
Brooklyn.....	79	386,900	109	713,350
Queens.....	58	143,495	62	351,295
Richmond.....	16	17,892	20	54,730
Totals.....	160	\$977,337	214	\$2,425,425

### PORTLAND CEMENT.

#### Heavy November Shipments—Summer Business in December.

PORTLAND cement manufacturers are doing a summer business in December. November shipments were 550,000 barrels in excess of total shipments in the same month last year. This total was all but 60,000 barrels of the greatest month's shipments in any November in eight years, save one. And there is no sign of the current demand being temporary.

Reliable authorities stated to the Record and Guide this week that the present price level was being held very stiff. There is hardly any shading. Everybody looks for another advance before the second half of the month closes. But even at the present prices and present conditions of production no manufacturer can make cement for less than \$1.00 a barrel, mill and the present price calls for only \$1.05. Winter is coming on and the cost of coal is consistently advancing, labor is hard to hold and it is hard to get cars. Mining of limestone is also more expensive in winter. Railroads insist upon quick moving of freight cars at the mills. The five-cent margin is too meagre to last long, especially under the existing demand.

By July there will not be an idle cement plant in the country, according to present indications, and by the first of 1917 the present cement capacity will not be able to take care of the business that will be offered. This is exclusive

of possible European export orders and is not contingent upon the non-passage of national preparedness legislation at Washington. Railroad business, South American export trade and prospective construction work alone will be sufficient to take care of present national cement producing capacity.

The production of Portland cement in the United States next year will turn the 100,000,000 barrel mark, in the opinion of the best informed men in the trade.

### STRUCTURAL STEEL.

#### Ten Point Advance in the Price of Structural Steel.

QUOTATIONS on structural steel are up ten points from prices ruling last week. Current levels are 1.969c as against 1.869c last week. The change is in direct conformity with predictions made in this department of the Record and Guide on November 13th, when it was stated that two-cent steel might be expected before the first of February. The present level is only four-tenths of a cent a pound from the predicted level.

The trade is reticent about discussing future developments in this material, but there are indications that point to possible higher levels than two cents. Every fabricating shop is trying to cover itself on shapes, but the big steel interests say it is a question of getting mill capacity to turn out the orders and that they

are taking business, in many cases, without stipulation as to minimum delivery periods.

The concrete reinforcement department reports a tremendous movement for bars and wire. In some cases reinforced concrete beams are being used where possible as substitutes for beams where loads are not likely to be excessive, and where immediate construction work has to go ahead.

### BIG PLAN FILING GAINS.

#### National Construction Exceeds November 1913.

NOT only does national construction for November, 1915, show a gain of 55.9 per cent. over that for November, 1914, but it also shows a gain over November, 1913, falling only slightly below the plan filings throughout the country in 1912. This is a continuation of the successive gains in building construction reported since August which showed a gain of 13.7 per cent.; September, 30.5 per cent.; October, 37.5 per cent. New York leads in national prospective construction, according to Bradstreets, with about one-fifth of the entire country's expenditure.

### COMMON BRICK.

#### Hudsons Being Held for \$8—Price Jump of 25 Cents.

FOLLOWING the predictions made in the Record and Guide of last week the price of common brick has advanced in this market. Where Hudsons were being held a week ago for \$7 there is some brick here waiting an \$8 level, and there is some on the way down the river that is not being quoted. The supply of brick here continues low. The only thing that is holding the market down, even to present levels, is the fact that the river is still open for navigation.

Raritan interests had an opportunity to sell considerable brick to a dealer the first of the week for \$7 a thousand covering immediate shipments. The offer was turned down and on Wednesday this company was quoting \$7.25 to \$7.50 a thousand.

Official transactions for Hudson River brick covering the week ending Thursday, Dec. 9, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.			
Open barges, left over, Friday A. M., Dec. 3—12.	Arrived.	Sold.	Covered.
Friday, Dec. 3.....	15	13	0
Saturday, Dec. 4.....	3	1	0
Monday, Dec. 6.....	15	13	0
Tuesday, Dec. 7.....	1	9	8
Wednesday, Dec. 8.....	9	4	0
Thursday, Dec. 9.....	11	6	2
Total.....	54	46	10

Reported en route, Friday, Dec. 10—Condition of market, firm. Prices: Hudsons, \$7.25 and \$7.75; covered Hudsons, no quotations; Raritan's, \$7.25 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7.50 to \$— (yard). Cargoes left over Friday A. M., Dec. 10—Covered sold, 1. Left over covered barges, 9.

1914.			
Left over Friday A. M., Dec. 4—17.	Arrived.	Sold.	Covered.
Friday, Dec. 4.....	10	5	0
Saturday, Dec. 5.....	1	2	0
Monday, Dec. 7.....	14	11	4
Tuesday, Dec. 8.....	—	4	0
Wednesday, Dec. 9.....	1	0	0
Thursday, Dec. 10.....	7	8	2
Total.....	33	30	6

Condition of market, weak. Prices: Hudson, \$5.00 to \$5.25; covered, \$6.00; Newark, yard, \$— to \$6.75; nominal. Left over Friday A. M., Dec. 11—20. Covered, 6. Left over covered barges, 6.

### OFFICIAL SUMMARY.

Left over, Jan. 1, 1915..... 64  
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Dec. 9, 1915 1766  
Total No. bargeloads sold Jan. 1 to Dec. 9, 1915..... 1756  
Total No. bargeloads left over Dec. 10, 1915 10  
Total No. bargeloads left over Jan. 1, 1914. 87  
Total No. bargeloads arrived, including left over, Jan. 1 to Dec. 10, 1914..... 1586  
Total No. bargeloads sold Jan. 1 to Dec. 10, 1914..... 1566  
Total No. bargeloads left over Dec. 11, 1914. 20

### IRON.

#### Ornamental and Fire Escape Manufacturers Worried.

PRACTICALLY every fire escape manufacturer in the metropolitan district is considerably worried about his supply of iron for the forthcoming season. With the factory inspection work pushed to its height since the Diamond factory fire in Brooklyn, business in this line has been exceptionally active and the result is that there is an aggressive movement under way by manufacturers of fire escapes to cover themselves on raw material over the first half of 1916.

Ornamental iron interests are also finding it difficult to get supplies and it is apparent by the fact that they have been forced to advance their figures on operations estimated, but which have been held back for some reason or another since last year. Some iron equipment interests have been forced to make bids subject to immediate acceptance.

Radiator interests are operating upon a closer semblance to profit-taking bases. This has been forced by the upward movement in the price of pig iron. For the first time since 1907 the price of pig iron is approaching \$20 levels for No. 1 foundry northern, the present prices being \$19 and \$19.50.

Bar iron interests advanced the price of their products this week \$3 to \$4 a ton, thus putting the common bar iron on a range of 1.85c to 1.90c.