

# REAL ESTATE RECORD AND BUILDERS' GUIDE.

NEW YORK, DECEMBER 18, 1915

## NEW CAMPAIGN FOR CONSOLIDATION

Building Inspection Evils to be the Subject of Further Legislation—Conference Committee Will Prepare a Bill for Estimate Board's Approval

**H**UNDREDS of buildings in New York City will continue to hold out dangers of such loss of life and property as were suffered in the Triangle Waist fire and the recent Diamond factory fire as long as six city and State departments make conflicting rulings regarding the construction and alteration of buildings, according to Alfred R. Kirkus, chairman of a Conference Committee of business men who seek, through legislative action, consolidation of inspection functions of all city and State departments having to do with building construction, alteration and structural changes.

### Enforcement Now Impossible.

Chairman Kirkus says the automobile, banking, drygoods, hotel, real estate and allied interests demand the rigid enforcement of existing laws for the protection of life and property, but he declares enforcement impossible while authority is divided between the Building, Fire, Health, State Labor, Tenement House and Water Supply, Gas and Electricity departments, and while each one makes and tries to enforce rulings at variance with the rulings of all the others. The worst disasters in the city in recent years, Mr. Kirkus says, can be traced to multiplicity of inspections, and he believes recurrence of them can be stopped forever if one department is made responsible for the rigid enforcement of the law.

### Disregard of the Law.

"The Fire Prevention Bureau of the Fire Department," continued Mr. Kirkus, "had the enforcement of the law regarding fire drills and the installation of fire alarms in the Diamond factory in Brooklyn. The inquest following the fire brought out the fact that there were neither drills nor alarms. The State Labor Department is authorized by law to enforce the provisions regarding the building of fireproof or fire resisting exits; to enforce the law regarding unlocked exits and exits opening outward. None of these provisions for the safety of tenants were enforced. The State Labor Department requires counterbalanced stairways, but in the Diamond factory the stairway, when an attempt was made to lower it, I am told, fell on to the top of an exit door at the ground level, making both exit and stairway useless."

### Conflicting Orders.

The impossibility of complying with all orders of the various departments is pointed out by Mr. Kirkus, who says that the Tenement House Department calls for ladders at the bottom of fire-escapes while the State Labor Department demands counterbalanced stairways. The last section of the new Building Code dealing with exits from buildings has been completed after the views of experts from all over the country had been consulted. In spite of this the Fire Prevention Bureau of the Fire Department is issuing orders regarding exits, having made rulings which are entirely its own, and in no

**T**HE Conference Committee of Real Estate and Allied Interests has been reorganized as a Conference Committee of Real Estate and Commercial Interests, with Alfred R. Kirkus, of the Merchants' Association, as chairman. A number of prominent merchants have been elected to the executive committee and a vigorous campaign will be prosecuted this winter to obtain favorable official action for a simplification of building inspection in Greater New York, in order that there shall be less annoyance and expense to property owners in the future.

way related to the provisions of the Building Code.

"How can any one know what the law is?" Mr. Kirkus continued. "No matter how much one would like to obey it, it is impossible. We certainly do not intend to remove safeguards. Far from it. By the removal of divided responsibility we expect to erect a real safeguard. It has been proven that divided responsibility makes possible the locked door and prevents proper fire escapes or means of exit, as well as fire drills and alarms.

"We want consolidation of all inspections of buildings to be erected in New York City. Then it will be necessary for builders to file plans with one department which same department will give a certificate that the building is properly constructed or altered. Such building can then be sold or leased and the buyer or lessee can feel assured that he is not the owner or tenant of a structure that any hour may take a terrible toll of life.

### Fear Too Many Bills.

"The approval of the consolidation plan is so great that various officials and organizations are reported to be preparing bills. The only fear we have is that too many bills may be drawn with the purpose of bringing about this result, and that we may be compelled to ask that we be defended from our alleged friends. Those who now seem to be endeavoring to effect a compromise and who are trying to unite factions are perhaps reckoning without their host. They are apparently not recognizing the fact that no matter what bill is introduced, it will have to be satisfactory to the Legislature. A bill that might be acceptable to the Mayor, or a bill that might be satisfactory to the Borough Presidents, or one that might be satisfactory to both these factions might still not be satisfactory to the Legislature.

"That the bill which was presented by the Conference Committee to the last Legislature was satisfactory to it, is

proven by the fact that it passed the Senate with but 3 negative votes, and that it passed the Assembly with 106 votes in favor and only 23 votes in opposition. It is to be regretted that so much time was lost in endeavoring to bring about various compromises, had this time not been lost the bill would have been returned to the Legislature, and beyond any question would have become a law."

### Will Seek Estimate Board's Approval.

The Conference Committee on Nov. 23 wrote to the Board of Estimate and Apportionment asking them to join in preparing a bill or offer suggestions towards the proposed consolidation. Mr. McAneny, acting Mayor, replied that within the next several days he would have the drafts of bills proposed to remedy the existing conditions, and that he would be glad to have the committee meet with representatives of the city in the matter at some time to be arranged—certainly before December 10th.

"The 10th of December has come and gone," said Mr. Kirkus, "and there has been no conference, nor have we seen any draft of a bill as promised, so the Conference Committee is drawing a bill and will submit it to the Board of Estimate and Apportionment for suggestions or approval. The committee will further a bill acceptable to a majority of the members of the Board of Estimate and Apportionment.

### General Consent Desired.

"We have every reason to believe that when a proper bill is presented to the Legislature it will meet with the same, or even greater approval than was the bill introduced last year. One thing that the public may feel assured of is, that this Conference Committee will not allow factions to interfere with its constructive work. Any bill that may pass the Legislature will be returned to it, if disapproved, in time to permit the Legislature, which is the true representative of the people, to finally pass on it.

"No person or organization or combination of organizations is authorized to speak for the Conference Committee, other than its chairman, but it asks all to unite with it, with the one end in view—that of the consolidation of the functions of all departments having jurisdiction over the construction, alteration and structural change of buildings. If this is accomplished, we can then get ready to take up, if necessary, the subject of concentrating the inspection functions after the new or altered building has been approved by the Consolidated Department."

### New Accessions.

H. B. Brundrette, President of the Pacific Bank and Henry A. Schenck, President of the Bowery Savings Bank, have joined the Executive Committee of the Conference Committee of organizations working for consolidation of building inspection. David H. Knott has joined as representative of the Hotel Men's Association, of which he is vice-president.

# HOW THE COLORED POPULATION LIVE

## Fifty Thousand in Harlem Paying High Rents—The Lodger Evil and the Way to Banish It—Citizens' Conference Investigating

In order to provide proper housing conditions for colored people in New York City, a series of conferences have been held between representatives of the Advisory Council of Real Estate, the City & Suburban Homes Company, the National League on Urban Conditions Among Negroes and the Property Owners' Improvement Corporation.

These conferences were attended by a number of prominent citizens interested in the welfare of colored people of this city and, as a result, the following committee was appointed to proceed with a plan to construct model tenements and hotels in those sections occupied by colored people. The members of the committee are: Messrs. Cyrus C. Miller, chairman of the Executive Committee of the Advisory Council; Allan Robinson, president City Suburban Homes Company; L. Hollingsworth Wood, president the National League on Urban Conditions Among Negroes, and Frank A. Shaw, vice-president the Property Owners' Improvement Corporation. It is a well-known fact that the housing conditions for negroes in New York City are lamentable, particularly in Harlem.

### Good Housing Conditions.

Only 25% of the negro families live in three and four-room apartments, while 71% live in five and six rooms and 4% in seven and eight-room apartments. These negroes have an average income of \$791 yearly and pay \$281, or 36% of their income, for rent. Of 133 apartments in the same character of houses, occupied by German Jews, in neighboring districts, 69% are three and four-room apartments and these tenants pay only \$207 yearly for rent, from an average income much larger than received by the negroes.

In 62% of the apartments occupied by negroes, lodgers are found and constitute 32% of the entire negro population. These lodgers are taken into homes because of the necessity to pay high rents. There is a lodging population in Harlem alone of 16,000 persons, while the increase in negro population in New York City is about three thousand persons per year. In an investigation by the National League on Urban Conditions Among Negroes in an area of about 23 blocks, between 142d and 131st streets, there were found to be 726 apartments and 443 private houses occupied by negroes, with but 2% of the total number of residents in the district of white extraction.

When these houses were opened to colored people the rents increased per month from \$1 to \$5 per apartment. It is estimated that the total number of negroes in Harlem is about 50,000. As has been cited above, they are already paying rents which are exorbitant, compared with their limited incomes, and they cannot pay still higher rents that would be expected if better services were given in these houses. The fact that the houses occupied by colored people return good revenues is shown by the return on the average assessed valuation in that district of 7% net. The following example is cited by the National League as indicating that the increase in rent occurs when white people are succeeded by negroes.

### The Lodger Evil.

Twin houses in Harlem were owned by a single landlord and absolutely filled with white people. They were rented at from \$16 to \$19 per month; a library was built next to one house and it so darkened the apartments that it was difficult to keep them filled with tenants, even after rent concessions from \$14 to \$17

monthly. The owner decided to rent to colored tenants and the house is now filled with these families, who pay from \$20 to \$24 a month. There is a waiting list. Even lodgers in this district are required to pay as high as \$6 weekly for rooms. It is this question of lodgers which seriously endangers the morals of family life in this district.

The unreasonable percentage of family income paid for rent makes many a housekeeper accept dangerous risks. Combined with this feature is that of congestion of population. Although there is no such overcrowding in Harlem as is found in the lower East Side, where laborers seek the cheapest lodging without regard for comfort, nevertheless there are some bad cases of congestion in negro tenements. One case of overcrowding was found where eighteen West Indians were living in six rooms, three married couples, nine children, a grandmother, one lodger and a relative.

### Congestion in Apartments.

There are many instances where rooms rent so high that they are occupied on 12-hour shifts, during the daytime by those working at night, and vice versa. The effect on the general family life and education of the negro race is apparent. The estimated child population alone is about 12,000, with almost 6,000 children of school age. This condition of affairs is due to the fact that the negro attempts to maintain a higher standard of living than his economic opportunities warrant. He has a natural desire to imitate the private life of his employer, who frequently is a wealthy and prosperous person. This results in paying high rent for accommodations which he feels he should have.

There has been considerable municipal indifference to the needs of sections largely populated by negroes, for oftentimes they are not accorded the police protection or city supervision which is requisite for their betterment and welfare. Thus the good and bad elements in negro population are mixed in tenements, while the lodger evil, the size of apartments, the high rents which tenants must pay and the absence of considerable accommodations, have been the principal reasons for the desire on the part of the associations named above to construct tenements for colored people, as well as dormitories which will be under the supervision of the City & Suburban Homes Company. It is believed that such buildings would have a far-reaching effect on the welfare of the colored people.

### A Suggestion Concerning Lodgers.

The new lodging houses, if provided with reading and lounging rooms, would afford opportunity and place for roomers to pass their idle hours and thereby keep them from the streets and the contaminating influences of street life. Their social and economic welfare would be more effectively attended to, instead of allowing them to be scattered, as at the present time. The removal of this element from the home life of families would eliminate to a very great extent the menace to the social uplift and welfare of present and future generations. It is the theory that if the future welfare and economic value of the colored people is to be improved, not only for their benefit, but for that of the entire community in general, it is absolutely necessary to begin with the home, for the effect of environment of the home is a direct and lasting one on every individual.

The demand for apartments at present

is exceptionally great, so that those apartments which will be erected will afford excellent opportunities for investment. It has further been suggested that possibly a Mills Hotel could be profitably erected in Harlem, for negroes who today pay \$4 a week for accommodations could obtain them in such a hotel for \$1.75. One phase of the subject presented by the negroes themselves has been the establishment of a negro bank in Harlem, with a board of directors composed of negroes and whites. In this institution a large part of the money deposited by negroes, and in the aggregate, that deposited would amount to considerable, could be placed and put at the disposal of mortgagors.

### Would Attract Capital.

This movement would necessarily invite competition, and banks and financial institutions would see the advantages in investing in property owned or rented by colored people. From the experience of companies which invest in model tenements for negroes it would seem that the success of the movement will be assured. If buildings such as the Phipps tenements on West 64th street, constructed by the City & Suburban Homes Company, could be erected at a similar cost of \$286,000, on land costing \$5,000 per lot, following accommodations could be given: 4 rooms, with bath, at \$6 per week; 3 rooms, with bath, at \$6 a week; 3 rooms, without bath, at \$4.05 a week; 2 rooms, with bath, at \$3.60 a week; 2 rooms, without bath, at \$3 a week.

### The Financial Return.

Upon this rental basis there would be a return of practically 6 per cent on the total investment, indicating that this plan for creating model housing conditions would likewise offer good return upon the investment. In fact, it may be stated the reports of the City & Suburban Homes Company show that the returns of the Tuskegee and Hampton estates now occupied by colored people, are paying a very good return upon the investment, and there has been no loss, since 1911, from irrecoverable arrears, with less than 1/2 of 1 per cent loss in rentals from vacancies.

As this work is carried out gradually, the National League on Urban Conditions Among Negroes will devote its energies to interesting the colored people in proper housing by making public lists of houses known to be respectable and physically clean and wholesome. It will get corrective action by proper city authorities upon infractions of the Tenement House and Police Laws and aiding in the development of the moral consciousness that will cause negro tenants to refuse absolutely to tolerate carelessness and indifference in the management of houses advertised as restricted to respectable people.

### New Sewer Plan.

The Committee on Sewer Plan of the Board of Estimate which has succeeded the metropolitan Sewer Commission, has abandoned the sea tunnel idea and favors, for the gradual reconstruction of the sewer system of the city, local disposal plants at the end of trunk sewers, with a sewer tunnel across Manhattan Island.

President Marks says the time has come when Manhattan Borough must face the problem of new sewers, but that the work will be spread over a long period of years. He has just sent out four thousand notices of hearings upon matters of sewer reconstruction.

# OUTLOOK BRIGHT IN THE EAST BRONX

Owners in the Williamsbridge and Wakefield Sections Look For Uplift As Result of the Opening of New Transit Line

By JOHN H. BEHRMANN

WHEN the former villages of Williamsbridge and Wakefield, together with other territory east of the Bronx River, became a part and parcel of the great City of New York, real estate had been the same as any other commodity—an absolute necessity to the man of small means, who was tired of paying rent. He wanted to feel that every nail he drove and every brush full of paint that he put on was his and his only and his family was to get the benefit therefrom. In those days, a lot was known as a quarter acre, 100x114, and many were the parcels of that size that sold for \$1,200, \$1,400, \$1,600, and even less. Yes, I recall where a half acre, 200x114, was bartered for a barrel of flour and a fourteen-pound ham.

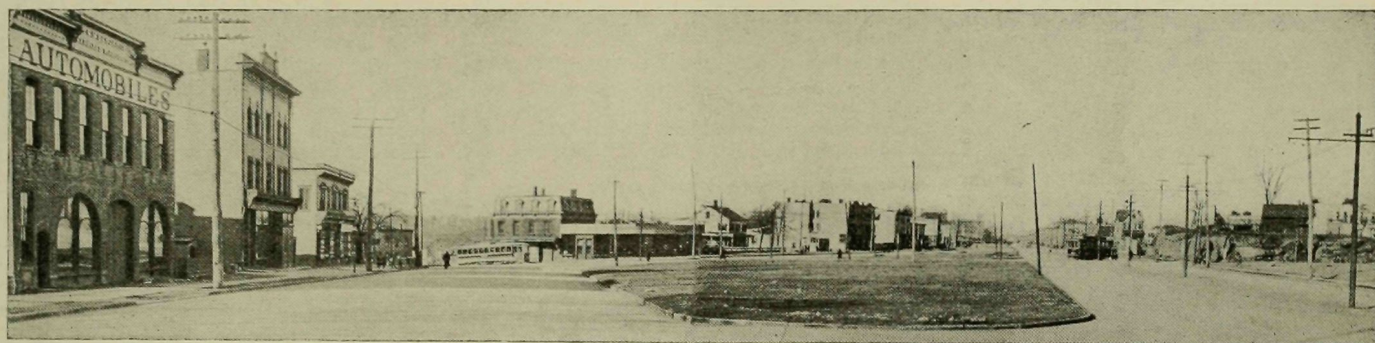
years, during which the physical work of widening White Plains avenue was under way, there was what was then called a growing, but not strong, market.

In 1901, with the wide White Plains avenue being completed, talk of rapid transit and a subway extension was in the air. A year later a taxpayers' association, known as the Improvement League of the 44th Aldermanic District, was formed. Its membership was large, comprising property owners, large and small, resident and non-resident.

The then Board of Rapid Transit Commissioners, of which the late Alexander E. Orr was chairman, had tentatively designated White Plains avenue as one of the outlets for the new subway. For three years this agitation was kept up by the league, with the result that in 1905, the commissioners, after many

mate completion, i. e., Burke (East 207th) street; Gun Hill road (East 210th street); East 222d street; East 233d street; East 241st street (Baychester avenue). With the exception of East 222d street, all these one hundred foot streets are station streets on the new subway extension. From 1909 to the spring of 1914, realty values held their own and quite a few sales were recorded. It must not be forgotten, however, that in these five years there were momentous times to the taxpayers, as the proposed White Plains avenue extension was to be shelved by the successors of the Board of Rapid Transit Commissioners, i. e., the Public Service Commission.

The vigilance of the Williamsbridge and Wakefield Rapid Transit Association, however, succeeded in again ob-



JUNCTION OF WHITE PLAINS AVENUE AND GUN HILL ROAD.

Williamsbridge was adopted under the Board of Sewer Commissioners of the village, the officers being William H. Keating, president; Jasper M. Odell, George W. Benjamin, John N. Stewart, Denis R. Sheil, and Robert Wallace, secretary. Michael J. Mack was the engineer, in charge of laying out and construction. A large part of the system had been completed at the time of annexation in 1895, and immediately thereafter, all work ceased and chaos prevailed. For a time matters went from bad to worse. In consequence, real estate suffered and the sales were few and far between.

Accustomed to a town and village government, the taxpayers were wholly unprepared for the demands of the municipal government. After a year or two of such conditions prevailing, matters began to look a little brighter; the rainbow of increased values after city taxation loomed and spread, downtown investors saw opportunities with the proposed widening of White Plains avenue; mortgage money was easier to procure, and lots began to be twenty-five feet front and sold for \$400 to \$750 each. It was then, about 1899, that builders began to get busy.

hearings and arguments, decided to place White Plains avenue "on the map again" with an extension of the Rapid Transit from West Farms, north to East 241st street. It was then that an actual boom set in. White Plains avenue lots that had been lying dormant at about \$50 per front foot jumped to \$75 and \$100 and corners accordingly.

Large investors took all the available corners in sight; many were sold and resold at a profit. Side street lots jumped from \$600 and \$750 to \$900 and \$1,000, and in many instances to higher prices. From 1905 to 1907 many two and three-family houses were built and sold. The panic in 1907 put a damper on realty operations.

In the meanwhile, the assessments for acquiring title to and for regulating and grading White Plains avenue, became due and affected many properties on and near the thoroughfare. About this time many other streets, one hundred foot wide, were projected and carried to ul-

taining favorable consideration for the project, although the New Haven Railroad, by building the New York, Boston and Westchester Road, succeeded in defeating the easterly section, of what is known as Van Nest, from obtaining any advantages of the new extension.

The intended trolley connections at Gun Hill road, East 222d, East 233d and East 241st streets, will open and develop a vast section of land at the east that will be a Mecca for homeseekers and investors. Pelham Bay Park, City Island, and other beautiful spots will be within ten minutes' ride of White Plains avenue, one of the main arteries of travel, connecting the cities of New York and Mount Vernon. As a result there should be an uplift in values.



WHITE PLAINS AVENUE, LOOKING NORTH FROM GUN HILL ROAD (EAST 210TH STREET).

# PROPOSED REVISION OF A FACTORY LAW

## Requiring the Enclosure of Stairways in Buildings Five Stories or Less in Height—Amendments by Real Estate Interests

**R**ULE 2 of the Industrial Code, as amended by the State Industrial Commission on November 18, brings five-story factory buildings within the scope of the law requiring fire-resisting stairways. Formerly six stories was the minimum height of buildings affected by the law.

The Industrial Commission now proposes to modify the rule in several particulars, and hearings are being held in principal cities of the State. The first was held at the office of the Factory Bureau in this city, 381 Fourth avenue, on Wednesday morning. Hearings will be held next week at Syracuse, Buffalo and Rochester. The decision of the Commissioners with respect to the amendments will be announced thereafter.

### The Rule as It Stands.

The following is a transcript of the resolution and the rule, as it now stands, with which five-story buildings must be made to comply:

"Resolved, That the State Industrial Commission hereby amends Rule 2 of the Industrial Code by striking out the word 'five' after the words 'In all factory buildings less than,' and substituting in lieu thereof the word 'six,' so that the rule shall read as follows:

"Rule 2. In all factory buildings less than six stories in height, in which there are more than twenty-five persons employed above the ground floor, or in which, regardless of the number of persons employed, articles, goods, wares, merchandise or products of combustible material are stored, packed, manufactured, or in the process of manufacture, all interior stairways, serving as required means of exit, and the landings, platforms and passageways connected therewith, shall be enclosed on all sides by partitions of fire-resisting material extending continuously from the basement.

"Where the stairway extends to the top floor of the building such partitions shall extend to three feet above the roof. All openings in such partitions shall be provided with self-closing doors constructed of fire-resisting material, except where such openings are in the exterior wall of the building. The bottom of the enclosure shall be of fireproof material at least four inches thick, unless the fire-resisting partitions extend to the cellar bottom.

"Such enclosure of stairways shall not be required in factory buildings in which there is an exterior fireproof stairway or a horizontal exit serving as a required means of exit, as defined in section 79-i, subdivisions 8 and 9, of the Labor Law.

"Where approved automatic sprinklers are installed throughout such buildings, such enclosure of stairways shall not be required unless more than eighty persons are employed above the ground floor."

### Proposed Modifications.

The following is an official transcript of the modifications which the Commissioners propose:

"Rule 2. In all factory buildings five stories or less in height, erected prior to October 1, 1913, in which there are more than twenty-five persons employed

above the second floor, all interior stairways, serving as required means of exit, and the landings, platforms and passageways connected therewith, shall be enclosed on all sides by partitions of fire-resisting material extending continuously from the lowest point of the stairway in accordance with the schedule at the bottom of preceding column.

"The term 'contents' as used above means articles, goods, wares or merchandise, packed, stored, manufactured or in the process of manufacture.

"The term 'sprinkler' as used above means an adequate automatic sprinkler system installed and maintained on each floor.

"Where the stairway extends to the top floor of the building, such partitions shall extend to three feet above the roof, except in buildings with roofs of non-combustible material in which case the partitions may stop at the under side of the roof.

"All openings in such partitions shall be provided with self-closing doors constructed of fire-resisting material, or with fireproof windows where such openings are in the exterior wall of the building.

"The bottom of the enclosure shall be of fireproof material at least four inches thick unless the partition extends to the cellar bottom.

"Such enclosure of stairways shall not be required in factory buildings in which there is an interior enclosed fireproof stairway, or where there is an exterior enclosed fireproof stairway or a horizontal exit serving as a required means of exit, as defined in section 79-f, subdivisions 8 and 9 of the Labor Law."

### Requests to Amend.

At the hearing on Wednesday, President Laurence M. D. McGuire, speaking for the Real Estate Board, asked that the proposed revision be amended so that factory buildings six stories or less in height equipped with adequate automatic sprinkler systems shall be exempted from the stairway enclosure requirements. And that it be further amended by adding the words, "or an interior enclosed fire-resisting stairway," to the last paragraph of the rule after the words "Labor Law."

He said that fire chiefs considered that sprinklers are the best firemen and afford ample protection in low buildings, greater than enclosed stairways. The installation of sprinklers should be encouraged. They cost more than enclosing stairways, but the results are more satisfactory. If safety is desired, the amendment should be allowed.

Fire-resisting stairways were as good as fireproof stairways in low buildings, continued Mr. McGuire. The occupants of such buildings had time to get out before the fire could burn through. The difference between fire-resisting and fireproof material was so slight that to discriminate would be unjust. The main object was to let people get out before the flames reach the stairway, and fire-resisting material was amply sufficient for this in low buildings.

Finally, the matter of expense in complying with the provisions of the Labor Law had worked many hardships, and the Real Estate Board asked that the Industrial Commission carefully consider the amendments, as they would be found consistent with safety.

President B. F. Martin and Mr. Ropes spoke for the Building Managers' Association, that the commissioners permit the use of the present wood partitions in low buildings when the partitions are covered with metal, as an adequate com-

pliance with the law for fire-resisting material.

Mr. Ropes made the point that it was deadly smoke, rather than flames, that had to be guarded against in the early stages of a fire, and that a metal-covered partition would be quite as smokeproof as a fireproof partition. It would last until everybody was out or dead, as the Fire Department said.

Mr. Kirkus, representing the Merchants' Association, recommended that in case buildings less than six stories in height have sprinkler systems that they be exempted from the requirement of having fire-resisting partitions. Further, that the requirement for enclosed "fireproof" stairways be changed so as to read "fireproof or fire-resisting" stairways.

The Merchants' Association, Mr. Kirkus said, was very much in favor of the installation of sprinkler equipment. The association had been advised by its engineer that if the city would establish an additional high-pressure pumping station, the private automatic sprinkler system could be supplied with the present water pipes, and remove the necessity of private installation of pumps and pressure tanks.

Miss Goldmark remarked that sprinklers were not always efficacious and she was opposed to exemption in favor of sprinklers suggested by Mr. Kirkus.

Mr. Kirkus retorted that they would be found efficacious in every case where a factory door was not found to be locked in an emergency.

### Representation of the Real Estate Board

At the hearing the Real Estate Board was represented by President Laurence McGuire, William Douglas Kilpatrick, B. E. Martin, Alfred R. Kirkus and George W. Olvany, counsel. Mr. Martin, with W. T. Ropes, also endorsed the board's position for the Building Managers' Association, and Mr. Kirkus for the Merchants' Association.

The Real Estate Board is also taking up with the Commission the question of interior fire alarm signal systems. It is generally agreed, and even by some officials who have to carry out the law, that the present requirements are much more expensive than is necessary. The board will be represented at hearings, to be announced later, on amended regulations covering these signals.

In the matter of the protection of hoistways, which regulation goes into effect on January 1, 1916, the Real Estate Board, while it endorses the general principle of making hoistways as safe as possible, will suggest to the Industrial Commission that some other means be devised than that contained in Rule 441, covering this point, which is deemed by many to be impracticable.

### Fire Alarm Signal Code.

The Industrial Commission has directed the Bureau of Industrial Code to forward it the names of the Fire Hazards Committee of the old Industrial Board, which had worked upon but not completed a revision of the fire alarm signal code, better known as "Bulletin No. 5." Under the law the Industrial Commission has power to appoint advisory committees "composed of employers, employees and experts, to assist in framing rules and regulations" which shall then be submitted to the Industrial Council for consideration.

—The debt of the City of New York exceeds the national debt of the United States by \$192,000.

### SCHEDULE OF REQUIREMENTS.

Number of stories	Con'ts combustible, no sprinkler	Con'ts non-combustible, no sprinkler	Con'ts combustible and sprinkler
Three	Stairway	.....	.....
Three	Enclosed	.....	.....
Four	Stairway	Stairway	.....
Four	Enclosed	Enclosed	.....
Five	Stairway	Stairway	.....
Five	Enclosed	Enclosed	.....

## A BRIEF FOR THE TORRENS SYSTEM

### Registrar Hopper Cites Cases Which Promise to Involve Many Parcels and Bring Up Several Legal Questions

THE prominence given to the dower claim made against the property bought and sold in his lifetime by Edward F. Tracy, of Troy, N. Y., has aroused renewed interest in the Torrens system. Registrar John T. Hopper made the following statement last week to show how such a situation would be handled under a true Torrens system.

"Mr. Tracy lived in Troy but engaged in many speculative real estate deals in New York City and in his trading took title to many parcels of land. Mr. Tracy passed as an unmarried man. Today a woman appears and claims to be his widow. If this is true the widow has her dower right in every piece of land to which Mr. Tracy took title during his lifetime. This is true even though he held title for a day only while making a real estate turn.

#### Present Owners Lose.

"These transactions happened more than thirty years ago, and in the meantime innocent persons have bought and, under the law, the widow can take one-third of the income of these properties, for her use, during her lifetime. In another case, known as the Striker case, the heirs of Joseph M. L. Striker claim that a single trustee who conveyed had no right to convey. Such a claim, if sustained, would upset the entire title. It can easily be seen that such a claim might wipe out a man's entire investment.

"These cases show the weakness and danger of the present system of conveying. A title company policy insures only for the value of the property at the time the policy is issued. It does not cover increases in land value, nor the value of subsequent improvements. The loss, if a title prove wholly bad, might easily exceed the face value of a policy. On the other hand owners who have not insured stand to lose their entire investment.

#### The Torrens Remedy.

"The Torrens system remedies the difficulty in two ways: First. The present owner, having his title registered, would hold it absolutely against the world, under a title declared indefeasible and backed by the sovereign power of the State. The widow or the heirs, no matter how just or equitable their claims, could not enforce them against the land. The land would be absolutely free from the lien. Second—If the widow or heirs could prove a just and equitable claim, they would have redress for money compensation out of the Assurance Fund. Their claims would then be decided according to equity and they would be paid in money whatever amounts they might be entitled to upon the merits of the cases.

"The Torrens system requires that for each property registered a payment of \$1 per \$1,000 on the value of the property be paid into the public treasury as an Assurance Fund for the compensation of any one injured by the operation of the system. Claimants to property, almost without exception, are persons out of possession, like the widow in the Tracy case, or the heirs in the Striker case, and their only expectation is a money settlement. Under the present system a successful claimant could oust the innocent owner who is in possession and who has improved the property by the investment of his own money. The Torrens system reverses this and prevents the claimant from making any claim against the land, but permits him to make a claim against the Assurance Fund,

"Opponents of the true Torrens system may object to the statement about the Assurance Fund on the ground that the Torrens law of New York State does not provide an Assurance Fund that would be applicable to the payment of claims such as the Tracy claim and the Striker claim even though the claims should be equitable. This is true, and it is one of the mistakes in the drawing of the New York law made by the original drafters of the bill, who designed the law to fit the special interest of the title companies instead of the general interest of the public.

"The present New York law permits

the payment into the Assurance Fund to be optional on the part of the applicant. No one is foolish enough to pay for a thing when they can get the benefits of it without paying, so the result is that there is no money in the Assurance Fund (New York County has \$18.30). This peculiarity of the New York law is not found in the Torrens law of any other State or country. The original Torrens Act and every other Torrens law in the world, without exception, provides an Assurance Fund, the contribution to which is made compulsory on all those who benefit by the system, and the result is an ample fund.

## REPORT MADE ON REALTY LAWS

THE Committee of Real Estate Laws of the Real Estate Men's Protective Agency, which has been making an exhaustive study of the laws of the different states, directly or indirectly affecting real estate brokers, met in New York last Wednesday and formulated their report. The object of this work has been to determine what laws are beneficial and what seem detrimental to their interests as brokers. Edward D. Cronin, one of the Vice-Presidents of the National Properties Company and a member of the New York bar, chairman of the committee, was the author of the report, a summary of which follows:

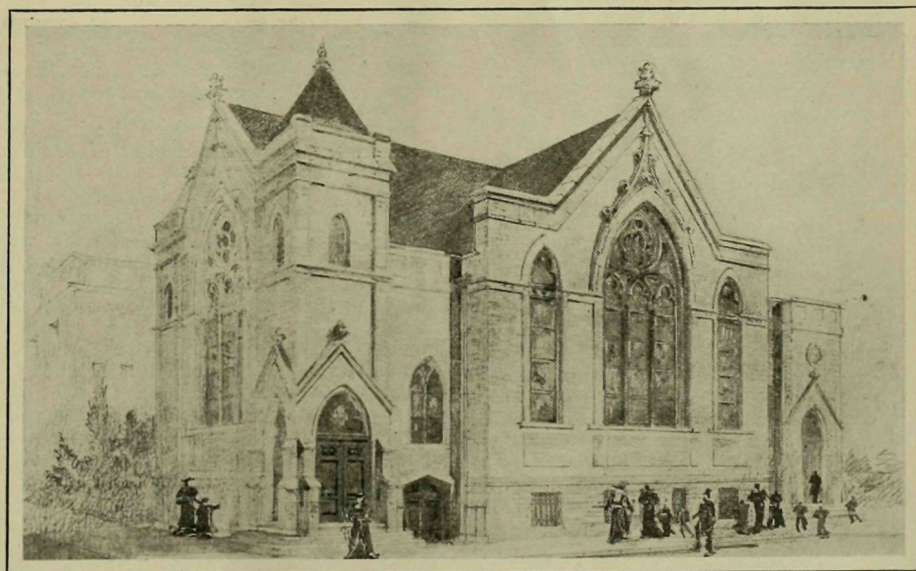
"With but few unimportant exceptions there are only two general laws directly pertaining to real estate brokers, as shown by a careful examination into the laws of the different states. These are real estate brokers license laws and laws

regulating, under the statute of frauds, the form of agreements the brokers of some states are required to obtain from land owners to sell property.

"We favor the licensing of brokers, recommending in all cases that the fees be normal and not excessively high so as to be a burden on them. We are opposed to legislation which points to the obtaining of a written authorization to sell from the property owner, because it leads to many hardships which work to the detriment of the broker.

"Several States have passed laws against false and misleading advertisements of real estate brokers where the intention exists to defraud. We consider it unnecessary to comment on this kind of legislation as they belong to the criminal statutes and affect only criminally-intending brokers who would stoop to practices of that kind."

## NEW CHURCH EDIFICE DESIGNED FOR THE WEST FORDHAM SECTION



Building Violation Corp., Builder.

N. Serracino, Arch't.

GROUND was recently broken at the northeast corner of Tiebout avenue and East 187th street, the Bronx, for the erection of a new church and Sunday school building. The structure is being built for the East 187th Street United Presbyterian Church, Rev. T. M. Chalmers, pastor. Nicholas Serracino, architect, 1170 Broadway, prepared the plans and specifications for this edifice, and its construction is under his supervision. Edward F. Hammel is the consulting engineer. The building is being erected

under a general contract by the Building Violation Corporation, Woolworth Building. Designed in the Gothic style, this structure will be built of brick, terra cotta and buff Indiana limestone. The roof will be of asbestos shingles and copper. The building will have ground dimensions of 44x87 feet and will have a seating capacity of about 700 persons. The Sunday school will be located in the basement and will seat approximately 300 children. About \$40,000 is the estimated cost of this operation which will be completed in seven months.

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in the Metropolitan District

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The State Comptroller, Mr. Travis, says if any direct tax at all shall be necessary next year it will be small. A State income tax should take care of that.

No one can gainsay that New York is the Empire State. Twenty-four per cent. of all the persons paying the U. S. income tax live in this State, and 60 per cent. of those who pay on incomes of half a million or more.

Two committees from the State Legislature have been here to help the city out of its financial difficulties. Senator Mills' Committee has about decided for a State income tax to relieve realty. Senator Brown's committee has been more critical than helpful so far. It is easy to point out wastefulness, but what the city needs from the Legislature is a grant of power to stop the waste.

The summit of the mountain of taxes is being crossed. Taxpayers will find the road easier after the next meeting of the Legislature. They can expect laws that will simplify the municipal administration, stop official extravagance, and more equitably distribute taxation. General business is reviving and all things are working together to benefit real estate. It is the time to buy and plan.

A twelve-story apartment house one hundred feet square requires ten or eleven hundred tons of structural steel in its structure, and a twenty-story office building of the same ground dimensions about twice as much. A tax of 25 cents a ton on fabricated iron and steel would amount to about \$250 increased cost in the one case and \$500 or thereabouts in the other. Architects could save most of it by reducing the weight of the members, as most buildings are more or less overmetalled.

**The Influence of Terminals Upon Realty**

Some comparison is possible between the profit that the Grand Central's improvements have brought to landowners in that quarter of the city and the benefit that will result from the promised West Side terminal improvements. The dissimilarities between the two operations are, first, that one has produced a compact passenger terminal and the other will provide a series of freight terminals. One is situated in what was originally a residential neighborhood of the first order, with an approach through and under a residential avenue, while the other is to extend along the waterfront in a section of the city given over entirely to commerce and manufacturing, warehouses and factories, steamship piers and railroad yards.

The new Grand Central Station with its approaches was designed primarily to lessen the annoyance to the neighborhood, to hide the tracks from view, and to stop noise and smoke, as well as to enlarge the facilities for passenger traffic. But the company went farther and designed buildings which are beautiful as well as utilitarian. It has recreated a civic center in a manner that has not made it any the less desirable for residences, but so attractive for business as to cause the displacement of the private houses by costly buildings for business purposes. It has given to the country a remarkable example of the good influence which it is possible for a railroad terminal to exert upon adjacent realty.

One of the few districts in Manhattan where there was an increase in land values last year is the one which the Grand Central Station dominates. Taking that part of what is known to the Tax Department as Section No. 5, which is bounded by 40th and 59th streets, Sixth and Third avenues, the increase in land values last year, as estimated by the department, was no less than \$14,548,500. When values at the beginning of the alterations are compared with values at the present time, within the same geographical boundaries, the following official figures result:

Land, assessed value 1904..	\$249,280,750
Improvements, assessed value 1904 .....	63,606,000
Total .....	\$312,886,750
Land, assessed value 1915..	\$356,285,800
Improvements, assessed value 1915 .....	123,598,000
Total .....	\$479,883,800
Land, increase, per cent.....	43
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In the eleven years since the improvements were begun—a period of business stagnation for the most part—the land value of the district has increased 43 per cent and the value of the improvements 94 per cent. A smaller district with boundaries closer to the station would show a still larger percentage of increase in land value. Moreover, the city, as well as the adjacent owners, has been benefited by the larger tax receipts from the district, and the end is not yet. More value will be added to the land as the years go by and the city recuperates from its long fiscal depression. Not all the new value is to be credited to the New York Central changes; a good share—and it may be the larger share—is owing to the general uptown movement, but even for this the admirable improvements of the railroad company are in some degree responsible.

The West Side improvements, while they will be of an entirely different nature, are expected to be fully as influential upon realty values. The New York Central will spend \$50,000,000, which is as much, if not more, than has been spent on the passenger terminal, and will by their example induce the other railroads to improve their facilities in the district also. Various terminals will be rebuilt, enlarged and linked together with a chain of piers, warehouses, manufactories and collection yards that

will completely reorganize the shipping facilities of the district and bring about the further improvement of adjacent realty. As a far larger district is to be benefited than in the other case, there will be a corresponding greater influence upon realty.

**International Emigration Acceleration.**

The Chamber of Commerce of the United States is making an investigation with the co-operation of the railroad organizations of this country and of steamship agents throughout Europe in order to learn what the volume of immigration after the war is likely to be. A report will be published about February 1. The information will be very valuable not only for the railroad and steamship lines, but for real estate interests, especially in this city. How much of the immigration will be helpful, and in what degree, is the question in a form that is of first importance to realty. If it proves to be of a nature for the most part hard to assimilate, difficult to employ, and inimical to the wellbeing of the native population, a protest will be raised.

A self-evident proposition is that we cannot have too many newcomers of the right kind, men and women who come to stay, who are able to support themselves well, who already know or can quickly learn the language of the country and who, in a word, become Americans in thought, word and deed. Such people create a demand in the cities for tenements and supplies, and when well distributed throughout the country are absorbed into the body politic without upsetting the labor markets.

The steamship and railroad companies will do their utmost not only to accelerate the exodus from the old countries, but to induce emigration from this country as well. They will keep the human tide both coming and going if they can, until Congress does something to regulate their activities and lessen the drain on the country's wealth. So far no prediction has been made relative to the quality of the immigration, whether it will be of a kind to altogether benefit the material interests of New York City, where much of it lodges for a time at least, or of a kind that will need more or less attention from the publicly supported agencies which thrive on that sort of service. Let us hope for the best, but be on our guard.

**Limited Opportunities for Vocational Training.**

More and more the experience of the Bureau of Employment shows the need of vocational training, says Commissioner Rogers of the State Industrial Commission. Then why not give our youth a better chance? Does anyone suppose there is not an innumerable company of boys anxious to learn trades and pleading for the opportunity in every large community? Nobody should know it better than Commissioner Rogers, and yet his remark seems to imply an unwillingness on the part of boys to fit themselves for life's duties.

Or does it carry an implication of the true state of affairs, that the shops where trades can be learned are closed to all but a very limited number of apprentices, that these openings are spoken for long in advance, that there is oftentimes an age limit which prevents boys from getting a good schooling first and a trade afterwards, and that vocational schools are accessible to comparatively few.

The Industrial Commission could render no finer service to the State than to address itself whole-heartedly to the cause of enlarging the vocational opportunities for our American boys. It is the most pressing economic problem of the age, this phase of the question of Equal Opportunity versus Privilege. Sooner or later it will be settled, either by persuasion, arbitration or force. Only superficial efforts for a solution are being made when radical treatment is imperative.

When the committee on unemployment appointed by the State Conference of

Mayors met recently to hear suggestions, the director of the State Bureau of Employment proposed that the various cities accept the proffered aid of the State in opening public employment bureaus in their respective communities. Any city desiring a branch employment office could have one established by the State on agreeing to share the cost. The State would pay the salaries if the city would each provide the office and pay for the light, heat and janitor service.

It is believed that this offer will be accepted by a number of cities as a very appreciable service. The ability to shift a workman from a city where he cannot get work to one where he can, through the medium of these branch offices, is a considerable advantage. But this will not go to the root of the problem. It cannot find work for the unemployable. It will not multiply the opportunities for the youth of the State to obtain a vocational training.

#### Automatic Sprinklers and Fire Doors.

*Editor of the RECORD AND GUIDE:*

Mr. Porter characterizes my letter to the Record and Guide, published in the issue of November 27, as a "contribution to the literature on fire prevention," and "interesting, as presenting presumably the best arguments in favor of the sprinkler system." It was neither literature nor argument, simply a plain statement of facts. The writer does not aspire to soar to the rhetorical realms where flits Mr. Porter.

The "best arguments" in favor of automatic sprinkler systems are that they put out fires and, because of this fact, the fire underwriters reduce insurance rates from 50 to 90 per cent. The underwriters wouldn't do this if they didn't have strong faith in the dependability of automatic sprinklers, a dependability which Mr. Porter attacks.

Mr. Porter imagined the comparison between automatic sprinklers and fire doors. I did not draw any such comparison. The automatic release for fire doors he speaks of has many particular merits and nothing in common, mechanically, with the automatic sprinkler.

The Safety to Life Committee of the National Fire Protection Association is an eminently capable committee. The work assigned to it was done conscientiously and intelligently. Its findings are in accord with facts. Mr. Porter's facts are as he wishes them to be. This is amply illustrated in what he says about the fire record of sprinklered risks being "full of instances of losses of life in sprinklered buildings." Tell us what they are, Mr. Porter, but get the facts straight.

I have always said that there is no one who appreciates the value of the bisecting fire wall as a means of exit more than I do, but it is not per se an extinguisher of fire, and it has its limitations as a life saver.

All of the hue and cry over exits is because of the loss of life in fires in buildings not equipped with sprinklers. The record of effective control of fires by automatic sprinklers, covering as it does more than 18,000 fires in which not a single life has been lost under such circumstances as of the Triangle, Binghamton and Diamond fires, is extensive enough to justify the contention that the property owner who installs sprinklers is entitled to more consideration in the law than the owner who does not. Is it just and reasonable to put these two different kinds of owners on the same footing before the law?

Fire Commissioner Adamson of New York said: "Loss of life would not have occurred had the Triangle building been equipped with automatic sprinklers. That is the opinion of Chief Kenlon and the opinion of Battalion Chief Worth, who was in charge at the Triangle fire for 20 minutes, and who has attended thousands of sprinkler fires."

The same reasoning applies to the Binghamton and Diamond cases. But in spite of this the exit experts insist that it is more important to "get away" from a fire than to "get" the fire before it "gets away," which is the way of automatic sprinklers.

In thousands upon thousands of fires that have started and stopped in sprinklered factories—stopped by sprinklers, exits of employes have not occurred. That there would have been exits, some of them fatal, no doubt, if automatic sprinklers had not been installed, goes without saying.

But then the "people" in those factories were not ignorant of the security from fire peril afforded them by automatic sprinklers as Mr. Porter says they are in New York. If Mr. Porter will lend his influence towards dispelling this ignorance instead of exciting apprehension of fire peril where there isn't any he could perform a useful public service.

I. G. HOAGLAND.

80 Maiden Lane.

#### Are We Discouraging Industry?

*Editor of the RECORD AND GUIDE:*

We are confronted from time to time with complex problems in the operation of the city government, and at this moment with the matter of taxation, which should be given the greatest consideration before enacting further unfavorable legislation, which might have a tendency to retard real estate activity.

Thousands of men and women residing in this great city are employed in factories and are supporting or contributing to the support of homes, the taxes on which constitute a portion of the city's income, and owners of the factories wherein they are daily engaged are likewise taxed by the city.

Our toilers, with their small earnings, are confronted by the ever-increasing cost of food, and the taxes imposed on their homes, which soon necessitates a greater income, and their inability to produce it results in a demand on their employer for more money, his refusal and then a strike.

Factory owners are compelled to exact heavy rentals from manufacturers, due to the high taxes levied on their property, which excessive rental, added to the manufacturer's other overhead expenses, prevents him from recognizing any demands by the laborers for an increase in wage, thereby creating intense dissatisfaction among the employees, resulting in the production of work of a most unsatisfactory nature.

As in all lines of business, finance is necessary at certain times without relying on bank credit. The manufacturer determines to procure on his property, a first mortgage, to enable him to carry out a contract, and, to his surprise, finds that, although his factory affords employment to thousands of hands, it is devoid of any intrinsic value in the eyes of institutions making mortgage investments, and its real worth apparently seems to be estimated only for the purpose of taxation.

It is unnecessary to state the inconvenience to which the manufacturer is put by the fact of being unable to procure such finance, and that he finds himself seriously hampered in completing for delivery goods which his client has contracted for.

It is, therefore, necessary that we ask ourselves if such unfavorable conditions will not eventually cause our Mr. New York manufacturer to seek a tract of green grass in the State of New Jersey, where encouragement and excellent facilities will prompt him to erect buildings suitable for manufacturing purposes, and establish therein his plant, and leave this city, where he is constantly encountering hostilities?

In consideration of the foregoing and in conservation of those interests upon which we rely for our financial assistance, it might be advisable to deliberate well on the tax question, in order that we may prevent later the loss of industries, and the migration of the younger element to other States in search of employment.

LOUIS D. GREEN,  
(Of I. Tanenbaum, Son & Co.),  
170 Broadway.

—San Jose, Cal., is lighted and its street car system is operated by electricity brought over aluminum wires from a power plant in the Sierra Nevada, 173 miles away.

#### STATE INCOME TAX.

##### The New Revenue Will Be Returned to the Localities Proportionately.

An income tax for State revenue was favored over all other forms of new taxation by the business representatives who testified before the Joint Legislative Committee on Taxation, of which Senator Mills is chairman, at the two sessions held in this city this week, which were the last which the committee will hold before making its report.

It was made clear in the course of the hearings that the new revenue to be collected will be distributed to the counties, to offset the direct State tax, but in what proportion was not stated with finality.

Prof. Ballock of Harvard and Prof. Adams of Cornell, for five years Tax Commissioner of Wisconsin, thought it the best method for this State. Prof. Adams estimated that a 3 per cent. income tax in 1917 would yield \$27,000,000.

Isaac N. Seligman, chairman of the Committee on Taxation of the Chamber of Commerce, said that of the three proposals presented to his committee by the Joint Legislative Committee, they thought the income tax proposition the best. Next to that they deemed the ability tax on such items as habitation, occupation, and salary the least objectionable. They were averse, however, to the proposed tax on intangible personal property.

Frederick B. De Berard of the Merchants' Association, submitted a resolution passed by the association, saying that of all tax methods recently proposed the income tax is least objectionable, and a tax on merchandise most objectionable.

Prof. Seligman of Columbia, speaking partly for the Mayor's Committee on Taxation and, in part, personally, said the committee favored an income tax but was opposed to the tax on intangibles.

"Even if the State," he said, "should decide to continue the direct tax on general property, then it would be possible for the State, by law, to permit the cities of the State to substitute for their share of the direct tax an income tax, to be assessed and administered by the State authorities."

Senator Mills asked: "Do you think that a fair method of distribution of the tax should be on the basis of real estate assessment or to return the revenue to the localities whence it comes?"

Prof. Seligman answered "that on account of non-resident evasion it would be better to take the real estate assessment as a basis."

#### Districting the City.

The Committee on Building Districts, of which E. M. Bassett is chairman, expects to submit for general information a tentative plan in January for dividing the city into zones. The submission will be in much the same manner that has proved advantageous in revising the Building Code.

The commission expects to offer a tentative plan, representing the consensus of expert opinion about building restrictions upon a district basis, early next year. The suggestions will, however, be presented to the public and be made the subject of public hearings before they are finally revised and adopted by the commission itself and reported to the Board of Estimate.

The City Plan Committee is not likely to submit a report very soon. This committee is working on a general plan of city development. The Heights of Buildings ordinance has been taken out of the province of the Board of Aldermen and referred to the Board of Estimate under a decision of the Corporation Counsel.

The plan on which the Committee on Building Districts is working includes two kinds of districting—first, the division of the city into districts of large size for the restriction of the height of buildings, and second, the division of the city into three sorts of districts—residential, business and factory. There will be no corner in the five boroughs that will not be placed definitely in a district which will then be assigned by law for a certain use.

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## REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits

Together With Other Current Realty Items

### MID-YEAR CONFERENCE.

#### Real Estate Association to Meet in January

THE Mid-Year Conference of the Real Estate Association of the State of New York will be held in New York City, January 7, 1916. This will be a regular meeting of the Association's Board of Managers, which includes more than fifty prominent real estate brokers and owners who represent the various counties of the State. The 2nd vice-president of the association, A. H. Wagg, of Malverne, L. I., is ex-officio chairman of this Board.

The conference is held for the purpose of permitting general discussion by members and guests, of the public and professional problems which are within the special province of this State organization. All sessions will be open to the public and will be held at the Hotel McAlpin.

Matters to be discussed at the conference have been divided into four general divisions, comprising consideration of State taxation and finance, legislation affecting property rights, State regulation of brokerage and special problems affecting brokers.

At 10.15 a. m. there will be a round table discussion of "Needs of Revision in the New York State Revenue System and Proposed Legislation Affecting Taxation." C. A. Mills of Syracuse, chairman of the Association's Committee on Taxation, will open the discussion. Among those invited to participate in this discussion are Senator Ogden L. Mills, Chairman of the Joint Legislative Committee on Taxation; Alfred E. Marling, Chairman of the Mayor's Committee on Taxation; Hon. Martin Saxe, President of the State Department of Taxes and Assessments; Charles E. Manierre, Vice-chairman of the Association's Committee on Taxation and M. Morgenthau, Jr. Invitations will also be extended to the chairmen of the Senate and Assembly Committee on Taxation.

At 11.30 a. m. there will be a general discussion of "Legislation Affecting Property Rights," opened by President L. D. Woodworth. The tentative program under this heading includes the following topics and speakers: "Building Legislation," Cyrus C. Miller, New York City, Chairman Executive Committee, Advisory Council of Real Estate Interests. "Restricting Building Heights," Stewart Browne, New York City, President United Real Estate Owners' Association. "Tenement House Laws," Allan Robinson, New York City, President Allied Real Estate Interests and "Districting of Cities," L. M. D. McGuire, New York City, President New York Real Estate Board.

At 2 o'clock the subject of State regulation of real estate brokerage will be opened by report from the chairman of the Committee on Regulation, A. H. Wagg. Among those who will discuss this subject are President James Frank, of the Long Island Real Estate Exchange; President H. B. Reed of the Amsterdam Real Estate Association; Hon. Jeremiah Wood, of New York City; President C. F. Kilhoffer, of the Real Estate Association of the Buffalo Chamber of Commerce, and others.

At 3.30 o'clock Fenton M. Parke of Buffalo, Third Vice-President of the Association, will open a discussion of professional problems affecting real estate men, including such subjects as the value and forms of exclusive listings, appraisals and advertising by Walter Lindner, Solicitor of the Title Guarantee & Trust Company, and others, including Joseph

S. Edelman, of New York City, Chairman of the Committee on Advertising. Other topics will be considered as time permits.

At 6 o'clock there will be an informal dinner and evening session, for which reservations are now being made. L. D. Woodworth, President of the Association, will preside. The question of financing the State will be discussed by Hon. Eugene M. Travis, Comptroller of the State of New York.

### CITY DECLARED INSOLVENT.

#### Dinner of United Real Estate Owners' Association Brings Out Several Interesting Views.

Last Tuesday evening a dinner was held at Terrace Garden under the auspices of the United Real Estate Owners' Association and, in the course of the evening, statements were made to the effect that the City of New York is insolvent "because it cannot pay its obligations as they become due in the ordinary course of business."

Senator William M. Bennett urged that great care must be exercised in the selection of the next mayor. Among the other speakers of the evening were Laurence M. D. McGuire, president of the Real Estate Board of New York; Henry Bloch, Stewart Browne, Bird S. Coler, William B. Ellison and Senator Robert F. Wagner.

Mr. Browne spoke about his encounter with the Board of Estimate last year. He said in part:

"I have acted like a doctor called in to diagnose what is the matter with the board," he said. "After a year I have come to the conclusion it is suffering from a disease common in democracies. It is called 'vote pox,' and while not hereditary, usually follows election to public office.

"The board now has what it calls public hearings. My term would be public money beggings. The only persons they listen to are those who want money. They have no time to listen to taxpayers. Although they are your servants, they treat you as if they were the masters. Most of them are impertinent to taxpayers who ask questions."

### PRIVATE REALTY SALES.

TRADING this week reflected no new developments and proceeded along the same lines that have characterized the activity within the last few weeks. The demand continues for property, generally, rather than for property specifically, and the business concerned miscellaneous classes of scattered holdings.

Fifth avenue, which has been the scene of considerable buying for investment and new building construction, contributed an important transaction that will result in the demolition of an old time private dwelling and its replacement by a tall mercantile building. An interesting sale concerned an interior lot directly in the rear of this property which was acquired by the owner of abutting property. Builders figured in several purchases of Bronx and West Side frontages.

The leading market was fairly active and contributed several important deals. Besides the Fifth avenue deal above mentioned was the transaction that brought to New York an international institution formerly in London, conducting large annual auction sales of furs, which attracts buyers from many parts of the world; the taking of large space in the



new building occupying the block front on Broadway from 35th to 36th street, and the deal that will result in the removal of a large glassware and crockery firm to the colony near Madison square.

The total number of sales reported and not recorded in Manhattan this week were 18, as against 27 last week and 27 a year ago.

The number of sales south of 59th street was 3, as compared with 6 last week and 8 a year ago.

The sales north of 59th street aggregated 15, as compared with 21 last week and 19 a year ago.

The total number of conveyances in Manhattan was 114, as against 133 last week, 17 having stated considerations totaling \$1,368,342. Mortgages recorded this week number 73, involving \$2,726,576, as against 58 last week, totaling \$897,934.

From the Bronx 24 sales at private contract were reported, as against 24 last week and 20 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,256,558, compared with \$593,453 last week, making a total for the year of \$61,538,949. The figures for the corresponding week last year were \$1,300,850 and the total from January 1, 1914, to December 19, 1914, was \$41,291,162.

#### Princeton Club May Move.

The Princeton Club has obtained, through Pease & Elliman, an option to purchase the northeast corner of Park avenue and 58th street, a plot 75.5 on the avenue and 90 feet in the street, now occupied by two three-story business buildings. The property belongs to the estate of Washington Irving and J. Metcalfe Thomas. The Princeton Club will meet on Monday night to take action upon the option. The club is now located at Lexington avenue and Gramercy Park, and has been looking for a new clubhouse site for some time, having outgrown their present home. If the purchase of the uptown site is ratified, the new clubhouse will be located in a section which enjoys not only exceptional transit facilities, but in an established club center. Among the organizations which are to be found in the neighborhood are the Colony, Metropolitan, Knickerbocker, University, Arion, Liederkrantz and Riding Clubs. To these will be added the new home of the New York Genealogical and Biographical Society, which recently purchased a building site at 118-122 East 58th street, through the same brokers.

#### Bronx Block Front Sold.

Kurz & Uren have sold for John P. Dunn the entire block front in 192nd street running from Grand Boulevard and Concourse to Creston avenue, with a frontage of 214 feet in the north side of 192nd street, 175 feet on the east side of Creston avenue and 125 feet on the west side of Grand Boulevard and Concourse. The plot is exceptionally well located being bounded on the west by St. James Park and on the east by Poe Park. It has been occupied, in part, for the last eighteen years, by the Dunn homestead, which is one of the showplaces of the section.

#### Bronx Activity Continues.

The Ajea Construction Company has purchased, through H. A. Douglas & Company, from Carl Rouvenac, six lots on the east side of Rye avenue, through to Valentine avenue, beginning 341 feet north of 183d street. The property has a frontage of 75 feet on each thoroughfare with a depth of 200 feet. The erection of five-story apartment houses is contemplated. This is the third sale of the property by the same brokers within the last month, the original owner having been the Burke estate.

#### Buys \$44,000 Interior Lot.

The Oceanic Investing Company, that owns the two business buildings at 1-3 East 42nd street, has purchased from the Thomas T. Sturges estate the interior lot, 25x35, directly in the rear of this plot. The acquisition of this plot, for a price

which is said to have been in the neighborhood of \$44,000, carries with it a permanent right of way over the ten-foot alley opening into 43d street. The broker was Frank D. Veiller.

#### Acquires Haven Avenue Frontage.

L. J. Phillips & Company have sold for Adolph Wurzbarger the lot 25x100, on the west side of Haven avenue, 250 feet north of 170th street, and for the estate of Hannah M. Cardani, the lot of similar size adjoining on the north, to the Rosen Realty & Construction Company, which now controls a plot 50x100, that will shortly be improved with an apartment house.

#### Buys Twelve Dyckman Lots.

Hall J. How & Company have sold for James N. Butterly to the Elkin Holding Company a plot of twelve lots measuring 300x100, in the south side of 205th street, beginning 100 feet east of Tenth avenue. No plans have been announced regarding the future of the plot.

#### Manhattan—South of 59th St.

MADISON AV.—Ella Rogers is reported to have sold 175 Madison av, a 4-sty converted dwelling, on lot 24.8x100.

33D ST.—Wm. A. White & Sons sold for the Guaranty Trust Co., as trustees, 152 East 33d st, a 3-sty dwelling, on lot 18.9x25, to the Robert Hoe estate, which owns the abutting stable at 153 East 32d st. The purchase of this property gives the purchaser an outlet to 33d st.

#### Manhattan—North of 59th St.

61ST ST.—Frank H. Taylor has purchased from the Cesare Conti Realty Co., 215 East 61st st, a 3-sty dwelling, on lot 18x100. The brokers were William E. May & Co.

88TH ST.—Harry S. Houghton, as executor of the estate of Anna M. Tooker, is reported to have sold 19 West 88th st, a 4-sty dwelling on lot 20x100.9.

99TH ST.—The Haven Construction Co., Charles Flaum, president, has resold to M. Arnstein the 6-sty loft building at 42 West 99th st. This property was taken in exchange from Herman F. Bindseil, in part payment for the three new apartment houses at the southeast corner of Broadway and Ellwood st, sold last week through the same brokers.

105TH ST.—The 5-sty dwelling 256 West 105th st, on lot 15x80.9, has been sold, through Horace S. Ely & Co. and Robert R. Rainey.

127TH ST.—J. Romaine Brown Co. and F. T. Richter has sold for Clarence H. Kelsey, as administrator of the estate of Mary G. Pinkney, the plot of four lots in the south side of 127th st, 100 ft. east of Broadway, size 100x100.

129TH ST.—Katie F. Tucker is reported to have sold 149 West 129th st, a 3-sty dwelling, on lot 16.8x99.11.

140TH ST.—The Hall-Berwin Corporation has sold for John Palmer to Carl R. Eberth 612 West 140th st, a 5-sty apartment house, on plot 41.8x100, adjoining the corner of Riverside drive. The property has been held at \$70,000 and is fully rented.

187TH ST.—Ennis & Sinnott have resold to a client of Henry F. Byrnes 551 and 553 West 187th st, a 5-sty apartment, on plot 50x95. The sellers last week disposed of the adjoining house at 555-557, to O. A. Glokner, taking in exchange two east Harlem properties. Ennis & Sinnott bought the houses about three weeks ago.

FORT WASHINGTON AV.—Irving Judis has purchased from the Dayton Estates Co., Isidor H. Kempner, president, "Dayton Court," a 6-sty apartment house, at 35-41 Fort Washington av, at the northwest corner of 160th st, on a plot 102.2x121, which has been held at \$250,000.

MADISON AV.—Louis Schrag has sold for Amanda B. Manee to Henry M. Toch, 1897 Madison av, 4-sty dwelling, on lot 20x100. This gives Mr. Toch a plot of 60 ft. frontage, including the southeast corner of 123d st, on which an improvement is contemplated.

ST. NICHOLAS AV.—J. Romaine Brown Co. and Robert M. Fulton sold for L. A. Baum the 6-sty elevator apartment house 1253 St. Nicholas av, on plot 75x100, which has been held at \$145,000.

7TH AV.—John J. Murphy is reported to have sold to Samuel A. Singerman 2224 7th av, a 5-sty flat, on lot 24.11x75, at the southwest corner of 131st st.

#### Bronx.

163D ST.—Joseph A. Blackner has sold for the Peerless Holding Co. 311 East 163d st, a 4-sty house, on plot 38x85.

163D ST.—The Williams Building Co., Samuel Williams, president, sold the new 5-sty apartment house in the north side of 163d st, about 82 ft. east of Prospect av. It is one of two structures recently completed by the selling company at the northeast corner of Prospect av and 163d st.

234TH ST.—Joseph P. Day has resold the plot 50x95, in the south side of 234th st, 98 ft. east of Kingsbridge av. The plot was one of the Geer estate plots, sold at auction on December 2 by Mr. Day.

ARTHUR AV.—J. W. R. Realty Co. has contracted with the Corner Construction Co. to exchange the plot 50.1x116.6x irreg. at 2074 Arthur av for the plot 150.2x145.4x irreg. on the southeast side of Prospect av, 242.10 ft. northeast of 177th st.

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**BROADWAY.**—J. Arthur Fischer has sold for Harriet S. James to a builder the plot, 55x115, at the southeast corner of Broadway and 238th st, on which will be erected two apartment buildings, with stores on both Broadway and 238th st. The builder expects to have the buildings in readiness by June 1. Negotiations are now pending for the sale and improvement of seven additional lots on and adjacent to Broadway, near 240th st and Van Cortlandt Park South upon which three 5-sty apartment houses are to be erected.

**BRYANT AV.**—James McConnell is reported to have sold 1130-1138 Bryant av, three 4-sty flats, each on plot 33.3x100, to a buyer, who gave Jersey City property in part payment.

**FORDHAM RD.**—S. J. Taylor has sold for J. R. Fabricius a plot at the northwest corner of Fordham rd and Grand av, 129.61x39.58x1.74 x111.88.

**GRAND BOULEVARD AND CONCOURSE.**—Geo. R. Read & Co. sold for Richard D. Jewett to William H. Chesebrough and Daniel B. Freedman, the plot 246x125, on the west side of Grand Boulevard and Concourse, beginning 200 ft. north of 196th st. Last week Mr. Freedman purchased a site containing 26,000 sq. ft. on the Concourse, 91 ft. south of 189th st, and with a large "L" to 181st st.

**HOE AV.**—Margaret Knox has sold 1471-73 Hoe av, a 5-sty new-law flat, on plot 50x100.

**HONEYWELL AV.**—Phillip Kaufman & Son have contracted to sell 2141 Honeywell av, a 5-sty tenement, on plot 63.4x78.10x irreg., to Max Brill, who will give in exchange the lot, 25x100, in the south side of Bronx Park South, 125 east of Vyse av; the lot, 25x94.7, in the north side of 181st st, 100 east of Vyse av; the lot, 25x91.11, in the north side of 181st st, 125 east of Vyse av, and the plot, 100x105.4x irreg., in the south side of 181st st, 100.8 east of Vyse av.

**TIEBOUT AV.**—John A. Steinmetz sold for the Weber Realty Co. the plot 100x164 at the southeast corner of Tiebout av and Ford st to the Tiebout Avenue Company, which will erect a garage. The purchaser gave in part payment 1419 Parker av, a 2-fam, house, lot 25x122.

**ARDEN TRACT.**—Kurz & Uren, Julius Becker and L. J. Greenberger have sold the southeast corner of Boston rd and Lodovick av, with a frontage of 55 ft, on Boston rd, and 103 on Lodovick av; the southwest corner of Burke st and Wickham av, 100x100; also the plot on the easterly side of Gunther av, 400 ft. south of Burke av, 100x100, and a plot on the east side of Westervelt av, 100 ft. south of Burke av, 18.6 frontage on Westervelt av x 68.6 rear x 100 deep.

**Brooklyn.**

**BERKELEY PL.**—Burrill Brothers have sold the 3-sty dwelling 229 Berkeley pl for the Hill estate.

**FUNDY ST, ETC.**—Henry Rockmore bought from the People's Trust Co. the block front in Fundy st, from Liberty to Glenmore av; also 1289 Bergen st, a 3-sty dwelling, 20x114; from the Long Distance Holding Co., and sold the following dwellings: 182 Forbell av to George Gercken; 9410 Forbell av to Charles Heyl; 331 Eldert la to R. Kopepe, and 576 Elvert la to M. Lyons.

**QUINCY ST.**—Henry B. Cain sold for Charles U. Strowe 769 Quincy st, a 2-sty dwelling. The buyer will occupy.

**SOUTH 3D ST.**—Joseph Metzger sold for F. Schoenfeld the 6-sty tenement on plot 50x95, at 154-156 South 3d st.

**7TH ST.**—H. B. Hawkins sold the dwelling at 407 East 7th st; also sold the houses 397-405 East 7th st.

**8TH ST.**—Martin Spinelli sold for Henrietta Johnson, 169 8th st, a 2-sty house, to August Brome.

**21ST ST.**—George W. Palmer & Co. sold the apartment house at 2110 East 21st st for the Lyon Valley Realty Co. for about \$70,000; also sold the 2-sty building at 623-629 Nostrand av for Orbach & May, and the 3-sty building at 10 Bedford av for Miss Grace Randall.

**79TH ST.**—Frank A. Seaver & Co., sold for F. A. Pellegrino, the 1-fam. house, 1365 79th st; also for the estate of Augustin Fuller, the house and plot, 100x100, at the northwest corner of 11th av and 85th st to Leonard H. Smith, of White & Case.

**STUYVESANT AV, ETC.**—Robert Johnson has sold dwellings for George M. Richardson at 1230 Stuyvesant av; also for Fred Moehring at 100 Reid av, and for Mary Hartley at 659 Quincy st.

**Richmond.**

**NEW BRIGHTON.**—Eadie & Jackson sold the 3-sty building at the southwest corner of Hill and Jersey sts for the Active Amusement Co. to Joseph Genauer.

**LEASES.**

**Important Fur Trade Lease.**

Wm. A. White & Sons and H. Nelson Flanagan have leased for the Great Jones Street Realty Company, Benjamin Gomprecht, president, the entire seven-story and basement building at 48-52 Great Jones street, containing about 48,000 square feet, to the New York Fur Auction Sales Corporation. The property will be altered and put in condition for immediate occupancy. The acquisition of this property is unusually interesting because it will result in the establishment

in New York of an international institution formerly located in London, England, where fur merchants from many parts of the world attend an annual auction sale of furs. The fact that a large number of purchasers came from the United States and principally from New York, led to the organization of the New York Fur Auction Sales Corporation, with a capitalization of \$1,000,000 and the following officers: Charles S. Porter, president; David Steiner and O. G. Baker, vice-presidents, Edwin Spoor, treasurer, and Sidney Brooks Rosenthal, secretary. It is planned to hold the first sale on January 25th. Wm. A. White & Sons, who manage considerable property in the business district south of Fourteenth street, feel that the establishment of this industry in Great Jones street will considerably influence the future of that immediate section.

**New Fifth Avenue Operation.**

The Thomas L. Sturges Estate has leased through Frank D. Veiller, to Leslie R. Palmer and associates the old dwelling at 509 Fifth avenue, on a plot 37.6x123, for a long term of years. The lessees will erect a twelve-story modern mercantile structure on the plot, which adjoins on the south the new sixteen-story Guaranty Building, recently acquired by the Postal Life Insurance Company. The improvement will mean the passing of one of the last remaining private houses in what was once the most fashionable residential section in New York, and the proposed building, will be another addition to the colony of high-grade office buildings on Fifth avenue.

**First Lease in Johnson Block.**

M. & L. Hess, Inc., and F. & G. Pflomm have leased in the building occupying the block front on the west side of Broadway from 35th to 36th streets, an entire floor containing about 29,600 square feet for a term of years at an aggregate rental of about \$100,000, to A. Portfolio & Co., manufacturers of girls' and misses' coats, now located at the northeast corner of Broadway and 29th street, which premises they are forced to vacate on account of the lease of the entire building by Samstag & Hilder Bros.

**New West Side Restaurant.**

J. Arthur Fischer leased for the Century Holding Company, Lee & Fleischman, the three four-story buildings, 116-120 West 49th street, occupying a plot 72x105, to Jules Peck and Constantino L. Zucca for twenty-one years at an aggregate rental of more than \$200,000. After extensive alterations the lessees will utilize the property for restaurant purposes. J. Arthur Fischer has been appointed agent for the property.

**Crockery Firm Will Move.**

Cross & Brown Company has leased to Cox & Lafferty, china and glass, about 8,000 feet on the third floor of 1140-1146 Broadway, at the corner of 26th street. The lease of this space by a firm of such a character is another indication of the trend of the crockery trade from the old Park place district, since this concern has been located in the down-town district for more than twenty years.

**Manhattan.**

**AMES & CO.** have leased for Wendell L. Nichols a loft at 157-159 East 32d st to the Animated Target Co.; also for the estate of Lambert S. Quackenbush to Jacob Lewis, dresses, the 2d loft at 114 West 31st st; also for Robert S. Minturn to Ryer & Cashele the 7th loft at 11 East 22d st, for wholesale upholstery; for Hakolist Realty Co. to Gottreich & Mirskin the 4th loft at 130 West 28th st, for manufacture.

**AMES & CO.**, through James P. Malone, have leased for the Hartford Realty Co. to Volger & Reims, sign makers, the store at 306 West 34th st; also for L. Michell to John Lecakis, the store at 318 7th av for the grocery business; also through James P. Malone for Abraham Jacobs to Mary Kenneally, the 4-sty dwelling 255 West 25th st for H. N. & A. C. Curry to Mrs. Mary Burns, the 4-sty dwelling, 323 West 33d st.

**BASTINE & CO.** have leased the 5th floor of 97 5th av to Leo Newhouse & Co., and the top floor 281 5th av to F. W. Hockstetter.

**BASTINE & CO.** have leased space on the top floor at 289 5th av to S. Sampietro. The building is now fully rented.

BASTINE & CO. have leased the 4th floor in 121-3 Greene st to Yonkelovitz, Lawin & Co., and the 6th floor at 41 East 21st st to Bray & Searle.

BASTINE & CO. leased at 235 5th av additional space to G. W. Gillus, Charles Perret and Allison & Hadaway; and in 112 East 19th st the 3d floor to the C. H. Young Publishing Co., and additional space to Young & Jeckel, the Publishers' Information Bureau and Francis M. Hartley.

CARSTEIN & LINNEKIN have leased the entire 8th floor at 8-12 East 34th st to Scott, Foresman & Co., of 460 4th av; the front half of the 3d floor at 229-31 4th av to L. Dusenbury & Co., of 222 4th av, woolens; space at 874 Broadway to L. Herzog & Bro., of 66 Leonard st., and for Geo. R. Read & Co. offices at 392 5th av to David Stern & Co., of 220 5th av.

JOHN J. CLANCY & CO. leased for Sarah A. Jefferson, the corner store, 1491 Lexington av, for an ice cream and confectionery store; also for Dr. Henry Moeller, the 4-sty dwelling, 322 West 58th st to Mrs. Stevens and the 4-sty dwelling, 328 West 58th st to Mrs. Ludecker.

CROSS & BROWN CO. has leased the 2d loft in 75-7 Spring st for Charles S. Gould to the Wall Art Novelty Co.; through Manheimer Bros. the 5th loft to the Fair Waist Co., and the 6th loft to Louis Berger. This completes the renting of the 10-sty building, 38,000 ft. of which have been leased during the last three months.

CROSS & BROWN CO. has leased the entire 8th floor 549 West 52d st to the Briscoe Motor Co. for P. H. McNulty; also 5,000 ft. in 7-9 East 20th st to the New Era Linen Mfg. Co. for Philip Braender; store at 1920 Broadway for the Hudson Motor Car Co. to the Allan Westcott Motor Car Co., space in 99-103 Madison av to K. Schwartz for the George Backer Realty Co.; the 7th floor 58 West 15th st for William Stewart to Selekoiff & Gaier; space in 30 East 42d st to Edward A. Cassidy, F. M. Delmour, The Lundin Co., Inc.; H. V. Horton, Compressed Air Grease Corp., Walker Baylis Co., Inc.; and the Electric Products Co.

CROSS & BROWN CO. has leased store and basement for the Haight estate at 513 Broadway to Faust & Nathanson, of 48 Walker st; also 18 West 39th st to Henry Goodman for the Country & City Corporation, together with space to the Clermont Silk Co., on the 14th floor of 1140 Broadway for Frederick Ayer; also 8,000 ft. to A. Davis & Co., on the 9th and 10th lofts, 29-33 West 36th st, and the 3d loft at 682 Broadway to Samuel Jones for William C. Walker's Sons; the renting of the 10-sty building 98-100 Bleecker st and 177 Mercer st has been completed by the leasing of 20,000 ft. on the 4th and 6th lofts to Tuvin Bros. and Siegel for the Brandegee estate.

CROSS & BROWN CO. has leased, in conjunction with M. & L. Hess, Inc., 12,000 ft. in the 10th and 11th lofts in 29-33 West 36th st, to Leventhal & Vogel, Inc.; also studio on the 3d floor 9-13 East 59th st to A. W. Wardell for Frederick Ayer; store at 22 West 46th st for Arthur S. Lewis to K. Pierce and W. Coggins; at 40 Murray st, store and basement to Paul Irving & Co. for the estate of A. M. Brown; in 88-90 Reade st space to the Nathan Ankler Co.; store 245-9 West 55th st, to F. B. Porter and F. W. Decktrade for P. J. Donovan; in 105-13 Wooster st, 25,000 ft. on the 3d, 4th and 5th lofts to Oppenheim & Co., and space on the 5th floor, 489 5th av to A. W. H. Grieve for Horace S. Ely & Co.

CROSS & BROWN CO. has leased, through M. Forman & Co., 6,400 ft. in the 6th loft, 29-33 West 36th st, to Henry Goldstein; also for the Hecht estate the 4th loft at 649-51 Broadway through M. & L. Hess, Inc., to Benjamin G. Behrman, of 692 Broadway; for the Equitable Life Insurance Society, the 8th loft in 520-2 Broadway to the Gross Baby Wear Co.; the 3d floor in 47-9 Maiden la to I. Goldberg for the Interstate Land Holding Co., and space in the 12th floor of 907 Broadway to M. Brook for M. & L. Hess, Inc.; also space in the Bonwit Teller Bldg. to Philipace & Thompson; space in 16-24 West 61st st for the Locomobile Co. of America, to the Franklin Auto Co. and John P. Sousa, Jr., of 1 West 34th st.

DOUGLAS L. ELLIMAN & CO. have leased for Mrs. E. B. Neukirch, furnished, for the season, 56 East 65th st, a 4-sty house, on a lot 20x100, to G. Herman Kinnicut, of Morristown, N. J.

DOUGLAS L. ELLIMAN & CO. have rented, furnished for the season, for the estate of Arthur G. Sedgwick, Paul Tuckerman, executor, 8 East 10th st, a 4-sty house, on a lot 25x92, to C. Philip Coleman.

DOUGLAS L. ELLIMAN & CO. have leased an apartment of 14 rooms and 4 baths, from October 1, 1916, in the new building under construction, covering the block front on Park av, between 55th and 56th sts, for the Fullerton Weaver Realty Co. to George M. Pyncheon of Raymond Pyncheon & Co.; also apartments in 911 Park av to Dr. Otto Pickhardt, and in 149 East 40th st to Miss Norma Phillips and Miss Rosalie T. James.

DOUGLAS L. ELLIMAN & CO. leased for F. N. Dowling, furnished, for the season, 340 Lexington av, a 4-sty house, on a lot 20x100, to W. Strother Jones; also an apartment, furnished, for the season, for Gen. Edward A. McAlpin in 125 East 57th st to William H. Parsons; and apartments in 149 East 40th st for Mrs. A. J. Phillips to Mrs. W. R. Thurston; and in 161 East 79th st for I. Randolph Jacobs to Laurence von P. Schwab.

EWING, BACON & HENRY leased lofts in 136-146 West 52d st to Adams-Williams Co. and Theodore Hofstatter & Co.; space in the Metropolitan Tower to C. S. Thompson & David Hinshaw; in 9-11 East 40th st to Edwin M. Gerould; in 8 West 40th st to Bureau of National Literature, and in 12 West 40th st to Evelyn Sloan Griswold.

J. ARTHUR FISCHER leased the 4th loft in 517 6th av to the New Art Plating Co.; also

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the 1st loft in 342 7th av to D. Vitellas, thereby completing the rental of the building.

FREDERICK FOX & CO. have leased the westerly store and basement at 130-2 West 25th st to Chaitin & Bobrow; parlor store 26 East 28th st to Zachary F. Roe; parlor store 106 West 28th st to H. Nyman & Co.; store 23 West 31st st to Joseph Sobel; parlor floor 13 West 39th st to Madame Rose, Inc.; and a store at the southeast corner of 48th st and Broadway to Nat Lewis.

FREDERICK FOX & CO. have leased the 6th loft in 121-7 West 27th st to Jacob Propos, of 539 Broadway; the 15th loft in 12-14-16 West 27th st to Fine & Cohen, of 8 West 18th st; the 3d loft in 38-44 West 26th st to the Mayfair Waist Co., of 16 West 22d st; the 4th loft in 35-7 East 20th st to the R. & S. Dress Manufacturers Co.; large space at 29-33 West 36th st to the Universal Costume Co.; the top loft in 56-8 West 22d st to B. Grossman & Bro.; the 5th loft in 241-3 West 23d st to Sands & Appel, of 2917 7th av; and the 6th loft in 108-110 West 25th st to Solomon Goldman.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) leased space at 100 5th av for the Rothschild Realty Co. to the Garbo Manufacturing Co.; the 4th loft at 54 West 22d st for Jennie E. Van Horne to Silberman & Erdrich, dresses and costumes, and for Philip Rhine-lander the 4th loft at 46 West 21st st to Joseph Lef, of 121 Greene st, cloaks and suits.

HARRIS & VAUGHAN (INC.) rented space at 12 East 46th st to Schait, dealer in Chinese porcelains.

HEIL & STERN and Carstein & Linnekin leased the 9th and 10th lofts, comprising 20,000 ft. in 84-90 5th av to S. Golde & Sons, clothing, of 44 West 3d st.

## 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.

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### FULTON TRUST CO. OF N. Y.

149 Broadway, New York City,

December 16, 1915.

#### 47th Consecutive Semi-Annual Dividend and 6th Extra Dividend.

By Resolution of the Board of Trustees, A Semi-Annual Dividend of Five Per Cent., and an Extra Dividend of Two Per Cent., is payable on January 3, 1916, to stockholders of record at the close of business 3 P. M., December 20, 1915.

CHARLES M. VAN KLEECK,  
Secretary.

## WINDSOR LAND and IMPROVEMENT CO.

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BROKER APPRAISER

189 MONTAGUE STREET

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M. & L. HESS (INC.) leased the easterly half of the 9th floor at 28-32 West 36th st to Selig Sigmund, of 410 Lafayette st; also the 5th floor at 13 East 16th st to Abraham Block; and 13,000 sq. ft. at 50-4 West 17th st.

M. & L. HESS (INC.) leased the 9th floor at 7-9 West 30th st to Steinberg, Ellis & Scofield; also space at 13-15 East 22d st to Suplee, Reeve & Whiting, of Philadelphia, umbrellas and parasols, for their New York office and showrooms.

M. & L. HESS (INC.) have leased through B. Englander for the 29th St. Realty Co. the westerly store and basement at 134-40 West 29th st to Milton Schreiber & Co., furs; also in conjunction with the Julius Friend, Edward M. Levi Co. the 9th floor at 30-2 West 15th st for the Polo Construction Co. to the Deauville Waist Co.

M. & L. HESS (INC.) have leased to Levanthal & Vogel, furs, a floor and three-quarters at 29-33 West 36th st, Cross & Brown, representing the lessors; for the Polo Construction Co. 5,000 sq. ft. of space at 50-4 West 17th st; ofr Charles Hirschhorn space on the 8th floor at 148-56 West 23d st and for the Gibson Construction Co. space on the 6th floor at 49-53 East 21st st.

M. & L. HESS (INC.) have leased the 5th floor at 649-51 Broadway to D. Behrman, millinery goods; also the 7th floor at 38-44 West 21st st to the L. I. Baron Co., of 16 West 22d st; at 50-4 West 17th st the 6th floor to Oliva & Love, of 55 West 16th st, dresses; in conjunction with Daniel Birdsall & Co. the 4th floor at 50-4 West 17th st to Prodbresky & Goldin.

HOUGHTON COMPANY has leased for Harrison D. Meyer the 4-sty dwelling, 139 West 86th st, to William T. Henry.

IRA A. LURIE has leased for Mary E. Jones for Harry Herzog, Daly's Theatre, on Broadway, near 30th st. Nothing could be learned yesterday regarding the plans of the lessee or the future policy of the theatre.

LEWIS H. MAY CO. has leased for J. Bohne 1st loft at 36 West 28th st to the Regal Button & Supply Co. and for Mary L. Fraser space at 18 West 27th st to Louis Shapiro.

ALBERT J. MOORE leased the store at 13 West 42d st to John S. Watson.

MOORE & WYCKOFF leased space in 440 4th av to W. B. Quaintance, of 22 West 22d st, and Edwin C. Kleinberger Co.

CHARLES F. NOYES CO. has leased for the Jacob Ruppert Realty Corporation, a portion of the 20th floor in 15-19 East 26th st to the Association of National Advertisers (Inc.) for five years; space on the 19th floor of the same building to Joseph Grumet (Inc.), and also to Frank Frost (Inc.), of 119 East 27th st; space in 45 John st for the North Ward Realty Co. to David Saks.

CHARLES F. NOYES CO. has leased for R. Ralston Reed to Leonard Markels the 8th floor of 165-167 William st; for B. Crystal & Son the 10th floor in 47-49 West st to the Fidelity & Casualty Co.; for the Bertfield Realty Co., a loft at 28-30 West 20th st to A. H. Stiehl Furniture Co.; and space in 61 Beekman st for John J. Burton to Jacob Seiler.

CHARLES F. NOYES CO. has leased Store No. 1 in 20 Fulton st to Robert Gordon. This lease completes the renting of this 5-sty and basement building, which was purchased by the Denison Realty Corporation last spring and remodeled by Bernard F. Golden, contractor. The same company has also leased the store and basement 51 Fulton st for Frederick Van Wyck to Israel Abram and Herman Nass.

THOMAS J. O'REILLY has leased for the estate of Robert E. Westcott an office at the northeast corner of Broadway and 110th st to B. Chalk, Inc., of 2817 Broadway; also for the Emigrant Industrial Savings Bank in 5-7 East 16th st two lofts to the Dent Allcroft Co., of 85 5th av; a loft to Lee Hexter & Co., and one to each of the following: E. Jacobs & Co., of 85 5th av; Golinko Marks & Oppenheim, of 137 5th av; Wallach & Mayer, Inc., Zendenman Mfg. Co., William Seiler, Manheimer & Jeske, and the store and basement to the Kent Manufacturing Company, of 225 4th av.

THOMAS J. O'REILLY has leased apartments in 539 West 112th st to Roy G. Harris, Dr. Edward A. Bullard, Mrs. Martha Bruck; in 7-9 West 108th st to Miss Greta Lindstrom, Miss Mathilda Hoffman, Miss Juliet Violeires, Miss Elizabeth Watt; in 229 West 109th st to Arthur Ettlinger, Frederick G. Weber, Mrs. D. Dexter, Mrs. Robert Feams; in 101 East 123d st to Frank J. Hendrick; in 508 West 112th st to Alfred Grant and Mrs. Bessie Lawrence, and in 227 Riverside dr to Antol Frodor; also furnished apartments for Mrs. E. Spellman at 526 West 113th st to Hamlin F. Andrews, and for Mrs. A. Ongley at 508 West 112th st to Mrs. M. Merrill.

PEASE & ELLIMAN have rented, furnished, for James Anderson Hawes to Lawrence H. Sherman the 5-sty dwelling 60 East 55th st; also for the Century Holding Co., loft space in 25 West 45th st to Otto Heinemann, an importer of 45 Broadway.

PEASE & ELLIMAN have rented, furnished, for A. G. Miles to Eugene S. Reynal the 4-sty dwelling at 89 Park av; an apartment in 56 West 58th st to Count Casimir S. Mankowski; in the new house at the southwest corner of 59th st and 7th av to Richard Tammerseheidt; and for the estate of Robert W. Tailer the 3-sty stable at 49 East 76th st to A. D. Bogel.

PEASE & ELLIMAN have sublet, furnished, for Mrs. R. L. Elser her apartment in 123 East 53d st to Miss Elsie Ferguson; also, furnished, for Mrs. E. C. Normann her apartment in the "Spencer Arms," at 69th st and Broadway, to John H. Stoddard; and for the Tri-One Realty Corporation to F. D. Amory, Jr., & Co. a store in 812 Madison av.

PEASE & ELLIMAN have leased for the 830 Park Av. Co., controlled by Frederick Johnson, a duplex apartment in 830 Park av to Rufus G. Barr; also for the 149th East 40th St. Co. one in 149 East 40th st to Miss Norma Phillips; and for the 37 West 36th St. Co. a loft

in 37 West 36th st to the S. Cashman Costume Co., of 141 West 28th st.

PEASE & ELLIMAN rented, furnished, for Theo V. A. Trotter to Frederick K. Trask the 4-sty dwelling at 136 East 37th st; also, furnished, for W. R. Thurston his apartment in 103 East 75th st to John H. Putnam; offices in 4 West 37th st to the Hygrade Ornament Co., and apartments in 72 East 96th st to Solomon Cumming; in 411 West 114th st to Herman E. Mantel; in 1190 Madison av to Max Mayer; in 39 East 27th st to Mrs. Irene Fenton, and in 137 East 35th st to Mrs. E. Irish.

PEASE & ELLIMAN have leased for Vincent Astor in the new Astor House, erected on the site of the old Astor House, at the northwest corner Broadway and Vesey st, a space of approximately 3,500 sq. ft. on the 5th floor to the All Package Grocery Stores Co.

PORTER & CO. have leased for the Germania Fire Insurance Co. to Mary Roberts the 3-sty dwelling 74 West 127th st.

PORTER & CO. have leased for Richard Freund to William H. Anstead the 4-sty dwelling at 296 West 137th st; also for Thompson, Koss & Warren to Charles Pulschen the 3-sty dwelling 211 West 121st st.

PORTER & CO. have leased for P. Hone Many to Joseph G. Millett, the 3-sty dwelling at 229 West 122d st.

RICE & HILL have leased for the Mansbach, Froehlich Realty Co. to M. E. Monfort the four upper floors in 1706-8 Broadway.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has leased space at 873 Broadway to the Wolf Mfg. Co.

LOUIS SCHRAG leased for Milanda Ballin, the dwelling 236 West 24th st to Ross Vaughan and for the Congregation of Shearith Israel, the store in 7 West 19th st to Max Engler.

LOUIS SCHRAG has leased for Pauline Ruger the 1st loft in 116 West 22d st to Jacobstein & Immerman; the 2d loft to Aaron Sherman; also in connection with Douglas Robinson, Charles S. Brown Co., the 2d loft in 48 West 22d st, to Ellanew Co., and for Jacob Werner, the 8th loft in 291-3 7th av, to the Pioneer Dress Co.

FREDERICK SOUTHACK AND ALWYN BALL, JR., leased to Weiner Brothers, importers and converters of cotton goods, for many years located at 91 Bleecker st, the store and basement, containing about 20,000 sq. ft., at 836 Broadway.

SPEAR & CO. have rented to the Carlton Waist Co. the 6th loft in 28-30 West 25th st for Henry P. Gardner; this lease, with renewal of the leases of Reiff Bros. and A. & B. Heimlich completes the renting of the entire building.

L. TANENBAUM, STRAUSS & CO. have leased to Shoninger Brothers, of 900 Broadway, for the estate of Henrietta Constable, the first floor in the one-time Arnold-Constable Building, 881-887 Broadway, through to 113-117 5th av, comprising about 40,000 sq. ft.

TERRACE GARDEN CO. has leased from the F. & M. Schaefer Brewing Co. for ten years Terrace Garden, in East 58th st, between 3d and Lexington avs. Adolph Suesskind, who has been connected with the place for a number of years, will head the new company.

THOMAS & SON have leased the store at 509 West 159th st to Max Ellis.

SIDNEY L. WARSOWER has leased the 1st floor and basement at 218 West 37th st to E. C. Carroll.

SIDNEY L. WARSOWER has leased for the Opera Realty Co. the 2d floor in the Grand Opera House Building at 8th av and 23d st to Timothy O'Meara to be used as a dancing academy.

F. R. WOOD, W. H. DOLSON CO. rented apartments in 171 West 71st st to A. Maynard Lyon; in 42 West 93d st to Adolph B. Rosenfield; in 229 West 97th st to John L. Jordan; in 250 West 91st st to P. M. & D. P. Edelman; in 506 West 135th st to Henry McCook; in 159 West 145th st to Peter Poucel; in 660 St. Nicholas av to James H. Thomas; in 538 West 143d st to Milton Lichtenstein; in the Wallace, Broadway and 149th st to William H. Marcy; and in 572 West 187th st to Thomas T. Fauntleroy.

WORTHINGTON WHITEHOUSE (INC.) leased for the winter, furnished, the house 57 East 91st st for Mrs. Franklin Bartlett to St. John Smith.

### Bronx.

PORTER & CO. leased for Constantin Wagner, to Martin Sicherman, the store at 1019 East 163d st.

### Brooklyn.

BROOKLYN HEIGHTS HOTEL CORPORATION has leased from the estate of Louis Bossert the Hotel Bossert, at Montague and Hicks sts. Burton F. White, manager of the hotel for the last six years, is president of the leasing corporation. He was formerly manager of the Madison Square Hotel in Manhattan.

BULKLEY & HORTON CO. has leased 1259 Pacific st, a 3-sty dwelling, to Mrs. Fahy, and 860 Prospect pl, a 3-sty dwelling, to A. P. Langer.

P. H. J. DALY has leased to George W. Loft, for another candy store, the store, 26x60, at 1289 Broadway, being a portion of an arcade building to be erected on a plot 75x250 by Henry C. Bohack.

CHARLES E. RICKERSON rented the store at 352 Flatbush av to William A. Phillips, florist; also the store at 346 Flatbush av to th Detroit Electrics.

THE UNITED STATES GOVERNMENT has taken a 10-year lease from the Germania Real Estate and Improvement Co. of a 2-sty building to be erected on a plot 60x99 at the northeast corner of Nostrand av and Av H, as a new branch postoffice. Architect R. T. Schaffer has prepared plans for the building, which will cost about \$15,000. The Government will pay a yearly rental of about \$4,000.



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**OBITUARY.**

WILLIAM C. CULVER, real estate broker and civil engineer, with offices at 136 Liberty st, died last week at his home, 125 North Arlington av, East Orange, N. J., aged sixty-three. He is survived by one son.

PHILIP LEVEY, retired real estate dealer and formerly an importer of silks and laces in this city, died, at the age of sixty-two, on Wednesday, at his home, 258 West 34th st.

GEORGE A. SHIPMAN, aged sixty-eight, a retired real estate operator, died, on Tuesday, of pneumonia, at his home, 2110 82d st, Brooklyn. He is survived by his widow, two sons and a daughter.

EDWARD T. TAGGARD, aged seventy-four, a deputy tax commissioner and for many years in charge of the Personal Tax Bureau, died on Saturday, December 11, at his home in New Rochelle. He was at one time a newspaper man and later secretary to former Mayor Abram S. Hewitt. He is survived by one son and one daughter.

**REAL ESTATE NOTES.**

WM. A. WHITE & SONS have been appointed agents for 152 East 33d st.

WESTCHESTER COUNTY Chamber of Commerce held a dinner last night at Delmonico's.

J. ARTHUR FISCHER has been appointed agent for 110 West 31st st and 203 West 41st st, two 4-sty buildings.

EDWARD C. H. VOGLER has been appointed agent for 139-147 West 82d st and 188 Claremont av.

CROSS & BROWN CO. has been appointed leasing agent for 901 Broadway, owned by Edward H. Mount.

PHILIP A. PAYTON CO. was the broker in the recently recorded sale of the 5-sty flat 151 West 133d st, on lot 25x99.11, for Estelle G. Winston to Dr. Frank C. Coffey.

ARTHUR T. WEIGANDT, real estate and insurance, will occupy his new quarters at 344 Broadway, near South 9th st, Brooklyn, on January 1.

M. & L. HESS (INC.) have been appointed renting agents by the Rome Metallic Bedding Co. for the property 418-426 West 25th st, which the company will leave when they take possession of new quarters in Long Island City.

M. JUST was the broker who negotiated the recently-recorded sale of the plot 85x100, at the northwest corner of White Plains rd and 238th st for Max Marx to T. G. Galardi, who gave in part payment the dwelling 358 West 123d st, on lot 16x100.

THOMAS J. O'REILLY has been appointed agent, by the Emigrant Industrial Savings Bank, for 101 East 123d st, 132-134 West 27th st, 541 West 147th st, 19 West 130th st, 122 West 122d st and 154 East 112th st. The same broker also placed for James O'Brien, through the Emigrant Industrial Savings Bank, a first mortgage loan of \$110,000 at 5 per cent for 5 years on 664-670 St. Nicholas av.

THE EAST TREMONT TAXPAYERS' Association at its last monthly meeting discussed a number of improvements which they are urging for the development of the East Tremont and West Farms sections. Among them are the extension of some of the local car lines to meet the demands of the new populations and the provision of additional school accommodations in the congested district. The association is advising that a school site be acquired now, before the available plottages have been absorbed for apartment house construction. A committee is at work on the annual banquet of the association, which will be held soon.

REAL ESTATE OWNERS' PROTECTIVE ASSOCIATION will hold its regular meeting on Monday evening at the Hotel Majestic, Central Park West and 72d st. The installation of the newly elected officers will take place. There will be present as guests John P. O'Brien, Assistant Corporation Counsel in charge of the Tenement House Department; Deputy Tenement House Commissioner, W. H. Abbott and Hon. Leonard Snitkin, Municipal Court Judge. Business of importance in connection with work to be done at Albany, at the coming session of the Legislature, will be mapped out, as well as other important matters beneficial to the real estate interests of the city and State.

**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.

**Carrie A. Boss.**—June 22, 1915—47TH ST, 420 W—1356-42, 5-sty tnt., 25x100.5, \$26,000.

**Caroline W. Cooper.**—Oct. 21, 1915—HOWARD ST, 6—234-25, 5-sty bldg., 25.5x111.9x irreg, 1-30th interest, \$1,333.33.

CENTRE ST, 209—234-20, 6-sty, 22x58 1-30th, \$700.

CENTRE ST, 203—234-24, 5-sty, 25.8x61.2, 1-30th, \$1,200.

CENTRE ST, 205—234-23, 5-sty, 18.7x58, 1-30th, \$566.67.

CENTRE ST, 207—234-22, 5-sty, 18.11x58, 1-30th, \$566.67.

CENTRE ST, 207½—234-21, 5-sty, 24.4x58, 1-30th, \$766.67.

CENTRE ST, 176—207-6, 5-sty, 24.2x80x irreg, 1-30th, \$816.67.

CENTRE ST, 178—207-7, 5-sty, 25.2x77x irreg, 1-30th, \$766.67.

**Charles F. Goepel.**—Dec. 5, 1907—130TH ST, 31 W—1728-21, 3-sty dw., 20x99.11, \$18,000.

13TH ST, 137 E—559-44, 3-sty bldg., 25x100, leasehold for 21 years from June 15, 1904, \$12,000.

**Annie V. Ireland.**—May 22, 1915—47TH ST, 44 W—1262-59, 4-sty dwg., 20x100.5, \$60,000.

**Henry Liebmann.**—Mar. 27, 1915—150TH ST, north side, 100 east of Broadway—2082-5, 6, 7, vacant, 75x99, and 150th st, north side, 225 east of Broadway—2082-9-16 (Inc), 200x99.11, \$121,000.

**Isidore Ludwig.**—June 15, 1909—13TH ST, 39 W—577-64, 5-sty loft, 20x103, \$40,000.

13TH ST, 41 W—577-65, 7-sty loft, 25x103.3, \$70,000.

14TH ST, 40-42 W—577-20-19, 5-sty loft, 50x103.3, leasehold for 21 years from Sept. 1, 1896, \$90,000.

**Lizzie McGovern.**—Dec. 8, 1914—2D AV, 1161—1416-21, 4-sty tnt., 21.3x48.6, \$25,000.

37TH ST, 307 W—761-30, 6-sty warehouse, 25x98.9, \$40,000.

3D AV, 1060—1397-38, 4-sty tnt., 25x90, leasehold for 20 years from May 1, 1908, \$1,000.

**Marie A. Trageser.**—July 6, 1915—87TH ST, 328 W—1248-46, 3-sty dwg., 20x100.8, \$25,000.

**Elizabeth W. Whitlock.**—May 2, 1913—BRADHURST AV, 35—2051-143, 3-sty dw., 18.2x65, \$5,700.

**Eliza S. Kerneohan.**—Dec. 20, 1914—98TH ST, 148 E—1625-46, 6-sty bldg., 25x100.11, \$20,000.

14TH ST, 234 W—618-16, 4½-sty, 25x103.3, \$25,000.

22D ST, 482 W—719-86, 4-sty, 20x74.1, land only, \$12,800.

22D ST, 474 W—719-82, 4-sty, 20x74.1, land only, \$8,000.

22D ST, 476 W—719-83, same as 474.

22D ST, 478 W—719-84, same as 474.

22D ST, 480 W—719-85, same as 474.

Decedent also had an interest in the estate of Benjamin R. Winthrop, owning the following properties:

AV A, 5—429-42, 4-sty, 31.3x80, \$55,500.

AV A, 7—429-41, 3-sty, 18.6x80, \$19,500.

AV A, 6-8—397-3, 5-sty, 31x95.3, \$67,500.

AV A, 10—397-4, 5-sty, 20x95.3, \$34,000.

AV A, 12—397-5, same as 10.

AV A, 14—397-6, same as 10.

AV B, 55—387-1, 3-sty, 19.3x80, \$29,000.

AV B, 57—387-2, 4-sty, 19.3x80, \$17,500.

AV B, 59—387-3, 5-sty, 19.3x80, \$17,500.

AV B, 61—387-4, 4-sty, 19.3x80, \$17,500.

AV B, 111—390-1, 4-sty, 29.4x72, \$32,500.

AV B, 113—390-2, 4-sty, 23x72, \$17,000.

AV B, 115—390-3, 4-sty, 22.6x72, \$16,500.

AV B, 117—390-4, same as 115.

ESSEX ST, 147—411-60, 5-sty, 25x90, \$37,000.

ESSEX ST, 163—412-71, 3-sty, 23.8x89.8, \$23,000.

ESSEX ST, 168—355-4, 5-sty, 25x100, \$35,000.

ESSEX ST, 176—355-8, 5-sty, 25x100, \$35,000.

1ST AV, 249—921-32, 4-sty, 20.11x71, \$15,000.

1ST AV, 251—921-33, 4-sty, 20.6x71, \$15,000.

1ST AV, 253—921-34, same as 251.

1ST AV, 255—921-35, same as 251.

1ST AV, 257—921-36, same as 251.

1ST ST, 98½ E—429-54, 5-sty, 21x106, \$19,000.

1ST ST, 100 E—429-53, 5-sty, 21x106, \$23,500.

1ST ST, 102 E—429-52, same as 100.

1ST ST, 118 E—429-44, 3-sty, 20x106, \$18,000.

4TH ST, 255 E—387-58, 3-sty, 24.9x96, \$17,000.

4TH ST, 257 E—387-57, same as 255.

4TH ST, 259 E—387-56, same as 255.

4TH ST, 261 E—387-55, same as 255.

4TH ST, 263 E—387-54, same as 255.

4TH ST, 265 E—387-53, 5-sty, 24.9x96, \$23,000.

4TH ST, 274 E—386-23, 4-sty, 24.9x96, \$21,000.

4TH ST, 276 E—386-24, 4-sty, 14.6x96, \$10,000.

4TH ST, 278 E—386-25, same as 276.

4TH ST, 280 E—386-26, same as 276.

4TH ST, 282 E—386-27, same as 276.

4TH ST, 284 E—386-28, same as 276.

4TH ST, 286 E—386-29, same as 276.

4TH ST, 288 E—386-30, same as 276.

4TH ST, 290 E—386-31, same as 276.

4TH ST, 292 E—386-32, same as 276.

EAST HOUSTON ST, 209-213—412-54, 3-sty, 59.3x80, \$80,000.

EAST HOUSTON ST, 215—412-57, 5-sty, 25x100, \$34,500.

EAST HOUSTON ST, 217-219—412-58, 5-sty, 30x100, \$37,500.

EAST HOUSTON ST, 220—428-24, 5-sty, 25.2x55, \$27,500.

EAST HOUSTON ST, 244—397-64, 5-sty, 24.9x106, \$37,000.

EAST HOUSTON ST, 246—397-63, same as 244.

EAST HOUSTON ST, 248—397-62, same as 244.

EAST HOUSTON ST, 250—397-61, same as 244.

LUDLOW ST, 148—411-47, 5-sty, 25x100, \$28,000.  
 LUDLOW ST, 150—411-48, same as 148.  
 LUDLOW ST, 149—411-24, 4-sty, 25x87.6, \$27,000.  
 LUDLOW ST, 161—412-35, 5-sty, 24.6x75, \$21,500.  
 LUDLOW ST, 183—412-24, 3-sty, 24.6x87.6, \$20,000.  
 2D AV, 138—450-5, 4-sty, 26.10x125, \$36,000.  
 2D ST, 160 E—398-60, 4-sty, 23x106, \$20,500.  
 2D ST, 162 E—398-59, 4-sty, 21x106, \$19,000.  
 2D ST, 164 E—398-58, 3-sty, 20x106, \$18,000.  
 2D ST, 165 E—397-15, 5-sty, 24.9x106, \$31,000.  
 2D ST, 167 E—397-16, same as 165.  
 2D ST, 169 E—397-16, same as 165.  
 2D ST, 166-168 E—398-55, 5-sty, 63x106, \$85,000.  
 2D ST, 170-172 E—398-53, 6-sty, 42x106, \$68,000.  
 2D ST, 174 E—398-52, 3-sty, 21x106, \$21,500.  
 2D ST, 176 E—398-51, 3-sty, 21x106, \$18,000.  
 2D ST, 178-180 E—398-49, 6-sty, 43.7x106, \$68,500.  
 2D ST, 182-184 E—398-47, same as 178-180.  
 SUFFOLK ST, 174—350-5, 5-sty, 24.9x100, \$28,500.  
 3D AV, 37—465-4, 3-sty, 23x70, \$21,000.  
 3D AV, 230—875-42, 4-sty, 23x100, land only, \$19,000.  
 3D AV, 232—875-43, same as 230.  
 3D AV, 234—875-44, same as 230.  
 3D AV, 236—875-45, 4-sty, 23x100, \$22,000.  
 3D AV, 238—875-46, same as 236.  
 3D AV, 240—875-47, 5-sty, 23x100, \$38,000.  
 3D ST, 170 E—398-15, 4-sty, 24.9x105.11, \$21,000.  
 3D ST, 172 E—398-16, 3-sty, 24.9x105.11, \$21,500.  
 3D ST, 174 E—398-17, 4-sty, 24.9x105.11, \$21,000.  
 3D ST, 183 E—399-46, 4-sty, 24.9x96, \$19,000.  
 3D ST, 185 E—399-45, 5-sty, 24.9x96, \$26,500.  
 3D ST, 187 E—399-44, 4-sty, 24.9x96, \$21,000.  
 STANTON ST, 100-102—412-36, 5-sty, 77x25, \$47,000.

**AUCTION SALES OF WEEK.**

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

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

**Auction Market.**

A TOTAL of \$255,875 was realized at public sale by Joseph P. Day and J. Clarence Davies, for the combined holdings of the estate of Martin Schrenkeisen in the East Bronx, and of George H. Huber in the West Bronx on Tuesday, at the Vesey Street Exchange Salesroom. The 185 lots in the Schrenkeisen estate, comprising three blocks lying on each side of White Plains road, south from Westchester avenue and Hugh J. Grant square, brought \$131,875, or an average price of about \$713 a lot. The 56 lots belonging to Mr. Huber brought \$124,000, or an average of about \$2,214 a lot.

On account of the unusual weather conditions and the resultant tie-up of some of the transit lines, the disposition of so many lots in the present market may be considered a rather remarkable achievement. In spite of the handicaps that had to be overcome, the sale was undertaken and continued until all the lots were sold. The sale was well attended with a representation of practically all classes of buyers, and although selling in the beginning was rather slow it soon was proceeding in the usual and characteristic Joseph P. Day fashion. The sale commenced with the offering of the southwest corner of White Plains avenue and Watson avenue, which was knocked down to Terence J. Cronin for \$900. The first of the Huber holdings to be sold was the gore plot at the junction of Shakespeare and Anderson avenues, which together with the adjoining parcel

was bought by John La Spinna for \$3,200.

The principal single offering of the sale was the old Huber road house property at Jerome avenue and 162d street, facing the park, which was bought by Robert E. Simon for \$23,500. This parcel was resold later in the day to James A. Thompson, who is said to have given Mr. Simon a profit of \$2,500 above the original purchase price. The sale ended at 7 o'clock when all the lots had been sold. Complete details including the location and description of each lot sold and the names of the buyers and prices paid will be found below.

For \$45,000, a price considered remarkably low, Wm. A. White & Sons, for a client, bought the four-story dwelling, 72 Park avenue, on a plot 24.8x80, in the same block which contains the residence of George W. Perkins and other prominent New Yorkers. The property was sold as the result of a partition suit, at the stand of Joseph P. Day, and is assessed by the city at \$96,500. In the opinion of brokers familiar with properties in that neighborhood, the transaction marks one of the greatest auction room bargains within recent years.

**Manhattan.**

The following is the complete list of property sold, withdrawn or adjourned during the week ending Dec. 17, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**Crosby st, 151 (\*)**, es, 266 s Bleecker, 25x78.5 to Lafayette (No 316) v24.11x78.9, 6-sty bk loft & str bldg; due, \$31,679.48; T&c, \$4,200; City Real Estate Co. 30,000

**Lafayette st, 316**, see Crosby, 151.

**Duane st, 42**, swc Lafayette (No 8), runs w8xs31.3xe19.2 xn 23.3 xnw18.3, 6-sty bk loft & str bldg; withdrawn.

**Greene st, 108-10**, see 23d, 462 W.

**Lafayette st, 8**, see Duane, 42.

**21ST st, 41 W (\*)**, ns, 299.5 e 6 av, 25x98.9, 7-sty bk loft & str bldg; due, \$76,554.32; T&c, \$2,208.55; Seamen's Bank for Savgs in City N Y. 72,000

**23D st, 462 W**, ss, 90 e 10 av, 22x98.9, 4-sty & b stn dwg; adj Jan27.

**ELEVENTH**

**ANNUAL REAL ESTATE NUMBER**

OF

*The New York Evening Post*

will be issued on Friday, Dec. 31, 1915,  
and will be devoted exclusively to the

**REAL ESTATE MARKET** } Including a Summary of the Year 1915  
and the Outlook for 1916

Comprehensive articles on all branches of real estate business will be contributed by prominent men whose opinions are sought and highly valued.

This section will contain valuable information of interest to owners, prospective buyers, brokers, operators and builders.

Suburban sections and the various Boroughs of the City will be treated under separate captions.

This special section will accompany the regular edition of THE EVENING POST on Friday, December 31, 1915.

In Connection with the

**Annual Financial Summary**

This feature of the paper alone insures its reaching many bankers, brokers, directors of banking and insurance institutions and other concerns which are interested in Real Estate.

As this supplement is kept for reference and frequently referred to, all advertising receives many readings.

**To Real Estate Brokers, Owners,  
Operators, Builders :**

Send in your advertising copy at the earliest possible moment to be assured of favorable position in a number that will be greater than all former issues in every respect.

*We are on the threshold of a very active market. This edition of The Evening Post has an unequalled value as an advertising medium.*

20 Vesey Street

*The New York Evening Post*

Phone, Cortlandt 84





**White Plains rd.**, es, 132.5 s Gleason av, 50x110.5; A Phillips. 800  
**White Plains rd.**, es, 182.5 s Gleason av, 150x110.5x150x110.6; Ella Kaufman. 2,400  
**White Plains rd.**, es, 332.5 s Gleason av, 50x110.6; W H Sahm. 800  
**White Plains rd.**, es, 405.5 s Westchester av, 50x110.3; M Kelly. 1,600  
**White Plains rd.**, es, 455.5 s Westchester av, 25x110.3; Hy Sandrock. 775  
**White Plains rd.**, ws, 245 s Gleason av, 50x99.6; H Portnoff. 800  
**White Plains rd.**, ws, 195 s Gleason av, 50x99.7; W J Houston. 800  
**White Plains rd.**, es, 55 n Gleason av, 50x110.4; Marie Lubitz. 1,250  
**White Plains rd.**, es, 105 n Gleason av, 50x110.4; W H Sahm. 1,150

**Kelly st. 878 (\*)**, es, 106.11 s Intervale av, 38x100, 5-sty bk tnt; due, \$29,015.58; T&c, \$693.25; Stephen A McLean. 28,500  
**165TH st E, nec 3 av**, see 3 av, 3368-72.  
**239TH st E, nec Katonah av**, see Katonah av, nec 239.  
**Bear Swamp rd. 1851 (\*)**, ws, 285.9 n Morris Park av, 25x99.10x25x99.9; due, \$4,465.93; T&c, \$159.32; Mary G Smith. 3,500  
**Katonah av (\*)**, nec 239th, 100x135, vacant; due, \$6,237.41; T&c, \$1,129.49; Jno Sheridan. 7,500  
**Sedgwick av (\*)**, ws, 229 sw 177th, 28.9x51.3x25x65.6, vacant; due, \$1,177.19; T&c, \$95.54; Nicholas Kessler. 1,300  
**3D av. 3368-72 (\*)**, nec 165th, runs n82 xe70.7 to Franklin av (Nos 1071-9) xs96.7 xw31.1 to beg, 6-sty bk tnt & str; due, \$62,009.99; T&c, \$1,732.76; East River Stvgs Instn. 62,400

**HENRY BRADY.**

**Kell-st. 952 (\*)**, es, 343.10 s Westchester av, 38x100, 4-sty bk tnt & str; due, \$24,010.02; T&c, \$552.16; New Jersey Title Guar & Trust Co, exr. 20,000  
**Kelly st. 960 (\*)**, es, 267.10 s Westchester av, 38x100, 4-sty bk tnt; due, \$23,994.60; T&c, \$552.16; New Jersey Title Guar & Trust Co, exr. 20,000  
**Kelly st. 964 (\*)**, es, 229.10 s Westchester av, 38x100, 4-sty bk tnt; due, \$24,029.36; T&c, \$552.16; Belle G Bernheimer et al, trste. 20,000

**SAMUEL MARX.**

**Walton av. 2405 (\*)**, ws, 288.9 n 184th, 19.10x96.6, 3-sty bk dwg; due, \$7,156.42; T&c, \$597.91; Jno Hyslop. 7,500

**CHARLES A. BERRIAN.**

**Kelly st. 956 (\*)**, es, 305.10 s Westchester av, 38x100, 4-sty bk tnt; due, \$23,994.93; T&c, \$552.16; Bradish Johnson et al, trstes. 20,000  
**137TH st. 376 E (\*)**, ss, 131.6 w Willis av, 20x100, 4-sty bk tnt; due, \$8,861.34; T&c, \$975.66; Ottilie H Hertlein. 9,500

**JAMES J. DONOVAN.**

**Glover st. 1628 (\*)**, es, 25 n Rose pl, 25x100; due \$5,086.21; T&c, \$1,100; Eagle Savings & Loan Co. 5,186  
**Stebbins av. 1334 (\*)**, es, 108.9 n Freeman, runs e164.7xsl0xe39.11xnl7xe21.10xn 67.7xw.05xn150xw87.3xs&se163.6xw126.11xs 25 to beg, 1-sty bk shop & 2-sty fr dwg; due, \$3,064.57; T&c, \$1,158.21; sub to pr mtg \$10,500; Florence K Ehlers. 11,500

**GEORGE PRICE.**

**St Raymond av. 2516 (\*)**, ss, 157.7 e St Peters av, 20x100; due, \$1,575.37; T&c, \$300; Elijah R Ryer. 1,500

Total ..... \$474,261  
 Corresponding week, 1914..... 486,725  
 Jan. 1, 1915, to date..... 8,443,080  
 Corresponding period, 1914.... 6,866,644

**Brooklyn.**

*The following are the sales that have taken place during the week ending Dec. 15, 1915, at the Brooklyn Salesrooms, 189 Montague Street:*

**WILLIAM P. RAE CO.**

**DEAN ST (\*)**, ns, 333.1 w Clason av, 26.7x100.10; Margt T Ludlow ..... 10,500.00  
**DEGRAW ST**, ss, 185 e Utica av, 40x162.9; The Traders Exchange, Inc... 2,975.00  
**TEN EYCK ST**, nec Leonard, 100x25; Lieb Lurie. .... 3,875.00  
**1ST ST**, ss, 134.1 se 7 av, 16.3x100; Richd S Haggar. .... 8,600.00  
**STH ST**, nwc 9 av, 97.6x100; withdrawn. ....  
**E 13TH ST (\*)**, ws, 180 n Av K. 40x100; Germania Savgs Bank Kings County. .... 5,150.00  
**E 13TH ST (\*)**, ws, 220 n Av K. 40x100; same. .... 5,100.00  
**21ST ST (\*)**, nes, 325 se 3 av, 25x100; Michael Greco. .... 11,000.00  
**60TH ST (\*)**, ss, 120 e 16 av, 30x100; Eagle Savgs & Loan Co. .... 500.00  
**14TH AV (\*)**, ses, 20 sw 79th, 20x56.9; Rhoda M Taylor. .... 4,130.00  
**21ST AV (\*)**, nws, intersec sws 73d, 200x700 to 20 av; N Y Title Ins Co. 26,000.00  
**LOT 40 (\*)**, block 6352, sec 19; City N Y. .... 800.00

**JAMES L. BRUMLEY.**

**LEFFERTS PL (\*)**, ns, 93.8 w Clason av, 20x97; Melville H Bearn... 6,950.00  
**18TH ST**, nes, intersec ses 8 av, 100x100.2; withdrawn. ....  
**EVERGREEN AV (\*)**, nes, 75 se George, 25x100; Margt Wachmann... 4,000.00  
**WILLIAM J. McPHILLIAMY & CO.**  
**BALTIC ST**, ss, 200 e Smith, 25x100; withdrawn. ....  
**BERGEN ST**, 86, ss, 80 e Smith, 20x50; Gertrude M O'Donnell. .... 3,900.00  
**MESEROLE ST (\*)**, nec Bushwick av, 200x193 to Scholes x208x irreg; Kings County Trust Co as trste. .... 45,940.00  
**SMITH ST**, es, 50 s Bergen, 25x100; Chas F Brown ..... 14,800.00

**VAN SICKLEN ST**, es, 82.5 n 86th, 58.7x74; M Murray Simon. .... 1,140.00  
**S 5TH ST (\*)**, ns, 61.6 e Rodney, 22.6x101.4; Sarah Kaplan. .... 8,100.00  
**W 5TH ST**, ws, 150 s Av T, 19.8x100; withdrawn. ....  
**E 35TH ST**, ws, 220.4 n Beverly rd, 19.8x100; U S Title Guar Co. .... 2,500.00  
**68TH ST (\*)**, ss, 180.3 w 10 av, 20x90; Jno H Carl, exr. .... 2,500.00  
**68TH ST (\*)**, ss, 220.5 w 10 av, 20.1x90; Jno H Carl, exr. .... 3,000.00  
**ATLANTIC AV**, ns, 40 e Columbia pl, 20x70; Edw J Fenton. .... 5,250.00  
**GATES AV (\*)**, ss, 242 w Ralph av, 19x100; Alice Senior ..... 2,000.00  
**SHEPHERD AV (\*)**, es, 200 s Sutter av, 50x100; Bertha Fox. .... 3,550.00  
**SUTTER AV**, nec Milford, 20x90; withdrawn. ....  
**20TH AV (\*)**, nws, 60 sw 63d, 22.6x90; Sterling Bldg Co, Inc. .... 9,000.00  
**LOT 30 (\*)**, block 4635, sec 15; Carrie Hession ..... 50.00

**NATHANIEL SHUTER.**

**MINNA ST (\*)**, ss, 542.6 w Chester av, 20x100; Richard C Campell et al... 3,000.00  
**E 28TH ST (\*)**, nwc Av K, 100x60; Rebecca Stemmermann, extr. .... 2,925.00  
**E 34TH ST (\*)**, es, 240 n Church av, 20x100; Isaac Schwartz. .... 3,850.00

**FT HAMILTON AV (\*)**, ses, 61.2 ne 43d, 20.4x112.10x20x116.6; Jos Sessa. 5,000.00  
**HOWARD AV (\*)**, ws, 133.6 s Blake av, 33.4x101; Ida Nathanson. .... 9,100.00  
**LEXINGTON AV**, ss, 78 e Nostrand av, 22x100; Abr Kutchinsky. .... 5,755.00  
**LOT 42**, block 6612, sec 20; withdrawn. ....  
**BRYAN L. KENNELLY.**  
**PROSPECT PARK W**, nwc Union, 71x61.6x41.7x90x100, 1, 2 & 3-sty bk bldgs (exr); bid in at \$74,500. ....  
 Total ..... \$220,940.00  
 Corresponding week 1914..... 208,860.00

**ADVERTISED LEGAL SALES.**

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

**Manhattan.**

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

**DEC. 18.**

No Legal Sales advertised for this day.

**Directory of Real Estate Brokers**

**MANHATTAN**

**Henry C. B. Stein**  
 REAL ESTATE AGENT  
 BROKER, APPRAISER  
 242 East Houston Street  
 Tel. 1930 Orchard Near Avenue A  
 Entire charge taken of property  
 26 years' experience

**S. DEWALLTEARSS**  
 Auctioneer, Appraiser, Broker  
 REAL ESTATE—LOANS  
 135 BROADWAY, Telephone 355 Cortland

**GEORGE V. McNALLY**  
 Real Estate, Insurance, Mortgages  
 7 EAST 42d STREET  
 Telephone, Murray Hill 8154-8155

**JOHN ARMSTRONG**  
 Real Estate Agent and Broker  
 Tel. 211 Harlem. 1984 Third Ave., Cor. 109th St.

**JOHN J. BOYLAN**  
 Real Estate Agent, Broker and Appraiser  
 402 W. 51st St. Tel. 1970 Columbus. 165 Bway.

**GOODWIN & GOODWIN**  
 Real Estate and Insurance  
 Management of Estates a Specialty  
 Lenox Ave., N. E. cor. 123d St., Tel. 6500 H T'm

**BRYAN L. KENNELLY**  
 Auctioneer, Real Estate and Loan Broker  
 156 BROADWAY Business Established 1847

**THOS. F. McLAUGHLIN**  
 Real Estate and Insurance  
 1238 THIRD AVE., NEAR 72d STREET

**LOUIS V. O'DONOHUE**  
 Real Estate  
 Tel. 3555 Bryant 25 WEST 42d STREET

**Philip A. Payton, Jr., Company**  
 Real Estate Agents and Brokers  
 New York's Pioneer Negro Real Estate Agents  
 Main Office: 67 WEST 134th STREET

**SCHINDLER & LIEBLER**  
 Real Estate and Insurance  
 Tel. 3436 Lenox. 1393 THIRD AVE., at 79th St.

**BRONX**

**KURZ & UREN**  
 INCORPORATED  
 REAL ESTATE AND MORTGAGE LOANS  
 370 East 149th Street  
 East of 3rd Ave.  
 Title Guaratee & Trust Co. Bldg.

**A. G. BECHMANN**  
 Real Estate and Insurance  
 Tel. 3975 Melrose. 1053 SO. BOULEVARD  
 One block from Simpson Street Subway Station

**W. E. & W. I. BROWN, Inc.** Est. 1867  
 Real Estate Brokers and Appraisers  
 3428 THIRD AVENUE, bet. 166th and 167th Sts.

**WILLIAM A. COKELEY**  
 APPRAISER EXPERT TESTIMONY  
 1325 Fort Schuyler Road  
 180th Street and Morris Park Avenue, Bronx

**O'HARA BROTHERS**  
 Real Estate and Appraisers  
 BRONX PROPERTY  
 Tel. 615 Fordham WEBSTER AVE. & 200th St.

Telephone 36 Wmsbridge  
**ULLMAN**  
 Real Estate in All Branches  
 White Plains Ave., North of 207th St. or Burke St.

**OPERATORS**

**ELIAS A. COHEN**  
 Real Estate Operator  
 182 BROADWAY, Corner John Street  
 Telephone, 5005-5006 Cortlandt

**FISHER LEWINE**  
**IRVING I. LEWINE**  
 Real Estate Operators  
 Telephone 980 Cort. 135 BROADWAY

**WM. LUSTGARTEN & CO.**  
 68 WILLIAM STREET  
 Real Estate Operators  
 Telephone, John 6120

**HARRIS & MAURICE**  
**MANDELBAUM**  
 Real Estate Operators  
 Telephone 8155 Cort. 135 BROADWAY

**LOWENFELD & PRAGER**  
 Real Estate Operators  
 149 BROADWAY Tel. 7803 Cortlandt





Brooklyn Lis Pendens, Continued.

MACON ST, ss, 33.4 e Marcy av, 16.8x100; Edw A Everitt—Wm H Sembler & ano; G W Pearsall (A).  
 PARK PL, ns, 150 w Albany av, 20x127.9; Barbara Freudenberg—Ada M Newkirk et al; C F Hulseman (A).  
 ST JAMES PL, ws, 175.11 n Atlantic av, 17x 95; Saml Miller—Amelia Burchard & ano; T J Evers (A).  
 SUMPTER ST, ns, 244 e Patchen av, 26.6x100; Willie W Wilmot—Sadi Herzog et al; H L Thompson (A).  
 VERMONT ST, ws, 175 n Livonia av, 25x100; Sara Meyer—Powell Impt Co et al; A A Levin (A).  
 DEKALB AV, nwc Lewis av, 50x100; Brevoort Savgs Bank—Mary E McCann et al; Wray & Pillsbury (A).  
 PUTNAM AV, ss, 87 w Howard av, runs s74.4 xw13x25.8xw4x100x17 to beg; Franz Franz—August J Franz et al; Mann, Buxbaum & S (A).  
 PROP begins on Patent line bet old city of Bklyn & town of Flatbush, 195.8 w land of Carsten Schriefer & Jno Vanderveer, runs sw 81.1xse—xne94xsw28.3 to beg; Ogden B. Mangam—Mary A Foran et al; Everts, Choate & S (A).

MECHANICS' LIENS.

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

Manhattan.

DEC. 11.  
 RIVINGTON ST, 125; American Bar Lock Co—Israel Suchman; Zimmermann & Gothelf (63)..... 200.00  
 ST NICHOLAS PL, 8; Stone-Wood Engineering Corp—Henry W Lloyd; Greenwald & Pollak (62)..... 465.24  
 UNION SQ, 32; Standard Utility Co—Reliance Bldg Corp (64)..... 33.66  
 44TH ST, 59-63 W; H H Vought & Co—Andrew H & Davison H Smith; L Barth & Son (65)..... 742.50  
 121ST ST, 108-10 E; Jno Hahn—Irving I Bennett (60)..... 144.87  
 LEXINGTON AV, 2099; Stone-Wood Engineering Corp—Harlem Eye & Ear Infirmary; Greenwald & Pollak (61)..... 465.24  
 ST NICHOLAS AV, swc 122d, 55x65; Drew Bros, Inc—Wm Koenig & Eureka Automobile Station, Inc; Jno M MacAdam Co (66)..... 300.00  
 4TH AV, 240; Adolph Troudell—Danl Weismantel; Ernest Meyer (67)..... 176.00  
 DEC. 13.  
 LEWIS ST, 84½; Drier Iron Works, Inc—Benj Seidenberg; Abelman & Abelman (69)..... 122.00  
 12TH ST, 148-50 W; Nason Mfg Co—St Vincent's Hospital of City N Y (70)..... 334.32  
 19TH ST, ss, between Bway & 5 av, —x—; Nason Mfg Co—Marie L, Louise & Edith Constable; Jno G Hanson (73)..... 144.28  
 28TH ST, 441-43 W; Sam Minskoff—Chelsea Home Corp; Levin Bros Co (68)..... 4,925.00  
 36TH ST, 38 E; Nason Mfg Co—Wm C Osborn; Jno G Hanson (72)..... 36.28  
 65TH ST, 114 E; Nason Mfg Co—Jane K Frazer; Jno G Hanson (71)..... 12.16  
 88TH ST, 58 E; Burwalk Elevator Co, Inc—Watson's Club Garage (75)..... 141.20  
 110TH ST, 34-6 W; Sam Fagan et al—Helen H Jenkins, Marcellus H Dodge; Abr Harren & Isidor Plotkin (74)..... 325.00  
 112TH ST, 165 E; Max Spinner—Koppel Friedland & C Joshua Epstein (77)..... 58.50  
 138TH ST, 603 W; Jno Jacobs—Argyle Realty Co; Mr Cox (82)..... 78.55  
 184TH ST, 510-2 W; Morris Nortman—West 184th St Constn Co; Phillip Meyerowitz (79)..... 125.00  
 184TH ST, 518-20 W; same—same (80)..... 87.75  
 184TH ST, 514-6 W; same—same (81)..... 210.00  
 CENTRAL PARK W, 300; Unser Parquet Flooring Co, Inc—Zinman Realty Co, Inc (78)..... 614.40  
 CENTRAL PARK W, ws, whole front between 62d & 63d, 200.10x200x irreg; Peter Clark—New Theatre Co; Ned Wayburns Production, Inc (76)..... 2,321.95  
 DEC. 14.  
 LEWIS ST, 84½; Paul Bernstein Co, Inc—Benj Seidenberg; Abelman & Abelman (84)..... 150.00  
 12TH ST, 148-54 W; E F Keating Co—St Vincent's Hospital of the City of N Y.; Jahn G Hanson (90)..... 207.33  
 28TH ST, 441 W; Sam Tobias—Chelsea Home Corp; Levin Bros Co, Inc (86)..... 1,951.94  
 28TH ST, 441-3 W; Jas F Dempsey—Chelsea Homes Corp; Levine Bros Co, Inc & Morris Levine (99)..... 182.87  
 28TH ST, 441-3 W; Israel Singer—Chelsea Home Corp; Levine Bros Co, Inc (96)..... 4,655.00  
 36TH ST, 38 E; E F Keating Co—Wm C Osborn; Jno G Hanson (88)..... 93.64  
 36TH ST, 38 E; Hotchkiss Vall & Garrison Co—Wm C Osborn; Wm Young Co & Jno G Hanson (93)..... 136.00  
 47TH ST, 18-20 W; Hell Gate Sheet Metal Works—Hugo, Mrs Isaac & Gustav Blumenthal; Aug H Hillers (97)..... 74.50  
 51ST ST, 215 W; Jos Warm—Girard Trust Co of Philadelphia, Pa; Albany Apartments Corp; renewal (85)..... 282.00  
 82D ST, 351 E; Harry Pomerantz—Louis Newman; Sam Reinbach (98)..... 11.00  
 132D ST, 52-60 W; Max Seigel—1st African Methodist Episcopal Bethel Church; Nathan Harrison Realties & Harris Mankin; renewal (94)..... 127.00

135TH ST, 3 W; Abr Mushcart—Ellas Kantrowitz; Julius Ahrweiler (92)..... 41.00  
 215TH ST, ss, 275 e 10 av, 75x100; Silvestri Plastering Co—204th St Corp (95)..... 5,200.00  
 BROADWAY, sec Elwood, 202x194; David Schneider—Haven Constn Co, Inc (83)..... 2,123.99  
 BROADWAY, 881-7; E F Keating Co—Jas M, Fredk A & Hicks Arnold, Exrs; Jno G Hanson (89)..... 1,409.71  
 LENOX AV, 58; Abr Mushcart—Julius Siegel; Julius Ahrweiler (91)..... 46.10  
 8TH AV, 2771; Gribus Bros—Mary E McKernan (87)..... 386.62  
 DEC. 15.  
 FRANKLIN ST, 47; Saml M Rader—Wm Wolf et al; T Schwartz (110)..... 53.00  
 HAMILTON TER, 62; Max Seitelbach—Jno Doe & Wm C Links (106)..... 41.60  
 14TH ST, 207 E; Max Seitelbach—Jno Doe & Wm C Links (107)..... 11.00  
 28TH ST, 441-3 W; Levin Bros Co, Inc—Chelsea Homes Corp & Bing & Bing Constn Co (104)..... 24,680.13  
 129TH ST, 248 W; Max Seitelbach—Estate of Adele Cummins & Wm C Links (105)..... 9.00  
 150TH ST, 533 W; Morris Osinoff et al—533 W 150th St Constn Co, Inc & West Virginia Flooring & Trim Co (109)..... 979.01  
 AUDUBON AV, 450; Chas Fitzpatrick—Eugene L Richards & Lowenfeld & Prager (108)..... 150.50  
 MADISON AV, 1844; Vapor Vacuum Heating Griebel System—Saml Levy & Geo A Leavitt (103)..... 128.41  
 5TH AV, 1388; Vapor Vacuum Heating Griebel System—Hattie Levy & Geo A Leavitt (101)..... 128.41  
 5TH AV, 1384; Same—Same (102)..... 128.41  
 DEC. 16.  
 28TH ST, 441-3 W; Edwards Electrical Constn Co—Chelsea Homes Corp, Inc; Levin Bros Co, Inc (118)..... 600.00  
 28TH ST, 441-3 W; Theo C Wood—Chelsea Homes Corp; Levin Bros (114)..... 74.25  
 28TH ST, 441-3 W; Geo H Storm & Co—Chelsea Homes Corp; Levin & Levin; Israel Singer (112)..... 1,466.46  
 95TH ST, 6 W; Martin L Rogell—Mrs Frank Ransom (134)..... 190.75  
 102TH ST, 12 W; Henry M Kahn—Mary A Stanford (135)..... 139.00  
 111TH ST, 66-70 E; Title Guarantee & Trust Co—Cathedral Constn Co, Inc; Max Weinstein (115)..... 85.00  
 115TH ST, 129-33 W; 116TH ST, 132 W; Paul Scherbnor Iron Works—Theatre Realty Corp; Jno Cort (116)..... 1,512.60  
 150TH ST, 533-9 W; West Virginia Flooring & Trim Co—533 W 150th St Constn Co, Inc (136)..... 1,486.87  
 AUDUBON AV, nwc 183d, 25x75; Nathan Zolinsky—Henry F Koster; Tobias Schwartz (117)..... 32.50  
 BROADWAY, 42; McGlavin Hays Co—N Y Real Estate Security Co (R) (111)..... 522.50  
 MADISON AV, 1844; Meyer A Cuttler—Saml Levy; Geo A Leavitt (130)..... 10.00  
 SAME PROP; Sam Sesky—same (131)..... 9.16  
 SAME PROP; Sam Levy—same (132)..... 10.00  
 SAME PROP; Louis Berger—same (133)..... 10.00  
 WEST END AV, 110-12; Jos H Goldblatt—Louis Richard; W L & G H O'Shea & G H O'Shea (113)..... 1,012.02  
 5TH AV, 1384; Sam Sesky—Hattie Levy; Geo A Leavitt (124)..... 9.16  
 MADISON AV, 1844; Sloman Berg—Hattie Levy & Geo A Leavitt (125)..... 9.33  
 5TH AV, 1384; Sam Levy—Hattie Levy & Geo A Leavitt (126)..... 10.00  
 SAME PROP; Meyer A Cuttler—same (127)..... 10.00  
 SAME PROP; Sloman Berg—same; (128)..... 9.33  
 SAME PROP; Louis Berger—same (129)..... 10.00  
 5TH AV, 1388; Louis Berger—Hattie Levy; Geo A Leavitt (119)..... 10.00  
 5TH AV, 1388; Sam Levy—same (120)..... 10.00  
 SAME PROP; Meyer A Cuttler—same (121)..... 10.00  
 SAME PROP; Sloman Berg—same (122)..... 9.33  
 SAME PROP; Sam Sanky—same (123)..... 9.16  
 DEC. 17.  
 BARCLAY ST, 34; Standard Utility Co—Protestant Episcopal Society for promoting and religion and learning in the State of N Y & Reliance Bldg Corp (144)..... 33.66  
 FRANKLIN ST, 47; Hudson Wood Working Co—Lazzaro P Facini, Wm Wolf & Tobias Schwartz (137)..... 75.00  
 ELWOOD ST, sec Bway, 192.6x201.9; Benj Silverman—Haven Constn Co, Inc & David Schneider (141)..... 1,181.22  
 LEWIS ST, 84½; Saml Horowitz—B Seidenberg, Inc, Abram & Morris Abelman (139)..... 340.00  
 LEWIS ST, 84½; Arthur J Panoff—Benj Seidenberg & Abelman & Abelman (146)..... 120.25  
 28TH ST, 441- W; Emilio D'Auria et al—Chelsea Homes Corp & Levin Bros Co, Inc (145)..... 650.00  
 34TH ST, 111 E; Marcus Schlossman—Mary F Peck & Wm E Morgan (147)..... 46.33  
 164TH ST, 548-58 W; Millikin Wall Paper Co, Inc—Maurice J & Ida Burstein, Anna Gotlieb, Rebecca & Abr Granat (138)..... 453.68  
 180TH ST, 712 W; Henry N Masson—Henry, L Butler & Ralph F Yost (143)..... 218.00  
 2D AV, 698; Isidor Schwartz—Hyman Schwartz & Louis Wallen (142)..... 180.00  
 8TH AV, 171-75; Henry A Collins, Jr—Josephine C Christman, Chelsea Public Market Corp, Inc, Stephen Merritt Burial Co & Irving Rosenfeld (140)..... 739.20

Bronx.

DEC. 10.  
 BATHGATE AV, 2237; King Elevator Co, Inc—Fredk Tietig; Infantino Realty Co, Inc (13)..... 105.00  
 DEC. 11.  
 KINGSBRIDGE RD, es, 95 s 234th, 50x 125; Title G & T Co—Seabury Bldg Co, Inc; Chas Carucci & Seabury Bldg Co, Inc (14)..... 90.50  
 DEC. 13.  
 FOX ST, 1107-9; Bessie Leht—H M Crowe; Saml Abramowitz (10)..... 201.80  
 TINTON AV, 805-7-11; 158TH ST, 769 E; Herman Jungbluth—Participators' Holding Co & Emanuel J Myers; Jack Rosenberg (15)..... 33.25  
 DEC. 14.  
 FILLMORE ST, 1731; Jos Gamache—Grace G Schanz (19)..... 75.00  
 FOX ST, 901; Disinfecting & Exterminating Corp—S Rosenberg; Epstein & Yarfitz & S Rosenberg (17)..... 42.00  
 158TH ST, 769 E; TINTON AV, 807-11; Max Rosenberg—Leo Abram, lessee; Jacob Rosenberg (18)..... 95.50  
 DEC. 15.  
 No Mechanics' Liens filed this day.  
 DEC. 16.  
 PARKER ST, es, 68.4 s Castle Hill av, 25x95; Abr Gillman—C M Constn Co & Michi Cappiello (23)..... 112.00  
 136TH ST, 343 E; Brown & Wolf—Silverson Constn Co (20)..... 210.00  
 POPHAM AV, nwc Montgomery av, —x —; Chas J Weinert—Mellwin Realty & Constn Co, Inc (22)..... 89.00  
 TINTON AV, 805-7-11; also 158TH ST, 769 E; Benj Bushnitz—Participators Holding Co & Emanuel J Myers & Jack Rosenberg (21)..... 39.00

Brooklyn.

DEC. 9.  
 HART ST, 167; H Steyer—Morris & Minnie Black..... 60.00  
 ST JOHN'S PL, 1116; B R Moore—Kingston Garage Co & Pierson & Gillies..... 46.50  
 EUCLID AV, nec Glen, 80x145.6; Jos Abramson—Marba Realty Corp & Abram Gordon as pres..... 306.00  
 THROOP AV, nec Greene av, 200x200; Pierce Butler & Pierce Mfg Corp—Baptist Home, Alfred David Co & Jno M MacAdam & Co..... 39.57  
 DEC. 10.  
 CLYMER ST, 188-190; Henry Bosch Co—Solomon & Sons & Sherr & Wagenheim..... 352.40  
 COOPER ST, ns, 75 e Central av, 50x 100; M Shapiro—Wall-Sil, Inc..... 147.00  
 UNION ST, 671 & 4TH AV, 211; L Meyers—Frank S Guigliano..... 102.00  
 BEDFORD AV, 456; Henry Bosch Co—Ross Land Co & Sherr & Wagenheim..... 91.66  
 EASTERN PKWAY, ss, 270.8 e Troy av, 66x100; L Zubow—Staverly Realty Corp..... 550.00  
 THROOP AV, nec Greene av, 200x200; American Metal Ceiling Co—Baptist Home, Jno M MacAdam Co..... 102.00  
 DEC. 11.  
 CLYMER ST, 184-188; J Rosen—Solomon & Sons & Sherr & Wagenheim..... 127.85  
 HAVEMEYER ST, 103-109; J Rosen—Havemeyer Constn Co, H Sheer & J Wagenheim..... 95.50  
 MELROSE ST, ss, 275 e Hamburg av, 50x100; W G Cornell Co—Saml Graber..... 1,539.97  
 AV J, ns, 40 e Troy av, 40x97.6; Benj G Hitchings, Inc—Annie Hower & Jno Lynch..... 228.88  
 ROCHESTER AV, 300; M Maversohn—Estate of Maggie Dieffenbach & Henry Dieffenbach..... 25.00  
 5TH AV, 43 & 44th, 200.2x100.2; Martense Const Co—190th St Holding Co & H Horowitz..... 1,223.23  
 DEC. 13.  
 E 24TH ST, es, 100 s Av K, 37x100; J Dames—Kate C & J H Roberts..... 25.25  
 E 36TH ST, ws, 200 s Av K, 100x100; I Levine—Arthur W & Louisa Alldridge & Hyman Sulsky..... 96.00  
 BUSHWICK AV, es, 49.3 s Suydam, 49.2x69.11x47.6x56.9; Gustave A Gutting—Jno G & Louise Paul & Michael & Michael Armendinger, Jr, doing business as M Armendinger & Son..... 3,140.00  
 LIVONIA AV, swc Alabama av, 150x 100; Jacob Lieb—Alco Amusement Co & Jos Brody..... 96.62  
 DEC. 14.  
 AMITY ST, nwc Court, 30x90; Steinberg Steam Cut Stone Co—Barnett Sokoloff & I Cohen..... 75.00  
 COOPER ST, ws, 75 n Central av, 50x 100; B Gnetz—Wall-Sil, Inc, & Morris Wolstein..... 85.00  
 HINSDALE ST, nec Livonia av, 50x 100; Egel Light Co—Hinsdale Bldg Co..... 107.79  
 NEWVINS ST, 178 & 175; also WARREN ST, 495; Ermire Krevulin—Jos A McGarry..... 460.00  
 BAY RIDGE AV, 315-321; Hudson Woodworking Co—Upton Realty Corp..... 1,600.00  
 FRANKLIN AV, 245; D Davidson—Josephine D'Avanzo, Jno Leon & Harry Silverman..... 158.00  
 NEW UPRIGHT AV, es, 58 n Bath av, 42x968; L A Klein—F & M Constn Co & Morris Kaiser..... 1,182.50  
 SARATOGA AV, ws, 350 n Blake av, 25x100; Gordon Home Repairing Co—Pearl & H Bernstein..... 130.00  
 WILLOUGHBY AV, 825A-827; M Bernstein—Theo Richter & Jas F Kennedy..... 195.00  
 ELEVATED railroad structure on Bway from a point w of Hewes to a point e of Lorimer & all stations, tracks,

bridges & trestle work; E F Keating Co—N Y Municipal Railway Corpn, Jno G Hanson & Jno Thatcher & Son. . . . . 713.73

**DEC. 15.**  
HINSDALE ST, es, 50 n Livonia av, 100x100; Interborough Sash & Door Co—Hinsdale Bldg Co . . . . . 390.00  
W 3D ST, 1779; Carlo Albusani—Malcolm G English & LeVino & English. AV B, 8807; Tony Ferrante—Leonidas T Burbridge & R E Simons . . . . . 75.25  
LIVONIA AV, nec Hinsdale, 50x100; Interborough Sash & Door Co—Hinsdale Bldg Co . . . . . 1,075.00  
S PORTLAND AV, 150; J Maddock—Estate of Geo Lane; Mrs A Salt & estate of Emelia R Lane . . . . . 55.00  
STUYVESANT AV, nwc Van Buren, 75 x62.6; H W Jones—Max Reiss . . . . . 111.48

SAME PROP; Rubenstein & ano—Yetta Hittelman; "Jacob" Goldstone & Morris Laikin; Sept23'15 . . . . . 87.75  
SAME PROP; Louis Leis—same; Sept 29'15 . . . . . 24.00  
SAME PROP; Hyman Rubenstein & ano—same; Oct2'15 . . . . . 87.75  
SAME PROP; Jos. Silverman & ano—Yetta Hittelman & J Goldstone; Oct 27'15 . . . . . 63.50  
SAME PROP; Max A Moshenberg—same; Oct29'15 . . . . . 55.00  
SAME PROP; Morris Leikin—same; Oct30'15 . . . . . 347.50  
SAME PROP; Louis Baranoff—same; Oct30'15 . . . . . 450.00  
SAME PROP; Jacob Goldstone—Yetta & Edw B Hittelman; Nov15'15. . . . . 1,125.00  
MAPLE ST, ns, 360 w Albany av, 20x 100; Realty Supply Corpn—Jno P Griebel, Antonio Madena & Gaetano Maffetona; Nov15'15 . . . . . 150.00  
BAY RIDGE AV, ns, 100.3 e 3d av, —x—; Sol Levine—Upton Realty Corpn; Dec2'15 . . . . . 108.00  
BAY RIDGE AV, ns, 100.4 e 3 av, —x—; Terminal Lumber & Trim Co (Inc)—Upton Realty Corpn & J Moskowitz & Sam Berbin; Dec2'15. . . . . 33.99  
SAME PROP; Jacob Roren—Upton Realty Corpn; Nov24'15 . . . . . 485.00  
19TH AV, 8794; Meyer Michalovitz—Francesco & Benedetta Calabria & Frank Caccano; Apr7'15 . . . . . 68.25

**DEC. 11.**  
84TH ST, 2260; Thos Bastian—Mary A Baker & Thos Bastian; Nov27'15. . . . . 39.00

**DEC. 13.**  
SANDS ST, 203; Benzlon Schachter—Hyman Emakin & Geo Schor; July 21'15 . . . . . 68.10  
BAYRIDGE AV, ns, 100 e 3 av, 100x 100; Richardson & Boynton Co—Upton Realty Corpn & Sol Levine; Nov 20'15 . . . . . 612.00

**DEC. 14.**  
BALTIC ST, 592; Jas C McGuinness—Jas Farrington, Marst Montague, Wallace E. J. Collins, Alvin Van Ann & Otto A Offermann; Mar15'15. . . . . 369.40  
BAY RIDGE AV, ns, 100 e 3d av, 100x 100; Isidore Haines—Upton Realty Corpn; Nov23'15 . . . . . 140.00  
2BEDFORD AV, nwc Lenox rd, —x—; Louis Greenberg—Fort Realty Co (Inc) & Kavetz Bros; Nov15'15 . . . . . 399.10  
SAME PROP; Saul Randelstein—same; Nov17'15 . . . . . 25.65  
THATFORD AV, ws, 50 n Hegeman av, 363x100; Eeel Light Co (Inc)—Modern Home Co (Inc); Dec7'15. . . . . 720.00  
2THATFORD AV, ws, 50 n Hegeman av, 363x100; Leppe Chodorovsky—Modern Home Co (Inc); Dec1'15. . . . . 750.00  
VIENNA AV, ss, 100 e Crescent, 20x 100; Empire City Lumber Co—Stanislaus Weinikowski & Nassau Co—Operative Bldg & Loan Assn; Oct30'12. . . . . 171.00  
SAME PROP; Klein Material Co—same; Oct3'12 . . . . . 289.44  
5TH AV, ws, bet 43d & 44th; 200x100; Louis Goldenberg & David Gingold—190th St Holding Co, B S Moss Theatrical Ent (Inc) & Long Acre Construction Co; Oct29'15 . . . . . 550.00  
5TH AV, ws, bet 43d & 44th —x—; Pittsburgh Plate Glass Co—190th St Holding Co, Long Acre Constn Co (Inc); Oct22'15 . . . . . 1 855.00

**DEC. 15.**  
DELMONICO PL, ws, 111.2 s Flushing av, 25x63; Sam Blum—Yetta Hittelman & Edw B Hittelman; Nov29'15. . . . . 185.00  
2HENDRIX ST, 200; German Stone Co—Chas Green; Oct25'15 . . . . . 81.00  
SAME PROP; Emil Mohant & ano—same; Nov1'15 . . . . . 20.00  
SAME PROP; Metal Tile Constn Co—same; Nov13'15 . . . . . 49.75  
SAME PROP; Guiseppa Aragona—same; Nov15'15 . . . . . 155.00  
SAME PROP; Valentina Marcella—same; Nov15'15 . . . . . 175.00  
SAME PROP; Bayside Sash & Door Co—same; Nov17'15 . . . . . 134.30  
SAME PROP; Chas A Nelson—same; Nov19'15 . . . . . 90.00  
2E 28TH ST, 462; Benj Shapiro—Walter E MacAdam & Wm C Owens, Jr; June22'15 . . . . . 200.00  
49TH ST, ws, 175 s 18 av, 25x100; Jno Walberg—Edith Cherrington; Jno & Wm Mavhe; July31'15 . . . . . 37.50  
ALBEMARLE RD, 2608; Harry Becker—Climates Realty Co (Inc) & Frank Thorn; Oct4'15 . . . . . —  
BUSHWICK AV, es, 49.2 s Suydam, 49.2x59.11; Gustav A Gutting & Geo Gutting—Michl Armendinger & Michl Armendinger, Jr; Dec13'15 . . . . . 3,140.00  
2CLARENDON RD, swc Bklyn av, 100x 100; Morris Grossman—F B Realty Co (Inc); Haeman Barbanell & David Wortzman; Nov17'15 . . . . . 341.86  
5TH AV, ws, from 43d to 44th, 200x 100; Long Acre Constn Co—119th St Holding Co; Oct21'15 . . . . . 30,734.00  
8TH AV, 517; Robt DeLoitt—Mrs Roth & Michl O'Sullivan; Aug16'15 . . . . . 80.00

**DEC. 11.**  
HALEY-HAMMOND CO; Jules Star; \$26-023.65; Myers & Goldsmith. . . . .

**DEC. 13.**  
E E TAYLOR CO; Isadore Fried; \$282,000; M & S Meyers. . . . .  
GARDNER, Charlotte V; Wise & Ottenberg; \$535.91; J Lasker. . . . .  
HAINES, Raymond B; Savoy Shirt Co; \$1-172.67; C O Maas. . . . .

**DEC. 14.**  
TELIXIDO, Y HNO; Stanley M Lazarus; \$524.70; Paskus, Gordon & Hyman. . . . .  
MIDDLESEX CHEMICAL CO, Inc; Stein, Hirsh & Co; \$77,279.33; J C Guggenheimer. . . . .

**DEC. 15.**  
LEMBERGER, Solomon; Kate L Lemberger; \$10,000; S S Levine. . . . .

**SATISFIED MECHANICS' LIENS.**

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

**Manhattan.**

**DEC. 11.**  
CANNON ST, 7-9; Nichol Straight Fdy Co—Manhattan Pie Baking Co et al; Oct26'15 . . . . . 343.83  
SAME PROP; Linqvist & Hanna Mfg Co—same; Oct26'15 . . . . . 1,367.45  
BROADWAY, St Nicholas av, 165th & 166th sts; block, &c; E I Du Pont de Nemours Powder Co—Broadway & 165th St Realty Co et al; July1'12. . . . . 852.82  
SAME PROP; Patk Reddy Cont Co—same; Aug26'13 . . . . . 9,707.27

**DEC. 13.**  
8TH AV, 507; Alberene Stone Co—Jno Doe et al; Nov10'15 . . . . . 20.50  
95TH ST, 527 E; Nathan Guttman—Pauline Hoverman et al; Oct25'15. . . . . 236.00

**DEC. 14.**  
59TH ST, 221 E; Fredk H Meter—Jos B Bloomingdale et al; Oct 27'15. . . . . 128.00

**DEC. 15.**  
38TH ST, 237 W; Greenberg & Taub—Tlion Realty Co et al; Apr12'15. . . . . 95.43  
118TH ST, 112 W; Saml Elkind—Gertrude A Pettigrew et al; Dec1'15. . . . . 110.00  
CONVENT AV, 8; Halme Baumgarten—Emanuel Bach et al; Aug18'15. . . . . 32.00

**DEC. 16.**  
CANNON ST, 7-9; Candee, Smith & Howland Co—Manhattan Pie Baking Co et al; Oct28'15 . . . . . 201.73  
244TH ST, 59-63 W; H H Vought & Co—Andrew H Smith Co et al; Dec1'15 . . . . . 742.50  
109TH ST, nec Manhattan av; Sam Fagan et al—Helen H Jenkins et al; Dec13'15 . . . . . 326.00

**DEC. 17.**  
STANTON ST, 84; Max Barth—Jno Doe et al; Sent1'15 . . . . . 375.00  
WASHINGTON ST, 578-80; Moe Ginsberg—Jno J Bradley et al; Dec7'15. . . . . 19.50  
25TH AV, 1066-67; Cauldwell Wingate Co—1067 5th Av Co, Inc et al; Dec15'15. . . . . 3,199.32

**Brooklyn.**

**DEC. 9.**  
CAMBRIDGE PL, ws, 285.4 s Gates av, 52.6x100; Vermont Marble Co—Cambridge Bldg Co & Chas G Ericsson; Feb1'15 . . . . . 210.00  
CAMBRIDGE PL, ws, 285 s Gates av, 100x-04.8; Cambridge Bldg Co & Chas E Ericsson (Inc). . . . . 451.25  
CAMBRIDGE PL, ws, 284 s Gates av, 100x104; Audley Clarke Co—Cambridge Bldg Co & Chas C Ericsson (Inc); Jan13'15 . . . . . 1,475.00  
CAMBRIDGE PL, ws, 285 s Gates av, 100x100; B Goetz & Brother—Cambridge Bldg Co & Chas Ericsson (Inc); Feb1'15 . . . . . 475.00  
CHAUNCEY ST, swc Ralph av, 100x 100; Barney Bolnik—Jas Seedman; Nov16'14 . . . . . 521.00  
HAVEMEYER ST, sec Hope, 100x100; Morris Epstein—Hyman Scherr, Jos Wagenhelm & Havemeyer Constn Co; Dec7'15 . . . . . 294.46  
HINSDALE ST, es, 50 n Livonia av, 100x100; Richard E Thibaut (Inc)—Hinsdale Bldg Co; Sept24'15 . . . . . 381.78  
E 12TH ST, es, 100 n Av J, 25x100; Frank Agate & ano—Sarah Koeller & Oakland Constn Co; Mar14'12. . . . . 170.00  
36TH ST, sec Tehama, 119x173; Guiseppa Lambertl—Culver Bldg Corpn & Jos Paladino & Bro; Aug24'15. . . . . 395.00  
CHRISTOPHER AV, 546-550; Chas I Rosenblum Co (Inc); Nass & Berg (Inc); Sept11'15 . . . . . 141.55

**DEC. 10.**  
DELMONICO PL, 13; Israel & Sam Dareff—Yetta Hittelman & Jacob Goldstone & Louis Baranoff; Nov7'15 . . . . . 85.00

**CHATTEL MORTGAGES.**

AFFECTING REAL ESTATE.

**Manhattan.**

DEC. 10, 11, 13, 14, 15 & 16.  
Barnet, W Rod & Co, Inc. Broadway, sec Ellwood st., Louis Greenberg. Bath Tubs. . . . . 5,800.00  
Flygare, C. G. Murray st, 69. Staley Electric Elevator & Machine Co. Elevator. . . . . 625.00  
Guggenheimer, Eliza. Broadway, 715-27. Rockwood Sprinkler Co of Massachusetts. Sprinklers . . . . . (R) 10,500.00  
Saranac Constn Co. Ft Washington av, 36-42, nec 160th. Otis Elevator Co. Elevator. . . . . (R) 637.50  
Zuccaro, Frank. Chrystie st, 135. E Esposito. Barber Fix. . . . . 269.28  
Steel Pneumatic Tube & Tire Co. 129th st, 101 E. Stamford Rubber & Supply Co. Pumps. . . . . 450.00

**Brooklyn.**

DEC. 9, 10, 11, 13, 14, 15.  
Alkoff, Saml, Inc. President st, nr Rogers av. Saul Rendelstein. Plumbing Supplies. . . . . 610.00  
Kahan, Noah. Ames st, nr Sutter av. Isaac A Sheppard & Co. . . . . (R) 1,168.00  
Kappes, Henry. Glenmore av, nr Crystal st. Nelson Co. Cabinet Wks, &c. . . . . 3,825.00  
Levinson, Louis. Bay 21st st, c Benson av. Elsie E Kerby as extrx. (R) 1,450.00  
Levinson & Kaiser Realty Co. Benson av, c Bay 14th. Elsie E Kerby as extrx . . . . . (R) 377.00  
Marcus Bldg Co. Woodruff av & St Pauls pl—Daru & Huffman. . . . . (R) 1,050.00  
Park Operating Co. Park pl, c Vanderbilt av. Central Chandelier Co. Chandeliers. . . . . 685.00  
Powell Impt Co. Junius st, nr Livonia av. Eastern Mantel Co. Consols. . . . . 345.00

**BUILDING LOAN CONTRACTS.**

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

**Manhattan.**

**DEC. 13.**  
31ST ST, 139-47 E; 23D ST, 127-9 E; Title G & T Co loans Henry Steeger to erect 2-sty garage; — payments. 80,000.00  
MADISON AV, nwc 31st, 148.1x116.10x irreg to 32d x21.10xirreg; Metropolitan Life Ins Co loans Geo Backer Holding Corpn to erect a 16-sty loft and offices; 11 payments . . . . . 1,100,000.00

**DEC. 14.**  
19TH ST, ss, 190 w 8 av, 54.11x93.8; Peter Igoe loans Rechansie Realty Co to erect —sty building; — payments . . . . . 25,000.00

**DEC. 16.**  
RIVERSIDE DR, nec 108th, 50x100; Metropolitan Life Ins So loans Anthony A Paterno Constn Corpn to erect a 12-sty apartment house; 12 payments . . . . . 250,000.00

**Bronx.**

**DEC. 13.**  
160TH ST, ns, 300 w Elton av, 50x 101.2; Rockland Realty Co loans Samax Constn Co, Inc, to erect 5-sty apartment; 12 payments . . . . . 33,000.00  
LOT 26, map of prop known as Flanagan estate, situated at Throgg's Neck, N Y City; Bankers Loan & Invest Co loans Grace H Mack to erect 2-sty dwelling house; 3 payments . . . . . 2,800.00

**DEC. 14.**  
179TH ST, nec Belmont av, 41.1x87.9; Jas G Wentz loans Harkness Holding Corpn to erect two 5-sty apartments; 9 payments . . . . . 57,500.00  
180TH ST, ns, 132.2 w Prospect av, 66.8x135.2; Rockland Realty Co loans Av St John & Fox St Corpn to erect 5-sty apartment with stores; 13 payments . . . . . 55,000.00  
INTERVALE AV, ws, 143.8 n Westchester av, 50x100; Manhattan Mtg Co loans Hargton Bldg Co, Inc, to erect 5-sty apartment; 14 payments. 35,000.00

**Manhattan.**

**DEC. 9.**  
FARMERS & MERCHANTS BANK of Bpronville, Ga; Thos C Wynne; \$1,306.14; Breed, Abbott & Morgan. . . . .

**DEC. 10.**  
No Attachments filed this day.

**Bronz.**

No Satisfied Mechanics' Liens filed this day.

**DEC. 11.**  
No Satisfied Mechanics' Liens filed this day.

**DEC. 13.**  
No Satisfied Mechanics' Liens filed this day.

**DEC. 14.**  
RANDALL AV, ss, 30 e Wright av, 25 x100; Hubblel Hardwood Door Co—Geo A Loughran et al; Feb5'15. . . . . 775.08

**DEC. 15.**  
188TH ST, 512 E; Louis Michael—Milton Kistler et al; July7'15. . . . . 35.00

**DEC. 16.**  
No Satisfied Mechanics Liens filed this day.

**ATTACHMENTS.**

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

**ORDERS**

**Brooklyn.**

**DEC. 13.**  
ELDERTS LA, ws, 20 n Liberty pl, 80 x90; Cervadoro Constn Corpn on J Lehrenkrauss Sons to pay Barnet Weinstein . . . . . 50.00

**DEC. 14.**  
COOPER ST, ns, 75 e Central av, 50x 100, Wal-Sil, Inc, on First Mtg Guar Co to pay A Errante. . . . . 150.00

**Manhattan.**

**DEC. 9.**  
FARMERS & MERCHANTS BANK of Bpronville, Ga; Thos C Wynne; \$1,306.14; Breed, Abbott & Morgan. . . . .

**DEC. 10.**  
No Attachments filed this day.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION. Municipal Building.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.

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

- \*A.....Interior Alarm System. DL.....Locked Doors. EL.....Electrical Equipment. Ex.....Exits. FA.....Fire Appliances, Miscellaneous. FD.....Fire Drills. FE.....Fire Escapes. FP.....Fireproofing. Rec.....Fireproof Receptacles. GE.....Gas Equipment and Appliances. DC.....Heating or Power Plants (Dangerous conditions of). Ob.....Obstructions. Rub.....Rubbish. ExS.....Exit Signs. NoS.....No Smoking Signs. Spr.....Sprinkler System. St.....Stairways. Sp.....Standpipes. SA.....Structural Alterations. Tel.....Telegraphic Communication with Headquarters. TD.....Time Detector for Watchman. Vac.....Vacate Order (Discontinue use of). WSS.....Windows, Skylights and Shutters. CF.....Certificates of Fitness. D&R.....Discontinuances or Removals. FHSy.....Approved Filtering and Distilling Systems. OS.....Oil Separator. RO.....Reduce Quantities. St Sys.....Storage System.

\*NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—FHSy—OS—St Sys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so specified same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending Dec. 11.

MANHATTAN ORDERS SERVED.

Named Streets.

- Baxter st, 9-11—John N A Griswold Est, c G G Frelinhuisen, 32 Liberty.....A Beekman st, 29—Lawyers Realty Co, 160 Bway.....FP Bleecker st, 54-6—Larry Levy.....FP Bleecker st, 54-6—Federal Waist Co.....FP Bleecker st, 54-6—Cohen & Goldstein.....FP-Rec Bleecker st, 54-6—Empire Hat Co.....FP-Rec Bleecker st, 54-6—Flanigan Bros.....FA-FP Bleecker st, 54-6—Jake Hirschern.....FA Bleecker st, 54-6—Bleecker Realty Co, 220 5 av.....FD Broad st, 127-29—Marie J Bowen, FP-WSS-FE(R) Broome st, 519—O J Gude Co, 220 W 42.....O Cannon st, 48-50—Schuman & Goldberg. Rec-FA-FP Cannon st, 48-50—Hudin & Morgenstern. FA-FP-Rec Cannon st, 48-50—Philip Ekus.....FA-FP Cherry st, 14-16 1/2 & 40—O J Gude Co, 220 W 42.....O Cherry st, 297—M Kramer.....NoS-FA-FP Cliff st, 29-31—William H Oscanyan, 136 Liberty.....FD Cliff st, 29-31—Garden & Berg, 54 Fulton. Rec Cortlandt st, 79 & 84—O J Gude Co, 220 W 42.....O Frankfurt st, 55-57—O J Gude Co, 220 W 42.....O Frankfurt st, 61-63—Van Buren & N Y Bill Post, 515 7 av.....O Goerck st, 79—Harry Intrator.....FP Hague st, 8—Centaur Co, 250 W Bway.....O Liberty st, 59-65—Chamber of Commerce. Stp(R) MacDougal st, 136—O J Gude Co, 220 W 42.....O Mangin st, 73-5—Charles Rachkind.....FP-Rec Mangin st, 73-5—Levy & Kennan.....FP Mercer st, 47-9—Worcester Rag Co.....RQ Minetta la, 22—Nicolò Clementi.....FA Rose st, 45-51—Geo H Morrill Co.....Rec-FP Rose st, 45-51—The Franklin Press.....FP-Rec Rose st, 45-51—Emil Knoepke.....FP-Rec Rose st, 45-51—Ferris Printing Co.....FP-Rec Rose st, 45-51—The Kienle Press.....FP-Rec Rose st, 45-51—E S & W Barnes.....Rec Rose st, 45-51—S L Parsons Co.....Rec Rose st, 45-51—Gibb Bros.....Rec Sheriff st, 77—William Lustgarten, 68 William.....WSS(R) South st, 61—Michael O'Connor FP-Rub-ExS-FA Suffolk st, 96—Anna Barasch.....Rub Times sq, 1556-8 & 1552-4—O J Gude Co, 220 W 42.....O Union Sq E, 10 & 12—O J Gude Co, 220 W 42.....O Vandewater st, 17-27—Thomas E Greacen, 200 Bway.....WSS-Stp(R) West st, 124-5 & 172—O J Gude Co, 220 W 42.....O West st, 175—American Mortgage Co, 46 Cedar.....FP Whitehall st, 51—VanBuren & N Y Bill Post, 515 7 av.....O

Numbered Streets.

- 12 st, 223 W—Mrs Martha Degenhard FP-Ex(R) 14 st, 51 & 60 W—O J Gude Co, 220 W 42.....O 14 st, 60-62 E—O J Gude Co, 220 W 42.....O 18 st, 216-22 W—Monahan Express Co. Stp(R)-WSS(R)-A-Spr

- 20 st, 37-45 W—1126 Park Av Co, 60 Wall.....A 20 st, 524-6 E—Est John U Brookman, 88 Wall.....FP 23 st, 25 W—O J Gude Co, 220 W 42.....O 23 st, 101-7 W—O J Gude Co, 220 W 42.....O 23 st, 128 E—Rita Building Co, 74 Bway.....El 24 st, 225-31 W—Dept Education, 500 Park av.....Rec-FP-D&R-O-ExS-A-FA 24 st, 513 W—Gimbel Bros, Bway & 33. CF-Rec-D&R

- 31 st, 35-7 W—Brogan Building Co, 149 Bway.....WSS-Stp(R) 32 st, 344-6 E—Franbro Realty Co, 318 E 32.....Stp(R) 33 st, 141-3 W—Interboro Sign Co, 2222 3 av.....O 34 st, 165 W—O J Gude Co, 220 W 42.....O 35 st, 149 W—Compania Cinematografica Pan-Americana.....D&R 38 st, 6-14 W—Kent-Costikyan Trad Co. Rec-ExS

- 38 st, 6-14 W—Theatre Magazine Co.....Rec 38 st, 6-14 W—Simon Schwarsenski.....Rec 38 st, 6-14 W—H H Hornfeck & Sons.....Rec 38 st, 6-14 W—Franklin Simon & Co, 414 5 av.....D&R-Rec-FP 38 st, 6-14 W—J J Steindler Co.....FD 40 st, 610 W—Joseph Stern & Sons, 616 W 40.....NoS-FA-RQ 42 st, 101 & 102 W—Realty Adv & Supply Co, 17 W 42.....O 42 st, 202 & 206 W—O J Gude Co, 220 W 42.....O 42 st, 621-3 W—James H Bradley, 210 W 43.CF 43 st, 651-55 W—Walter Thompson.....Rec 43 st, 651-55 W—The Terpezco Co, 18 E 43. Rec

- 43 st, 651-55 W—William Green.....FP-Rec 49 st, 205 W—O J Gude Co, 220 W 42.....O 49 st, 607 W—Julia M Budlong, c Packard Motor Co, 1841 Bway.....FP 49 st, 609 W—John C Forster, 724 8 av.....FP 49 st, 611 W—Est Patrick McCabe, c J F, 7 W 63.....FP 52 st, 351-5 W—Jacob Fradus.....CF-FA-Rec 55 st, 122 W—William N Cromwell, 49 Wall D&R-FP-WSS

- 59 st, 56-60 E—Nettie Raught. FA-ExS-FA(R)-Rub 59 st, 56-60 E—Charles Smith.....FA 59 st, 301 W—O J Gude Co, 220 W 42.....O 66 st, 126 E—Payne Whitney, 14 Wall.NoS-El 116 st, 218 E—Francisco Annigoni, 431 Audubon av.....Ex(R) 120 st, 516 E—Joseph E Bergan.....Ex(R) 122 st, 242-52 E—H Sussman, 2369 2 av.....D&R 125 st, 155-61 W—O J Gude Co, 220 W 42.....O 125 st, 233 W—O J Gude Co, 220 W 42.....O 126 st, 211 E—Loretta Corp, 37 Liberty.....FP 129 st, 119 E—Blackburn, Otis & McClure, 1960 Park av.....O 130 st, 73 E—Singer, Garvish & Co.....Rec 181 st, 512-4 W—Jacob P Brown & Son. CF-Rec-NoS

Named Avenues.

- Audubon av, 309—South Side Const Co, 961 St Nicholas av.....D&R Av A, 87—Alexander Berickoff.....O Bowery, 143—New Amsterdam Gas Co, 130 E 15.....D&R Broadway, 682—Geo W Saunders.....D&R Broadway, 682—Alexander Bros.....Rec-D&R Broadway, 775—Henry Noll.....O Broadway, 1455—VanBuren & N Y Bill Post, 515 7 av.....O Broadway, 1531-7—O J Gude Co, 220 W 42.....O Broadway, 1562—VanBuren & N Y Bill Post, 515 7 av.....O Broadway, 1926—Lincoln Square Garage.....CF St Nicholas av & 156th st—Dept of Education, 500 Park av.....WSS-D&R-ExS-FP-Rec-O West Broadway, 72—O J Gude Co, 220 W 42.....O

Numbered Avenues.

- 2 av, 2369—H Sussman.....D&R 3 av, 1721—O Rubenstein.....D&R 3 av, 2280—Est Robert I Brown, 20 Nassau Ex(R) 5 av, 500 & 503—Realty Adv & Supply Co, 17 W 42.....O 5 av, 542-4—J Tuckerman Tower, Tuxedo Park, N Y.....Rub 6 av, 24—Interboro Sign Co, 2222 3 av.....O 6 av, 40—Israel Sagovitz.....Rub 6 av, 400-2—Interboro Sign Co, 2222 3 av.....O 6 av, 440-444—Realty Adv & Supply Co, 17 W 42.....O 6 av, 499—O J Gude Co, 220 W 42.....O 7 av, 420—VanBuren & N Y Bill Post, 515 7 av.....O 7 av, 425-7—O J Gude Co, 220 W 42.....O 7 av, 436—Realty Adv & Supply Co, 17 W 42.....O

BRONX ORDERS SERVED.

Numbered Streets.

- 133 st, 334-40 E—Terminal Garage.....NoS-Rec 161 st, 766 E—Bronx Development Co, 391 E 149.....Ex(R) Named Avenues. Eastern Blvd & Ferris la—Bronx Gas & Elec Light Co, Walker av.....GE Intervale av, 1154—Maurice Shulman. NoS-Rec-FA-CF-WSS-FP Westchester av, 785-7—Louis Lowenthal.....FA Westchester av, 785-7—Morris Goldford.....FA

BROOKLYN ORDERS SERVED.

Named Streets.

- Beaver st, 36—William Tuley.....DC Bergen st, 631—Fulton Chemical Co. Rec-D&R-FP-NoS-FA Bergen st, 1106—Miss Christina Johnson FP-FE Bleecker st, 336—Fred Schmid, Jr.....D&R Carroll st, 342—Louis Bollmann.....El-FA Clarkston st, 321—John W Henry.....RQ Cook st, 48 (rear)—Bernard Brodowsky. FA-Stp-ExS-GE-Ex(R)-FP Dean st, 1408—Arthur J Olson.....NoS Ellery st, 52-62—Brodie Mfg Co. WSS-WSS(R)-FP Franklin st, 2-4 J F Cogan Co.....CF Frost st, 30—Joseph Delie & Son.....NoS-FA Fulton st, 1996—Meyer Feinstein.....El Furman st, 374—S M Kiernan, 13 Atlantic av.....D&R Grand st, 26—Liberty Oil & Disinfectant Co. NoS-FA Grand st, 428—David Schneid.....RQ Grand st, 1013—Sackett & Wilhelms Co. El(R)-Rec Grand st, 1245—Cross, Austin & Ireland Lumber Co.....NoS-Rec High st, 242—F Marino.....El-FA-Rec

Named Avenues.

- 3 av, 407-9—Brooklyn Term Garage & Machine Co, 759 3 av.....D&R-CF 3 av, 944—Englander Spring Bed Co, 88 35th NoS-FA-El(R)-Rec 3 av, 5410-12—S Friedman.....FP(R) 15 av, 5203—Herman Moeller.....FP-FE-ExS-FA

QUEENS ORDERS SERVED.

Named Streets.

- Division st, 9 (L I C)—Jurgen Rathjen Co. CF-FA-Rec Fulton st, 264 (Jamaica)—Jamaica Tire Repair Co.....Rec Grand st (Queens)—F H Anderson.NoS-FA-Rec Harmon st, rear, 2036 (Ridgewood)—L Schott NoS-FA-Rec Named Avenues. Borden av, 311 (L I C)—Meurer Steel Barrel Co, 575 Flushing av. CF-FA-SA-FP-(R)-D&R Ditmars av & Titus st (Steinway)—Steinway & Sons, 109 E 14, Man.....CF Floral Pk rd, rear Belmont Pk (Queens Village)—Nicholas Thyben.....D&R-FA Greene & Onderdonk avs (Ridgewood)—Otto Henman.....NoS-FA-Rec Jackson av, No Beach (Flushing)—Henry Wiener.....StSys-CF Jerome av, 4147-9 (Ozone Pk)—Woodhaven Exempt Volunteer Firemen's Assn FP-FA-ExS Lotus av, 9 (Glendale)—Joseph Kiefer. NoS-FA-Rec Ocean av, 1213 (Ozone Pk)—Alessandro Baraiona, RQ-NoS-FA Queens Blvd, 36-40 (Elmhurst)—Leo Rambofski.....NoS-FA Thompson av & Hill st (L I C)—Packard Motor Car Co, Bway and 61st, Man. CF-FP-A-FD-Stp-Spr(R)-Rec-FA Vernon & Nott avs (L I C)—United Welding & Mfg Co, Inc.....CF

- Hawthorne st, 273—W E Young, 384 Park pl. NoS-FA-Rec Herkimer pl, 35-41—Paul Uhlick & Co. WSS(R)-FP Hinsdale st, 150—Greater N Y Cabinet Bed Co.....Rec Hoyt st, 396—Giuseppe Ciocci.....D&R Johnson st, 222—Alfonzo Menace.....D&R Madison st, 461—St Vincent De Paul Soc, 4 Court sq.....FE(R) Melrose st, 249—Andrew Stenger.....Rec-FA-FP Montague st, 111-17—Loton H Slawson Co, 171 Madison av, Man.....Stp Moore st, 179-193—Michael Mayer.....Rec Moore st, 203-5—Morris Federgreen.....WSS Oakland st, 383—P F Cradock.....FP-NoS-FA Osborne st, 235—J Schwartzman.....FP-NoS-FA Powers st, 234—Henry Schultz.....NoS-FA-Rec Quincy st, 71—A E MacAdam.....El Russell st, 211-3 S—Metal M Weiller. NoS-FA-Rec

- Schaeffer st, 103—William A Brown.....D&R State st, 9S—D J Marschhausen.NoS-FA-Rec Sumner pl, 12-14—J Kurtz & Sons, Inc, 773 Bway.....Rec-FP Union st, 717—Bridanea & Co.....FA-NoS Van Buren st, 14—A Thuillier.....CF-Rec Van Buren st, 331—Joseph D Reiss. NoS-Rec-FA-El

- Wallabout Basin, Barge 4—Chas Schaefer & Son, 304 Meserole.....Rec Withers st, 195—Antonio Garone.....RQ

Numbered Streets.

- 2 st, 294 S—Israel Lorberbaum.....Rec 5 st, 31-9 S—Samuel Breakstone.....A 7 st, 160—Krantz Mfg Co.....NoS-FA-D&R 8 st, 143-9 S—Mrs Lois Bissell.....Tel 8 st, 218 E—E L Miller.....FA-NoS-Rec 9 st, 274-6 S—George P Jacobs.FE-WSS(R)-FP 10 st, 139 N—Bernard Rise's Sons.....A-FD 10 st, 532—Goldberg & Perelmutter, 183 7th Rub-FA-NoS-Rec 15 st, 2860 W—Tony Terra.....El(R)-NoS-Rec 20 st, 75—H D Rossen Co.....CF 25 st, 162—Brooklyn Term Truck & Machine Co.....FP-El(R) 35 st, 87—Drapery Hardware Mfg Co. Rec-D&R 36 st, 220—Robinson Mfg Co.....FP-Rec 37 st, 241—Terminal Hatch Co.....Rub-D&R

Named Avenues.

- Albany av, 68—Gordon House Repairing Co. FA-NoS Arlington av, 50-52—Wittenberg & Helmus.CF Atkins av, 178—Maria Blancke.....NoS-FA-Rec Atlantic av, 317—I Trabuisky.....DC Atlantic av, 319—Rum Upholstering Co, 328 Livingston.....Rec Atlantic av, 319—Mrs William Grady.....DC Atlantic av, 1571—Meta Jachuns.....Rec-El(R) Atlantic av, 2736—C Broedleberger.NoS-FA-Rec Av M, 2320—R Schnall.....NoS-FA-Rec Bedford av, 860—P H Mulrean.....FA-Rec-CF Bedford av, 1062—Paul Raczek.....CF Blake av, 877—L Schwartz.....D&R-FA-Rec Broadway, 1057-67—Bedford Co, Chas S Cutter & F Grossman.....Spr-FP(R)-WSS(R) Clermont av, 93 (rear)—John McCauley.....D&R DeKalb av, 678—Louis Green.....NoS-FA-Rec Gates av, 615—Samuel Levine.....Rec Glenmore av, 134—M Mintz.....RQ Graham av, 356—C Griffiths.....RQ Greenpoint av, 305—Royal Rubber Cement Co. D&R

- Highland Blvd, 361—Morris Salzman.....Rec Johnson av, 575—George Schaefer.....El(R) Kent av, 963—Wm Henne & Co, Inc.NoS-FA-SA Lexington av, 368-70—Charles L Allen.FE-FP Metropolitan av, 999-1007—Sterling Brass Bed Co.....CF North Portland av, 10—Camille Colletti.....D&R Ocean pkway, 51—Parkway Palace, Inc. FA-Rec-NoS Pitkin av, 1597—David Micklebank. FA-FE-FP-WSS(R)-D&R

- Pitkin av, 1597—C H Ratner.....FA-ExS-D&R Pitkin av, 1597—Bklyn Union Gas Co, 176 Remsen.....GE Pitkin av, 1597—Benjamin Laberwitz.FA-GE Pitkin av, 2218—Morris Maten.....Rec

Named Avenues.

- Putnam av, 65-7—Lincoln Club. FP-WSS(R)-ExS South Portland av, 172—C J Crowley. FP-NoS-FA-Rec Tompkins av, 53—Morris Glass.....RQ Union av, 6-8—Eureka Glass Works, Inc.....Rec Watkins av, 407—David Rosenson.....FA

Numbered Avenues.

# BUILDING MANAGEMENT

## LIGHTING THE STORE AND OFFICE BY GAS

By THOMAS SCOFIELD

IN modern store lighting serious attention has to be given to the artistic appearance of the finished installation. This consideration must be sufficiently developed so that the lighting installation may act as an advertising feature in the store. In addition to this thought of appearance must also come a careful study of efficiency. This is necessary since store lighting is a

that soft, restful light peculiarly adapted for close application of the eyes, without injury to these delicate organs.

Semi-indirect units so spaced as to furnish a uniform illumination of high intensity is the best practice for store work. The fixtures are generally fairly elaborate and contain high candle-powered mantle units. They actually furnish the store and give that daylight quality of illumination so essential to preserving the natural colors of the goods displayed for sale. Ornamental direct lighting units are also used, to a somewhat less extent, but with very satisfactory results. The control may be either local at the fixtures or from a distance, either from wall switches or a central control board.

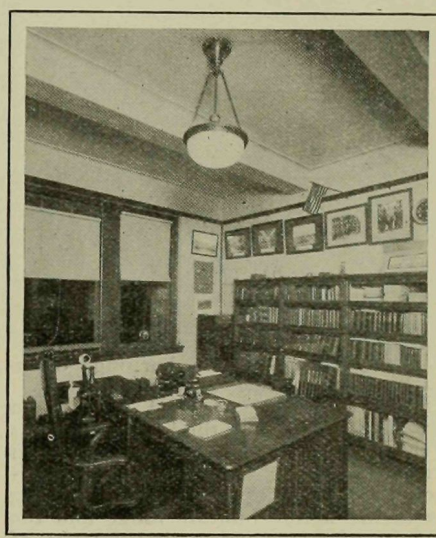
this work. If these are employed, care must be taken to use enclosing, diffusive glassware, and the units should be hung well out of the line of vision.

Private offices differ in their lighting requirements in two essentials from general office space. They generally do not require such an even distribution throughout, and they do not require such a high intensity. The semi-indirect system has become very popular for this



### Method of Treatment.

For example, small or medium-sized stores are generally so shaped that lighting must be done from one, or two at the most, lines of outlets running the length of the store. This condition is satisfactorily treated with a semi-indirect installation. Although only a single, centrally located line of outlets is used, the resultant illumination from the gas semi-indirect units has an extremely even distribution. These modern fixtures, and the beautiful quality and color of the light from them, becomes a distinct advertising feature for the establishment. The control in these cases is generally local at each unit, although distance control can, of course, be used.



commercial proposition fundamentally. The color and quality of the light is also important, and especially the former, since it directly affects the appearance of the goods on display.

Modern gas lighting units and fixtures happily meet these requirements. The economy of this lighting source is well known, as well as its close approach to daylight color value. In this latter qualification it is most fortunate and extremely well adapted for the lighting of stores.

The reliability of the source of illumination is also very important in store lighting. The failure of the illumination might easily become a serious commercial calamity to the storekeeper. In this respect gas is especially fortunate. Through its method of distribution and its capability of being stored in large quantity, in gas holders, the user is insured against failure of supply. In New York City, for example, it can truthfully be said that any serious or extended interruption of gas service has been unheard of since gas was first introduced in 1823.

The office installation presents rather another aspect. Here the quality of the light, the distribution and intensity of, the same and economy are the considerations of first importance.

Semi-indirect lighting is becoming almost universally used for this work. Here the modern gas semi-indirect unit is especially adaptable. It has the pleasing appearance necessary and the economy desired. Furthermore, it supplies



THE ACCOMPANYING ILLUSTRATIONS SHOW RESULTS OBTAINED THROUGH THE LIGHTING OF STORES AND OFFICES BY GAS. NOTICE THE EVEN DISTRIBUTION OF LIGHT AND THE LACK OF SHADOWS.

The term general office space implies a large, unpartitioned area containing the desks or counters, etc., on which the work is to be done, distributed over its entire area. Naturally, these desks may be located in any position and at any particular location. This situation calls for an illumination of working intensity over the entire area with an even distribution. For this class of installation the modern semi-indirect gas units have proven to be most satisfactory. The illustration shows a typical case. In this installation the illumination is very uniform, the total absence of glare is marked and the quality of the light so diffused and soft that it makes it possible to work with the minimum liability of eyestrain. These fixtures are controlled from wall switches, and the entire installation has an attractive and pleasing appearance. Direct lighting gas units of large candle-power may also be used for

work, as well as in general office space lighting. The modern gas semi-indirect system meets all the requirements of this class of installation with great satisfaction. The units may be obtained in sizes and lighting powers suitable for any size office, and with a great variety of glassware. Here, again, the peculiar soft qualities, inherent to modern gas illumination, make it especially suitable for lighting such areas, in which the work requires close application that could easily result in permanent injury to the eyes.

While drafting rooms are essentially general office space, they have peculiarities not found in treating the lighting of the general office. The distribution must be uniform; there must be a total absence of shadows, and the intensity must be high. Gas semi-indirect lighting here again is perfectly fitted for this location. Where the intensity is high, as here, the quality of this gas lighting is especially important.

Meeting rooms, an illustration of such a typical space being shown, differ only slightly from private offices in treatment. The illumination should be low in intensity, and it is generally not necessary to have great evenness of distribution. Enough light should be provided for working on the central table, generally found in these interiors, or upon the working areas wherever located.

As indicated in the illustration, the modern gas semi-indirect units are especially adapted for this class of work.

**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.

**Camp Fire Places in New York.**

WHEN apartments in this city rent for from \$12,000 to \$30,000 a year, those who will be the most likely to pay prices of those dimensions will look for some luxuries that are so far removed from those accorded to ordinary rent-payers in crowded cities as to make it worth while. In recent years the fireplace has come back into vogue in such a degree as to insure its permanency, especially since it has become possible to

the back-woods hunting lodge feature into the new abode de luxe that is being contemplated within fifteen minutes from the tenant's office.

There are widely known specialists who are equipped in every way to insure proper drawing of hearth fires even in New York. It requires a special construction to make a three-foot log open fireplace burn satisfactorily in a city where draughts are sometimes completely shut off from roofs by reason of towering adjoining structures on one or more sides. The plan given herewith is sufficiently clear to permit any mason to erect a fireplace of the type described that will draw, but it is desirable to consult a recognized fireplace expert to take care of positive chimney draught conditions from the roof, and in the throat of the fireplace within easy control.

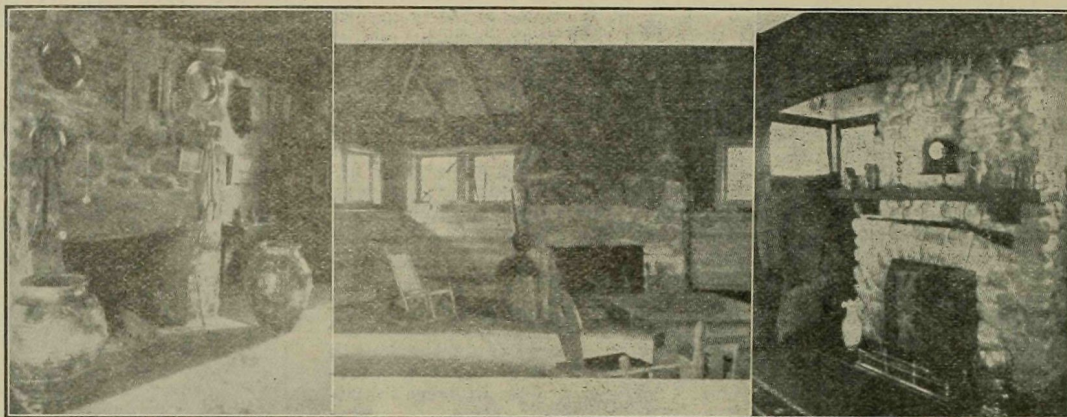
The illustration here shows the use of

erator of the hearth fire to gauge the conditions of draught in large cities like New York so that positive satisfaction is obtained in any fireplace large or small, and regardless of roof conditions.

**Oxy-Acetylene Cutting.**

OXY-ACETYLENE appliances have become so popular because of their time-saving possibilities and have become so simplified in operation as to permit almost any clever mechanic to operate it. The apparatus illustrated herewith has been perfected for use in welding metal, repairing and strengthening parts in steel, cast iron, brass, copper, bronze and aluminum. The apparatus is very simple.

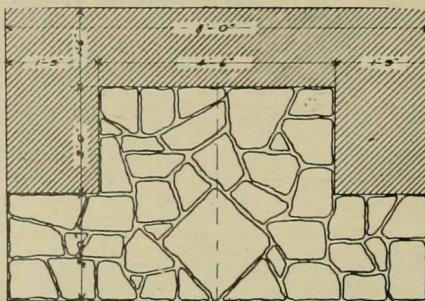
One of the first considerations in perfecting this device is the matter of safety. Many operators have been



positively insure free burning open-hearth fires in New York apartments.

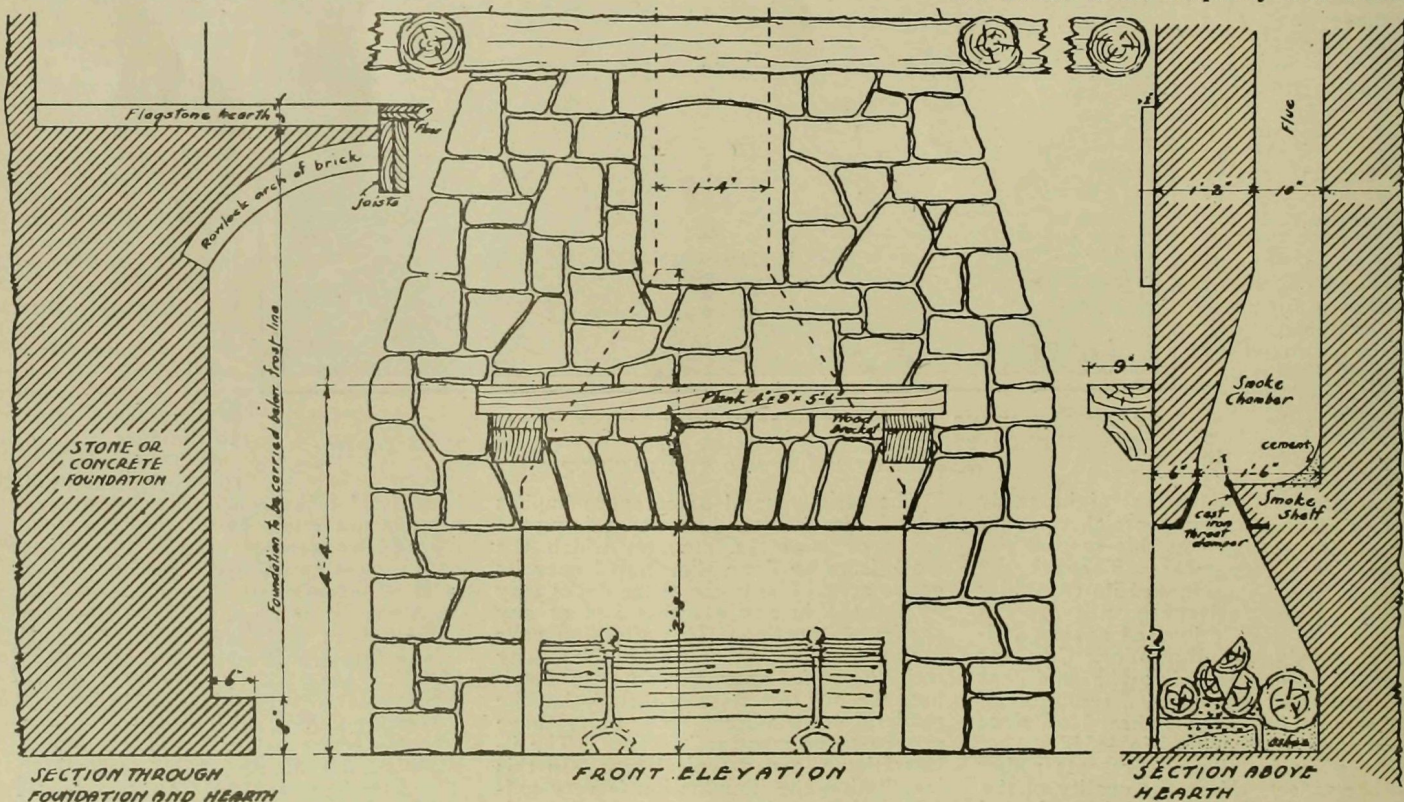
Those who seek unusual luxuries in New York are among the leading patrons of the fireplace. The men who pay such large sums know from personal experience the charm of the roaring full-log fire in the Maine hunting lodge and the thought of transporting that feature of wood life right into the very heart of the metropolis has a lure that appears unmistakably to the very wealthy.

Through the courtesy of "Country Life in America," there appear on this page several pictures showing the full-log fireplace, first in line drawing and next in half-tone, showing the various



PLAN  
SCALE - 1/2" = 1 FT  
DESIGNED BY JARED STUYVESANT

burned by the gas burning back into the hose, but in a device now being introduced a check valve prevents gas from flowing into the wrong passage. The handle of the torch is cast in one piece, being made of special metal much stronger than the best brass and lighter in weight than aluminum. The tips are equipped with a patented process seal between the tip and the head which prevents leakage or breakage if dropped or handled roughly. The mixing chamber is made of the best bronze and represented the highest degree of efficiency for mixing gases. It produces a neutral flame of over 6,300 degrees F. A notable feature is the simplicity with which



types of full-log fireplaces possible of adaptation in New York buildings. To those who can afford to pay large rents it is not a question of burden to obtain fuel of the size required to go into fireplaces of that sort, so that the only question remaining is for the architect and the apartment house manager to embody

cobble stone in the construction of the fireplace which gives a rustic appearance to the whole, but other materials, such as brick, tile, faience and architectural terra cotta are possible of adaptation depending upon the type of decoration desired. There is on the market a type of cast iron throat damper that permits the op-

erator of the hearth fire to gauge the conditions of draught in large cities like New York so that positive satisfaction is obtained in any fireplace large or small, and regardless of roof conditions.



## CURRENT BUILDING OPERATIONS

### New Residences In Section East of Central Park Represent Last Word in Private House Construction

ALTHOUGH the modern trend of residential construction would seem to be along the lines of high-class multi-family houses, the erection of handsome private dwellings has been an important branch of the building industry during the year just past. In this time a number of fine houses have been built in Manhattan, and others are under construction which are scheduled for completion during the coming winter. Fifth avenue, Park avenue and the intersecting streets, between 60th and 90th streets, have been the scene of much of the recent activity, and the homes erected compare very favorably with the product of other years. The old Lenox Library property is now built up with a group of dwellings, occupied by some of the city's prominent families. In the blocks adjacent, considerable activity is noticed both in new construction and in the reconstruction of old dwellings.

#### Two New Residences.

Two residences are rapidly nearing completion in this section which are worthy of special mention. They are located in the district, long recognized as one of the most exclusive private residential sections of the city. In construction and design they are rated high.

Oliver Gould Jennings, 7 East 72d street, will soon be able to occupy the handsome dwelling being erected for him at 882 Fifth avenue, on the block south of the one occupied by the new Frick residence. The house has a frontage of thirty feet and is built on a plot 175 feet deep. The building is six stories in height and includes a garage. Construction throughout is fireproof, with partitions of terra cotta and floors of reinforced concrete. The facade has been built of Indiana limestone.

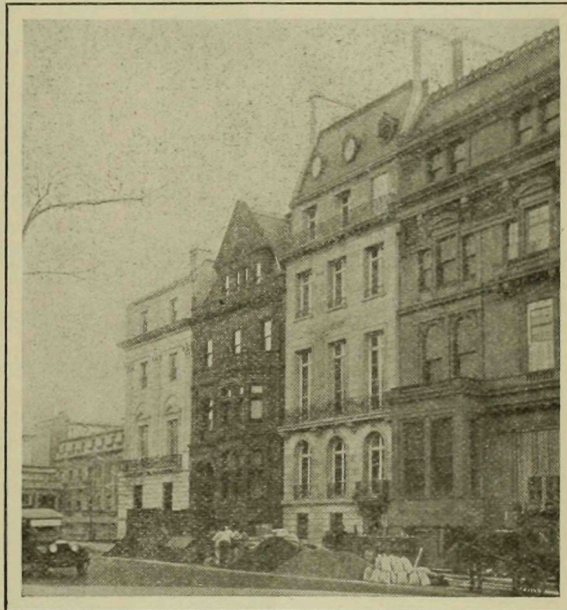
The plans for this project were prepared by Walter B. Chambers, 109 Broad street, and Stevenson & Wheeler, 2 West 45th street, associated architects. The heating and ventilating engineers were Griggs & Holbrook, 30 South William street, and the engineer for the electric work was James R. Moore, 156 Fifth

avenue. The dwelling, exclusive of the value of the land represents an investment of about \$150,000.

No general contract was awarded for the construction of this house, the various branches of the work being let by the architects as the building progressed. William J. Taylor, 5 East 42d street, received the contract for the mason work, and C. W. Klapper's Sons, Inc., 328 East 25th street, were awarded the carpenter work. Post and McCord, 101 Park avenue, supplied and erected the structural steel. The stone used in construction was the product of J. W. Conlon, Avenue A and 68th street, bluestone, and B. A. & G. N. Williams, Walnut avenue and 133d street, granite and exterior and interior limestone.

Two electric elevators, one passenger and one service, were installed by the Otis Elevator Co., 26th street and Eleventh avenue. The cabinet work for the special rooms was made and installed under two separate contracts, one secured by Pottier & Stymus Co., 375 Lexington avenue, and the other by Alavoine & Co., 712 Fifth avenue.

Among the other contractors who supplied labor and materials for the erection of this building are included: J. N. Knight & Son, 221 West 49th street, plumbing; M. F. Westergren, 213 East 144th street, roofing and sheet metal work; Arthur Greenfield, Inc., 204 East 26th street, reinforced concrete arches; Walker & Chambers, 222 East 41st street, vapor system of heating; H. W. Miller, Inc., 501 East 22d street, plain and ornamental plastering; J. H. Shipway & Bro., Locust avenue and 136th street, interior marble; W. H. Jackson Co., 2 West 47th street, ornamental iron work; Harrison & Meyer, 1182 Broad-



Residence at 882 Fifth Avenue. Walter B. Chambers and Stevenson & Wheeler are the associated architects who prepared the plans.

way, concrete paving; E. J. Electric Installation Co., 221 West 33d street, electrical work; J. M. Wells, 30 East 42d street, tiling, and Anton Jensen & Co., 225 Fifth avenue, painting.

At 7-9 East 61st street another fine residence is rapidly nearing completion. This structure will be the city home of John T. Pratt, lawyer, 43 Exchange place. It was designed and planned by Charles A. Platt, architect, 101 Park avenue, and E. E. Seelye, 101 Park avenue, was the engineer for the structural steel work. This house occupies a plot 50x100 feet and is to cost approximately \$200,000.

#### Contracts Awarded.

The erection of this building is under the direction of James McWalters & Son, 1493 Broadway, general contractors. Sub-contracts to supply labor and materials were obtained by the following concerns: C. H. Southard & Co., 59 Ninth avenue, razing; George Brown & Co., 286 Fifth avenue, granite and exterior and interior limestone; Hinkle Iron Works, 534 West 56th street, structural iron work; Germania Roofing Co., Sullivan and Watts streets, waterproofing; Hay-Walker Brick Co., 470 Fourth avenue, face brick; John P. Blair, 348 Park avenue, plumbing; Davis Speyer & Co., 110 Harrison street, Hoboken, N. J., exterior trim; White Fireproofing Co., 286 Fifth avenue, concrete floor arch construction; Diebold Safe & Lock Co., 362 Broadway, safes; Child & Scott, 112 Wooster street, heating; Ried & Jaeger, 319 East 64th street, wood stairs; L. A. Storch & Co., 517 East 73d street, roofing and sheet metal work; Adam Hoppel, 408 East 93d street, ornamental iron work; A. B. See Elevator Co., 220 Broadway, elevators; Albin Gustafson Co., 34 East 29th street, electric installation, and Jacobson & Co., 241 East 44th street, plain and ornamental plastering.

Foundations have been completed for another private dwelling at 9 East 69th street, which will be occupied when completed by Edwin C. Jameson, president of the Globe & Rutgers Fire Insurance Co., 111 William street. This structure has been planned by Grosvenor Atterbury, architect, 20 West 43d street, and is being erected under a general contract by the Whitney Co., 1 Liberty street. The building is to cost about \$60,000.



Residence now under construction at 7-9 East 61st Street for John T. Pratt. Charles A. Platt, is the architect and James McWalters & Son the general contractors.

# THE REGISTRATION OF ARCHITECTS

## The Design of the Certificate to be the Subject of a Competition Open to All Architects, Draftsmen and Designers

A COMPETITION will be held for the honor of designing the certificate which is to prove the standing of architects under the new law for the registration of architects in the State of New York.

The announcement is made by D. Everett Waid, president of the State Board for Registration of Architects. The competition will be open to all architects, draftsmen and designers in New York State or doing work in New York State, and the competition designs must be in by January 25.

### Program of Competition.

The following is a transcript of the program:

**Purpose**—The Regents of the University of the State of New York are to issue certificates to all persons entitled to practice architecture in the State of New York. By authority of the Board of Regents, the State Board for the Registration of Architects hereby institutes a competition for the purpose of securing a design of a certificate of a character and artistic quality worthy of the profession. It is proposed that designers shall have as much freedom as possible in working out their respective solutions of the problem. It is suggested, however, that inclusion in some form of the New York State seal will be appropriate. Designs will be received subject to the following conditions:

**Competitors**—All architects, draftsmen or other artistic designers, resident or doing work in New York State, are eligible to enter the competition.

**Text**—The treatment of the lettering and placing of signatures and seal shall be shown by each competitor, using the following text:

UNIVERSITY OF THE STATE OF NEW YORK BOARD OF REGENTS	
Be it Known That John Doe	
Has given satisfactory evidence that he has the qualifications required by law, and is hereby authorized to employ in the State of New York, the title of ARCHITECT.	
State Board for the Registration of Architects.	
Pres.	In witness where-
.....	of the Regents grant
.....	this certificate No.
.....	..... under seal of
Sec'y.	..... the University.
.....	.....
SEAL.	President.

**Medium**—Certificates shall be designed for reproduction from engraved steel plate, printed on parchment.

**Size**—Certificates are to be printed on sheets of parchment 8 in. x 10 in. The design submitted shall measure 12 in. x 15 in., for the purpose of reduction to the final size named.

**Rendering**—The design of each competitor shall be rendered in India ink on white bond paper.

**Anonymous Designs**—Each design shall be submitted without any distinguishing mark which would identify the author. Each design shall be presented under seal with a plain sealed envelope enclosed, containing the name and address of the author.

**Time and Place of Submission**—Each design shall be under seal and marked on the outside "Competition for Design of Architects' Certificate" and delivered on or before January 25, 1916, to D. Everett Waid, 1 Madison avenue, New York City.

**Jury**—Wm. R. Mead, New York; George Cary, Buffalo; Frank H. Quinby, Brooklyn; Henry Bacon, New York; Charles A. Platt, New York; J. Foster Warner, Rochester; S. B. F. Trowbridge, New York.

In the event that any of the jurors are unable to act, the vacancy or vacan-

cies will be filled by the State Board for the Registration of Architects.

**Prizes**—Successful competitors will receive the following cash prizes: 1st, \$200; 2nd, \$150; 3rd, \$100; 4th, \$50.

D. Everett Waid, President; Edw. B. Green, A. L. Brockway, Fred'k L. Ackerman, Wm. P. Bannister, Secretary.

The Record and Guide in the issue of October 30, 1915 (pp. 755), announced that a State Board for Registration of Architects had been appointed by the Board of Regents of the University of the State of New York, and had organized to institute the work required by the architects' registration law, which went into effect on April 28, 1915. In that issue was given a statement of the conditions under which certificates to practice architecture can be obtained. There was considerable delay in the appointment of the board, which is made up as follows:

D. Everett Waid, president; William P. Bannister, secretary; Edward B. Green, A. L. Brockway, Frederick L. Ackerman.

### Application Blanks.

The board has formulated application blanks which will be sent out from the office of the State Board for Registration of Architects in the State Department of Education, Albany, New York. As soon as the application blanks are received from the printer, they will be mailed to regular practicing architects in the State.

All architects who were practicing architecture exclusively for a year or more previous to April 28, 1915, upon filling out the application blank under affidavit, and paying a fee of \$25 to the Board of Regents, will receive their certificates of registration. All others who desire to practice architecture in the State may, by writing for application blanks, file their applications for examination or for admittance to practice as architects under other qualifications prescribed by the law.

A competition is being instituted, the programme of which is printed in full elsewhere in this issue, to secure a design for a certificate of registration. Prizes are offered with a view of inducing able designers to participate and make the certificate which permits a man to call himself an architect, and is

# BUILDING CODE REVISION ABOUT ENDED

## Last Articles Passed by the Board of Aldermen This Week and Awaiting Mayor Mitchel's Approval

THE Revision of the Building Code is practically completed. The Building Committee disposed of its entire calendar on Tuesday, December 14, and the Board of Aldermen by unanimous consent adopted the five remaining revised articles of the code, which now go to the Mayor for his signature. The articles adopted were:

- Article 1, General Provisions.
- Article 8, Exit Facilities; and
- Article 9, Projections beyond the Building Line.
- Article 7, Light and Ventilation.
- Article 27, Elevators.

Of these, the first two were reported out on December 7, and the others were reported out on Tuesday of this week. These articles have already been commented on in these columns, and the substitutes which were recommended for adoption show few changes.

In Article 8, provision has been made for an appeal to a board of survey in the event that an owner is dissatisfied with an order from the Superintendent of Buildings to provide fire-escapes on an existing building; such board of survey to be appointed in the same manner as is prescribed in Article 31 for unsafe buildings.

The only marked change is in Article 27, on Elevators, from which has been

issued but once in a lifetime, a work of art which he will be proud to hang in his private office. The certificate will be a steel engraving printed on parchment.

All architects should note that all requests for application blanks should be addressed to the State Board for Registration of Architects, State Department of Education, Albany, New York.

### Bids for East River Tunnel.

When the bids for the construction of Section No. 3 of Route No. 8, comprising the tunnel under the East River for the 14th Street-Eastern Rapid Transit Railroad, were figured out by the Public Service Commission, the lowest bidders were found to be Booth and Flinn (Ltd.), at \$6,639,023.50.

This is the first section on which bids have been opened for this line. The 14th Street-Eastern line is for operation under the dual system agreements by the New York Municipal Railway Corporation. It will extend from 14th street and Sixth avenue, Manhattan, under 14th street to and under the East River to Brooklyn, and through the Eastern District of that borough to a connection with the Broadway elevated line, thence continuing to East New York.

### Rapid Transit Contract Awarded.

The Public Service Commission awarded the contracts for the construction of Section No. 2 of Routes Nos. 19 and 22, the Westchester avenue portion of the Southern boulevard and Westchester avenue extension of the Lexington avenue subway, to Lawrence C. Manuell, the lowest bidder, for \$2,063,877.50. This section is a three-track elevated railroad, and extends northerly from Whitlock avenue to Pelham Bay Park.

### Webster Avenue Elevated Extension.

The Public Service Commission has approved the plans submitted by the Interborough Rapid Transit Company for the construction of the Webster avenue extension of the Third avenue elevated railroad in the Bronx.

This extension leaves the present Third avenue line near its terminus, and runs north through Webster avenue to Gun Hill road to a connection with the new rapid transit line in White Plains road. This will enable the Interborough Company to obtain bids immediately for this work.

eliminated the two sections dealing with safety devices and speed safeties, which will not be required on existing or future elevators. The changes made in the other articles were such as to meet the criticisms which developed at the public hearings.

In addition to these ordinances, the Board adopted two others affecting the Building Code, one amending the title of Chapter 5 (the Building Code) to make it conform to recent revision, and another amending Sec. 424 of Article 20, Roofing and Roof Structures, as to skylights over shawts and bulkheads.

The Board of Aldermen meets next Tuesday for the last time this year, and the Mayor is expected to take favorable action on the code articles on or before that date.

The revision has been officially in charge of the Building Committee of the Board of Aldermen with ex-Supt. Rudolph P. Miller, appointed by the Board to advise and assist the committee. A review of what has been accomplished, and the manner in which it has been accomplished to the satisfaction of the building interests, is reserved for a later issue.

At every step the public was consulted by Mr. Miller and recommendations from all sources fully weighed with highly satisfactory results.

**Another Apartment on Park Avenue.**

J. E. R. Carpenter, architect, 66 East 66th street, is preparing plans for a twelve-story apartment house to be erected at the southwest corner of Park avenue and 66th street. The new project will occupy a plot 100x100 feet, and will be similar in construction and finish to the other new multi-family structures on the avenue. The building will be owned by a syndicate, the personnel of which cannot be announced at this time. The cost of this improvement is estimated at \$600,000.

**Contract for Buffalo Hospital.**

A general contract was recently awarded to George Baker Long, of Buffalo, N. Y., and Worcester, Mass., for the erection of the New General Hospital to be located at the corner of Kensington avenue and Grider street. The plans for this building have been prepared by Green & Wicks, architects, 110 Franklin street, Buffalo. This project will cost about \$600,000.

**Schwartz & Gross Plan Apartment.**

Plans are being prepared in the offices of Schwartz & Gross, architects, 347 Fifth avenue, for a fourteen-story apartment house to be built by Dr. Charles V. Paterno, 272 West 84th street. This building will be located at 302-308 West End avenue. The structure will be fire-proof, 70 x 80 feet.

**57th Street Building Project.**

Announcement was recently made that Michael Dreicer, 560 Fifth avenue, was having plans prepared by Henry Otis Chapman, architect, 334 Fifth avenue, for the improvement of the property at 6-8 West 57th street, by the erection of a modern store and office building on that site. The proposed structure will be eleven stories in height, on a plot 65 x 100 feet, and will be built of brick, limestone and terra cotta. Further details of this project will be given in a later issue of this paper.

**NO ARCHITECTS SELECTED.**

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

**RUTHERFORD, N. J.**—St. Mary's Church, Home st, Rev. Father J. J. Smith, contemplates the erection of a school in Chestnut st, south of Ames av, to cost between \$30,000 and \$35,000. Several sketches are being submitted and architect will probably be selected about January 1.

**NORWICH, N. Y.**—The Chapman & Turner Co., 123 So. Broad st, contemplates the erection of a department store at West Main and South Broad sts. No architect selected.

**BROCKPORT, N. Y.**—The Monroe Lodge F. & A. M., Chas. O. Beaman, master, Albion, N. Y., contemplates the erection of a masonic temple in Main st, to cost about \$30,000. An architect will be selected by competition.

**KINGSTON, N. Y.**—The Schatemuck Realty Co., Arthur J. Burns, president, 261 Fair st, contemplates the erection of a business block in Fair st. No architect selected.

**MEDINA, N. Y.**—The Board of Education, F. M. Poler, contemplates the erection of schools here to cost about \$135,000. Soon after January 1 a proposition will be submitted to vote of the village. No architect selected.

**NEWEURGH, N. Y.**—The Italian American Reformed Chapel, Rev. Pietro S. Moncada, Mill and Ann sts, pastor, contemplates the erection of a church to cost \$20,000 to \$30,000. Funds are being raised. No architect selected.

**SPRING VALLEY, N. Y.**—The Board of Education of Spring Valley, George M. Brewer, president, contemplates the erection of a 2-sty public school at North Main st and Linden av, to cost about \$35,000. No architect selected.

**MAMARONECK, N. Y.**—Daniel Warren, care of the American Trading Co., 25 Broad st, Manhattan, contemplates the erection of a residence and garage at Shore Acres, to cost about \$15,000. No architect selected.

**LOCKPORT, L. I.**—B. P. O. E. No. 41 contemplates the erection of an Elks'

home here to cost about \$30,000. A. M. O'Brien, 339 East av, president of building committee. No architect selected.

**ELIZABETH, N. J.**—Lodge No. 393, L. O. O. Moose, E. L. Mizer, chairman of building committee, Livingston av, and 7th st, contemplates the erection of an addition to the club house at Nescott pl and Washington st, to cost about \$25,000. No architect selected.

**PLANS FIGURING.****PUBLIC BUILDINGS.**

**WATERLOO, N. Y.**—Jas. A. Wetmore, Treasury Department, Washington, D. C., acting supervising architect, is taking bids, due Jan. 21, at 3 p. m., for the construction of a post-office building here to cost, about \$55,000.

**HACKENSACK, N. J.**—Bids will close Jan. 17 at 3 p. m. for the 2-sty post office building for the U. S. Government, Hon. W. G. McAdoo, secretary, Washington, D. C. Jas. A. Wetmore, Washington, D. C., acting supervising architect. Cost, about \$100,000.

**CONTEMPLATED CONSTRUCTION.****Manhattan.****APARTMENTS, FLATS & TENEMENTS.**

**74TH ST.**—Alfred H. Taylor, 138 West 65th st, has completed plans for alterations to three residences at 129-131 West 74th st, into a bachelor apartment and studio building, for Guy B. Radford, 223 West 64th st.

**BROADWAY.**—Neville & Bagge, 135 West 40th st, have completed plans for the 5-sty apartment, 92x115 ft, at the southwest corner of Broadway and 204th st, for the Alex. Grant Construction Co., 714 West 181st st. Cost, about \$120,000.

**37TH ST.**—Robert T. Lyons, Inc., 52 Vanderbilt av, has completed plans for the 13-sty apartment, 62.3x81.5 ft, at 155-9 West 57th st, for the 57th St. Realty Corp., 505 5th av. Cost, about \$250,000.

**38TH ST.**—B. W. Berger & Son, Bible House, have completed plans for alterations to the 5-sty apartment, 214 East

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### Contemplated Construction—Continued.

38th st, for the J. C. G. Hupfel Brew. Co., 229 East 38th st.

CANAL ST.—Sass & Springsteen, 32 Union sq, have completed plans for alterations to the 5-sty tenement, at 65-71 Canal st, for Livingston & Liebman, 1127 Forest av.

115TH ST.—Plans have been prepared by Samuel Levingson, 101 West 42d st, for alterations to the 5-sty apartment, 215 West 115th st, for Morris S. Trap, 1815 7th av. Cost, about \$5,000.

### STABLES AND GARAGES.

WASHINGTON ST.—Horenburger & Bardes, 122 Bowery, is revising plans for the 2-sty stable, 50x75 ft, at 571-573 Washington st, for Michael Bradley, 582 Washington st, owner, who will take bids on general contract about Dec. 27. Cost, about \$35,000.

### STORES, OFFICES AND LOFTS.

61ST ST.—William N. Taylor, 44 East 82d st, has been commissioned to prepare plans for alterations to the residence at 215 E 61st st, for studio purposes. Frank H. Taylor, 44 E 82d st, owner. Full details are not available at this time.

47TH ST.—Schwartz & Gross, 347 5th av, are preparing plans and will take bids on separate contracts for a 7-sty store and loft building at 5 East 47th st, for the Centre White Co., Samuel H. Stone, 135 Broadway, owner and president. Cost, about \$30,000.

LEXINGTON AV.—Plans will be completed about Jan. 15 for the addition to the department store at Lexington av and 59th st, for Bloomingdale Bros., 59th st and 3d av. Buchman & Fox, Madison av and 42d st, architects. C. Matločk, 30 East 42d st, steam engineer.

BROADWAY.—Frank A. Moore, 542 5th av, is preparing plans for alterations to the office building at 256 Broadway for the Home Life Insurance Co., on premises. Marc Eidlitz & Son, 30 East 42d st, general contractors. Cost, about \$35,000.

### Bronx.

#### APARTMENTS, FLATS & TENEMENTS.

DAVIDSON AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for two 5-sty apartments, 56x90 ft each, on the east side of Davidson av, 110 ft north of Burnside av, for Chas. M. Rosenthal, 160 Broadway.

SEDGWICK AV.—Samuel Katz, 405 Lexington av, is preparing plans for two 5-sty apartments, 37x75 ft, on the west side of Sedgwick av, 159 ft south of West Kingsbridge rd, for the R. T. Construction Co., care of architect. Owner will handle general contract. Total cost, about \$50,000.

WEBSTER AV.—N. Serracino, 1170 Broadway, has been commissioned to prepare plans for two 5-sty apartments on the east side of Webster av, 189 ft north of St Paul's pl, for Joseph Zibelli, owner and builder.

### Brooklyn.

#### APARTMENTS, FLATS & TENEMENTS.

MIDWOOD ST.—F. L. Hine, 189 Montague st, is preparing plans for two 4-sty apartments, 39x79 ft, in the north side of Midwood st, 300 ft east of Nostrand av, for George O. Van Orden Co., Inc., 5803 20th av, owner and builder. Cost, about \$25,000.

57TH ST.—Plans are being prepared by S. Millman & Son, 1780 Pitkin av, for three 3-sty apartments, 25x74 ft, in the south side of 57th st, 25 ft west of 16th av, for David Becker, 1252 41st st, owner and builder. Cost, about \$8,000.

LOUISE ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for seven 3-sty apartments, 25x70 ft, in the west side of Louise st, 25 ft north of Chester av, for the Culver Building Co., 140 Clara st, owner and builder. Cost, about \$7,000. Slag roofing, electric wiring, tile baths, dumbwaiters.

33D ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty apartment, 50x88 ft, in the north side of 33d st, 100 ft west of 5th av, for T. Stanhope, Inc., 341 Stone av, owner and builder. Cost, about \$30,000.

5TH AV.—Plans are being prepared by Cantor & Dorfman, 373 Fulton st, for a 3-sty apartment, 22x80 ft, at the southwest corner of 5th av and 76th st, for the A. & S. Building Co., 44 Court st, owner and builder. Cost, about \$8,000.

13TH ST.—Cantor & Dorfman, 373 Fulton st, are preparing plans for five 3-sty apartments, 20x55 ft, at the northwest corner of East 13th st and Av J, for the G. F. Construction Co., 1515 49th st, owner and builder. Cost, about \$8,000.

14TH AV.—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty apartment, 50x88 ft, on the west side of 14th

av, 50 ft north of 54th st, for the 54th St & 14th Av Corp., Solomon Frank, 250 Decatur st, president and builder. Cost, about \$25,000.

### FACTORIES AND WAREHOUSES.

DINSMORE PL.—Volckening & Holler, 82 Wall st, Manhattan, has completed plans for a 2-sty factory, 30x50 ft, on the north side of Dinsmore pl, 90 ft east of Logan st, for the Generator Valve Co., William James, president, 2947 Taffe pl. Cost, about \$8,000.

### PUBLIC BUILDINGS.

AV H.—R. T. Schaeffer, 1526 Flatbush av, has completed plans for a 2-sty post office building, 60x90 ft, at the northeast corner of Av H and Nostrand av, for the Germania Real Estate & Improvement Co., 1566 Flatbush av. U. S. Government, lessee. Cost, about \$15,000.

### STABLES AND GARAGES.

40TH ST.—John C. Wandell, 4-5 Court sq, is preparing plans for a 2-sty garage, 40x100 ft, in the north side of 40th st, 100 ft west of Ft. Hamilton av, for W. R. Thomas, 40th st, near Ft. Hamilton av. Cost, about \$15,000.

44TH ST.—Cantor & Dorfman, 373 Fulton st, are preparing plans for a 1-sty garage, 35x100 ft, in the south side of 44th st, 325 ft east of 13th av, for the Boro Park Garage Inc., Thos Rubin, 116 West 29th st, Manhattan, president and builder. Cost, about \$6,000.

### Queens.

#### APARTMENTS, FLATS & TENEMENTS.

JAMAICA, L. I.—Robert Kurz, 324 Fulton st, is preparing plans for three 3-sty apartments, 20x50 ft, on the west side of New York av, 115 ft south of Pacific st, for the Jamaica Construction Co., 267 New York av, Jamaica, owner and builder. Slag roofing, steam heating, electric wiring, tile baths, dumbwaiters. Cost, about \$7,000.

JAMAICA, L. I.—Robert Kurz, 324 Fulton st, is preparing plans for a 3-sty apartment, 30x68 ft, at the southwest corner of New York av and Pacific st, for the Jamaica Construction Co., 267 New York av, owner and builder. Cost, about \$12,000.

WOODSIDE, L. I.—Gustaf Erda, 826 Manhattan av, Brooklyn, is preparing plans for a 3-sty apartment, 20x55 ft, at the northwest corner of Woodside and Meyers av, for Jas. H. Knapton, 1 North Fiske av. Frank J. Wall, Astoria, L. I., general contractor. Cost, about \$8,000.

### DWELLINGS.

WOODHAVEN, L. I.—B. F. Hudson, 319 9th st, Brooklyn, is preparing plans for two 2-sty residences, 18x36 ft, at the southwest corner of Fulton st and Manor av, for the Innovation Homes Co., J. C. McIntyre, 1127 Av G, president and builder. Slag roofing, steam heating, electric wiring, tile baths. Total cost, about \$8,000. Also for four 2-sty residences at the northwest and southwest corners of Manor av and Allyn court, for same owner. Cost, about \$4,000 each.

### FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—William Higginson, 13 Park Row, Manhattan, architect, will take bids on general contract about January 1 for a factory and garage, 364x100 ft, on the east side of Annabel Creek to Nott av, for the Degnon Realty & Terminal Improvement Co., Nott av. Rome Mfg. Co., 149 Broadway, Manhattan, lessee of entire building.

### STORES, OFFICES AND LOFTS.

FLUSHING, L. I.—Edward Kinsella, 228 West 42d st, Manhattan, is preparing plans and will take bids about Dec. 21, for a 3-sty moving picture studio building, 100x90 ft, at Linden and Myrtle avs, for the Gaumont Co., 110 West 40th st, Manhattan. Cost, about \$50,000.

### Nassau.

#### DWELLINGS.

GREAT NECK, L. I.—Schwartz, Gross & Marcus, 347 5th av, Manhattan, will take bids about Dec. 20 for the 2½-sty residence, 100x80 ft, for Mrs. Clara Lee March, 535 West End av, Manhattan. Cost, about \$50,000.

### SCHOOLS AND COLLEGES.

CARLE PLACE, L. I.—Plans are being prepared by Alfred R. Noon, Westbury, L. I., for a 2-sty school for the Board of Education, Gustave S. Dorwin, president. Bids will be received by owner early in January. Cost, about \$10,000.

### STORES, OFFICES AND LOFTS.

SOUTHAMPTON, L. I.—George M. Bartlett, 103 Park av, Manhattan, has about completed plans for a 1-sty store building, for Alex. Cameron, Main st, who will take estimates.

### MISCELLANEOUS.

CARLE PLACE, L. I.—Alfred R. Noon, Westbury, L. I., is preparing plans for a 1½-sty railroad station, 24x30 ft, on the L. I. R. R., for Gustave S. Dorwin, this place. Cost, about \$3,000.

**Suffolk.**

**DWELLINGS.**

SMITHTOWN, L. I.—Jas. W. O'Connor, 3 West 29th st, Manhattan, has completed plans for a 2½-sty residence for R. L. Smith, 1181 Broadway, to cost about \$10,000. Architect will soon award contract.

**Westchester.**

**DWELLINGS.**

BRONXVILLE, N. Y.—Bates & How, 542 5th av, Manhattan, have completed plans for thirteen 2½-sty residences on Sagamore rd, Lawrence Park, for the Residence Co. of Lawrence, 542 5th av, Manhattan.

**THEATRES.**

BRONXVILLE, N. Y.—Bates & How, 542 5th av, Manhattan, have completed plans for a 1-sty hollow tile and stucco moving picture theatre, 43x100 ft, on Kraft av, for the Residence Co., of Lawrence Park, 542 5th av, Manhattan.

**New Jersey.**

**APARTMENTS, FLATS & TENEMENTS.**

NEWARK, N. J.—Plans have been prepared privately for a 3-sty flat, 22x55 ft, at 21 Grand av, for John Mudron, 67 Chelsea av, owner and builder. Cost, about \$6,000.

WEST NEW YORK, N. J.—Plans are being prepared by Carl I. Goldberg, 437 Broadway, Bayonne, for a 4-sty tenement, 25x90 ft, at 14th st and Hudson av, for Herman Horowitz, 568 Boulevard, owner and builder. Cost, about \$30,000.

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, is preparing plans for a 3-sty tenement, 30x79 ft, at Wayne st, near Gray st, for Max Resnick, 84 West 26th st, Bayonne. Cost, about \$10,000.

JERSEY CITY, N. J.—Maximilian Zipkes, 405 Lexington av, Manhattan, has been commissioned to prepare plans for a 6-sty apartment at Bergen and Jewett avs for Daniel Waldstein, 247 Monticello av. Cost, about \$75,000.

**DWELLINGS.**

MAPLEWOOD, N. J.—The New Jersey Materials Co., Robert H. and William T. Ingersoll, 315 4th av, Manhattan, contemplate the erection of thirty residences here.

SUMMIT, N. J.—Benjamin V. White, 110 East 23d st, Manhattan, is preparing plans for a residence on the west side of Lenox rd, for George Slate, 72 Mountain av.

MONTCLAIR, N. J.—John Baker, Jr., 74 North Fullerton av, is preparing plans for a 2½-sty residence, 33x38 ft, on Melrose pl near Orange rd, for William F. Connolly, 107 Elm st, owner and builder. Cost, about \$8,000.

RIDGEWOOD, N. J.—William T. Fanning, Colt Building, Paterson, is preparing plans for a 2½-sty rectory, 41x42 ft, in Hudson st, for St. Mary's R. C. Church, Rev. Father E. M. O'Malley, rector. Cost, about \$11,000.

**FACTORIES AND WAREHOUSES.**

JERSEY CITY, N. J.—William G. Massarebe, 15 East 40th st, Manhattan, is preparing plans for rebuilding the 6-sty factory, 60x40 ft, on Sherman av, near Franklin st, for The Gylmann Realty Co., 18 West 20th st, Manhattan. The Alaska Chemical Co., 44 Sherman st, lessee. Cost, about \$30,000.

**HOSPITALS AND ASYLUMS.**

JERSEY CITY, N. J.—Frank Sutton, 60 Broadway, Manhattan, steam and electrical engineer, is preparing preliminary plans for an addition to the hospital and nurses' home on Baldwin av, near Montgomery st, for the Board of Commissioners of Jersey City. John T. Rowland, Jr., 98 Sip av, architect. Cost, about \$325,000.

**HOTELS.**

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, has nearly completed plans for a 3-sty hotel and cafe, 20x70 ft, at 112 Trumbull st, for Albert Peters, on premises. Cost, about \$10,000.

**MUNICIPAL WORK.**

MORRIS PLAINS, N. J.—George S. Drew, State House, Trenton, has completed sketches for an addition to the 2-sty firehouse for the New Jersey State Hospital for the Insane, A. M. Bowen, on premises, warden. Cost, about \$10,000. Bids will be received about Jan. 1, 1916.

**STORES, OFFICES AND LOFTS.**

HACKENSACK, N. J.—Plans are being prepared privately for a 2-sty office building, 40x100 ft, for the Public Service Corp. of N. J., 759 Broad st, Newark. Tapestry brick, limestone and terra cotta.

**SCHOOLS AND COLLEGES.**

SUCCASUNNA, N. J.—W. S. Rasmussen and H. C. Wayland, 1133 Broadway, Manhattan, associated architects, have completed plans for a 2-sty public school, 84x93 ft, for the Board of Education of Roxbury Township, care of architects. Cost, about \$35,000.

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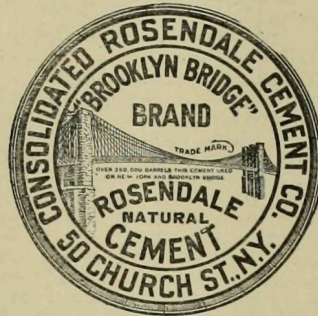
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## Contemplated Construction (Continued).

## MISCELLANEOUS.

ENGLEWOOD, N. J.—Plans are being prepared privately for a 2-sty ferry house and slip at the foot of Palisade av, for the Dyckman St and Englewood Ferry Corp., care of Brooklyn & Manhattan Ferry Corp., Capt. Levi Helmes in charge, Pier 11, N. R., Manhattan. Cost, about \$50,000.

## Other Cities.

## FACTORIES AND WAREHOUSES.

SENECA FALLS, N. Y.—M. G. Barnes, 36 State st, Albany, engineer, is preparing plans for a 1-sty hydro electric plant, 100 x50 ft, on the barge canal, for Seneca Power, Inc., E. H. Gould, Seneca Falls. Cost, about \$250,000.

## MUNICIPAL WORK.

COOPERSTOWN, N. Y.—Chester S. Lee, 1123 Woodcrest av, Manhattan, is preparing plans for a sewage disposal plant to cost between \$30,000 and \$40,000 for the Village of Cooperstown, Allen Gallup, president, Village Hall.

## SCHOOLS AND COLLEGES.

SYRACUSE, N. Y.—Revels & Hallenbeck, Syracuse University, are preparing sketches for an agricultural college building for the Syracuse University, James R. Day, at site, president and chancellor. Mrs. Russell Sage, 604 5th av, Manhattan, donor. Cost, about \$300,000.

## THEATRES.

ROCHESTER, N. Y.—Foote, Headley & Carpenter, Carter Building, are preparing plans for a 1-sty moving picture theatre on Clinton av North, near Mortimer st, for the Clinton Mortimer Corporation, Wm. Deinger, 353 Oxford st, president. Cost, about \$100,000.

BEACON, N. Y.—James P. Whiskeman, 30 East 42d st, Manhattan, has nearly completed plans for a brick and stone moving picture theatre, 50x125 ft, for the Paragon Theatres Corp., 69-71 West 90th st, Manhattan, and will take estimates on separate contracts.

## MISCELLANEOUS.

ROCHESTER, N. Y.—Hutchinson & Cutler, Cutler Building, are preparing plans for an 8-sty medical building, 33x110 ft, at Chestnut st, near Euclid av, 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."

## CHURCHES.

MANHATTAN.—Levin Bros., 320 5th av, have received the general contract to erect a 1-sty synagogue, 53x93 ft, at 22-28 West 114th st, for the Congregation Kel Israel Anshe Poland, 20-22 Forsyth st, Sommerfeld & Steckler, 31 Union sq, architects. Cost, about \$75,000.

## DWELLINGS.

WOODMERE, L. I.—Cornell Bros., Neptune av, have received the general contract to erect a 2½-sty frame and stucco residence, 43x30 ft, at Woodmere Boulevard and Central av, for Dr. Nathaniel Barnett, Central av. Joseph Cornell, Mott av, Far Rockaway, architect. Cost, about \$9,000.

MONTCLAIR, N. J.—Elmquist & Anderson, this place, have received the general contract to erect a 2½-sty frame residence in the east side of Christopher st, 202 ft north of Watchung av, for L. H. Phile, 15 Waterburg rd. O. F. Semsch, 109 Broad st, Manhattan, architect. Cost, about \$8,000.

OYSTER BAY, L. I.—The Amsterdam Building Co., 140 West 42d st, Manhattan, has received the general contract to erect a 2-sty residence, 119x40 ft, for Henry Sanderson, 15 Broad st, Manhattan. Hunt & Hunt, 28 East 21st st, Manhattan, architects. Gunvald Aus, 11 East 24th st, Manhattan, steel engineer.

CEDARHURST, L. I.—H. H. Smith Building Co., East Main st, Bayshore, has received the general contract to erect a 2½-sty frame residence, 30x52 ft, for Chas. S. Sargent, Jr., 18 Wall st, Manhattan. Guy Lowell, 225 5th av, Manhattan, architect. Cost, about \$20,000.

LARCHMONT GARDENS, N. Y.—The Larchmont Building Co., Larchmont, has received the general contract to erect a 2½-sty frame and stucco residence, 25x31 ft, for Arthur H. Goodwin, care of general contractor. W. S. Moore, 30 East 42d st, Manhattan, architect. Cost, about \$5,000.

GLEN COVE, L. I.—Rogers & Blydenburgh, Carl av, Babylon, L. I., have received the general contract to alter and erect an addition to the 3-sty residence for Harry Payne Whitney, 871 5th av, Manhattan. Furness-Evans & Co., 4th and Chestnut sts, Philadelphia, Pa., architects.

H. C. Hackett, 505 Chestnut st, Philadelphia, Pa., electrical engineer. Richard Gilpin, 503 Chestnut st, Philadelphia, Pa., heating engineer.

## FACTORIES AND WAREHOUSES.

MANHATTAN (Sub.).—The Eastern Steel Co., Penna Building, Phila., Pa., has received the steel contract for a 6-sty factory, 76x185 ft, at 581-597 Water st, southwest corner of Montgomery st, for David Dows, 120 Broadway. James A. Fitzpatrick, 71 Broadway, architect. D. C. Weeks & Sons, 1123 Broadway, general contractors. Cost, about \$120,000.

BUFFALO, N. Y. (Sub.).—The Lackawanna Bridge Co., Bell and Abbey sts, has received the steel contract to erect a power plant on Tonawanda River, near city line, for The Buffalo General Electric Co., C. R. Huntley, president. Stone & Webster, 5 Nassau st, Manhattan, general contractors. Cost, about \$1,000,000.

KEASBY, N. J.—J. C. Fowler, 130 Smith st, Perth Amboy, has received the general contract to erect a 1-sty storage building for the German-American Stoneware Works, 50 Church st, Manhattan. Wortmann & Braun, 114 East 28th st, Manhattan, architects.

NEWARK, N. J.—Frederick Kilgus, 13 South 6th st, has received the general contract to erect an addition to the 4-sty factory at Dickerson and Hecker sts for The Superior Ivory Button Co., C. Broderson, president. B. H. Shepard, 564 Main st, East Orange, architect. Cost, about \$40,000.

## HOSPITALS AND ASYLUMS.

MANHATTAN.—A. A. Smith, 69 East 91st st, has received the general contract to erect the 9-sty nurses' home and superintendent's house, 70x72 ft, on the west side of Lexington av, between 76th and 77th sts, for the German Hospital and Dispensary, Adolph Kuttroff, president, Park av and 77th st. I. E. Ditmars, 111 5th av, architect.

## STABLES AND GARAGES.

BROOKLYN.—The Tower Construction Co., 50 Court st, has received the general contract to erect a 1 and 2-sty garage, 25 x100 ft, in the south side of Stagg st, 100 ft from Manhattan av, for Elizabeth Froelich, 164 Stagg st. E. J. Meisinger, 394 Graham av, architect. Cost, about \$8,000.

BROOKLYN.—M. Armendinger & Son, 1153 Myrtle av, have received the general contract to erect a 1-sty brick garage, 69 x100 ft, in the south side of Thomas st, 75 ft west of Morgan av, for Adolf Goebel, Morgan av and Rach st. Louis Allmendinger, 926 Broadway, architect. Cost, about \$15,000.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

## Manhattan.

## APARTMENTS, FLATS AND TENEMENTS.

57TH ST, 155-57-59 West, 13-sty fireproof apartment house, 62x81; cost, \$250,000; owner, 57th St. Realty Corp., 505 5th av; architect, Robert T. Lyons, Inc. Plan No. 404.

57TH ST, 163-165 West, n s, 104 e 7th av, 4-sty fireproof school, ball room and apartment, 39x93; cost, \$110,000; owner, Louis H. Chalif, 7 West 42d st; architects, Geo. A. & Henry Boehm, 7 West 42d st. Plan No. 405.

CONVENT AV, 270, s w cor 141st st, 10-sty fireproof apartment house (64 families), 99x 85; cost, \$250,000; owner, W. B. M. Realty Co., Inc., 101 Park av; architect, Frank L. Norton, 216 Hamilton av, New Brighton, S. I. Plan No. 407.

## FACTORIES AND WAREHOUSES.

106TH ST, 421-427 East, 313 e 1st av, 1-sty brick storage, 50x100; cost, \$3,000; owner, Nathan Mfg. Co., 416 East 106th st; architect, Thomas J. Duff, 407 West 14th st. Plan No. 406.

## STORES, OFFICES AND LOFTS.

125TH ST, 13-15 East, n s, 100 East 5th av, 3-sty fireproof show rooms and offices, 30x99; cost, \$50,000; owner, Henry J. Hemmens, 130 East 15th st; architect, W. Weissenberger, Jr., 130 East 15th st. Plan No. 401.

47TH ST, 5 E, n s, 149 e 5th av, 7-sty brick offices, 25x92; cost, \$23,000; owner, Centre White Co., 135 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 408.

## THEATRES.

40TH ST, 305-307 West, and 623-627 8th av, two 1 and 2-sty brick moving picture theatre, three stores and two studios, 51x150 & 42x33; cost, \$42,000, \$4,000; owner, Marie Roche Ryan, 149 Broadway; architects, S. B. Eisenrath, and B. Horowitz, assoc., 500 5th av. Plan No. 402.

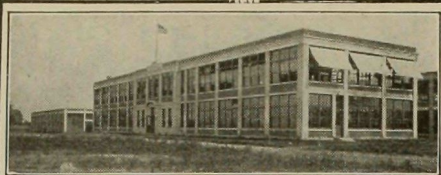
## DWELLINGS.

100TH ST, s s, 88 e 5th av, 2-sty fireproof res., 43x48; cost, \$40,000; owner, Mt. Sinal Hospital, 100th st and 5th av; architect, Arnold W. Brunner, 100 Park av. Plan No. 403.

## Bronx.

## APARTMENTS, FLATS AND TENEMENTS.

181ST ST, s s, 107 e Daly av, 5-sty brick tenement, tar and gravel roof, 90x87.10; cost, \$90,000; owner, Reva Realty Co., Inc., Morris Silverman, 1830 Clinton av, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 681.



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BRIGGS AV, w s, 358.2 n 194th st, 5-sty brick tenement, slag roof, 37.6x73.2; cost, \$20,000; owners, Wm. H. Wright & Son, Inc., Wilbur T. Wright, 2549 Valentine av, Sec.; architects, Dodge & Morrison, 135 Front st. Plan No. 679.

GRAND CONCOURSE, e s, 207.6 s 179th st, 5-sty brick tenement, slag roof, 50x91.1; cost, \$50,000; owner, Waynor Const. Co., Inc., Harry C. Jackson, 396 East 149th st; architect, Kreyborg Archtl. Co., 1029 East 163d st. Plan No. 678.

VALENTINE AV, e s, 69.62 n 183d st, two 5-sty brick tenements, slag roof, 50x93; cost, \$120,000; owner, T. Parago Const. Co., Emilio Parago, 2407 Beaumont av, Pres.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 677.

WEBSTER AV, e s, 226 n 184th st, 5-sty brick tenements, slag roof, 50.1x83.1; cost, \$55,000; owner, Webster Av. Realty Corp., Thos. W. Sterumler, 413 East 31st st, Pres.; architect, Geo. Keister, 56 West 45th st. Plan No. 680.

HARRISON AV, e s, 99.27 n Tremont av, 5-sty brick tenement slag roof, 50.9x84.4; cost, \$45,000; owner, Frenall Co., Inc., Fred F. French, 529 Courtlandt av, Pres.; architect, Geo. F. Pelham, Inc., 30 East 42d st. Plan No. 684.

MERRIAM AV, w s, 125.9% s 170th st, three 5-sty brick tenements, slag roof, 53.4x83.11; cost, \$150,000; owner, Haven Const. Co., Chas. Flaum, 215 Audubon av, Pres.; architect, Geo. F. Pelham, Inc., 30 East 42d st. Plan No. 685.

139TH ST, n s, 500 e St. Anns av, two 5-sty brick tenements, plastic slag roof, 50x88; cost, \$100,000; owner, Macwil Bldg. Co., Inc., Ferdinand McManus, 680 Tinton av, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 687.

**DWELLINGS.**

242D ST, n e cor Mt. Vernon av, five 2 1/2-sty frame dwellings, shingle roof, 21x34 and 44.6; cost, \$17,500; owner, Wm. Peters & Co., Wm. Peters, 1044 Tremont av, Pres.; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 688.

MINNEFORD AV, e s, 125 n Southerland st, City Island, 1 1/2-sty frame dwelling, shingle roof, 19.10x26.4; cost, \$1,800; owner, City Island Homes, Inc., Raymond Belmont, 31 Nassau st, Pres.; architect, Karl F. J. Seifert, 104 West 42d st. Plan No. 686.

**STORES AND DWELLINGS.**

CRESCENT AV, w s, 96.33 n 186th st, 2-sty brick store and dwelling, slag roof, 32.4x46.1; cost, \$4,000; owner, Ludwig Kuensbler, 3560 3d av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 682.

**STORES, OFFICES AND LOFTS.**

GRAND CONCOURSE, e s, 14.93 s 187th st, 2-sty brick stores and offices, 25x53; cost, \$5,000; owner, Jas. G. Patton, 824 Jackson av; architect, Carl J. Itzel, 1362 Prospect av. Plan No. 683.

**Brooklyn.**

APARTMENTS, FLATS AND TENEMENTS.  
SCHAEFFER ST, e s, 75 n Hamburg av, 3-sty brick tenement, 25x74, slag roof, 6 families; cost, \$7,000; owner, Smith Son, Inc., 1678 President st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8868.

19TH AV, e s, 308.5 n Cropsey av, 4-sty brick tenement, 60x85.8, gravel roof, 24 families; cost, \$30,000; owner, Rose Futaransky, 8717 19th av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 8860.

33D ST, n s, 100 w 5th av, 4-sty brick tenement, 50x88, slag roof, 23 families; cost, \$30,000; owner, I. Stanhope, Inc., 341 Stone av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8903.

4TH AV, n w cor 64th st, 4-sty brick store and tenement, 50x90, slag roof, 21 families; cost, \$32,000; owner, Hyman Ruben, 370 Miller av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8875.

CONEY ISLAND AV, s w cor Cortelyou rd, 4-sty brick store and tenement, 20.1x109.9, slag roof, 6 families; cost, \$25,000; owner, M. N. Const. Co., 1255 40th st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8912.

CONEY ISLAND AV, w s, 20.1 s Cortelyou rd, 4-sty brick store and tenement, 20x85.9, slag roof, 5 families; cost, \$25,000; owner, M. N. Const. Co., 1255 40th st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8911.

OCEAN PARKWAY, s e cor Church av, 4-sty brick tenement, 70.10x84, gravel roof, 21 families; cost, \$45,000; owner, Maurice Hickey, 83 9th st; architect, W. J. Conway, 400 Union st. Plan No. 8906.

**CHURCHES.**

SCHERMERHORN ST, s s, 129 e Court st, 1-sty brick church, 50x75, asbestos roof; cost, \$25,000; owner, Greek Church St. Constantin, 266 Washington st, Manhattan; architect, W. A. Parfitt, 26 Court st. Plan No. 8899.

**DWELLINGS.**

53D ST, s s, 200.2 w 9th av, 2-sty brick dwelling, 20x42, gravel roof, 2 families; cost, \$3,000; owner, Victor Andsten, 127 East 2d st; architect, C. A. Olsen, 1762 69th st. Plan No. 8857.

59TH ST, s s, 160 w 22d av, four 2-sty frame dwellings, 17x51, shingle roof, 1 family; cost, \$12,000; owner, Geo. Browall, 1426 60th st; architect, E. O. Holmgren, 371 Fulton st. Plan No. 8856.

OSBORNE ST, e s, 206.10 s Lott av, nine 2-sty brick dwellings, 19.11x44, gravel roof, 2 families each; total cost, \$23,400; owner, Nathan Perlick, 646 Osborn st; architect, Morris Rothstein, 601 Sutter av. Plan No. 8782.

EAST 17TH ST, w s, 140 s Av S, 1-sty frame dwelling, 18.6x48, shingle roof, 1 family; cost, \$4,000; owner, Economy Homes Co., 11 Av I; architect, F. J. Dassau, 1373 Broadway. Plan No. 8779.

CROPSEY AV, s s, 600 e 22d av, 1-sty frame dwelling, 14.6x22, — roof, 1 family; cost, \$3,750; owner, Genevieve A. S. Noyes, 808 Salem

st, Elizabeth, N. J.; architect, Howard E. Wheeler, 1540 Brooklyn av. Plan No. 8773.

NEWPORT AV, n s, 264 Snedeker av, four 2-sty brick dwellings, 20x52, gravel roof; cost, \$14,000; owners, Berfend Bros., 682 Williams av; architect, Morris Rothstein, 601 Sutter av. Plan No. 8787.

82D ST, n s, 240 w 4th av, nine 2-sty brick dwellings, 18x30, slag roof, 1 family each; total cost, \$40,500; owner, Ovington Bldg. Co., 6922 5th av; architect, McDonald Mayer, 180 Montague st. Plan No. 8807.

CARROLL ST, n s, 20 e Brooklyn av, 3-sty brick dwelling, 20x51, slag roof, 1 family; cost, \$5,000; owner, Harold Hansen, 308 President st; architect, E. O. Holmgren, 371 Fulton st. Plan No. 8841.

CROWN ST, n s, 100 w New York av, seven 2-sty brick dwellings, 18.6x48.4, — roof, 1 family each; total cost, \$28,000; owner, E. R. Strong Co., 1715 Foster av; architect, Benj. Dreiser, 1776 Pitkin av. Plan No. 8848.

HINSDALE ST, w s, 203.5 s New Lots av, 2-sty brick stable and dwelling, 31.6x32, slag roof, 1 family; cost, \$1,200; owner, Sam O'Ken, 646 Hinsdale st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 8844.

EMMONS AV, s s, 62.11 e Shore blvd, 2-sty frame bathroom and dwelling, 20x52, — roof, 1 family; cost, \$3,500; owner, Bridget Mullin, 134 East 29th st, Manhattan; architect, Michael M. Foley, 2160 East 13th st. Plan No. 8832.

HOPKINSON AV, e s, 200 n Newport av, 2-sty brick dwelling, 20x55, slag roof, 2 families; cost, \$2,500; owner, Isidore Kaplan, 5 West 118th st, Manhattan; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 8845.

EAST 12TH ST, w s, 381.2 n Av U, 2-sty frame dwelling, 16x42, shingle roof, 1 family; cost, \$2,500; owner, Jos. Thompson Const. Co., 1618 Ocean pkwy; architect, B. F. Hudson, 319 9th st. Plan No. 8894.

58TH ST, n s, 264 w 18th av, 2-sty frame dwelling, 17x37, shingle roof, 1 family; cost, \$3,000; owner, Economy Homes Co., 110 Av I; architect, F. J. Dassau, 1373 Broadway. Plan No. 8886.

68TH ST, w s, 200 n 19th av, 2-sty frame dwelling, 35.4x26.2, shingle roof, 2 families; cost, \$4,000; owner, Andrea Variale, 1858 68th st; architect, Roco Mega, 435 Neptune av. Plan No. 8876.

22D AV, w s, 148 n Av J, two 2-sty frame dwellings, 18.6x48, shingle roof, 1 family each; total cost, \$8,000; owner, Economy Homes Co., 110 Av J; architect, F. J. Dassau, 1373 Broadway. Plan No. 8888.

EAST 18TH ST, w s, 116 n Av O, two 2-sty frame dwellings, 22.2x31.8, shingle roof, 1 family each; total cost, \$9,000; owner, Paul Ohnewald, 805 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 8927.

**FACTORIES AND WAREHOUSES.**

DINSMORE PL, n s, 90 e Logan st, 2-sty brick factory, 59x39, gravel roof; cost, \$6,000; owner, Gesenator Valve Co., 294 Taffe pl; architect, Volckening & Holler, 82 Wall st. Plan No. 8772.

VARICK AV, n w cor Meserole st, 2-sty brick storage, 29x105, gravel roof; cost, \$7,000; owner, T. F. Jackson estate, 177 Montague st; architect, W. B. Wills, 1181 Myrtle av. Plan No. 8829.

ROCKAWAY AV, w s, 100 n Pitkin av, 3-sty brick store and storage, 50x93.6, gravel roof; cost, \$15,000; owner, Morris Smerling, 1706 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 891.

**HOSPITALS AND ASYLUMS.**

HICK ST, e s, 92 s Joralemon st, 5-sty brick hospital, 49.9x80, gravel roof; cost, \$75,000; owner, St. Christopher's Hospital for Babies, 281 Hick st; architect, Donn Barber, 101 Park av, Manhattan. Plan No. 8825.

PACIFIC ST, s s, 244 w Henry st, 1-sty brick hospital, 68x78, felt roof; cost, \$18,000; owner, L. I. College Hospital, on premises; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 8892.

**SCHOOLS AND COLLEGES.**

WEST 19TH ST, e s, 140 n Mermaid av, 2-sty brick school, 145x112.8; tile roof; cost, \$80,000; owner, Rev. Chas. E. McDonald, 367 Clermont av; architect, Robt. J. Reilly, 477 5th av, Manhattan. Plan No. 8820.

**STABLES AND GARAGES.**

44TH ST, s s, 325 e 13 av, 1-sty brick garage, 35x100.2, slag roof; cost, \$6,000; owner, Borough Park Garage, 116 West 29th st, Manhattan; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8781.

DUMONT AV, s e cor Snedeker av, 1-sty brick garage, 15x46, gravel roof; cost, \$500; owner, Abr. Koeppl, 330 Utica av; architects, Cohn Bros., 361 Stone av. Plan No. 8785.

**STORES AND DWELLINGS.**

NEWPORT AV, n w cor Snedeker av, 2-sty brick store and dwelling, 20x80, gravel roof, 2

families; cost, \$4,500; owners, Berfend Bros., 682 Williams av; architect, Morris Rothstein, 601 Sutter av. Plan No. 8786.

AV Q, n w cor East 13th st, 3-sty brick store and dwelling, 19.9x35, slag roof, 2 families; cost, \$8,000; owner, G. & F. Constn. Co., 1515 49th st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8814.

AV Q, n s, 19.9 w East 13th st, four 3-sty brick stores and dwellings, 19x35, slag roof, 2 families each; total cost, \$24,000; owner, G. & F. Constn. Co., 1515 49th st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8815.

OSBORNE ST, e s, 422.2 s Lott av, two 2-sty brick stores and dwellings, 19.6x44, gravel roof, 2 families each; total cost, \$5,200; owners, Wm. Ralph & ano, 654 Osborne st; architect, Morris Rothstein, 601 Sutter av. Plan No. 8858.

4TH AV, n e cor Bay Ridge av, 3-sty brick store and dwelling, 20.7x78.2, slate roof, 2 families; cost, \$7,500; owners, Obermeyer & Liebman, 59 Bremen st; architect, Adam E. Fischer, 373 Fulton st. Plan No. 8881.

15TH AV, e s, 25.2 s 41st st, 3-sty brick store and dwelling, 25x50, slag roof, 2 families; cost, \$7,000; owner, 15th Av Realty Co., 44 Court st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8901.

AV J, n s, 21 n East 14th st, 3-sty brick store and dwelling, 19.4x52, slag roof, 2 fami-

**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 8,584 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.

**LUMBER AUCTION SALE**

Pennsylvania Railroad will have sold at Public Auction to the highest bidder, at Newark, N. J., 3 o'clock, Monday, December 20th, 1915, South St. Station Freight Yards, corner Mulberry St., 1 car pine flooring; 1 car oak plank; 1 car fir boards. South St. Station reached by Penn. R. R. from N. Y., 34th St., train at 2:04; from Hudson Terminal at 2:12; from Jersey City at 2:20. By Hudson Tubes to Park Place, Newark; or D., L. & W. R. R. or Cent. R. R. to Broad St., Newark, then trolley on Broad St. to South St., then walk east 3 blocks. Details from Investors Company, 31 Clinton St., Newark.

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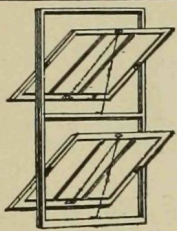
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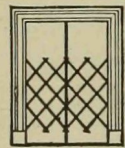
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lies; cost, \$6,500; owner, Cornejan Realty Co., 503 13th st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 8910.

HARWAY AV., e s, 22.3 s Bay 50th st, 3-sty brick store and dwelling, 22x55, tin roof, 2 families; cost, \$500; owner, Nicola Squicciarini, 344 East 12th st; architect, M. Del Gaudio, 401 East Tremont st, Bronx. Plan No. 8923.

STORES, OFFICES AND LOFTS. LIBERTY AV., s w cor Elderts la, 1-sty brick store, 12.3x55, gravel roof; cost, \$1,500; owner, Rockmore Realty Co., 1216 Liberty av; architect, Louis J. Rockmore, 1216 Liberty av. Plan No. 8865.

55TH ST., n s, 108.8 East 18th st, 1-sty brick store, 12x12, slag roof; cost, \$750; owner, Anna Diamond, on premises; architects, Kallich & Lubroth, 215 Montague st. Plan No. 8818.

MISCELLANEOUS.

CROPSEY, AV., s s, 600 East 22d av, 1-sty frame locker room, 77x7, tar paper roof; cost, \$250; owner, Genevieve A. S. Moyes, 808 Salem av, Elizabeth, N. J.; architect, Howard E. Wheeler, 1540 Brooklyn av. Plan No. 8806.

55TH ST., s s, 190 w 2d av, 1-sty brick power house, 69.4x79.2, concrete roof; cost, \$12,000; owner, American Machinery Foundry Co., on premises; architects, Francesco & Jacobus, 200 5th av, Manhattan. Plan No. 8876.

Queens.

APARTMENTS, FLATS AND TENEMENTS. JAMAICA.—New York av, s w cor Pacific st, 3-sty brick store and tenement, 30x68, slag roof, 4 families; cost, \$12,000; owner, Jamaica Const. Co., 267 New York av, Jamaica; architect, R. Kurz, Jamaica. Plan No. 4421.

DWELLINGS.

ARVERNE.—Sea View av, n e cor Sea Foam av, 2-sty frame dwelling, 20x37, shingle roof, 1 family, steam heat, gas; cost, \$3,500; owner, J. Kurry, Boulevard, Rockaway Beach; architect, C. F. Lyon, Rockaway Park. Plan No. 4420.

BROAD CHANNEL.—Jamaica Bay boulevard, w s, 50 s 12th rd, two 1-sty frame bungalows, 16x16, shingle roof, gas; cost, \$700; owner, Bigenuf Bungalow Co., Inc., 31 Nassau st, Manhattan. Plan Nos. 4408-9.

BROAD CHANNEL.—11th rd, n s, 585 w Boulevard, four 1-sty frame bungalows, 16x16, shingle roof, 1 family, gas; cost, \$1,400; and 12th rd, n s, 560 w Boulevard, two 1-sty frame bungalows, 16x16, shingle roof, gas; cost, \$700; owner, Bigenuf Bungalow Co., Inc., 31 Nassau st, Manhattan; architect, owner. Plan Nos. 4402 to 4407.

CORONA.—Prospect st, n s, 150 e Albutis av, 2-sty brick dwelling, slag roof, 2 families, gas; cost, \$4,800; owner, Vincent Arridzoni, 100 w Jackson av, Corona; architect, A. L. Marrinella, 11 East Jackson av, Corona. Plan No. 4416.

ELMHURST.—Lacomia av, s w cor Adam st, 2 1/2-sty frame dwelling, 19x40, shingle roof, 1 family, steam heat, gas; cost, \$2,500; owner, Maud A. Fisher, 18 Ward st, Maspeth; architects, L. Berger & Co., Myrtle av, Ridgewood. No. 4385.

GLENDALE.—Thompson av, e s, 160 n Deyo st, two 2-sty brick dwellings, 20x55, tin roof, 2 families, gas; cost, \$9,000; owner, Horkins Building Co., 320 Blake av, Brooklyn; architects, L. Berger & Co., Myrtle av, Ridgewood. Plan No. 4410.

JAMAICA.—Longfellow av, e s, 144 n Broadway, two 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$9,000; owner, Margaret Steingel, 242 Jackson st, Brooklyn; architect, L. Berger & Co., Myrtle av, Ridgewood. Plan No. 4411.

ROCKAWAY BEACH.—Albion st, w s, 180 s Boulevard, ten 1-sty frame dwellings, 14x32, shingle roof, 1 family, gas; cost, \$2,500; owner and architect, A. C. Forbes, 725 East 5th st, Brooklyn. Plan Nos. 4388 to 4397.

ROCKAWAY BEACH.—Park av, e s, 142 s Boulevard, 2-sty frame dwelling, 29x18, shingle roof, 2 families, gas; cost, \$1,500; owner, M. Bassman, 18 So. Park av, Rockaway Beach; architect, A. H. Knoll Co., Beach 97th st, Rockaway Beach. Plan No. 4401.

WOODHAVEN.—Benedict av, e s, 300 s Fulton st, two 2 1/2-sty frame dwellings, 16x39, shingle roof, 1 family, steam heat, gas; cost, \$4,800; owner, A. J. Cobb, 729 Digby pl, Woodhaven; architect, J. D. Geddes, 481 Fulton st, Richmond Hill. Plan Nos. 4386-7.

WOODHAVEN.—Oxford av, s w cor Ashland st, two 2 1/2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat, gas; cost, \$6,000; owner, Wilmot D. Losee, 726 Hatch av, Woodhaven; architects, Chas. Infanger & Son, 2634 Atlantic av, Brooklyn. Plan Nos. 4417-18.

ROCKAWAY BEACH.—Boulevard, s s, 75 w Undine av, 2-sty frame dwelling, 20x50, tin roof, 2 families and store; cost, \$2,000; owner, Walter Verity, premises; architect, P. Caplan, 16 Court st, Brooklyn. Plan No. 4439.

ARVERNE.—Clarence av, w s, 340 n Central av, 2 1/2-sty frame dwelling, 22x51, shingle roof, 2 families, gas; cost, \$5,000; owner, Mary E. Murphy, 7 No. Clarence av, Rockaway Beach. Plan No. 4426.

BROOKLYN MANOR.—Park av, w s, 367 n Jamaica av, eleven 2-sty frame dwellings, 20x40, shingle roof, 2 families, gas; cost, \$33,000; owner, John B. Holmann, care architect, Dickel Const. Co., 73 Dennington av, Woodhaven. Plan No. 4427 to 4432.

HOLLIS.—Fishkill st, w s, 60 n Winfield pl, 2 1/2-sty frame dwelling, 26x28, shingle roof, 1 family, steam heat, gas; cost, \$3,500; owner, Geo. A. Beling, 319 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, Butler Building, Jamaica. Plan No. 4433.

HOLLIS.—Hillside av, n s, 478 e Carpenter av, 2 1/2-sty frame dwelling, 32x20, shingle roof, 1 family, steam heat, gas; cost, \$3,500; owner, I. Gudmundson, 1142 Spruce st, Richmond Hill; architect, H. T. Jeffrey, Butler Building, Jamaica. Plan No. 4434.

RICHMOND HILL.—Church st, e s, 295 n Liberty av, 2 1/2-sty frame dwelling, 17x36, shingle roof, 1 family, steam heat, gas; cost, \$3,000; owner, H. Adikes, 542 Church st, Richmond Hill; architect, H. T. Jeffrey, Butler Building, Jamaica. Plan No. 4435.

ROCKAWAY BEACH.—Washington av, n w cor Wainwright pl, 2 1/2-sty frame dwelling, 20x36, shingle roof, 1 family, steam heat, gas; cost, \$3,600; owner, Mary A. Curtis, 394 Washington av, Rockaway Beach; architect, W. E. Sandifer, 558 Boulevard, Rockaway Beach. Plan No. 4425.

ST. ALBANS.—Glenham st, w s, 180 n Rutland st, 2 1/2-sty frame dwelling, 37x33, shingle roof, 1 family, steam heat, gas; cost, \$4,500; owner, Edwin H. Brown, Bayville; architects, H. T. Jeffrey & Son, Butler Building, Jamaica. Plan No. 4436.

ST. ALBANS.—Rutland st, n w cor Glenham st, 2 1/2-sty frame dwelling, 18x32, shingle roof, 1 family, steam heat, gas; cost, \$4,500; owner, Edwin H. Brown, Bayville; architect, H. T. Jeffrey, Butler Building, Jamaica. Plan No. 4437.

FACTORIES AND WAREHOUSES.

ROCKAWAY BEACH.—Boulevard, n e cor Beach 88th st, frame storage, 15x18, gravel roof; cost, \$100; owner, H. Klein, premises. Plan No. 4398.

STABLES AND GARAGES.

GLEN MORRIS.—Lefferts av, s w cor Savio av, frame garage, 40x20, shingle roof; cost, \$500; owner, H. Burman, premises. Plan No. 4313.

MASPETH.—Whitlock av, s w cor Bittman st, 1-sty brick garage, 12x19; cost, \$500; owner, J. H. Pase, premises. Plan No. 4384.

WOODHAVEN.—Oakley av, 1215, tile garage, 25x30; cost, \$400; owner, Gus Rouff, Ocean av, Woodhaven. Plan No. 4399.

ELMHURST.—Alstynne av, n s, 19 e Junction av, 1-sty brick garage, 17x22, slag roof; cost, \$400; owner, Katha Distelhorst, 29 Junction av, Corona. Plan No. 4446.

L. I. CITY.—Boulevard, w s, 104 s Graham av, 1-sty brick garage, 22x22, slag roof; cost, \$400; owner, Mrs. Angela Serra, premises. Plan No. 4440.

NEPONSET.—Washington av, s w cor Beach 144th st, 1-sty brick garage, 13x20, tile roof; cost, \$500; owner, Edwin W. Sohmer, 277 Broadway, Brooklyn; architect, R. W. Clevedone, 132 West 16th st, Manhattan. Plan No. 4447.

ROCKAWAY BEACH.—Brandreth av, e s, 423 s Boulevard, frame garage, 15x20; cost, \$75; owner, J. Seidmann, premises. Plan No. 4438.

JAMAICA.—Amhurst av, n s, 45 w Victoria st, frame garage, 10x18, tin roof; cost, \$100; owner, C. Henry, premises. Plan No. 4424.

STORES AND DWELLINGS.

JAMAICA.—New York av, w s, 30 s Pacific st, four 3-sty brick stores and dwellings, 20x50, slag roof, 2 families; cost, \$21,000; owner, Jamaica Const. Co., 267 New York av, Jamaica; architect, R. Kurz, Fulton st, Jamaica. Plan Nos. 4422-3.

RIDGEWOOD.—Fresh Pond rd, n e cor Winfred st, two 3-sty brick stores and dwellings, 20x53, slag roof, 2 families; cost, \$8,500; owner, Rosehorn Realty Co., 1776 Nassau av, Brooklyn; architect, Harry Dorf, 615 Kosciusko st, Brooklyn. Plan No. 4400.

WOODSIDE.—Woodside av, n w cor Meyers av, two 3-sty stores and dwellings, 20x55, slag roof, 2 families; cost, \$10,000; owner, Jas. H. Knapton, 1 No. Fisk av, Winfield; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 4412.

L. I. CITY.—2d av, s w cor Elm st, three 1-sty brick stores and dwellings, 36x72, slag roof, 1 family, gas; cost, \$26,000; owner, 20th Av. Realty Co., 44 Court st, Brooklyn; architects, Shampian & Shampian, 772 Broadway, Brooklyn. Plan Nos. 4443-4-5.

STORES, OFFICES AND LOFTS.

CORONA.—46th st, e s, 100 n Jackson av, 1-sty frame store, 15x30, gravel roof, gas; cost, \$300; owner, G. DeVito, premises. Plan No. 4441.

MISCELLANEOUS.

JAMAICA.—Sutphin rd, n w cor Humboldt blvd, frame shed, 14x16; cost, \$25; owner, S. Roth, premises. Plan No. 4442.

CORONA.—Jackson av, s s, near Shell rd, frame billboard; cost, \$150; owners, Disosway & Fisher, 1075 3d av, Manhattan. Plan No. 4382.

HARBOR HAVEN.—Harbor Haven rd, n s, 600 e Rockaway rd, frame boat house, 30x10, tin roof; cost, \$300; owner, Mark J. Hochdoffer, premises. Plan No. 4419.

OZONE PARK.—L. I. R. R., e s, 90 s Jerome av, two 1-sty frame shelter sheds, 24x8, tin roof; cost, \$200; owner, L. I. R. R. Co., Jamaica. Plan Nos. 4414-15.

WINFIELD.—Maurice av, n e cor Jefferson av, frame tool shed, 12x30, paper roof; cost, \$200; owner, T. Abell, premises. Plan No. 4383.

WOODSIDE.—Jackson av, s s, 150 w Newtown rd, frame billboard; cost, \$50; owners, Disosway & Fisher, 1075 3d av, Manhattan. Plan No. 4381.

Richmond. DWELLINGS.

ALGERNON ST, Prince Bay Beach, S. I., two 1-sty frame bungalows, 16x37; cost, \$700; owner and architect, D. L. Kennedy, Prince Bay; builder, G. W. P. Wort, 746 Rossville av, Rossville, N. Y. Plan No. 1155.

CASTLETON AV., s e cor Oakland av, West New Brighton, 2-sty brick dwelling, 30x32; cost, \$4,000; owner, Frank J. Nettleton, 370 Oakland av; architect and builder, H. Hermansen, 340 Oakland av. Plan No. 1170.

FOUR CORNER RD., s w cor Romer rd, Dongan Hills, 1 1/2-sty brick dwelling, 30x41; cost, \$2,500; owner, John Behan, Dongan Hills; architect, James Whitford, Tompkinsville; builder, Gordon Grant, Dongan Hills. Plan No. 1163.







**EAST ORANGE.**—Etta Folley, west side So. 16th st, 350 ft. north of 9th av, 3-sty brick, \$5,000; Essex Building Co., s w cor Carnegie and Shepard avs, 4-sty brick, \$30,000; Tremont Realty Construction Company, 172 Freeman st, 3-sty frame, \$6,000.

**JERSEY CITY.**—Simon Sussler, 143 Summit av, 3-sty brick, \$18,000; Hyman Pollack, 200-202 Dwight st, 3-sty brick, \$18,000; Morris Venturo, 458 Grand st, 3-sty frame alteration, \$1,000.

**JERSEY CITY.**—Max Martey, s e cor Garfield and Neptune avs, 3-sty brick, \$12,000; Bernard Miller, 180 6th st, 4-sty frame alteration, \$400; Louis Consigli, 1064 Summit av, 3-sty frame alteration, \$2,000; George Reybert, 70 Poplar st, 3-sty frame alteration, \$2,800; Joseph Berkowitz, 174-176 Tonnelle av, 3-sty brick, \$14,000; Max Rosenberg and Harris Schneider, 88-90 Van Wagenan av, 3-sty brick, \$18,000.

**JERSEY CITY.**—Louis Dorison, n w cor Orient and Rome avs, 3-sty brick, \$15,000; Samuel Rubine, 30-32 Corbin av, two 3-sty brick, \$20,000; Stach Mykytko, 93-95 St. Pauls av, 2-sty frame alteration, \$500; Max Mindlin and Samuel Eisenstat, 134-136 Winfield av, two \$35,000.

**JERSEY CITY.**—Rubin Rocoff, 15 Logan av, 3-sty brick, \$9,000; Pearl F. Bergoff, 26-28 Gates av, two 2-sty frame, \$10,000; Samuel Horivsch, 78-80 Bergen av, 3-sty brick, \$12,000; Bertha Frerichs, 447 Jackson av, 3-sty frame alteration, \$1,500.

**KEARNY.**—Isaac Dolgan, 296 and 300 Kearny av, two 3-sty frame, \$16,000; John Faichney, n w cor Garfield av and Davon st, 3-sty brick, \$10,000.

**NEWARK.**—Nicholas Mascio, 256 Fairmount av, 3-sty brick alteration, \$1,000; Jules Gorodnick, 721-723 Hunterdon st, two 3-sty frame, \$12,000; Luigi Gosualdi, 66 Cutler st, 2-sty frame alteration, \$200; Nicholas Casale, 156 Ridge st, 4-sty brick, \$30,000; Charles Scholls, 188 Hillside av, 3-sty frame, \$6,000.

**NEWARK.**—Joseph Gerber, 314 and 318 Peshine av, two 3-sty frame, \$16,000; Vito Manno, 262 Littleton av, 3-sty frame alteration, \$300; James E. Bathgate, 322-324 Park av, 4-sty brick, \$23,000.

**PERSONAL AND TRADE NOTES.**

**WILLIAM H. ORCHARD**, architect, has moved his offices from 122 West 42d st to 9-11 East 40th st.

**J. DILLET & CO.**, general contractors for painting and decorating, have opened offices at 122-124 East 25th st.

**GEORGE D. EMERY COMPANY**, lumber dealer, has moved its offices from 17 West 42d st to 25th st and 11th av.

**JOSEPH WEISS**, architect, formerly located at Middle Village, L. I., is now practicing his profession at 16 Court st, Brooklyn.

**ORLO EPPS**, architect, has moved his offices from the old Wall st address to more commodious quarters in the new Windsor Building, in Chestnut st, Oneonta, N. Y.

**JOHN A. GILES**, city engineer of Binghamton, N. Y., was recently appointed to the position of Commissioner of Public Works by Mayor Truitt. The appointment carries with it an annual salary of \$5,500.

**JOHN T. FETHERSTON**, Commissioner of Street Cleaning, is the first president of the recently formed Society for Street Cleaning and Refuse Disposal of the United States and Canada.

**THOMAS J. CUSACK**, for some time in charge of the operation of the fire alarm system in Brooklyn, has been appointed superintendent of the fire alarm system of the five boroughs of Greater New York.

**SIMON VENTLIGHTER CO., INC.**, has recently opened offices in the Architects' Building, 101 Park av. A showroom will be included in which the ventilating devices may be viewed and demonstrated.

**W. M. STOREY LUMBER CO.** has moved its offices from the eleventh floor of the building at 150 Nassau st, now the home of the New York Sun, to larger and better equipped quarters on the seventeenth floor of the same building.

**UNION CARPENTERS** of Yonkers, N. Y., recently voted down a proposed raise in wages from \$4.50 to \$5 per day. They also decided against a five-day week and will continue the present schedule with four hours work on Saturday.

**FRED C. ALBERS**, now Director of Parks at Cleveland, O., has practically been selected for City Manager at Newburgh, N. Y., under the new commission government. Mr. Albers was for some years the secretary of "Tom" Johnson of "three cent car fare" in Cleveland.

**THOMAS B. BERGAN**, assistant in the City Engineer's Department of Auburn, N. Y., has been appointed City Engineer of that municipality by Mayor-elect Mark L. Koon. The position pays an annual salary of \$2,500. Mr. Bergan will assume his new duties January 1, 1916.

**WHITE & DUNTON**, general contractors for interior decorations, have recently opened offices at 23 West 31st st. The firm intends to specialize in the furnishing and decoration of hotels, institutions and similar projects. Complete equipments of furniture, rugs, kitchen utensils, crockery, glass, etc., may be arranged for.

**W. THOMAS WOOLEY**, city engineer of Syracuse, N. Y., has resigned to take the position of city engineer of Schenectady, N. Y., under Mayor Lunn. Mr. Wooley was the former incumbent of this office under another administration and goes back to a city where he enjoys the confidence and friendship of a large part of the community.

**JOHN F. JACKSON**, of the firm of Jackson, Rosencrans & Waterbury, architects for the new Bowery Branch of the Y. M. C. A., attended the dedication exercises of that institu-

tion last Sunday. The new structure is located at 8 East 3d st, and was erected under a general contract by the Geo. A. Fuller Co., 111 Broadway. The building cost, \$405,000.

**SHAMPAN & SHAMPAN**, architects, 772 Broadway, Brooklyn, have been exceedingly active in the eastern district of Brooklyn during the past year. The firm has prepared plans for eighteen modern apartment houses, designed to provide accommodations for \$15 families. The total cost of these structures was approximately \$1,385,000. These buildings were all erected in close proximity to the plaza of the Williamsburgh bridge.

**SIMMONS & SIMMONS**, architects, have opened offices for the practice of their profession in the Monger Block, Elkhart, Ind. The members of the firm are Royal Leonard Simmons, and his wife, Corona Newton Simmons. Mrs. Simmons is a graduate of the Grenada, Miss., college and has taken a course in advance designing and engineering. The firm desires samples and catalogues from manufacturers and jobbers interested in the building trades.

**AWARD OF DAMAGES** made by the commissioners of appraisal in the condemnation proceedings brought by the Palisades Interstate Park Commission against the Rockland Lake Trap Rock Co. is \$2,400,000, which the company regards "entirely inadequate." It has fought the condemnation proceedings from the outset and will fight the award. The property is sought by the Palisades Commission for the Hudson Highlands Park, the main object being to put an end to operations which disfigure the scenery. It is claimed by the company, however, that its present quarry is not discernible from the river. Question has been raised as to whether the Palisades Commission has sufficient funds to pay the award.

**WATERWAYS CONGRESS.**—Queens Borough was well represented at the 12th annual convention of the National Rivers and Harbors Congress held in Washington this week. In addition to Congressman Charles Pope Caldwell from Queens, who is taking an active part among the New York representatives, there were present Maurice E. Connolly, president of the Borough of Queens, and Walter I. Willis, secretary of Queens Chamber of Commerce. Congressman Caldwell, who is co-operating with the Queens Chamber of Commerce to secure the necessary appropriations in the Rivers and Harbors Bill for the improvement of Flushing Bay, Jamaica Bay and Flushing Creek, has urged all the local civic and business men's organizations in Queens to support these projects which will result in promoting the commercial development of that borough.

**R. THOMAS SHORT**, for the last fifteen years associated with Herbert S. Harde, under the firm name of Harde & Short, with offices at 3 West 29th st, has opened an office for the independent practice of his profession at 370 Macon st, Brooklyn. Herbert S. Harde is now located at 17 West 44th st, Manhattan. As a firm, Harde & Short planned a number of high class apartment houses in this city, among which the Turrets, Red House, Alwyn Court and the Parkview are notable examples. Mr. Short was the architect for model tenements erected by the City & Suburban Homes Co., the Tenderloin Police Station, the White Rats' clubhouse and other well known buildings. During the last few years Mr. Short has confined much of his activity to Brooklyn projects. His recent work includes the Shubert, DeKalb and Halsey theatres, Kismet Temple, Bushwick Temple, Arcadia Dance Hall, Broadway Sporting Club, and a number of high class moving picture houses.

**OBITUARY.**

**WILLIAM DWYER**, a retired building contractor, died at his home, 122 Stuyvesant av, Brooklyn, Friday, December 10. He was seventy-seven years of age.

**HARRY A. SAND**, an architect, died after a brief illness at his home, 653 Onderdonk av, Brooklyn, Tuesday, December 14. He was born in Brooklyn, twenty-seven years ago. He is survived by his widow and a daughter.

**JOHN GEORGE HANSON**, a plumbing contractor at 188 East 64th st, died at his home, 88 South 9th st, Brooklyn, Thursday, December 9. He was sixty-four years of age. Mr. Hanson was prominent in the building trades in both Manhattan and Brooklyn for many years. He was a member of the Building Trades Association, Master Plumbers' Association and of a number of fraternal societies. He is survived by his widow and two daughters.

**JOHN LANSING STREEVER**, an electrical engineer and widely known for his activity in civic affairs in Queens County, died at his home, 153 9th st, Long Island City, on December 11. He was born in Glenville, N. Y., sixty-one years ago, and up to three years ago was superintendent of construction for the New York & Queens Electric Light & Power Co. Mr. Streever was for the last twelve years the secretary of the United Civic Associations of Queens. He is survived by his widow, a son and three daughters.

**JOSEPH B. PENNELL**, a widely known general contractor who specialized in the construction of race tracks, died at his home, 15 Highland pl, Yonkers, N. Y., Friday, December 10. His death followed an operation for cancer of the stomach. Mr. Pennell was born in Maine sixty-six years ago. At the age of nineteen he went West and settled in Bismark, N. D., where he started in the contracting business. He returned to New York in 1885 and became a member of the firm of Pennell & O'Hern, contractors, making a specialty of road building and sewer work. This firm built the Belmont Park, Empire and Saratoga race tracks. The firm was dissolved about five years ago since which time Mr. Pennell has been independently engaged in the contracting business with offices in Yonkers. He is survived by his widow and five children.

**TRADE AND TECHNICAL SOCIETY EVENTS.**

**NEW YORK RETAIL HARDWARE ASSOCIATION** will hold its annual convention at Buffalo, N. Y., February 15-18, 1916. Secretary, John B. Foley, Syracuse, N. Y.

**SOCIETY OF CONSTRUCTORS OF FEDERAL BUILDINGS** will hold its annual convention at Washington, D. C., January 3-6. Headquarters will be at the Hotel Ebbitt.

**NATIONAL BUILDERS' SUPPLY ASSOCIATION** will hold its annual convention at Cleveland, O., February 17-19, 1916. Headquarters at the Hotel Statler.

**NATIONAL CONFERENCE on Concrete Road Building** will be held at Chicago, Ill., February 15-18, 1916. J. P. Beck, 208 South La Salle st, Chicago, secretary of the Advisory Committee.

**AMERICAN SOCIETY OF CIVIL ENGINEERS** will hold its sixty-third annual meeting in New York City, January 19-20, 1916. Further particulars of this meeting will be announced in a later issue.

**ASSOCIATION OF AMERICAN PORTLAND CEMENT MANUFACTURERS** will hold its annual meeting in New York City December 13-15. Secretary, Percy H. Wilson, Bellevue Court Building, Philadelphia, Pa.

**NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS**, regular meeting second Wednesday of each month, except July, August and September, at the Fine Arts Building, 215 West 57th st.

**NATIONAL ASSOCIATION OF BUILDERS' EXCHANGES** will hold its annual convention at the Hotel Emerson, Baltimore, Md., February 22-24, 1916. Secretary, J. M. Vollmer, Louisville, Ky.

**BROOKLYN ENGINEERS' CLUB** at its recent annual meeting elected the following officers for the ensuing year: Ernest M. Van Norden, president; Joseph Strachan, secretary; Harry E. Funk, treasurer. Bernt Berger and Carrol S. Dumpe were elected directors.

**RETAIL LUMBER DEALERS' ASSOCIATION** of the State of New York will hold its annual convention at Poughkeepsie, N. Y., early in January, 1916. The Programme Committee is preparing an interesting programme for each session of the meeting.

**NINTH ANNUAL CEMENT SHOW** of Chicago will be held in the Coliseum and the First Infantry Armory, February 12-19, 1916. Every effort is being made by the management to make the 1916 show thoroughly representative of the cement interests, both to the general public and to the users of cement products.

**AMERICAN SOCIETY OF CIVIL ENGINEERS**, at its annual meeting, to be held January 19, 1916, will vote for the following officers: For president, Dr. Elmer L. Corthell, consulting engineer, 149 Broadway, Manhattan; for vice-presidents, Palmer C. Ricketts, Troy, N. Y., and Alfred Craven, New York, and for treasurer, Lincoln Bush, New York. Six directors will be elected at the same meeting.

**ARCHITECTURAL LEAGUE OF NEW YORK** will hold its thirty-first annual exhibition in the Fine Arts Building, 215 West 57th st, from Sunday, February 6, to Saturday, February 26, 1916, inclusive. The annual dinner of the league will be held Friday evening, February 4, at 7 o'clock p. m. On Saturday, February 5, the league will hold a reception from 3 to 6 p. m. Public lectures will be given on Saturdays, February 12, 19 and 26.

**AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS**, at its coming annual meeting, will elect its officers for the year. The nominating committee has prepared a slate as follows: For president, Harry M. Hart, Chicago; for first vice-president, Frank T. Chapman, New York; for second vice-president, Arthur K. Ohmes, New York; for treasurer, Homer Addams, New York. For members of the council: D. D. Kimball, New York; Henry C. Meyer, Jr., New York; Dr. E. V. Hill, Chicago; Frank Irving Cooper, Boston; Walter S. Timmis, New York; Charles R. Bishop, North Tonawanda, N. Y.; Fred R. Still, Detroit, and M. W. Franklin, East Orange, N. J.

**TRADE LITERATURE**

**THE PRINCIPLES** governing the use of machinery and labor in modern buildings is treated in a volume entitled "Power for Profit," just off the press, by Reginald Pelham Bolton, consulting engineer. The book should prove of great value to owners of buildings, operators in realty, builders, maangers, architects and others interested in the real estate market. The contents is presented in a concise and readable form, freed from technicalities, so that it may be more easily understood by the layman.

The cost and the life of machinery in modern structures, the conditions under which they are operated and other details and essentials are analyzed in the interests of income-producing real estate as well as from the point of view of institutions and of municipal ownership. Analyses are given of the much-discussed value of exhausted steam for heating purposes, and of electric energy regarded as a by-product of steam.

The contents of the volume, which is handsomely bound in cloth for table use, fully indexed, with marginal notes red-lettered for ready reference, is divided into the following chapters: Counting the Cost, Power and the Man, Labor Related to Power, Public Systems of Service, Public and Domestic Competition, The Use and Waste of Energy, Combinations of Machinery and Labor, The Proportions of Machinery and Labor, Household Power Plants, Limits of Heating Work and Value, The Life of Machinery and Labor, The Depreciation of Labor, Overhead and Contingent Costs, Power in Institutional and Municipal Buildings and Indirect Ownership and Operation.

**BUILDING MATERIALS AND SUPPLIES**

**COMMON BRICK WITHDRAWN IN AN \$8 MARKET FOR HIGHER PRICES—CONDITIONS ALMOST UNPRECEDENTED**

Renting Conditions as Showing Stability of Present Firmness

AS the week closed some of the brick barges being held in the wholesale market for metropolitan district distribution at \$8 a thousand were withdrawn in anticipation of getting higher prices. Navigation is closed in the river with only a moderate quantity of brick available for purchase. This holding price is higher than has been quoted in this market for seven years. It is \$1.25 a thousand higher than was quoted at this time last week, and is \$2.75 higher than was quoted for the same grade of brick in December, 1914. Distributors say they will not predict the future of the price situation.

The first formal conference of Portland Cement manufacturers to be held since the recent great upward movement in prices occurred this week at the Biltmore at which time plans were set on foot for reaching out for export business. Some of this business has begun to develop as shown by the fact that marine insurance has been written on this class of trade. Export costs for Portland cement still runs too high to permit of any great development on this line, the price being about \$25 a ton or about \$5 a barrel for European business, but the fact that some cement has been sent abroad on French and British inquiry under these conditions leads many to think that the present scarcity of that commodity abroad may result in the actual materialization of recent inquiries received from these two countries. If export business does develop to any extent sharp rises in domestic prices will promptly follow because of limited mill supply.

A firmness developed in the crushed stone and general concrete ingredient market this week. Sand is firmer at 45 cents a cubic yard, dock, N. Y. It is being sold at nearer 50 cents. The crushed stone plants have practically all closed down leaving the market actually stiff with higher prices frequently asked that are current upon the market lists. Bar reinforcement and wire mesh is being conservatively quoted.

An important barometer as showing the probable state of the building material market during the next twelve months or more was shown this week when an investigation was made of some of the renting conditions existing in the commercial centers of the metro-

politan district. In the lower end of Manhattan office buildings are rapidly filling up. In all of a giant structure west of Broadway there were only two small offices for rent prior to May 1. In another towering structure the agent reported space eighty-five per cent. actually filled and the remainder being held on January 1 option, save about 3,000 square feet. Still another big building reported its space taken up to seventy-five per cent. of its capacity with many of its concessions removed.

In the business section of Jersey City the greatest sluggishness was shown, but in Newark agents there reported a steady growth of demand for office space. Many tenants who contracted their space a year ago are now expanding into even larger quarters than formerly. The lower end of the wholesale district in Manhattan is being rapidly changed into improvised warehouses in anticipation of shipments "after the war closes," by houses that want to clear out their mill stocks to make way for war munition supplies. According to one renting agent it is cheaper for these houses to rent old vacant buildings in lower New York and have their goods here when the spring railroad rush begins than probably not be able to make boat sailings because of railroad delay then. This sort of demand is increasing, and it is calling for a tremendous amount of alteration work and sprinkler equipment. It accounts for some of the heavy spot call for building materials of late. Many interests believe this activity will eventuate in a general establishment of domestic and export warehouses in this section within the next year. Building men look for great activity in that direction. The same is true of Hoboken and Jersey City, according to building investors.

Plan filings in the five boroughs this week follow, with comparisons for the corresponding period in the same week last year. Last week 214 new building plans were projected at an estimated cost of \$2,425,425.

	Week ending,			
	Dec. 18, 1914.		Dec. 17, 1915.	
	No.	Value.	No.	Value.
Manhattan.....	3	\$408,900	9	\$772,800
Bronx.....	12	692,000	20	658,300
Brooklyn.....	77	1,211,400	77	672,550
Queens.....	90	980,314	77	190,200
Richmond.....	20	21,120	25	30,665
Totals.....	202	\$3,313,734	208	\$2,323,715

when he retired, they gave him a testimonial. Later her served for three years and upon his retirement he was presented with a handsome gold watch. This time, after a service of three years, they gave him the vase and a fine Edison phonograph with a great assortment of records. Mr. Lober was taken completely by surprise, but managed to express his thanks, although he was visibly affected. Other speakers at the dinner were Robert Gaunt, of the Babson Statistical Organization, Dr. Stratton, of the United States Geological Survey, and John M. Goodell.

A resolution was adopted authorizing the executive committee to take up the matter of fixing a definite Association standard for Portland cement the country over, and when claims were made, charging failure in concrete work due to alleged discrepancy in standards, that no claim be allowed when the cement was proved to have merited the Association's stamp of excellence. The idea is borrowed from Germany. It was propounded by David Marks, of the Continental Portland Cement Company. It was stated that the U. S. Government was now making co-operative efforts with the Association to affect this same purpose in a Government standard.

A total of \$700,000, or a levy on each manufacture of three-quarters of a cent on every barrel of cement manufactured, was voted to be applied to nationally advertising the advantages of concrete in all construction work.

**FRONT BRICK EMBARGO.**

**Pennsylvania Makes Rigid Ruling on Cars of Connecting Lines.**

CONFIRMATION was obtained by the Record and Guide yesterday from the Pennsylvania railroad of the embargo placed upon cars of connecting railroads carrying front brick for delivery in this district. The embargo places Elizabeth, N. J., as the eastern unloading point for all New York deliveries until further notice. In other words, if a distributor is getting brick from a car out of the Pennsylvania line he has got to go to Elizabeth, N. J., with his truck to unload it or wait until the embargo is lifted. If the brick comes in on Pennsylvania cars, it will be taken to New York and unloaded as usual. The delivery is closed to Waverly, Newark, Jersey City, Brooklyn and New York.

There are large front brick establishments on the South River, on tidewater level with New York and the entire metropolitan district which may relieve the pressure here as long as the Raritan river remains open. There was only a thin coating of ice on the river yesterday.

**COMMON BRICK.**

**No Quotation on Covered Hudsons—Open Barges Held for \$8.50.**

BRICK prices are still advancing. Good Hudsons are being held in the open lists for \$8.50. Raritan are bringing \$7.50, base, but no contracts are being made. Dealers in the market for Raritan have to pay full prices prevailing at the moment.

The Cornell Towing Company started the last up-river trip above Newburgh yesterday. There are twenty-one barges on the way which will ease the local reserve considerably which on Thursday night amounted to only eleven barges, of which seven were covered and were taken from the market. This left four bargeloads for current requirements. In the covered list ten are being held for the private use of the Empire Brick and Supply Company, five are being held in reserve for the Standard Building Material Company and the one remaining barge is being held under cover for a dealer. This means that there are only 1,400,000 common Hudson brick available for purchase until the new tow arrives.

Official transactions for Hudson River brick covering the week ending Thursday, Dec. 16, in the wholesale market, with comparison for the corresponding period last year, follow:

	1915.			1914.		
	Open Barges, left over, Friday A. M., Dec. 10-10.	Arrived.	Sold.	Covered.	Arrived.	Sold.
Friday, Dec. 10.....	12	8	0	0	0	0
Saturday, Dec. 11.....	4	11	1	1	1	1
Monday, Dec. 13.....	14	6	0	0	0	0
Tuesday, Dec. 14.....	0	4	4	4	4	4
Wednesday, Dec. 15.....	6	2	1	1	1	1
Thursday, Dec. 16.....	0	4	1	1	1	1
Total.....	36	35	7	7	7	7

Reported en route, Friday, Dec. 11-21. Condition of market, firm. Prices: Hudsons, \$8 and \$8.50; covered Hudsons, no quotations; Raritan, \$7.50 and — (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$9 and \$9.50 (yard). Cargoes left over Friday A. M., Dec. 17-11. Covered sold, 0. Covered, 7. Left over covered barges, 16. Open barges left over, 4.

	1914.			1915.		
	Left over Friday A. M., Dec. 11-20.	Arrived.	Sold.	Covered.	Arrived.	Sold.
Friday, Dec. 4.....	0	3	0	0	0	0
Saturday, Dec. 5.....	6	6	0	0	0	0
Monday, Dec. 7.....	17	4	2	2	2	2
Tuesday, Dec. 8.....	0	0	0	0	0	0
Wednesday, Dec. 9.....	4	1	4	4	4	4
Thursday, Dec. 10.....	5	0	1	1	1	1
Total.....	22	14	7	7	7	7

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. 11-28. Covered, 6. Left over covered barges, —.

**OFFICIAL SUMMARY.**

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Dec. 16, 1915.....	1802
Total No. bargeloads sold Jan. 1 to Dec. 16, 1915.....	1791
Total No. bargeloads left over Dec. 17, 1915.....	11
Total No. bargeloads left over Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over, Jan. 1 to Dec. 17, 1914.....	1608
Total No. bargeloads sold Jan. 1 to Dec. 17, 1914.....	1580
Total No. bargeloads left over Dec. 18, 1914.....	28

**AFFLECK ELECTED PRESIDENT. American Portland Cement Manufacturers End Session.**

AS predicted in the Record and Guide of Nov. 27th, B. F. Affleck, president of the Universal Portland Cement Company, was elected president of the Association of American Portland Cement Manufacturers held at the Biltmore this week. Mr. Affleck succeeds John B. Lober, president of the Vulcanite Portland Cement Company, who has been in office for nine years. Other officers elected were: F. W. Kelley, first vice-president; Richard Hardy, second vice-president; G. S. Brown, treasurer, and the following members of the executive committee were chosen: F. R. Bissell, H. L. Block, T. G. Dickinson, John C. Eden, R. L. Hughes, F. B. Jones, John B. Lober, D. McCool, John A. Miller, John R. Morron, Fred L. Muhs, Clark M. Moore, S. B. Newberry, L. T. Sunderland and E. M. Young.

It was the biggest and most successful convention ever held. Its keynote was "Export Opportunity" and in the general meeting held on the closing day a paper read by E. L. Conwell, vice-president of the Henry S. Spackman Engineering Co., which had been prepared jointly by the speaker and Robert W. Lesley was followed by extensive discussion. It dealt with the cement industry in Germany during war times and pointed out why Germany may be looked to in the way of aggressive competition in its attempt to regain some of the South American trade it has lost. In the discussion which was featured by Guy Mallon, W. S. Malory, president of the Edison Portland Cement

Co., Ernest R. Ackerman, president of the Lawrence Portland Cement Co., David Marks, president of the Continental Portland Cement Company, John B. Lober, president of the Vulcanite Portland Cement Company and others, the fact was brought out that South and Central America were the only available territory in which race antipathy probably would not exist against Germany after the close of the war.

Ernest R. Ackerman repeated some of the remarks he made before the recent International Trade Conference held in New York to which he was a delegate, in which he brought forcibly to the attention of the delegates the fact that Secretary William C. Redfield of the Department of Commerce had stated that the domestic demand in the United States was sufficient to take care of only seven months of the maximum capacity of American Manufacturers and that it was therefore necessary, in order to obtain permanent prosperity to find an outlet in export markets for American products, particularly of Portland cement, and to this end the speaker urged that pressure be brought upon Congressmen and Senators at Washington to establish an adequate American merchant marine.

At the banquet which took place on Wednesday evening the newly elected president, Mr. Affleck, was toastmaster, and in the course of the dinner the delegates presented to their retiring president a handsome silver Tiffany vase which won first prize at the Paris Exposition. This is the third testimonial that the Association of American Portland Cement Manufacturers have given him. Nine years ago he was first elected to the chair and five years later,