

Hoffman Estate

REAL ESTATE **RECORD** AND **BUILDERS GUIDE.**

NEW YORK, JANUARY 1, 1916

REALTY REVIEW AND OUTLOOK FOR 1916

Market is on the Mend, Activity Should Increase and
Prices Enhance—Present-day Evils Must Be Curbed

THE year 1915 touched the lowest point in the real estate market that has been recorded in many years. Probably there is no better way to estimate this falling off than by the steady, consistent decline in the number of recorded instruments, including conveyances, mortgages, assignments and leases.

What has been the cause of the inactivity, and will the decline continue, or has the turning point come at last?

The inactivity can be ascribed to many causes, prominent among which might be named timidity on the part of investors and speculators.

What Is the Reason?

What has been the reason for this timidity? Has it been lack of confidence in the stability of real estate as an investment, or has the slump been caused by a feeling that demand for well located, modernly constructed houses has passed? These questions can be answered, as a whole, in the negative. The principal cause for the reluctance on the part of the investing public to enter the real estate field has been the fact that there is no assurance where inspections and regulations will end, or what cost will be imposed upon the owner by the city for maintaining and running the city government.

There is little doubt in the minds of the average citizen but that the municipal expenses could be materially reduced, though should he be asked how, it is doubtful that a logical answer would be forthcoming. Nevertheless, this has been the reason for the elimination of a large percentage of prospective purchasers, those who have the means but still are unwilling to invest in realty.

The same man will assert that, left alone, real estate is the best and safest sort of investment, one which will reward the buyer with a handsome return on his investment—but it must be unmolested and the buyer assured that nothing extraordinary will happen to upset his plans.

Psychology a Factor.

Psychology also plays an important role in the real estate field. Up to the last few months it was fashionable to tell your friends and business associates how poor business is and how seriously the war had affected your livelihood. A complete revolution of feeling, however, has come about during the last few months, and now almost every one is a "booster" and ready to acknowledge that business is on the mend. This, in itself, will do much toward righting conditions.

But there are more tangible reasons than this for knowing that the real estate market is on the upward path. Building throughout the country has become enlivened, and this always has a stimulating effect upon the local real estate market. When property owners see others improve their holdings, it is only natural for them to look around and discover the reason, to find out whether a real demand exists, and if so how can their own holdings be improved, so as

to meet the situation, thereby increasing the net return.

History has proved that real estate in New York City follows Wall Street. When there is a slump in prices among securities, realty feels the effect somewhat later, and the reverse is also true, for following a Wall Street uplift a rise in realty values follows. Wall Street has had a boom of no mean proportions during the past few months. It is fair to assume that realty will feel the rebound, unless all previous signs fail.

Auction Market Situation.

Taken in its entirety, the auction market did not come up to expectations. Many of the properties went back into the hands of parties in interest, at prices less than the known incumbrances. On another page in this issue is printed a table of all the properties offered to the highest bidder which brought more than \$100,000. These figures show an interesting condition. The cheaper parcels brought somewhat more lively bidding. The vacant lot offerings found buyers and the properties have been well distributed.

The settling of the rapid transit situation, the large amount of work actually completed has done much for realty in the sections near and adjacent to the routes. This applies to the properties in the outlying sections as well as in Manhattan.

Mortgage money has become easier during the last few months, and the loaning institutions are more ready to loan upon good properties or building operations than for some time past. This is remarkable in view of the tremendous sums of money required to finance the European war and the drains that are made upon the citizens of those countries who reside in the United States. The question of amortized mortgages is now prominently before the loaning interests and the result will have great bearing on the real estate market.

Much interest was manifested in legislation in Albany at the last session by the real estate organizations. Never were they so faithfully represented at the capital. Committees were posted there all through the session to watch out against bills inimical to realty, and to urge the passage of those which would relieve it from unjust burdens. A number of hearings drew large delegations from the allied associations in this city.

Labor Law Influences.

Local hearings on a proposed revision of the Labor Law had held out the hope of a genuine modification of some of the drastic laws therein contained. A bill was prepared by the Conference Committee of Real Estate and Allied Organizations and introduced by Senator Lockwood and Assemblyman Ellenbogen to simplify building inspection in this city. It passed both houses by large majorities, was the subject of two hearings at the City Hall (one by a joint Legislative Committee and one by the Mayor) and at the last was vetoed by the Mayor when there was insufficient time to pass it over his veto.

A bill embodying a revised Labor Law, prepared by the Joint Legislative Committee of which Senator Wagner was chairman, and designed to add more power to the Industrial Board, aroused great opposition and failed of passage. Instead, a bill was enacted abolishing the Industrial Board, and the office of Commissioner of Labor, consolidating the board with the Compensation Commission, and directing the appointment of five new industrial commissioners, from which Realty hopes for better things than came from the old board.

A bill was passed by the Legislature providing for an investigation of the State system of taxation (which the Mills committee is carrying forward), and another bill was passed for an investigation of the fiscal affairs of New York City (which the Brown committee is now proceeding with), and from both of which committees the taxpayers hope for measures of relief.

Important Legislation.

The most important legislation which may be classed as revenue legislation affecting the city of New York was contained in six bills, now six separate chapters of the Laws of 1915, relating to the condemnation of real property for public use. Another bill which became a law greatly enlarged the powers and possible usefulness of the State Tax Commissioners. An injury which more than counteracted all the good to realty from the Legislature was contained in the passage of the bill levying a direct State tax of \$19,000,000.

For the coming session the real estate and commercial organizations of the city are preparing a bill designed to meet the approval of the Mayor and Board of Estimate and having for its object the relief of property from the annoyance and expense of over-inspection. Relief measures are also expected from the Legislative committees which have been investigating the State tax system and New York City's fiscal affairs.

Builders a Factor.

Speculative builders have been the principal purchasers of large corner plots, the Park avenue and West End avenue sections being prominent as far as apartment house construction is concerned. The district west of Broadway, between Herald and Times Squares came in for considerable prominence as far as mercantile construction was concerned.

In the Flatbush section of Brooklyn a number of high class apartment houses have been erected in the side streets, while some construction of similar character has been witnessed on a few of the main arteries. On the west side of Prospect Park several elevator apartment houses have been built or projected.

In Bay Ridge the two-family and semi-detached dwelling has given away to the four-story brick tenement. On the avenues stores are installed, while in the side streets this feature is eliminated. The major portion of the improvements has been along the route of the new subway, though at the present time there is a distinct trend beyond the present lines, discounting future rapid transit.

PRINCIPAL SALES CLOSED DURING 1915

Deals Involving More Than \$1,000,000 Enumerated—Comparative Table Shows Transactions, Divided Into Zones, as Compared with 1914

THERE is little doubt in the minds of those familiar with the realty situation that the turn has actually come, after several false starts, and that an improvement of no mean size is under way. Where a year ago building operations were practically at a standstill, to-day many jobs are under construction. The figures printed last year, at this time, included many "futures" which have now become realities, work having been actually started.

It has been noted that the sales reported at private treaty include purchases by investors who deal only in properties involving large sums of money. This condition has been helped along by the mortgage situation, money being more easily obtainable than for many months past.

Real estate usually follows in the footsteps of Wall street. In 1907 the security market went through a panic and the year following realty felt the effect. Almost up to the present time, with the possible exception of one period when a substantial recovery was noted, real estate has been on the downward path, each year seeing lower values. Prices obtained at private sale frequently did not bring the assessed valuations.

The table on the following page gives the sales reported in the Record and Guide during 1915, as compared with those in 1914, also the conveyances in Manhattan and the Bronx. The table is a weekly one, with monthly and yearly totals, the Borough of Manhattan being divided into two sections.

Julian T. Davies purchased 150 East 72d street, southeast corner of Lexington avenue, a twelve-story apartment house, on plot 104.4 x 80, giving in part payment 3-7 West 29th street, a ten-story mercantile building, on plot 74.6 x 98.9. The deal involved about \$1,250,000. (R. & G. Jan. 2, 1915.)

Harris and Maurice Mandelbaum resold sixteen lots in the north side of 161st street, 162 feet east of Riverside drive, for improvement with apartment houses. The deal aggregated about \$1,000,000. (R. & G., Jan. 16, 1915.)

Friedman Construction Company sold two six-story apartment houses, on plot 150 x 100 each, at the southeast and northeast corners of Fort Washington avenue and 161st street. In part payment 924-926 Broadway, a five-story building, on plot 38.10x108, was given. About \$1,000,000 was involved in the deal. (R. & G., Jan. 23, 1915.)

The 461 Eighth Avenue Company, Larkin Brothers, purchased the block front on the west side of Eighth avenue, between 33d and 34th streets, for improvement with a twenty-two story building, the entire transaction involving about \$2,500,000. (R. & G., Jan. 30, 1915.)

Duke Moro de Moro, of Essex, England, purchased the twelve-story building, on plot 36.6 x 139 x irregular, at 51-53 Maiden lane, giving Philadelphia property as part payment. About \$1,100,000 was involved. (R. & G., Feb. 6, 1915.)

Realty Company of America purchased 321 to 327 West End avenue; also 303 West 75th street; also 305 and 307, adjoining, making a combined plot 85 x 142, and resold same to the Charmion Construction Company, for improvement with a twelve-story apartment house. The land and building represent an investment of about \$1,500,000. (R. & G., Feb. 13, 1915.)

Thompson-Starrett Construction Com-

pany, representing a new corporation, purchased the old Hoffman House and Albemarle Hotel properties, at the northwest corner of Broadway and 24th street, for improvement with a sixteen-story mercantile building. The plot measures 159 x 192 x irregular. A permanent loan of \$1,900,000 was obtained. (R. & G., Feb. 27, 1915.)

Fullerton-Weaver Realty Company sold the twelve-story apartment house 640 Park avenue, on plot 80 x 100, at the northwest corner of 66th street. The asking price was \$1,200,000. (R. & G., Feb. 27, 1915.)

Fabian Construction Company bought 29-33 West 31st street, 70 x 98.9, for improvement. In exchange was given the twelve-story loft, on plot 67 x 98.9, at 122-126 West 26th street. About \$1,000,000 was represented in the transaction. (R. & G., March 6, 1915.)

John S. Melcher sold the "Chatsworth" apartment house, a twelve-story structure in 72d street, facing Riverside drive, receiving in part payment 153-159 West 27th street, a twelve-story mercantile building, on plot 100x100. The deal involved the leasing of the loft for ten years. The consideration, including the lease, involved about \$2,000,000. (R. & G., March 6, 1915.)

Merchants' Central Building Company bought 141-147 Fifth avenue, two eleven and twelve story mercantile buildings, on plot 94 x 90. About \$1,000,000 was involved. (R. & G., March 6, 1915.)

William Ziegler, Jr., bought 755 Park avenue, a thirteen-story apartment house, on plot 102.2 x 130, on the one-time site of the Freundschaft Club. The property was held at \$1,600,000. In part payment was given 2-4 West 37th street, two six-story store and loft buildings, on plot 43 x 98.9, which were acquired at foreclosure for \$215,000. (R. & G., March 20, 1915.)

Nathaniel Court, Milton Court and Frances Court, six-story structures, each on plot 125 x 99.11, at 117-143 West 141st street; also Parkway Court, Fulton Court and Henrietta Court, abutting similar properties, each on plot 150 x 99.11, and 130-158 West 142d street was sold by the Remark Holding Company. The properties were held at approximately \$1,625,000. (R. & G., April 3, 1915.)

The Wells Bros. Co. of New York and others purchased the south corner of Fifth avenue and 72d street, measuring 115 x 125, for improvement with a modern apartment house. The entire deal involved about \$3,000,000. (R. & G., May 22, 1915.)

William Ziegler, Jr., purchased 525 Park avenue, twelve-story apartment on plot 100 x 100, at the southeast corner of 61st street, for a reported price of \$1,000,000. In part payment 163 West 122d street, a dwelling; also the vacant plot, 50 x 100.5, in 71st street, 175 feet east of Fifth avenue, and a camp on Loon Lake, in the Adirondacks. Total deal involved about \$1,000,000. (R. & G., June 19, 1915.)

George Backer bought the northwest corner of Madison avenue and 31st street, comprising 148.1 feet on Madison avenue and 21.10 in 31st street and having a similar frontage in 32d street, for improvement with a modern 16-story mercantile structure. The combined properties were held at about \$1,150,000. (R. & G., July 17, 1915.)

Vincent Astor bought the office building at the corner of Melrose avenue and 149th street for \$850,000. The structure occupies a ground area of 14,000

square feet and was fully rented. (R. & G., July 17, 1915.)

Duke Moro de Moro, of Essex, England, sold the Jewellers' Court building, a 12-story structure, 60.6x78.1x irregular, at 51-53 Maiden Lane, to Samuel P. Tull and received in part payment 41-43 West 17th street, two 5 and 6-story buildings, 50x92, and 38 West 18th street, five-story building, on plot 75x92. Maiden Lane building was held at \$800,000. (R. & G., July 17, 1915.)

The Gribley Estate bought the 12-story, store and loft, building on 161x90, at 115-125 West 30th street, giving in exchange 430-434 Seventh avenue, 3 and 4-story buildings, on plot 49.4x100, assessed by the city at \$250,000. The entire deal was said to have involved about \$1,000,000. (R. & G., July 17, 1915.)

William Ziegler, Jr., bought the 12-story apartment house at the southeast corner of Park avenue and 54th street, on plot 100x115, held at \$1,250,000. In part payment was given the plot 50x100 in the south side of 71st street, adjoining the H. C. Frick mansion; also a mortgage for \$190,000 on 29-31 Clermont avenue. The transaction aggregated about \$1,600,000. (R. & G., July 24, 1915.)

Percy Pyne Lewis Estate bought the 7-story apartment house at the southwest corner of Amsterdam avenue and 86th street, on plot 102.2x100, and the three 6-story apartment houses at 200-206 West 86th street, on plot 150x100, giving in part payment the 265-acre estate at Bedford, New York. The Manhattan property was said to have been held at \$1,000,000 and the country estate at \$500,000. (R. & G., July 31, 1915.)

William A. Lincoln, of Springfield, Mass., bought the 11-story apartment house at the south corner of Riverside and 141st street, on plot 100x125, giving in part payment the 10-story apartment at 105 East 15th street, on plot 50x100. The combined properties were held at about \$1,000,000. (R. & G., July 31, 1915.)

The 511 Fifth Avenue Corporation bought the southeast corner of Fifth avenue and 43d street for improvement with a 16-story office building and leased to the Guaranty Trust Co. the banking floor, first floor and basement, for twenty years at an aggregate rental of about \$1,500,000. Building loans aggregating \$1,500,000 were also obtained. (R. & G., Aug. 14, 1915. For resale see Oct. 2, 1915.)

McMorrow Brothers purchased the southeast corner of West End av and 89th street, 100x100, for improvement with a 12-story apartment house, the total operation involving about \$1,000,000. (R. & G., Sept. 25, 1915.)

Clarence Payne of San Francisco, Cal., purchased from the 511 5th Ave. Co. the southeast corner of Fifth avenue and 43d street, the 16-story building now in course of construction. (R. & G., Oct. 2, 1915. See R. & G., Aug. 14, 1915.)

Col. Jacob Ruppert bought the 13-story apartment house at the northwest corner of Broadway and 84th street, 140 x102, held at \$1,400,000. Four small properties aggregating about \$150,000 were given in part payment. (R. & G., Oct. 9, 1915.)

John R. Hegeman, president Metropolitan Life Ins. Co., bought the 12-story apartment, 135 West 79th street on a plot 62x102.2, giving in part payment the 7-sty apartment house at the southeast corner of St. Nicholas avenue and 145th street, on plot 183.9x100x irregular. The transaction involved

about \$1,000,000. (R. & G., Oct. 23, 1915.)

Samuel K. Jacobs bought the 12-story store and loft building, 8-10 West 30th street, on a plot 100x100, held at \$950,000. (R. & G., Oct. 23, 1915.)

Harry A. Blanchard bought the six 4 and 5 and 6-story buildings at the northeast corner of John and William streets, measuring 89.6x121.6, held at \$1,000,000. (R. & G., Oct. 30, 1915.)

Bronx Industrial Estates bought seven apartment houses at 883, 887, 891, 907 and 911 Southern Boulevard, also 922-923 Barretto street, held at \$700,000. (R. & G., Oct. 30, 1915.)

Benjamin N. Duke bought 378 West End avenue, at the southwest corner of 78th street, on plot 83.2x68x irregular, giving in part payment the 10-story loft building 31-33 West 31st street, also a large colonial dwelling at the corner of Park and Moffat avenues, Plainfield, N. J. The transaction involved about \$950,000. (R. & G., Oct. 30, 1915.)

The Merchants' Refrigerating Co. bought the block bounded by 10th avenue, Marginal, 16th and 17th streets, comprising about 22 lots, for improvement with a cold storage plant. It is estimated that the entire enterprise will involve about \$2,000,000. (R. & G., Nov. 6, 1915.)

Conrad Hubert, president of the Am-

erican Ever Ready Co., purchased the 17-story building at 56-58 West 45th street, on plot 40x100, giving in part payment 160 acres at Summit, N. J. The deal involved about \$750,000. (R. & G., Nov. 13, 1915.)

Adolph Lewisohn bought 10-12 West 57th street, a 10-story building on plot 47x100.5, held at \$750,000. (R. & G., Nov. 20, 1915.)

The Postal Life Ins. Co. bought the 16-story building in course of construction at the southeast corner of Fifth avenue and 43d street. (See R. & G., Aug. 14, 1915, and Oct. 2, 1915.) In exchange was given the 14-story Postal Life Building at 35 Nassau street, 79.6x111 ft.; also 933-935 Amsterdam avenue, 6-story apartment on plot 47.10x100; also 80-82 Wooster street, the 7-story loft building on a plot 50x110; also No. 3 East 17th street, a 10-story business building on lot 25x92, and a business building at Savannah, Ga., leased to the Germania National Bank. The Fifth avenue property figured in the transaction at \$3,500,000 and the Postal Life at \$3,250,000, the remaining properties bringing the total up to about \$7,500,000. (R. & G., Nov. 20, 1915.)

George Noakes bought the 12-story apartment house at the northeast corner of Broadway and 71st street, 105.5x110.5x irregular, held at \$1,200,000. In

part payment he took two apartments at Riverside Drive, Claremont avenue and 177th street, held at \$650,000. (R. & G., Nov. 27, 1915.)

Announcement was made of the purchase of the tract bounded by Lenox avenue, 142d, 145th streets and the Harlem river, by interests identified with the Federal League, for use as a baseball park. (R. & G., Dec. 4, 1915.)

The one-time Progress Club property at the north corner of Fifth avenue and 63d street was sold to a syndicate for improvement with a modern apartment house. The site measures 100x100 feet. (R. & G., Dec. 4, 1915.)

The block front on the west side of Broadway, between 35th and 36th streets, was transferred to the Broadway-35th Street Realty Corporation, Charles E. Johnson, Frederick and George Pfomf, for a nominal consideration. (R. & G., Dec. 11, 1915.)

The Princeton Club was said to have obtained an option on the northeast corner of Park avenue and 58th street, 75.5x90 feet, which will be improved with a new club house. (R. & G., Dec. 18, 1915.)

Macmillan Company bought the northwest corner of Fifth avenue and 12th street, 50.9x125, adjoining their present holdings, for improvement with a modern mercantile building. R. & G., December 25, 1915.)

COMPARATIVE SALES TABLE.

1915. Week Ending	Manhattan Total.	Below 59th St.	Above 59th St.	Bronx.	Manhattan Convey- ances.	Bronx Convey- ances.	1914. Week Ending	Manhattan Total.	Below 59th St.	Above 59th St.	Bronx.	Manhattan Convey- ances.	Bronx Convey- ances.
Jan. 9.....	15	3	12	8	171	124	Jan. 10.....	16	1	15	2	159	89
Jan. 16.....	19	4	15	9	120	103	Jan. 17.....	29	8	21	14	129	118
Jan. 23.....	19	7	12	9	123	122	Jan. 24.....	20	8	12	15	161	111
Jan. 30.....	24	7	17	9	136	115	Jan. 31.....	27	6	21	15	138	93
Total.....	77	21	56	35	550	464	Total.....	92	23	69	46	587	411
Feb. 6.....	27	9	18	8	171	109	Feb. 7.....	22	7	15	11	196	135
Feb. 13.....	17	7	10	11	110	87	Feb. 14.....	45	7	38	16	114	97
Feb. 20.....	30	9	21	33	133	112	Feb. 21.....	23	7	16	16	140	115
Feb. 27.....	21	7	14	20	92	87	Feb. 28.....	17	3	14	15	129	122
Total.....	95	32	63	72	506	395	Total.....	107	24	83	58	579	469
Mar. 6.....	26	13	13	23	182	156	Mar. 7.....	25	8	17	9	144	119
Mar. 13.....	26	10	16	20	131	124	Mar. 14.....	34	13	21	14	115	136
Mar. 20.....	24	6	18	24	128	111	Mar. 21.....	31	6	25	18	141	103
Mar. 27.....	52	5	27	10	112	113	Mar. 28.....	28	9	19	18	124	107
Total.....	108	34	74	77	553	504	Total.....	118	36	82	59	524	465
April 3.....	28	11	17	20	157	113	April 4.....	26	9	17	19	180	123
April 10.....	20	6	14	14	143	149	April 11.....	26	10	16	17	146	108
April 17.....	35	5	30	17	134	108	April 18.....	32	16	16	22	143	101
April 24.....	30	6	24	9	164	119	April 25.....	28	12	16	18	165	92
Total.....	113	28	85	60	598	489	Total.....	112	47	65	76	634	424
May 1.....	35	5	30	21	164	138	May 2.....	30	8	22	24	143	121
May 8.....	23	11	12	10	159	143	May 9.....	29	14	15	14	184	167
May 15.....	45	14	31	21	147	119	May 16.....	26	11	15	17	169	142
May 22.....	19	7	12	15	139	154	May 23.....	19	4	15	13	185	147
May 29.....	27	12	15	7	137	127	May 30.....	39	11	28	9	155	198
Total.....	149	49	100	74	746	681	Total.....	143	48	95	77	836	775
June 5.....	14	6	8	5	129	107	June 6.....	33	3	30	14	171	146
June 12.....	22	7	15	11	117	119	June 13.....	25	12	13	15	167	171
June 19.....	17	8	9	10	112	112	June 20.....	20	7	13	13	187	129
June 26.....	21	10	11	11	128	117	June 27.....	27	12	15	14	145	140
Total.....	74	31	43	37	586	455	Total.....	105	34	71	56	670	586
July 3.....	28	6	22	25	132	138	July 4.....	32	11	21	25	189	245
July 10.....	20	9	11	12	143	91	July 11.....	17	6	11	4	124	160
July 17.....	23	9	14	14	145	102	July 18.....	21	5	16	10	162	141
July 24.....	20	6	14	13	179	141	July 25.....	17	9	8	10	125	130
July 31.....	19	4	15	13	135	104	Total.....	87	31	56	49	600	676
Total.....	110	34	76	77	734	576	Aug. 1.....	18	4	14	14	129	181
Aug. 7.....	14	6	8	14	130	273	Aug. 8.....	18	6	12	5	149	128
Aug. 14.....	16	6	10	8	101	96	Aug. 15.....	9	4	5	8	120	87
Aug. 21.....	22	3	19	9	89	145	Aug. 22.....	12	6	6	5	117	82
Aug. 28.....	25	7	18	7	129	79	Aug. 29.....	16	2	14	8	98	77
Total.....	77	22	55	38	449	593	Total.....	73	22	51	40	613	555
Sept. 4.....	18	5	13	14	117	79	Sept. 5.....	14	2	12	13	120	84
Sept. 11.....	10	2	8	3	61	53	Sept. 12.....	7	1	6	4	67	68
Sept. 18.....	11	4	7	7	84	90	Sept. 19.....	3	0	3	6	99	98
Sept. 25.....	12	5	7	8	87	81	Sept. 26.....	15	4	11	11	107	109
Total.....	51	16	35	32	349	303	Total.....	39	7	32	34	393	359
Oct. 2.....	27	6	21	17	96	91	Oct. 3.....	18	7	11	8	136	104
Oct. 9.....	20	6	14	8	133	95	Oct. 10.....	11	6	5	6	97	98
Oct. 16.....	17	5	12	10	101	69	Oct. 17.....	13	6	7	7	101	82
Oct. 23.....	31	9	22	17	128	123	Oct. 24.....	16	4	12	12	122	96
Oct. 30.....	21	12	9	14	107	158	Oct. 31.....	18	8	10	9	124	98
Total.....	116	38	78	66	565	536	Total.....	76	31	45	44	580	478
Nov. 6.....	26	16	10	10	162	115	Nov. 7.....	10	4	6	6	121	106
Nov. 13.....	18	9	9	20	162	122	Nov. 14.....	15	4	11	11	131	87
Nov. 20.....	41	14	27	11	145	114	Nov. 21.....	10	3	7	17	115	115
Nov. 27.....	19	7	12	11	94	90	Nov. 28.....	8	3	5	7	100	93
Total.....	104	46	58	52	563	441	Total.....	43	14	29	41	467	401
Dec. 4.....	37	7	30	13	182	222	Dec. 5.....	16	8	8	8	262	140
Dec. 11.....	27	6	21	24	133	96	Dec. 12.....	17	5	12	16	102	61
Dec. 18.....	18	3	15	24	114	64	Dec. 19.....	27	8	19	20	124	99
Dec. 25.....	40	17	23	13	133	120	Dec. 26.....	12	2	10	8	92	66
Total.....	122	33	89	74	562	502	Jan. 1.....	19	9	10	6	95	63
Grand Total.....	1196	384	812	694	6761	5939	Total.....	91	32	59	58	675	429
							Grand Total.....	1,086	349	737	638	7,158	6,028

REALTY BROKERS ARE OPTIMISTIC

Consensus of Opinion Indicates a Revival of Business
and the Starting of a New Buying Movement

REAL estate brokers, almost to a man, are optimistic about the future of real estate in New York City. Following are the opinions of many of the prominent men identified with the real estate field:

Laurence M. D. McGuire, president of the Real Estate Board of New York: "At the close of 1915 the real estate situation is in many respects far more encouraging than for a long while. For a number of years real estate trading, particularly in Manhattan, has been more or less restricted. Since August, 1914, until two months ago, conditions were indeed bad. In the past two or three years two deterring factors have exerted a powerful influence against real estate. One was the condition of the money market. The other was a tremendous amount of regulatory legislation affecting buildings in New York City, and in other ways heavily penalizing real estate. High taxes and an enormous city budget have also startled investors. But even these have had their good effects. We have had our warning against excessive speculation and overbuilding. The hard times have shown us our weak spots and forced us to look for remedies. Real estate interests, if I may use the term, are more and more turning their attention to a study of municipal affairs; to watching the city budget; making suggestions for economy; initiating remedial legislation. They are also trying to remedy other fundamental conditions, radical changes which will stimulate trading in real estate—as, for instance, plan to amortize mortgages and to establish on a sound basis the Torrens System of title registration. In all these matters of wide public importance the Real Estate Board is taking an active interest. I may safely say, in view of all this, that the outlook at the close of 1915 is bright enough to encourage all but the unreasonable."

Walter Stabler, Comptroller, Metropolitan Life Insurance Co.: "Since the panic of 1907 New York City real estate—particularly Manhattan—has gone through many trying experiences. There have been some changes in occupation and in the values which have been tragic; from some of which there will never be an entire recovery. There is, however, a very decided improvement in rental conditions in the portions of the city where these great changes have taken place, and where there has been a serious over-production, and it would seem as if a steady improvement had set in and that we may confidently expect that it will continue. Concerning the situation in the sections of the city devoted to apartment house construction, there is a most encouraging and healthy condition. A late investigation of rental conditions—obtained from twenty of the largest agency offices—shows the following result. (It being understood that each office has stated the number of houses in its charge with the total number of apartments.) In 598 houses containing 13,048 apartments, there was a total vacancy of only 5 per cent. as of December 1. This percentage would be very largely reduced if the figures were taken on only those houses erected during the last three or four years. When this class of property alone is considered, the vacancy does not exceed 2½ per cent., and a majority of such houses are fully rented. All this, I think, leads to the conclusion that as New York real estate has been through a long period of unsatisfactory business, both as to rentals and sale, it has certainly stood the test under ordinary conditions better than any other form of investment. The

future must therefore contain nothing but encouragement. If lenders and builders will more carefully consider before beginning any operation whether or not the improvement is needed, there is no reason why we should not have a healthy market, and a profitable source for investment by those desiring to put their money into real estate, both in large and small amounts."

Chas. Griffith Moses, of the J. Romaine Brown Co.: "Unless all signs fail for the coming season, New York real estate owners and brokers are going to enjoy the best year they have had since the flush times of 1905 and 1906. General business conditions have improved, and are improving daily; there is a plethora of money for investment in both real estate and mortgages; rental conditions were never better, and the stage seems to be set for an era of prosperity in real estate."

Charles F. Noyes, of Charles F. Noyes Co.: "Business was never so satisfactory with the Charles F. Noyes Company as at the moment. In the last four months we have done a larger business in our sales department than during the previous 24 months. The year 1916 will be the biggest we have ever had, and our prosperity is undoubtedly being shared by other downtown firms."

Frank A. Shaw, of Shaw & Co.: "With bumper crops, enormous wealth being taken from the country's mines, abundant foreign and domestic orders, manufacturing plants working to their capacity, exports the greatest in history and the railroads with so much business that new equipment must be purchased to handle it, with unprecedented deposits in the banks and more gold than the country has ever had before, with the new transit lines nearing completion and general business prosperous, the outlook for New York City real estate is more than encouraging."

N. A. Berwin, of Hall-Berwin Corporation: "Public opinion is certainly the best barometer for any market, and the consensus of opinion expressed in the last few weeks has certainly pointed to a good real estate market for the coming year. I personally am very optimistic and feel the time is here to make money in realty. Tight money and depressed business conditions have brought down the prices on many properties to a point where they afford opportunities for investment. Opportunities, in my opinion, which we will not have again for many years."

Harry Stewart Hall, of N. Brigham Hall & Wm. D. Bloodgood, Inc.: "The real estate outlook for 1916 is decidedly better. With mortgage money more plentiful there no doubt soon will be a disposition to assist new construction with building loans. To restore complete confidence we need two things—more breadth to the market, interesting the smaller investor, and the curtailment of mal-administration of our municipal affairs."

Lawrence B. Elliman, of Pease & Elliman: "In my twenty years of active brokerage experience I do not think I have ever seen all conditions quite as favorable as at present for an active real estate market. I have every belief that during this winter, and coming spring, the brokers are going to reap a harvest."

J. Clarence Davies: "The spring of 1915 was low ebb tide in real estate, since which time there has been a turn, and one feels the return of confidence slowly but surely gathering. Mortgage money, the life-blood of the market, is commencing to flow in and at lower interest rates. Properties are being

leased, business and manufacturing plants are commencing to expand, apartments are renting better, and there is a demand for better accommodations in new apartments and in the more desirable sections of the Bronx. I look forward in 1916 to a rather active market in the Bronx."

Oscar L. Foley, of John R. and Oscar L. Foley: "It is my opinion that 1916, providing no startling international developments occur, will see the dawn of good times for realty. I do not mean that we will have any great market, but rather a good, steady, healthy improvement. Many investors will take advantage of the present low prices."

Bryan L. Kennelly said: "During my thirty-years' experience my optimism regarding New York City real estate has never wavered, the optimism handed down to me by my father, the leading real estate auctioneer and broker of his time, who established my present business in July, 1847, nearly sixty-nine years ago, and whose enthusiasm on New York real estate was the basis of the making of many fortunes among his long list of clients; and I repeat I am a greater bull on New York City real estate today than ever, for the opportunities for safe and profitable investment were never as good as they are now."

Joseph T. Mulligan: "Indications all point to a most successful business year in the real estate field. This is particularly true of the property of the West Side, below 66th street. The contemplated improvements on Eleventh avenue by the New York Central Railroad has influenced manufacturing companies, publishers and others to acquire plots. Negotiations are at present pending for the improvement of four parcels, and inquiries are under way for at least four more. In my opinion, operators and investors will do well to acquire parcels in this section soon. Those who hold off will be surprised at the changes that will take place during 1916."

Frank Lord, of the Cross & Brown Co.: "The real estate situation in New York is changing for the better. Confidence is returning, the feeling that the worst is over in the mortgage market and in the shifting of trade locations is becoming established. The widespread interest in New York finances, and the fact that the people are aroused to the situation is accepted by investors as an assurance that the apathy that was greatly responsible for the present conditions is over, and that the people will see their affairs are intelligently administered will be a factor in re-establishing confidence."

Frank R. Houghton, of the Houghton Company: "The present real estate market reminds me forcibly of conditions as they existed in December, 1878, when, after a lapse of six years following the panic of 1873, there was a feeling in the air that business revival was at hand. This proved to be the case, for in January, 1879, after specie payments were resumed, realty commenced to show signs of life, which gradually became intensified until a boom was in full swing. I feel justified in predicting that present business conditions warrant the belief that today conditions exist similar to those of 1879."

John B. Perry, of Goodale, Perry & Dwight, Inc.: "I see a positive evidence of improvement in the market. We have been able to make a few cash sales of late in the place of only exchanges which have been the market for the past two years. I consider that the amortization principle and long term mortgages, par-

(Continued on page 18.)

AUCTION SALES SHOW CONDITIONS

Average Sales Price of Properties, Bringing More Than \$100,000, Is Less Than Assessed Valuations and Known Encumbrances

RESULTS of auction sales of properties, bringing more than \$100,000, are given in the following table, and several interesting figures are brought to light. In some instances complete information was lacking, particularly as regards the encumbrances, but in the majority of cases enough material was available to make a general comparison valuable and interesting. As the result of either voluntary, bankruptcy, or fore-

closure sales, ninety properties changed hands, for bids aggregating \$20,704,364, or about 15 per cent. less than the assessed valuations, that totaled \$24,382,000. There were seventy-seven properties offered in foreclosure, having known encumbrances amounting to \$20,073,353, and assessed at \$21,122,900, indicating a difference of about 4 per cent. between the value placed upon the parcels by the city and the money loaned by the mortgagors. The sale prices aggregated \$17,711,548,

or about 11 per cent. less than the assessed valuations. Of the seventy-seven parcels thirty carried encumbrances larger than the assessed valuations. Seventeen of the holdings brought more than the assessments, while only five were sold for more than the encumbrances. Six properties offered at partition and executors' sales, assessed for \$983,000, brought \$890,137. The largest single offering of the year was 50 Broad street, which went to the plaintiff.

STATISTICAL AUCTION TABLE.

Location	class	Height	size	Auctioneer	Date of sale	Assessed valuation	Known encumbrances	Sales price
118th st, 200-4 W.	tnt	5-sty	100.11x100	Samuel Marx	Jan. 1	\$156,595	\$156,595	\$135,000*
25th st, 24-6 W.	loft	12-sty	50x98.9	Bryan L. Kennelly	Dec. 25	262,000	...	335,000*o
36th st, 72-6 W.	misc	3-6-sty	74x37 irreg	Charles A. Berrian	Dec. 25	213,000	165,207	150,000*
7th av, 370-8.	tnt	4-6-sty	122.6x75	Bryan L. Kennelly	Dec. 18	384,500	324,437	321,297*
70th st, 30-6 W.	dws	4-sty	79.6x100.5	Joseph P. Day	Dec. 11	123,500	...	106,500P
35th st, 36-8 W.	tnt	7-sty	40x98.9	Henry Brady	Dec. 4	250,000	\$219,287	150,000*
140th st, 161-9 W.	tnt	7-sty	126.6x99.11	Henry Brady	Dec. 4	145,000	192,094	176,445*
6th av, 140-2.	loft	6-sty	64.6x121	Joseph P. Day	Dec. 4	140,000	...	130,000*o
31st st, 12-6 E.	hotel	12-sty	75x21 irreg	Joseph P. Day	Nov. 27	450,000	368,026	250,000*
45th st, 71-9 W.	tnts	3 & 4-sty	97.6x100.5	Joseph P. Day	Nov. 27	315,000	327,486	300,000*
147th st, 450 W.	vac	...	75x99.11	Joseph P. Day	Nov. 27	146,000	143,267	100,000*
21st st, 15-7 W.	loft	12-sty	54.6x98.9	Benjamin L. Kennelly	Nov. 27	515,000	549,064	500,000*
17th st, 127-33 W.	loft	6-sty	90x92	Jacob H. Mayers	Nov. 27	135,000	143,194	130,000*
21st st, 53-5 W.	loft	6-sty	46x98.9	Joseph P. Day	Nov. 20	120,000	138,232	120,000*
Broadway, 5000-6.	tnt	6-sty	118.9x133.10	Joseph P. Day	Nov. 20	250,000	224,720	210,000*o
124th st, 510-6 W.	tnt	7-sty	100x100.11	Joseph P. Day	Nov. 13	175,000	131,955	133,200*o
33d st, 10 E.	loft	12-sty	25x98.9	Henry Brady	Nov. 13	162,000	219,926	176,000*
7th av, 283-5.	tnt	6-sty	49.5x100	Samuel Marx	Nov. 13	147,000	174,733	130,000*
15th st, 153-9 W.	loft	7-sty	80x103.3	Bryan L. Kennelly	Nov. 13	167,000	139,369	100,000*
120th st, 2 W.	tnt	7-sty	123x100 irreg	M. Morgenthau, Jr., Co.	Nov. 6	310,000	242,296	237,500*
29th st, 130-2 W.	loft	12-sty	40x98.9	Joseph P. Day	Oct. 30	165,000	176,880	175,000*
27th st, 132-42 W.	loft	6-sty	120x98.9	Henry Brady	Oct. 30	290,000	233,068	200,000*
Central Pk W, 300.	tnt	8-sty	100.8x100	Joseph P. Day	Oct. 30	425,000	434,206	415,000*
Central Pk W, 302.	tnt	8-sty	100.8x100	Joseph P. Day	Oct. 30	425,000	465,859	430,000*
52d st, 30 E.	dw	5-sty	25x100.5	Samuel Marx	Oct. 16	120,000	...	110,000e
Lenox av, 139th & 7th.	dw & vac	...	...	Henry Brady	Oct. 9	636,000	619,734	500,000*
5th av, 324	loft	5-sty	15.11x100	Bryan L. Kennelly	Oct. 2	168,000	132,084	133,107*
30th st, 224-32 W.	misc	3 to 7-sty	154.2x98.9	Joseph P. Day	Sept. 25	127,500	...	115,000*o
5th av sec 73d st.	vac	...	77.2x130	Joseph P. Day	Sept. 18	660,000	91,087	513,000*o
16th st, 5-7 E.	loft	10-sty	50x92	Henry Brady	Sept. 18	265,000	204,895	175,000*
104th st, 111-7 W.	tnt	6-sty	88x100.11	Joseph P. Day	Sept. 11	150,000	140,292	118,423*
5th av, 259.	loft	5-sty	49.4x100	Samuel Marx	Sept. 11	420,000	355,385	325,500*
Audubon av, 440-50.	tnt	6-sty	189.9x75	Charles Shongood	Sept. 11	240,000	250,000	198,750*o
17th st, 249-55 W.	whse	6-sty	97.11x92 irreg	Joseph P. Day	Aug. 21	300,000	250,000	229,000*o
19th st, 122-36 W.	misc	1-sty	100x173 irreg	Joseph P. Day	Aug. 21	...	...	121,000*o
6th av, 289-303.	str	4 & 6-sty	303.8x100 irreg	Joseph P. Day	Aug. 21	...	...	1,200,000*o
Wooster st, 179-83.	loft	7-sty	74.8x100	Henry Brady	Aug. 14	120,000	143,000	135,000*
178th st, 600 W.	tnt	6-sty	94.11x100	Joseph P. Day	Aug. 7	190,000	194,983	187,082*
Broadway, 428-432.	loft	6-sty	51.10x98 irreg	Joseph P. Day	Aug. 7	295,000	338,852	300,000*
St. Nich. av, 1364-74.	tnt	6-sty	100x100	Joseph P. Day	July 31	185,000	184,505	170,000*
Bleecker st, 402-16.	loft	5-sty	191.8x87.8 irreg	Joseph P. Day	July 31	...	...	111,000e
111th st, 517-23 W.	tnt	6-sty	100x100.11	Joseph P. Day	July 24	183,000	171,402	120,000*
7th av, 328-32.	tnt	4-sty	74.7x99.3	Joseph P. Day	July 24	144,000	134,571	120,000*
27th st, 334-42 E.	fact	4-sty	130x197.6 irreg	Bryan L. Kennelly	July 24	204,000	180,162	175,000*
22d st, 140-4 W.	loft	12-sty	62.6x98.9	Henry Brady	July 24	258,000	276,136	270,000*
Broadway, 3860-6.	tnt	6-sty	99.11x99.10	Joseph P. Day	July 17	212,000	52,122	180,000*
Broadway, 4180.	tnt	6-sty	91.2x115.9	Joseph P. Day	July 17	190,000	192,119	175,000*
29th st, 135-41 W.	loft	12-sty	60.6x98.9	Samuel Goldsticker	July 17	263,000	262,365	230,000*
Audubon av, 220-34.	tnt	6-sty	199.11x100	Henry Brady	July 17	344,000	320,500	285,200*
Lexington av, 2075-87	tnt	6-sty	99.11x60	Joseph P. Day	July 10	115,000	112,184	101,205*
28th st, 49-55 W.	loft	4-sty	83.2x98.9	Joseph P. Day	June 19	362,000	150,000	325,000*o
7th av, 501-511.	gar	2-sty	98.9x244	Charles A. Berrian	June 19	776,000	544,543	556,000*o
124th st, 546 W.	tnt	6-sty	100x100.11	Samuel Marx	June 12	200,000	...	190,000*
Broad st, 46-52.	office	20-sty	110.9x43.7	Bryan L. Kennelly	June 5	1,900,000	1,721,042	1,500,000*
44th st, 15-7 W.	loft	12-sty	50x100.5	Herbert L. Sherman	May 29	...	406,137	411,578*
14th st, 58 W.	str	5-sty	28x103.3	Samuel Marx	May 22	120,000	123,670	100,000*
150th st, 608-10 W.	tnt	6-sty	130x99	Daniel Greenwald	May 22	195,000	171,265	150,000*
142d st, 102-4 W.	tnt	6-sty	100x100	Joseph P. Day	May 15	108,000	136,407	125,000*
Pinehurst av, 90.	tnt	6-sty	109.9x112.10	Joseph P. Day	May 15	220,000	190,785	181,695*
5th av, 73.	loft	11-sty	38.6x100	Joseph P. Day	May 15	450,000	406,129	350,000*
148th st, 412-20 W.	tnt	6-sty	100x99.11	Samuel Marx	May 15	155,000	153,527	140,000*
Riverside dr, 468.	tnt	9-sty	100x100	Joseph P. Day	May 8	440,000	398,416	386,000*
Broadway, 832-4.	loft	10-sty	48x95.4	Bryan L. Kennelly	May 8	250,000	297,438	280,000*
Lenox av, 170-8.	tnt	8-sty	100.11x85	Joseph P. Day	April 24	...	...	12,255,000**b
5th av, 257.	str	5-sty	24.7x100	Joseph P. Day	April 24	230,000	212,483	175,000*
173d st, 555 W.	tnt	6-sty	100x100	Joseph P. Day	April 24	226,500	232,071	229,000*
10th st, 13-9 E.	tnt	6-sty	97.6x60	L. J. Phillips & Co.	April 24	170,000	160,776	154,728*
178th st, 604-10 W.	tnt	5-sty	100x99.11	Joseph P. Day	April 10	220,000	198,577	193,000*
Amsterdam av 1519-23	tnt	6-sty	56x100	D. Phoenix Ingraham	April 10	102,000	137,603	120,412*
31st st, 120-2 W.	loft	7-sty	40x123.6	D. Phoenix Ingraham	April 10	100,000	140,671	114,851*
2d av, 156-60.	rest	4-sty	65.7x125	Joseph P. Day	April 3	140,000	137,153	105,000*
5th av, 85.	loft	11-sty	49x116	Joseph P. Day	March 27	89,500	137,523	100,000*
179th st, 815 W.	tnt	5-sty	100x150	M. Morgenthau, Jr.	March 27	175,000	610,925	575,000*
Liberty st, 120-2.	office	12-sty	45.2x112.10	Bryan L. Kennelly	March 27	185,000	202,349	197,956*
Mt. Morris Pk W 35-8	tnt	6-sty	100.11x100	Henry Brady	March 20	474,900	464,425	425,000*
5th av, 206.	loft	4-sty	28.2x112	Henry Brady	March 20	225,000	149,177	147,500*
De Peyster st, 24-6.	office	7-sty	81.5x57	Joseph P. Day	March 6	305,000	267,434	250,000*
58th st, 5 W.	office	7-sty	20x100.5	M. Morgenthau, Jr., Co.	March 6	195,000	184,011	158,500*
153d st, 445 W, etc.	tnt & vac	6-sty	123.3x188	Samuel Goldsticker	Feb. 27	110,000	...	103,637*o
28th st, 141-3 W.	loft	12-sty	46.3x98.9	L. J. Phillips & Co.	Feb. 27	257,500	237,348	241,000*
51st st, 11 E.	dw	6-sty	27.6x100.5	Joseph P. Day	Feb. 20	196,000	200,477	171,000*
37th st, 4-6 W.	loft	6-sty	43x98.9	Samuel Marx	Feb. 20	210,000	242,446	200,000*
181st st, 854 W.	tnt	6-sty	114.4x114	Bryan L. Kennelly	Feb. 6	238,000	279,758	215,000*
Madison av, 1959-61.	office	3-sty	119.5x89.6	Henry Brady	Jan. 30	200,000	200,781	193,500*
5th av, 302.	str	4-sty	29.4x100	Samuel Marx	Jan. 23	192,000	154,395	132,000*
Pine st, 7.	office	11-sty	21.1x73.9	Samuel Marx	Jan. 23	608,000	427,627	350,000*
82d st, 26 E.	tnt	5-sty	35x102.2	Joseph P. Day	Jan. 16	270,000	161,700	160,000*
24th st, 13-5 W.	loft	11-sty	52x98.9	Herbert L. Sherman	Jan. 16	180,000	155,563	115,000*
21st st, 136-40 W.	loft	12-sty	69x92	Samuel Goldsticker	Jan. 16	246,000	250,230	205,167*
21st st, 132-4 W.	loft	12-sty	46x92	Joseph P. Day	Jan. 9	267,000	264,332	262,000*
191st st, 601 W.	tnt	6-sty	100x100	Joseph P. Day	Jan. 9	177,000	164,592	163,000*
192d st, 600 W.	tnt	6-sty	100x100	Joseph P. Day	Jan. 9	175,000	189,408	189,000*
113th st, 200 W.	tnt	7-sty	100x75.11	Joseph P. Day	Jan. 9	175,000	189,403	189,000*
Park av, 929-31.	tnt	12-sty	53.3x100	M. Morgenthau, Jr.	Jan. 9	185,000	141,113	141,650*
				D. Phoenix Ingraham	Jan. 2	290,000	346,797	294,720*

* Purchased by plaintiff or other party in interest at foreclosure sale. ** Purchased by outside buyer in foreclosure sale. P Partition sale. o Purchased by outside buyer in bankruptcy sale. b Purchased by parties in interest at bankruptcy sale. e Executor's sale. * Bid in by parties in interest at executor's sale. * Bid in by parties in interest at partition sale. **b Aggregate amount bid by parties in interest for properties of New York Real Estate Security Co. NOTE. The date given is date of publication in Record and Guide.

FUTURE TREND OF BUILDING MATERIALS

Why Prices Should Continue to Advance—Construction Progress Greater Than Ever Before—Quotations Compared

THERE never has been a year like the one just closing in the building material market. It started in despair. It ends on the heights of hope. It began with heavy mill supplies. It closes with reserves at the lowest levels. Opening with extreme low prices, it passes into history with prices at highest points ever known and still the maximum has not been reached. It has been a year of contradictions. It also has been a year of prophecies more than fulfilled.

On Jan. 30 the Record and Guide predicted exactly what has taken place. It stated that the big men of the industrial and commercial world foresaw what was coming. It told the dealers of this city and vicinity to prepare themselves. It spoke of the expected drop of commodity prices to extreme low levels, followed by a sharp recovery. It told the story of the fall and rise in realty. When times were darkest and when the average business man could see no hope, the Record and Guide foretold the rise of prices which have since been recorded, the scarcity of mill supplies, the difficulty of getting extended contracts and the general prosperity brewing, but not apparent, except to those who had the inside information. The Record and Guide had it and told the facts. Some benefited. Others are paying high prices and are finding themselves checkmated where they would have been active projectors to-day with considerable profit had they read and heeded instead of perusing and pooh-poohing.

Common Brick.

But the facts are here. January found the best Hudson River brick selling at \$5.75 a thousand. To-day the best Hudson common brick cannot be bought for less than \$8.50 and some of it is being held for \$9, with no quotations being made at all on brick under cover. Raritan common brick, which last January was selling for \$5.50, is not being quoted at all. Nominal bases are \$7.75, but dealers are paying prices closely following Hudsons. Last January there were 600,000,000 common brick in store up the river. To-day there are barely 400,000,000 and most of this is being held for higher spring prices. Last year no manufacturer was in the market for machinery. This year many of them are, but they cannot be sure of deliveries before September, 1916. The plants that formerly made brick-making machinery are now handling war contracts. A year ago there was no question about getting all the brickyard labor the manufacturers wanted at low prices. To-day it is a very serious question whether the South will be able to supply the thousands of laborers needed to man the yards next spring.

One year ago there was little building being projected. For the entire year 1914 there were only \$126,000,000 in new buildings projected in this city. As 1915 closes the total quantity of new building construction will exceed \$160,000,000. To this must be added about 38 per cent. of last year's plan filings that did not go ahead, but are now considered active.

Portland Cement.

In the latter part of December, 1913, and the first part of January last year Portland cement was in a weak market with nominal quotations at \$1.58 a barrel, New York, or 95 cents, mill. Since then it has been as low as \$1.23 or 60 cents, mill. To-day it is selling here stiff at \$1.67. This is equivalent to \$1.05, mill. Twelve months ago prices were being shaded. To-day they are being closely held. It is not possible to hold

YEAR'S PRICE CHANGES.

1914	DECEMBER	1915
\$5.75	Common Brick	\$8.50
1.58	Portland Cement	1.67
2.15	Window Glass	2.95
1.15	Wire Nails	2.00
1.35	Common Lime	1.60
21.00	Yellow Pine	26.00
.45	Cow Bay Sand	.45
11.00	Structural Steel	20.69
.85	Crushed Trap Rock	1.10

any manufacturer to the nominal level and many companies are not taking business at that level for longer than thirty days. Some companies are seeking supplies from other mills to meet current orders and finding little accommodation.

May Pass 100,000,000 Barrel Mark.

The Record and Guide is enabled to predict that before the first of April the mill price will be nearer \$1.25 a barrel in the Lehigh valley, that by autumn the price will be even higher than that and that by the middle of the summer of 1917 the 103 American Portland cement mills will hardly be able to take care of demand. This statement is based upon the new policies of leading conservative companies with respect to present day selling, reserve conservation and efforts to improve manufacturing equipment so as to cut down overhead charges in anticipation of better shipping conditions under an American merchant marine that will permit American cement to be shipped to Europe and South America without paying exorbitant freights to foreign-controlled ships.

These prophecies hinge upon the assured passage of the preparedness bills at Washington, the heavy road and municipal construction works under contemplation, abnormal building requirements and possible export business. The year 1915 will have produced about 95,000,000 barrels of Portland cement. In 1916, according to present prospects, American cement mills will have rounded out the 100,000,000-barrel mark and will be reaching well on toward the country's total present possible output of 115,000,000 barrels. There is no hope of a reaction in cement prices. Natural cement in this market probably will be quoted at \$1 a barrel before spring is well under way.

Glass.

Window and plate glass have shown considerable stiffness in the last year in line with other commodities entering into building construction. It is up to the United States to supply the world. What little is coming in from Australia cannot be counted and after the war this will go toward English markets. The American glass interests have been operating in the present season at heavy capacities, but instead of discounts being advanced, in line with what normally would be a cheapening of the product under the rate of production now going on, discounts are being lowered, making the price to dealers and, in consequence, to builders, higher. The progress being made in the window glass department shows a gradual increase in price since 1895 except in the last five years. In 1910 the jump was made for American single, AA 25, black, per 50 square feet to \$2.93, falling back in 1911 to \$2.25, in 1912 to \$2.24, in 1913 to \$2.17, and in 1914 to \$2.15. This year the average jumped to \$2.95, or higher than ever before known, and new dis-

counts are expected at any time bringing the price nearer \$3.

Plate glass is even more active on the upward turn. As the year began the city discounts were 90-40 and 30. To-day they are 90-30 and 10 per cent. There is no mistaking the future of this market in the light of these facts.

Hardware.

Classing all the equipment of the average building under the general name of hardware, it might be said that the situation this year is very different from what it was one year ago. At that time discounts were ragged. It was a buyer's market. Buying was not active and even the district hardware dealers were purchasing only from hand to mouth. To-day, reflecting the abnormal conditions prevailing in structural, steel and iron markets, the price of everything from butts to nails and from steel beams to iron bars for reinforcement purposes, the situation is abnormally tense. Prices generally have advanced out of all precedent. Early in the year there was a radiator war. Prices were cut. To-day the market is even for all makes, and quotations have advanced from ten to thirty per cent. Under the proper heading a recounting of the steel market is given. Here it may suffice to state that wire nails are up markedly. In January last year some sales were being made to the larger jobbers on the basis of \$1.15 f.o.b., Pittsburgh. To-day \$2 is the base.

Lime.

January opened with an advance of fifteen cents in the price of lime, following the standardization of the unit package, or a 300-pound instead of a 200-pound barrel. This brought the price up to \$1.55. During the year there has been a great deal of shading. There were times when this level was only nominal. To-day the market is stiff and the best grades are bringing \$1.60. This is the one commodity that has not kept pace with the general uplift in prices that has featured practically all the basic building materials, but the Record and Guide is informed that probably by the first of spring there will be a general advance that will put this commodity in line with others.

In this connection it might be added that plaster has also been in a fluctuating market during the last year. Gypsum has been in a price war of considerable bitterness, but with a base of \$8.50 and \$9 a ton there are evidences that this price will move to higher levels in the near future, partly because of a marked foreign demand for magnesite block.

Lumber.

Aggregate changes in lumber prices during the last year have been remarkably moderate in the light of advances in other lines. This may be accounted for in part, at least, by the opening of the Panama canal, which threw the Eastern market open to Oregon and Western fir and other lumber. On Jan. 1 hemlock, Pennsylvania base, f.o.b. Penn., was quoted at \$24.50. On the first of this month it was quoted at \$21.50. Inch and a half slab lath was quoted a year ago at \$3.60 and now at \$3.75. Random spruce, eastern, delivered New York, was quoted at \$27 to \$29 last January for ten and twelve-inch. Current lists show no change. Yellow pine Marchantable, 1905, sold last December for \$21 in the wholesale market here, whereas to-day it is bringing \$26.

North Carolina pine is \$2 lower. Prices for 12x2 1/4-inch last year at this time was bringing \$27 as against \$25 now. Ceiling of 13/16 size and practi-

cally all widths shows, on the other hand, a gain of \$2, the list of last year showing \$25.50 as against \$27.50 this year. All hardwoods are stiffly held.

Sand.

Another department that has shown little change from last year is that for sand. Prices last year were 45 cents a cubic yard for screened Cow Bay products as against 45 cents today. There is every indication, however, that another advance will take place before long. Moulding sand is very much higher. All emery is at practically a prohibitive price since Turkish emery cannot be obtained and domestic emery is not suitable for all purposes in which emery is used. Quotations are not being made on imported emery. French moulding sand can bring from \$9 to \$25 a cask, depending upon stocks in dealers' hands.

Steel.

No department has had a more meteoric career during the last twelve months than structural steel. Many of the changes reported in other building departments are merely reflections from the remarkable gyrations of this commodity during the last twelve months.

Last January new orders were exceedingly light. Construction work had fallen off in 89 out of 127 cities. Pittsburgh base was 1.10 cents a pound on Jan. 1. To-day quotations are minimum at 2.096 cents and predictions are freely made that higher levels will be quoted before the second quarter. Pig iron has reached the 20-cent level. In fact, it is common report that second quarter structural steel deliveries are even now bringing more than 2 cents.

Stone (Crushed).

Crushed stone, in line with all other commodities entering into the general classification of concrete ingredients, has shown a stiffness this year that is unmistakable. One year ago this commodity was selling in this market for 85 and 90 cents. To-day the best possible trap rock price is \$1.00@\$.1.10 a cubic yard in 500 cubic yards, along side of dock, and the indications are that it will go higher.

General building stone quotations, including slate, have not felt the impetus in building construction to the extent that some other commodities have. The element of the shortage of labor, higher cost of production, war conditions affecting foreign marbles and difficulties attendant upon shipments have been contributing factors in stiffening conditions. Authorities in this department look for the biggest price changes after the 1916 building season opens.

The Aggregates.

Bradstreet's, summarizing the trend of all commodities entering into industrial, commercial and economic conditions throughout the country, says:

"Tracing the course of commodity prices nowadays is not difficult because the trend is all one way, and that is upward. This has been the situation since last September. It was then recognized, and still is, that the war's influence was bound to bring forth a steadily ascending level of prices. Little relief from high quotations need be expected. The ratio of advance in one month, from Nov. 1 to Dec. 1 was 2.6 per cent., which increase follows one of 4 per cent. in the preceding month."

The index figure covering all commodities for December, 1915, was higher than ever before known since 1903, when compilations began to be kept. The December index was 10.6473 and the nearest to that was November, which reported an index number of 10.3768. The relation of this figure to building materials may be stated as follows:

On Dec. 1, 1914, the index figure for all basic building material prices in the aggregate was .0821. On Oct. 1, 1915, it was .831, on Nov. 1, 1915, it had reached .0840 and on the first of December it had gone up to the alarming position of .0890, with every prospect in the light of expected advances of passing .0900 by the turn of the year.

It remains to be pointed out that national construction reported in war-

scared 1914 was \$771,660,173 as against \$878,726,147 in 1913. National construction for 1915, with estimates made of plan filings up to the first of January indicate a total in excess of \$807,710,000.

There is a demand for new building shown here that can have no other interpretation than that the present ascending movement of building material prices is to be maintained for a year, at least.

NINE YEARS OF CONSTRUCTION IN MANHATTAN AND THE BRONX

MANHATTAN.			BRONX.		
1907.			1907.		
Total No. of Bldgs. Proj.	No. of Bldgs.	Total Estimated cost.	Total No. of Bldgs. Proj.	No. of Bldgs.	Total Estimated cost.
931	931	\$73,028,350	1,923	1,923	\$20,070,544
Lofts	132	11,297,200	Lofts	63	814,700
Offices	61	21,116,500	Offices	4	39,500
Apert. Houses	309	27,081,500	Apert. Houses	373	8,963,700
1908.			1908.		
607	607	\$79,209,826	1,797	1,797	\$20,015,555
Lofts	143	9,480,100	Lofts	94	1,260,100
Offices	46	34,980,050	Offices	12	266,000
Apert. Houses	210	25,925,500	Apert. Houses	870	29,252,500
1909.			1909.		
940	940	\$122,139,062	2,241	2,241	\$37,776,210
Lofts	220	30,086,450	Lofts	55	235,700
Offices	34	12,656,750	Offices	4	12,100
Apert. Houses	459	70,041,000	Apert. Houses	437	10,642,706
1910.			1910.		
781	781	\$92,925,369	2,026	2,026	\$44,034,405
Lofts	230	30,534,700	Lofts	127	1,205,450
Offices	44	12,390,600	Offices	23	640,875
Apert. Houses	208	36,923,000	Apert. Houses	971	34,920,000
1911.			1911.		
840	840	\$98,537,275	1,357	1,357	\$22,837,060
Lofts	175	20,943,100	Lofts	93	971,375
Offices	51	19,591,800	Offices	28	710,000
Apert. Houses	194	29,178,000	Apert. Houses	372	14,500,000
1912.			1912.		
757	757	\$116,325,135	1,310	1,310	\$34,644,400
Lofts	156	29,864,200	Lofts	66	734,950
Offices	48	30,501,000	Offices	17	740,875
Apert. Houses	182	30,452,000	Apert. Houses	607	25,193,500
1913.			1913.		
553	553	\$70,074,585	823	823	\$20,057,689
Lofts	73	13,658,000	Lofts	40	266,750
Offices	20	19,790,000	Offices	11	88,225
Apert. Houses	158	22,267,200	Apert. Houses	330	14,950,851
1914.*			1914.		
396	396	\$44,615,065	708	708	\$16,259,782
Lofts	59	9,284,000	Lofts	44	329,800
Offices	14	7,190,000	Offices	9	102,150
Apert. Houses	133	18,916,000	Apert. Houses	269	12,226,000
1915*			1915.*		
485	485	\$63,496,300	936	936	\$27,267,600
Lofts	60	18,618,500	Lofts	55	351,600
Offices	21	4,962,000	Offices	5	126,200
Apert. Houses	185	3,395,500	Apert. Houses	474	22,012,000

*1915 figures up to and including Dec. 30.

*1915 figures up to and including Dec. 15.

DEEDS AND MORTGAGES FILED DURING LAST SIXTEEN YEARS

MANHATTAN CONVEYANCES.			MANHATTAN MORTGAGES.		
Year.	No.	Amount.	Year.	No.	Amount.
1900	9,947	\$96,848,579	1900	10,699	\$234,546,052
1901	10,371	143,249,517	1901	10,870	265,471,153
1902	12,850	128,037,736	1902	10,932	277,758,409
1903	14,005	101,713,606	1903	11,983	255,764,997
1904	16,356	63,273,053	1904	15,207	296,034,188
1905	21,744	78,574,235	1905	20,318	473,204,658
1906	20,113	63,788,897	1906	18,349	380,736,910
1907	12,054	46,957,390	1907	11,765	310,266,876
1908	9,865	41,211,503	1908	8,678	271,661,427
1909	10,679	46,729,942	1909	9,273	308,250,903
1910	9,941	48,301,278	1910	8,042	304,549,779
1911	9,092	45,007,144	1911	7,166	295,748,432
1912	8,690	56,722,357	1912	6,003	285,429,930
1913	7,670	40,527,760	1913	4,844	170,448,060
1914	7,158	33,684,192	1914	3,973	118,644,880
1915	6,751	52,352,385	1915	4,286	98,645,036

BRONX CONVEYANCES.			BRONX MORTGAGES.		
Year.	No.	Amount.	Year.	No.	Amount.
1900	4,634	\$11,027,679	1900	4,211	\$36,582,744
1901	4,216	10,808,748	1901	3,787	19,908,297
1902	4,415	9,614,686	1902	3,396	17,394,254
1903	4,644	7,361,989	1903	3,541	16,700,183
1904	8,017	11,891,807	1904	6,118	35,689,171
1905	12,873	12,605,637	1905	10,178	85,468,481
1906	11,927	8,092,601	1906	9,276	65,233,404
1907	8,864	7,017,783	1907	7,827	68,713,799
1908	7,523	5,759,127	1908	7,074	43,019,639
1909	7,304	4,469,421	1909	7,682	65,943,483
1910	6,966	6,249,250	1910	6,712	61,317,429
1911	7,111	5,028,200	1911	6,039	59,502,375
1912	7,716	9,953,768	1912	5,894	52,840,291
1913	7,558	6,373,739	1913	5,559	38,993,497
1914	6,028	6,636,156	1914	3,631	30,534,372
1915	5,661	7,613,168	1915	3,481	31,016,217

BROOKLYN CONVEYANCES.			BROOKLYN MORTGAGES.		
Year.	No.	Amount.	Year.	No.	Amount.
1900	15,814	\$25,101,230	1900	12,534	\$53,050,780
1901	16,231	24,127,386	1901	12,343	67,889,940
1902	18,440	26,543,419	1902	13,061	59,682,730
1903	21,959	24,896,452	1903	16,334	70,565,822
1904	30,830	26,992,910	1904	24,464	107,933,656
1905	41,788	28,339,803	1905	36,457	192,565,393
1906	46,218	26,615,524	1906	39,420	162,574,512
1907	32,575	19,011,059	1907	33,034	139,683,056
1908	27,043	17,191,412	1908	25,444	90,886,879
1909	27,897	13,884,334	1909	29,949	106,881,086
1910	26,815	13,078,528	1910	24,552	107,070,325
1911	25,346	13,115,669	1911	22,088	96,213,669
1912	24,651	13,412,754	1912	19,434	79,943,485
1913	23,668	13,357,404	1913	16,926	67,724,782
1914	22,095	17,810,772	1914	16,313	67,054,240
1915	22,737	14,056,702	1915	17,716	71,706,401

BUILDING MATERIAL FUTURE PROMISING

Ernest R. Ackerman Points Out Need for Adequate National Merchant Marine—Big Men are Optimistic

BIG men are seldom chronic optimists. That is why their opinions are usually sought at the beginning of a new year, the eve of great movements or upon the morning of grave disasters. It is not because they have unusual occult powers of seeing into the future that their views are asked for at times like these, but because as presidents and managers of great corporations they have at their command sources of information that is not possessed by more modest business men.

The president of a big steel corporation goes into the market for pig iron for delivery here, for instance, six months or a year hence. He finds that quotations are hard to get. If he obtains them they will be higher than current prices. He wants to know why. His secret avenues of information bring him the news that there is a great pig iron buying movement under way. Options have been obtained on certain kinds of iron. Then he knows that machinery interests have been active in anticipation of unusually heavy orders. He turns to his coal and coke contracts and finds that heavy advance options have been taken there. He goes into the ore market and finds that there is a strange tightness in that direction.

So when the Record & Guide representative asks his opinion of the prospects for the new year, his statement is based upon the prospects for new business as he has found them in his search for supplies with which to carry on his own business.

Prices are high for three reasons: Supply, demand and manipulation. The two former causes obtain today. It is not economically profitable for manufacturers to manipulate prices in this day of Federal Trade Commissions and legislative investigating committees. Therefore, the trend of prices in building materials is a very fair barometer of the volume of 1916 business. It shows that there is not only a demand but a limited supply. In another department of this issue the facts as they exist in the building material market today are given.

Ernest R. Ackerman, president of the Lawrence Portland Cement Company, former treasurer of the American Association of Portland Cement Manufacturers, director of the Central Railroad of New Jersey, individual member of the Chamber of Commerce of the United States, and delegate representing all the Portland cement manufacturers of the country at the recent International Trade Conference, said:

"In a few short months this nation has stepped out of soup kitchen poverty to railroad freight embargo prosperity. It is no longer a question of finding work for men, but men for work, which, incidentally, accounts in large measure for the higher prices of materials.

"Naturally, the question arises as to how long this prosperity is to last. I believe that it is to be of longer existence than many of us now believe. There is one great possibility right now that is open to every business man doing business with middle western houses. That is to make it plain, by business letters, by labels, by rubber stamps, through conventions, circulars, advertising and every other way, to get the same kind of enthusiastic endeavor and determination to force Congress to provide an adequate merchant marine to take care of the commodities we manufacture out of our full-running mills. Secretary Redfield tells us that there is a home market for only seven months' productive capacity of the merchandising mills of this country when running at maximum.

When these mills run twelve months there is "over-production" for home consumption and we need export markets. Just so long as the menace of over-production exists and export markets cannot be reached periods of prosperity will be limited. Given an adequate merchant marine the nation can find an export market for the other five months of our maximum mill capacity and we can then have permanent prosperity."

Robert Beck, president of the Interstate Mantel & Tile Dealers' Association: "The year 1916 will be one of the biggest we tile men have ever had. We look for better prices, heavier demand for vitrified clay tile, mosaics and faience. This is because the country is generally prosperous and prosperity makes for the erection of better fireproof buildings."

C. J. Curtin, president, Farnham Cheshire Lime Co.: "I believe the next year is going to be a good one for all building materials, unless complications between this and foreign countries arise and unless the price of cement and brick are not forced up to unsound levels. I have been watching with more or less alarm the rapid increase in the price of brick and cement and while I want to see both these lines sold at a profit-taking basis, I can see danger in too high prices. Such a condition would certainly scare off a number of builders. If costs of building materials can be kept within reasonable limits and real estate continues to absorb the great amount of money lying around New York waiting for investment, I can see no reason why we should not have a very good year in 1916."

W. G. Cornell, president, the W. G. Cornell Company, heating, ventilating and plumbing contractors: "I can see a good building year ahead. There is an inquiry that is most gratifying. Demand for new building is developing. I can see more activity, perhaps, in large cities outside of New York, notably in New England and in the South and Middle West, but New York is on the eve of a tremendous industrial and commercial expansion, which will mean new buildings."

Elbert H. Gary, president of the United States Steel Corporation: "I am very optimistic regarding the coming year."

Wright D. Goss, president, the Empire Brick & Supply Company: "It is hard to be optimistic about common brick for any period in the future because the experience of brick manufacturers in the recent past has been such as to counsel conservatism, but I do think that the outlook is much brighter for our industry than it has been in some years. I believe building will be active this year in this city and vicinity. At any rate, we have had so many dull years that we may well be pardoned for feeling a little better and more hopeful even though our predictions should not be wholly realized."

William K. Hammond, dean of the Hudson River Brick Manufacturers: "One year and a half ago, at the outbreak of the war, I made some predictions. They included the statement that this city would be the financial center of the world. My predictions have been fulfilled a little before I expected them to be. The result is that everyone, whether he be Pittsburgher, Birminghamite or New Englander, who has had anything to sell has been making money. This means that he has had to have a place to invest that part which was not needed in his business. The great demand has made more surplus than he has had to dispose of in some time. Consequently, he has been desirous of investing in New York real estate. That means that there is a better demand for building. I would like to add that one

of the contributing factors making for this improving tendency to invest in New York real estate is that the Federal Reserve Banking law has proved its value in that it has made hoarding in prosperous times impracticable and has thus made investments in real estate more secure. The next year will be one of unprecedented prosperity."

John B. Rose, president, the Greater New York Brick Company: "The demand for brick has exceeded the expectations of the manufacturers along the Hudson river during the last three months, but I am glad to say that there is enough brick on hand in the yards along the Hudson river to take care of all reasonable demands. I look for a fair year for building materials."

H. G. Thomas, suburban sales manager, National Fireproofing Co.: "There is a most gratifying return to prosperity indicated in suburban inquiry for hollow tile building and partition blocks. The propaganda that has been spread in favor of really fireproof construction for so many years is beginning to bear fruit, for all the suburban boards of education are now making use of hollow tile compulsory in school buildings. There has been so much suburban building held up in recent years because of tightness of finances that it is very apparent that next year's building progress will be unusually great."

Arthur W. Tuthill, manager of the red brick department, Sayre & Fisher Company: "The demand for common brick, the shortage of labor and the improving demand for new buildings in this city and vicinity makes it apparent that good times are about to return."

B. F. Wallace, president, B. F. Wallace & Co.: "The outlook as far as various kinds of machine shop supplies are concerned, especially as they relate to building equipment is such as to indicate a movement far in excess of normal. Take ordinary grades of molding sand, for instance, and you will find that there is such a demand for this commodity that prices today cannot be depended upon as being the price current tomorrow."

M. D. Wandell, secretary and sales manager, the N. Y. Trap Rock Company: "Crushed stone, like other building commodities, has advanced in price. I make no prophecy regarding the future, but I have put up our prices here ten cents within the last week and I have found the trade so anxious to get stone at that level that it seems probable that this is not the maximum. There are only two companies now operating and the demand for crushed stone as a concrete ingredient is such as to make me believe that cement and all its allied components is in for a mighty prosperous year. I think the average building investor will not be frightened off by high prices of building materials. If there is a demand for rentable space, the mere matter of an extra five per cent, even, on his building cost, will not deter him if there is sufficient call for space in his building to make it pay him for the extra cost."

William S. Mallory, president of the Edison Portland Cement Company: "Prospects for building during 1916 are better than any time since 1905 and 1906. However, at that time there was small over-capacity to manufacture as compared with conditions today, so while I expect a record year in shipments, provided we do not have extensive coal, railroad and building strikes, I doubt that the demand can absorb the capacity to manufacture."

WHEN THE WAR IS OVER—WHAT?

Current Events Portend a Continuous Construction Period—Reasons Why Building Prosperity Is Felt

CONSTRUCTION in 1916 and 1917 promises to be without parallel. Finance, credit and the remarkable condition of the building material market prove the presence of prosperity. The improving demand for rentable space establishes its foundation, and the most gratifying feature about it is that it is general and not merely local.

The story of the depression existing prior to August of this year is too well known. Few realize what has been happening in the last five months. From January 1, until the huge credit of half a billion dollars was established in this country for the Allies, practically every industry associated with building construction was being operated on reactionary bases. Whether the extension of credit to America's biggest customer was ethically or morally right or wrong, the fact remains that August showed a resumption of 13.7 per cent. over plan filings for August of a year ago, September showed a gain of 30.5 per cent. over the same month last year, October developed a gain of 37.9 per cent. over the identical month of 1914 and November developed a gain of 55.5 per cent. in national plan filings. In each case New York showed improvement.

There is not the slightest doubt that the initial impetus to the improvement in national building construction was due to the demand on the part of mills catering to war supplies for more room. The city of Bridgeport, Conn., added 22,000 skilled artisans to its population in a few months and erected under forced conditions new factory buildings aggregating almost \$3,000,000 in value. This is only one typical New England manufacturing city.

It is estimated that \$2,000,000,000 has been paid out in wages and additional building costs, machinery and supplies directly traceable to war munitions and manufacture of equipment since January, 1915. This money has passed through the hands of a large percentage of the 16,613 architects, 174,422 builders and building contractors, 135,000 electricians and electrical contractors, 14,514 mechanical engineers, 52,033 civil engineers and 17,000 building material manufacturers, making a general distribution of 409,382 employers, who, after taking their profits, have passed a liberal share on to labor which has been accorded higher wages and shorter hours.

Normal national value of annual production of building materials exclusive of equipment totals \$1,495,544,120. Government authorities estimate that this year's total will be extended to \$2,500,000,000, at least.

If that fact develops, it will be easy to see why there is a mill shortage of building materials at this time. This demand, as has been stated, began only in August. Prior to that period every manufacturer was suffering from shaded prices and keen competition. Sick of the routine work of making standard building commodities for little or no profit, they reduced expenses by shutting down their capacities from thirty to seventy-five per cent.

Labor is better employed than it has been in seven years. There is an actual shortage of unskilled labor. The salaried staffs of large corporations released because of the depression in many lines a half year ago are now in employment. New help has been taken on. Savings bank accounts are being added to in-

stead of being withdrawn. This has released money for building mortgages and building operations.

The Bigger Side.

But there is a bigger side to it, namely, that relating to large mercantile expansion and its ultimate effect upon building demand.

There is not the slightest question but that renting conditions are improving in all the leading cities. Here in New York there is a demand for loft and office space that is changing the policies of renting agents. Concessions are not now so easy to obtain. Firms that closed their offices and took their executive departments to out-of-town mills to cut down expenses are opening in New York again and in many cases are taking larger space. Idle space in the old wholesale district is being taken up by manufacturers as storage places to make way for munition work that brings a high immediate profit. The stored goods awaiting order here will avoid risk of railroad cluttering next spring or after the war.

Every contractor and building material interest is wondering what effect a sudden termination of the war will mean. Conjecture is running rampant. Some predict panic. Others predict retraction. Others confidently look for uninterrupted prosperity.

Based upon economic cycles as shown in the accompanying chart, we are in line for at least the usual seven fat years following seven lean ones. But placing prognostication upon more concrete material it might be stated that the saving factor and the most positive agent in assuring permanence of prosperity is that few lines are over-produced. Here was the danger in 1909 and it was the stumbling for the embryonic prosperity of early 1912. Everybody had an abundance of manufactured materials and were ready to sell them at a discount.

Optimism the Rule.

To-day the opposite is the rule. Nobody, either now or after the war ends, should peace be declared between now and August, can or will be able to afford to sell even at basic prices ruling in 1912. It will not be possible to manufacture to excess because labor is already too scarce. The objection that the termination of the war will release large numbers of mill hands is set at naught by the fact that all war contracts are taken for a given number of years, mostly three, regardless of whether the war continues or not, and upon the termination of these contracts the United States Government will take care of war munitions output for a number of years in line with its pledged preparedness program. Imports will be offset by an increased export business in lines, notably cement, magnesite block, special building hardware, steel, iron and other products, thus keeping up a demand for commodities at home, especially if there is suitable tariff protection enacted to help insure our own industrial welfare.

Machinery the Keystone.

The national keystone in the arch of prosperity is machinery. It holds full control of the future industrial welfare of this country. Every machine shop of consequence has its capacity taken up to varying months in 1917. The manufacturer who would attempt to put in labor-saving machinery this year will find it almost impossible to get the equipment he wants. This will keep his output low, prices high and labor well employed.

With this condition obtaining there is

(Continued on page 18.)

NATIONAL PROJECTED BUILDINGS COMPARED.†

	1914	1913	Change per cent.
January—146 cities.....	\$45,999,862	\$55,514,979	D. 17.1
February—148 cities.....	51,376,112	62,784,999	D. 18.1
March—150 cities.....	85,610,997	83,388,638	I. 2.6
Total 1st quarter.....	\$182,986,971	\$201,688,616	D. 9.2
April—150 cities.....	\$83,364,426	\$97,405,899	D. 14.4
May—146 cities.....	82,761,751	86,809,963	D. 4.6
June—150 cities.....	85,532,913	82,999,953	I. 3.0
Total 2d quarter.....	\$251,659,090	\$267,215,815	D. 5.8
Total 6 months.....	434,646,061	468,904,431	D. 7.3
July—152 cities.....	\$82,857,507	\$78,786,703	I. 5.1
August—152 cities.....	62,976,175	65,703,443	D. 4.0
September—153 cities.....	53,356,994	79,730,232	D. 33.0
Total 3d quarter.....	\$199,190,676	\$224,220,378	D. 11.1
Total 9 months.....	633,836,737	693,124,809	D. 8.5
October—152 cities.....	\$52,212,491	\$66,141,492	D. 21.0
November—151 cities.....	43,882,352	50,648,911	D. 13.3
December—150 cities.....	41,728,593	68,812,935	D. 39.3
Total 4th quarter.....	\$137,823,436	\$185,603,338	D. 25.7
Total 12 months.....	771,660,173	878,728,147	D. 12.1
	1915	1914	
January—155 cities.....	\$45,764,309	\$49,944,341	D. 8.3
February—155 cities.....	45,769,864	52,177,227	D. 12.2
March—155 cities.....	75,250,465	85,795,424	D. 12.2
Total 1st quarter.....	\$166,784,638	\$187,916,992	D. 11.2
April—155 cities.....	\$79,469,221	\$84,565,850	D. 6.0
May—155 cities.....	85,513,438	85,212,713	I. .3
June—155 cities.....	67,542,904	86,458,820	D. 21.8
Total 2d quarter.....	\$232,525,563	\$256,237,383	D. 9.2
Total 6 months.....	399,310,201	444,154,375	D. 10.0
July—155 cities.....	\$71,569,657	\$83,640,692	D. 14.4
August—155 cities.....	71,803,460	63,448,824	I. 13.1
September—155 cities.....	69,777,282	3,443,480	I. 30.5
Total 3d quarter.....	\$213,150,399	\$200,532,996	I. 6.2
Total 9 months.....	612,460,600	644,687,371	D. 5.0
October—155 cities.....	\$70,254,657	\$52,535,818	I. 33.7
November—137 cities.....	65,057,543	41,727,404	I. 55.9
December—117 cities.....	*60,000,000	40,000,000	I. 33.3
Total 4th quarter.....	\$195,312,200	\$134,263,222	I. 32.8
Total 12 months.....	807,772,200	778,950,593	I. 3.5

† Courtesy Bradstreets.

* Record and Guide Estimate.

PRINCIPAL BUILDINGS TO BE ERECTED IN 1916

The Total Appropriation for Construction Represented by the Buildings in This List is Nearly \$68,000,000

Table with columns: Location, Class, Owner, Architects, Height, Est. Cost, Contractor. Includes sub-header MANHATTAN AND BRONX. Lists various building projects with their respective details.

BUILDERS LOOK FOR BETTER TIMES

Feel That 1916 Will See Turning Point and That Active Construction Era Will Commence With New Year

AMONG the general contractors in this city there is a strong feeling of optimism in regard to the outlook for an active season in 1916. Many operations which have hung fire for a year or more are becoming active now, and the prospects for much additional work are better than they have been for a period of years. The activity extends to all lines of the building trades and all should reap the benefit of the increased prosperity of the country at large. The excellent condition in financial circles and the large amounts of money made by industrial corporations during the last year has released great sums to be utilized for the construction of new buildings. If this condition continues, and there is every indication that it will, the building trades in this country, and particularly in the Metropolitan district, should enjoy one of the most prosperous years in the history of the business. Following are the expressions of opinions of a number of contractors who are in a position to know definitely the trend and the outlook for the future:

Paul Starrett, of the Geo. A. Fuller Co., said: "The building situation is most promising for next year. I do not look for a large increase in building operations in the Metropolitan district, but, in my opinion, the country in general, and especially the Middle West, Detroit, Cleveland, Toledo and cities in the South will experience a movement of considerable size. Factory and freight terminal construction will undoubtedly play an important part of the projected construction during 1916."

Louis J. Horowitz, of the Thompson-Starrett Co.: "There is a marked indication of a more active building business during 1916. This is especially true of structures of a commercial nature, and it is due to the general improvement in all branches of industry in the United States. Conditions during the last few years have not been what they should have been, but they are now better and rapidly improving. Although there has been a constant rise in the prices of structural materials and supplies, I do not think this fact will materially effect investors or prevent building operations from going ahead."

S. Milbank Cauldwell, of the Cauldwell-Wingate Company, builders: "In my opinion, we are entering 1916 with prospects of much greater activity in building construction than we have witnessed for several years. I look for a large increase in factory and loft structures."

John T. Brady, of John T. Brady & Co., builders, is optimistic on the building outlook for next year. In expressing himself Mr. Brady said: "There is a

better inquiry for buildings and every indication of a great improvement in the building trades in general. The demand for commercial structures is increasing steadily throughout the entire East. There may, however, be some delay in operations going ahead, caused by the tremendous orders at the mills for fabricated steel, which are being placed daily."

H. D. Best, H. D. Best & Co.: "I feel that we are on the eve of one of the best years in the experience of the building business. We will have a fine year in all branches of the trade. The last year was the best we have ever had

and the outlook for 1916 leads us to expect still better business."

T. H. Maxwell, Amsterdam Building Co.: "Prosperity will be the watchword for the building trades for 1916. There are present indications of a busy year ahead for all branches of the trade. This statement applies not only to the Metropolitan district and the East, but to the whole country at large. The new year will witness the erection of many handsome country houses, that is, homes costing \$100,000 or more. There will be more construction of this character than for many years past. In the city limits there has been a decided increase in projected work, particularly in loft and office building construction."

Edward Corning, E. Corning & Co.: "The feeling, at the present time, is distinctly better than it has been for some time, due largely to easier money market. Money is abundant and building loans at reasonable terms and in almost any amount are possible now. Against this the terrific advances in the prices of metals will surely act as a deterrent. This applies to fabricated steel, copper and galvanized metals especially. I know of projected operations which are likely to be held up for a long period of time unless this condition is reversed."

John H. Luth, Nieman & Luth: "The trend of the money market will dominate the building field, and whatever activity is shown in the next year will be because the money for building purposes is made easier to obtain than it has been in the one just past. Mortgage money is still too high to make building a safe proposition and investors are holding off for better terms. The bulk of the new building projects will be in the factory districts, where additions to existing plants and new structures will have to be erected to house the concerns making a specialty of war orders. This is, of course, contingent upon the continuation of the war."

T. Eckford Rhoades, vice-president of the Whitney Company: Looks for a general broadening in building operations. At the Boston office of the company the report for contemplated construction, throughout New England, is exceptionally bright, and a marked improvement is visible over the past year. In the South, owing to the financial situation, there is also indications of immediate activity in building to meet the necessary demand brought about by the war. In speaking of the Metropolitan district, Mr. Rhoades said he did not look for much increase in the erection of office and mercantile buildings, but that there is promise of considerable building of a high-class private nature, such as residences, libraries and buildings by private institutions.

BUILDING RECORDS OF THE BOROUGHES.

1907.		
Manhattan	931	\$73,028,350
Bronx	1,923	20,070,544
Brooklyn	8,079	61,864,763
Queens	3,929	15,944,259
Richmond	840	3,055,490
1908.		
Manhattan	607	\$79,209,826
Bronx	1,797	20,015,555
Brooklyn	6,138	36,206,272
Queens	3,896	13,842,000
Richmond	763	2,644,221
1909.		
Manhattan	940	\$122,139,062
Bronx	2,241	37,776,210
Brooklyn	9,844	54,572,042
Queens	4,758	19,407,921
Richmond	730	2,367,276
1910.		
Manhattan	781	\$92,925,369
Bronx	2,026	44,034,405
Brooklyn	5,613	33,402,172
Queens	4,133	15,144,377
Richmond	841	2,975,190
1911.		
Manhattan	840	\$98,537,275
Bronx	1,357	22,837,060
Brooklyn	5,288	32,595,240
Queens	5,374	22,212,255
Richmond	910	2,281,070
1912.		
Manhattan	757	\$116,325,135
Bronx	1,310	34,644,400
Brooklyn	5,105	36,472,377
Queens	4,821	19,642,222
Richmond	1,008	3,153,255
1913.		
Manhattan	553	\$70,074,585
Bronx	823	20,057,689
Brooklyn	3,712	31,556,611
Queens	4,602	17,293,810
Richmond	956	2,987,914
1914.		
Manhattan	396	\$44,615,165
Bronx	708	16,259,782
Brooklyn	4,333	37,456,031
Queens	4,388	18,703,891
Richmond	1,067	1,839,761
1915.		
Manhattan	465	61,411,617
Bronx	942	27,922,200
Brooklyn	5,352	43,513,540
Queens	5,698	20,015,145
Richmond	1,197	2,318,047

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

PRINCIPAL BUILDINGS TO BE ERECTED IN 1916—(Continued).

BROOKLYN, QUEENS AND RICHMOND.						
Location.	Class.	Owner.	Architects.	Height.	Est. Cost.	Contractor.
53d st, ss, S4 n 1 av, Bklyn.	Shop.	E. W. Bliss Co.	Walter Pfaelander.	1	\$100,000.	W. H. & F. W. Cane, G. C.
Ft Wadsworth, S I.	Home.	Bethlehem Orp's Home.	M. R. Strong & D. Kofs.	3	100,000.	Chris Schneider & Son, G. C.
L I C—Skillman av.	Factory.	Gustave Sandblom.	Jno. M. Baker.	6	150,000.	Owner builds.
Park & Nostrand avs, Bklyn.	Factory.	Amer. Tobacco Co.	Francisco & Jacobus.	5	500,000.	Wells Bros. Co., G. C.
Bridge & Plymouth sts, Bklyn.	Storage.	Kirkman & Son.	G. A. Moore.	7	100,000.	Edwin Outwater, G. C.
Jamaica, L I.	Hotel.	Robt. E. Adolph.	H. T. Jeffrey, Jr.	3½	125,000.	Owner builds.
L I C—10 st, nr Van Aist av.	Loft.	Everett Rlty. Co.	Walter Haefeli.	12	500,000.	Hasco Bldg. Co.
W New Brighton, S I.	School.	Church Sacred Heart.	Fredk. L. Metcalf.	2	100,000.	Not let.
S 9 st & Driggs av, Bklyn.	Hospital.	Williamsburgh Hospital.	Not selected.	7	100,000.	Not let.
L I City—Borden av & 3d st.	Factory.	Amer. Druggists' Syn.	Warren & Wetmore.	7	125,000.	Cramp & Co., G. C.
L I City—Hunter av.	Theatre.	W. E. Paynter.	John Boese.	1	200,000.	Not let.
Wilson st, e Bedford av, Bn. P. S. 16.	Bd. of Education.	C. B. J. Snyder.		5	100,000.	Not let.
Clinton av, n Park av, Bklyn.	Factory.	Consumers Biscuit Mfg Co. Wm. J. Dilthey.		3	100,000.	Owner builds.
L I City—Hunters Pt av.	Office.	Degnon Conts. Co.	Albert Thompson.	6	230,000.	Owner builds.
Bklyn av, sec Pres st, Bklyn.	Hospital.	Home St. Giles the Crip. Ludlow & Peabody.		4	100,000.	Wm. Kennedy Const. Co., G. C.
Rockaway Pk & Av A, Bklyn.	Hospital.	Brownsville & E N Y Hos. E. M. Adelson.		4	100,000.	Owner builds.
Atlantic av, nr Grand, Bklyn.	Factory.	Central Hyg. Art. Ice Co.	Arthur Koch.	2	150,000.	Not let.
Van Brunt st, 254, Bklyn.	Factory.	Adriance Mach. Wks.	R. I. Dodge.	8	100,000.	Not let.
Clifton, S I.	Factory.	Louis De Jenge & Co.	Valentine & Kissam.	5	100,000.	Not let.
Hicks st, s Jorelamon, Bklyn.	Hospital.	St. Christopher's Hosp.	Donn Barber.	5	100,000.	Not let.
53d st, n 1st av, Bklyn.	Factory.	E. W. Bliss Co.	Walter Pfaelander.	1	100,000.	Not let.

Total of estimated costs specified enumerated above..... \$67,842,000

ARCHITECTS SEE PROSPERITY AHEAD

Business Activity and Plentiful Money Point to a Big Building Era Which Will Have a Marked Effect on the City's Future

PRACTICALLY a unanimous feeling exists among the architects of this city that the year 1916 has in store for the building and allied trades a prosperity that has been long withheld. The outlook for the coming year is a bright one, whatever angle it is viewed from. The general improvement recognized in all commercial lines is responsible for this optimistic expression, and rightly so, as increased prosperity always means more buildings erected. There is still a demand for high class apartments and for accommodations in loft buildings, and the erection of buildings of these types will be a prominent feature of the construction work for 1916. The money market is known to be in a better condition to-day than it has been for a year or more, and when money for building purposes is easy to obtain at reasonable rates, the speculative builder is in his element. There are some conditions which might retard the extension of activities in the building trade, such as the high prices of materials or their scarcity due to the war, but it is likely that these will be overcome naturally, and that the trade as a whole will experience an era of great prosperity.

H. H. Murdock, Jardine, Hill & Murdock: "New York City is never overbuilt; some sections may be, but not the city as a whole. During this coming year there will be a considerable increase in all kinds of building, mainly because the money to build with, both from lending institutions and private individuals, will be available and actually seeking real estate investment and also because of the demand for new buildings."

C. P. H. Gilbert: "The outlook for 1916 is promising. I have a number of important projects, both commercial and of a private nature. These are scheduled to go ahead during the coming year and I expect to be kept busy. The residential work includes some fine houses, both in the city and the country, and I am making the preliminary drawings for some interesting commercial structures."

Louis E. Jallade: "I find that the building and allied industries are experiencing a revival, particularly throughout the East and the Middle West. The majority of the projects that my office was interested in, many of which were postponed on account of the war, are now going ahead. This applies to some fifteen cities, but none south of Washington, D. C. As for New York City, five of our projects, in abeyance for some time, have been ordered started. The year 1916 should be a very prosperous one for the Metropolitan builders and material men."

C. Grant La Farge: "In my opinion, the general prosperity enjoyed by this country at the present time has greatly increased incomes and has developed a surplus which must be permanently invested. This means building. I look for a very prosperous year in the building trades, as well as in other lines."

Frank A. Wallis, of Wallis & Goodwillie: "We have certain and sane indications of business prosperity here in our office and from our business connections in Minneapolis and Cleveland. Regardless of the great war, regardless of destructive politics, this being an optimistic country cannot suffer from pessimism for very long. We are certain, and this certainty is based upon definite information from those who know, that good business and industrial expansion has been here for some months, though

the architects, with the temperaments which architects are born with, have not been able to comprehend this."

Edward Blum, of Geo. & Edw. Blum: "The outlook for the new year is a good one. The general prosperity throughout the country has made people ready and anxious to build and they are only waiting for the time to come when money for building loans may be obtained at easier rates than have applied during the past year. Now is the time to build. Materials seem high, but they are not higher than they should be. Another thing: They are not as high as they will be, and when they go still higher they will not recede greatly for the next ten years. The demand for materials on the other side after this war is over will keep prices at the highest level ever known. In this locality, many have made considerable money in Wall Street operations. This will have to be invested and the best investment to my mind at this time seems to be in real estate."

S. I. Schwartz, of Schwartz & Gross: "We feel that the business prospects for the coming year are splendid. The principal reason for our confidence is the fact that there is a decided demand for modern buildings. The increased incomes of a large part of the population of the city is responsible for the demand for newer and finer living quarters, as evidenced by the handsome apartments along Park avenue and the West Side. Commercial enterprises have experienced the same prosperity and many concerns are making preparations to move into larger and better equipped quarters in recently completed or projected buildings. Our office is very busy with a number of important operations scheduled for erection during the coming year and we predict a prosperous season for those interested in the building trades."

W. L. Rouse, of Rouse & Goldstone, has great confidence in the immediate future of all that pertains to the building field. He recently stated: "Why should we not enjoy great prosperity in the building business? Renting conditions have never been more favorable and the vacancies in loft buildings and apartments are fewer than ever before in my memory. The condition of the money market has made it possible to obtain loans at reasonable terms and that fact should alone assure an active building market. There is only one condition likely to effect the building situation, and that is the high and ever rising price of steel. This matter is sure to adjust itself, however, as soon as manufacturers of this product realize that they cannot transport their war orders and decide to devote more attention to the making of steel products for home consumption."

Joseph Shampan, Shampan & Shampan: "The coming year will be a big one for those interested in the building trades. Of course material prices are high, but that fact will not prevent speculative builders from going ahead with projects as they have prospective purchasers for practically all they build. Brooklyn will be particularly busy. Much activity will be noticed in the Williamsburgh section, the Flatbush district will continue to improve as in the past, and we are able to predict a boom for Bay Ridge. Probably the most of the work will be done in this locality, as the opening of the subway has created a great demand for homes in that section."

William T. McCarthy: "Last year was an unusual one as applied to the building business. It started very poorly, and

things looked doubtful. There was not much work in prospect and speculative builders were not over anxious to undertake new projects on account of the difficulty of obtaining loans. As the year progressed, however, this adverse condition changed, confidence was restored and the building business boomed. The primary reason for this was that the loaning institutions made concessions to the builders which made it possible for them to see a reasonable profit ahead. My office has been a busy one, and, according to the present prospects, I think that the coming year will be a prosperous one for all interested in the building trades. Brooklyn especially should witness a large increase over 1915."

Harry Allan Jacobs: "The prospects for 1916 are excellent. During the next year I expect to see considerable activity in the construction of suburban and country houses. There is now a strong tendency toward country living and much money will be expended in the coming year for the erection of fine homes. In the city, building activities will continue at an increased rate. This includes all lines of construction, but the erection of modern apartment houses will head the list. Park avenue in the fifties and Fifth avenue will continue to be improved with multi-family houses of the highest type, and rentals will be even better than they were in the year just past."

Louis Allen Abramson: "My feeling that indications point to a very active year is attested to by the fact that a score of institutions that for years past have contemplated expansion and rebuilding are now authorizing the consummation of these plans. The directorates of these institutions are in the main composed of merchants and manufacturers. That they sanction expenditures of large sums of money is indicative of the fact that they appreciate the arrival of prosperity. It is fair to assume that the majority of these individuals are interested in the realty market from a speculative or investment standpoint."

Geo. Fred. Pelham: "I feel that 1916 will be a much better year for the building interests than was 1915. There will be much new construction during the coming year, owing largely to the fact that money for building and permanent loans is easier to obtain. The bulk of this construction will be in non-fireproof buildings, particularly in tenements and apartments of the walk-up type. There is a great demand for structures of this character. The erection of fireproof structures will be curtailed by the fact that fabricated steel is so hard to obtain at the present time. The large steel concerns are from one to five months behind on their deliveries and if this condition continues it will tend to discourage the erection of loft buildings and other fireproof structures. The high cost of materials might be another reason for limiting this class of building."

J. Gamble Rogers: "There are signs of a revival in the building trades which should mean a prosperous year. There will be considerably more work undertaken than there has been for some time past. Increased prosperity in all other lines of industry will certainly result in the improvement of conditions in the structural lines. The building trade is usually the last business to feel the effect of a revival. Throughout the West especially the prospects for the future are excellent. In this section the contractors report that they have many projects to estimate upon; this is always an indication of additional life and energy in the trade and as a forerunner of better times can usually be depended upon."

A YEAR OF SUBWAY CONSTRUCTION

Contracts for 17 Sections Yet to Be Awarded—Status of Work on Important Divisions—New Lines to Be Operated This Year

THE Public Service Commission expects to complete the award of construction contracts on city owned lines of the Dual System during the coming year. At the present time contracts have been awarded for 72 out of 89 contract sections into which the work is divided, leaving only seventeen yet to be advertised.

The commission also announces that the third tracks on the elevated lines in Manhattan and the Bronx will be opened for traffic early in the new year, and this alone is expected to materially relieve the congestion during rush hours. It also plans to place in operation during the year the new White Plains Road extension of the Lenox avenue branch of the existing subway, the new elevated railroads in Queens Borough leading to Astoria and Corona, with connections to Manhattan by the Second avenue elevated railroad, and the Queensboro subway (Steinway tunnel). It is also possible that the new rapid transit line in Jerome avenue may be placed in operation during the year, at least from 149th street north to the terminus at Woodlawn road.

This winter the new rapid transit work under the Dual system contracts will reach high-water mark. On December 1, the Public Service Commission had completed or under contract construction work on the new lines to be owned by the City of New York aggregating \$167,606,968.07.

Sixteen Thousand Employed.

In addition, the Interborough Rapid Transit Company and the New York Municipal Railway Corporation, the two operating companies which entered into the Dual system agreements with the city, had under way or completed construction work on third tracking and extensions of existing elevated railroads aggregating about \$26,000,000, making the total contracts to date upwards of \$193,000,000. This work is shared by more than thirty separate contractors who are employing a daily average of about 18,000 men.

The total cost of construction of city owned lines is estimated at \$236,000,000, of which the city will supply about \$164,000,000, the Interborough Rapid Transit Company \$58,000,000, and the New York Municipal Railway Corporation \$14,000,000. It should therefore be borne in mind that of the \$167,000,000 covered by contracts now outstanding, the city will supply only its quota, the balance being made up by contributions from the two companies in the proportion stated. It is incorrect therefore to assume that the city is already pledged to the full extent of its obligations under the Dual system contracts.

New Lines Opened.

The year 1915 has seen the completion and opening to traffic of some important parts of the Dual System. The Fourth Avenue Subway in Brooklyn extending from the Municipal Building in Manhattan to Fourth avenue and 65th street, Brooklyn, was opened in June in connection with the reconstructed Sea Beach line of the Brooklyn company extending from 65th street to Coney Island. Through train service has been maintained ever since from Manhattan to Coney Island. Early in the coming year the extension of the Fourth avenue subway from 65th street to 86th street, Brooklyn, will be added to this operation. The Fourth avenue subway and the Sea Beach line are now carrying upwards of 1,600,000 passengers per month. Its operation has materially relieved the con-

gestion on the lines crossing the Brooklyn Bridge and lessened to some extent the excessive traffic between the boroughs through the first subway.

The Fourth avenue subway line enters Manhattan over the Manhattan bridge and through the easterly tracks in the Centre Street Loop subway. The westerly tracks in this subway were opened to elevated railroad traffic from the Williamsburg Bridge in August, 1913. The two subways, namely, the Loop and the Fourth avenue, have cost the City of New York in the neighborhood of \$35,000,000.

The Queensboro Subway.

In June also the Steinway Tunnel was placed in temporary operation. This tunnel extends from 42d street, Manhattan, under the East River to Long Island City, and consists of a two track railroad. It was built by the Interborough interests at a cost of about \$8,000,000, and transferred to the City of New York under the Dual System contracts for a consideration of \$3,000,000. It is now being operated with transfers to and from the first subway. It is carrying more than 200,000 passengers per month. This traffic will be largely increased when the tunnel, now known as "the Queensboro subway," is extended from the Queens terminus to the junction with the new rapid transit lines to Astoria and Corona on the Queensboro Bridge Plaza. This extension is now about 90 per cent. completed and should be placed in operation during the coming year. The tunnel is also to be extended on the west to a junction with the first subway at Times Square when it will be possible for subway trains to operate through it and then over the new lines in Queens Borough.

Third Tracking Operations.

The Interborough Rapid Transit Company is making rapid progress with the third tracking of the Second, Third and Ninth avenue elevated railroads in Manhattan and the Bronx. This work will be completed within a few months when through express service in the rush hours on all these lines will be inaugurated. This will do much to relieve the congestion in the rush hour traffic and will be among the most important transit developments of the year 1916.

In Brooklyn the New York Municipal Railway Corporation has completed the new elevated railroad over the route of the Lutheran Cemetery line and also the extension of the Fulton street elevated from Liberty avenue to Lefferts avenue, Queens. Both lines are now in operation.

What 1916 Will See.

The new year also will see the opening of the White Plains Road extension of the Bronx. This is a three-track elevated railroad running from the present terminus of the first subway at Bronx Park or 180th street through private property and north through White Plains Road to 241st street, which is near the northern city boundary. The steel structure on the upper half of this line is practically completed and approaching completion upon the southern half. Contracts for station finish and track laying have already been awarded.

The Jerome avenue branch of the Lexington avenue subway is also approaching completion. This line extends from the trunk line of the Lexington avenue subway at 135th street and Park avenue, through Mott, River and Jerome avenues to Woodlawn road. It is a three-track underground line as far

north as 157th street and an elevated road from there to the terminus. Whether it will be possible to place this extension in operation as soon as it is completed is difficult to say, for it will have no outlet to the south. The Lexington avenue line will not be ready for operation until 1917 and the connection between the Jerome avenue line and the west side elevated railroads through 162d street has not yet been placed under construction.

Pelham Bay Park Branch.

The Pelham Bay Park branch of the Lexington avenue subway also may be completed during the year 1916. This is a three-track underground railway through 138th street and Southern Boulevard in the Bronx to Whitlock avenue and an elevated railroad from there across the Bronx River and out Westchester avenue to Pelham Bay Park. Work on the underground portion is more than 8 per cent. completed and the contract for the elevated work has been awarded.

The Lexington avenue subway from 53d street north to the Harlem River, under the river and for some distance beyond is practically completed as far as the structure goes. The section from 53d to 43d street is only 40 per cent. completed, while the diagonal station connecting under 42d street which will connect the Lexington avenue line with the first subway in Park avenue is about 42 per cent. done. Both of these contracts should be completed in the early part of 1917.

The Seventh avenue subway in Manhattan, which will extend from the first subway at Times Square down Seventh avenue and other streets to the Battery with a two-track branch, diverging at Park Place, and running to Brooklyn, generally speaking is more than half done. It is entirely under contract and the Manhattan part of the work should be completed in the early months of 1917. The Park Place and William street spur, however, is only about one-third completed and the tunnel under the East River from Old Slip to Clark street, Brooklyn, is only one-fifth done. The line, however, could be placed in operation before the Brooklyn connection is completed and it is expected that this will be done in 1917 when the Lexington avenue line also will be ready.

Eastern Parkway Line.

The four-track extension of the first subway in Brooklyn through Eastern Parkway with a two-track branch down Nostrand avenue is entirely under contract. This extension will be completed, it is expected, during the year 1917.

The new year should also see the beginning of operation of the two new lines in Queens, namely, the elevated railroads running from the Queensboro Bridge to Astoria and Corona. The structure on the Astoria line is completed, upon the Corona line nearly completed, and the section at the Bridge Plaza is about three-fourths done. The commission has awarded contracts for station finish and track installation and all work should be completed next summer when operation will be possible both by trains from the Steinway tunnel and from the Second avenue elevated line which will be extended across the Queensboro Bridge to a junction with the new lines.

Equally good progress is being made on lines for operation by the New York Municipal Railway Corporation. The Broadway subway in Manhattan is well along.

REAL ESTATE BUILDERS RECORD AND GUIDE

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

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. W. DODGE, President
 F. T. MILLER, Secretary-Treasurer
 119 West 40th Street, New York
 (Telephone, 4800 Bryant.)

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

Copyright, 1915, by The Record and Guide Co.

TABLE OF CONTENTS

	Page.
Realty Review and Outlook for 1916.....	3
Principal Sales Closed During 1915.....	4
Realty Brokers Are Optimistic.....	6
Auction Sales Show Conditions.....	7
Future Trend of Building Materials.....	8
Nine Years of Construction in Manhattan and the Bronx.....	9
Deeds and Mortgages Filed During Sixteen Years.....	9
Building Material Future Promising.....	10
When the War Is Over—What?.....	11
Principal Buildings to Be Erected in 1916.....	12
Builders Look for Better Times.....	13
Architects See Prosperity Ahead.....	14
A Year of Subway Construction.....	15
Elevators in Commercial Structures; By Dr. F. H. Millener.....	34
Year's Building Statistics.....	36
Advertised Legal Sales.....	29
Auction Sales of the Week.....	28
Attachments.....	32
Building Loan Contracts.....	32
Building Management.....	34
Building Material Market.....	46
Chattel Mortgages.....	32
Classified List of Advertisers.....	Third Cover
Current Building Operations.....	36
Departmental Rulings.....	32
Directory of Real Estate Brokers.....	27
Foreclosure Suits.....	30
Judgments in Foreclosure Suits.....	30
Leases.....	25
Lis Pendens.....	30
Mechanics' Liens.....	31
Personal and Trade Notes.....	45
Private Realty Sales of the Week.....	23
Real Estate Notes.....	28
Real Estate Appraisals.....	28
Satisfied Mechanics' Liens.....	31
Statistical Table of the Week.....	27
Trade and Technical Society Events.....	45
Useful Appliances.....	35

deposit and discount in this State gained in resources during the last fiscal year no less than \$12,373,000. The 81 trust companies increased their resources \$440,000,000 and deposits \$443,000,000. The 482 national banks in this State reported to the Comptroller of the Currency at Washington combined resources of \$3,070,000,000, the largest total on record.

Eleven million dollars, the U. S. Department of Agriculture estimates, will be the ultimate money return from the farm crops of 1915. The value of the mineral production of the United States in 1915 will be found to have approached \$2,250,000,000. This is all new wealth, right out of the ground.

The year's exports exceeded by more than one and a half billion dollars the exports of the preceding year. The earnings of the principal railroads broke all previous records. Seventeen large roads show an aggregate increase of \$27,000,000, notwithstanding that the year opened in gloom.

More tons of pig iron were produced in November than in any previous month of the country's history, and December's record will surpass it. The tonnage of our country's merchant marine increased 460,741, with a promise of further growth this year. There are 202 vessels of 761,511 gross tons under construction, and the shipyards are crowded with work.

Local trade is steadily rising from a low level. The holiday business was of record proportions. Industrial lines report light stocks everywhere. Every sign points to unwonted activity during the first half of the year in commercial lines. Labor was very much better employed when winter set in than it was a year before.

Building operations of the year were much more numerous and important in all the boroughs, and the promise for a big building year in 1916 is a positive one. Even now some branches of building materials and equipment are overborne with orders.

All the signs of the times are for a year of plenty and good feeling.

A Concession in Building Inspection.

Yielding at last to the pressure of public opinion, if not to the necessities of the case, the State Industrial Commission has consented, on the motion of the Joint Committee of Architects, Engineers and Builders, to accept from the Superintendents of Buildings certificates of examination and approval of plans and specifications of factory buildings in conformity to the State Labor Law. When plans are filed at the Building Bureau for examination under the Building Code of the City of New York they will be examined at the same time to see that they are in accordance with the New York State Labor Law when the building is intended in whole or part for factory purposes. This will avoid duplication of inspection work and save the owner and his architect from the inconvenience of having to submit the plans for examination at the State Factory Bureau as well as at the Building Bureau of the borough.

Only a few weeks ago the State Industrial Commission, which presides over the State Department of Labor, repeated, through Commissioner Lynch, with new emphasis its insistence that the safest way to build for factory purposes was first to obtain the approval of the commission, otherwise upon the completion of the building and its inspection by the State authorities expensive alterations might be necessary in order to bring it into compliance with the rules and regulations of the commission. No jurisdiction was claimed for the Department of Labor over a building in course of erection, but there was a strong intimation in the words of Commissioner Lynch that the owner would by following this course protect himself from annoyance and expense.

On the part of the State Industrial Commission, the Superintendents of Buildings in this city, and the Joint Committee the understanding now is that the inspection of buildings of

the class referred to, as of other buildings, during construction, shall be in charge of the local building bureau having jurisdiction, and upon the completion of the structure the Bureau of Inspection of the State Industrial Commission will supervise through its inspectors the maintenance of the building in compliance with the factory law. Details will be arranged by a committee representing the several interests, and rules will be promulgated for the information of the public.

This is a step toward the amalgamation of building inspection that comes upon the eve of mandatory legislation to that effect. A bill prepared by Commissioner Adamson at the Mayor's direction will be introduced in the Legislature for bringing together into one bureau in each borough all the duties connected with the examination of plans and the inspection of buildings of every class during construction. It will also provide for bringing together into one central department of the city government all the powers and duties of the several departments now having jurisdiction over the maintenance of buildings. The present expectation is that this measure will not only have the approval of the Mayor but also of the Borough Presidents, the Conference Committee of Real Estate and Commercial Organizations, and the Tenement House Committee of the Charity Organization. And as its essential principles have already been agreed upon its passage by the Legislature is, for that reason, well assured.

The action of the State Industrial Commission is fully provided for in the existing labor law, which authorizes and permits, but does not direct, the commission, as the successor of the former Labor Commissioner, to accept certificates from the local building inspectors in lieu of actual examination of plans by the engineering division of the State commission. But it is hoped that the Mayor will not by this delayed concession be turned aside from his intention to obtain mandatory legislation for the consolidation of all inspection functions. The State factory authorities have been extremely persistent hitherto in grasping for new and arbitrary powers over real estate. They have usurped functions which they were unable to perform and have imposed obligations upon owners which at times amounted to hardships. While the State Legislature is in the mood to curb State interference of every sort with what rightfully are local functions, the city administration should not cease to press for legislation that will insure permanent relief.

Efficiency and Economy in Code Revision.

The special work which the Board of Aldermen of 1914 asked the then Superintendent of Buildings of the Borough of Manhattan to do in connection with the revision of the Building Code, has been performed with singular fidelity to duty and has been attended with complete success after every previous effort in the same direction had come to no decision. The city of New York has now a code that was honestly devised and skilfully compiled. It is one which gives every trade and calling, and every good form of construction, a square deal. At the same time it is a code, which, while modern and in tune with the contemporary facts and practice of building construction, has by holding an even balance between public safety and private means imposed no hardships upon real estate owners.

For this revision the plan of recasting the law chapter by chapter was decided on; at every step of the way each chapter in its turn would be submitted to the acid test of public criticism. And it was further decided by the Board of Aldermen to entrust the drafting to one man as consulting engineer to the board's building committee. That there was one man peculiarly qualified by intimate experience and innate ability to draft a building code for the great city had been generally agreed upon for some time when the Board of Aldermen named Superintendent Rudolph P. Miller and set him apart for the special

work which has been performed in this satisfactory manner.

It is disappointing, however, to learn from reliable sources that Mr. Miller is not to go back as Superintendent of Buildings and the city is not to have the benefit of his knowledge and experience in interpreting the code which he drafted, the Borough President having decided that he will not reappoint him but will retain the present Superintendent in that position.

REDUCTION OF MORTGAGES.

Desirability of Adopting the Amortization Principle.

Editor of the RECORD AND GUIDE:

The large lenders in New York City have been for some time convinced of the value of the principle of amortizing mortgage loans, and a number of them are already employing it wherever conditions warrant.

It should be borne in mind, however, that in the discussion which has recently taken place there has been a rather loose use of the term "amortization." There are apparently many, including the writer, who do not feel that amortization in its strict and technical sense can be applied to New York City, except in limited and special ways. The meaning really intended when the word "amortization" is used is the gradual reduction of the principal of loans by annual, semi-annual or quarterly payments.

In stating the experience of the United States Mortgage & Trust Co., which has successfully employed this principle for more than twenty years, the writer has been criticised by some of the opponents of the plan, on the ground that the experience of our company has been gained in cities outside of New York and is therefore not applicable here. This I am not prepared to admit. It is, of course, true that each city furnishes its individual problem and must be so considered, but I maintain that the general principles are applicable to all cities. In support of this claim it should be pointed out that the affairs of no prudent merchant, no well managed railroad and no careful municipality are conducted today on any other theory than that of a gradual reduction of their debts. This should be equally true of a conservative mortgage lender. The possibilities of depreciation in land values, the physical depreciation in buildings and that more subtle building depreciation due to neighborhood changes, all point to the necessity for safeguards of this description.

To sum up this situation briefly, I perhaps cannot do better than to quote the questions and answers submitted to the chairman of a sub-committee of the Advisory Council of Real Estate Interests appointed to consider this entire subject and which represents the views of the United States Mortgage & Trust Co. on this important matter:

Question: Do you consider desirable, as a matter of general practice, a provision in mortgages requiring the payment of small semi-annual instalments on account of the principal of the loan?

Answer: We thoroughly believe as a matter of general practice in making provision in mortgages for the payment of annual, semi-annual or quarterly instalments on account of principal of loans.

Q.: If so, what percentage of the principal do you consider should be repaid semi-annually?

A.: The question of the percentage of principal which should be required annually is, in our judgment, entirely too broad a one to be covered by any general rule. The circumstances in each case must be taken into consideration, the character of the property, the location, the prospects for the future, and many other factors.

Q.: For what length of time do you consider a mortgage loan may safely be made without a provision for the payment of semi-annual instalments on account of the principal?

A.: The same reply would cover in general the answer to this question, that all would depend on the special circumstances in each case. Generally speak-

ing, we consider that in any loan approximately 50 per cent. of the value, some provision for annual or semi-annual reductions is wise. There are special circumstances, of course, under which no necessity would exist. In any event, the changed conditions of modern urban life would, in our judgment, make it extremely unwise to grant a loan for a longer period than five years in which no provision for partial payments was made, assuming, of course, that the loan approximated 50 per cent. of the value.

Q.: For what length of time do you consider a mortgage loan may safely be made with a provision for the payment of semi-annual instalments on account of the principal?

A.: Generally speaking, it is our belief that mortgages for a longer term than ten years upon city property are undesirable both from the standpoint of the borrower and the lender, even though they contain provisions for gradual repayment. There are, of course, limited classes of especially stable property upon which loans might safely be made for a term of twenty years with proper amortization requirements.

Q.: As a general rule, what percentage of an appraised valuation do you consider a safe one for lending upon mortgage?

A.: As a general rule, we consider that 50 per cent. of a reasonable appraisal of property is all that can safely be advanced. Furthermore, that the tendency which has grown up to lend 60 per cent. or two-thirds, is an unsound one, tending as it does to make speculation easier, and that it should be the policy of conservative lenders to gradually reduce the percentage of their advances to a basis where there would be a larger equity for which the borrowers would contend in times of stress and uncertainty.

Q.: What boroughs in New York City have you in mind in your answers?

A.: The experience of this company, as we have previously stated, has, aside from its investment of trust funds, been largely confined to the larger cities of the West and South, but we are firmly of the opinion that the same principles which are followed in those cities are in a measure applicable here. It is, of course, axiomatic that as a city grows in size and strength greater solidity is given to real estate values and a more active market furnished, and the same general conditions are applicable in contrasting the outlying and scattered property in a great city such as New York with highly improved and strongly held property in established centers.

We do not wish to confuse the issue as to amortization, but repeat what we have previously outlined: our firm belief in that there are certain other features of loaning to which must be given equal attention if the situation desired is a betterment of existing real estate and mortgage conditions. These might be briefly summarized as follows:

(1) The gradual lowering of the percentage of loan to security.

(2) The absolute elimination of "straw" bonds.

(3) More discrimination in the selection of mortgage risks with a view to avoiding illogical improvements or grossly underimproved property.

FRANK J. PARSONS,

Vice-Pres. U. S. Mortgage & Trust Co.

Partial Payments, Not Amortization.

Editor of the RECORD AND GUIDE:

Amortization never has been and never will be practically applicable to Manhattan mortgages, with the single exception of loans made by building associations. In reference to mortgages the term means, as I understand it, to the point of extinguishment.

It was the custom, long before the present agitation, to provide for periodical payments, particularly where a mortgage was made in excess of the amount justified by the equities or appraisals.

This is not amortization, but a simple reduction of the principal with the sole view of safeguarding the original investment.

I differ from those who assert that the buyer who invests on a small margin is undesirable, for a large number of small cash buyers must necessarily stimulate the activity of the real estate market. If lenders will show proper leniency in times of distress, a healthy condition will ultimately be created by these transitory and speculative operators.

The meeting at the Chamber of Commerce, which was attended largely by the representatives of the leading financial institutions in Manhattan, leaned in favor of amortization. This may be good in theory, but in my opinion it is bad in practice.

Mr. Stewart Browne has said: "If I were a corporate lender I would rather make on New York City realty a 5-year straight loan, than a 10-year 2 per cent instalment loan, as I think the former is safer. If I were a borrower, and could borrow without paying extravagant commissions, I would rather take a 5-year straight loan than a 10-year 2 per cent instalment loan, but I would rather as a borrower make a 15-year or a 20-year 1 per cent instalment loan, but no corporate lender would make such loan, unless he were crazy."

This is confirmatory of my opinion that this class of mortgages is neither practicable nor desirable.

Lenders and borrowers both recognize the hazards incident to a long-term mortgage. The lender subjects his security to the danger of wide fluctuations in value, and the borrower cannot avail himself of the possibility of securing a mortgage for a larger amount with the rise in values.

At present loans are made for three or five years, and at the expiration of the terms, extensions usually are granted, provided an appraisal shows no serious impairment of the security. Safely secured mortgages are seldom disturbed.

Despite all that has been said and done, it is extremely doubtful whether any lender, institution or private, would commit himself to long-term mortgages in Manhattan, on a basis of payment of 1 and 2 per cent instalments annually.

In a city where the value of the day is no guarantee for the morrow, this plan would prove precarious.

If real estate is to be rehabilitated and restored to its vigor of ten years ago, it must be freed from any additional burdens, so as to attract buyers and investors.

Investors must feel assured that they will be protected, and not constantly harassed by experimental innovations.

If all interested in real estate would unite for construction and not for destruction, the time would rapidly approach when real estate would again take its place, as a safe, stable, attractive and conservative investment.

It would be beneficial to both lender and borrower, if with the coming of the New Year there would be a harmonious union of all interests for the betterment of real estate.

JOHN FINCK.

198 Broadway.

Angels Could Have Done No More.

(From the Evening Sun.)

In the past two years the Aldermen, through their own good sense as well as through the ability of their leaders, have ceased to be a byword and reproach to the city. Not only have they managed to avoid criticism; they have done something real.

One achievement alone should suffice to render their term famous. Without any of the scandals which have attended previous attempts in that direction they have amended the Building Code, with the exception of the theatre section, which is now being completed. The old hollow tile-cinder concrete skeleton was not even rattled in the course of the revision. Angels, let alone Aldermen, could have done no more.

—An owner must rent out or somehow utilize his property in order to realize on his investment, but whether he does anything or nothing with it, the price for which he could sell it grows. Time is on his side and works for him constantly. It is the easiest and surest way of getting rich.

Cable Address Established 1794
Cruikshank, New York Incorporated 1903

Cruikshank Company

Successor to
E. A. Cruikshank & Co.

No. 141 Broadway

REAL ESTATE

Agents Appraisers Brokers

OFFICERS:

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

DIRECTORS:

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

Cammann, Voorhees & Floyd

MANAGEMENT OF ESTATES

84 WILLIAM STREET NEW YORK

BROKERS, APPRAISERS, AGENTS

FIRM OF

LEONARD J. CARPENTER

Agents Brokers Appraisers

25 LIBERTY STREET

Branch, corner Third Avenue and 68th Street

Entire Charge of Property

D. Y. Swainson A. H. Carpenter C. L. Carpenter

JACOB APPELL

REAL ESTATE BROKER
AND APPRAISER

271 WEST TWENTY-THIRD STREET

TELEPHONE CALL, 373 CHELSEA

Wm. CRUIKSHANK'S SONS

BROKERS AND APPRAISERS

The General Management
OF

Real Estate

37 LIBERTY STREET

Established 1890

JOHN P. KIRWAN & SONS

REAL ESTATE
AND
MORTGAGE LOANS

138 WEST 42nd STREET

ESTABLISHED 1867

RULAND & WHITING CO.

REAL ESTATE

5 Beekman St. 710 Madison Ave.
NEW YORK

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

Edgar A. Manning Anton L. Trunk

MANNING & TRUNK

REAL ESTATE

489 Fifth Avenue, New York

Telephone 6834 Murray Hill

REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits

Together With Other Current Realty Items

REALTY BROKERS ARE OPTIMISTIC.

(Continued from page 6.)

ticularly in reference to new buildings, will do more to put real estate on a sound basis and to remove it from the danger to which it is now open from short time mortgages."

Walter C. Wyckoff, of Moore & Wyckoff: "I believe conditions in the real estate market are in a more satisfactory condition today than for several years past. Renting conditions generally are exceptionally good. While the high tax rate and the unreasonable orders of the various city and State departments have worked a great hardship, the prospect of at least some measure of relief, early in the coming year, appears to be excellent."

Peter S. O'Hara, of Peter S. O'Hara & Brother: "The outlook in the realty field for 1916, in the Bronx, is favorable, largely due to the completion of the rapid transit construction work, both on Jerome and White Plains avenues. I believe as soon as prospective buyers see the elevated system in operation that there will be initiated a large buying movement."

J. Day Knap, of Knap & Wasson Company: "The property formerly occupied by the American League Baseball club, on Broadway, from 165th to 168th streets, is ready for improvement, and will probably be purchased by speculative builders who will erect high class, fireproof apartment houses. An important improvement, which will mark a change in the development of the Washington Heights section, is the opening of the J. Hood Wright tract, north of 172nd street, extending to 177th street, from Broadway to Fort Washington avenue. This tract is passing into the hands of speculative builders for improvement with apartment houses. The Dyckman section is holding its own and promises to do so for a long time to come. As the Record and Guide shows, many plans have been filed by reputable builders, who will start improving their sites as soon as weather conditions warrant."

Albert B. Ashforth: "The activity shown in the past few weeks presages a return to prosperous conditions in the real estate market the coming year. There has been a marked improvement in inquiry for purchases of property for cash and a much greater demand for space to lease. The broker and the realty owner has every reason to be encouraged by the outlook for the year 1916."

Vincent C. Pepe: "I believe 1916 will be a prosperous year for real estate investments, regardless of the high tax rate. Money will be plentiful and we will again see it at 4, 4½ and 5 per cent. Greenwich Village section should have a boom in 1916."

M. Morgenthau, Jr.: "The strength which has existed in the realty markets in other cities of the country during recent years now appears to be affecting demand and prices in New York. The general money market and the prosperous condition of agriculture and industry all indicate that there should be no delay in acquiring such realty bargains as can now be found."

Nathan L. Ottinger: "Real estate activity in the 57th street section has been more active than for several years past. There is a strong, healthy demand for property in this section."

Joseph P. Day: "I believe that from the way business developed the latter part of the year 1915, it will be safe and conservative to state that 1916 will be a continuation of the stepping upward of

the real estate market. All we need is freer mortgage money in real estate to take on the aspect of a small boom. I think the year 1916 will see this."

Thos. F. Scully, of D. H. Scully & Co.: "The outlook for realty, as viewed from Harlem and West Bronx, is most encouraging. Not only in the demand for apartments and loft space far in excess of the supply, but the quest for desirable building plots to satisfy this demand, is evidence that builders are harkening to the call and ready to seize the opportunities offered. The financial aspect is replete with prospects of a liberal mortgage market, and the business man investor awaits but assurance of legislative consideration and protection for his investment. Shackle the legislative hands that have unmercifully lashed realty the past few years and 1916 will prove a banner year."

Frank D. Ames, of Ames & Company: "Looking backward in 1915 to the remarkable record of recovery from stagnation of a year or more ago, the great business revival, the wonderful increase in manufactures and exports, the revived stock market and to the fact that there is now a greater amount of capital seeking safe investment, we certainly look forward to 1916 with every feeling of confidence. While real estate may be the last to reflect general prosperity, I believe that that time is at hand. The fact that both apartment and business space is better rented today than for years past, together with the prospect of relief from over-inspection and the probability of legislation relieving real estate from paying 95 per cent. of the taxes are all factors that attract the attention of investors to the best security—well located New York City real estate."

A. V. Amy, of A. V. Amy & Company: "Real estate, which is the last field of venture to improve after any serious depression, has seen its worst, and values, unjustly cut in many cases during the past year, due to the stringency in the money market and the uncertainty occasioned by the outcome of the "War in Europe," will, before long, show improvement, and a better feeling towards real estate will prevail during the year 1916. The chief essentials to a more healthy and active market can be found in the fact that prices today are based on a much lower level than they have been for many years past, while rentals, as a rule, have not been cut; to this fact taking into consideration the yearly increase in population of Manhattan, this field of activity should all the more be attractive to the buyer whether investor or operator."

WHEN THE WAR IS OVER.

(Continued from page 11.)

no need for worrying about the permanency of the growing prosperity. It does not hinge upon the war. It centers, more than upon any other thing, on the enactment of the \$1,230,000,000 preparedness program, the passage of a suitable merchant marine bill and proper protection for American industries against the dumping by Europe upon our shores of unmarketable products that have been in storage since the war began.

The inflow of gold is not likely to stop even after the war ends. But America is now not independent upon that avenue of financial sustenance. Foreign credits are excellent. They have helped to bolster up conditions here, but the weight of responsibility for future prosperity and future good building conditions centers upon our success in obtaining an

export market for our own products. If we are to have an adequate merchant marine our prosperity is permanently assured.

Financiers who are in position to know say that money has been made as fast in the last seven months in financial circles as it was lost earlier in the year and immediately following the outbreak of the war. This means a good demand for securities. A good demand for securities means a healthy mortgage market. High mortgage rates attract capital and mean that commercial and residential renting space is in good demand, and when that is the case building proceeds at a pace that considers neither the high cost of materials, the ascending price of realty, but only the finished structure with prosperous tenants within.

Lectures on Taxation.

The Social Service League of the Church of the Messiah (34th street, corner of Park avenue) is holding public conferences on economic problems every Sunday evening.

A series of lectures on taxation will be given during January and February. The speakers are men who have devoted many years of study to the subject. Among those who will speak will be some well-known orators.

First lecture, January 2, by the Hon. Francis Neilson, of London, Member of Parliament and leader of the Liberal party. Mr. Neilson is noted as an orator and lecturer on art, a playwright and author of "The Butterfly on the Wheel." He is widely known in many fields of activity. Mr. Neilson's topic is "England's Problem."

Second lecture, January 9, by Lawson Purdy, LL. D., President of the Tax Board, who has a national reputation as an economist and "tax expert." Mr. Purdy's services to this city and State are too well known to need emphasis. He is an authority on constitutional amendment, and the Legislatures of Minnesota, Michigan and Missouri have called him before them as a practical adviser, and to their entire satisfaction availed themselves of his advice. His recent election to the presidency of the National Municipal League is a signal recognition of his ability and influence. Mr. Purdy is the author of many valuable papers on the intricate and complex problems of economics and taxation, including "The Burdens of Local Taxation and Who Bears Them" and "Local Option in Taxation." Mr. Purdy's topic is "The Personal Property Tax: Its Iniquities and Inequities."

Building at Great River, L. I.

Great River, Suffolk County, Long Island, is witnessing the inception of a building movement that should become broader before next spring. Contracts have been let for four semi-bungalows of the California type and more contracts will be let in the near future.

This building operation is on the property of the House and Home Company. Great River is on a picturesque stream of that name which flows into Great South Bay, at Oakdale. The structural improvements mentioned are on property in close proximity to the railroad station and overlooking Great River Golf Links. The South Side Sportmen's Club is opposite the property; and the work under way marks the nucleus of a substantial home colony.

Physical improvements are keeping pace with structural work. Connetquot avenue has been widened and improved and it will eventually connect with the main highway across Long Island.

The construction of a trolley road from the Northport dock across Long Island to a point between Bayshore and Great River is in contemplation, while revival of construction of the South Shore trolley road to Patchogue is imminent.

—It is hoped the State of New York will be quickly successful in its action at law for an injunction against the discharge of noxious fumes by the factories on the Jersey shore, for no more intolerable public nuisance ever afflicted a community.

LIMIT TO AMORTIZATION.

It Cannot Be Universal—Shifting Values Require Short-Term Mortgages.

Editor of the RECORD AND GUIDE:

The subject of amortization of mortgage loans which is being so freely discussed by local real estate interests is one which, once started, leads into an endless chain of speculative thought.

There are many reasons why the amortization of loans would be good for real estate interests. There are as many, or more, reasons why it would be difficult to work out in a practical way considering local conditions.

In theory the plan is good, as it not only constantly increases the equity of the owner, but it also continually sweetens the security of the lender. I can readily see, however, where difficulties begin that are so great that we need go no farther in the discussion until we have found a way to obviate them.

The plan in a modified form is certain to come, but it can never be universal, for many reasons. Savings banks and estates will continue to loan for three to five years at whatever rate prevails at the time of making the loan, and at the end of each period they should, and necessarily will, have the opportunity to revise their loan as to amount, if there has been a depreciation or appreciation in the value of the property, and as to rate, if the prevailing conditions justify a higher or lower rate.

We should not forget that a very large proportion of property owners invest for the sole purpose of securing better returns than they would receive if investing in long term bonds or on deposits at low rates in savings banks. Obviously, if we adopted a plan of amortization whereby the interest on the loan and the payments on account of principal consumed practically all of the income of the property, it would instead of having a beneficial effect be a harder blow to real estate than any other you could deal.

Those of us who have had an experience extending over a long term of years realize that the local conditions are different from those existing in any of the large European cities where, I understand, amortization has for many years been advantageously adopted.

Shifting Centers.

The greatest danger confronting the lender on local real estate is that resulting from shifting business centers. There are a number of districts in New York today, about which it is unnecessary to particularize, where the property is not worth one-half what it was five years, or less, ago. Some of these districts that I have in mind have had the most astonishing change, one that the wisest experts never imagined could take place.

The greatest security and safety that mortgage investors had in these districts was that they had a better opportunity to get out as a result of the short term loan than they would have had they made twenty-year loans, even if the amortization of the same had been as high as 2 per cent. per annum.

In cases where an individual purchases a residence for his own occupancy a long-term amortized loan is undoubtedly proper, as in the course of his lifetime the owner is reasonably certain to entirely liquidate the mortgage and as old age creeps over him be provided with a home when he most needs it.

In the case of investment properties, amortization provides for an enforced saving, which, as stated before, is equally attractive to the lender as it sweetens his security and to the owner as it increases his equity, but this plan should be worked out on such basis that the entire income or the greater part is not consumed. Otherwise we would have no buyers for real estate, and with no buyers there would be no incentive for improving properties.

The period for amortization should be not less than twenty years. The interest should be at the lowest possible rate, which, plus an amortization payment, will still leave the investment mobile and attractive to the owner. Property should

Business Established 1853

Horace S. Ely & Company

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

21 LIBERTY STREET
489 FIFTH AVENUE

JOHN F. DOYLE & SONS

REAL ESTATE AGENTS
BROKERS and APPRAISERS

45 William Street New York City

Management of Estates a Specialty
Member of Board of Brokers

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

JOHN C. R. ECKERSON

Successor to THOMAS & ECKERSON

Manager of Estates, Broker, Appraiser

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

E. DE FOREST SIMMONS

REAL ESTATE

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

Established 1887 Telephone Connection

CHAS. S. KOHLER

REAL ESTATE & INSURANCE
BROKER & MANAGER OF ESTATES

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

FRED'K FOX & CO.

Business Building Brokers

14 W. 40th STREET and 793 BROADWAY

O. D. & H. V. DIKE

Midtown Business
Property

CANDLER BUILDING, 220 WEST 42D ST.

THOMAS J. O'REILLY

Real Estate Broker, Appraiser and Agent

BROADWAY AND 109th STREET

New York Representative of
Caughy, Hearn and Carter, Baltimore and
Washington
Sulflow & Mass Co., Minneapolis, Minn.

HAROLD W. BUCHANAN

Mortgage Loans and Real Estate

49 WALL STREET

PORTER & CO.

REAL ESTATE

George W. Short 159 W. 125th STREET
Charles F. Porter Telephone Connections**J. Edgar Leycraft & Co.**

Real Estate Agents, Brokers, Appraisers

FORTY-SECOND STREET BUILDING
30 EAST 42d St., S. W. Cor. Madison Avenue
Renting and Collecting a Specialty**J. B. ENGLISH**

Real Estate Broker

INSURANCE
ESTATES MANAGED
RENTS COLLECTED
HOUSES FOR SALE
AND TO LET1531-7 Broadway
N. W. Corner 45th St.
Astor Theatre Building
Phone: Bryant 4773**JAMES A. DOWD**Real Estate—Insurance
Renting—Management

874 SIXTH AVENUE, Above 49th Street

PEPE & BROTHERWashington Square
Real Estate Specialists40 So. Washington Square
Cor. Macdougall St. Phone: Spring 8347*Spear & Co.*
REAL ESTATE

840 BROADWAY

This Company acts as agent for Trustees,
Executors and Owners in taking entire
charge of Real Estate**FRANCIS W. FORD'S SONS**City Surveyors
Real Estate and Insurance

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

HOWARD H. FORD FREDERIC C FORD
WALTER H. FORD, C. E. HAROLD S. FORD*The Columbia*
Storage
Ware-Houses
COLUMBUS AVE
66° TO 67° STS.
90° ST AND
AMSTERDAM AVE.
VAULTS
FOR VALUABLES

be mortgaged for a limit of, say, 60 per cent. of its value.

Loans on special purpose buildings, such as theatres, hotels, etc., which, if successful, produce an unusually large annual return, could reasonably stand for a larger amortization payment than a first-class mercantile building from which the net income is much smaller. In any event, nothing should be done which will put the owner in a position of paying out practically all of his return for mortgage interest and principal.

The character of the loan should be considered. If the land value is large, the amortization demand, if any, should be materially less than where the land value is small and a large percentage of the value is in the building, in which case the amortization should be for an amount sufficient to cover any possible depreciation in the improvement, such as is due from wear and tear, as well as to cover smaller income due to more modern buildings in the same neighborhood taking away the tenants.

Where to begin and where to stop is a question that will have to be decided in each particular case. It can best be decided by the negotiation of an intelligent broker between the lender and the borrower. It will be impossible to fix a hard and fast rule.

The law of supply and demand will in the future, as it has in the past, to a very large extent regulate the terms and conditions of each loan. If there is a large amount of money seeking investment and few demands for the same, the borrower will in the future, as in the past, find money at reasonable terms and at low rates, and to a very considerable extent will be able to dictate terms to the lender. If, on the other hand, there is little money and large demands from borrowers, the lender will be master of the situation and will dictate terms and rates to the borrower.

The theory that many people have that brokers are opposing amortization because they wish to see loans written for three or five-year periods so that they may the more often get a commission by refunding them is possibly in some cases, especially with the narrow-minded and short-sighted broker, true. If we consider, however, that the life insurance companies and savings banks in the City of New York had on January 1, 1915, outstanding on property in Greater New York the vast sum of \$1,359,182,050.37, in addition to which hundreds of millions of dollars are outstanding from trust funds, trustees, estates and private individuals, making the total amount of mortgage encumbrance on property in Greater New York approximately \$2,500,000,000, we can readily see that not only would brokers have the normal increase but probably \$25,000,000 to \$50,000,000 per annum available from amortization payments for reinvestment, probably as great a sum as they now have from refunding of mortgages, as the percentage of loans shifted from one institution to another at the present time is as a rule small. It would not, therefore, be such a serious hardship to brokers as many of them fear.

Usually, loans made by purely investment interests, i. e., life insurance companies, savings banks, trust companies, trustees and individuals, are not called at maturity unless, in the opinion of the lender, the security is impaired, but are readily extended for another term with a very small charge in any event and usually with no charge at all.

I believe that the sober-minded investor should consider this fact: that the depreciation in the value of real estate in Greater New York in the past two years has been due generally to local conditions and that the actual value of real estate in the whole of Greater New York is probably greater today than ever before. They do not pay enough attention to this fact. They see that certain neighborhoods have lost in prestige and in value and immediately take a gloomy view of the whole situation. If they would but realize that the bond investments which they hold are probably showing many times the percentage of depreciation that their real estate mortgage investments are, they would spend

less time trying to plan some chimerical scheme for alleviating what is not anything like as serious a situation as they believe it to be.

There are many intelligent and experienced people who look forward to seeing Manhattan Island entirely improved with business buildings and apartment houses. Private residences will in the future more and more be limited to outlying districts, and on this class of real estate an amortization plan is beyond peradventure the only proper and reasonable method to adopt.

With business buildings and apartment houses, however, I doubt very much if any feasible plan of amortization of mutual benefit to lender and borrower can be evolved, and in any event I do not think the favorable rate of interest, plus the amortization charge, should exceed the percentage of net income the property produces. An underlying first mortgage securing the same return that the equity holder secures is about all that fairly can be asked with its security position.

E. C. BENEDICT.
(Of the Charles F. Noyes Co.)

The Court House Plans.

No decision was reached at a conference at City Hall on Tuesday on the Court House plans, and particularly on the question whether the city should proceed immediately to let the contract for the construction of the whole building, or should let out only a portion of the work and leave the remainder to be completed in the future.

The Board of Estimate, the Court House Board and representatives of the real estate organizations participated in the discussion. Among those present were President McGuire of the Real Estate Board, Cyrus C. Miller, chairman of the executive committee of the Advisory Council; Clarence Kelsey of the Title Guarantee & Trust Co., John J. Pulleyn of the Lawyers Title Insurance & Trust Co., Alfred E. Marling of H. S. Ely & Co., William H. Chesebrough, and William I. De Bost of the Cruikshank Company.

Mr. Marling and Mr. Chesebrough both opposed the idea of building by instalments, on the ground that such a method would result in increased cost. Mr. McGuire and Mr. Kelsey, however, were opposed to the undertaking of the entire work at this juncture.

No definite decision was reached, and it was decided to hold another conference in the near future.

Electricity and Trees.

It is a fact worth noting that when an arc light is placed in such a way that a tree will be under its rays all night, the tree inevitably loses its virility and dies. We do not remember having seen this matter discussed, but observation through many years proves it to be true.

Just what the cause is, we are unable to say, unless it lies in the fact that trees, to grow and thrive, must have a certain number of hours' darkness out of each twenty-four. The laws of nature are exactly and evenly balanced. It has been proven that a human being grows only in the daytime, and that trees grow only at night.

In placing arc lights they should always be set as far as possible from trees which the owners desire to preserve. Another argument against placing lights near trees is that the lights attract to that immediate vicinity every specie of bug and fly, and when daylight comes they take refuge in the branches of the tree to deposit their eggs and prev on the vitality of the tree.—Southwestern Electrician (Houston, Texas).

\$89,000,000 in New Apartments.

(From the N. Y. World.)

Flat-builders in the metropolitan district of which Manhattan is the centre filed plans this year for 2,570 new houses containing 43,580 apartments designed to accommodate 150,000 persons and costing \$89,000,000. This sum almost exactly equals the assessed valuation of all the taxable property of Lowell, Mass.

BUREAU OF EMPLOYMENT.

In the Labor Department—Finding Jobs for the Unemployed.

The Bureau of Employment of the State of New York is under the administration of the State Industrial Commission, being directly under the supervision of Commissioner William H. H. Rogers, with Charles B. Barnes, State Director, in charge.

The law establishing the Bureau of Employment was approved in April, 1914. The holding of a civil service examination for the office of director and for a list of superintendents, the appointment of the director and part of the Superintendents, and the organization of the bureau, all took place during the latter part of the same year. All the employees in the bureau are under civil service, from the director down to the messenger boys.

The opening of branch offices was commenced in Greater New York by the establishment of an office in the Borough of Brooklyn on January 4, 1915. The next office was opened in Syracuse on January 25. The office in Rochester was opened February 4, and the one in Buffalo on February 8. The last office opened was in Albany, April 23.

The administrative office of the bureau is located at 381 Fourth avenue, New York City. All the branch offices throughout the State send in daily reports of their work to the main office. These are checked up and constant watch is kept to see that the different offices are filling the orders received, listing their orders correctly, registering the people properly, and in other respects keeping such check as will enable the main office to be in constant touch with the work of each branch. It is hoped by this means to be able to do accurate and intelligent transferring of labor from one section of the State to another as it is needed. Already considerable shifting of farm hands, machinists and day laborers has been accomplished. The director of the bureau spends part of his time visiting the different branch offices, so as to establish uniform methods and policies, and to decide the various questions which arise.

The law which established the Bureau of Employment calls for separate departments for men and women, and a separate department for handling juveniles. Strict impartiality between employer and employee is provided for, especially during the time of any labor disturbance. Each office is to have an advisory committee, composed of an equal number of representatives from organized labor and from employers' associations. The law also provides that the bureau shall issue a labor bulletin. Plans are now under way, in connection with the Bureau of Statistics, for the compilation of a labor bulletin, which shall cover the industrial activities of the entire State.

All the offices have done better, both in the kind of workers handled and in the number of persons placed, than might have been expected from newly created offices; for they are, as yet, in the "little red school-house" period of their existence. The work in an employment office is of a highly technical character, and there are at present very few trained workers in this field. Yet, up to the first day of September, 1915, 44,326 persons had registered for work in the different offices. Requests had been had from employers for 18,061 workers.

Specifications.

During the legislative session of 1913 the Labor Law was amended to provide for the creation of an Industrial Board, whose duties were to interpret the labor laws, frame rules and regulations for factory construction, and also to modify, in special and specific cases, the laws enacted by the Legislature relating to industrial matters. When the Legislature was not in session, these rules and regulations of the Industrial Board were to have the force and effect of law.

The Legislature of 1915 abolished the Industrial Board as a separate body, but provided that there should be, under the State Industrial Commission, a division to revise and formulate the "industrial code." This has been done, and Com-

missioner Wiard has been designated as the Commissioner in charge of the work, while Deputy Commissioners Eipper and Cullen, the latter a member of the old Industrial Board, are directing the detail work. Under the law, the rules and regulations of the Industrial Commission, adopted by vote of at least three commissioners, constitute the industrial code of the State of New York. Before any rule or regulation is adopted, amended or repealed, a public hearing must be held, of which ten days' notice by publication must be given. After adoption, the same must be published in the bulletins of the Commission.

Compulsory Segregation.

Compulsory segregation of the negro through separating his home from that of the white man has recently, as a leg-

islative idea, spread among the Southern cities. Is it sociologically expedient, and is it legal?

Such segregation ordinances are in effect in Baltimore, Louisville, Richmond, Norfolk, Greenville, S. C., and other cities, and some of these have been upheld in local State courts. The Atlanta ordinance of 1913, under which two proceedings had been instituted by negroes to exclude undesirable white neighbors, was obviously drastic in form; it was judicially condemned in February, 1915. The Louisville ordinance makes it unlawful for a person of one color, over formal neighborhood protest in a certain form, to move into a house in any block in which a majority of houses are occupied by persons of the other color.

With respect to vacant blocks, the owners of over 50 per cent. of the frontage may exclude one color or the other.

Borrowers

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

Lawyers Title and Trust Company

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

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

CONSULT US

Fifteen Years' Experience
Manufacturing and Erecting

FIRE ESCAPES
and EXTERIOR STAIRWAYS

AS PER REQUIREMENTS OF
LABOR, FIRE, BUILDING and TENEMENT HOUSE DEPTS.

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

A. PERLMAN IRON WORKS, Inc.

Ornamental Iron Contractors

1735 WEST FARMS ROAD
Telephone, Intervale 2167 4 Blocks East of 174th Street Subway Station

WILLIAM SCHWENN

Telephone
1700 Bushwick

Ornamental and Structural **IRON WORK**

822 to 832 LEXINGTON AVENUE, near Broadway, BROOKLYN

The Queensboro Corporation

LOTS
PLOTS
ACREAGE

BRIDGE PLAZA

Developers of

LONG ISLAND CITY

HOUSES
FACTORY
SITES

Queens Borough Real Estate

Established 1886

Tel. 1279 Spring

National Window Cleaning & House Renovating Co.

42 East 4th Street,

NEW YORK

WANTS AND OFFERS

WANTED, for a manufacturing company, property on New York Harbor, within free lighterage limit and not more than three miles from the Battery, having 800 to 1,000 feet dock frontage on deep water and say 10 acres in area, with railroad as well as shipping facilities, water, gas, electricity, sewerage. Proposals in writing to the undersigned, stating minimum price or rental terms for long lease. WALTER H. WILSON, 520 The Rookery, Chicago.

FOR RENT.—Factory building, 42 x 60, three floors, with tool or stock room at rear of about 8 x 10, fireproof floor construction, vacant lot on each side of the building, located at the corner of Cherokee and Clewell Streets; can be rented as a whole or each floor separate. Apply to or communicate with W. F. DANZER CO., 518 Seneca St., South Bethlehem, Pa.

WANTED—Expert canvasser to cover high class field; good salary and chances for a rise. Apply DOUGLAS L. ELLIMAN & COMPANY, 414 Madison Avenue, between 9 and 10 A. M.

WANTED—Hyde Atlas of the Bronx, Vol. 2; must be corrected. Send price to Real Estate Office, 786 Prospect Avenue, Bronx.

ATLASES—Full set, Manhattan, Brooklyn, Bronx, Queens Boroughs, Nassau and Suffolk Counties, with cabinet. Cannot use them. Yours at your own price. MR. HAMILTON, 2 East 23d St. (Room 601), New York City.

YOUNG man with 15 years' experience in architectural and building lines desires position as Salesman or Estimator for reliable concern. Box 814, Record & Guide.

WE ARE entirely out of NEW YORK Edition of Record and Guide of Dec. 4, 1915. We will pay 20 cents for this number if both sections are delivered to us in good condition. This offer will expire on Jan. 8, 1916. Record and Guide Company, 119 W. 43rd Street.

ARTISTIC HIGH GRADE METAL CEILINGS and Wall Decorations

IMMENSE STOCK CARRIED

We Sell Material to the Trade or Contract to Erect the Work, as desired.

We Consider It a Privilege to Estimate

Also Carry Large Varieties of

METAL LATH

IN STOCK

Immediate Deliveries Guaranteed

The Garry Iron and Steel Co. of N. Y.

521-523 West 23d Street, New York
Telephone 8020 Chelsea

WINDSOR LAND and IMPROVEMENT CO.

Builders of Modern Homes
in Suburban Long Island

AT HEMPSTEAD, FLORAL PARK,
ROCKVILLE CENTRE, VALLEY STREAM,
OCEANSIDE, EAST ROCKAWAY

LONGACRE BUILDING, entire 11th floor
1476 BROADWAY, N. Y. Phone Bryant 146

JAMES L. BRUMLEY

ESTABLISHED 1888

EXPERT

Real Estate Appraiser
Broker and Auctioneer

189 MONTAGUE ST.

Telephone BROOKLYN, N. Y.

Established 1879

William G. Morrisey

REAL ESTATE
BROKER APPRAISER

189 MONTAGUE STREET

Telephone 5856 MAIN
5857

This leaves ownership untouched and affects no existing occupancy. This seems to be the type of law on the basis of which the issue of segregation, reduced to its lowest terms, will be finally decided by the United States Supreme Court. In that court segregation of negroes in schools and railroad cars has been upheld, but with qualifications which, applied to city segregation, might serve to bring about its repudiation.—Louis B. Wehle in the Republic.

HOW TAXES HAVE GROWN.

Tax Rate in the Several Boroughs of the City of New York, Including State Tax.

(1898 to 1915.)

Year.	Manhattan.	The Bronx.	Brooklyn.
1898.....	2.01	2.01	.....
1899.....	2.44804	2.44804	2.36424
1900.....	2.24771	2.24771	2.32113
1901.....	2.31733	2.31733	2.38853
1902*.....	2.27344	2.27344	2.35353
1903.....	1.41367	1.41367	1.48945
1904.....	1.51342	1.51342	1.57296
1905.....	1.49051	1.49051	1.56264
1906.....	1.47890	1.47890	1.53769
1907.....	1.48499	1.48499	1.55408
1908.....	1.61407	1.61407	1.67021
1909.....	1.67804	1.67804	1.73780
1910.....	1.75790	1.75790	1.81499
1911.....	1.72248	1.72248	1.75502
1912.....	1.83	1.83	1.87
1913.....	1.81	1.81	1.85
1914.....	1.78	1.77	1.84
1915.....	1.87	1.94	1.92

Year.	Queens.	Richmond.	State Tax.
1898.....	.....	.....	2.08
1899.....	3.27445	2.42373	2.49
1900.....	2.34216	2.22073	1.96
1901.....	2.35702	2.35191	1.20
1902*.....	2.31873	2.33653	.13
1903.....	1.47508	1.49675	.13
1904.....	1.57228	1.59281	.13
1905.....	1.55528	1.55821	.09
1906.....	1.55484	1.55422	.011494
1907.....	1.53393	1.56798	.208642
1908.....	1.66031	1.71115	.....
1909.....	1.72536	1.77522	.....
1910.....	1.81079	1.87501	.....
1911.....	1.73645	1.81657	.....
1912.....	1.84	1.92	.6
1913.....	1.85	1.92	1.00
1914.....	1.80	1.90	.5805
1915.....	1.95	2.24	1.7

*In 1902 assessments raised to 100%.

SUBWAY HEARINGS.

Will Be Held Every Monday Morning Hereafter Before Full Board.

Beginning this week the Public Service Commission inaugurated a new schedule of public hearings. Heretofore hearings usually have been held by one Commissioner, who, after hearing testimony, decided the case according to his best judgment and reported his recommendation to the Commission, which usually adopted an order in conformity with such recommendation. At times more than one Commissioner, and even the whole membership, have been present at hearings, but this was the exception, not the rule. The new schedule provides that all such hearings shall be set down for Monday morning of each week, and that the full membership of the Commission shall be present. The first trial of the new system proved highly satisfactory. Out of nine hearings scheduled, five, which were not ready, were postponed, and four were completed, the Commission in each case directing Counsel to prepare the necessary orders forthwith. These orders were passed by the Commission at its regular meeting the next day. It is believed that the new system will result in earlier decisions and be more satisfactory to all parties. The new plan was put into effect upon the recommendation of Commissioner William Hayward.

Holds Up Subway Materials.

Information that the railroads entering New York City have levied an embargo upon all shipments from outside points except foodstuffs and clothing, has caused a great deal of anxiety among the subway contractors and engineers of the Public Service Commission for the First District. The embargo, of course, is understood to be only temporary and for the purpose of enabling the railroads to clean up the existing freight congestion at their terminals, but if it should last any appreciable time it might lead to a suspension of construction work on many contracts of the

Dual System. More than sixty construction contracts in the Boroughs of Manhattan, the Bronx, Brooklyn and Queens are now under way, and the contractors are using daily vast amounts of steel and cement. The item of cement alone is a large one. Vast amounts of concrete are used in modern subway construction, and the present contracts are eating up cement at the rate of 100,000 barrels per month. It is estimated that fully 500 cars a month are necessary to bring this amount of cement into the city.

Real Estate Brokerage Regulation.

A committee on State regulation of real estate brokerage, as ordered at the recent State Real Estate Convention at Saratoga Springs, has been appointed by the Real Estate Association of the State of New York. The executive committee of that association approved of various tentative changes in the proposed bill, at its meeting held in Syracuse. The corrected bill is now being considered by counsel, committee and others who are taking a special interest in the subject.

The following have been designated to serve on such committee: Alfred H. Wagg, Malverne, chairman; H. L. Reed, Amsterdam, vice-chairman; A. S. Prall, Tompkinsville, secretary; L. M. D. McGuire, New York; Robert A. Borland, Norwich; Delancy M. Ellis, Albany; Raymond E. Porter, Syracuse; C. F. Fisher, Rochester; Frank L. Danforth, Buffalo; John Stapf, Dunkirk; Hiram Mintz, Binghamton; C. W. Hill, Utica; James Frank, Woodmere; Lewis H. May, Far Rockaway; William Pettit, Far Rockaway; J. W. Doolittle, New York; J. A. Striker, Mt. Morris; John F. James, Brooklyn; Frank H. Tyler, Brooklyn; Charles E. Rickerson, Brooklyn, and Jeremiah Wood, New York.

The Outlook for Real Estate.

Given reasonable administration, what is the broad outlook for real estate?

First of all it is important to remember that real estate, in New York and in not a few other cities, has undergone a period of depression.

Values have fallen 10, 20 and in some cases 50 per cent. since 1906-1907. The 1907 panic precipitated a decline from which there has not been material recovery.

Therefore, we start, as it were, from a low level.

The termination of the European war, it is widely agreed, will bring to this country an unprecedented number of immigrants.

They must be housed.

Then it is an elementary economic fact that a boom in general business brings in its train a keen demand for buildings of all kinds.

I have consulted local real estate authorities and mortgage bankers, and they state that symptoms of a recovery are coming into sight.

Big cities and industrial centers would seem to be in line for the biggest share of the improvement.

But unless all calculations are falsified, the tremendous activity and expansion which the United States faces ought to mean enhanced values for real estate all over the country.—B. C. Forbes in the New York American.

Jersey City Apartment House Center.

Jersey City, the second city in size in New Jersey, has all the essential elements of a high municipal rating. The completion of railway tunnels to New York performed a valuable service for Jersey City. It stimulated home and apartment house construction in locations which, for vista, fresh air and convenience to the great city across the river, cannot be excelled. Apartment houses have been erected in great numbers, and have been filled largely by New Yorkers who have sought some of the home comforts of the suburbs of New York, coupled with excellent rapid transit facilities. Most of the new constructions are in the Heights section.

PRIVATE REALTY SALES.

THE last week of 1915 closed strong. Trading continued to concern widely scattered and miscellaneous classes of properties. The private sales market maintains its slow and steady improvement, and while the rather unusual record of last week which yielded 40 reported sales was not bettered, the business was as diversified and as worthy of encouraging reflection. The real estate market does not rise on short notice to spectacular heights as can the market for other commodities. Its improvement and development must be slow and gradual. Just as the decline within recent years came slowly, so must the uplift come, and to those who are in touch with actual conditions, both surface and sub-surface, the trend within the last few months indicates that a new era is at hand for real estate interests.

The private sales market for the year shows an improvement when compared with 1914, as indicated in the statistical table appearing elsewhere in the Record and Guide. This situation, coupled with the unusual business prosperity throughout the country that is being predicted for 1916, should make the real estate outlook for brokers a hopeful one. It is almost certain that there will be a great demand for mediums of conservative investment, and it is only reasonable to assume that real estate will gain its share.

The total number of sales reported and not recorded in Manhattan this week were 22, as against 40 last week and 19 a year ago.

The number of sales south of 59th street was 9, as compared with 17 last week and 9 a year ago.

The sales north of 59th street aggregated 13, as compared with 23 last week and 10 a year ago.

The total number of conveyances in Manhattan was 130, as against 133 last week, 25 having stated considerations totaling \$1,074,375. Mortgages recorded this week number 63, involving \$2,317,595 as against 60 last week, totaling \$2,445,890.

From the Bronx 19 sales at private contract were reported, as against 13 last week and 6 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$547,875 compared with \$844,300 last week, making a total for the year of \$62,931,124. The figures for the corresponding week last year were \$585,958 and the total from January 1, 1914, to Jan. 2, 1915, was \$43,473,645.

Heights Buying and Selling.

Gustavus L. Lawrence has purchased from Mrs. William C. Trull, a plot of fifteen lots on the west side of Wadsworth avenue, running from 190th to 192d streets, with a frontage of 369 feet, a depth of 98 feet and a rear line of about 400 feet. Mr. Lawrence resold the northerly part of the plot, measuring 169 x 98, with a rear line of 184 feet, to the S. B. Building Corporation, Behrmann & Schwartz, which will begin the erection of three five-story apartment houses arranged for five families to the floor. The brokers in both transactions were M. I. Strunsky & Company.

To Enlarge School Building.

The City of New York has purchased from Mrs. Emily Schaeffler and Joseph C. Schaeffler, through W. E. & W. I. Brown (Inc.), the Schaeffler homestead property, containing about 13 lots and covering the entire block front in Grote street between Cambreling and Beaumont avenues, having a frontage on Cambreling avenue of 202.7 feet and 133.3 feet on Beaumont avenue, to be used for the erection of an annex to P. S. 32. The school property will now comprise the entire block bounded by Grote street, Cambreling avenue, East 183d street and Beaumont avenue.

Re-sells Building Site.

Leslie R. Palmer has resold the two five-story buildings on plot 50 x 79 at 20-22 Dey street, which he acquired last week from J. B. Peck, as a site for a twenty-story office building. The broker in the transaction was the Douglas Robinson-Charles S. Brown Company. The identity of the new owners could not be learned, although it was rumored that the Western Union Telegraph Company, which owns the twenty-seven-story office building adjoining on the east, had acquired the property to protect the westerly light of that structure.

Builders Buy Dwellings.

Julius Tishman & Sons have bought from a client of Stoddard & Mark, through Frederick Zittel & Sons, the four four-story dwellings at 30-36 West 70th street, on a plot 79.6 x 100.5. The houses were acquired by the seller at a partition sale, several weeks ago, for \$106,500, at the stand of Joseph P. Day. The buyers in the present deal will erect a nine-story apartment house from plans by Schwartz & Gross.

Heights Builder Active.

The Roxton Realty Company has sold, through Geo. R. Read & Company, a block front on the east side of Northern avenue, between 177th and 178th streets, measuring 255 x 112 feet. The purchaser is the Haven Construction

Company, Charles Flaum, which contemplates the erection of three high-class apartment houses. Wechsler & Kohn represented the buyer, as attorneys.

Annex for New York Times.

The New York Times has purchased from the Hyde Real Estate Corporation, A. Filmore Hyde, president, through the M. Morgenthau, Jr., Company, five five-story flat houses at 231-239 West 43d street, on a plot 100 x 100.4. The purchaser will utilize the property for a new building to extend its printing establishment now housed in the twelve-story building, known as the Times Annex, which adjoins the plot just sold.

Rumored Apartment House Deal.

According to a report current yesterday, Emerson McMillin, the banker, has purchased from Mullekin & Moeller, the new twelve-story apartment house at 318-322 West 84th street on a plot 72x102.2. Mr. McMillin is said to have given in part payment the four-story dwelling, 320 Riverside drive, on plot 36x100.

Manhattan—South of 59th St.

LUDLOW ST.—E. H. Ludlow & Co. sold for the Equality Construction Co., 17 Ludlow st, a 5-sty tenement, on lot 25x87.6, to Sophie Tager, who owns adjoining properties at 13 and 15 and now controls a plot 65x87.6.

Real Estate Board of New York

Organized 1896

Incorporated 1908

FRANK D. AMES Pres. BURTON J. BERRY Sec'y-Treas.
AMES & COMPANY
Real Estate Agents and Brokers
Telephone 3570 Madison Sq. 26 WEST 31st ST.

DE SELDING BROTHERS
Real Estate, Loans, Appraisals
128 BROADWAY

A. V. AMY & CO.
REAL ESTATE AGENTS
BROKERS and APPRAISERS

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

Joseph P. Day

Auctioneer
31 NASSAU STREET

Established 1856
J. ROMAINE BROWN CO.
REAL ESTATE
299 Madison Avenue New York City
Telephone 1481 Murray Hill

AUSTIN FINEGAN
Real Estate—Insurance—Appraisals
35 NASSAU STREET. Tel. 1730 Cortlandt

"Office-Chair" Salesmanship
Buyers for real estate do not come to the broker's office chair any more. They must be found. That's the maxim of our sales department.
Bulkley & Horton Co.
414 Myrtle Ave. BROOKLYN
585 Nostrand Ave.

OGDEN & CLARKSON
Corporation
Real Estate and Insurance
657-659 FIFTH AVENUE, Corner 52d Street

LOUIS SCHRAG
Agent, Broker and Appraiser
Real Estate
Established 1890
Tel. 1700-1 Chelsea
142 W. 23d St.

A. M. CUDNER
REAL ESTATE CO.
Real Estate Brokers and Managers
254 WEST 23D STREET

FRANK E. SMITH & SON
Inc.
Real Estate Investments
Telephone 6443 Gramercy 3 MADISON AVE.

J. CLARENCE DAVIES
BRONX BOROUGH
REAL ESTATE
149th STREET & THIRD AVENUE
Tel. Con. Branch Office, 156 BROADWAY
Member of Board of Brokers

TUCKER, SPEYERS & CO.
Real Estate
435 FIFTH AVENUE, NEAR 39th STREET
Telephone, 2750 Murray Hill

JAMES N. WELLS' SONS
(James P. Eadie)
Real Estate and Insurance
Since 1835 at No. 191 NINTH AVENUE
Established 1819 Phone, 5266 Cnelsea

BROOKLYN'S OLDEST
Real Estate Office
 FIRM ESTABLISHED 1843

The Chauncey
Real Estate Co.

187 MONTAGUE ST.
 BORO OF BROOKLYN, NEW YORK CITY
 Telephones, 4300, 4301, 4302 Main

Appraisers Auctioneers

AGENTS AND GENERAL

Real Estate Brokers

Members
 Brooklyn Board of Real Estate Brokers
 Real Estate Board of New York

Members Brooklyn Board of R. E. Brokers

DAVID PORTER, Inc.
Real Estate Agents
Brokers, Appraisers

APPRAISERS FOR
 The United States Government
 The State of New York
 The City of New York
 The Equitable Life Assurance Society
 The U. S. Title Guaranty Co.
 The Home Trust Company, etc., etc.

189 MONTAGUE STREET
 Telephone, 828 Main BROOKLYN, N. Y.

Firm Established 1874

CORWITH BROS.

Greenpoint
Real Estate

FACTORY SITES
 A SPECIALTY

Mortgage Loans, Appraisals, Insurance
 Entire Management of Property

851 Manhattan Avenue, Brooklyn

BROOKLYN
ESTATE MANAGERS

Members
 Brooklyn Board of Real Estate Brokers
 CHAS. L. GILBERT, Pres.
 ROBT. E. PATTERSON, Sec'y

NOAH CLARK, Inc.
Real Estate—Insurance
 Water Fronts, Factory Sites, Appraisals
 Main Office
 837 Manhattan Avenue
 Branches
 545 Morgan Avenue 753 Nostrand Avenue
 BROOKLYN, N. Y.

Member Allied Real Estate Interests
 Member Brooklyn Board of Real Estate Brokers

Money to Loan on First Mortgages

5%

Joseph T. McMahon

REAL ESTATE and
 MORTGAGE LOANS

188 and 190 MONTAGUE STREET
 BROOKLYN

Telephone 834 Main

SPECIAL ATTENTION GIVEN TO
 COLLECTING, RENTING
 AND MANAGEMENT OF ESTATES

SPRING ST.—Daniel H. Jackson has resold, through P. B. Clarke, 148 Spring st, a 5-sty building, on lot 20x100.

18TH ST.—Stephen S. Johnson sold for H. E. Stevens, 221-223 West 18th st, two 5-sty dwellings, on plot 50x92.

27TH ST.—Mary Smith is reported to have sold 334 West 27th st, a 3-sty dwelling, on lot 22x98.9.

54TH ST.—J. W. Whiton-Stuart Co. sold 40 West 54th st, a 4-sty dwelling, on lot 20x100.5.

54TH ST.—William B. May & Co. and Pease & Elliman sold for Dr. Walter B. James, the English basement residence at 17 West 54th st, to a client who will occupy after making extensive alterations. The property is in the midst of the Rockefeller holdings, which include in the north side of the street, Nos. 13-15 and 19, and in the south side Nos. 2-10, 14 and 16. The residence of John D. Rockefeller, senior and junior, are both in the south side and included in the above numbers. Dr. James recently removed to his new home in the Lenox block, 70th st near 5th av.

7TH AV.—The Boyd estate is reported to have sold 232 7th av, a 4-sty building, on lot 19.9x 69, to George Alexander.

Manhattan—North of 59th St.

76TH ST.—Abraham Berkowitz has contracted to sell 519-521 East 76th st, a 6-sty tenement on plot 50x102.2, to the J. F. M. Co., which will give in exchange a plot on the south side of Powell av, Bronx, beginning 288 ft west of Pugsley av, with a frontage of 297 ft and extending back to the center line of Pugsley Creek.

79TH ST.—Pease & Elliman sold for J. D. Fessenden, the 3-sty dwelling, 174 East 79th st, on lot 18.9x100, to Mrs. Paul Dana, for occupancy by her daughter.

82D ST.—Douglas L. Elliman & Co. and John J. Kavanagh sold the 5-sty flat at 108 East 82d st, 25x102.2, adjoining the southeast corner of Park av, for Louis Ganzenmiller to Samuel A. Herzog, who owns the three adjoining houses at 110-114, and controls a frontage of 96.6 ft., which will be improved with a 9-sty apartment house.

125TH ST.—Charles Buermann & Co. have sold for Joseph Kugler 254 East 125th st, a 5-sty building, on plot 30x100, to the Nabee Realty Co., for about \$25,000.

170TH ST.—Meyer Hecht is reported to have sold the four lots in the south side of 170th st, 165 ft east of Fort Washington av, a plot 100x90.

BROADWAY.—M. I. Strunsky & Co. sold for the Lawyers Mortgage Co. to Gustavus L. Lawrence the 6-sty apartment house at the northeast corner of Broadway and 177th st, on plot 92x100. The property has been held at \$200,000.

WEST END AV.—Slawson & Hobbs sold for Walter L. McCorkle 300 West End av, a 4-sty dwelling, on lot 22.2x70, to the northeast corner of 74th st, to Dr. Charles V. Paterno, who recently purchased 302-308 West End av, adjoining, through the same brokers. He will improve the combined site, 102.2x70, with a 14-sty apartment house from plans by Gaetan Ajello.

Bronx.

HOME ST.—S. Jarmulowsky sold the plot, 113x110xirreg, in the south side of Home st, about 109 ft. east of Union av, to the Benenson Realty Co., which gave in exchange 844 Home st, a 5-sty apartment, plot 40x99.6xirreg.

KELLY ST.—Sussman & Gibbs sold for the Simbar Realty Co. 919-923 Kelly st, two 5-sty flats, on plot 45x100.

159TH ST.—The Middle Borough Realty Co. is reported to have sold 403-407 East 159th st, a 5-sty flat, on plot 50x100.

163D ST.—Simbar Realty Co. sold through Sussman & Gibbs 988 East 163d st, a 5-sty apartment house, on plot 50x100.

178TH ST.—John Fetzler and George Herold sold for the Jacob Bloom Construction Co. 743-745 East 178th st, a 5-sty flat, on plot 75x100.

237TH ST.—Paul Bultmann has sold for John F. Kearney the dwelling at 219 East 237th st, on plot 60x100.

BOSTON RD.—The Hudson Realty Co. has sold to Ittman & Wolff a plot about ten lots on the south side of Boston rd, including the corner of Bristow st and Stebbins av. The buyers will erect four 5-sty apartment houses from plans by William Koppe, architect. The property has been held at \$100,000. Simon J. Bloom was the broker.

DECATUR AV.—Harry H. Cohen sold for the Benenson Realty Co. to Mrs. Anna M. Jones 2738-2740 Decatur av, a 5-sty apartment house, on plot 56.9x100, which has been held at \$60,000.

ELY AV.—Daniel H. Jackson has purchased from Elinor Hutchinson the plot 50x100, on the east side of Ely av, 100 ft south of 236th st.

JEROME AV.—W. E. & W. I. BROWN (INC.), in conjunction with McLernon Bros., have sold for Hobart J. Holcomb a lot on the east side of Jerome av, 367 ft north of East 184th st. The buyer will immediately improve same.

MARMION AV.—Charles Kuntze has sold for Mrs. Meta Homann and Mrs. Josephine Wagner the plot 50x150 at the northwest corner of Marmion av and 178th st to a builder, who plans to erect a 5-sty apartment house.

MONTEREY AV.—Wm. A. White & Sons and Von Der Linden & Co. sold for Seth Sprague Terry the four lots at the northwest corner of Monterey av and 180th st to the Benenson Realty Co., which will build two 5-sty apartment houses.

ST. ANNS AV.—The Zarlard Realty Co. is rumored to have sold the row of 1-sty taxpayers and moving picture theatre, occupying the block front on the east side of St. Anns av, from 138th to 139th st, 200.5x102.7x irreg.

UNION AV.—Max Cohen has contracted to sell 610 Union av, a 4-sty tenement, to Constanzo Perrella and Julia Garrity for \$6,000.

3D AV.—McLernon Bros. have sold for the J. W. Cornish Construction Co. the 5-sty tenement, with four stores, at 4121 3d av, on a plot 50x104. The buyer is an investor, who gave in part payment the plot, 100x125, on the west side of Park av, 102 ft. north of 179th st. This plot is to be improved with two 5-sty apartment houses by the Cornish Construction Co.

Brooklyn.

ADELPHI ST.—Bulkeley & Horton Co. sold for A. J. Gilson the 2-sty dwelling 72 Adelphi st.

GARFIELD PL.—E. T. Newman sold for the Somerset Hills Improvement Co. 206 Garfield pl, a 4-sty building.

LINCOLN PL.—Charles E. Rickerson sold for Miss Carrie L. Fulcher 44 Lincoln pl, a 2-sty dwelling, on plot 29.1x100.

SIST ST.—Forbes & Co. sold to Mrs. R. Soldin, the 2-sty dwelling, 1250 81st st.

63D ST.—Frank A. Seaver & Co. sold the 2-sty dwelling 434 63d st for Emma Borland.

MYRTLE AV.—R. A. Schlesing sold for John & Emilie Menge the 4-fam. house 1861 Myrtle av to John Glibe.

5TH AV.—Sinmacross Realty Co. sold for William C. Cahn the 3-sty dwelling at the northwest corner of 5th av and 90th st, on lot 25x100; also for Mrs. Elizabeth Griffin six lots, 100x116, at the southeast corner of 5th av and 90th st.

Queens.

ASTORIA.—Matthews Building Co. sold the flat 395 11th av to Gertrude V. Buss for about \$9,000.

FAR ROCKAWAY.—Lewis H. May Co. has sold for Minnie Brewer the Breckenridge cottage on the south side of Atlantic av, on a plot 100x100, to L. L. Eccles, who will occupy for an all year residence.

LONG ISLAND CITY.—G. P. Butterly sold for Anna A. Kenly a lot, 25x100, on Vernon av, 175 ft. north of 10th st, to Eugene T. Grotto, who owns an adjoining lot, and who will improve the combined site with a garage.

LONG ISLAND CITY.—Stuard Hirschman has sold to the City Real Estate Co. a plot 75x90 on the north side of Hunters Point av, 163 ft west of Jackson av. The Real Estate Service Bureau acted as broker.

ROSEDALE.—New York Suburban Land Co. sold 20x100 on Boulevard to C. Allgeir and 20x 100 in Oxford pl to R. Palmer.

Nearby Cities.

JERSEY CITY, N. J.—Frederick Goldberg sold to John McIntyre the 4-sty flat, 25x100, at the southwest corner of Paterson and Summit avs; also 459 Gregory av, Weehawken, a 2-fam. house, 25x100. The buyer gave in part payment 616 and 618 Traphagen st, 50x100, West Hoboken, two 3-fam. houses.

NEWARK, N. J.—Louis Schlesinger (Inc.) sold for the Federal Land, Building & Improvement Co. the 4-sty apartment house 362 Clinton av, on plot 57x100x irreg., to Margaret C. A. Atkinson, who gave in part payment a 312-acre farm at Penns Grove, N. J. The entire transaction involved about \$100,000.

NEWARK, N. J.—Feist & Feist sold for Albert C. Courter to the Linwood Co. the residence 165-169 Lincoln av; also sold for Charles A. Morel to Albert C. Courter the 2-fam. house 80 South Parkway, East Orange, N. J., and for the Linwood Co. the 3-fam. dwelling 186 North 11th st, Newark.

Rural and Suburban.

BRIARCLIFF MANOR, N. Y.—Fish & Marvin have sold for William B. Treadwell a property consisting of 25 acres, residence and outbuildings, near Briarcliff Manor, to a New York banker. The property was held at \$15,000.

GARWOOD, N. J.—New York Suburban Land Co. sold 20x100 on Hickory av to M. Packet and 25x150 on Myrtle av to T. Greslin.

GREAT NECK, L. I.—The Rickert-Finlay Realty Co. sold to Frederick T. Steinway, of the firm of Steinway & Sons, piano manufacturers, the Colonial residence having a frontage of 240 ft. on North drive, Kensington, for a reported price of \$40,000.

HUNTINGTON, L. I.—Theodore S. Hall has sold the Maple Hill estate of Mary D. Allen to H. A. Bixby. The property consists of 5 acres and buildings and is adjacent to the Huntington Golf and Marine Club.

MONTCLAIR, N. J.—Robert Hoe Dodd sold, through F. M. Crawley & Bros., the residence at 257 Upper Mountain av, to the Misses Greenwood, of New York city. The property has a frontage of 183 ft. on Upper Mountain av, and a depth of about 250 ft.

MT. VERNON, N. Y.—The Cooley Realty Co. sold 232 Westchester av, Chester Hill, for Mrs. Kate Lee Moon to Robert G. Hoffman; also a plot in Darwood for Joseph S. Wood to William H. Norton.

OSSINING, N. Y.—Hiram C. Bloomingdale has purchased the estate of Gen. Brayton Ives, which he will occupy as his country home. The estate consists of 120 acres on the Hudson River and was held at \$150,000. Pease & Elliman represented the sellers and L. J. Phillips & Co. the buyer.

SAG HARBOR, L. I.—The Estate of Robert Christie, Jr., has sold to John A. Eckert, of New York, a tract of 100 acres of shore front adjacent to North Haven. This is one of the largest tracts of water front sold in the last few years on the east end of Long Island. Theodore S. Hall was the broker.

SCARSDALE, N. Y.—The Scarsdale Estates, Robert E. Farley, president, has sold to Clarence W. Decker, of the Commercial Security Co., New York, a plot on Berkeley rd, Greenacres, directly opposite the residence of W. W. Griffiths. The owner expects to erect an English house, plans of which have already been drawn by Clarence Upjohn, architect.

LEASES.

Paper Co. in Burling Slip.

Charles F. Noyes Company has leased for Joseph F. Cullman to the National Paper & Type Company for twenty-one years at an aggregate rental of approximately \$200,000, the four five-story loft buildings, 32-38 Burling Slip, to be extensively altered from plans of James S. Maher, architect. The leasing company is also negotiating, through the Charles F. Noyes Company, for the upper floors of 86 South street, adjoining. About 28,000 square feet of space is represented in this lease. Harrison C. Lewis, vice-president and manager of the National Paper & Type Company, states: "In selecting 32-38 Burling Slip for our permanent location, we have secured the most desirable location on Manhattan Island for our business, which is entirely export to the Latin-American countries. We are close to practically all of the steamship lines to Mexico and South America. We look to see those doing business with South America locating east of Pearl street and south of Fulton for many years to come. Its desirability is what caused us to take a twenty-one years' lease." Goldsmith, Cohen, Cole & Weiss represented Mr. Cullman as attorneys.

Important 23d Street Removal.

Morimura Bros., Japanese importers, have leased from Michael Coleman, through Frederick Fox & Company, a large portion of the new twelve-story building which is to be erected on the site of the old Eden Musee at 53-57 West 23d street, through to 34-38 West 24th street, the total space being about 100,000 square feet. Plans for the building have been completed by the architect, William H. Birkmire, and it is expected to be ready for occupancy about October 1, 1916. The contents of the famous old museum was sold at auction several weeks ago and wreckers are already demolishing the historic structure. The new building is to have many new interesting features and will cater to the demand for space by wholesale establishments, which has recently manifested itself in 23d street. It is the intention of the owner to restrict the building to importing and wholesale concerns doing no manufacturing. Frederick Fox & Company report that negotiations are progressing for the rental of the balance of the available space.

Leases \$19,000 Apartment.

Victor Morawetz has leased for a long term of years, through Pease & Elliman, a duplex apartment comprising parts of the 6th and 7th floors, with 21 rooms and 7 baths, in the new apartment house now under construction at the southeast corner of Fifth avenue and 72d street. The apartment has been held at \$19,000 a year.

C. K. G. Billings Takes Apartment.

C. K. G. Billings has leased through Douglas L. Elliman & Company from October 1, 1916 the entire eighth floor in the new building to be constructed at the northeast corner of 63d street and Fifth avenue, on the site of the old Progress Club, to be known as 820 Fifth avenue. The apartment will consist of 21 rooms and 6 baths.

Manhattan.

AMES & CO. leased apartments in 137 East 34th st to George H. Breed, B. Frank Wyckoff, William King Fisher and Henry G. Salmon, and studios in the same building to Jean D. Parker and Edward A. Poucher.

AMES & CO. leased a loft in 11 East 22d st for Robert S. Minton to M. Handin & Co. for the fur business; also the store at 130 West 34th st for Samepek Realty Co. to S. Kaplon, ladies' custom tailor; the store at 154 East 27th st for Estate of Isaac G. Thomas to John Menendian for a restaurant; for the Terminal Realty Co. the 3d loft in 26 West 31st st to Whitman Candy Co.

ALBERT B. ASHFORTH (INC.) has leased apartments in 140 West 55th st to Charles M. Grant and in 39 West 67th st to Leona J. Stone and Emma G. Boyd.

ALBERT B. ASHFORTH (INC.) has leased a floor at 106 East 33d st to Kessler & Gotthelf; space at 106 East 19th st to the Princess Embroidery Co., and in 452 5th av, in conjunction

with Corn & Co., to Drs. Samuel Doskow and William M. Adleston; in conjunction with the Cross & Brown Co., offices in 665-71 5th av to A. Rippen & Co.; the 2d floor of 22 East 33d st to the McKnight Realty Co.; space in 32 West 32d st to Holzman & Co. of Baltimore, to Morris Silberman, and to Levy & Neuwirth; offices in 665-71 5th av to Alice D. Miller, Salerno & Gutman & Cyril F. Peck; space in 366 5th av to Samuel Raives; in 105-11 West 40th st to Captain Anthony V. Seferovitch, counsellor general of Montenegro, and offices in 24 Broad st to F. M. Dyer & Co.

BASTINE & CO. have leased the 7th floor at 42 West 15th st to Berman & Albert, and the top floor at 19 West 24th st to Jacob Newinan.

BASTINE & CO. have leased the store and basement 36 East 22d st to Noschkes & Grossbard and the 3d floor at 45-7 West 27th st, to Singer & Son.

BLEIMAN & CO. leased for the trustees of Sailors' Snug Harbor, the store and basement in 747 Broadway to Samuel Phillipson & Co.; for the University Place Corporation, the store and basement in 13-19 University pl to Stern, Davis & Co.; for Manheimer Brothers, agents, the store, basement and sub-basement in 710 Broadway to Levy, Forman & Co.; for Cruikshank Co., agents, the store, basement and sub-basement of 600-602 Broadway, to the New York Mfg. Co., and for the Rolland Realty Co. the 6th floor in 137-9 West 25th st to Jacob Hyman Co.

BRETT & GOODE CO. has leased a loft in the new Kern Building at 344-348 West 38th st to Robert J. Stein.

CHARLES BUERMANN & CO. and S. A. Uhlfelder leased for the Ericks estate the plot, 82x103.3, in the north side of East 11th st, 210 ft. east of 2d av, for a long term to the Borden Condensed Milk Co.

FIRM OF LEONARD J. CARPENTER rented for F. Augustus Schermerhorn an apartment at 229 West 101st st to James Fitzpatrick.

JOHN J. CODY leased from the plans, a store in the new building now being erected by Bing & Bing, at Lexington av and 82d st, for 5 years.

CROSS & BROWN CO. has leased the store and basement 1224 Broadway to Brodils' Luggage Shop, Inc.; space in 1600 Broadway for the Mecca Realty Co. to the Kinemacolor Co. of America, Universal Film Exchange and the Negative Reconstructing Co.; also space in the Strand Building to the New York Telephone Co. and David Rosenthal.

CROSS & BROWN CO. leased the store and basement 458 Broadway, formerly occupied by the Canadian Pacific Ry., to J. E. Williams & Co., cotton merchants of 313 Church st; the 6th loft in 520-2 Broadway to O. Orinstein for the Equitable Life Assurance Society; 16,000 ft in 649-51 Broadway to the N. Y. Feather Duster Co.; 5,500 ft in the 8th loft 75-7 Spring st to Louis Shepstein; 1st loft at 28th st and 4th av, southwest corner, to the Capital Label Co., Inc.; the 1st loft in 77-81 Wooster st and 391-3 Broadway to Mayer & Newman, and the 4th floor at 9 East 59th st to the Medical Analytical Laboratory, Inc., for Frederick Ayer.

DUFF & BROWN CO. has leased for Carrie A. Barnett, 546 West 142d st, a 3-sty dwelling, to Dr. James H. Potter.

DUROSS CO. leased 163 West 15th st to Frank Restel; in 124 West 18th st, 1st loft, to the Vulcan Metals Co.; and in 205 West 17th st, 1st floor and basement, to G. T. Harrington Co.

DOUGLAS L. ELLIMAN & CO., in conjunction with Payson McL. Merrill Co. leased an apartment on the 16th floor, consisting of 20 rooms and 6 baths, in 420 Park av to Henry E. Towne, president of Yale & Towne.

DOUGLAS L. ELLIMAN & CO. and Seton Henry and Douglas Gibbons leased for Mrs. Hoffman 17 East 54th st, a 5-sty dwelling, on a lot 20.10x100, furnished for the season, to Ralph Pulitzer.

DOUGLAS L. ELLIMAN & CO. have leased space in 527 5th av to Dr. Frank N. Irwin; also apartments in 535 Park av to Mrs. Ethel H. Andrews; in the new building being erected on the Park av block front from 51st to 52d sts for the Potter-Mordecai interests, to Dr. A. Schuyler Clark; in 36 East 49th st to I. G. Hanford; and in 28 East 49th st to E. F. Gallagher.

C. L. FERLINGHETTI has leased the restaurant and cafe known as the Terminus, at 10 Stone st, to Charles A. Journal and Aristide Fumey.

FORBES & CO. leased for the Manhattan Life Insurance Co. in 15 West 17th st a store to Paris F. Fletcher and lofts to Miss J. Kolb, Ludwig Hahn, and S. Rosenstein; in 21 West 19th st to Palso & Beldino and Goldberg & Schulman; in 133 West 24th st to Schwartz & Ruderfer, and in 116 Wooster st a store and loft to S. Solamon & Co.

GOODALE, PERRY & DWIGHT rented in 132-142 West 27th st lofts to Kaufmann Bros., to Hacker Plaiting Co. and M. Toife & Co. This completes the renting of the entire property.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased apartments at 203 West 107th st to Isidor Kahn, Harry Palmer and George Doan Russell.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) leased for Philip Rhineland the 9th loft at 48-50 West 21st st to D'Amico and Tarangioli (Inc.), women's hats, and the 11th loft to Vinegrad & Kaiser, cloaks and suits.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) leased for W. Francklyn Paris a studio apartment at 51 West 39th st, and for the estate of Walden Pell the 2d floor at 38 6th av to George Nestor.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) have leased apartments in the Edmund Francis Court, at the northeast corner of Amsterdam av and 120th st, to Mrs. Harriet W. Bingham, Mrs. Jennie V. Fiske, Thomas I. Parkinson, Miss Emily Housmann and Miss Jessie McFarlane. This completes the leasing of the building, making a total of thirty apartments rented recently.

ESTABLISHED 1879

William P. Rae Co.

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

Real Estate

Auctioneers, Appraisers

Brokers, Attention!

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

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

It will pay you to get in touch with us.

Realty Associates

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

Member Brooklyn Board of Real Estate Brokers

BROOKLYN REAL ESTATE

EXPERT APPRAISER

S. WELSCH

207 MONTAGUE STREET
Brooklyn

Tel. 2738-9 Main Branch, 177 Seventh Avenue

KETCHAM BROS.

ESTABLISHED 1891

EVERY BRANCH OF THE

Real Estate Business

Broadway Stuyvesant

Section Properties Our Specialty

129 RALPH AVENUE

Telephone, 86 Bushwick BROOKLYN

Members Brooklyn Board of R. E. Brokers
HOWARD C. PYLE GEO. H. GRAY

General Brooklyn Real Estate Brokers

Howard C. Pyle Co.

Real Estate Expert Appraising
Mortgage Loans Insurance

201 Montague Street BROOKLYN

Telephone, 3385 Main

HARRIS & VAUGHAN (INC.) rented space on the 3d floor at 25 West 45th st to the Fire-proof Furniture and Construction Co.

HEIL & STERN, in conjunction with F. & G. Pfomm, have leased for the Broadway-Thirty-Fifth St. Realty Corporation in 1333 Broadway, covering the block front from 35th to 36th sts, the entire 8th floor to Harry Kitzinger & Co. for a long term of years at an aggregate rental of about \$100,000.

HEIL & STERN leased for Leopold Wolfson, in 39 West 21st st, store and basement to Harris Hurewitz; for Oppenheim-Collins Realty Co., in 56-60 West 35th st, 5th loft to Max Schwartz; for Amco Realty Co., in 158-60 West 29th st, 11th loft to Jacob Guttentag; for Altavista Holding Co., in 141-3 West 28th st, 7th loft to Jonas Finger; for Metropolitan Life Insurance Co., in 43-7 West 24th st, 9th loft to J. Youdelman & Co.; for 406 West 31st St Realty Co., in 28-30 East 10th st, 1st loft to Ehrlich Bros.

M. & L. HESS (INC.) have leased for the Metropolitan Life Insurance Co. the 10th floor at 16-18 West 22d st, through to 15-17 West 21st st, containing about 11,500 sq. ft., to J. Hildersheimer (Inc), baby caps, for some time past at 519 Broadway. The lease is for a long term of years, and completes the renting of the building.

M. & L. HESS (INC.) leased the 8th floor at 37-41 East 18th st to Freeman Bros.; the 4th floor at 154-8 West 18th st to the Dreadnought Flooring Co.; 10,000 sq. ft. at 30-2 West 15th

st; space on the 12th floor at 17-21 East 22d st to Solomon Svivals; large quarters in the Hess Building at 354 4th av to Max Melnick; the 2d floor at 49-53 East 21st st to Schlieper, Marks & Strouse; in conjunction with Ogen & Clarkson, the 2d floor at 16-18 West 22d st, through to 15-17 West 21st st, to Hofmann & Ellrodt, Inc.

M. & L. HESS (INC.) leased the 6th floor at 6 East 39th st, through to 5 East 38th st, containing 7,500 sq ft, to the J. A. Stevenson Co., costumes and dresses. The lease is for a long term of years at an aggregate rental of approximately \$50,000; also space on the 5th floor at 30-2 East 20th st to Jack Dorfman; for E. S. Willard, as agent, the 9th floor at 220-30 West 19th st to the Indestructo Gas Mantle Co., now at 410 West 13th st; the 3d floor at 318 East 32d st to the Import Sales Co., Inc., electrical novelties; larger quarters at 148-56 West 23d st to H. Weber; in conjunction with Frederick Southack & Alwyn Ball, Jr., space on the 18th floor of 354 4th av to Joseph W. Woods & Sons Co., cotton goods; and in conjunction with the same brokers the 2d floor at 50-4 West 17th st to H. J. Perliberg.

LOUIS KEMPNER & SON have leased for the 89th st Construction Corporation, Jacob Axelrod, president, the store at 2410 Broadway, to Mark J. Gabriel, Oriental rugs.

KNAUTH, NACHOD & KUHNE, bankers, have leased half the third floor of the Equitable Building, amounting to about 20,000 sq ft. The new offices are now being equipped and a private elevator installed, and will be ready for occupancy about May 1.

E. H. LUDLOW & CO. have leased for the trustees of the estate of William Remsen to Barton H. Zabin the 5-sty flats and stores at 1 and 3 Division st, and 3 and 5 Catharine st, being the southeast corner, for ten years and four months, at an aggregate rental of about \$70,000.

PAUL A. MCGOLRICK has leased the apartment house 5 West 131st st to Abiather Joseph.

PAYSON McL. MERRILL CO. and Herbert C. Schley have leased to Chelsea Fibre Mills the entire Broadway frontage on the 11th floor in 212 5th av.

SAMUEL H. MARTIN has leased for Jeremiah J. Campion the salesroom at 1864 Broadway to Jacob Moss & Co., eastern agents for the Eagle-Macomber Motor Car Co. of Chicago.

ALBERT J. MOORE has leased for Walter J. Salomon stores at 21 West 42d st to Joseph Wallace; at 25 West 42d st to Samuel Brown and at 1576 Broadway to Henry Weller.

CHARLES F. NOYES CO. has leased the 6th, 7th, 8th and 9th floors of 213-217 Grand st for Percival H. Gregory, receiver, to Foreman & Clark Mfg. Co. for three years from February 1; the tenant is a prominent clothing firm of Los Angeles; also leased for the Jacob Ruppert Realty Corporation a portion of the 19th floor of 15-19 East 26th st to Lipman & Biener; and space in 130-132 Pearl st to James L. Tallan.

PEASE & ELLIMAN and firm of Leonard J. Carpenter leased for the estate of William C. Schermerhorn the building at 2 Jones la to Andrew Mills & Sons.

PEASE & ELLIMAN have rented, furnished, for Mrs. John Morgan to Rudolph E. Kissel, of Kissel-Kinnicut & Co., the 4-sty dwelling at 44 West 46th st; also for Lee & Fleischmann office space in 25 West 45th st to C. T. Rubeam; and, furnished, for Miss Amy Ellis her apartment in 103 East 86th st to Mrs. Julia H. Eldridge.

PEASE & ELLIMAN leased in the Liberty Tower 55 Liberty st; offices to Abraham Levy, the lawyer, for three years; also offices to the Iner-Seal Corporation, Charles A. Baldwin, George W. Myer, Jr., additional space to the R. P. Bolton Co., and renewed for Lybrand, Ross Brothers & Montgomery their present lease on the 26th floor.

PEASE & ELLIMAN have rented furnished for Philip Lehman, agent, to Mrs. Arthur Scott Burden the 4-sty dwelling at 26 West 54th st; also furnished for James F. Dick his apartment in the "Rexford," at the southeast corner of 79th st and Broadway, to Jerome Monks; sublet for A. Lawrence Wheat his apartment in 150 West 80th st to S. Santley; and an apartment in 11 East 68th st to Mrs. W. C. Stone, of Darien, Conn.

PEASE & ELLIMAN have rented, furnished, for Mrs. Morton Schwartz the 5-sty dwelling at 16 West 55th st to Mrs. J. K. O. Sherwood; for George Ladue his apartment in "Bretton Hall," at 86th st and Broadway, to Frank Trenholm; for the 149 East 40th St. Co. to Miss Mina C. Ward an apartment in 149 East 40th st; and apartments in 145 East 35th st to William A. Johnston; in 510 Park av to Mrs. C. L. Housman, and in 1190 Madison av to Kenneth Hadden.

PEASE & ELLIMAN have rented furnished for Mrs. F. X. Sadler to Preston Gibson the 4-sty dwelling at 50 East 77th st, adjoining the southeast corner of Madison av; also furnished for Andrew Albright, Jr., his apartment in "Harperly Hall," at the north corner of 64th st and Central Park West, to Mrs. Isabella M. Banks; and renewed for the Chapin Homes the lease of their property in East 67th st, between Lexington and 3d avs, to John T. Brady Co., which is taking it for the temporary uses of Saint Vincent Ferrer's Church, pending the completion of its new edifice.

GEO. R. READ & CO. leased the 2d floor in 127 5th av to Herman Sheinbaum; 1st loft in 15 West 17th st to Greenberg Press; space in 114-116 5th av to Fuld-Traube & Co.; a floor in 5 East 35th st to A. Arzuain; 3d floor in 118 West 23d st to Regal Trimming Co.; 3d floor in 20 West 39th st to "Florance & Co."; a floor in 202 Madison av to William Boyd; space in 122-124 East 25th st to J. Bilet, J. Irving Prier and Silverberg, Kraft & Co.; and in 392 5th av to Mattewam Mfg. Co., and in conjunction with Carstein & Linnekin, space in same building to David L. Stern & Co.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented 9 East 88th st, furnished, to Walter Douglas; also a furnished apartment at 830

Park av to E. N. Potter, and the furnished apartment of F. S. Male at 571 Park av to Edward Larned.

M. ROSENTHAL CO. has leased for the Eagle Improvement Co. the 9th floor at 134-140 West 26th st to Poller & Baumann; also to Schifron & Sons top loft at 484 6th av.

M. ROSENTHAL CO. has leased the top loft at 35-7 East 20th st to Edward Leibowitz; also the 8th floor at 74-6 5th av for the 74 5th Av. Corporation to Siff Bros., clothing.

M. ROSENTHAL CO. has leased to Morris & Feinstein top loft at 32 East 22d st; space in 24-26 East 21st st to C. J. Magee, Samuel Abramovitz, Max Wassermann and Trianon Hand Embroidery Co.

M. ROSENTHAL CO. leased to Mark Aronson & Co. the top loft at 236-238 West 28th st; also for the Altavista Holding Co. the 7th floor at 141-143 West 28th st to Loewenstein & Rosenberg Co.

SPEAR & CO. and Ewing, Bacon & Henry leased the ground floor store and basement in the one-time O'Neill-Adams department store property, on 6th av, 20th to 21st st, to I. Guryan & Co., of 292 5th av.

SPEAR & CO. have rented for George Kern the 3d loft in 344-348 West 38th st to Clarence A. Vanderbilt; for the Bush Terminal Co. space in 317-323 East 29th st to Einson Co.; for the University Place Realty Co. the 4th corner loft in 13-19 University pl to D. Oliver & Co.

VAN NORDEN & WILSON have leased for Cross & Brown Co., as agents for Mary F. Fitzgerald, the store in the 2-sty building being erected at the northeast corner of Broadway and 30th st to the Wallack's Bakery & Lunch Co.

CHARLES B. VAN VALEN has leased the rear of the 7th floor of 95 William st to Von Twister & Volk, insurance agents, for three years with renewals; space in 95 William st to Dr. J. H. Burgin.

WM. A. WHITE & SONS have rented offices in 12-16 John st to Stevens & Hilliard; in 103-105 William st to Peter J. Spaeth, and in the Vanderbilt Concourse Building at the northwest corner of 42d st and Vanderbilt av to Francis Y. Joannes; also an apartment in 206 West 52d st to George Arlington.

WM. A. WHITE & SONS have rented the 2d loft at 186-188 Wooster st to the H. & B. Waist Co., and with M. Bernstein, as associate broker, the 9th loft of 832-834 Broadway to the Superior Clothing Co.; also with John F. Calhoun, as associate broker, the 3d loft at 127-133 West 17th st to the Lederman Embroidery Works.

F. R. WOOD, W. H. DOLSON CO. rented apartments in 325 West 93d st to J. Irving Pascal; in 528 West 11th st to Edward Warren; in 264 Riverside dr to Theodore E. Mitchell; in the Versailles, Broadway and 91st st, to Louis Strauss; in 10 West 61 st to Mrs. Eva May; in the Wallace, Broadway and 149th st, to F. B. Bowen; in 106 Central Park West to William H. McKleroy; in 225 West 80th st to Mildred Stokes; in 562 West 144th st to John M. Cox and in 20 Arden st to L. Davies.

FREDERICK ZITTEL & SONS have rented the store at 2176 Broadway to the Fuhr Wall Paper Co.

Brooklyn.

PAUL A. MCGOLRICK leased apartment houses at 636 Union st to D. Karasick, and 162-164 Franklin av to Sarah Siegel.

CHARLES E. RICKERSON and Schroeder Brothers rented the 3-sty dwelling 492 4th st to Reginald Schroeder, editor of the New York Staats Zeitung, who comes here from Washington, D. C.

Suburban.

HECKSCHER & DE SAULLES have leased with an option to purchase for the Zealand Realty Co., Simeon Ford, president, a new house to be erected on the extreme westerly point of Manursing Island, Rye, N. Y. This is the third house built on this property, and it is reported that several others are to be erected between now and next spring. The tenant is Philip W. Boardman, of O'Brien, Boardman & Platt, who will make it his permanent residence.

JULIA BEVERLEY HIGGINS leased for Henry Wainwright Howe his house at Bedford Hills to W. Hunt Hall of New York, for the summer of 1916; and to William Faversham, for Mrs. Minturn Scott, "Green Lane Cottage," at Mt. Kisco.

LECLUSE, WASHBURN & CO. leased for the season 1916 the Stokes cottage at Orienta Point, Mamaroneck, for Mrs. M. S. Gilbert to Louis M. Josephthal.

JOHN F. SCOTT has rented for Thomas Blagden one of the three country houses recently purchased by him from David Weingarten, known as "Lakeside," on the corner of Osborne av and Lakeside av, Lawrence, L. I., to Grayson M. P. Murphy, vice-president of the Guaranty Trust Co. Another of these houses, adjoining was rented a few weeks ago to Samuel N. Hinckley.

E. S. & S. F. VOSS leased for W. H. Amerman his home and grounds in Elm st, Woodmere, L. I., to Kenneth Boardman, of New York; also for Mrs. William Voss a house on Franklin av, Hewlett, to Joseph S. Lovering, of Boston.

OBITUARY.

BENJAMIN K. T. FOWLER, insurance broker, with offices at 13 Park Row, died on Thursday, of a complication of diseases, at his home, 50 Wistonia terrace, Ridgewood, N. J., in his thirty-first year. He is survived by his widow and two daughters.

DAVID L. GODLEY, sixty years old, for many years a deputy tax commissioner of Queens, died on Tuesday at his home in White-stone. He is survived by one son, Richard D. Godley.

PETER HELFERICH, at one time a real estate broker in this city, died at his home, 115 11th av, Mt. Vernon, aged seventy.

Modern Improvements

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

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

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

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

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

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

360 Pearl Street

Telephone, 8000 Main (Connecting all Branches)

REAL ESTATE STATISTICS

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

(Arranged with figures for the corresponding week of 1914. Following each weekly table is a resumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1915		1914	
	Dec. 24 to 30	Dec. 24 to 30	Dec. 24 to 30	Dec. 24 to 30
Total No.	130	95	130	95
Assessed value.	\$9,174,750	\$4,092,500	\$9,174,750	\$4,092,500
No. with consideration.	25	12	25	12
Consideration.	\$1,074,375	\$241,655	\$1,074,375	\$241,655
Assessed value.	\$1,262,500	\$270,500	\$1,262,500	\$270,500
Jan. 1 to Dec. 30		Jan. 1 to Dec. 30		
Total No.	6,751	7,655	6,751	7,655
Assessed value.	\$405,520,531	\$466,999,557	\$405,520,531	\$466,999,557
No. with consideration.	963	848	963	848
Consideration.	\$52,352,385	\$33,684,386	\$52,352,385	\$33,684,386
Assessed value.	\$57,336,133	\$36,092,326	\$57,336,133	\$36,092,326

Mortgages.

	1915		1914	
	Dec. 24 to 30	Dec. 25 to 30	Dec. 24 to 30	Dec. 25 to 30
Total No.	63	51	63	51
Amount.	\$2,317,595	\$738,020	\$2,317,595	\$738,020
To Banks & Ins. Cos.	18	13	18	13
Amount.	\$1,573,000	\$314,500	\$1,573,000	\$314,500
No. at 6%.	26	21	26	21
Amount.	\$477,695	\$196,950	\$477,695	\$196,950
No. at 5½%.	3	3	3	3
Amount.	\$1,035,000	\$16,000	\$1,035,000	\$16,000
No. at 5%.	13	11	13	11
Amount.	\$544,900	\$331,500	\$544,900	\$331,500
No. at 4½%.	2	1	2	1
Amount.	\$13,000	\$32,625	\$13,000	\$32,625
No. at 4%.	1	1	1	1
Amount.	.....	.....	.....	.....
Unusual rates.	1	.....	1	.....
Amount.	\$60,000	.....	\$60,000	.....
Interest not given.	18	15	18	15
Amount.	\$187,000	\$160,945	\$187,000	\$160,945
Jan. 1 to Dec. 30		Jan. 1 to Dec. 30		
Total No.	4,286	3,973	4,286	3,973
Amount.	\$98,645,036	\$118,644,880	\$98,645,036	\$118,644,880
To Banks & Ins. Cos.	808	854	808	854
Amount.	\$43,862,795	\$53,211,524	\$43,862,795	\$53,211,524

Mortgage Extensions.

	1915		1914	
	Dec. 24 to 30	Dec. 24 to 30	Dec. 24 to 30	Dec. 24 to 30
Total No.	27	26	27	26
Amount.	\$8,219,500	\$1,213,900	\$8,219,500	\$1,213,900
To Banks & Ins. Cos.	15	13	15	13
Amount.	\$7,902,500	\$860,400	\$7,902,500	\$860,400
Jan. 1 to Dec. 30		Jan. 1 to Dec. 30		
Total No.	1,801	1,944	1,801	1,944
Amount.	\$106,668,206	\$109,903,784	\$106,668,206	\$109,903,784
To Banks & Ins. Cos.	772	693	772	693
Amount.	\$76,302,550	\$69,906,210	\$76,302,550	\$69,906,210

Building Permits.

	1915		1914	
	Dec. 27 to 31	Dec. 25 to 31	Dec. 27 to 31	Dec. 25 to 31
New buildings.	2	3	2	3
Cost.	\$21,569	\$37,500	\$21,569	\$37,500
Alterations.	\$78,210	\$138,130	\$78,210	\$138,130
Jan. 1 to Dec. 31		Jan. 1 to Dec. 31		
New buildings.	465	385	465	385
Cost.	\$61,411,657	\$44,782,403	\$61,411,657	\$44,782,403
Alterations.	\$13,107,836	\$10,755,954	\$13,107,836	\$10,755,954

BRONX.

Conveyances.

	1915		1914	
	Dec. 24 to 30	Dec. 24 to 30	Dec. 24 to 30	Dec. 24 to 30
Total No.	104	63	104	63
No. with consideration.	18	4	18	4
Consideration.	\$223,329	\$14,170	\$223,329	\$14,170
Jan. 1 to Dec. 30		Jan. 1 to Dec. 30		
Total No.	5,661	5,965	5,661	5,965
No. with consideration.	967	814	967	814
Consideration.	\$7,613,168	\$6,635,156	\$7,613,168	\$6,635,156

Mortgages.

	1915		1914	
	Dec. 24 to 30	Dec. 24 to 30	Dec. 24 to 30	Dec. 24 to 30
Total No.	43	27	43	27
Amount.	\$463,497	\$136,749	\$463,497	\$136,749
To Banks & Ins. Cos.	7	.....	7	.....
Amount.	\$34,300	.....	\$34,300	.....
No. at 6%.	18	14	18	14
Amount.	\$196,913	\$89,272	\$196,913	\$89,272
No. at 5½%.	1	4	1	4
Amount.	\$18,000	\$18,500	\$18,000	\$18,500
No. at 5%.	5	1	5	1
Amount.	\$43,884	\$20,000	\$43,884	\$20,000
Unusual rates.	1	.....	1	.....
Amount.	\$10,000	.....	\$10,000	.....
Interest not given.	18	8	18	8
Amount.	\$194,700	\$8,977	\$194,700	\$8,977
Jan. 1 to Dec. 30		Jan. 1 to Dec. 30		
Total No.	3,481	3,361	3,481	3,361
Amount.	\$31,016,217	\$30,734,372	\$31,016,217	\$30,734,372
To Banks & Ins. Cos.	287	331	287	331
Amount.	\$10,033,166	\$6,020,701	\$10,033,166	\$6,020,701

Mortgage Extensions.

	1915		1914	
	Dec. 24 to 30	Dec. 24 to 30	Dec. 24 to 30	Dec. 24 to 30
Total No.	8	12	8	12
Amount.	\$142,500	\$161,500	\$142,500	\$161,500
To Banks & Ins. Co.	4	2	4	2
Amount.	\$60,500	\$21,500	\$60,500	\$21,500
Jan. 1 to Dec. 30		Jan. 1 to Dec. 30		
Total No.	869	686	869	686
Amount.	\$15,042,225	\$13,311,760	\$15,042,225	\$13,311,760
To Banks & Ins. Cos.	272	134	272	134
Amount.	\$6,462,775	\$3,646,150	\$6,462,775	\$3,646,150

Building Permits.

	1915		1914	
	Dec. 24 to 30	Dec. 24 to 30	Dec. 24 to 30	Dec. 24 to 30
New buildings.	9	4	9	4
Cost.	\$288,800	\$18,700	\$288,800	\$18,700
Alterations.	\$9,500	\$3,500	\$9,500	\$3,500
Jan. 1 to Dec. 30		Jan. 1 to Dec. 30		
New buildings.	942	708	942	708
Cost.	\$27,922,200	\$16,259,682	\$27,922,200	\$16,259,682
Alterations.	\$880,820	\$1,006,660	\$880,820	\$1,006,660

BROOKLYN.

Conveyances.

	1915		1914	
	Dec. 23 to 29	Dec. 22 to 29	Dec. 23 to 29	Dec. 22 to 29
Total No.	321	238	321	238
No. with consideration.	33	25	33	25
Consideration.	\$264,900	\$250,685	\$264,900	\$250,685
Jan. 1 to Dec. 29		Jan. 1 to Dec. 29		
Total No.	22,095	22,737	22,095	22,737
No. with consideration.	2,353	2,292	2,353	2,292
Consideration.	\$17,810,772	\$14,056,702	\$17,810,772	\$14,056,702

Mortgages.

	1915		1914	
	Dec. 23 to 29	Dec. 23 to 29	Dec. 23 to 29	Dec. 23 to 29
Total No.	276	218	276	218
Amount.	\$1,624,425	\$861,963	\$1,624,425	\$861,963
To Banks & Ins. Cos.	76	37	76	37

Amount.	\$568,050	\$283,950
No. at 6%.	138	117
Amount.	\$582,827	\$320,983
No. at 5½%.	97	72
Amount.	\$621,550	\$384,625
No. at 5%.	21	15
Amount.	\$174,120	\$111,300
Unusual rates.	2	2
Amount.	\$203,000	\$5,050
Interest not given.	18	12
Amount.	\$42,928	\$40,005

	Jan. 1 to Dec. 29		Jan. 1 to Dec. 29	
	Jan. 1 to Dec. 29	Jan. 1 to Dec. 29	Jan. 1 to Dec. 29	Jan. 1 to Dec. 29
Total No.	17,716	16,313	17,716	16,313
Amount.	\$71,706,401	\$67,054,240	\$71,706,401	\$67,054,240
To Banks & Ins. Cos.	3,725	2,952	3,725	2,952
Amount.	\$25,531,270	\$23,294,939	\$25,531,270	\$23,294,939

Building Permits.

	1915		1914	
	Dec. 24 to 30	Dec. 24 to 30	Dec. 24 to 30	Dec. 24 to 30
New buildings.	41	21	41	21
Cost.	\$262,100	\$116,000	\$262,100	\$116,000
Alterations.	\$57,150	\$12,350	\$57,150	\$12,350
Jan. 1 to Dec. 30		Jan. 1 to Dec. 30		
New buildings.	5,352	4,333	5,352	4,333
Cost.	\$43,513,540	\$38,406,031	\$43,513,540	\$38,406,031
Alterations.	\$4,951,995	\$2,834,960	\$4,951,995	\$2,834,960

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'l'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 Guarantee & 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.

QUEENS.

Building Permits.

	1915	1914
	Dec. 24 to 30	Dec. 24 to 30
New buildings.....	48	29
Cost.....	\$151,300	\$102,450
Alterations.....	\$15,075	\$1,460
Jan. 1 to Dec. 30		
New buildings.....	5,608	4,800
Cost.....	\$20,015,145	\$18,602,891
Alterations.....	\$2,436	\$1,776

RICHMOND.

Building Permits.

	1915	1914
	Dec. 24 to 30	Dec. 24 to 30
New buildings.....	11	7
Cost.....	\$6,168	\$14,860
Alterations.....	\$2,925	\$1,200
Jan. 1 to Dec. 30		
New buildings.....	1,197	1,067
Cost.....	\$2,318,047	\$1,839,761
Alterations.....	\$718,763	\$258,382

REAL ESTATE NOTES.

ARTHUR E. WOOD has been appointed agent for 199-201 Wooster st and 613-615 Fordham rd.

I. LOWENSTEIN has become associated with the Markwin Realty Corporation, Frederick W. Marks, president.

CROSS & BROWN CO. has been appointed agent for the 20-sty Croisic Building at 220 5th av.

HENRY BRADY has been appointed agent for 309 East 55th st, pending foreclosure proceedings.

SMITH & PHELPS have placed first mortgage loans of \$30,000 at 5 per cent. for 5 years on the 5-sty apartment house, 958 Sherman av; also \$25,000 at 5 per cent for 3 years on the 5-sty apartment house at the northeast corner of Davidson av and North st.

HARRY ADLER, who has been connected with the offices of Feist & Feist, of Newark, for the past eleven years, has opened an office at 70 Park pl, Newark, under the name of Harry Adler (Inc.). He will engage in the real estate and insurance business.

TRAVIS H. WHITNEY, secretary of the Public Service Commission, will be the speaker at the Wednesday Forum luncheon, of the Brooklyn Civic Club, on Jan. 5, at the club house, 127 Remsen st. The next club meeting for members will be on Tuesday evening, Jan. 4, at 8 o'clock.

LEON S. ALTMAYER has placed through a foreign institution, for the owner, a first mortgage of \$140,000 at 4 1/2 per cent. for 5 years, on the northwest corner of 3d av and 118th st, comprising 15 buildings, with a frontage of 150 ft. on 3d av, 130 ft. in 118th st and 150 ft. in Lincoln pl.

WM. A. WHITE & SONS have been appointed agents for 1982 Lexington av; 712 Madison av; 163 East 36th st; 263 West 54th st; 47 East 57th st; 147 East 63d st; 241 West 68th st; 270-272 West 36th st; 346 West 36th st and 332 West 39th st; 41 West 21st st and for the receiver of 464 East 115th st.

A. N. GITTERMAN CORPORATION announces the resignation of A. N. Gitterman as president and director. Maurice Wertheim succeeds Mr. Gitterman as president of the corporation and Pierre M. Clear becomes secretary and treasurer. The corporation will continue in the general real estate and management business at its present offices, 51 East 42d st.

J. CLARENCE DAVIES has had a busy year, a good year, and there is something of a reminder of it for old friends whom he has not forgotten in his prosperity, as a handsome New Year present to the Record and Guide office signifies. A reviving private sales market and a number of extra big auctions have made the year 1915 look like good times to Mr. Davies.

WILLIAM F. FUERST announces that increased business has made desirable the reorganization of his office and that he and associates will, after the first of the year, carry on their business in corporate form, under the name of William F. Fuerst, Inc. The officers are: Mr. Fuerst, president and treasurer; Joseph E. Steckler, vice-president, and Howard E. Paine, secretary.

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.

Augusta C. Chapin.—Jan. 31, 1914—137TH ST, 266 W—1942-60, 4-sty dw., 15.6x 99.11, \$8,500.

Harriet A. Cullen.—Mar. 31, 1915—72D ST, 52 W—1124-60 1/2, 4-sty dw., 21x102, \$54,000.

Isabella L. Dandridge.—Feb. 7, 1914—LEONARD ST, 60—176-28, one-half of 5-sty bldg, 25.1x100x irreg, \$40,000. (The other half of the building is on adjoining land owned by other interests).

Rudolf Einbigler.—Mar. 14, 1915—AMSTERDAM AV, 765—1852-3, 5-sty tnt, 25 x75, \$25,000.

105TH ST, 103 W—1860-28 1/2, 5-sty tnt, 25x100, \$25,000.

105TH ST, 105 W—1860-28, 5-sty tnt, 25x 100, \$24,000.

113TH ST, 316 W—1847-33, 3-sty dwg., 16x 100, \$8,000.

Henrietta B. Frost.—Apr. 17, 1914—BOWERY, 375—460-10, 2 1/2-sty bldg, 16.9x70x irreg, \$12,000. (Correction report in R & G Dec. 25).

Ernst Hoffstaetter.—Feb. 11, 1911—AMSTERDAM AV, 309—1146-4, 4-sty tnt, 17 x81, \$27,500.

Harriet F. Howe.—Nov. 29, 1914—17TH ST, 311 W—741-29, 3-sty tnt, 22x67x irreg, \$9,000.

Rebecca Kalisher.—Mar. 5, 1915—72D ST, 239 E—1427-17, 3-sty dw, 17.6x102.2, \$14,000.

William S. Mackellar.—May 15, 1915—FRANKFORT ST, 15, and WILLIAM ST, 199—102-8 and 10, 5-sty bldg, 28.8x75 and 17.7x22.6, 1-5 interest, \$11,000.

117TH ST, 222 E—1666-37, 3-sty dw, 18.9x 100.11; leasehold interest in assessment lease made by City of New York, dated June 13, 1858, for 1,000 years, \$2,000.

David Mayer.—Oct. 22, 1914—5TH AV, 1043 —1497-4, 4-sty dw, 22x100, \$122,500.

Hugh McMahon.—July 10, 1906—25TH ST, 411 W—723-26, 4-sty tnt, 27.6x98.9, \$17,000.

25TH ST, 363 W—749-6, 3-sty tnt, 20x79, \$9,000.

Daniel S. Miller.—Feb. 9, 1915—CHAMBERS ST, 196-198—138-34, 5-sty loft, 48.7 88.3x irreg, \$50,000.

98TH ST, 159 W—1853-6, 5-sty dw, 15x33x irreg, \$3,500.

98TH ST, 163 W—1853-8, 4-sty dw, 15x33x irreg, \$3,500.

98TH ST, 167 W—1853-9 1/2, same as 163.

Cornelius B. Mitchell.—May 25, 1910—9TH ST, 60 W—572-12, 3-sty dw, 25x93, 1-6 interest, \$3,750.

CANAL ST, 334—210-7, 5-sty loft, 26.2x117 x irreg, 1-6 of 201,192 interest, \$858.33.

113TH ST, 84 E, swc Park av—1618-37, 5-sty tnt, 55.6x100.11, 1-6 interest, \$9,300.

Eugene Munsell.—Apr. 25, 1908—WATER ST, 216-218—95-2, 7-sty bldg, 30.7x87.11 x irreg, \$44,500.

Sarah A. Sanford.—May 20, 1914—111TH ST, 241 W—1827-12, 6-sty apt, 50x100.11, \$80,000.

Peter Vogler.—June 28, 1914—10TH ST, 339 E—404-36, 5-sty tnt, 25x94, \$28,000.

10TH ST, 341 E—404-35, 5-sty tnt, 25x70, \$20,000.

BROADWAY, 1841-1843, nwc 60th st—1113-18, a 2-sty str and loft and two 4-sty tnts, 58.4x123.3x irreg, \$330,000.

104TH ST, 164 E (*), ss, 300 w 3 av, 25x 100.11, 4-sty stn tnt; due, \$11,634.71; T&c, \$508.30; Zacharias H Oppenheimer, 12,100

133D ST, 172 W, see 7 av, 2259.

175TH ST, 591-3 W (*), ns, 183.4 w Audubon av, 41.8x100, 5-sty bk tnt; due, \$41,847.85; T&c, \$860.10; Lawyers' Mtg Co, 40,000

Ft Washington av (*), ws, 79.9 s 162d, 29.5x152.9x145, gore, pt, 6-sty bk tnt; partition; Friedman Consn Co, 4,050

Madison av, 2108 (*), ws, 59.11 n 132d, 20x80, 3-sty & b stn dwg; due, \$7,793.65; T&c, \$229; Emigrant Indust Savings Bank, 7,000

7TH av, 2259, scnt 133d (No 172 W), 25x 100, 5-sty bk tnt & str; due, \$48,536.60; T &c, \$2,115.38; E V Daly, for party in int, 47,750

BRYAN L. KENNELLY.

Oliver st, 52, es, 75 n Oak, 25x102, 2-sty & b bk ft & 6-sty bk rear bldg (vol); I B Cox, 15,000

32D st, 19 E, ns, 95 w Madison av, 25x 98.9, 6-sty stn tnt & str; withdrawn.

HENRY BRADY.

82D st, 520 E (*), ss, 291.9 e Av A, 18.9x 102.2, 4-sty stn tnt; due, \$8,953.22; T&c, \$11.15; East River Savgs Inst, 7,900

103D st, 220 E (*), ss, 230 e 3 av, 25x 100.11, 4-sty bk tnt & str; due, \$14,143.39; T&c, \$426.16; August J Chabot, 10,000

112TH st, 324 E (*), ss, 300 e 2 av, 25x 100.11, 6-sty bk tnt & str; due, \$21,608.33; T&c, \$494.24; Lawyers Mtg Co, 18,000

L. J. PHILLIPS & CO.

Elizabeth st, 287-9 (*), ws, 67.2 n Houston, 40.9x83.5x41.9x83.11, 2-6-sty bk tnts & str; due, \$6,816.55; T&c, \$—; sub to pr mtg \$39,000; Banned Friend, 43,125

Elizabeth st, 293-5 (*), ws, 182.6 s Bleecker, 54x83.1x54x81.11, 2-6-sty bk tnts & str; due, \$12,608.06; T&c, \$—; sub to pr mtgs aggregating \$54,000; Banned Friend, 59,350

JAMES L. WELLS CO.

126TH st, 314 E (*), ss, 250 e 2 av, 25x 99.11, 5-sty bk tnt; due, \$13,313.67; T&c, \$346.39; Grace T Wells, 13,000

SAMUEL MARX.

118TH st, 200-4 W (*), swc 7 av (Nos 1952-8), 59.9x100.11, 3-5-sty bk tnts & str; due, \$140,757.95; T&c, \$6,337.77; American Bible Society, 135,000

7TH av, 1952-S, see 118th, 200-4 W.

HERBERT A. SHERMAN.

Mangin st, 109-11, see Stanton, 338-40.
Stanton st, 338-40, nwc Mangin (Nos 109-11), 40x70, 7-sty bk loft & str bldg; adj Jan 28'16.

Total	\$461,175
Corresponding week 1914....	532,008
Jan. 1, 1915, to date.....	54,221,344
Corresponding period 1914....	36,423,351

Bronx.

The following are the sales that have taken place during the week ending Dec. 31, 1915, at the Bronx Salesrooms, 3208-10 3d av, unless otherwise stated.

JOSEPH P. DAY.

Perry av, 2983, ws, 387.5 n Bedford Park blvd, 19.5x115.8x19.5x114.8, 3-sty bk dwg; due, \$1,738.87; T&c, \$400; sub to pr mtg \$6,000; Henry Agate, deftd, 7,700

HENRY BRADY.

138TH st, 435-37 E (*), ns, 339.6 e Willis av, 49.6x100; due, \$14,949.96; T&c, \$1,844.02; sub to 1st mtg \$49,000; Chas H Freeman, 50,000

Bailey av, 3058-60 (*), es, 225 n Albany Crescent, 75x87.8x75x82.5, 2-4-sty bk tnts; due, \$17,390.88; T&c, \$560; Prospect Investing Co, 29,000

Total	\$86,700
Corresponding week 1914....	53,950
Jan. 1, 1915 to date.....	8,709,780
Corresponding period 1914....	7,550,294

Brooklyn.

The following are the sales that have taken place during the week ending Dec. 29, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

KENMORE PL, es, 436.2 n Emmons av, 25x60xirreg; Sheriff's Sale; Jos P Carroll, 250.00

WEST ST (*), es, 486 n Av C, 18x100; Lawyers' Title & Trust Co., 3,000.00

WEST ST (*), es, 504 n Av C, 18x100; same, 3,000.00

WEST ST (*), es, 558 n Av C, 18x100; same, 3,000.00

WILSON ST (*), nws, 220 sw Wythe av, 15x100; Jno E Bauer, 2,000.00

16TH ST (*), 418.11 e 4 av, .02x24.8x .02x25; Yorkville Bldg Co, 300.00

HOPKINSON AV, nwc East New York av, 38.2x71.1xirreg; Belle Johnston, 14,000.00

LINDEN AV (*), swc New York av, 70x100; Jas Hannigan, 4,250.00

AUCTION SALES OF WEEK.

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

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

The Auction Market.

PARTIES in interest continued to acquire the great majority of offerings at foreclosure sale, and took over the usual classes of miscellaneous holdings involved in such proceedings. Elsewhere in the current issue of the Record & Guide appears a comprehensive, statistical yearly review of the auction market, concerning properties which brought \$100,000 or more, at public sale. The table shows not only the location and description of each property offered but also the assessed valuation and the amount of known encumbrances as compared with the price obtained.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Dec. 31, 1915, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

JOSEPH P. DAY.

30TH st, 216-S W (*), ss, 213 W 7 av, 46.10x98.9, 3 & 4-sty bk tnts & str & 2-4-sty bk rear tnts; due, \$38,987.82; T&c, \$860.14; Geo L Slawson et al, 35,000

61ST st, 203 W, ns, 92 w Amst av, 27x 100.5, 5-sty bk tnt & str; due, \$1,922.15; T&c, \$498.20; sub to a mtg \$11,500; Hyman Levine, 13,900

NEW JERSEY AV, es, 225 n Fulton, 25x100; withdrawn
 OCEAN PKWAY (*), es, 259.4 n Church la, 80x50; Lena Keck.....13,500.00
 JAMES L. BRUMLEY.
 DECATUR ST (*), ss, 95.10 e Reid av, 18x100; Ida H Crook..... 5,900.00
 WEST ST (*), es, 468 n Av C, 18x100; Lawyers' Title & Trust Co..... 3,000.00
 EAST NEW YORK AV, nws, 131.1 sw Stone av, 35x111.4; Belle Johnston...14,000.00

WILLIAM J. McPHILLIAMY & CO.
 BEADEL ST (*), ns, 100 w Vander-voort, 20x100; Mary Conway..... 3,500.00
 PACIFIC ST (*), ss, 169.4 w Buffalo av, 16.8x107.2; Frances Doerschug... 2,500.00
 36TH ST, nes, 65.6 se Minna, 21.11x 73.7; Fredk Behrens 3,200.00
 41ST ST (*), ns 360 e 13 av, 20x100; Williamsburgh Savgs Bank..... 2,950.00
 E 51ST ST, ws, 137.6 s Av N, 13.4x 100; Jay Holding Co..... 1,000.00
 E 51ST ST, ws, 150.10 s Av N, 13.4x 100; Jay Holding Co 1,000.00
 CONEY ISLAND AV, ws, 300.9 s Av C, 40.10x94.3; adj Jan 11, 1916.....
 FRANKLIN AV, ses, 31.6 sw Union, 9x 100xirreg; withdrawn

NATHANIEL SHUTER.
 FULTON ST, ns, 83.11 w Classon av, 17.6x65.4; L Lurio 4,050.00
 PRESIDENT ST, ns, 100 e Rogers av, 100x127.9; withdrawn

Total\$123,800.00
 Corresponding week 1914 193,490.00

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

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

JAN. 3.
 19TH ST, 101 to 129 W; 20TH ST, 112 to 118 W & 6TH AV, 307-9, nwc 19th, runs n63.8xw 153.3xn—xw3xn92 to 20th, xw100xs—xw122.10 xs92xe375.11 to beg, leasehold, pt 7-sty strn str; Equitable Life Assur Soc of the U S—Simpson Realty Co et al; Alexander & Green (A), 120 Bway; Jas A Farrell (R); due, \$872,692.76; T&c, \$25,959.34; sub to ground rent aggregating \$30,000; Samuel Marx.
 20TH ST, 112-8 W, see 19th st, 101-29 W.
 114TH ST, 350 E, ss, 125 w 1 av, 25x100.10, 6-sty bk tnt & str; D Comyn Moran, exr, & ano sub trste—Victor Quarelli et al; Bowers & Sands (A), 46 Cedar; Milton M Sittenfeld (R); due, \$24,909.24; T&c, \$440; Joseph P Day.
 6TH AV, 307-9, see 19th st, 101-29 W.

JAN. 4.
 CHERY ST, 402-6, ns, 203.9 e Scammell, 64.1x 97.8, 3-4-sty fr bk ft tnts & str & 5-sty bk rear tnt; Union Trust Co of N Y—Geo E Rylea et al; Miller, King, Lane & Trafford (A), 80 Bway; Carl Ehlerman, Jr (R); due, \$21,376.99; T&c, \$586.50; Joseph P Day.
 9TH ST, 733 E, ns, 268 w Av D, 25x92.3, 5-sty bk tnt; Jos Bulova—Herman Rosenbaum et al; Ferdinand E M Bollowa (A), 34 Nassau; Toney A Hardy (R); due, \$3,263.40; T&c, \$226.05; mtg recorded Nov14'12; Joseph P Day.
 16TH ST, 617 E, ns, 263 e Av B, 25x92, 5-sty bk tnt & str; Kath V R Alles et al, exrs—Romney Realty Co et al; Harold Swain (A), 176 Bway; Edwin C Dusenbury (R); due, \$15,020.14; T&c, \$222.70; Henry Brady.
 26TH ST, 127-133 W, ns, 287.6 w 6 av, 87.5x98.9, 12-sty bk loft & str bldg; Isaac Josephson et al—M D H Co, Inc, et al; Leon Lauterstein (A), 43 Exch pl; Percival H Gregory (R); due, \$63,989.22; T&c, —; Joseph P Day.
 27TH ST, 49 to 55 W, ns, 100 e 6 av, 100x98.9, 10-sty bk hotel Earlington; Metropolitan Life Ins Co et al—72d St Co et al; Woodford, Bovee & Butcher (A), 1 Mad av; Saml S Koenig (R); due, \$395,174.24; T&c, \$9,415.80; Joseph P Day.
 35TH ST, 207 W, ns, 67 w 7 av, 20x90, 3-sty str tnt & str; Bond Mtg & Securities Co—Edmund Coffin et al; Geller, Rolston & Horan (A), 22 Exch pl; Robt M Miller (R); due, \$36,834.47; T&c, \$470.12; mtg recorded Aug 21'12; Bryan L Kennelly.

144TH ST, 140-2 W, ss, 375 w Lenox av, 40.1x 99.11, 6-sty bk tnt; I B Realty Corp—Isidor Bleiman et al; Lewis S Marx (A), 128 Bway; Abr G Meyer (R); due, \$8,376.88; T&c, \$967.10; sub to mtg \$34,500; Joseph P Day.
JAN. 5.
 25TH ST, 313 W, ns, 130 w 8 av, 24x98.9, 4-sty bk tnt & 3-sty bk rear tnt; Charlotte M Leleu et al—Ethel V Sullivan et al; Wells & Snedeker (A), 34 Nassau; Jas M Vincent (R); due, \$2,308.79; T&c, \$511; mtg recorded Mar 6'14; Henry Brady.
JAN. 6.
 23D ST, 69 W, ns, 141 e 6 av, 23x98.8, 4-sty bk loft & str bldg; Mutual Life Ins Co of N Y—Marguerite J de Sabla et al; Fredk A Allen (A), 55 Cedar; Chas L Hoffman (R); due, \$56,037.93; T&c, \$1,574.50; Henry Brady.
 31ST ST, 155 W, ns, 145.4 e 7 av, 19.11x66, 4-sty bk tnt & str; Mary A Williams et al—Wm F Donnelly et al; Cary & Carroll (A), 59 Wall; Frank I Schechter (R); due, \$26,690.75; T&c, \$1,551.29; mtg recorded Feb18 '09; Joseph P Day.
 35TH ST, 310 W, ns, 100 w 8 av, 12.6x98.6, 3-sty & b bk dwg; Victoria A Romaine—Jno O'Reilly et al; Hill, Lockwood, Redfield & Lydon (A), 35 Nassau; Louis Wendel, Jr (R); due, \$10,915.82; T&c, \$186.84; mtg recorded Mar24'10; Henry Brady.

JAN. 7.
 GREAT JONES ST, 30, ns, 119.5 e Lafayette, 25.8x100, 8-sty bk loft & str bldg; N Y Savgs Bank—Leopold Kaufmann et al; Jno A Dutton (A), 80 Maiden la; Saml S Koenig (R); due, \$66,510.83; T&c, \$2,782.89; mtg recorded Apr5'98; Joseph P Day.
 73D ST, 48 E, s s, 184 e Mad av, 20x102.2, 4-sty & b strn dwg; Helen S Ogilvie—Elisabeth A Demarest et al; Henry M Bellingier, Jr (A), 135 Bway; Jos D Edelson (R); due, \$37,718.08; T&c, \$1,371.40; Joseph P Day.
 121ST ST, 201 W, see 7 av, 2022-4.
 7TH AV, 2022-4, nwc 121st (No 201), 50.11x95, 6-sty bk tnt & str; Levi P Morton—Ephraim L Ennis et al; Winthrop & Stimson (A), 32 Liberty; H Boardman Spalding (R); due, \$97,431.66; T&c, \$1,134.80; Joseph P Day.

JAN. 8.
 No Legal Sales advertised for this day.
JAN. 10.
 RIVERSIDE DR, 42, es, 62.1n 76th, runs ne40.6 xe96.2xs22.2xw46xs18xw55.10, 4 & 5-sty strn school Mutual Life Ins Co of N Y—Henrietta L Brown, indivd & extr; Fredk L Allen (A), 55 Cedar; Josiah Canter (R); due, \$46,910.82; T&c, \$2,251.25; J H Mayers.

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

JAN. 3.
 NORTH ST, ss, 15 e Davidson av, 50x100, vacant; Kate Oberscheimer—Lynridge Realty Co et al; Norbert Blank (A), 38 Park Row; Henry K Davis (R); due, \$4,419.66; T&c, \$333.50; James J Donovan.
JAN. 4.
 CARPENTER AV, 3981, ws, 284 n 224th, 24.9x 105; Wm C Arnold—Gustave Blass et al; Wm C Arnold (A), 120 Bway; Edmund Hurley (A); due, \$3,917.78; T&c, \$114.88; Joseph P Day.
 CARPENTER AV, 4236, es, 150 n 234th, 25x 105.6; Christian Koch et al—Jas H Christopher et al; Hirlman * & Vaughan (A), 391 E 149th; T Emory Clocke (R); due, \$1,216.94; T&c, \$298.33; sub to 1st mtg \$4,500; George Price.
 GRAND BLVD & CONCOURSE, ws, 58.1 n Hawkstone, runs n26.11xw13xn25xw50xs50xe 52.2 to beg, vacant; Anna R Crossin—Jno J Bannan et al; Harold Swain (A), 176 Bway; Jno B Harrison (R); due, \$483.69; T&c, \$2.394; Henry Brady.
 JEROME AV, es, 194 n 172d, runs n5.3xne21.11 xse100xne50xse—xsw75xw120.9 to beg; 2-sty fr dwg; Elliott L Brown—Jas A Woolf et al; Action 2; Harold Swain (A), 176 Bway; Jno B Harrison (R); due, \$1,512.70; T&c, \$1,227; Henry Brady.
 PROSPECT AV, ws, 13.9 s Garden, 94.2x34.5x 87.3, gore, vacant; Clara S Dashiell—Marie or Mary A Broyer et al; Wm C Arnold (A), 120 Bway; Julia A Gailey (R); due, \$2,114.06; T&c, \$594.41; James J Donovan.
 PROSPECT AV, 2111, ws, 115 s 181st, 20x66, 2-sty fr dwg & str; Marv F Vandewater—Antonio Galiani et al; J Albert Lane (A); Enos S Booth (R); due, \$4,115.08; T&c, \$90.34; Joseph P Day.
 TOWNSEND AV, ws, 178.11 n 172d, 30.9x52.5x 25x35, vacant; Elliott L Brown—James A Woolf et al; Action 1; Harold Swain (A), 176 Bway; Jno B Harrison (R); due, \$1,449.56; T&c, \$—; Henry Brady.

WASHINGTON AV, 2137, ws, 75 n 181st, 18.11x 145, 3-sty fr tnt; City Real Estate Co—Rafmo Realty Co et al; Harold Swain (A), 176 Bway; Arthur N Giezierich (R); due, \$4,947.72; T&c, \$138.30; Joseph P Day.
 WASHINGTON AV, 2141, ws, 112.6 n 181st, 18.6 x145, 3-sty fr tnt; N Y Investors' Corp—Rafmo Realty Co et al; Harold Swain (A), 176 Bway; Isidor Wels (R); due, \$4,949.04; T&c, \$138.30; Joseph P Day.
 WESTCHESTER AV, ss, 87.2 e Walker av, 134.9x35.9; WESTCHESTER AV, ns, 822.9 e Blondell av, 33.2x134.9; Kath D Arnold—Henry C Henderson et al, exrs & trstes; Wm C Arnold (A), 120 Bway; Emanuel B Cohen (R); due, \$5,331.01; T&c, \$1,397.89; J H Mayers.
 WEBSTER AV, 2715, ws, 200 n 195th, 25x100.6, 1-sty fr hall; Andrew J Dalton—Fordham Arcanum Bldg & Land Assn et al; Edw F

Moran (A), 51 Chambers; Wm J McKeown (R); due, \$5,539.56; T&c, \$1,234.86; James J Donovan.
JAN. 5.
 No Legal Sales advertised for this day.
JAN. 6.
 173D ST, 300 E, see Mt Hope av, 1660.
 MT HOPE AV, 1660, sec 173 (No. 300), 95x25, 4-sty bk tnt; Anna M Tewers et al—Mary J Price et al; Harold Swain (A), 176 Bway; Phoenix Ingraham (R); due, \$13,777.09; T&c, \$250; Henry Brady.

JAN. 7.
 184TH ST, 375 E, es, 192.7 nw Webster av, 80.11 x40.5x81.4x40, 5-sty bk tnt; Maks Weiss—Stephen H Olin et al; Nathan Friedman (A), 309 Bway; Louis S Harris (R); due, \$27,693.78; T&c, \$1,000; J H Mayers.
JAN. 8.
 No Legal Sales advertised for this day.
JAN. 10.
 BENSON AV, 1509, see Frisby av, 2561-5.
 FRISBY AV, 2561-5, ns, 50 w Benson av, 50x 142.10x100 to Benson av (No 1509)x37.10x—x —to beg; Maynard N Miller—Wm E Diller Realty & Constn Co et al; Feiner & Maass (A), 100 Bway; Geo B Hayes (R); due, \$4,507.24; T&c, \$155; Joseph J Day.

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

JAN. 3.
 No Legal Sales advertised for this day.
JAN. 4.
 HENDRIX ST, ws, 220 s Dumont av, 20x100; Wm Collison—Benj Herschensohn et al; Clarke & Frost (A), 215 Montague; David Hirschfield (R); Wm J McPhilliemy & Co.
 WYONA ST, ws, 175 n Liberty av, 50x100; Pennington Whitehead, trste—Lina S Cole et al; Duer, Strong & Whitehead (A), 43 Wall, Manhattan; Frank X McCaffry (R); Wm J McPhilliemy & Co.
 41ST ST, ns, 340 e 13 av, 20x100; Williamsburgh Savgs Bank—Saml Phillips Real Estate Corp et al; Action 2; S M & D E Meeker (A), 217 Havemeyer; Wm J Pape (R); Nathaniel Shuter.

72D ST, nes, 260 se 19 av, 40x100; August Matson et al; Denis Harron et al; Herbert Peake (A), 44 Court; Wm S Shanahan (R); Wm P Rae.
 84TH ST, nes, 100 se 21 av, 34x100; Agnes E Reynolds—Louis Duschnes et al; Henry M Bellingier, Jr (A), 135 Bway, Manhattan; Albert E Richardson (R); Wm P Rae.
 AV O, ns, 84 w E 2d, 40x100; Chas M Rogerson—Walter V Patton Constn Co et al; Carleton & Kieffer (A), 52 Bway, Manhattan; Ira Garlick (R); Wm J McPhilliemy & Co.
 BENSON AV, see Bay 38th, 96.8x80; Geo W Holmes—Abram F Bucher et al; Isaac Roth (A), 261 Bway, Manhattan; Baruch Miller (R); Nathaniel Shuter.

HOWARD AV, ws, 175 n Sutter av, 50x100; Amherst Constn Co—West Howard Corp et al; Jas E Smyth (A), 164 Montague; Wm A Moore (R); Nathaniel Shuter.
JAN. 5.
 WEST 16TH ST, es, 120 n Mermaid av, 40x 118.10; Sheriff's Sale of all right, title, &c, which Antonio Merlino had on Aug 18, 1915, or since; Lewis S Swasey, sheriff; Wm P Rae.
 54TH ST, nes, intersec nws 19 av, 400x200; 54TH ST, sws, 320 nw 19 av, 302x240; 54TH ST, sws, intersec ses 18 av, 100x160; N Y Mtg & Security Co—Shenandoah Realty Co et al; Action 2; Henry M Bellingier, Jr (A), 135 Bway, Manhattan; Chas H Fuller (R); Nathaniel Shuter.
 MYRTLE AV, swe Sumner av, 50x100; Jos Huber—J Henry Blohme et al; Jno F Clarke (A), 44 Court; Frank V Smith (R); Wm J McPhilliemy & Co.
 NEPTUNE AV, es, bet Ocean pkway & Coney Island av, lot 43; Tax Lien Co of N Y—Brighton Beach Estates et al; August Weymann (A), 68 William, Manhattan; Edw H Maddox (R); Wm P Rae.

JAN. 6.
 RICHMOND ST, ws, 1775 n 3d, 8.10x68.1; Edith M Pearce—Jocelyn Paterson et al; Watson & Kristeller (A), 100 William, Manhattan; Fredk W Sparks (R); Wm J McPhilliemy & Co.
JAN. 7.
 RICHARDSON ST, ss, 250 e Union av, 25x100; Thos E Rogers—Mary Chlopewicz et al; Robt M Johnston (A), 375 Fulton; Jno C L Daly (R); Wm J McPhilliemy & Co.
 EAST PKWAY, ss, at Cl Clove rd, —; Chas L Burchard et al—Fred Hoggett et al; M E Finnigan (A), 44 Court; Francis S McDivitt (R); Wm J McPhilliemy & Co.
 MARCY AV, swe Wallabout, 117.8x66.6; Max Kalter—Albert A Isaacs et al; Bernard Braun (A), 299 Bway, Manhattan; Sidney F Strongin (R); Nathaniel Shuter.

NEW UTRECHT AV, nws, 100 sw Bath av, 30x 96.8; Wm H Edsall—Louis Duschnes et al; Harry L Thompson (A), 175 Rensen; Jno L Mitchell (R); Wm J McPhilliemy & Co.
JAN. 8.
 No Legal Sales advertised for this day.
JAN. 10.
 26TH ST, ns, 125 e 4 av, 25x50; Wm King—Thos King et al; Menken Bros (A), 87 Nassau, Manhattan; Alvah W Burlingame (R); Wm P Rae.

FORECLOSURE SUITS.

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

Manhattan.

- DEC. 27.**
141ST ST, ss, 125 w Bway, 100x99.11; Theo D McCaddon—Murray Hill Realty Co et al; Stoddard & Mark (A).
MADISON AV, ws, 60 n 116th, 40.11x110; Newark Trust Co—Charles Church et al; H R Medina (A).
WEST END AV, swc 73d, 24.4x95; Geo H Allen—Ellie F Moffitt et al; amended; Cary & Carroll (A).
DEC. 28.
14TH ST, 506 E; Julius Mendelson—Francesco Amanti et al; S Mendelson (A).
29TH ST, 336 W; Victoria A Romaine—Schuyler V C Hamilton et al; Hill, Lockwood, Redfield & Lydon (A).
113TH ST, 9 E; David Werner—Louis Hershfield et al; Davis & Davis (A).
125TH ST, ns, 370 w 5 av, 20x99.11; Seamen's Bank for Savgs in City of N Y—Wm J Leonard et al; Cadwalader, Wickersham & Taft (A).
MORNINGSIDE AV, 6 E; Henry F Schwarz—Simon Anhalt et al; Rounds, Hatch, Dillingham & Debevoise (A).
DEC. 29.
CHERRY ST, 276; General Theological Seminary of the P E Church in the U S—Jacob Eisenstadt et al; Murray, Ingersoll, Hoge & Humphrey (A).
ESSEX ST, 138; Jos L Buttenwieser—Abr Stadtmaur et al; Unger & Unger (A).
9TH ST, ns, 358 w Av C, 25x92.3; Jos L Buttenwieser—Abr Stadtmaur et al; Unger & Unger (A).
112TH ST, 234-6 E; Saml M Nast—Arthur Kohn et al; Gallert & Heilbron (A).
140TH ST, ns, 148 e Amsterdam av, 17x99.11; Thos F McGee—Ida C Fausner et al; J H Steenwerth (A).
AMSTERDAM AV, nwc 113th, 50.11x100; Henry D Greenwald et al—No 501 West 113th St, Inc, et al; amended; C C Roberts (A).
2D AV, nec 95th, 25.8x100; Emma Rosenbaum—Miriam Golde et al; Hirsch, Scheuerman & Limburg (A).
DEC. 30.
118TH ST, 115 & 117 E; N Y Eye & Ear Infirmary—Eliza J Cooley et al; S Riker, Jr (A).
141ST ST, 208 & 210 W; Edw F Callan—Lizzie Kane et al; H Swain (A).
142D ST, 540 W; Annie V Hoe—Jas S Carney et al; H Swain (A).
148TH ST, ss, 225 w Amsterdam av, 41.8x99.11; 190th St Holding Co—Hazel M Shannon et al; C H Friedrich (A).
BROADWAY, ws, 302.3 n 122d, 126.1x91.7; No 4 W 57th St Co—Emma A Mayhew; Roosevelt & Kobbe (A).
DEC. 31.
MAIDEN LA, 24; Frederic de P Foster et al—Cecil Lyon et al; F F de Rham (A).
8TH ST, 329 E; Henry De F Weeks—Fannie Gutman et al; Weekes Bros (A).
49TH ST, 17 W; Richd Mortimer et al; Suzabba M Pierson; Weekes Bros (A).
101ST ST, ss, 50 w 1 av, 50x63.11; Phoebe A D Boyle trste—Achille Ginzbourger et al; Strauss, Reich & Boyer (A).
108TH ST, 335-37 E; Lawyers Mtg Co—Bronx Enterprise Co, Inc, et al; Cary & Carroll (A).
CENTRAL PARK W, nwc 90th, 100.8x100; Edw R Thomas et al—Chas A Lindsley et al; H M Hewson (A).
MADISON AV, 1456; Eliz B Flagg et al—Fannie Gell et al; W H Hagem (A).
7TH AV, 1945; Anne H Byrd et al—Wm J Casey et al; Harrison, Elliott & Byrd (A).

Bronx.

- DEC. 24.**
BATHGATE AV, es, 191.2 n 174th, 41x110; Elsie P Friend—Dora Finkelstein et al; Baylis & Sanborn (A).
DEC. 27.
BRIGGS AV, 2849; Robt W Todd—Geo D Kingston et al; S St John (A).
DEC. 28.
OAKES AV, es, 250 n Jefferson av, 100x175; also JEFFERSON AV, ss, 250 w Fox av, 25x121.4; Harman Co—Jennie Evalenko et al; R C Durland (A).
DEC. 29.
TRAFALGAR PL, es, 125 s 176th, 25x78; Ella L Ray—Jno L Riemenschneider et al; Clocke, Koch & Reidy (A).
134TH ST, ss, 303 w Willow av, 26x106.9; City Real Estate Co—Edith Guy et al; H Swain (A).
HUNT AV, es, 823.1 s Bronxdale av, 24.1x100; Herman Lange—Harvey F Kitchen et al; Elfers & Abberley (A).
TREMONT AV, ss, 300 w Marmion av, 25x100; Eliz Spiess—Benfre Realty & Holding Co et al; Miehlhing & Kayser (A).
BEGINNING at a point where the land intersects on the n with land now or formerly of Capt Watson and on w with land laid out as a park, 104x217; Gustav A Deuschler et al—Thos B Watson et al; M B McHugh (A).
DEC. 30.
LORILLARD PL, 2450; Edw F Moran, as exr—Cath McGinn et al; J F Moroney (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

- DEC. 23.**
107TH ST, 339 E; Metropolitan Savgs Bk—Filippa Rizzio et al; A S & W Hutchins (A); James A Lynch (R); due10,520.83

BROADWAY, swc 133d st, 74.11x125; Sumner Gerard—Geo Daily et al; Henry M Bellinger, Jr (A); Geo E Weller (R); due152,491.67

DEC. 24.
BOWERY, Nos 50 & 52, and Elizabeth st, 22 to 28; Columbia Tr Co—William Kramers Sons Realty Co et al; Merrill, Rogers & Terry (A); Wm H Wood (R); due105,622.22

DEC. 27.
120TH ST, 239 E; House of Mercy, N Y—Nicola Capozzolo; Alexander Green (A); Sumner Gerard (R); due14,511.35

121ST ST, 447 E; Oscar J Maigne et al—Interwellen Holding Co et al; Cary & Carroll (A); Chas E Lydecker (R); due 9,200.00

DEC. 28.
LEXINGTON AV, 77; Amy A C Montague—Michael D Ryan et al; Gilbert H Montague (A); Samson Selig (R); due15,106.58

DEC. 29.
88TH ST, 111 W; Simon R Weil et al—Lillian G Hamilton; Geller, Rolston & Horan (A); John G Saxe (R); due15,106.58

117TH ST, 363 W; Louis H Cramer et al—Edw J Welling et al; Sullivan & Cromwell (A); Joseph R Truesdale (R); due 8,868.33

SAME PROP; same—same; same (A); same (R); due 9,390.00

117TH ST, 367 W; same—same; same (A); same (R); due 8,868.33

Bronx.

DEC. 23.
BROOK AVE, 1462; Marian C H Powell—William J Diamond et al; Bowers & Sand (A); J P Dunn (R); due11,517.40

DEC. 24.
UNION AV, sws, 33.5 nw 4th st, 75x100; Christian Meyer, et al—Annie McDonald et al; M G Williams (A); A J Griffin (R); due 5,710.83

LOTS, Nos. 288 & 269, Map of Wilton, Port Morris, and Morrisania; George A Brinkerhoff—Martin E Hofman et al; Carrington & Pierce (A); W D Leonard (R); due19,421.40

DEC. 27.
LOT No. 1, Map of Lots, a portion of the Hyatt Farm, 24th Ward; Edwin T Thorn—George E Buckbee et al; Timme & Knoppe (A); J J Hynes (R); due 2,570.82

DEC. 28.
ARTHUR AV, Nos 2110-2112; Gussie Morgenstern—Uwanta Const Co, et al; S N Tuckman (A); M J Doyle (R); due 1,912.98

DEC. 29.
MORRIS AV, es, 100 s 179th st, 20x100; Rudolf Sens—August Jacob et al; Weschler & Kohn (A); J Frank (R); due 7,632.29

DEC. 30.
No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

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

Manhattan.

- DEC. 27.**
PLEASANT AV, 351; Clarice D'Andrea—Stephen H Jackson et al; action to remove encroachment, &c; C H Levitt (A).
DEC. 28.
No Lis Pendens filed this day.
DEC. 29.
MADISON AV, 1270; Jno T Fenlon—Angela A Cole et al; partition; J V Judge (A).
DEC. 30.
LIBERTY ST, 120 & 122, & CEDAR ST, 123 & 125, part of; Childs Co—Metropolitan Life Ins Co; counterclaim; Barber, Watson & Gibboney (A).
149TH ST, ss, bet Morris & Courtlandt avs, lot 30; Tax Lien Co of N Y—Michl Dolan et al; amended foreclosure of transfer of tax lien; A Weymann (A).
DEC. 31.
WATTS ST, 86-8; Leon Mitchell—Henry Mitchell et al; partition; Leventritt, Cook & Nathan (A).
1ST ST, 56; Jacob Silverstein—Sarah Steiger et al; action to set aside deed; M Silverstein (A).
185TH ST, ss, bet Amsterdam & Laurel Hill ter, lots 42, 43 & 44; three actions; Wm D Wynne—Helen A Pultz et al; three foreclosures of transfer of tax lien; F R Savidge (A).

Bronx.

- DEC. 24.**
HAVEMEYER AV, nec Quimby av (known as Plot 92, map of Unionport); Thos R Thorn—Michael Brady et al; action to foreclose transfer of tax lien; H B Chambers (A).
DEC. 27.
No Lis Pendens filed this day.
DEC. 28.
JENNINGS ST, swc lands of Public School 40, 50x100; City of New York—Pam Realty Co et al; L Hardy (A).
SIMPSON ST, bet Freeman & Home, known as Lot 52, Block 2974, Sec 11, on tax map; Rudolph Wallach Co—Robt J Rooney et al; action to foreclose transfer of tax lien; A Weymann (A).

168TH ST, nec Findlay av, 200x285; City of New York—Thornton Bros Co et al; L Hardy (A).

DEC. 29.
LOT 25, blk 3205, sec 11, on tax map; Fredk W Rubien—Jennie Cornwallis-West Churchill et al; action to foreclose transfer of tax lien; H Swain (A).

DEC. 30.
No Lis Pendens filed this day.

Brooklyn.

DEC. 23.
FULTON ST, 1290, 1301-1305, 1307-1315, 1317, 1329-1331, 1333-1335; N Y Municipal R R Corp—Jas R Ross et al; to acquire construction rights; G D Yeomans (A).

GARNET ST, ss, 53.2 e Hamilton av, runs e40 xs47.8xsw31.6xnw40.11xnel4xn32.6 to beg; W 9TH ST, ss, 140.9 w Court, 19.7x100; East N Y Savgs & Loan Assn—Jane W O'Meara et al; W L Durack (A).

GRAFTON ST, es, 260.5 n Sutter av, 20x100; Rosie Smith—Louis Kamin et al; H Rivkin (A).

JOHNSON ST, ns, 77.4 e Pearl, 25.1x100; Jno F Foley—Lillie E Moffatt et al; W J Martin (A).

LINDEN ST, nws, 280 ne Broadway, 20x74.1x 20x74.3; Anna M Everitt—Margt Langton et al; G W Pearsall (A).

TILLARY ST, nec Navy, runs e43.9xn80xw55.7 xs81 to beg; De Hart Bergen—Grace E Langler et al; H L Thompson (A).

WARWICK ST, es, 90 n Dumont av, 20x90; Fannie Meyrowitz—Abraham Lenkowsky et al; I Solomon (A).

7TH ST, ss, 454.1 e 3 av, 16.8x100; Margt E Wehrmann—Chas E Schlaeffer et al; Van Alen & Dyckman (A).

FRANKLIN AV, es, 80 s Madison, 20x90; Dime Savgs Bank—Jesse B Hearn et al; Cullen & Dykman (A).

NEW UTRECHT AV, nec 75th, 20x61.4; Lawyers' Mtg Co—Wm E Ronk et al; Cary & Carroll (A).

STONE AV, ws, 190 s Riverdale av, 20x100; Clarence S Green—Benj Stein et al; Logan Pink & N (A).

3D AV, nwc Hamilton av, runs sw34.5xnnw100xn e54.4xe26.3xs98.6 to beg; Thos Pitbladdo—David M Ollendorf et al; J H Lack (A).

DEC. 24.
HENRY ST, ws, 25 s Nelson, 25x70; Jennie I Williams—Kenneth H Wood et al; H P David (A).

HENRY ST, es, 75 nw 9th, 25x72; Jennie I Williams—Jennie M Ogden et al; H P David (A).

SENATOR ST, ns, 141.6 e 1 av, 40x100; Florence B Usher—Matilda Usher et al; to set off dower; G M Schinzel (A).

3D ST, nes, 337.10 se 8 av, 20x95; Warner B Matteson—Grace E Langler et al; H L Thompson (A).

E 34TH ST, es, 187.6 s Glenwood rd, 40x100; Emma C Mayer—Bridget A Smith et al; A H Colcord (A).

54TH ST, sws, 220 nw 16 av, 120.2x140; Hyman Kornreich—Jennie Weiss et al; N B Finkelstein (A).

59TH ST, w 19 av, runs nw220xsw100.2xse60xsw 100.2xsel60xne200.4 to beg; Henry Ludeking—Cecilia M Mullen et al; H W Kouwenhoven (A).

CHURCH AV, ns, 235 e Rogers av, 28x124.10x 28x124.7; Cath Bettmann—Wm A A Brown et al; H L Thompson (A).

CHURCH AV, ns, 52.2 e E 31st, runs e50.2xs 101.7xw50xn102.7 to beg; CHURCH AV, swc E 35th, 100x114.6x100.5x114; Jos Neuwald—Otto Voll et al; H Silverman (A).

CHURCH AV, ns, 179 e Rogers av, 28x124.3x 28x124.5; N Y Investors' Corp—Wm A A Brown et al; H L Thompson (A).

EASTERN PKWAY, ns, 109.1 e Schenectady av, 50.1x120.7; Herman B Cahen—Parkvale Realty Co et al; J J Kesselman (A).

OCEAN PKWAY, es, 259.5 n Church av, 80x 250; Bklyn Savgs Bank—Lilia B Wiener et al; Snedeker & Snedeker (A).

8TH AV, ws, 38 s 7th, 31x97.10; Geo H Whitaker—Mabel C Lathrop et al; J H Breaznell (A).

8TH AV, ws, 69 s 7th, 31x97.10; Geo H Whitaker—Mabel C Lathrop et al; J H Breaznell (A).

13TH AV, nws, 60 sw 75th, 40x100; Geo H Walters—Rio De Janiero Realty Co et al; Watson Kristeller & S (A).

ENTIRE BLOCK bounded by 36th, 15th av, 37th & West; Dulon F Buchmiller—Thaddeus G Helm et al; E A Sidman (A).

DEC. 27.
W 28TH ST, ws, 170 n Mermaid av, 20x118.10; Kath Dunn—Mary J Hall; to set aside deed; P A Meagher (A).

E 52D ST, es, 380 s Linden av, 20x100; Jas A Trowbridge—Clemens Ernst et al; H M Bellinger, Jr (A).

84TH ST, ss, 310 w 17 av, 58.8x156.10x45.8x 153.7; Geo Weber—Frank MacDavitt et al; J L Danzilo (A).

ATKINS AV, es, 90 s Blake av, 100x160; Christian Gompert—Atlake Bldg Co et al; Watson, Kristeller & S (A).

HEGEMAN AV, swc New Jersey av, 20.6x95; North Jamaica Bay Corp—Elka Brooks & ano; D & D Reiley (A).

LAFAYETTE AV, ss, 237.1 e Tompkins av, 18.9 x100; 44TH ST, nes, 360 se 15 av, 20x100.2; also PROP in Queens county; Matilda Sussman—Clarence L Sinnickson et al; to set aside transfers; L Schafran (A).

6TH AV, ws, 103.6 s Carroll, 19.5x97.10x19.4x 96; Claus Hohorst—Heman B Wilson, Jr, et al; Jas & Thos H Troy (A).

DEC. 28.
CRYSTAL ST, es, 180 s Glenmore av, 20x100; Emma Cavanaugh—Eliz A Meyer et al; G W Pearsall (A).

DEGRAW ST, ns, 250 w 5 av, 20x98.6; Jno J Pierrepont—Chas P Gray et al; H L Thompson (A).

FULTON ST, 1280-88, 1290-1300, 1302; N Y Municipal Railway Corp—Mary A Ryan et al; to acquire construction rights; G D Yeomans (A).	
FULTON ST, sec Sheffield av, 100x100; Julia Lang—Herman Sacks et al; C Reinhardt (A).	
FULTON ST, 1278-1280, 1274-1276, 1270-1272, 1275-1281, 1271, 1265, 1267 & 1283 to 1287; N Y Municipal Railway Corp—Anna A Boemermann et al; to acquire construction rights; G D Yeomans (A).	
HENRY ST, es, 43.10 s Congress, 27.8x50x22.8x 80.2; Eugene Homsy—Liberty Holding Co; to create a lien; T C Hughes (A).	
MESEROLE ST, 141; Harry Zirinsky—Hyman Goldberg et al; D Zirinsky (A).	
PACIFIC ST, ns, 175 w Grand av, 25x100; Herman Kronmuller—Anna M Sigrist et al; T J Evers (A).	
STERLING PL, ss, 109.10 e Bedford av, 20x 127.9; N Y Title Ins Co—Brownsville Assets Corp et al; H M Bellinger, Jr (A).	
N 8TH ST, sec Wythe av, 25x105x25x112; Josephine Groppe—Mary McLaughlin et al; partition; C S Heidenreich (A).	
BAY 31ST ST, nws, 266.8 w Benson av, 33.4x 96.8; Eliz A De Mund—Soble Bros Lumber Co et al; R O'Byrne (A).	
84TH ST, nes, 230 nw 3 av, 60x100; BAY RIDGE AV, nes, 256 se 2 av, 18.4x100; Providence Washington Ins Co—Blanche C Pendleton et al; to set aside deed; Harrington Big- ham & E (A).	
AV Z, cl at int ws land Richard & Jacques Still- well & Austin Corbin, runs nw483xsw15.3xe 227.6xne86.6 to beg; Georgiana Stengele—Wm A Taylor et al; L D Ball (A).	
DUMONT AV, ss, 25 w Watkins, 25x100; BLAKE AV, swc Snediker av, 60x100; Morris Palatnik—Rachmiel Solmen et al; to set aside deed; L P Goldberg (A).	
NEWKIRK AV, sec E 26th, 50x100; Lena Keck —Cassery Assets Corp et al; H M Bellinger, Jr (A).	
LOTS 11 & 12, "map of Marlboro"; LOTS 19 & 20, "map Kingsboro, Bklyns Harlem"; Chas B Resseguie—Jno A Hoffman & wife; H M Bellinger, Jr (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. 27.	
AV B, 93; Knickerbocker Metal Ceiling Co—Richard M Lederer; H Steinberg (187)	158.00
BROADWAY, 2182-86; 77TH ST, 225-31 W; Wm Essmuller—Eva J Coe; Climax Leasehold Inc & N Y Improved Property Inc (189)	88.44
CONVENT AV, 470; Saml Offerman—Alapri Trading Co; Hattie B Dinkelspiel (188)	225.25
2D AV, es, whole front bet 53d & 54th, —x—; Liberty Sheet Metal Wks, Inc—United Cigar Mfrs, Inc; Justin C O'Brien (190)	184.58
DEC. 28.	
46TH ST, 216 W; Wm H Kroepke—Annie Moore; renewal (200)	1,342.78
48TH ST, 508 W; Alberne Stone Co—Jno Doe; J W Rothenberg (198)	10.00
138TH ST, 603 W; Eugene Glucksmann—Argyle Co, Inc; Mr Smith (193)	36.80
141ST ST, 572 W; Eugene Glucksmann—Broad Edgg Corp; Mr Ehrgot (191)	109.80
BROADWAY, 2182 to 2186, & 77TH ST, 225 to 231 W; Jno Stewart—Eva J Coe; Climax Leasehold, Inc; renewal (201)	1,443.91
BROADWAY, 3456; Eugene Glucksmann—Broad Edge Corp; Mr Ehrgot (192)	33.70
LENOX AV, 552; Saml Brummer—Howell J Bennett & Leo Feiner, trstes, et al; E H Leveridge (197)	386.75
LEXINGTON AV, 1803, & 112TH ST, 149 E; Saml Gabbe—Frank E Lon- asm; Julius H Siebert (196)	152.00
MADISON AV, 1844; Jno Burns—Saml Levy; Geo Leavitt (194)	54.00
SAME PROP; Geo Clark—same (195)	27.00
7TH AV, swc 59th, 25x100; A B Barr & Co—Sol Bloom (199)	1,421.00
DEC. 29.	
4TH ST, 283-5 E; Thos Lynch—B Nei- wirth & Mrs J Neiwirth (210)	25.00
80TH ST, 135 W; Story & Fleckinger, Inc—Jos Regneas (203)	605.55
98TH ST, 42-4; Harry Gottlieb—Cres- zana Chomss & Mary Mahnen (214)	63.34
108TH ST, 335 E; Henry Stoeppler—Bronx Enterprises, Inc, & Jno Lang- sam (211)	30.00
125TH ST, 524 W; Goldenheim Bros—Wm Jonas (205)	72.50
125TH ST, 528 W; Goldenheim Bros—Wm Jonas (206)	92.50
133D ST, 1 W; Goldenheim Bros—Henry Weinburg & Jacob Israelson (212)	42.50
204TH ST, 677 W; David Friedlander—Kovack Constn Co (213)	25.55
AV A, 103-5; also 7TH ST, 128; Paris Tile & Mosaic Works, Inc—Abr Wolf & Albt Abraham & Leibowitz & Cohen (202)	775.00

AMSTERDAM AV, 2128-30; Frank J Valenti—C & R Amusement Co & Rosevale Amusement Co; renewal (209)	320.00
CONVENT AV, 470; Herman B Selvin—Alapri Trading Co, Hattie B Dinkel- spiel (208)	75.00
WEST END AV, 839; Chas B Cosse—Mariona L Lord & Arthur R Bastine (204)	463.29
5TH AV, 2180; Goldenheim Bros—Henry Wineburgh, Jacob Israelson (207)	42.05
DEC. 30.	
GREENWICH ST, 32; Leo Kleitman—Regina B Saportas; Mrs Phillips (216)	22.00
LAFAYETTE ST, 262 to 266; Garage Equipment Co—Jno Hayes; Isidor Kramer & Isaac Wheatfield (218)	127.25
MURRAY ST, ns, 49.4 w W Bway, 24.11 x100; Lewis P Fluhrer Co—French Church De Saint Esprit (217)	5,715.71
80TH ST, 135 W; Story & Fleckinger, Inc—Jos Regneas (215)	605.55
AV B, nec 6th, 20.2x93; H Greenberg's Sons—Hugh Lederer & Richard M Lederer; Harry Steinberg (219)	82.00
DEC. 31.	
UNION SQ E, es, 78 n 15th, 50.6x125; Title Guar & Trust Co—Theo H Lud- wig & Bernard Vause (220)	49.00
34TH ST, 56 E; Perfect Steam Carpet Cleaning Co—E B Shearer (222)	71.00
34TH ST, 111 E; Walter & Flachner—Mary F Peck & Wm E Morgan (224)	170.00
75TH ST, 111 E; Max Pollak—Rose Marks & Rudolf Schmidt (225)	15.00
113TH ST, 253 W; Feinberg & Fein- berg, Inc—Jno D Crammins, Stephen M Randall Sons (223)	26.25
7TH AV, swc Central Park S, 25.5x 100; A B Barr & Co—Sol Bloom; renewal (221)	5,500.00

Bronx.

DEC. 24.	
LIND AV, 1263-67-69; Enell Chan- dler Co, Inc—Elinor V Dykeman & Christina Kurtz; Oliver J Dykeman (42)	142.50
DEC. 27.	
136TH ST, 343 E; Builders' Concrete Cont Co, Inc—Silverson Contracting Co, Inc (43)	70.00
149TH ST, 448 E; Daniel Minster—Jno & Patrick O'Brien; Tim Jordan (45)	57.50
HONEYWELL AV, 2111; Henry G Sil- leck, Jr—Philip De Blasi; renewal (44)	170.25
DEC. 28.	
136TH ST, 343-45 E; Silverson Cont Co—Jno R Slattery; H M Weil Co (46)	6,054.00
168TH ST, 801 E; Jno Shedding—H M Denton; Lorenz Strack & H M Denton (47)	67.00
CLINTON AV, nwc 176th, 40.2x101; Gus Schlaier Eagle Wrought Iron Works—176th St Bldg Co, Inc (48)	3,300.00
DEC. 29.	
TINTON AV, 805-11; also 158TH ST, 769 E; Benj Daxe—Participators Holding Co, Emanuel J Myers, Leo Abraham & Jacob Rosenberg (49)	44.97
WEBSTER AV, ws, 1,047.5 n 169th, 100 x 150; Alex Thomson—Sikora Realty Co & Triborough Marble & Tile Works (50)	340.00
DEC. 30.	
138TH ST, 362-68 E; Louis Goldstein—David Rosenbaum, Isidore Schwartz & David Rosenbaum (54)	87.00
CROTONA AV, 2353-57; J L Mott Iron Works—Scalzo & Mungo, Matthew D Kennedy (51)	388.60
SOUTHERN BLVD, 888; Isidor Horo- witz—Anna Retfield (53)	220.00
UNION AV, 1009; Wolf Weinraub—Lorenz Pfeiffer, A Hodes & Lorenz Pfeiffer (52)	18.00

Brooklyn.

DEC. 23.	
BARRETT ST, ws, 102.3 n Dumont av, 120x100; Standard Line Co—Hoss- man & Sons	1,123.05
LORIMER ST, 1033; V Sepowitz—Hob- bel Realty Co & H Aronow	320.37
MAUJER ST, swc Manhattan av, 55.11 x100; Sepowitz Bros—Carrie Realty Constn Co & H Aronow	99.12
36TH ST, 1239 to 1245; J B Owens—Culver Bldg Co & Jos Martuzzi & Fulton Tile Co	300.00
DEC. 24.	
BARRETT ST, ws, 100.3 n Dumont av, 120x100; Standard Lime Co—Hoffman Saur, Inc	1,123.05
COOPER ST, nws, 75 ne Central av, 50 x100; Williamsburgh Bldg & Supply Co—Wall Sil, Inc; Morris Wallen- stein & David Wortzman	485.31
VANDERBILT ST, ns, from 18 av to Prospect av, 169x100; Rubin Musi- cant, Inc—Waldorf Anderson	180.00
WALTON ST, nwc Marcy av, —x—; S Rosenberg—Max Goebel & J J Smith	31.20
40TH ST, nes, 200 se 13 av, 40x95.2; L Brook—R & F Realty Corp & Messers Finkelstein & Rein	110.80
62D ST, ns, 320 w 3 av, 150x100; W Busby—Daniel F Murphy	353.60
CLARENDON RD, sec Nostrand av, 100 x100; G Keister—Dazie Constn Co	1,100.00
DIVISION AV, 251; H Saskler—Oscar A Campbell	85.00
EASTERN PKWAY, ss, 270.8 e Troy av, 66x110.3; S W Cornell—Staverly Realty Corp	151.76
5TH AV, ws, bet 43d & 44th, 200x100; S W Cornell—190th St Holding Co & Long Acre Constn Co	42.35
DEC. 27.	
HINSDALE ST, es, 50 n Livonia av, 100x100; Interborough Sash & Door Co—Hinsdale Bldg Co	390.00

ST JOHNS PL, ss, 170 e Kingston av, 100x130.7x100x140.7; Jas McCarthy—Ambrose T McCafferty & Jno J Mc- Carthy	300.00
ST JOHNS PL, ss, 170 e Kingston av, 100x137.7x100x140.7; Jno J McCarthy—Ambrose T McCafferty & Jno J Moran	318.25
TAPSCOTT PL, ws, 144 s East N Y av, 50x100; Blumenkranz & Cohen—Tapscott Constn Co	433.00
VANDERBILT ST, ns, bet Prospect av & 18th, 169x90; Colonial Mantel & Refrigerator Co—Jas Cunningham, Jas V Cunningham, Inc, & Waldorf Anderson	272.00
WARWICK ST, swc Belmont av, 25x 100; M Annenberg—General Cont & Impt Co	300.00
THATFORD AV, ws, 50 n Hegeman av, 100x363; L Chodorovsky—Modern Home Co	1,000.00
DEC. 28.	
E 17TH ST, 854; W Normand—B A Hamilton & Otto A Offerman	26.85
E 21ST ST, 636; C H Van der Leith—J E M Constn Corp	225.00
58TH ST, ns, 321.1 e 18 av, 40x100.2; J Farina—Myhre & Pedersen	120.00
FT HAMILTON PKWAY, 5201, 5205, 9 & 11; F Di Stefano—Caspar Iba	130.00
ST MARKS AV, 1054; J Nigro—Raniere & Gucliano Guilian & Antonio Modeno	125.00
DEC. 29.	
DWIGHT ST, nwc Van Dyke, —x—; G Strype—Michel Brewing Co	194.00
WALTER ST, es, 315 s Vienna av, 40 x100; A Reizer—Isak Cohen	81.91
PRESIDENT ST, ns, 100 e Rogers av, 100x100; E D Baird & Son—Kings West Co, Inc	3,200.00
E 10TH ST, nec AV O, 100x100; M Kusel et al—Homecrest Bldg Co & Frank Locascio	400.00
58TH ST, ns, 360 e 9 av, 78x70; T Schiatta—Jayphil Constn Co	587.50

SATISFIED 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. 27.	
BROADWAY, 1680-84; 7TH AV, 812-16; Fredk W Moore—Amos F Eno et al; Oct30'14	4,100.00
BROADWAY, 1684; Penn Brass & Bronze Works—same	305.00
DEC. 28.	
SUFFOLK ST, 66; Leshinsky & Lane—Wolf Wadler et al; Nov24'15	45.00
20TH ST, 12 E; Berger Mfg Co—Edw H Mount et al; Jan27'15	756.40
37TH ST, 327 & 329 W; Rosecor Constn Co—Emma M Vynne et al; Oct29'15	2,518.40
38TH ST, 310 to 328 W; Koehler, Spyr & Farrington—Emma M Vynne et al; Oct26'15	225.00
75TH ST, 412 E; Drum Elevator Co—Jno Donohue et al; June10'15	622.00
41TH AV, nec 42d; Michl Chernega—Sam Muller et al; May21'15	35.00
DEC. 29.	
BROADWAY, 2633; Jno S J Dean—McNulty Bros, Inc, et al; Sept8'15	21.10
2D AV, 1831; Leib Guberman—Theodor Micheals et al; Aug25'15	50.00
DEC. 30.	
34TH ST, 160 to 162 E; Abe Meyer—Wm A Astor et al; Dec23'15	225.00
BROADWAY, 1562; Jas C Green—Geo B Burnett et al; Nov26'15	3,185.00
*SAME PROP; Jas Connolly—same; Oct21'15	686.85
*SAME PROP; A F Gilligan & Co—same; Dec7'15	175.00
*SAME PROP; Paramount Cont Co, Inc—same; Nov11'15	25,500.00
*SAME PROP; Vincent Valentine Cont Co—same; Nov3'15	500.00
*SAME PROP; same—same; Nov3'15	8,700.00
VANDERBILT AV, MAD AV, 43D & 44TH STS, block, &c; Post & McCord—N Y C & H R R R Co et al; Nov 27'15	10,828.00
8TH AV, 973 to 979; Isaac Middleman—City Real Estate Impt Co et al; Oct 13'14	1,000.00
DEC. 31.	
54TH ST, 315 W; Alberne Stone Co—Jno Doe et al; Dec28'15	10.00
79TH ST, 501 E; Jacob Borgman—Wolins & Brill, Inc; Nov12'15	41.00
39TH AV, 473-81; Jos Schultz—Jno Doe et al; Dec20'15	105.00

Bronx.

DEC. 24.	
HAVILAND AV, ns, 191 e Pugsley av, 100x103; Chas Kausen, Inc—Mink Constn Co et al; Oct28'15	585.00
DEC. 27.	
BATHGATE AV, 1620-22; Glassberg Manufacturing Co, Inc—Philpp Wat- tenberg et al; Oct4'15	4,099.00
DEC. 28.	
BATHGATE AV, 1620-22; Gersman & Lozner, Inc—Wattenberg; Cahan & Pittman et al; Sept27'15	440.00
BATHGATE AV, 1620-22; Hay Walker Brick Co, Inc—Wattenberg, Cahan & Pittman et al; Sept27'15	223.30
BATHGATE AV, 1620-22; Builders' Brick & Supply Co, Inc—Wattenberg, Cahan & Pittman et al; Sept28'15	363.75
BATHGATE AV, 1620-22; Builders' Brick & Supply Co, Inc—Wattenberg, Cahan & Pitman et al; Sept29'15	494.25
BATHGATE AV, 1620-22; Kiosk Con- tracting Co—Philpp Wattenberg et al; Oct6'15	232.00
STEBBINS AV, ws, 104 n 163d, 75x137; Harby, Abrons & Melius, Inc—Sinai Congregation of the Bronx et al; Dec 6'15	2,825.35

Bronx Satisfied Mechanics Liens—Continued.

DEC. 29. WASHINGTON AV, ws, whole blk front bet E 160th and 161st, —x—; American Iron Supply Co—Young Men's Christian Association et al; Nov'15. 678.91

DEC. 30. MARMION AV, 2506; Wm H McKiever—Church of Our Lady of Mercy et al; Nov'24'15. 3,117.00

Brooklyn.

DEC. 23. VERMONT ST, sec Belmont av, 56x64; Victor B Wolf—Ruby Bldg & Consn Co; Israel Shay & H Shift; Nov'6'15. 114.52

AV H, swc Ocean av, 131.7x50; Benj Krupsky—Pohl-Abbott Consn Co; Archibald W J Pohl & Mr Franklin; Nov'19'15. 600.00

BUSHWICK AV, sec Hancock, 100x120; Gold & Taylor Cut Stone Co—Chauncey Cozine; Dec'22'15. 5,910.00

NOSTRAND AV, 594; Arthur I Pollock—Vita Berger; April'7'15. 300.00

3D AV, nwc 72d, 200x100; Square Lumber Co—Bay Ridge Theatre Co, Eddy Glickman Bldg Concreting & Impt Co; Dec'22'15. 109.18

DEC. 24. COURT ST, nwc Amity, 30x190; Steinberg Steam Cut Stone Co—I Cohen & Barnett Socolow; Dec'14'15. 75.00

SARATOGA AV, es, 100.10 s Sutter av, 26.3x100; Gittel Teitelbaum—Louis Wiener & Simon Lippman; Sept'16'15. 48.63

DEC. 27. BRIDGE ST, es, 100.5 n Plymouth, 21x 100; Harry Swirsky—Rose V Catherwood & Meyer Parshay; Nov'12'15. 275.00

SAME PROP; same—same; Oct'28'15. 275.00

52D ST, ss, 180 w S av, 20x100.2; A Entermann (Inc)—D & A Realty Corp & R W Homer; Sept'21'15. 1,000.00

FRANKLIN AV, 245; Parselsky Bros (Inc)—Josephine D'Aranzo, Jno Leon, Alden S Crowell & Harry Silverman; Nov'24'15. 423.00

SAME PROP; same—same; Nov'24'15. 530.19

HOPKINSON AV, 430; Morris Mentz—Annie & Abr Goldstein; Nov'26'15. 200.00

RIVERDALE AV, swc Watkins, 50x 90; Isidor Pollack—Hyman Rosenthal; Isaac Kruger, Morris Weissman & Docket Impt Co.; Sept'27'15. 40.50

RIVERDALE AV, swc Watkins, 50x 100; Isidor Pollack—Hyman Rosenthal & Docket Impt Co.; Sept'27'15. 25.48

SARATOGA AV, 615; Gustave Rader Co—Simon & Lenna Lippman; Oct'28'15. 289.22

SAME PROP; Abr Sang—Lena & Simon Lippman; Sept'21'15. 466.00

THATFORD AV, ws, 50 n Hegeman av, 363x100; Saml Geller—Modern Home Co (Inc) & Leppe Chodorovsky; Dec'20'15. 225.00

SAME PROP; Leppe Chodorovsky—Modern Home Co (Inc); Dec'15. 850.00

DEC. 28. LORIMER ST, 1033; Victor Sepowitz & Julius Sepowitz—Holbel Realty Co & H Aronow; Dec'23'15. 320.37

PROSPECT PL, nes, 80 se Troy av, —x—; P & B Consn Co—Johnson Realty Corp & August Williams; Dec'20'15. 139.00

VAN SICLEN ST, es, 221 n 86th, 180x 78; Bernhard & Jos Goetz—Van Lake Consn Co; Oct'15. 155.84

VAN SICLEN ST, es, 221 n 86th, 200x 100; Louis & Michael Matluck—Van Lake Consn Co; Oct'15. 225.00

BUSHWICK AV, 854; Max Shnayner—Fredk & Matilda F Partlemuller; Nov'5'15. 123.20

DEC. 29. PRESIDENT ST, ns, 100 e Rogers av, 100x100; Frank D Falco & Andrew Franzese—Kings-West Co (Inc); Sept 23'15. 565.00

PRESIDENT ST, ns, 100 e Rogers av, 100x127.10; C T Willard Co (Inc)—Kings-West Co (Inc); Aug'18'15. 440.00

PRESIDENT ST, ns, 100 e Rogers av, 100x127.9; Strubel's Ridgewood Iron Works (Inc)—Kings-West Co (Inc); Aug'18'15. 1,740.00

SAME PROP; Johnson Bros—Kings-West Co, Inc; Aug'17'15. 2,112.68

SAME PROP; Bell Fireproofing Co—Kings-West Co (Inc); Aug'16'15. 174.26

SAME PROP; Peter Connor & Jno Connor; Kings-West Co (Inc), & Peter Aaranson; Aug'16'15. 2,100.00

SAME PROP; Louis Brook—Kings-West Co (Inc), & Peter Aaranson; Aug'18'15. 127.90

SAME PROP; Audley Clark Co—Kings-West Co (Inc), & Peter Aaranson; Aug'14'15. 6,587.71

SAME PROP; Vincenzo Bernacchio—Kings-West Co (Inc); Aug'14'15. 1,000.00

BAY RIDGE AV, ns, 100.4 e 3 av, 93x 100; Ike Goldberg—Upton Realty Co (Inc), & Joe Tuskowitz; Nov'26'15. 155.00

BROADWAY, 379 & 381; Saml Kahn—Jacob W Reed & Barney Zinick; Nov 5'15. 541.80

DITMAS AV, nec E 22d, 161x100; Steinberg Steam Cut Stone Co—Peru Holding Co & U S Title Guar Co; Oct'19'15. 1,800.00

LIVONIA AV, nec Hinsdale, 50x100; Egel Light Co (Inc)—Hinsdale Bldg Co (Inc); Dec'14'15. 107.79

SAME PROP; Klein Material Co—Hinsdale Bldg Co; Nov'27'15. 97.12

SARATOGA AV, es, 100.2 s Sutter av, 26x100; Benj Borowitz—Simon Lippman; Nov'13'15. 119.36

THATFORD AV, ws, 50 n Hegeman av, 363x100; Leppe Chodorovsky—Modern Homes Co (Inc); Dec'27'15. 1,000.00

ATTACHMENTS.

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

Manhattan.

DEC. 23. DEVLIN, Chas J; Rolls Royce, Ltd; \$4,908.60; J A Hodge. PATHE FRERES; Star Co; \$37,388.31; W A De Ford.

ALDRICH, Arthur L; Helen H Aldrich; \$11,074.12; Meyer & Henshaw.

DEC. 24. No Attachments filed this day.

DEC. 27. TOPTON FOUNDRY CO; A K Water Heater Mfg Co, Inc; \$784.75; J Kuschner.

DEC. 28. No Attachments filed this day.

DEC. 29. ASSOCIATED FILM SALES CORPN; Atlas Motion Picture Co, Inc; \$2,785.40; Hitchings & Burdick.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

DEC. 24, 27, 28, 29, 30.

Nicasoto, Sebastiano. Av A, 297. E Esposito. Barber Fixtures. 485.00

Berliner & Greenberg. 156th st, 512-22 W. Consolidated Chandelier Co. Chandeliers. 485.00

John J Hearn Consn Co. 46th st, 63-9 W. Consolidated Chandelier Co. Chandeliers. 350.00

"Ridley's," Inc. 40th st, 345 W. National Equipment Co. Machine. 3,000.00

Cafe Operating Co. Bowery, 259. Meyer Schenkman. Refrigerators, &c. 715.00

Brooklyn.

DEC. 23, 24, 27, 28 & 29.

Boniello, Salvatore Co. 1135 58th st. Graff Furnace Co. (R) 120.00

Halloran, P F. 522 Carroll st. American Radiator Co. Radiator. 134.00

Jorgenson, Christian M. W 4th st, nr Kings hwy. Practical Gas & Elec Fix Co. Gas Fix. 54.00

Magwki Realities (Inc). E 51st st, nr Av N. Graff Furnace Co. Furnaces. 498.00

Musselwhite, S. F. New York av & Crown st. Robt Findlay Mfg Co (Inc). Gas Fix. 180.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

DEC. 28. 85TH ST, ss, 107.9 e Park av, 54.9x 102.2; City Mtg Co loans 106 E 85th St Corp to erect a 9-sty apartment; 10 payments. 145,000.00

DEC. 31. 167TH ST, ss, 100 w Amsterdam av, 25 x85; Manhattan Mtg Co loans Trojan Bldg Corp to erect 5-sty apartment; 14 payments. 26,000.00

Bronx.

DEC. 24. HONEYWELL AV, swc 180th, 65.2x 118.2; Samson Lachman loans Martha Bldg Corp to erect 5-sty apartment with stores; 9 payments. 50,000.00

DEC. 28. RYER AV, sec 184th, 60.3x101.4; Montrose Realty Co loans D A T Realty Corp to erect 1-sty apartment; 7 payments. 36,000.00

RYER AV, es, 60.3 s 184th, 50x100; Montrose Realty Co loans D A T Realty Corp to erect 1-sty apartment; 7 payments. 29,000.00

DEC. 30. ANTHONY AV, nec Tremont av, 67x 100; Morris Osmansky & Leon Tuchmann loans Cleland Realty Co to erect 5-sty apartment; 10 payments. 65,000.00

TREMONT AV, ns, 67 e Anthony av, 58x100; Morris Osmansky & Leon Tuchmann loans Cleland Realty Co to erect 5-sty apartment; 10 payments. 45,000.00

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

The following appeals and decisions have been handed down by the Board of Building Examiners:

APPEAL 377 of 1915 (new), New Building 335 of 1915, 54-8 Lexington Avenue and 132-4 East 25th Street, Manhattan. Herman Lee Meader, appellant.

1. "First story and basement walls checked are of unlawful thickness." An equally good and more desirable form of construction can be employed.

That he be permitted to build walls 12" thick from roof down to ground floor and 16" in basement. The building will be of skeleton construction throughout.

WITHDRAWN by request of appellant. Appeal No. 378 substituted.

APPEAL 378 of 1915 (new, No. 377 revised), New Building 335 of 1915, 54-58 Lexington Avenue and 132-4 East 25th Street, Manhattan, Herman Lee Meader, appellant.

3. "First story and basement walls checked are of unlawful thickness."

An equally good and more desirable form of construction can be employed.

That he be permitted to build walls 12" thick from roof down to ground floor and 16" in basement, except back of elevators and stairs where the walls are to be made 12".

The building will be of skeleton construction throughout.

Appearance: W. Ralph Squiers. On motion, DISAPPROVED.

APPEAL 379 of 1915, Alteration 2327 of 1915, 144 East 86th Street, Manhattan, Simeon B. Eisendrath, appellant.

1. "The installing of sleeping rooms in this building would be unlawful as in the case of residence buildings only 90% of the lot area can be covered."

2. "All new partitions should be fireproof, of an approved type and properly supported." Show the construction of the new fireproof partitions and how the same are supported.

The provisions of the law permit discretionary power under the conditions of this case.

1. "The installation of sleeping rooms in this building would be unlawful as in the case of residence buildings only 90% of the lot area can be covered."

The building in question contains at present high class restaurant, two ball rooms and eight sleeping rooms. The applicant desires to increase the number of sleeping rooms by dividing the larger rooms and otherwise, so as to have ten sleeping rooms in said building, all of which will be of the required size, and already having bathrooms and fireproof stair shaft, and otherwise complying with the Raines Law Hotel requirements, with the exception only, that said building covers 95% of the lot area instead of 90%.

I ask that this excess of 5% be waived for the building in the rear of these premises are at least 40 ft. away from our rear lot line over a stretch of at least four lots, so that we have a free open space from ground to the sky in the rear of our building of about 45 ft. x 100 ft., thus actually affording ample free air space far in excess of the percentage of area contemplated for ventilation, etc., as required under Section 10 of Code, defining hotel buildings.

Further, it will be observed in the last clause of Section 10, referring to the percentage of building area where a building covers more than one lot, which is the case here (since our building has a frontage of 50'), the superintendent of buildings may allow the building to cover more than 90% of the lot area, provided in his opinion the conditions are such that ample light and ventilation is secured by other manner of space distribution than the mere percentage of free space area, as is here distinctly the case, owing to the remoteness of the adjoining buildings. In this connection also wish to emphasize that the said adjoining buildings as well as our building are of high class permanent construction and unlikely to be disturbed for years to come.

Appearance: Simeon B. Eisendrath and Maurice Block. On motion, APPROVED.

APPEAL 380 of 1915, Alteration 8892 of 1915, 447-505 Sackett Street, Brooklyn, Guarantee Construction Company, appellants.

1. Proposition is contrary to Section 72, paragraph J of the Code.

2. Not further examined.

An equally good and more desirable form of construction can be employed in this specific case.

Is the pent house for enclosing conveyors as shown on blueprint No. 4629-C of sufficiently fireproof construction under the condition? The amount involved is over \$1,000.00.

Pent house is located on top of a reinforced concrete coal pocket, plans of which are attached. They have been approved by the Bureau of Buildings, Borough of Brooklyn. The pent house merely encloses two conveyors, is covered by corrugated steel and lined on inside completely with metal lath and cement plaster. The plant is located on the line of Sackett St. and Gowanus Canal and is distant 30 ft. from nearest buildings on the other two sides. Contract was entered into Aug. 30, 1915, and a permit for the construction obtained from the Department of Docks and Ferries. Material was then ordered and is now on the ground. A similar form of pent house is now under construction above a concrete coal pocket in the Borough of Manhattan, under permit recently granted by the city authorities. We respectfully request that the proposed type of construction be considered adequate for the purpose for which it is intended.

Appearance: Edward Burns, Jr. On motion, APPROVED on CONDITION that the outside of the pent house be sheathed with plaster or asbestos board, underneath the corrugated iron specified.

APPEAL 381 of 1915, Alteration 2734 of 1915, 43d to 44th streets, Madison and Vanderbilt avenue, Manhattan. Warren & Wetmore appellants.

1. Proposed frame construction and wood flooring on roof is unlawful.

1. As this is only a temporary construction erected for the winter months and then to be entirely removed from the premises in the spring, we contend that the law does not apply.

2. The cost is over \$25,000.

Whether this type of structure will not be sufficient until such time in the spring as we can replace same with a fireproof structure.

1. It is contended that this enclosure should be considered as furniture and not as a permanent structure.

2. Owing to the location and construction, there is practically no fire hazard.

3. Considering the fact that this is a temporary structure which will be removed in the spring and be replaced with a permanent fireproof structure fulfilling all the requirements of the Building Law.

4. It would be impossible to fireproof this

*Discharged by deposit. *Discharged by bond. *Discharged by order of Court.

structure immediately as owing to the difficulty in getting materials for same, it would be spring by the time the change could be made.

Letter from appellants, dated 6th inst., requesting withdrawal of appeal. WITHDRAWN.

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). O.....Obstructions. Rub.....Rubbish. ExS.....Exit Signs. NoS.....No Smoking Signs. Spr.....Sprinkler System. St.....Stairways. Stp.....Standpipes. SA.....Structural Alterations. SA.....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. FilSy.....Approved Filtering and Distilling Systems. OS.....Oil Separator. RO.....Reduce Quantities. StSys.....Storage System.

*NOTE—The symbols—A—FE—FP—Spr—Stp—Tel—WSS—FilSy—OS—StSys—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. 25.

MANHATTAN ORDERS SERVED. Named Streets.

- Attorney st, 54—H Schrier.....RQ
Attorney st, 147-9—Max Greenwald.....FP-Rec-FA
Attorney st, 147-9—Herman Wasser.....Rub
Attorney st, 147-9—Cong Ahae Israel.....ExS-FA
Attorney st, 147-9—Cong Renizow.....ExS-FA
Bank st, 7—Est Horatio Gomez, c E J Nathan, 128 Bway.....FP-FA
Beaver st, 38—Abraham Lapedes.....FP-Rec
Beaver st, 38—Joseph A Thompson.....FA-FP
Beaver st, 38—Albert E Peniston.....FP-Rec
Beaver st, 40—Charles Constantine.....FA
Beaver st, 46—Joseph Blum.....FP-FA
Beekman st, 72—Neil Campbell.....FP
Bleecker st, 123-5—Bertha Petsky.....FP
Bleecker st, 123-5—Lewis Bros.....FP
Bleecker st, 123-5—Manhattan Bandeau Co, FA-Rec
Broome st, 255—Angelo Basso.....FP
Broome st, 319—Nathan Levine.....Rec-FA-D&R
Cherry st, 96—Costas Poriotis.....ExS-FA-TD-D&R
Columbia st, 65—Gleanary Congregation.....FP
Columbia st, 65—Raverisker Chere.....FP
Cooper sq, 40—American Sea Grass Co, FA-Rub-RQ-Rec
Doyers st, 15-17—Barbara Porges, c Jos, 23 1/2 Division.....FP-WSS-FE(R)-O
East Broadway, 2-6—Lawrence Holding Co, 223 Wooster.....Spr-Stp(R)-WSS
East Broadway, 17-23—Neptune Raincoat Co, 16 East Bway.....Rec
East Broadway, 59—Fogel Bros.....FP-FA-Rec
Eldridge st, 236—W Zuckerman.....RQ
Eldridge st, 246—Littman Bros.....Rub-FA-FP
Elizabeth st, 23—M Singer & Sons, Rec-Rub-RQ-O-FP
Fulton st, 35—William I Reich.....FA
Goerck st, 35—Samuel Sandberg.....SA-NoS-FA-FP
Goerck st, 144—Mahler & Fligeman.....Rec-FP
Greenwich st, 110—Samuel Aberman, TD-ExS-FA-FP
Jay st, 27-35—Dewinter & Co, 321 Washington.....FP-FD
Jay st, 27-35—Whitehall Tatum Co.....FP
Lewis st, 102—M Spielman.....FA-NoS-RQ
Lewis st, 126—Cong Enai Mordechai Yank, 76 Cannon.....WSS(R)-A-Rub
Madison st, 283—B Okum.....NoS-FA-RQ-SA
Maiden la, 157—Swan & Finch, 151 Maiden la, Rub-Rec-FA
Mangin st, 29—Jacob Raider.....FP
Mangin st, 29—Levinsky & Werbelowsky.....FP
Mangin st, 29—Henry Cherry.....FP-Rec
Mangin st, 48—Marx Jacobson.....A
Mangin st, 59—Julius Meyer.....FA-D&R-FP
Monroe st, 24—Mrs Mary Rose.....Rec
Morton st, 43—Bedford St M E Church, c Met Temple, 7 av & 14.....Ex(R)-FP
Mulberry st, 253—Paul De Cesare.....RQ-NoS-FA
Murray st, 67—Hugo Cahn & Co, FA-Rec-Rub-FP
Nassau st, 86—Est John Cropper, c A McL, 1742 M st, Washington, D C.....Spr(R)-Rub
Pearl st, 456—Fred Cousin.....Stp(R)
Rivington st, 134—Bielsker Benevolent Soc, FA-D&R-ExS
Rivington st, 134—David Edelstein, 32 Rivington.....Rec-FA
South st, 185—Est Silas Davis, M.D, c W D Lockwood, 484 Rigby rd, Bklyn, FE(R)-WSS(R)-FP-Str(R)
Stanton st, 84—Samuel Posner.....Rec-FP-FA

- Stanton st, 84—Everyday Skirt Co.....Rec-FP-FA
Walker st, 44—Comfort Clothing Co.....FP-Rec
Walker st, 81—Saher & Schmulker.....FP-Rec
Walker st, 81—Weinman Elastic Web Co, 78 Walker.....Rec
Washington st, 69—Metroff & Chausi.....FA-TD
Water st, 276 1/2—Fillip Cardonale.....FA
Water st, 445—Bernstein & Kupsnel.....NoS-FA-FP
Whitehall st, 45—Harry Jacobson.....FA
Whitehall st, 45—Norwegian Synod of Amer, TD-ExS-FP
Whitehall st, 45—Robert Kraft.....FA
Wooster st, 10—Empire Office Partition Co.....Rec
Wooster st, 10—Israel Finegold.....Rec
Wooster st, 297—N Y Flower & Feather Co.D&R

- Numbered Streets.
3 st, 15-17 E—L Rosenbaum, Inc.....NoS-FA
3 st, 34 W—Elizabeth Chesebrough, 33 Howard.....Rub
3 st, 109 W—Posquale Montesano.....NoS-FA-FP
4 st, 26 E—Charles Siegel.....SA
4 st, 311 W—Mary E Noonan.....Ex(R)-FP
9 st, 218 E—A Benedetto.....RQ-NoS
11 st, 65 E—Gelemeter & Waltzer.....FA
11 st, 65 E—Rubin Garg.....Rub-TD-ExS-D&R
11 st, 818-20 E—Louis M Edelson, 232 E 6, FA
12 st, 206 E—Beakes Dairy Co.....FP-Rec
19 st, 309 W—Matilda Beteze.....FP
19 st, 313 E—Katherine E McKenna, 123 E 72 Ex(R)-FP
20 st, 238 E—Imperial Garage.....Rec-FP-WSS-CF
24 st, 425-35 E—Est Joseph J Little.....D&R
37 st, 5-9 W—Newport Costume Co.....Rec
40 st, 4 W—The Gift Shop Tea Room.....FA-ExS
42 st, 209 W—A H Woods, 236 W 42.....Stp(R)
42 st, 530 W—Mrs Mary Mackin.....ExS-FA
45 st, 521-5 W—E D Baker Co.....NoS-FP-SA
46 st, 126-30 W—Herald Film Corp, SA-FA-NoS-GE
46 st, 126-30 W—Greater N Y Film Rental Co, RQ-CF-NoS
46 st, 126-30 W—All Theatres Film Co.....Rec-RQ
46 st, 126 W—North Amer Film Corp, 71 W 23.....SA-FP-El-NoS
50 st, 158 W—Christina R Mead.....O
52 st, 9 E—Ray Auto Renting Co, 1482 Bway, NoS-Rec-D&R-CF
52 st, 136 W—Starlight Machine Works, Rub-FA-FP-Rec
52 st, 146 W—Federal Motor Truck Co, NoS-Rec-CF
53 st, 247 E—Anna Becker.....ExS-D&R-O-TD
54 st, 247-59 W—Automobile Club of Amer, El-CF-WSS
54 st, 250 W—Ventre & Ostruk.....FA-Rec-Rub
57 st, 302 E—Kate Shenrock, O-Rub-TD-ExS-FA-D&R-Ex(R)
58 st, 135 E—John Jussila, ExS-FA-FP-TD-D&R-O
62 st, 19-21 W—Empire Auto Trimming Co, Rec-FA
64 st, 215 E—Monarch Dyers & Clean Co.FP-FA
64 st, 221 W—Manhattan Top & Body Co, NoS-FA-Rec
68 st, 73 W—Hannah Elias, 236 Central Pk W, FE-FP
72 st, 521-3 E—Kraiz & Hill.FA-Rec-Rub-D&R
73 st, 186 E—Est 73d St Garage Co, D&R-CF-NoS-El
80 st, 505 E—Bernard Fried, 121 E 18.....FA-O
82 st, 169 E—Parapa Realty Co, 306 E 82.Ex(R)
98 st, 330 E—Universal Metal Co.....FP-FA
99 st, 127-33 W—William Krauss Garage, WSS-CF-Rec-NoS
102 st, 430-8 E—Progress Shoe Co.....Rec
102 st, 430-8 E—Agate Bros.....FP-Rec
104 st, 401 E—Scarpelli & Covel.....Rec
106 st, 338 E—Tony Chero.....FA-FP
116 st, 409 E—Cynthia K Wheeler, 701 W 177, Ex(R)-FP
117 st, 200 E—Edward Bruno.....FP
118 st, 246 E—Edward Romeo.....FP-FA-Rec
119 st, 351 E—Joseph Nesi.....NoS-FA-RQ
121 st, 423 E—Est William Austin, 469 No Bway, Yonkers.....FP
122 st, 230 E—Henry Straub.....Rec-NoS-FP
125 st, 319 E—Delia Conlon, 388 Willis av, FP
126 st, 151 E—Engine Build & Mach Shop.....FP
127 st, 159-61 W—127th St Garage, Rub-FA-Rec-D&R
127 st, 286 W—Frank Goldstein.....FP
128 st, 116 E—Clinton W Bird, 25 Broad.....O
128 st, 157-9 E—August Kirchner.....FP
136 st, 16-20 E—Pure Oil Co, 17 Battery pl, D&R-Rec
141 st, 305 W—A B Gwathmey, 49 W 72,FA-FP
142 st, 231 W—August Walter Heitel, FP-Rub-Rec-El
146 st, 458-60 W—Bradhurst Garage Co.NoS-CF
154 st, 434 W—William C Weber, 41 Maiden la.....FP-WSS-CF
Named Avenues.
Bowery, 90-92—Turner & Timberman, ExS-FP-D&R
Bowery, 104-6—Isreal D Leibowitz.NoS-FP-Rub
Bowery, 209—Jasper Woolen Stock Co.....NoS-FP
Bowery, 257—J Schwartzman.....NoS-SA
Bowery, 267—N Y Woolen Co.....NoS-SA
Broadway, 1600—Man Kriterian Film Co, RQ-FP-CF-NoS
Broadway, 4162-6—T & J Smith Holding Co, FA-CF
Broadway, 4896-8—Arras Garage & Auto Co, NoS-FA-Rec-CF
Ft Washington av & 174 st—Mary R Wright, El-D&R
Lenox av, 380—Stephen Massas.....NoS-FA-Rec-El
Lexington av, 1352—Joseph I Carroll, 106 E 84.....D&R
Madison av, 65—Eldbridge T Gerry, 258 Bway, FA-Rec-NoS
Madison av, 1670—Morris Phillips & Bros.....FA
Madison av, 1921—Aina Senderling, ExS-FA-D&R-FP-TD
Morningside av, 124—Michael Kehlman, 2 Manhattan, FA-Rec
Park av, 481-3—F T Sandford Auto Co, NoS-CF-FA
Park av, 1911-5—Isaac Lewis.....FP
St Nicholas av, 1045—A W Kettner,FA-FP-NoS
West Broadway, 422—Emanuel & Baumohl Co.....D&R
Numbered Avenues.
1 av, 624-6—Liquid Carbonic Co.....Rec-FA-FP
1 av, 528—Max Dubinsky.....FP
1 av, 624-6—Architectural Plaster Co.....Rec
1 av, 1745-7—N P Sandguit.....NoS-FA
1 av, 2371—Francesco D'Errico.....NoS-FA-RQ
3 av, 2285—Anshel Garmise.....FA

- 5 av, 509—Arthur B Feinbaertner, FA-FP-CF-D&R-Rub
6 av, 715-7—John Gordon Noakes.....ExS
8 av, 690-92—Gospel Tabernacle Church, FP-ExS-D&R-O-FE

BRONX ORDERS SERVED.

- Named Streets.
Clason Pt, nr Lawrence av—Clason Pt Military Acad.....ExS-FA-FP
Cyrus pl, 452—Eugene Fusco.....NoS-FA-Rec
Kelly st, 984—Leopold Prosnitz.....D&R
Prospect st at R R Station—Brady Bros, D&R-El-FA
Numbered Streets.
137 st, 252 E—Hulse Garage Co.....Rec-CF
140 st, 264-72 E—Ellen M Smith.....NoS-FA-Rec
150 st, 545 E—Bronx Refrigerating Co, 520 Westchester av.....FP
Named Avenues.
Boston rd, 1317—Damarhe Amusement Co, WSS(R)-FP-FA-D&R
Mott av, 558—Louis Rocco.....Rec-FA-NoS-Rec
Park av, 4014—Brand & Silverstein Iron Wks, D&R-FA-NoS-StSys
Park av, 4691—owner.....WSS-TD-FP-FA-ExS
Riverdale av, ne 232 st—Sisters of Charity, FP-WSS-ExS-D&R
St Peter & Glebe avs—Robert Bentley, D&R-El-FP

BROOKLYN ORDERS SERVED.

- Named Streets.
Bainbridge st, 50—John M Smith.....FA-CF
Bergen st, 38—Rutherford Kathan, 375 Fulton, FP-CF
Charles pl, 8-10—Linds Garage.....CF
Columbia Heights, 97—Arbuckle Estate, FP-Ex-WSS(R)-FE(R)-Str(R)
Commercial st, 70-76—E G Staehis Sons, NoS-FA-Rec
Cumberland st, 360-366—Cumberland Garage, D&R-CF
Cumberland st, 368-70—Thos C Craig, 187 Washington.....CF
Dobbins st, 44-46—Wm L Russell, 78 1/2 Norman av.....FA-CF-Rec
Eckford st, 67-75—Emil Gans, 592 Leonard, FP-Rec-El-CF
Freeman st, 242-244—John McCarthy, Rec-FA-FP(R)
Fulton st, 3084—Henry Behr.....NoS-FA-Rec
Hancock st, 484-488—J J Pupki.....FP-FA
Herkimer pl, 35—Paul Ulichik & Co.....FP
Herkimer pl, 52—The Palmer-Willock Mfg Co, FA
Herkimer st, 236—Henry R Evans.....El(R)-CF
Liberty st, 101-103—Liberty Garage, Inc.....CF
McDougal st, 29—M A Boyce.....Rec
Marion st, 19-21—C John Eppig.....FP-CF
Monroe st, 107-109—Chas B Crossman, FA-CF-Rec-El(R)
Rock st, 12-14—Adolf Gobl, Morgan av.....CF
Roebling st, 141-151—Dr Abraham Posner Shoes, Inc, 140 W Bway, Man, Spr-FP-Rec-GE(R)-Ex(R)-A-FD-SA
Schermerhorn st, 81—James F McGowan, 216 State.....FP-CF
Skillman st, 81—S J & W Kornblum, 134 West av.....SySts-FA-CF-Rec-El(R)-FP
Union st, 784-786—Chas A Pauley & Bro, 421 5th.....FP-Rec-CF
Union st, 1209—Philip Bierschenk, FP-NoS-FA-Rec
Warren st, 324—Joseph Michaels.....FP-CF
Water and Main sts—Robt Gair Co, 50 Washington.....D&R
Numbered Streets.
4 st, 331—Joseph G Cress.....CF-Rec
15 st, 396—Brousseau & Kenton.....CF-Rec-FA
83 st E & Ditmas av—W Beckers Aniline & Chem Wks, Inc, 107 Underhill av, FP-SySts-Rec-CF
86 st, 1785—Frank Joyce.FP-NoS-FA-Rec-D&R
Named Avenues.
Bedford av, 295-7—Empire Dye Works, CF-El(R)-SA-SySts(R)-FA-FP
Belmont av, 171-9—Abraham Kopel.....WSS
Bushwick av, 366—Morris Epstein.....RQ
Coney Island av, 694—Prospect Dye Wks, SA-FP-D&R-Rec-CF
Crospey av, 1805—Robt P Mitchell, D&R-FP-FA-Rec
DeKalb av, 689—Isaac Kessell.....GE(R)-Rub
Dumont av, 312—Ben Abebon.....RQ
Evergreen av, 1712—Ed Muller.....Rec
Glenmore av, 698-700—Isaac Lack.....A
Kent av, 430-4—Annie E Ring.....WSS(R)
Myrtle av, 590—Joseph Wilson.....Rec-FP
Patchen av, 126—Madison Auto Garage, SySts(R)-CF
St Marks av, 233-237—Pratt Hendricks Co, Inc.....FP-CF
Vernon av, 220-222—March & Meyer, FP-Rec-El(R)-CF-NoS-SA
Waverly av, 22-26—Joseph J Hillis, El(R)-FA-Rec-CF
Numbered Avenues.
1 av & 53 st—E W Bliss Co, Adams & Plymouth.....CF
3 av, 3909—Benj Neckritz.....D&R
5 av, 7412—Geo F Koons.....Rec
20 av, 6515—Fred P Schaefer.....El-NoS-FA-Rec

QUEENS ORDERS SERVED.

- Named Streets.
Cornelia st, 2311 (Ridgewood)—Robt C Weismantel, Jr.....FP
Fulton st, 377 (Jamaica)—Herman Kohn, StSys-FP-CF-D&R-FA
Grand st & Columbia av (Maspeth)—Inglis Bros.....StSys(R)-Rec
Named Avenues.
Boulevard, 871 (Arverne)—Lenox Garage Co.CF
Flushing av, 2422 (L I C)—Simon Bauman, FP-FE-El(R)
Hillside av & Queens blvd (Queens Village)—Robert Burton.....CF
Jerome & Thrall avs (Woodhaven)—Alfred E Louvit.....FA-CF

RICHMOND ORDERS SERVED.

- Named Avenues.
Vanderbilt av, 38 (Clifton, S I)—Louis Seara-muzzo.....NoS-FA-Rec-El

BUILDING MANAGEMENT

ELEVATORS IN COMMERCIAL STRUCTURES

By DR. F. H. MILLENER

PERPENDICULAR travel is steadily growing in all of the large cities of the country, and the elevator art has passed through a vast number of radical changes in the last fifteen or twenty years. The increased number of floors with which the most important classes of buildings are now constructed has rendered increasingly serious the provision of adequate facilities for perpendicular transportation.

Elevators are classified according to the prime mover or power: First, steam-driven elevators; second, hydraulic elevators, and, third, electric elevators.

The first class, namely steam elevators, is now obsolete, but a few are still in use. Hydraulic elevators are divided into several groups, depending upon the method of transmission of power to the car. The principal types are: First, horizontal hydraulic (rope geared); second, vertical hydraulic (rope geared); third, the plunger hydraulic (direct connected). The plunger type is rapidly superseding the other types of hydraulic elevators.

Electric Elevators.

The electric elevator is also divided into several types and sub-types, but for the purpose of this report but two types will be mentioned: First, the geared, and, second, the gearless traction elevator.

In large structures, such as stores or office buildings, where there are heavy loads and more than four to six elevators, and especially where they are operated by the owner's power plant and the rise is not very great, the plunger type of elevator is to be considered; and not only that, it becomes an economical factor, because the amount of water that it is necessary to pump into this machine to cause it to rise will be practically the same, whether you have to lift one pound or many, or whether one stop is made or six.

An electric elevator under the same circumstances would require current according to its load, and also directly proportional to the number of stops. It requires an engineer of considerable ability to care for the hydraulic elevator—pumps, valves, tanks, etc.; but in an electric elevator the man who has the care of the machine is not necessarily a licensed engineer.

The electric elevator has safety features which cannot be obtained upon any other type of machine. The cost of upkeep and operating is less and the machines are always much more accessible than hydraulics. An electric elevator will operate at a constant speed, regardless of the load, while the hydraulic varies in speed according to the load. In a building of six to nine stories or over, where speed and infrequent stops are required and where the loads are not excessive, the hydraulic elevator then ceases to be a factor, and the consensus of opinion appears to be in favor of the electric machine, the percentage being 66 per cent. in favor of the electric elevator, 19 per cent. in favor of the hydraulic elevator and 15 per cent. who either did not know or were too conservative to express an opinion.

Elevators for Freight.

All office buildings should have an elevator which can be used for freight, but the character of the tenants, as a rule, will designate whether or not a special elevator should be installed for freight purposes. In other words, any office building in which shipments have to be made during the day should have one or more freight elevators. If it is not



DR. F. H. MILLENER.

desirable to have a freight elevator, a combination freight and passenger elevator may be used, whose carrying capacity may be increased by changing the gearing above. The doors of this elevator should open the full width of the car. For the preservation of the building and safety in general, it is suggested that this combination elevator be provided with a back gearing for the lifting of heavy objects and, furthermore, if all elevators do not run to the basement and upper stories, this one should.

In certain buildings express elevators and locals are provided, and under such conditions there is no need of the express elevator going to the basement unless the building is located in such a manner that the exit is in the basement. In ordinary buildings the local elevators only are required to go to the basement. Express service is found to be only practical when more than five elevators are operated, and then the height of the building must be considered. Generally speaking, in office buildings an express service is not practical if the building is under sixteen stories, unless there is a large area of rented floor space rented; and this, in order to give the tenants of the upper floors the same time service as the tenants on the lower floors.

Shaft Should Be Enclosed.

The elevator shaft in general should be enclosed, and in many of the large cities in the country ordinances require that the general elevator shafts should be enclosed but not necessarily the individual shafts. This is in order to prevent the elevator shaft from acting as a flue. The glass in the movable doors in these shafts should be of the wired type.

The cable, its size and the material from which it is manufactured, must depend very largely upon the load carried and the type of machine. On a drum type machine, where the load is about 3,000 pounds, two ¾-inch hoist ropes are required. On a traction type of machine where four or six ropes are used, only ⅝-inch rope is necessary. These cables are usually made up of 6 by 19 or 8 by 19 strands. The allowed loads are given in the tables of the rope manufacturers and determine whether steel or iron should be used. On certain types of traction machines, steel rope is found to be more desirable than iron.

It would probably be considered advisable, where a small sheave is used, to have a steel rope carrying the same loads. No matter what kind of cable is used, remember that lubrication means its life. Forget that and cable troubles commence immediately. The safety-first rulings in all large cities practically require that the governor mechanism be controlled by steel or iron cable. There were numerous answers given to this question, but as the law generally prescribes the character of the governor cable the answer to this must be iron or steel, if for no other reason than its fireproofness. The elevator cables themselves are of course of steel and their life will depend very much on the type of the machine, the size of the sheave or drum, the load to be carried, the height of the building, the speed of the car, the car mileage a day and the care of the ropes. The general opinion is, however, that these ropes should last from three to five years if the proper care is given.

Special Safety Devices.

In office buildings the laws of some cities require a special safety device on elevator gates. In some cities they prescribe electric switches so that the car cannot leave the floor unless the door is properly closed. In other cities they require mechanical devices. In buildings which women and children frequent, such as stores or buildings of the third class, arcades, etc., and where time is not an element, such devices might be considered necessary, but in an office building in which the employees and tenants are largely men and the element of time is an important factor these devices are a detriment and the item of expense and upkeep is considerably increased.

It appears that accidents are not very common in elevators in proportion to the number of passengers carried, and of all means of transportation they are the safest. Threshold lights are a good investment, however, whether the elevator be well lighted or not, as they attract the passenger's eyes to the floor of the elevator and landing.

Other safety devices are the speed governor and rail grip safety, although I will admit that this latter would require very quick work on the part of the operator, providing he did not lose his head, to stop the elevator before it reached the bottom of the shaft. This appears to be largely a psychological safety device. The hatchway limit device appears to be an exceedingly practical one. On the electric elevators we have the centering device for operating a switch. This operates by cutting off the current if the operator releases the handle.

Capacity of Cars.

The number of square feet of rentable space which one passenger elevator may take care of depends entirely on the speed of the car, the number of floors it has to serve and the height of the building. In local service for the lower rise elevators 30,000 square feet per elevator may be served, whereas on high rise express elevators 12,000 to 15,000 square feet only may be served. This varies in different cities. In some cities the working day begins earlier and the people straggle in over a long period of time, whereas in such cities as New York the day begins later and the people come in a shorter space of time.

The location of the elevators should entirely depend upon the design of the building, its entrances and the number of its elevators. Not more than six should be in any one bank.

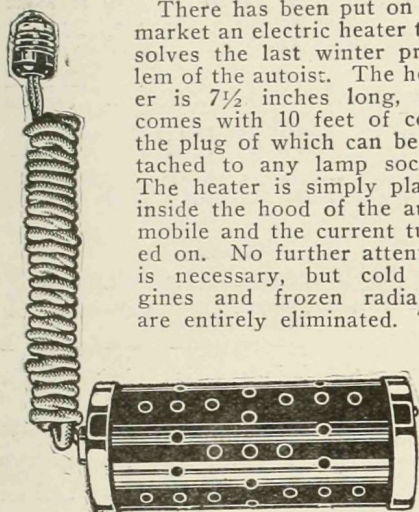
USEFUL APPLIANCES

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.

No More Frozen Radiators.

THE almost universal use of automobiles during the winter period has brought forth conditions which have to be met before the continuance of winter motoring can be insured. One of these obstacles is the cold garage. There are thousands of automobile owners who keep their cars in their own garages which are, as a rule, quite as cold as the surrounding winter atmosphere. Most of these who have become "winter fans" have found that to allow their cars to stand in the garage for any length of time presages a frozen radiator and a hopelessly cold engine. To avoid the former evil, the radiator can be drained but that means a great amount of work and trouble; the latter evil is unavoidable no matter how many rugs are piled on the radiator.

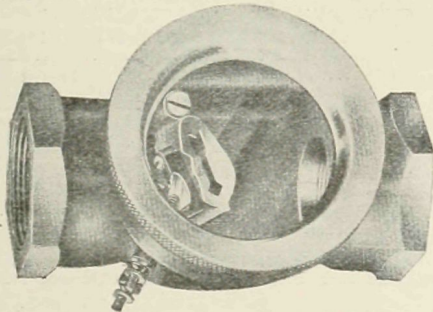
There has been put on the market an electric heater that solves the last winter problem of the autoist. The heater is 7½ inches long, and comes with 10 feet of cord, the plug of which can be attached to any lamp socket. The heater is simply placed inside the hood of the automobile and the current turned on. No further attention is necessary, but cold engines and frozen radiators are entirely eliminated. The



cost of the heater is small and its current consumption low, giving the motorist complete protection against the worst obstacles to winter motoring.

Prevents Electrical Accidents.

WHERE there is high electrical power used it is essential that the flow of cooling water to the transformers should not be interrupted, and yet there are many ways in which this flow can be stopped and disastrous embarrassments can be saved the manager. There is



shown herewith the picture of a feasible flow indicator equipped with a double pole, non-grounded electrical alarm and the aluminum indicator flap is sensitive to the slightest flow. In operation if the flow of cooling water is interrupted the flap falls to a vertical position, short circuits the two binding posts and turns in an alarm.

House Heating With Gas.

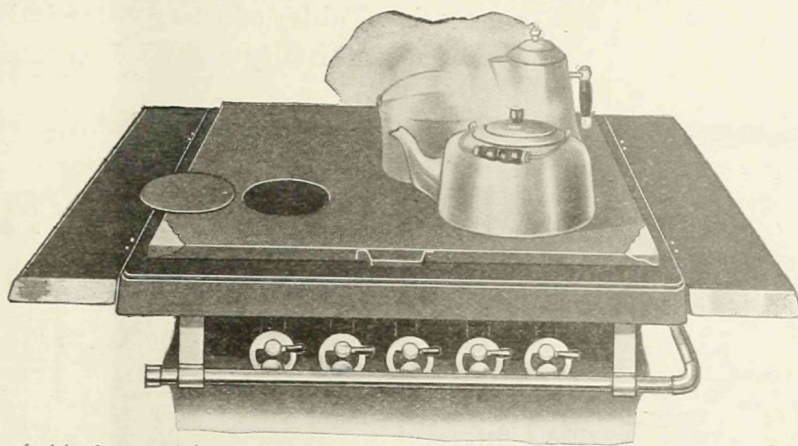
THERE has always been more or less of a question as to whether it is wholly practicable to heat a house with gas in regions where artificial fuel is the only form obtainable. If the average suburban householder will figure in all costs by heating with coal, such as damage to lawn by having men and carts back over it, bespattering of side of the house, cellar room occupied by coal in storage, interest on money spent in laying in supplies early in the year, dirt and the

cost of handling ashes, time of furnace care, added cost of housekeeping by reason of dust arising through hot air flues or circulated by hot radiators, the cost of gas applied to hot water, steam or hot air furnaces will be found to be much less than is now spent in coal heating.

At least a Trenton man has convinced

the top of gas ranges so as to conserve every bit of heat generated by the gas and applies it to the utensils.

The full virtues of this plate cannot be shown in a picture. It is in a form of metal composition whereby quick transition of heat is afforded, thus differing from the usual hot bed plate in that a



himself of this fact and has a device on the market that is shown installed herewith. He has an eleven room house, according to the American Gas Light Journal, with cubical contents of 14,850 feet, and is equipped with 632 square feet of radiation for hot water service. The boiler is insufficient to handle the load during extreme cold weather, and also found to be very expensive to operate in the spring and fall. The piping is so arranged that the house is divided into two sections, and on each section two Water Heaters have been installed. The building will have to be used for at least a season before results, as to the expense, will be obtainable, but one feature has given much pleasure to the tenant, and that is that he can obtain heat from his radiators 15 minutes after lighting the gas in the water heaters. He feels that with this as a foothold, more business of this character will be obtained.

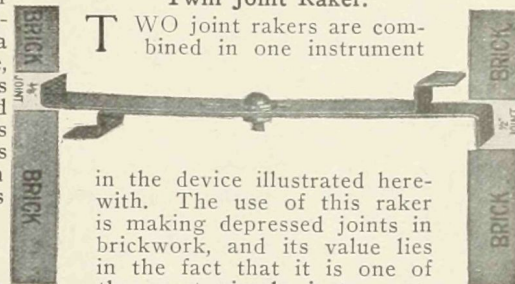
Gas Saver for Stoves.

SHOWN in the accompanying illustration is a new type of steel gas stove plate that has an especial appeal to apartment house occupants. It is a steel, specially constructed plate that fits over

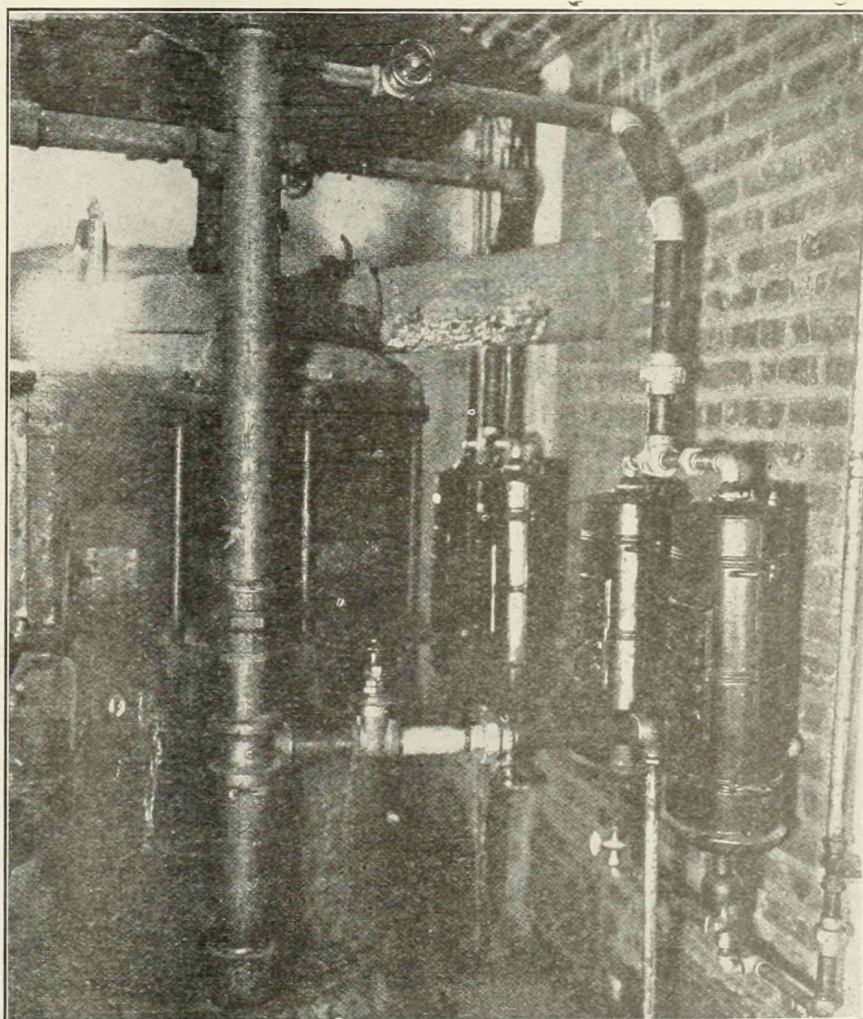
great quantity of gas has not first to be burned before it gives forth its efficiency. By the use of this plate the manufacturers say from 33 1-3 to 50 per cent. in gas bills can be saved, it eliminates the unpleasant necessity of cleaning burners because no food or water can spray over the burners. One burner will give approximately the same results as two burners will give in the old form of individual heating holes.

Twin Joint Raker.

TWO joint rakers are combined in one instrument



in the device illustrated herewith. The use of this raker is making depressed joints in brickwork, and its value lies in the fact that it is one of the most simple instruments on the market. The manufacturers say it is adjustable and easily handled. This form of rake gives a smooth, perfectly raked out joint.



CURRENT BUILDING OPERATIONS

Comparative Tables of Plans Filed in Five Boroughs for 12 Months—Greater City Shows Increase of 1,043 Buildings

THE record of building operations, according to the revised figures of the Building Superintendents of the five boroughs from January 1, 1915, up to and including Thursday, December 30, in Manhattan; December 15, in the Bronx; December 28, in Brooklyn, and December 29, in Queens and Richmond, closed with \$153,600,869, to be expended as compared with \$121,478,591 for the entire twelve months of 1914. The number of projects filed was 12,573 as compared with 11,530 for 1914, an increase of 1,043. The following tables show the number and estimated cost of buildings and alterations filed:

Manhattan			
PLANS FILED FOR NEW BUILDINGS			
January 1 to December 30, Inclusive			
*1914		†1915	
No.	Cost.	No.	Cost.
Dwellings, over \$50,000	7 \$1,350,000	6	\$565,000
Between \$20,000 and \$50,000	7 260,000	3	100,000
Under \$20,000	7 72,000	15	87,500
Tenements	133 18,916,000	185	23,395,500
Hotels	9 975,000	8	1,430,000
Stores, lofts, etc.			
Over \$30,000	34 8,828,000	39	13,440,000
Between \$15,000 and \$30,000	18 402,000	9	216,500
Under \$15,000	7 54,000	12	68,000
Office buildings	14 7,190,000	21	4,962,000
Manufactories and Workshops	31 2,618,450	17	1,627,500
Schoolhouses	6 298,600	5	1,045,000
Churches	6 400,000	10	872,500
Public Buildings Municipal	6 572,000	6	10,454,000
Places of Amusement, etc.	30 1,739,000	20	1,375,250
Stables and Garages	37 972,050	58	801,705
Other Structures	56 74,065	41	50,845
RR. Stations			
Hospitals	3 750,000	5	560,000
Totals	411 \$45,471,165	463	\$61,051,300
		125	2,445,000
		485	\$63,496,300
		411	45,471,165
Increase Year 1915		74	\$18,025,135

*Figures for 1914, full year.
†Figures classified for 1915 up to December 1.
‡Figures unclassified for 1915, December 1, to December 30.

ALTERATIONS IN MANHATTAN.			
January 1 to December 30, Inclusive.			
*1914		†1915	
No.	Cost	No.	Cost
Dwellings	712 \$1,179,816	477	\$1,464,805
Tenements	1,267 1,341,818	682	795,735
Stores, lofts, etc.	1,220 3,607,526	878	2,333,988
Office buildings	385 1,580,098	208	905,113
Manufactories and workshops	379 739,400	240	520,923
Schoolhouses	29 164,500	26	135,925
Churches	30 393,125	30	80,450
Public Buildings Municipal	22 143,400	20	44,225
Places of amusement, etc.	334 969,520	200	1,054,840
Hotels	182 305,565	88	784,035
Stables and Garages	151 457,936	99	375,250
Totals	4,711 \$10,882,706	2,948	\$8,495,289
		1,250	494,516
		4,198	\$8,989,835

*Figures for 1914, full year.
†Figures classified for 1915 up to December 1.
‡Figures unclassified for 1915, December 1, to December 30.

Bronx			
PLANS FILED FOR NEW BUILDINGS			
January 1 to December 15, Inclusive			
*1914		†1915	
No.	Cost.	No.	Cost.
Dwell'gs Brick over \$50,000	..	..	..
Dwell'gs, brick Bet \$50,000 and \$20,000	2 \$42,500	1	\$20,000
Under \$20,000	96 517,375	80	\$419,150
Tenem'ts, brick over \$15,000	261 12,176,000	471	21,988,000
Under \$15,000	3 23,000	3	24,000
Tenements frame	5 27,000	..	..
Hotels	3 33,000	2	17,000
Stores over \$30,000	2 65,000	..	..
Stores, between \$30,000 and \$15,000	4 78,500	5	88,000
Under \$15,000	38 486,300	50	263,200

*Figures classified for 1914, full year.
†Figures classified for 1915, first eleven months.
‡Figures unclassified for 1915 showing number and cost from December 1 to December 28, inclusive.

Office Build'gs.	9	102,150	5	126,200
Manufactories and workshops	57	580,942	43	395,100
Schoolhouses	10	856,000	1	275,000
Churches	3	65,000	9	459,000
Public Build'gs —Municipal.	9	339,825	21	79,800
Places of Amuse'nt, etc.	23	719,000	29	2,355,900
Stables and Garages	46	148,115	58	274,375
Dwell'gs, frame	111	370,825	130	472,475
Other Structures	53	16,850	28	10,350
Totals	735	\$16,347,382	936	\$27,267,600
			735	16,347,382
Increase, Year 1915			201	\$10,920,218

*Figures for 1914 full year.
†Figures for 1915 up to and including December 15

ALTERATIONS IN THE BRONX				
January 1 to December 15, Inclusive				
*1914		†1915		
No.	Cost.	No.	Cost.	
Dwellings, brick	50 \$36,325	45	\$42,125	
Dwellings, frame	271 271,335	247	223,575	
Ten'm'ts, brick	123 132,705	79	55,525	
Ten'm'ts, frame	24 12,200	24	20,070	
Hotels	7 12,425	6	5,850	
Stores	45 58,925	39	47,650	
Office buildings	9 16,130	6	10,150	
Manufactories and Workshops	48 181,475	32	82,220	
Schools	12 101,900	5	164,600	
Churches	11 118,650	10	19,455	
Public Buildings	27 40,730	31	155,470	
Stables and Garages				
Miscellaneous	13 45,100	19	50,575	
2,267	301,088	2,287	319,495	
Totals	2,907	\$1,328,988	2,830	\$1,196,760
	2,830	1,196,760		
Decrease Year 1915	77	\$132,228		

*Figures for 1914 full year.
†Figures for 1915 up to and including December 15

Brooklyn				
PLANS FILED FOR NEW BUILDINGS.				
January 1 to December 28, Inclusive.				
*1914		†1915		
No.	Cost.	No.	Cost.	
Dwellings, 1 family, over \$50,000	..	..	..
Dwellings, 1 family, btwn. \$20,000 and \$50,000	..	..	..
Dwellings, 1 family, under \$20,000	882 \$3,283,500	763	\$2,816,750	
Dwellings, 2 family, under \$20,000	602 2,467,750	669	2,658,650	
Tenements, over \$20,000	520 16,810,500	404	13,732,500	
Tenements under \$20,000	173 1,431,900	419	3,694,600	
Stores, over \$30,000	1 95,000	2	450,000	
Stores Bet. \$15,000 and \$30,000	..	2	50,000	
Stores, under \$15,000	27 56,150	69	228,450	
Stores and two families	283 1,577,700	532	3,066,200	
Office buildings	9 649,700	5	45,500	
Factories and Workshops, brick	77 2,338,450	78	2,989,650	
Factories and Workshops, frame	8 8,720	2	1,400	
Schoolhouses	5 495,000	1	100,000	
Churches	10 401,500	22	642,500	
Public build'gs, Municipal	17 1,297,300	10	498,000	
Places of Amusement, etc.	45 2,149,250	33	1,176,800	
Stables and Garages	219 551,750	448	875,200	
Warehouses	9 1,083,200	6	152,000	
Brick sundries	108 399,340	124	417,050	
Dwellings frame 1 & 2 families	1,019 2,673,150	812	2,638,285	
Tenements, frame	22 123,200	8	32,000	
Stores, frame, two family	16 38,500	1	3,000	
Other frame structures	327 337,615	170	144,940	
Totals	4,379	\$38,269,185	4,580	\$36,413,475
		4,493	3,617,175	
		5,073	\$40,030,650	
		4,379	38,269,185	
Increase year 1915		694	\$1,761,465	

*Figures classified for 1914, full year.
†Figures classified for 1915, first eleven months.
‡Figures unclassified for 1915 showing number and cost from December 1 to December 28, inclusive.

ALTERATIONS IN BROOKLYN.				
January 1 to December 27, Inclusive.				
*1914		†1915		
No.	Cost	No.	Cost	
Dwellings	606 \$412,020	569	\$553,110	
Tenements	558 233,840	457	255,812	
Hotels	16 21,610	10	23,060	
Stores	148 347,465	110	256,600	
Office Buildings	22 26,575	35	48,660	
Manufactories and Workshops	179 380,203	135	518,775	
Schools	38 73,660	56	337,275	
Churches	15 47,490	22	133,350	
Public Buildings	120 370,160	93	462,125	
Stables and Garages	59 182,645	64	104,440	
Frame Build'gs	1,769 842,478	1,509	792,000	
Totals	3,530	\$2,938,146	3,060	\$3,485,207
	3,302	1,242	284,055	
Decrease No. B'ld'gs 1915	228	3,302	\$3,769,262	
			2,938,146	
Increase Cost, year 1915			\$831,116	

*Figures classified for 1914, full year.
†Figures classified for 1915, first eleven months.
‡Figures unclassified for 1915 showing number and cost from December 1 to December 27, inclusive.

Queens				
PLANS FILED FOR NEW BUILDINGS.				
January 1, to December 31, 1914, January 1, to December 29, 1915.				
*1914		†1915		
No.	Cost	No.	Cost	
Dwellings, frame	2,309 \$5,823,984	1,738	\$3,023,354	
Dwellings, brick	505 2,123,550	909	3,778,050	
Stores and Dwellings, frame	86 204,075	65	137,535	
Stores and Dwellings, brick	234 1,180,850	280	1,466,500	
Tenements, brick	11 48,400	7	31,000	
Tenements, frame	293 3,649,800	224	2,327,800	
Stores and Tenements, frame	..	..	..
Stores and Tenements, brick	30 361,500	36	434,000	
Public Buildings (Amusement)	40 375,200	27	446,400	
Public Buildings (Municipal)	..	..	..
Manufactories & Workshops	53 2,056,200	49	1,021,300	
Churches	12 139,800	8	125,200	
Schools	8 925,000	6	110,000	
Hotels, Boarding Houses, etc.	2 41,000	1	35,000	
Hospitals	1 1,000	..	..
Storage Warehouses	18 488,400	17	30,600	
Office Buildings	5 60,000	8	483,300	
Garages	347 241,136	434	235,293	
Stables	79 139,100	80	208,155	
Other Frame Structures	563 239,295	541	194,712	
Totals	4,596	\$18,098,290	3,430	\$16,088,189
		11,209	4,171,490	
		4,639	20,259,679	
		4,596	18,098,290	
Increase Year 1915		43	\$2,161,389	

*Classification figures for 1914, full year.
†Classification figures for 1915, first nine months.
‡Buildings unclassified for 1915 showing number and cost from September 30 to December 29.

ALTERATIONS IN QUEENS.			
January 1, to December 31, 1914, January 1, to December 29, 1915.			
*1914		†1915	
No.	Cost	No.	Cost
Dwellings, frame	1,580 \$415,367	1,314	\$309,135
Dwellings, brick	133 30,820	104	23,090
Stores and Dwellings, frame	279 132,811	200	71,077
Stores and Dwellings, brick	128 53,548	100	23,583
Tenements, brick	28 5,315	31	7,045
Tenements, frame	34 18,290	33	12,725
Stores and Tenements, frame	26 5,800	20	4,550
Stores and Tenements, brick	39 13,255	29	11,570
Public Buildings (Amusement)	46 51,300	32	18,710
Public Buildings (Municipal)	7 9,425	1	1,000
Manufactories & Workshops	150 241,375	111	124,965
Churches	23 18,125	12	36,230
Schools	36 48,725	15	20,360
Hotels, Boarding Houses, etc.	40 47,725	27	24,945
Hospitals	4 2,000	..	..
Storage, Warehouses	35 29,155	21	15,890
Office Buildings	23 35,486	17	15,510

Garages.....	40	25,780	23	19,220
Stables.....	39	27,090	36	22,025
Other Frame Structures...	219	62,889	174	36,738
Totals.....	2,909	\$1,275,181	2,303	\$783,368
			1,859	290,037
			3,162	\$1,073,405

*Figures for 1914, full year.
 †Figures for 1915, first nine months.
 ‡Buildings unclassified for 1915 showing number and cost from September 30 to December 29.

Richmond

PLANS FILED FOR NEW BUILDINGS.

*December 1, 1914 to December 1, 1915

	1914		1915	
	No.	Cost.	No.	Cost.
Dwellings, frame	755	\$1,055,024	746	\$1,164,263
Dwellings, brick.	95	332,865	94	343,400
Manufactories & Workshops...	39	140,208	32	132,616
Stables.....	42	25,712	43	13,535
Stores.....	25	37,085	19	13,180
Schools.....	4	10,850	1	100,000
Public Buildings, Places of Amusement, etc.....	14	928,584	17	360,316
Garages.....	77	27,318	85	49,862
Office Building.....	11	116,904	6	17,065
Tenements.....			3	28,000
Churches.....	7	51,425	4	14,300
Hotels.....	3	11,450	4	69,500
Other Structures	102	26,109	312	52,186
Theatres.....	3	97,000	1	70,000
Total.....	1,177	\$2,860,534	1,367	\$2,428,223
	152	192,512	73	118,423
	1,229	\$3,053,046	1,440	\$2,546,646
		2,546,646	1,229	

Decrease Cost, Year 1915 \$506,400
 Increase No. Buildings, Year 1915.... 211

*Figures Classified in Richmond from December 1, 1914, to December 1, 1915.

†Figures Unclassified from December 1 to December 29, 1914 and 1915.

ALTERATIONS IN RICHMOND.

*December 1, 1914 to December 1, 1915

	1914		1915	
	No.	Cost.	No.	Cost.
Dwellings, brick..	26	\$12,708	21	\$20,500
Dwellings, frame	352	138,300	347	109,761
Tenements.....	20	9,152	8	2,185
Hotels.....	19	6,487	8	2,425
Stores.....	40	12,427	30	8,806
Office Buildings..	4	4,040	11	2,457
Manufactories & Workshops...	15	12,825	27	45,687
Schools.....	6	7,000	3	6,427
Churches.....	9	15,655	4	18,955
Public Buildings.	9	24,319	17	18,900
Stables.....	25	11,176	15	3,103
Other Structures	32	9,618	39	4,160
Garages.....	8	5,933	8	3,407
Theatres.....	3	4,900	4	8,500
Totals.....	568	\$274,540	542	\$255,273
	136	15,458	46	14,688
	604	\$289,998	588	\$269,961

*Figures Classified in Richmond from December 1, 1914, to December 1, 1915.

†Figures Unclassified from December 1, to December 29, 1914 and 1915.

Bay Ridge Section Booming.

The Bay Ridge section of Brooklyn is a concrete example of the enhanced values in real estate which almost invariably follow improvements in rapid transit facilities. Many important operations have been consummated during the year just passed and the prediction is that 1916 will prove that section to have been one of the busiest in Greater New York in the line of new construction. We quote one instance which will show the trend in this part of Brooklyn. About four months ago, the A. & S. Brooklyn Building Corporation purchased the southwest corner of Fifth avenue and 76th street for immediate improvement. One week later the concern sold the plot at a profit and bought the plot adjoining which included the northwest corner of Fifth avenue and 77th street. Upon the latter site the firm erected five three-story apartments with stores, from plans prepared by Cantor & Dorfman, architects, 373 Fulton street, Brooklyn. These houses were all sold before completion, and as the demand for structures of this type was so insistent, the builders repurchased the first plot allowing a handsome profit, and plans are now being prepared by Cantor & Dorfman for five buildings, similar to those erected, which will complete the improvement of the block front.

Subway Bids Asked.

The Public Service Commission has authorized the Chairman and Secretary to advertise for bids, to be opened January 14, at 12:15 p. m., for the construction of Section No. 2-A of Route No. 12, a part of the Broadway-Fourth Avenue Rapid Transit Railroad.

COMPANIES MERGE.

Progressive Step Marked Through Formation of the Domestic Laundry Equipment Corporation.

Of unusual interest is the announcement that on December 1, the Shannon Manufacturing Company and the American Clothes Dryer Company ceased to exist and were consolidated under the name Domestic Laundry Equipment



J. JUDELSON.

Corporation. The personnel of the new concern is largely composed of the same men who have been identified with the former companies. The officers are: A. E. Morford, president; R. F. Mundy, vice-president; J. Judelson, treasurer; J. F. Collins, secretary; H. D. Gates, man-



A. E. MORFORD.

ager. L. Judelson is outside superintendent, while R. H. Morford and M. E. Rosenbaum will be on the selling staff.

The merger was consummated chiefly through the efforts of J. Judelson, former president of the American Clothes Dryer Company, and A. E. Morford, who held a like office with the Shannon Manufacturing Company. It marks the final step in the development of the business started in New York a quarter of a century ago by the Chicago Clothes Dryer Works. At that time no effort was made to go into the broader field of domestic laundry equipment. The Manhattan Clothes Dryer Company, Metal Fireproof Clothes Dryer Company and Dryer Manufacturing Company, offshoots of the Chicago Clothes Dryer Works of New York, also confined their efforts to the manufacture and sale of clothes dryers alone.

Then came the Shannon Manufacturing Company (merging the Dryer Works and the Incinerator Company of America) and the American Clothes Dryer Company, each manufacturing and selling laundry and kitchen equipment units, such as domestic washing machines, iron-

ing machines, laundry tables, electric and gas hand irons, starch cookers, gas stoves, metal laundry supply cabinets, electric and gas towel dryers, plate warmers, domestic garbage burners and dish-washers. In addition to these lines they continued the manufacture of clothes dryers.

When asked about the plans of the Domestic Laundry Equipment Corporation, President Morford said: "We will be able to render even more valuable service to architects in the way of expert advice and information than could the old companies, because operating facilities and finances have been greatly strengthened by the combine. All of the appliances formerly manufactured by the American and Shannon companies will be produced by the Domestic Laundry Equipment Corporation, and as time goes on we hope to develop new devices for greater laundry convenience in the home, club, apartment and institution. Our showrooms, located at 150-154 West 22d street, are equipped to display samples of the various devices in actual operation."

WINS WASHINGTON CONTRACT.

The W. G. Cornell Company Secures the Largest Heating Contract Ever Awarded.

W. G. Cornell Company, whose organization is composed of departments for the intallation of plumbing, heating, lighting, automatic sprinklers, irrigation and sewage disposal, this week received the award of the contract for the new Central Power, Heating and Lighting Plant, at Washington, which is to supply the Government buildings in the White House district.

The cost of the entire operation totals \$1,698,500, and for its importance and scope it is one of the most conspicuous contracts taken by this company since its start in this city in September, 1908. As an evidence of approaching building prosperity this contract is significant in that it permits the Cornell company to close the year with \$3,000,000 worth of highest grade business on its books.

The W. G. Cornell Company bid for the entire mechanical plant, which is the largest portion of the contract, together with the building and tunnels is the sum of \$1,698,500, and was the low bidder in that class. The plant, projected for a long time, will occupy a site in Water street, between 13th and 13½ streets, S. W., the plot being 178 x 129 feet. The structure itself will be of reinforced concrete with steel frame windows occupying the major wall space.

It is provided in the prospectus that the work will be completed in eighteen months, but speed, coupled with fine workmanship, has been the dominating factor in bringing about the success of this company, and the officers this week were confident that the building would be ready for occupancy within that time.

A remarkable feature of the contract involves a complicated system of tunnels to carry the pipes, wires and conduits from the Central Station to the various Government buildings, which include the White House, State, War and Navy, Treasury, Court of Claims, National Museum, Smithsonian, Army Museum, Fish Commission, Washington Monument, District and Post Office Departments; also the proposed State, Justice, Labor and Commerce Department Buildings. These tunnels will be seven feet wide and six feet high, some to be driven so as not to disturb lawns.

The W. G. Cornell Company has gained a national reputation for high-class work. Some of its notable contracts include the Woolworth, Municipal, Bankers' Trust and Western Union Buildings, of this city, the new Technology Building and Widener Memorial Library at Cambridge, Mass.; Dominion Bank, Toronto, Canada; Minneapolis and Washington Post Offices, and the Bureau of Printing and Engraving, Washington. The company has offices in New York, Boston, Baltimore, Washington, Chicago and Newark. The officers are Wilson G. Cornell, president; Edward Slosson, vice-president; George W. Simmons, secretary and treasurer.

Geo. A. Fuller Company

Fireproof Building Construction

OFFICES:

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

Ritch-Hughes Co

EXPERT ADVICE AND SERVICE

INSURANCE AND BONDS FOR BUILDING OPERATIONS

Architects' Bldg 101 PARK AVE

Richey, Browne & Donald, Inc.

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

Architectural Iron and Bronze

BROWNE WINDOW

Fire-Weather-Dust and Fool Proof

Works

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

Business Established 1832

The Lawrence Cement Co.

No. 1 Broadway New York

Selling Agents for



In Successful Use Upwards
of a Quarter-Century

Book on request showing uses and
testimonials

CHARLES E. KNOX

Consulting Engineer

101 Park Avenue New York

Architects' Certificates.

D. Everett Waid, president State Board for Registration of Architects, announces an extension of the date for the closing of the competition to obtain a design for the New York State architects' certificate until March 1. Copies of the program can be obtained from President Waid by intending competitors, his address being 1 Madison avenue, New York City

Gaetan Ajello Selected Architect.

The Paterno Construction Company, of which Dr. Charles V. Paterno is president, has commissioned Gaetan Ajello, 1 West 34th street, to prepare plans for the new apartment house to be erected at 302 to 308 West End avenue, at a cost of about \$300,000. The structure will be equipped throughout with every modern appliance, containing quarters for thirteen families. Plans will be ready about February 28, and all contracts will be awarded separately by the owner.

Schwartz & Gross Plan Apartment.

Julius Tishman & Sons, 8 East 41st street, have retained Schwartz & Gross, architects, 347 Fifth avenue, to prepare the plans and specifications for a modern apartment they intend to erect at 30-36 West 70th street. The projected structure will be nine stories in height, and will be built on a plot 79x100 feet. The building will be fireproof in every particular with a facade of brick, limestone and terra cotta. Further details of this operation will be announced in a later issue of this paper.

Important Rochester Contract.

A. Friederich & Sons Co., 106 Mill street, Rochester, N. Y., has obtained the general contract for the construction of the new structure which will be the home of the Rochester Chamber of Commerce. The building will be located at the corner of St. Paul and Mortimer streets and will cost in the neighborhood of \$600,000. The plans for this operation have been prepared by Claude Bragdon, 415 Cutler Building, Rochester, and Foster & Gade, 15 West 38th street, Manhattan, associated architects. The new building is a gift to the Chamber of Commerce, from George W. Eastman of the Eastman Kodak Co.

NO ARCHITECTS SELECTED.

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

GREAT NECK, L. I.—Bernard L. Pettigrew, this place, contemplates the erection of a 2½-sty frame and stucco residence, 30x40 ft, on Gateway dr, near Vista av, to cost about \$7,000. No architect selected.

GREAT NECK, L. I.—John Phillips, Elm Point, Great Neck, contemplates the erection of a brick residence on Steamboat rd, near 3d av, to cost about \$15,000. No architect selected.

BINGHAMTON, N. Y.—The City Hospital, 26 Mitchell av, contemplates the erection of a laboratory building on the site of the present building. Willis Sharpe Kilmer, Chenango and Lewis sts, donor. No architect selected.

PASSAIC, N. J.—Wilensky Bros., 11 Jefferson st, contemplates the erection of six 3-sty flats, 22x64 ft, at School and George sts, to cost about \$36,000. No architect selected.

EAST ORANGE, N. J.—Max Mindlin, 72 Snyder st, contemplates the erection of a 4-sty apartment in the west side of Park st, north of Elm st. No architect selected.

POUGHKEEPSIE, N. Y.—St. Mary's R. C. Church, Rev. J. O'Brien, in charge, 269 Church st, is receiving competitive sketches for a 2 or 3-sty parochial school in South Hamilton st, to cost about \$40,000. Competition will close January 10, 1916.

ELMIRA, N. Y.—The Board of Supervisors of Chemung County contemplates the erection of a 3-sty tuberculosis hospital on Underwood av, near County Club, to cost about \$30,000. The appropriation has been made but no architect selected.

SCOTIA, N. Y.—The First Methodist Church, Rev. L. A. Bard, pastor, contemplates the erection of a church at Ten

Broeck and Catherine sts. No architect selected.

CORTLAND, N. Y.—L. H. Hewitt, 48 Elm st, contemplates the erection of a 3-sty business block in Clinton st, near Main st. No architect selected.

PLANS FIGURING.

DWELLINGS.

LONG ISLAND CITY.—Tillack & Foster, architects, 150 Nassau st, Manhattan, are now ready to take bids on the general contract for the erection of three 4-sty brick apartment houses, 50x88 ft each, on the west side of 12th av, 250 ft north of Vandeventer st, L. I. City, to D. I. Pound, owner.

GREAT NECK, L. I.—Schwartz, Gross & Marcus, 347 5th av, Manhattan, architects, are taking bids for the 2½-sty residence for Mrs. Clara Lee March, 525 West End av, Manhattan. Cost, about \$50,000.

HARRISON, N. Y.—Leo R. Metcalfe and N. Ballantyne, 2 West 47th st, Manhattan, architects, are taking bids for a 2½-sty local and stone and frame bungalow, for Leo Wallerstein, Esq., 171 Madison av, Manhattan.

FACTORIES AND WAREHOUSES.

FREEHOLD, N. J.—Dodge & Morrison, 135 Front st, Manhattan, architects, are taking bids for a 3-sty brick carpet factory near the Central Station, for A. & M. Karagheusian, Factory st, Freehold. Cost, about \$20,000.

HOSPITALS AND ASYLUMS.

MANHATTAN.—Clark & Appelman, 419 East 16th st, are taking sub bids on the orphan asylum at 274 2d st, to include plastering, iron stairs, hardware and painting. Work has been started.

PUBLIC BUILDINGS.

HORNELL, N. Y.—Bids will close January 19 at 3 p. m., for the post office at the southwest corner of West Genesee and Seneca sts, for the U. S. Government. Jas. A. Wetmore, Treasury Department, Washington, D. C., acting supervising architect. Cost, about \$85,000.

WATERLOO, N. Y.—Bids will close Jan. 21 at 3 p. m. for a 2-sty post office building for the U. S. Government. J. A. Wetmore, Treasury Department, Washington, D. C., acting supervising architect. Cost, about \$55,000.

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

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

RIVERSIDE DRIVE.—Gaetan Ajello, 1 West 34th st, has completed plans for the 12-sty apartment house, 27x142 ft, at 337 West 101st st, northeast corner of Riverside dr, for The Paterno Construction Co., Dr. Chas. V. Paterno, president, 2255 Broadway. Cost, about \$200,000.

57TH ST.—Robert T. Lyons, 52 Vanderbilt av, is preparing plans for a 13-sty apartment house, 62x100 ft, at 155-9 West 57th st, for the 57th St Realty Corp., Edgar A. Levy, president and builder, 505 5th av, Gunvald Aus Co., 11 East 24th st, steel engineer. Cost, about \$250,000.

172D ST.—Chas. B. Meyers, 1 Union sq, is preparing plans for two 5-sty apartments, 75x100 ft each, in 172d st, near Ft. Washington av, for the V. R. Building Corp., Selig Rosenberg, 1029 East 163d st, owner and builder. Cost, about \$60,000 each.

72D ST.—EH Benedict, 1947 Broadway, has completed plans for alterations to the apartment, 344 West 72d st, for the 59th St. R. E. Co., 91 Nassau st.

SCHOOLS AND COLLEGES.

77TH ST.—Harde & Short, 17 West 44th st, are revising plans for the 10-sty technical school, 26x100 ft, at 61 East 77th st, corner of Madison av, for the Finch School, Mrs. Cosgrave, in charge, Paul J. Fabricius, 311 Madison av, heating and ventilating engineer. Cost, about \$100,000.

STABLES AND GARAGES.

57TH ST.—Chas. B. Meyers, 1 Union sq, has completed plans for a 4-sty garage, 50x100 ft, at 156-158 East 57th st, for Edward C. Burns, care of Isaac Heller, 27 William st, who will soon be ready for bids on general contract. Cost, about \$45,000.

STORES, OFFICES AND LOFTS.

67TH ST.—Shape & Bready, 220 West 42d st, are preparing plans for an 8-sty

artists' building, 25x100 ft, at 42-53 West 67th st, for the 50 West 67th St. Co., Inc. Chris J. Jeppeson, 56 West 45th st, steel engineer. Cost, about \$750,000. W. J. Taylor, 5-7 East 42d st, general contractor.

5TH AV.—Jardine, Hill & Murdock, 3 West 29th st, are supervising architects for the 12-sty store and office building to be erected by the lessee of land, Leslie R. Palmer, 68 William st, at 509 5th av. Thos. L. Sturges Estate, care of Geo. W. M. Sturges, 236 West 72d st, owner of land. Herman Lee Meader, 2 West 33d st, architect.

BROADWAY.—Wortmann & Braun, 114 East 28th st, are preparing plans for alterations to the 1-sty brick restaurant, 50 x180 ft, at the southwest corner of Broadway and 48th st, for Mr. Econopeuly, Henderson's Walk, Coney Island, and will take bids on general contract about Jan. 3. Cost, about \$20,000.

EAST BROADWAY.—David M. Ach, 1 Madison av, has completed plans for alterations to the store and loft building, 21x48 ft, at 25 East Broadway, for Samuel Fine, 25 East Broadway. Cost, about \$4,000.

79TH ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, are preparing plans for a 5 or 9-sty telephone building at 216 East 79th st, for the New York Telephone Co., 15 Dey st. Clarke, MacMullen & Riley, 101 Park av, steam engineers. The Jump House Wrecking Co., 450 West 34th st, wrecking contractor.

47TH ST.—Schwartz & Gross, 347 5th av, are preparing plans for a 7-sty store and loft building, 25x100 ft, at 5 East 47th st, for the Centre White Co., Samuel H. Stone, president, 135 Broadway. Cost, about \$30,000.

BURLING SLIP.—James S. Maher, 431 West 14th st, has been commissioned to prepare plans for remodeling five loft buildings at 32-38 Burling slip and 86 South st, for Joseph F. Cullman, 17 Water st.

THEATERS.

MADISON ST.—J. S. Maher, 431 West 14th st, is preparing sketches for a 1-sty moving picture theatre, 63x160 ft, at 68-70 Madison st, for a company to be formed, care of Edward Wasserman, 47 West 34th st. Cost, about \$10,000. Owner will take bids on subs and materials about Jan. 15.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

BURNSIDE AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty apartment, 52x90 ft, on the north side of Burnside av, about 200 ft west of Ryer av, for Mr. L. Phelan, 2045 Ryer av, owner and builder. Cost, about \$40,000.

CROTONA PARK EAST.—Goldner & Goldberg, 391 East 149th st, have completed plans for four 5-sty apartments, 70x117 ft each, on the east side of Crotona Park East, 148 ft north of Wilkins av, for Kleban-Leader, Inc., 4014 Park av, owners and builders. Total cost, about \$280,000.

180TH ST.—The Tremont Architectural Co., Webster and Tremont avs, has been commissioned to prepare plans for two 5-sty apartments at the northwest corner of 180th st and Monterey av, for the Benenson Realty Co., 401 East 152d st.

GRAND AV.—Matthew W. Del Gaudio, 1910 Webster av, is preparing plans for a 5-sty apartment on the west side of Grand av, 25 ft north of North st, for Russo-Iodice Realty Co., 2364 Lorillard pl. Steam heating, hot water, plastic slate roof, electric light, hardwood floors, vacuum cleaner. Cost, about \$50,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

JAVA ST.—Farber & Markwitz, 189 Montague st, are preparing plans for a 4-sty apartment, 25x82 ft, in the north side of Java st, 250 ft west of Oakland st, for the Kent Construction Co., Harry Goodman, 910 Manhattan av, president and builder. Cost, about \$9,500.

14TH AV.—Adolph E. Nast, 546 5th av, Manhattan, is preparing plans for a 4-sty apartment, 42x90 ft, at 14th av and 72d st, for Benj. Bogiano, 7112 14th av. Cost, about \$30,000.

42D ST.—Cantor & Dorfman, 373 Fulton st, have completed plans for a 3-sty apartment, 25x72 ft, at the northeast corner of 42d st and 15th av, for the 15th Av Realty Corp., 44 Court st, owner and builder. Cost, about \$11,000.

BROOKLYN.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty apartment, 47x89 ft, in the north side of 16th st, 401 east of 4th av, for the Lanoor Realty Co., Mr. Kaplan, 539 Greene av, owner and builder. Cost, about \$28,000.

DWELLINGS.

72D ST.—F. W. Eisenla, 147 Remsen st, is preparing plans for a 2-sty residence, 20x55 ft, in the south side of 72d st, 85 ft west of 5th av, for Patrick J. Carley, 8th av and 76th st, owner and builder. Slag roofing, hot air heating, electric wiring, tile baths, dumbwaiters. Cost, about \$6,000.

3D AV.—McDonald Mayer, 180 Montague st, has completed plans for eight 3-sty residences at the southeast corner of 3d av and Ovington av, for the Realty Circle, 189 Montague st. Cost, about \$8,000 each.

7TH AV.—F. W. Eisenla, 147 Remsen st, has completed plans for nine 3-sty residences, 20x55 ft, at the southwest corner of 7th av and 54th st, for the Ridgewood Successes, Inc., Morris Silman, 44 Court st, owner and builder. Slag roofing, electric wiring, tile baths, dumbwaiters, metal bar fronts, metal ceilings, no heating. Cost, about \$6,000.

STABLES AND GARAGES.

LEXINGTON AV.—John C. Wandell, 5 Court sq, is preparing plans for a 1-sty garage, 102x100 ft, on the north side of Lexington av, 20 ft east of Grand av, for Henry C. Heissenbuttel, owner and builder, care of architect. Cost, about \$20,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—Frank E. Zvanovec, 70 Wilson av, Astoria, contemplates the erection of a 5-sty apartment in the east side of Academy st, between Grand av and Elm st.

DWELLINGS.

WOODHAVEN, L. I.—Plans have been prepared by George E. Crane, 4710 Jamaica av, Richmond Hill, for ten 2-sty residences, 16x38 ft, at the northeast corner of Belmont and Clinton avs, for Step-pelli & Bast, 101 Maple st, Richmond Hill, owners and builders. Total cost, about \$30,000. Shingle roofing, steam heating, electric lighting, cesspool, city water, parquet floors, tile bath.

WOODHAVEN, L. I.—George E. Crane, 4710 Jamaica av, Richmond Hill, has completed plans for twelve 2-sty residences, 16x40 ft, at the southwest corner of Chichester and Walker avs, for Dennis J. Comiskey, Freeport, L. I. Total cost, about \$35,000. Slag roofing, steam heating, electric lighting, parquet floors, tile baths, cesspool, city water.

Good Service—Quick Returns

Though just opened, the new building of the Murray Hill Investing Company at 37th Street and Fifth Avenue is rapidly filling with tenants. High grade service is responsible for these quick returns

The location of this structure in the high rent district, demanded perfect equipment throughout. Among its other advantages, electrical supply comes from the Central Station. The New York Edison Company furnishes current for 2,000 lights and 120 horse-power in motors

Progressive merchants and manufacturers demand Edison Service. Have your building ready to secure high grade tenants

The New York Edison Company

At Your Service

General Offices: Irving Place and 15th Street

Telephone, Stuyvesant 5600



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 17, 1915.—Sealed proposals will be opened in this office at 3 p. m., January 28, 1916, for the construction of the United States post office at Washington, Iowa. Drawing and specifications may be obtained from the custodian of the site at Washington, Iowa, or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

James F. Egan Co., Inc. Builders

ALTERATIONS

Building and State Labor
Department Violations
A Specialty

ESTIMATES FURNISHED ON REQUEST

162 WEST 20TH STREET
Phone, 7490 Chelsea

BERGER'S METAL D CEILINGS

S. E. COR. 11th AVENUE AND 22d STREET

Telephone, 1409 Chelsea

402 East 152d Street

Telephone, 2853 Melrose

BERGER'S METAL LATH

DENNIS G. BRUSSEL ELECTRICAL WORKS

ENGINEERING and CONSTRUCTION
FOR LIGHT — HEAT — POWER

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

HENRY MAURER & SON

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

RONALD TAYLOR

Granolithic and Asphalt Pavements
"TAYLORITE" FLOORING

Office and Factory, 520 EAST 20th STREET
Telephone, 4 Gramercy NEW YORK

RAPP CONSTRUCTION CO.

(Incorporated)

Fireproof Arches

30 EAST 42d ST. Phone, Murray Hill 1831
F. B. Rapp, Pres. J. F. Rapp, Vice-Pres. W. J. Rapp, Sec. & Treas.

ESTABLISHED 1868
HAYES
METAL
SKYLIGHTS, LATHING & S
71-8TH AVE NEW YORK
FIREPROOF WIRE-GLASS WINDOWS

Contemplated Construction (Continued).

ELMHURST, L. I.—George E. Crane, 4710 Jamaica av, Richmond Hill, is preparing plans for four 2-sty residences, 16 x38 ft, in the north side of Joy st, 140 ft west of Hanover st, for Wm. J. Schwarz, 407 Herald av, Richmond Hill, owner and builder. Shingle roofing, steam heating, electric lighting, parquet floors, tile baths, city water, cesspool. Total cost, about \$12,000.

ELMHURST, L. I.—Edward Rose & Son, this place, has completed plans for a 2½-sty brick residence, 23x50 ft, at Toledo and Horton sts, for William Feaster, 1955 3d av, Manhattan. Cost, about \$7,000. The owner is ready to take bids.

THEATERS.

FLUSHING, L. I.—Edward Kinsella, 228 West 42d st, is preparing plans for a 3-sty moving picture studio building at Linden and Myrtle avs for the Gaumont Co., 110 West 40th st, Manhattan. Cost, about \$50,000. Bids on general contract will be taken about Jan. 10.

Richmond.

DWELLINGS.

NEW BRIGHTON, S. I.—Plans have been prepared privately for two 2-sty residences, 17x37 ft, on the west side of York av, 601 ft south of 3d st, for B. B. Babbitt, 80 Bay View av. Cost, about \$7,000.

NEW BRIGHTON, S. I.—Hans Hermansen, 340 Oakland av, has completed plans for a 2½-sty frame residence, 28x30 ft, on the north side of Oakland av, 98 ft north of Forest av, for F. J. Nettleton, 370 Oakland av. Cost, about \$4,500.

FACTORIES AND WAREHOUSES.

CLIFTON, S. I.—Pattison Bros., 1182 Broadway, Manhattan, have been selected as engineers for the 5-sty manufacturing plant for Louis De Jonge & Co., 446 Richmond Turnpike, Tompkinsville, S. I. Valentine & Kissam, 25 Madison av, Manhattan, architects.

Nassau.

DWELLINGS.

OYSTER BAY, L. I.—Walker & Gillette, 128 East 37th st, Manhattan, are preparing new plans which will be ready about Jan. 22 for a 2½-sty farm building, garage and boat house, brick and timber construction, for W. R. Coe, Esq., care of architects.

Suffolk.

DWELLINGS.

SOUTHAMPTON, L. I.—Walker & Gillette, 128 East 37th st, Manhattan, are preparing working plans for the 2½-sty frame summer bungalow, 85x30 ft, for Lyttleton Fox, Equitable Building, Manhattan.

HOTELS.

EAST HAMPTON, L. I.—R. S. Shapter, Maple st, Summit, N. J., is preparing preliminary plans for a 3-sty frame hotel for the Olympic Heights Construction Co., E. J. Bowen, agent, care of architect.

SCHOOLS AND COLLEGES.

SOUTHOLD, N. Y.—Plans have been approved by the Board of Education, R. C. Shanklin, trustee, Fishers Island, for a school here to cost about \$14,000. Wilson Potter, 1 Union sq, Manhattan, architect.

Westchester.

CHURCHES.

MAMARONECK, N. Y.—C. T. Oakley, Post rd, is preparing sketches for an auditorium and Sunday School, as an addition to the parish house for St. Thomas' Episcopal Church, Rev. Frank German, pastor. Cost, about \$49,000.

DWELLINGS.

CHAPPAQUA, N. Y.—J. F. Hughes, 353 5th av, Manhattan, is preparing plans for a 2½-sty local stone residence, 35x60 ft, to cost about \$8,000. Owner's name for the present withheld.

PELHAM, N. Y.—John E. Nitchie, World Building, Manhattan, has about completed plans for a 1-sty residence for E. E. Pollock, care of architect, to cost about \$10,000.

SCARSDALE, N. Y.—Hobart B. Upjohn, 456 4th av, Manhattan, has been commissioned to prepare plans and will take bids about Jan. 11 for a 2½-sty stucco on lath residence on Berkeley rd, Greenacres, for Clarence W. Decker, care Commercial Security, 437 5th av, Manhattan.

PELHAMWOOD, N. Y.—W. S. Moore, 30 East 42d st, Manhattan, has completed plans and is ready for estimates on general contract for a 1½-sty frame bungalow, 41x28 ft, for L. D. Hudson, care of architect.

PUBLIC BUILDINGS.

TOWN OF MT. PLEASANT, N. Y.—Walker & Gillette, 128 East 37th st, Manhattan, are preparing plans for an almshouse for the Board of Supervisors of Westchester County, E. P. Barrett, chairman. Clark, MacMullen & Riley, 101 Park av, supervising engineers. Brinley & Holbrook, 156 5th av, landscape architects.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

WEST NEW YORK, N. J.—George Willaredt, 411 23d st, has completed plans for a 3-sty flat, 25x76 ft, at the northwest corner of Broadway and 19th st, for Mrs. Cleilde Ottolino, 183 Spring st. Cost, about \$15,000.

EAST ORANGE, N. J.—R. Bottelli, 207 Market st, Newark, is preparing plans for a 4-sty apartment, 50x75 ft, in Cambridge st, near Central av, for Julius Sharff, Clinton av, Newark, owner and builder. Cost, about \$25,000.

EAST ORANGE, N. J.—W. E. Lehman, 738 Broad st, Newark, has completed plans for a 4-sty apartment at the southwest corner of Main and Sterling sts, for Feibleman & Lehman, 738 Broad st, Newark. Cost, about \$30,000.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, has nearly completed plans for a 4-sty apartment, 51x90 ft, at the northwest corner of Belmont av and Alpine st, for the Essex County Building & Construction Co., 800 Broad st, owner and builder. Cost, about \$30,000.

WEEHAWKEN, N. J.—Maximilian Zipkes, 405 Lexington av, Manhattan, has completed plans for two 4-sty apartments at Oak st and Gregory av, to cost about \$50,000.

DWELLINGS.

RIDGEWOOD, N. J.—William T. Fanning, Colt Building, Paterson, N. J., has nearly completed 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. The architect will take bids about Jan. 5.

WESTFIELD, N. J.—Chas H. Darsh, this place, is preparing plans for a 2½-sty residence for R. H. Sumner, 529 Lenox av, Westfield.

HOSPITALS AND ASYLUMS.

PASSAIC, N. J.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, are preparing final plans for the 4-sty hospital on the Boulevard, adjoining the present buildings, of the Passaic General Hospital, and will take bids about January 15. Cost, about \$50,000.

MUNICIPAL WORK.

GLEN RIDGE, N. J.—The Borough of Glen Ridge, D. H. Standish, 379 Ridgewood av, mayor, contemplates the erection of a 1-sty incinerating plant, to cost about \$15,000. Contract will be awarded about January 4th without competition.

SCHOOLS AND COLLEGES.

GARFIELD, N. J.—J. F. Kelly, Post Office Building, Passaic, N. J., has completed plans for rebuilding P. S. 4, 76x140 ft, for the city of Garfield, Chas. H. Wright president. Cost, \$40,000 to \$45,000.

Other Cities.

BANKS.

MIDDLETOWN, N. Y.—D. H. Canfield, Argus Building, has about completed plans for a 5-sty bank and office building at the northwest corner of North and King sts for the Merchants National Bank, G. T. Townsend, president, and will take bids from a selected list of contractors about Jan. 4. Cost, about \$100,000.

SCHOOLS AND COLLEGES.

SYRACUSE, N. Y.—James A. Randall, S. A. & K. Building, is preparing plans for a 2-sty school on Euclid av, for the Board of Education of Syracuse. W. Thomas Wooley, City Hall, city engineer. Cost, \$150,000 to \$200,000.

THEATRES.

POUGHKEEPSIE, N. Y.—Jared La Dow, Market st, is preparing plans for a 3-sty moving picture theatre and apartment, 45 x110 ft, at 568 Main st, for A. Steinburg, 564 Main st. Cost, about \$30,000.

ITHACA, N. Y.—Gibb & Waltz, Trust Co. Building, are preparing sketches for a moving picture theater at 217 North Aurora st for the Century Theatre Co., Charles Hamer, manager, 318 North Aurora st. Cost, \$50,000 to \$75,000.

ROCHESTER, N. Y.—Foote, Hoadly & Carpenter, Carter Building, are preparing plans for a 1-sty moving picture theater on Clinton av North, near Mortimer st, for the Clinton Mortimer Corp., 404 Carter Building, William Deinger, 353 Oxford st, president. Cost, about \$100,000.

CONTRACTS AWARDED.

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

DWELLINGS.

SUMMIT, N. J.—Oscar Gustafson, 5 Doremus st, has received the general contract to erect a 2½-sty residence, 28x30 ft, in the north side of Hawthorne pl and Beechwood Park for Mrs. Franklin Day, this place. Cost, about \$6,500.

OLD WESTBURY, L. I.—John R. Hill, Post av, Westbury, has received the general contract to alter and erect an addition to the 2½-sty frame residence for A. Z. Gray, this place. Cross & Cross, 10 East 47th st, Manhattan, architects. Cost, \$10,000 to \$15,000.

NEW DORP, S. I.—Hans Hermansen, 340 Oakland av, West New Brighton, has received the general contract to erect a 2½-sty frame residence and gate house for the New Dorp Investing Corporation, C. Kolff, 45 Broadway, Manhattan, president. Delano & Aldrich, 4 East 39th st, Manhattan, architects.

MILL NECK, L. I.—Harvey Murdock, 116 Nassau st, Manhattan, has received the general contract to erect a residence, stable, garage and two cottages, for H. H. Sevier, care of general contractor. Rowe & Smith, 1123 Broadway, Manhattan, architects.

PUBLIC BUILDINGS.

GREENWICH, CONN.—The E. T. Abbott Construction Co., 1133 Broadway, Manhattan, has received the general contract to erect a post office on Greenwich av for the U. S. Government. Jas. A. Wetmore, Treasury Department, Washington, D. C., acting supervising architect.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Murphy Construction Co., 50 Church st, has received the general contract to erect a 5-sty residence and school, 39x100 ft, at 163-165 West 57th st, for Louis H. Chain, 7 West 42d st. G. A. & H. Boehm, 7 West 42d st, architects. S. C. Weiskopf, 68 William st, steel engineer. Cost, about \$110,000.

STABLES AND GARAGES.

BROOKLYN.—J. Auer & Son, 648 Lexington av, have received the general contract to erect a garage in the south side of Quincy st, 150 ft east of Stuyvesant av, for Simon Hoch, 847 Gates av. Slee & Bryson, 154 Montague st, architects. Cost, about \$10,000.

OYSTER BAY, L. I.—D. C. Weeks & Son Co., 1123 Broadway, Manhattan, have received the general contract to erect a 2-sty garage, 99x46 ft, for Betram G. Work, care of architects, Delano & Aldrich, 4 East 39th st, Manhattan. Cost, about \$40,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—D. C. Weeks & Sons Co., 1123 Broadway, have received the general contract to alter and erect an addition to the 4-sty telephone building at 220-224 West 124th st, for the N. Y. Telephone Co., 15 Dey st, Union N. Bethell, president. McKenzie, Voorhees & Gmelin, 1123 Broadway, architects.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

FACTORIES AND WAREHOUSES.
121ST ST, 514-518 West, 1-sty brick storage room, 70x40; cost, \$1,569; owner, Teachers' College (N. Y. Corp.), 525 West 120th st; architect, George A. Dugan, 200 5th av. Plan No. 415.

HOSPITALS AND ASYLUMS.

103D ST, 125-129 East, 4-sty fireproof maternity clinic, 45x90; cost, \$35,000; owner, John E. Berwind, 1 Broadway; architects, Snelling & Metcalf, 15 West 38th st. Plan No. 416.

HOTEL.

48TH ST, 23-51 East, and 50-52 East 49th st, 13-sty brick apartment hotel, 200x99; cost, \$600,000; owner, 33 East 48th Street Realty Co., 56 West 45th st; architects, Warren & Wetmore, 16 East 47th st. Plan No. 417.

STABLES AND GARAGES.

57TH ST, 156-158 East, s s, 95 w 3d av, 6-sty fireproof garage, 50x100; cost, \$20,000; owner, Edward C. Burns, 201 West 71st st; architect, Charles B. Meyers, 1 Union Sq West. Plan No. 414.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
181ST ST, s s, 100 w Vyse av, 5-sty brick tenement, 70x98.9, tar and gravel roof; cost, \$70,000; owners, Philip Weinstein & Son, Inc, Philip Weinstein, 1397 Stebbins av, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 698.

BELMONT AV, n e cor 179th st, two 5-sty brick tenements, 40x79.6, 47.10x86, plastic slate roof; cost, \$100,000; owners, Harkness Holding Corp., Rappael Luonzo, 220 Broadway, Pres.; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 695.

CRESTON AV, e s, 165.18 s 197th st, 5-sty brick tenement, 53.3x92, plastic slate roof; cost,

CONTRACTORS

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

WILLIAM T. RITCH

(INCORPORATED)

Upper Manhattan Branch—National Surety Co.

Phone **3060** Mad. Sq.

BUILDERS' EXCHANGE
34 West 33rd Street



Facsimile of Label

Just As Good?

There is None.

Why halt between two opinions?

Dark Rosendale Natural Cement is the Best
Because 100% is Cementing Material
It does not work short.
It is a fireproof material.
It has strong adhesive quality.

Noted for Strength, Fineness and Elasticity.

MADE IN NEW YORK STATE.

CAELMSEENNT

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

45 BROADWAY, NEW YORK

See Page 149 Sweet's Catalogue for particulars



Vulcanite Portland Cement

"THE BRAND WITH A REPUTATION"

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

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

OTIS ELEVATORS

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

Escalators, Gravity Conveyors and Incline Railways.

For full information and estimates address

OTIS ELEVATOR COMPANY

Eleventh Avenue and Twenty-sixth Street, NEW YORK

Offices in All Principal Cities of the World.

SAYRE & FISHER COMPANY

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

MANUFACTURERS OF **Fine Face Brick**

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

ENAMELED AND PORCELAIN BRICK, several colors

Pompeian (or Mottled), both Plain or Moulded.

HARD BUILDING BRICK

Office, 261 BROADWAY, Cor. Warren Street,

HOLLOW AND FIRE BRICK

Telephone, 6750 Barclay

NEW YORK

PFOTENHAUER—NESBIT COMPANY
IMPERVIOUS FRONT BRICK

Sole Agents for GENUINE KITTANNING BRICK,
GENUINE HARVARD BRICK,
GENUINE GREENDALE RUGS,
TEXTURE BRICK, PAVING BRICK, ETC.

St. James Building, 1133 Broadway, cor. 26th St.
Tel. 1152 and 1153 Madison Sq., NEW YORK

Hay Walker Brick Company

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

Manufacturers **HIGH GRADE FRONT BRICK** ALL SHADES

PITTSBURGH, PA.

NEW YORK OFFICE, 470 FOURTH AVE.

Telephone, 5687-5688 Madison

Contract News—Continued.

POMEROY

FIRE RETARDANT WINDOWS

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

30 East 42nd Street NEW YORK
Telephone, M. H. 3338

KNOBURN

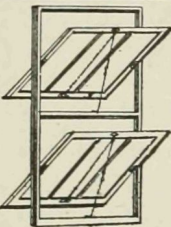
METAL DOORS
and WINDOWS

KALAMEIN WORK

Fire Doors in Copper
Bronze and Iron

Knoburn Company

359-365 14th St., Hoboken, N. J.
Phone Hoboken, 965



FIREPROOF WINDOWS

M. F. Westergren
Incorporated
213-231 East 144th St.
NEW YORK

Telephone { 3291 } Melrose
{ 3292 }
{ 3293 }

FIRE PREVENTION BUREAU AND STATE LABOR LAW WINDOWS

Metal Covered Doors, Windows
and Mouldings
Standard Firedoors a Specialty

ECLIPSE Fireproof Sash & Door Co.

273-277 RUSSELL STREET, BROOKLYN
Phone, Greenpoint 3162

A. BATAILLE & CO.

MANUFACTURERS OF
Elevator Enclosures

Patent Folding Gates, Wire
and Grill Work, in Brass,
Bronze and Iron
Bank and Office Railings

587 Hudson St., New York
Rose Bldg., Cor. Bank St.

Tel. 891 Chelsea

WINE BOTTLE RACKS



"Daby"

Safety Gas Heaters

for Garages, Stores, Lofts, Play-
rooms and Workrooms where
inflammable vapors may exist.

KIDDE & COMPANY
90 West Broadway, New York

TELEPHONE STAGG 3500

GLASS AND GLAZING

HEADQUARTERS

J. H. WERBELOVSKY

Glass for New Buildings and Alterations.
Wired Glass. Colored and Fancy Glass.
GLASS FOR EVERY PURPOSE. Beautify
your Home, Library, Desk, Table, etc., by
GLASS TOPS FOR FURNITURE. MIR-
RORS MADE TO ORDER OR RESILVER-
ED. If you are Building or Altering your
Store Front, ask about my new METAL
BAR FOR STORE FRONTS, which is STRONG,
ORNAMENTAL AND LOW PRICED

J. H. WERBELOVSKY, 86 Mezerole St., Brooklyn

\$50,000; owners, Ajay Realty Corp., Jos. Kurzman, 201 Broadway, Pres.; architects, Moore & Landstedel, 5d av and 18th st. Plan No. 694.

HONEYWELL AV, s w cor 180th st, 5-sty brick tenement, 65.2x108.2, slag roof; cost, \$30,000; owners, Marina Bldg. Corp., Samuel Lipman, 1018 East 163d st, Pres.; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 689.

DWELLINGS.

UNDERHILL AV, e s, 190 s Patterson av, 1-sty frame dwelling, 14x11; cost, \$500; owner, Thos. M. Quigley, 2837 Roebing av; architect, Jos. M. O'Neill, 140th st and Walton av. Plan No. 697.

STABLES AND GARAGES.

PAULDING AV, e s, 54.33 s 21th st, 1-sty brick garage, 15x17, tin roof; cost, \$500; owner, Isaac Greenberg, on premises; architects, Gronenberg & Leucntag, 503 5th av. Plan No. 696.

HOLLAND AV, e s, 125 s 213th st, 1-sty frame stable, 11x14; cost, \$200; owner, Pompiu Miano, on premises; architect, Enrico A. Russo, 771 East 215th st. Plan No. 700.

STORES, OFFICES AND LOFTS.

UNION AV, s e cor Home st, 1-sty brick stores, plastic slate roof, 26.42x99.37; cost, \$13,000; owners, E. Lowenthal & Sons, Inc., Emil Lowenthal, 1321 Bowden rd, Pres.; architect, Herman Goldberg, 2968 Briggs av. Plan No. 701.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

LINCOLN PL, s s, 129 e Schenectady av, two 4-sty brick tenements, 40.1x89, slag roof, 16 families each; total cost, \$30,000; owner, Dennis G. Flynn, 216 Utica av; architect, W. T. McCarthy, 16 Court st. Plan No. 9131.

51ST ST, n s, 61.8 e New Utrecht av, 4-sty brick tenement, 45x89.2, slag roof, 16 families; cost, \$30,000; owner, New Utrecht Av. Impt. Co., 1223 46th st; architects, Cantor & Dorfman, 313 Fulton st. Plan No. 9099.

FRANKLIN AV, e s, 57 n Atlantic av, 4-sty brick tenement, 40x88.11, slag roof, 16 families; cost, \$20,000; owner, R. F. Bldg. Co., 44 Court st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 9102.

40TH ST, nec 5th av, 4-sty brick store and tenement, 25.2x100, gravel roof, 9 families; cost, \$11,000; owner, John F. Burke, 5921 5th av; architects, Cohn Bros., 361 Stone av. Plan No. 9196.

14TH AV, w s, 40 s 63d st, 3-sty brick store and tenement, 26x73, slag roof, 6 families; cost, \$9,000; owner, Lurgi Bianco, 106 Chenay st; architects, De Rosa & Savigano, 150 Nassau st, Manhattan. Plan No. 9202.

SMITH ST, n e cor Dean st, 3-sty brick store and tenement, 20x75, slag roof, 4 families; cost, \$10,000; owner, Saml. Yutkowitz, 126 Smith st; architect, John H. Friend, 148 Alexander av. Plan No. 9213.

DWELLINGS.

72D ST, s s, 85.10 w 5th av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$4,500; owner, Patrick Carley, 6th av and 76th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 9147.

73D ST, n s, 94.6 w 5 av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$4,500; owner, Patrick Carley, 6th av and 76th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 9151.

ESSEX ST, w s, 145 n Vienna av, 2-sty brick dwelling, 20x40, — roof, 2 families; cost, \$2,800; owner, Paulo Maccarone, 305 Wythe av; architect, Rocco Mega, 435 Neptune av. Plan No. 9144.

CARROLL ST, n s, 220 w Kingston av, two 2-sty brick dwellings, 20x46.6, — roof, 1 family each; total cost, \$14,000; owner, Carroll Constn. Co., 338 16th st; architect, Carroll Constn. Co., 338 16th st. Plan No. 9116.

BAY 47TH ST, w s, 70.11 n Mill rd, 2-sty brick dwelling, 19.6x40, slag roof, 2 families; cost, \$4,000; owner, G. Sparacio, 2 Breen st; architect, Andrea G Pipitone, 291 8th av, L. I. City. Plan No. 9121.

MILLER AV, w s, 125 n Glenmore av, 2-sty brick dwelling, 20x52, gravel roof, 2 families; cost, \$4,500; owner, August Lukins, 280 Miller av; architect, E. T. Howell, 31 Kane pl. Plan No. 9105.

OLD OCEAN AV, w s, 175 n E 19th st, 2-sty frame dwelling, 24x48, shingle roof, 1 family; cost, \$3,500; owner, Lulu Berg, 1034 East 12th st; architect, Sterling Architecture Co., 215 Fulton st, Manhattan. Plan No. 9111.

EAST 9TH ST, e s, 140 s Av N, two 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, \$7,000; owner, Halper Corp., 1731 Cropsy av; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 9098.

WEST 36TH ST, e s, 240 n Mermaid av, three 1-sty frame dwellings, 14.4x28, shingle roof, 1 family each; total cost, \$800; owner, Chas. E. Schirde, 14 East 28th st, Manhattan; architect, H. J. Nurick, 830 Putnam av. Plan No. 9087.

WEST 36TH ST, e s, 240 n Mermaid av, 1-sty frame dwelling, 28x36, shingle roof, 1 family; cost, \$2,500; owner, Chas. E. Schirde, 14 East 28th st, Manhattan; architect, H. J. Nurick, 830 Putnam av. Plan No. 9088.

BROOKLYN AV, e s, 60 s Av I, two 2-sty frame dwellings, 17x46.2, shingle roof, 1 family each; total cost, \$6,000; owner, Wm. Genger, 1767 Brooklyn av; architect, Wm. Wiggmann, 45 West 34th st, Manhattan. Plan No. 9101.

WEST 20TH ST, w s, 180 n Mermaid av, 2-sty frame dwelling, 32x24, slag roof, 2 families; cost, \$2,000; owner, Jos. Somma, on premises; architect, S. B. McDonald, 2827 West 15th st. Plan No. 9195.

7TH AV, s w cor 61st st, 3-sty brick store and dwelling, 20x77.6, slag roof, 2 families; cost, \$8,000; owner, Foster Impt. Co., 2027 Douglass st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 9167.

FACTORIES AND WAREHOUSES.

WILLOUGHBY AV, n e cor Sanford st, 1-sty brick storage, 20x80, gravel roof; cost, \$6,000; owners, Chas A. Barniof & ano, on premises; architect, Tobias Goldstone, 50 Graham av. Plan No. 9220.

STABLES AND GARAGES.

BALTIC ST, n s, 75 w Bond st, 1-sty brick garage, 25x100; cost, \$4,000; owner, Michael Rielly, 211 Bond st, architect, A. W. Pierce, 59 Court st. Plan No. 9112.

NOSTRAND AV, n w cor Dean st, 1-sty brick garage, 20x21, gravel roof; cost, \$1,000; owner, Dr. John A. Schmidt, on premises; architect, Thos. Bennett, 5123 3d av. Plan No. 9110.

MADISON ST, s s, 200 w Reid av, 1-sty brick garage, 40x20; — roof; cost, \$1,000; owner, Geo. L. Gale, 779 Lincoln pl; architect, A. W. Pierce, 59 Court st. Plan No. 9142.

PRESIDENT ST, s s, 100 w Utica av, 1-sty brick garage, 22x33.6, gravel roof; cost, \$600; owner, Abr. Koeppl, 350 Utica av; architects, Cohn Bros., 361 Stone av. Plan No. 9089.

ST. JOHNS PL, s s, 225 w Howard av, 1-sty brick garage, 25x85, slag roof; cost, \$6,000; owner, Mrs. Sophie Berman, 1706 St. Johns pl; architect, Louis Wallant, 394 Graham av. Plan No. 9079.

LINDEN ST, s s, 187 e Wyckoff av, 1-sty brick garage, 15x25, slag roof; cost, \$500; owner, Sylvester Shaw, on premises; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 9175.

RIVERDALE AV, s e cor Van Sinderen av, 1-sty brick stable, 25x50, slag roof; cost, \$600; owner, Max Poratsky, 67 Lott av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 9173.

STORES AND DWELLINGS.

FLATBUSH AV, s e cor Vanderveer pl, 3-sty brick store and dwelling, 23.7x69.3, slag roof, 2 families; cost, \$10,000; owner, Adwin Realty Co., 50 Court st; architects, Shampam & Shampam, 772 Broadway. Plan No. 9160.

FLATBUSH AV, e s, 23.7 s Vanderveer pl, two 2-sty brick stores and dwellings, 23.7x59.7, slag roof, 2 families each; total cost, \$16,000; owner, Adwin Realty Co., 50 Court st; architects, Shampam & Shampam, 772 Broadway. Plan No. 9161.

18TH AV, w s, 40 n 64th st, 1-sty brick store and dwelling, 20x30, slag roof, 1 family; cost, \$2,000; owner, B. & H. Mtg. Co.; architect, Adam E. Fischer, 373 Fulton st. Plan No. 9120.

13TH AV, s w cor 75th st, 2-sty brick store and dwelling, 20x70, gravel roof, 1 family; cost, \$5,000; owner, F. & M. Const. Co., 8617 16th av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 9077.

13TH AV, s e cor 77th st, 2-sty brick store and dwelling, 20x75, gravel roof, 1 family; cost, \$5,000; owner, Ovington Builders, Inc., 6422 5th av; architect, Kallich & Lubroth, 215 Montague st. Plan No. 9075.

13TH AV, e s, 20 n 77th st, six 2-sty brick stores and dwellings, 20x45, gravel roof, 1 family each; total cost, \$24,000; owner, Ovington Builders, 6422 5th av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 9076.

13TH AV, w s, 20 s 75th st, two 2-sty brick stores and dwellings, 20x42, gravel roof, 1 family each; total cost, \$8,000; owner, F. & M. Const. Co., 8617 16th av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 9078.

ROGERS AV, n e cor President st, 2-sty brick store and dwelling, 27.9x30, slag roof, 2 families; cost, \$7,000; owner, Culver Bldg. Co., 140 Clara st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 9172.

ROGERS AV, n e cor President st, 2-sty brick store and dwelling, 27.9x49.6, slag roof, 2 families; cost, \$7,000; owner, Culver Bldg. Co., 140 Clara st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 9171.

WASHINGTON AV, nec Grand av, 2-sty brick store and dwelling, 51x13, slag roof, 1 family; cost, \$2,500; owner, Deane Constn. Co., 797 Eastern pkwy; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 9181.

WASHINGTON AV, es, 60 n Grand av, two 2-sty brick stores and dwellings, 49.6x16.6, slag roof, 1 family each; total cost, \$5,000; owner, Deane Constn. Co., 797 Eastern pkwy; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 9182.

7TH AV, w s, 20 s 61st st, eight 3-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, \$48,000; owner, Foster Impt. Co., 2027 Douglass st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 9166.

MALTA ST, e s, 315 s Vienna av, 2-sty brick store and dwelling, 20x55, gravel roof, 2 families; cost, \$3,200; owner, Isaac Cohen, 303 New Lots rd; architect, Morris Rothstein, 601 Sutter av. Plan No. 9201.

MALTA ST, e s, 355 s Vienna av, 3-sty brick store and dwelling, 20x55, gravel roof, 2 families; cost, \$4,500; owner, Isaac Cohen, 303 New Lots rd; architect, Morris Rothstein, 601 Sutter av. Plan No. 9200.

MISCELLANEOUS.

GOLD ST, n w cor York st, 2-sty brick nursery, 40.6x51, rubberoid roof; cost, \$10,000; owner, Brooklyn City Mission and Tract Society, 44 Court st; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan. Plan No. 9190.

Queens.

DWELLINGS.

ELMHURST.—Ivy st, n s, 140 w Hanover st, three 2½-sty frame dwellings, 16x39, shingle roof, 1 family, steam heat, gas; cost, \$6,600; and Lewis av, s s, 223 e Toledo st, 2½-sty frame dwelling, 16x38, shingle roof, 1 family, steam heat, gas, \$2,200; owner, Wm. J. Schwarz, 407 Jamaica av, Richmond Hill; architect, G. E. Crane, 4710 Jamaica av, Richmond Hill. Plan Nos. 4542-3-4-5.

FOREST HILLS.—Livingston av, s s, 100 w Seminole st, 2-sty brick dwelling, 31x22, tile roof, 1 family, steam heat, gas and electricity; cost, \$5,500; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, I. I. City. Plan No. 4548.

FOREST HILLS.—Slocum Crescent, s s, 128 w Greenway South, 2½-sty tile dwelling, 54x53, tile roof, steam heat, gas and electricity; cost, \$12,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 4553.

JAMAICA.—Pierson st, n s, 200 w Jeffrey av, three 2½-sty frame dwellings, 18x33, shingle roof, 1 family, steam heat, gas; cost, \$7,500; owner, Loshen Constn. Co., George and Franklin sts, Jamaica; architect, R. Kurz, Fulton st, Jamaica. Plan Nos. 4552-3-4.

JAMAICA.—Highview av, w s, 225 n 4th st, two 2-sty frame dwellings, 20x48, shingle roof, 2 families, gas; cost, \$4,000; owner and architect, G. Q. Zweig, 20 Highview av, Jamaica. Plan No. 4549.

L. I. CITY.—Grand av, n s, 22 e 2d av, 3-sty brick store and dwelling, 22x30, slag roof, 2 families, gas; cost, \$7,500; owner, A. C. Gottlieb, 281 Grand av, L. I. City; architect, F. Chmelik, 798 2d av, L. I. City. Plan No. 4547.

QUEENS.—Hempstead tpke, s s, 79 e Sherman av, 2-sty brick dwelling, 26x47, tile roof, 1 family, steam heat, gas and electricity; cost, \$4,500; owner, John Groeber, Queens; architect, G. A. Elliott, Walton st, Jamaica. Plan No. 4546.

BELLE HARBOR.—Essex st, w s, 100 n Bay-side rd, 2-sty frame dwelling, 26x30, shingle roof, 1 family, steam heat, gas; cost, \$3,000; owner and architect, J. A. Lasher, Beach 116th st, Rockaway Park. Plan No. 4519.

CORONA.—Hayes av, s s, 104 e 40th st, two 2-sty frame dwellings, 20x34, tin roof, 2 families, gas; cost, \$7,000; owner, Thomas Daly, 12 39th st, Corona; architect, R. W. Johnson, 60 Hunt st, Corona. Plan Nos. 4509-10.

DOUGLAS MANOR.—Ardley st, s e cor Forest rd, 2½-sty brick dwelling, 38x23, tile roof, 1 family, steam heat, gas and electricity; cost, \$8,300; owner, Dora Sterne, 644 Riverside dr, Manhattan; architect, G. W. Dexter, Palisade Building, Palisade, N. J. Plan No. 4522.

EDGEWATER.—Frank av, w s, 340 n Hantz pl, five 1-sty frame dwellings, 14x40, tin roof, 1 family, gas; cost, \$3,700; owner, Geo. A. Stradtmiller, 23 Academy av, Rockaway Beach. Plan Nos. 4511 to 4515.

ROCKAWAY BEACH.—Washington av, w s, 300 e Undine av, two 2-sty frame dwellings, 13x33, shingle roof, 1 family, gas; cost, \$800; owner, J. J. Egan, 91 Monroe st, Brooklyn; architect, J. H. Lasher, Rockaway Beach. Plan Nos. 4517 and 4520.

WHITESTONE.—15th st, s s, 150 w 8th av, 2½-sty frame dwelling, 20x40, shingle roof, 1 family, water heat, gas; cost, \$2,850; owner, Oscar Hertel, 85 6th av, Whitestone; architect, owner. Plan No. 4521.

WOODHAVEN.—Franklin av, s s, 144 e Woodhaven av, twelve 2½-sty frame dwellings, 18x36, shingle roof, 1 family, steam heat, gas; cost, \$24,000; owner, Albert Lips, 15 North Washington st, Jamaica; architect, L. Dananher, 12 Washington st, Jamaica. Plan Nos. 4529 to 4540.

JAMAICA CREEK.—Bay av, e s, 364 n Beech st, 1-sty frame dwelling, 11x30, tin roof, 1 family, gas; cost, \$150; owner, Max Smith, premises. Plan No. 4564.

RICHMOND HILL.—Sutter av, s s, 58 w Walnut st, three 2½-sty frame dwellings, 16x42, shingle roof, 1 family, steam heat; cost, \$7,500; owner and architect, Olsen Anderson, 196 Helen av, So. Ozone Park. Plan Nos. 4565-6-7.

RICHMOND HILL.—Sutter av, 30 w Walnut st, 2½-sty frame dwelling, 18x32, shingle roof, 1 family, steam heat, gas; cost, \$2,700; owner, Olsen Anderson, 196 Helen av, So. Ozone Park; architect, owner. Plan No. 4563.

RICHMOND HILL.—Herald av, e s, 95 s Kimball av, five 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat, gas; cost, \$12,500; owner, Harry Fleit, 1330 Herald av, Richmond Hill; architect, G. E. Crane, 4710 Jamaica av, Richmond Hill. Plan Nos. 4556-7-8-9-4560.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Hunterspoint av, s s, 289 w Greenpoint av, 1-sty frame factory, 47x140, slag roof; cost, \$3,000; owner, LaCour Iron Works, Borden av, L. I. City; architect, E. Worm, 26th st, Flushing. Plan No. 4528.

STABLES AND GARAGES.

FAR ROCKAWAY.—Forest av, w s, 200 s Bayswater av, frame garage, 16x20, tin roof; cost, \$400; owner, L. Schwab, on premises. Plan No. 4551.

RICHMOND HILL.—North Vine st, s e cor Central av, tile garage, 10x16; cost, \$200; owners, Gatehouse Bros, Inc., Richmond Hill. Plan No. 4541.

KEW.—Kew Garden rd, s s, 75 e Hillside av, portable garage, 12x18; cost, \$200; owner, C. Ditters, on premises. Plan No. 4523.

ROCKAWAY PARK.—Columbus av, e s, 300 s Washington av, 1-sty brick garage, 13x21, shingle roof; cost, \$350; owner, H. J. Halstead, on premises; architect, J. A. Lasher, Rockaway Beach. Plan No. 4518.

FLUSHING.—West Grove st, 35, brick stable, 18x29, slag roof; cost, \$450; owner, Felix Espoesto, premises. Plan No. 4561.

STORES AND DWELLINGS.

RIDGEWOOD.—Yale st, w s, 65 s Millwood av, 2-sty brick store and dwelling, 25x52, slag roof, 2 families, gas; cost, 10,000 (two buildings); owner, Ed. Cooper Building Co., 127 Grand st, Manhattan; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 4524.

OZONE PARK.—Lawn av, e s, 325 s Belmont av, two 3-sty brick store and dwellings, 40x45, slag roof, 2 families, gas; cost, \$13,800; owner, Sorice Constn. Co., 126 South st, Jamaica; architect, A. P. Sorice, same address. Plan No. 4550.

MISCELLANEOUS.

ELMHURST.—Queens Blvd, n s, 2,500 w Old rd, 3 frame signs, 50x10; cost, \$450; owner, R. C. Maxwell Co, Trenton, N. J. Plan Nos. 4525-6-7.

SPRINGFIELD.—Springfield av, w s, 1,000 n Merrick rd, frame shed, 10x25, gravel roof;

cost, \$100; owners, Stoff & Blum, on premises. Plan No. 4516.

MASPETH.—Clinton av, s s, 200 w Fisk av, frame fence; cost, \$50; owner, J. J. Maryanoo, premises. Plan No. 4562.

Richmond.

DWELLINGS.

CLIFTON AV., n s, 25 w Tompkins av, Rosebank, 1-sty frame dwelling, 22x16; cost, \$450; owner, Pietro Arlando, 263 Clifton av, Rosebank; architect and builder, Louis Lansere, 440 Tompkins av, Rosebank. Plan No. 1201.

POTTER AV., n s, 60 e Fairview av, West New Brighton, 2½-sty frame dwelling, 24x30; cost, \$2,500; owner, Mr. Philips, Main av, West New Brighton; architect, John Davies, Tompkinsville; builders, Block & Uslan, New Brighton. Plan No. 1206.

FACTORIES AND WAREHOUSES.

RAILROAD., n s, e Church st, Tottenville, 1-sty frame storage, 40x160; cost, \$2,000; owner and builder, Tottenville Copper Co., Tottenville; architect, L. Greenberg, 56 West 45th st, Manhattan. Plan No. 1199.

STABLES AND GARAGES.

4TH ST., n s, 300 w Egbert av, New Dorp Manor, 1-sty frame garage, 10x15; cost, \$50; owner and builder, Jos. Garomoni, 37 4th st, New Dorp Manor. Plan No. 1198.

MORNINGSTAR RD., e s, 225 n e Richmond terrace, Port Richmond, 1-sty frame garage, 12x18; cost, \$95; owner, Dr. Fred Barber, Morningstar rd, Port Richmond; builder, Jos. Buttermark, 164 John st, Port Richmond. Plan No. 1200.

STORES, OFFICES AND LOFTS.

SOUTHFIELD BLVD., s s, cor Seacrest av, Eltingville, 1-sty frame office, 23x34; cost, \$750; owner, Eltingville Shore Co., 150 Broadway, Manhattan; builder, Thos. Flynn, Great Kills. Plan No. 1208.

MISCELLANEOUS.

MAIN ST., e s, 500 s Broadway, Tottenville, 1-sty block boiler room, 8x12; cost, \$198; owner, Dr. W. Washington, Tottenville; builder, C. E. Bendell, Tottenville. Plan No. 1207.

MURRY ST., e s, 150 n Amboy rd, Richmond Valley, 1-sty frame shed, 11x20; cost, \$50; owner and builder, Franklin Layton, Richmond Valley. Plan No. 1205.

AMBOY RD & GUYON AV. Oak Wood, frame ground sign, 16x8; cost, \$25; owner, Rural Realty Co., Paterson, N. J.; builder, L. A. Troast, Oak Wood Heights. Plan No. 1203.

CEDARVIEW AV & PARK ST. Oak Wood, frame ground sign, 16x8; cost, \$25; owner, Rural Realty Co., Paterson, N. J.; builder, L. A. Troast, Oak Wood. Plan No. 1202.

SOUTHFIELD BLVD., s s, 200 e Seaside av, Eltingville, frame ground sign, 36x12; cost, \$25; owner, Eltingville Shore Co., 150 Broadway, Manhattan; builder, Thos. Flynn, Great Kills. Plan No. 1204.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BEAVER ST. 26-28, new temporary floor to 18-sty fireproof offices; cost, \$150; owner, Stock Quotation Telegraph Co., 26 Beaver st; architect, William H. Paine, 126 Liberty st. Plan No. 2968.

BEECH ST. 22-28, s s, 189 e Hudson st, erect cooling tower to 10-sty fireproof cold storage; cost, \$4,700; about; owner, Merchants Refrigerating Co., 161 Chambers st; architect, Barton H. Coffey, 50 Broad st. Plan No. 2960.

BROAD ST. 47, e s, 130 n Beaver st, new tank equipment to 4-sty brick lofts; cost, \$1,800; owners, Frederick B. Jennings & John G. MacQueller, 15 Broad st; architect, Royal J. Mansfield, 135 William st. Plan No. 2956.

BROOME ST. 236, n s, 65 e Ludlow st, new floor beams, window openings, addition to 3-sty brick wagon storage and svnaozog; cost, \$300; owner, Regina Gross, 169 Stockton st, Brooklyn; architect, Otto Reissmann, 147 4th av. Plan No. 2970.

MERCER ST. 214, n e cor Bleecker st, new stair and enclosures, bulkhead to 6-sty brick lofts; cost, \$3,000; owners, Mary Francis Ronalds et al, 14 Wall st; architect, Adolph E. Nast, 546 5th av. Plan No. 2938.

MOTT ST. 81, w s, 75 s Canal st, new partition, window openings, rearrange entrance to 4-sty brick stores and tenement; cost, \$1,200; owner, Moe Levy, 119-21 Walker st; architect, Otto Reissmann, 147 4th av. Plan No. 2953.

ORCHARD ST. 21, w s, 114 n Canal st, re-build stairway, bulkhead to 4-sty brick store and lofts; cost, \$500; owner, Alex. Cohen, on premises; architect, M. Joseph Harrison, World Bldg., N. Y. C. Plan No. 2945.

PRINCE ST. 90, new stairway, doors, fireproof, passageway and windows to 8-sty fireproof factory; cost, \$3,000; owner, John G. Halley Estate, 11 Broadway; architects, Greenfield & Hecht Co., Inc., 108-10 West 34th st. Plan No. 2959.

RIDGE ST. 109, w s, 69 n Rivington st, new window openings to 5-sty brick store and tenement; cost, \$200; owner, Harris Newcorn Estate, 2649 3d av; architects, Bent, H. & Chas N. Winston, 148th st and 3d av. Plan No. 2943.

SPRING ST. 122-124, s e cor Greene st, new fireproof stair enclosure and doors, repair fire escapes to 6-sty brick stores and lofts; cost, \$800; owner, Dr. Lewis Seaman, 247 5th av; architect, Harold L. Young, 32 Union sq. Plan No. 2944.

SULLIVAN ST. 73, e s, 186 n Broome st, new posts, girders to 3-sty brick and frame stores and tenement; cost, \$100; owner, Esther Frank, 74 Rowery; architect, Otto Reissmann, 147 4th av. Plan No. 2952.

UNIVERSITY PL. 13-19, s e cor 8th st, new tank, steel supports, tank house to 6-sty brick lofts; cost, \$1,500; owner, University Pl Realty Corp., 47 Cedar st; architect, Franklin Ma-

chine & Steam Boiler Works, 13-17 Franklin st, Brooklyn. Plan No. 2955.

WALKER ST. 81-81½, s s, 145 w Lafayette st, new stairs and enclosures, fireproof doors to 6-sty brick store and lofts; cost, \$500; owner, American Mortgage Co., 46 Cedar st; architect, Harold, L. Young, 32 Union sq. Plan No. 2940.

1ST ST. 12 East, n e cor Extra pl, new elevator and enclosure, iron door and gates, skylight to 4-sty brick storage; cost, \$600; owner, Maurice D. Banres, 208 Wooster st; architect, James E. Kelley, 122 Bleecker st. Plan No. 2984.

7TH ST. 75, remove partitions, bath tubs, close up door openings, new wash basin to 6-sty fireproof stores and dwellings; cost, \$10; owner, Henrietta Studinski, 56 Fort Washington av; architect, Leo J. Studley, 56 Fort Washington av. Plan No. 2969.

8TH ST. 48 East, s s, 48 e Greene st, extend stair, new bulkhead, door, windows to 5-sty brick lofts; cost, \$345; owner, Charles Brandt Estate, 191 Waverly pl; architect, John Cox, Jr., 30 East 42d st. Plan No. 2976.

8TH ST. 50 East, s s, 73 e Greene st, extend stairs, new bulkhead, windows to 5-sty brick lofts; cost, \$345; owner, Charles Brandt Estate, 191 Waverly pl; architect, John Cox, Jr., 30 East 42d st. Plan No. 2975.

9TH ST. 39 East, n s, 327 w Broadway, new stair, bulkhead, skylight to 4-sty brick lofts; cost, \$185; owner, Sailors' Snug Harbor, 61 Broadway; architect, John Cox, Jr., 30 East 42d st. Plan No. 2937.

13TH ST. 30 East, new stairs, fireproof bulkhead and door to 4-sty brick lofts; cost, \$150; owner, Royal Phelps Estate, 59 Wall st; architect, Frank J. Applegate, 162 West 20th st. Plan No. 2972.

14TH ST. 44 East, s s, 79 e University pl, and 45-47 East 13th st, two new stairs and enclosure to 6-sty brick store and lofts; cost, \$1,200; owner, Vincent Astor, 23 West 26th st; architect, Peter Jos. McKeon, 13-21 Park Row. Plan No. 2958.

16TH ST. 22 East, new stairs, fireproof bulkhead and door to 4-sty brick offices and lofts; cost, \$150; owner, Royal Phelps Estate, 59 Wall st; architect, Frank J. Applegate, 162 West 20th st. Plan No. 2973.

22D ST. 24 East, new tank to 8-sty fireproof factory; cost, \$500; owners, S. & H. Realities, Inc., 368 Broome st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 2939.

23D ST. 442 East, s w cor Av A, new w. c. compartments, window to 5-sty brick tenement; cost, \$350; owners, Marx & Moses Ottlinger, 31 Nassau st; architect, Charles E. Miller. Plan No. 2963.

26TH ST. 134-144 West, s s, 393 w 6th av, new door openings, fireproof doors to two 12-sty fireproof stores and lofts; cost, \$350; owner, The 142 West 26th St Realty Co., 110 West 34th st; architect, Michael Bernstein, 185 Madison av. Plan No. 2944.

38TH ST. 102-4 West, 2 new fireproof windows to 9-sty fireproof factory; cost, \$300; owner, Jos. W. Stern & Co., 102-104 West 38th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 2966.

39TH ST. 6-8 East, 5 East 38th st, new partitions, doors, trim and sash, etc., to 10-sty fireproof loft and offices; cost, \$800; owner, The Improvement Co. of N. Y., 2 West 33d st; architects, Hoggson Bros., 485 5th av. Plan No. 2985.

40TH ST. 532 West, s s, 325 e 11th av, new toilets, windows, brick and mason work to 4-sty brick store and tenement; cost, \$750; owner, John Cummings Estate, 532 West 40th st; architect, James W. Cole, 532 West 40th st. Plan No. 2954.

51ST ST. 139, 275 e 7th av, remove piers and elevator, rebuild extension, new trap doors to 2-sty brick garage; cost, \$2,000; owner, Levi P. Morton, 14 Wall st; architect, William J. Russell, 25 West 42d st. Plan No. 2950.

54TH ST. 1 West, n w cor 5th av, new lattice enclosure to 9-sty fireproof enclosed golf course; cost, \$2,500; owners, University Club, 1 West 54th st; architects, McKim, Mead & White, 101 Park av. Plan No. 2974.

56TH ST. 158 West, new ceiling, walls, electric wiring throughout, plumbing and heating fixtures, skylights, change partitions to 2-sty brick stable, garage and dwelling; cost, \$6,000; owner, Burton S. Castles, 43 West 38th st; architects, Hazard and Erskine. Plan No. 2979.

59TH ST. 1-3, n e cor 5th av, new entrance to 17-sty fireproof hotel; cost, \$500; owner, William Waldorf Astor, London, England; architect, Ernest A. Lynde, 2715 Decatur av. Plan No. 2982.

59TH ST. 553-555 and 248-254 West 60th st, reinforce roof to three 1-sty brick factories and storage; cost, \$500; owner, Jane Faytoute, 9 West 29th st; architect, William Flanagan, 118 East 28th st. Plan No. 2942.

62D ST. 19-21 West, and 18-20 West 63d st, 2 new tanks, steel supports and enclosure to 6-sty brick store and lofts; cost, \$2,100; owners, The C. & L. D. Co., 19-21 West 62d st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2971.

62D ST. 36-40 West, s w cor Broadway, extend fireproof elevator shaft, new fireproof doors, skylight to 5-sty fireproof office and garage; cost, \$450; owner, Charles E. Johnson, 9 East 29th st; architect, Harry N. Paradis, 251 West 18th st. Plan No. 2949.

73D ST. 517-519, n s, 248 e Av A, new floor, stair, raise roof to 1-sty brick shop; cost, \$200; owner, James Magee, 1357 Franklin av, Bronx; architect, Joseph J. Eberle, 489 5th av. Plan No. 2946.

81ST ST. 541-545 East, n w cor East End av, 3 new tanks, supports, pent house to 6-sty brick factory; cost, \$2,300; owner, Samuel I. Davis & Co., 543 East 81st st; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 2962.

99TH ST. 236 East, s w cor 2d av, new stairs, partitions, fireproof doors, concrete arch to 5-

(Plans Filed, Alterations, Manhattan, Cont.)

sty brick factory; cost, \$2,000; owner, Charles V. Paterno, 272 West 84th st. Plan No. 2981.

116TH ST, 45-47 West, n s, 275 e Lenox av, new window openings, partitions, rooms to 6-sty brick tenement; cost, \$400; owner, Mrs. Bella Hauser, 145-155 West 30th st; architect, Nathan Langer, 81 East 125th st. Plan No. 2977.

118TH ST, 232 East, remove stairs, change entrance to 6-sty brick storage; cost, \$1,500; owner, The Payne Estate, Inc., care architect, Harrison L. Brandt, 38 Marble Hill av. Plan No. 2983.

125TH ST, 149 East, near Lexington av, new marquis to brick store and loft; cost, \$175; owner, Weisbacher Estate, 268 West 125th st; architect, Frank S. Parker, 897 East 176th st. Plan No. 2947.

126TH ST, 3 West, n w cor 5th av, 2 new door openings, partitions to 2½-sty brick school annex; cost, \$150; owner, Helen M. Scoville, 2042 5th av; architect, Henry J. von der Lieth, 128 West 124th st. Plan No. 2967.

AUDUBON AV, 529, n w cor 179th st, new partitions to 6-sty brick tenement; cost, \$200; owner, Oswald Berk, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 2957.

BOWERY, 282-84-86, s w cor Houston st, new partitions, fireproof doors, stairway to 4-sty brick stores and lofts; cost, \$1,500; owner, John J. Astor Estate, 23 West 26th st; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 2951.

BROADWAY, 394, new stair and enclosure to 6-sty brick office and lofts; cost, \$200; owner, Robert M. Bush, Esq., 149 Broadway; architect, Robert Hynd, 3 Horatio st. Plan No. 2965.

BROADWAY, 524-526, s e cor Spring st, new partitions, w. c., duct to 11-sty fireproof stores and lofts; cost, \$1,000; owner, Interstate Land Holding Co., 20 East 41st st; architects, Cannella & Gallo, 60 Graham av, Brooklyn. Plan No. 2961.

LEXINGTON AV, 748, w s, 60 n 69th st, raise tier beams, new brick extension, partitions to 4-sty brick stores and dwelling; cost, \$3,000; owner, Samuel J. Bloomingdale, 3d av and 59th st; architect, M. Joseph Harrison, World Bldg., N. Y. C. Plan No. 2964.

MADISON AV, 137-141 and 23-27 East 31st st, new stairway and enclosure, fireproof doors to 12-sty fireproof store and lofts; cost, \$50; owners, Associate Owners, 258 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 2935.

PARK AV, 1901-1917, 2 new tanks, steel supports and enclosure to 6-sty brick factory; cost, \$3,400; owner, Adelphi S. Nichols, 1901-15 Park av; architect, L. G. House Engineering Co., Inc., 143 West 40th st. Plan No. 2978.

6TH AV, 753, w s, 6th av, 21 s 43d st, new elevator shaft to 4-sty brick store and show rooms; cost, \$1,000; owner, Simon Meyer, 315 West 98th st; architect, Ernest A. Lynde, 2715 Decatur av. Plan No. 2936.

8TH AV, 523-529, w s, 20 n 36th st, new columns, girders, brick wall, store front, remove elevator shaft, stairs to 6-sty brick moving picture theatre, offices, lofts and stores; cost, \$20,000; owners, Surprise Building Co., 523 8th av; architect, J. M. Felson, 1133 Broadway. Plan No. 2980.

10TH AV, 52, new fireproof elevator, hatchway, tent house, skylight to 3-sty brick office and beef cooler; cost, \$1,500; owner, Armour & Co., 52 10th av; architect, Wm. H. Dusenbury, 31 East 27th st. Plan No. 2948.

Bronx.

BROADWAY, 5580, new toilets, new partitions, &c. to two 3 and 2-sty brick and frame hotel; cost, \$1,300; owners, Estate of John Halpin, Rosedale, L. I.; architect, Geo. J. Froelich, 690 Whitlock av. Plan No. 534.

CONCORD AV, 438, new baths, new partitions, &c. to 4-sty brick tenement; cost, \$2,000; owner, Annuccio Santini, on premises; architect, H. A. F. Wunderlich, 550 Jackson av. Plan No. 535.

FORT SCHUYLER RD, 1351, 2-sty frame extension, 12x21x6, and move 2-sty frame dwelling; cost, \$2,000; owner, Wm. B. Bush, on premises; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 536.

FORT SCHUYLER RD, w s, 425 s Appleton rd, move 3-sty frame dwelling; cost, \$1,500; owner, Chas. Weitzel, on premises; architect, M. A. Buckley, 1513 Lurtig av. Plan No. 538.

FORT SCHUYLER RD, e s, 74.40 s Meyer st, move 2-sty frame dwelling and store; cost, \$1,200; owner, John Murphy, on premises; architect, Chas. R. Baxter, 3105 Middletown rd. Plan No. 540.

GLEBBE AV, 2526, 1-sty frame extension, 14x16, to 2-sty frame dwelling; cost, \$1,000; owner, John Berez Con. Co., 2366 Westchester av; architect, Anton Pirner, 2069 Westchester av. Plan No. 541.

HUNT AV, e s, 833 s Bear Swamp rd, 1-sty frame extension, 21x14.6, to 2-sty frame dwelling; cost, \$500; owner, Thos. H. Flynn, 1900 Hunt av; architect, T. J. Kelly, 643 Morris Park av. Plan No. 537.

Brooklyn.

BAYARD ST, s s, 62.2 e Graham av, extension to 3-sty store and dwelling; cost, \$750; owner, Geo. Paderano, on premises; architect, Chi Bauer, 861 Manhattan av. Plan No. 9192.

BUTLER ST, s s, 150 e Hoyt st, plumbing to 3-sty tenement; cost, \$250; owner, Domenico Santoro, 136 Butler st; architect, H. T. Baines, 177 Westervelt av, Richmond Hill. Plan No. 9090.

CONOVER ST, s w cor King st, extension to 4-sty store and tenement; cost, \$1,800; owner, Wm. Ulmer Brewing Co., 31 Belvedere st; architects, Koch & Wagner, 26 Court st. Plan No. 9073.

COOK ST, n s, 125 e Manhattan av, interior alterations to 3-sty store and tenement; cost, \$350; owner, Benj. Putter, on premises; architect, Tobias Goldstone, 50 Graham av. Plan No. 9218.

DEAN ST, n s, 20 e Sackman st, interior alterations to 3-sty store and dwelling; cost, \$200; owner, Emanuelle Troise, 2447 Dean st; architects, Cannella & Gallo, 60 Graham av. Plan No. 9093.

FULTON ST, s e cor Hicks st, interior alterations to 4-sty lodging house; cost, \$300; owner, E. Ghelardi, 1217 47th st; architect, F. B. McDuffie, 65 Clifton pl. Plan No. 9156.

FULTON ST, n s, 74 w Duffield st, interior alterations to office building; cost, \$2,500; owner, Offerman Estate, 503 Fulton st; architect, Thos. H. Styles, 1451 Broadway, Manhattan. Plan No. 9114.

HEWES ST, s s, 80 e Harrison av, plumbing to 3-sty tenement; cost, \$350; owner, Wolf Kaufman, 591 Bedford av; architect, Wolf Kaufman, 591 Bedford av. Plan No. 9091.

OAK ST, n s, 75 w West st, interior alterations to 4-sty factory; cost, \$5,000; owner, American Mfg. Co., Noble and West st; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 9193.

PRESIDENT ST, s s, 254 w Bedford av, plumbing to 1-sty stable and dwelling; cost, \$350; owner, John P. Finnegan, 1107 Carroll st; architect, John F. Collins, 556 Vanderbilt av. Plan No. 9106.

ROEBLING ST, e s, 61.9 n Division av, exterior alterations to 3-sty garage; cost, \$2,500; owner, Quick Service Co., on premises; architect, Nathan Langer, 81 East 125th st, Manhattan. Plan No. 9209.

RUTLEDGE ST, s s, 120 w Marcy av, extension to 2-sty dwelling; cost, \$500; owner, Isadore Cohen, 309 Wallabout st; architect, Tobias Goldstone, 50 Graham av. Plan No. 9129.

TOMPKINS PL, w s, 120 s Marston st, interior alterations to 3-sty dwelling; cost, \$275; owner, Mary C. Blatz, on premises; architect, Wm. F. Muller, 174 Dean st. Plan No. 9211.

VARET ST, s s, 75 w Humboldt st, extension to 2-sty store and dwelling; cost, \$225; owner, Senft Realty Co., 924 Broadway; architect, Hy M. Entlich, 29 Montrose av. Plan No. 9183.

WATER ST, n s, 210.10 e Bridge st, interior alterations to 3-sty factory; cost, \$1,500; owner, Reliable Steam Power Co., 250 Plymouth st; architects, Hathon & Berge, 103 Park av, Manhattan. Plan No. 9139.

NORTH 5TH ST, n s, 150 e Roebling st, interior alterations to 3-sty store and dwelling; cost, \$500; owner, Cono Dalie, 254 North 6th st; architect, Max Cohn, 280 Bedford av. Plan No. 9118.

SOUTH 5TH ST, s s, 103.3 e Keap st, extension to 2-sty dwelling; cost, \$125; owner, Friedland, 132 Monroe st, Manhattan; architect, H. M. Entlich, 29 Montrose av. Plan No. 9084.

NORTH 12TH ST, n s, 300 w Kent av, extension to 1-sty boiler room; cost, \$6,000; owner, Standard Oil Co., 26 Broadway; architect, John Boese, Queens Plaza, L. I. City. Plan No. 9159.

WEST 12TH ST, w s, 245 s So. Canal av, extension to 2-sty offices; cost, \$4,000; owner, Brooklyn Borough Gas Co., Surf av and West 17th st; architect, C. O. Faber, Surf av and West 17th st. Plan No. 9212.

EAST 14TH ST, e s, 260 s Av S, plumbing to 2-sty dwelling; cost, \$125; owner, Mathew Vance, on premises; architect, Jas. S. Schleichkaup, 2028 Gravesend av. Plan No. 9100.

21ST ST, n s, 225 e 3d av, extension to 2-sty dwelling; cost, \$1,200; owner, Maria Parrella, 141 21st st; architect, Pasquale Gaglardi, 239 Navv st. Plan No. 9136.

21ST ST, n s, 250 e 3d av, extension to 2-sty dwelling; cost, \$1,200; owner, Maria Parrella, 141 21st st; architect, Pasquale Gaglardi, 239 Navv st. Plan No. 9135.

21ST ST, n s, 275 e 3d av, extension to 2-sty dwelling; cost, \$1,200; owner, Maria Parrella, 141 21st st; architect, Pasquale Gaglardi, 239 Navv st. Plan No. 9134.

51ST ST, n s, 160.3 w 9th av, plumbing to 3-sty dwelling; cost, \$200; owner, Fredk Wilcock, on premises; architect, J. C. Wandell Co., 4 Court sq. Plan No. 9152.

DeKALB AV, n s, 103.3 e Emerson pl, interior alterations to 2-sty shop; cost, \$250; owners, Piner Bros., 417 DeKalb av; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 9125.

GRAHAM AV, w s, 25.4 n Richardson st, interior alterations to 3-sty store and tenement; cost, \$500; owner, Margt. L. Becker, 407 Westminster rd; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 9216.

GREENPOINT AV, s s, 145 w Franklin av, interior alterations to 4-sty store and tenement; cost, \$350; owner, Morris Zornow, 693 Madison st; architect, Tobias Goldstone, 50 Graham av. Plan No. 9130.

HOWARD AV, n w cor St. Marks av, extension to 4-sty store and tenement; cost, \$250; owner, Israel Wezikwitch; architects, Cohn Bros., 361 Stone av. Plan No. 9128.

KINGS HIGHWAY, n s, 70 w East 15th st, plumbing to four 1-sty stores and dwellings; cost, \$600; owner, Wood, Harmon & Co., 261 Broadway, Manhattan; architect, Geo. J. Darms, 1641 East 15th st. Plan No. 9214.

LIBERTY AV, n e cor Watkins st, interior alterations to 5-sty factory; cost, \$500; owners, Cohn Bros., 59 Liberty av; architects, Cohn Bros., 361 Stone av. Plan No. 9197.

PARK AV, n w cor Emerson pl, roof tank to 5-sty building; cost, \$2,300; owner, Michael McDermott, 850 St. Marks pl; architect, Franklin Machine Works, 13 Franklin st. Plan No. 9119.

PARK AV, n w cor Emerson pl, interior alterations to 5-sty factory; cost, \$2,000; owner, Michael F. McDermott, 750 St. Marks av; architect, W. Weisenberger, Jr., 130 East 15th st, Manhattan. Plan No. 9180.

ST. MARKS AV, s s, 20 e Saratoga av, extension to 2-sty store and dwelling; cost, \$400; owner, Asher Dieschler, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 9127.

THROOP AV, w s, 40 s Stockton st, roof tank on 6-sty loft building; cost, \$2,100; owner, Chas. Von Hoff, 248A Vernon av; architect, R. J. Mansfield, 155 William st, Manhattan. Plan No. 9153.

UTICA AV, n e cor Union st, extension to 3-sty store and dwelling; cost, \$750; owner, Benj. Shapiro, 1808 Prospect pl; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 9148.

WILLIAMS AV, n e cor Dumont av, extension to 4-sty store and tenement; cost, \$600; owner, Elias Sand Co., on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 9154.

Queens.

BELLE HARBOR.—Beach 135th st, w s, 340 s Newport av, 1-sty frame extension, 19x25, rear dwelling, tin roof, interior alterations; cost, \$1,450; owner, M. W. Robertson, on premises; architect, J. P. Hansen, 103 Park av, Manhattan. Plan No. 3068.

BROOKLYN HILLS.—Park av, 82, plumbing to dwelling; cost, \$50; owner, R. Faulkner, on premises. Plan No. 3042.

BROOKLYN HILLS.—Park av, 82, plumbing to dwelling; cost, \$50; owner, L. Lindgren, on premises. Plan No. 3041.

CORONA.—Jackson av, n s, 43 e 45th st, new store front; cost, 75; owner, G. DeVito, on premises. Plan No. 3044.

DUNTON.—Beaufort st, n w cor Atfield st, plumbing to dwelling; cost, \$50; owner, M. Borgia, on premises. Plan No. 3070.

EAST WILLIAMSBURGH.—Metropolitan av, n w cor Fresh Pond rd, 1-sty frame extension, 16x70, side glass factory, slag roof; cost, \$2,000; interior alterations; owner, Quegal Art Co., on premises; architects, L. Berger & Co., Ridge-wood. Plan No. 3059.

FAR ROCKAWAY.—Trieste pl, plumbing to dwelling; cost, \$50; owner, Albert Sokolsky, on premises. Plan No. 3045.

FLUSHING.—Washington st, 229, 1-sty frame extension, 25x40, rear dwelling, interior alterations; cost, \$700; owner, A. B. Smith, on premises. Plan No. 3038.

FLUSHING.—Smart av, w s, 425 s Queens av, plumbing to dwelling; cost, \$75; owner, H. Heffermann, on premises. Plan No. 3066.

FLUSHING.—Smart av, 148, plumbing to dwelling; cost, \$50; owner, F. Klein, on premises. Plan No. 3057.

FLUSHING.—Linden av, e s, 300 n State st, gas piping to dwelling; cost, \$60; owner, J. Wagner, on premises. Plan No. 3056.

GLENDALE.—Gamma pl, w s, 29 s Myrtle av, storm shed to store; cost, \$50; owner, E. S. Neff, on premises. Plan No. 3071.

JAMAICA.—Fulton st, s w cor Church st, 1-sty frame extension to provide for store, new plumbing; cost, \$500; owner, Estate of Wm. Goeller, on premises. Plan No. 3051.

JAMAICA.—Franklin st, e s, 206 s Fulton st, electric sign on store; cost, \$50; owner, Wm. Youngs, premises. Plan No. 3074.

LAUREL HILL.—Railroad av and DeBevoise av, elevator in factory; cost, \$2,000; owner, National Enameling & Stamping Co., premises. Plan No. 3076.

LAUREL HILL.—Hobson av, n e cor Hall st, fire escapes to factory; cost, \$500; owner, Nichols Copper Co., on premises. Plan No. 3046.

L. I. CITY.—West st, 138, interior alterations to loft; cost, \$150; owner, J. Russell, on premises. Plan No. 3043.

L. I. CITY.—Broadway, n e cor 12th av, 1-sty brick extension, 25x55, rear store and dwelling, tin roof, interior alterations; cost, \$1,500; owner, Emma Barmore, on premises; architect, T. J. Reidy, 76 Hoyt av, L. I. City. Plan No. 3039.

L. I. CITY.—15th av, between Wilson and Flushing avs, new plumbing to dwelling; cost, \$900; owner, J. Schmid, on premises. Plan No. 3036.

L. I. CITY.—Review av, s w cor Marsh st, interior alterations to dry kiln; cost, \$1,300; owner, Brunswick-Balke Collender Co., on premises. Plan No. 3060.

L. I. CITY.—2d av, w s, 99 n Webster av, elevator in garage; cost, \$1,750; owner, J. McLaughlin, on premises. Plan No. 3065.

L. I. CITY.—Ridge st, n s, 250 w Ely av, plumbing to dwelling; cost, \$75; owner, Rev. J. J. Higgins, premises. Plan No. 3073.

QUEENS.—Hollis av, n s, 135 e Grant av, general interior alterations to dwelling, new plumbing; cost, \$1,700; owner, A. A. Mosback, Hollis av, Queens. Plan No. 3072.

RICHMOND HILL.—Guion pl, e s, 10 n Fulton st, plumbing to dwelling; cost, \$30; owner, M. Osterwald, premises. Plan No. 3077.

RICHMOND HILL.—Atlantic av, n e cor Lefferts av, electric sign on store; cost, \$60; owner, Emma Gemant, premises. Plan No. 3075.

RIDGEWOOD.—Seneca av, 757, interior alterations to store and dwelling, tin roof; cost, \$180; owner, J. Dannehardt, on premises. Plan No. 3053.

RIDGEWOOD.—Seneca av, 684, electric sign to store; cost, \$50; owner, J. Kull, on premises. Plan No. 3040.

ROCKAWAY BEACH.—Wygant pl, 31, repair plumbing after fire damage; cost, \$100; owner, S. L. Chinman, on premises. Plan No. 3064.

WOODHAVEN.—Ferry st, w s, 120 s Jamaica av, plumbing to dwelling; cost, \$50; owner, M. Pembroke, on premises. Plan Nos. 3049-50.

Richmond.

NEPTUNE ST, s w cor Britton lane, New Dorp Beach, alterations to frame dwelling; cost, \$100; owner, U. E. Willis, 3 Astor pl, Jersey City, N. J.; builder, Paul L. Wolf, 205 Waterside st, New Dorp. Plan No. 574.

RICHMOND TERRACE, s s, 400 w Westervelt av, New Brighton, alterations to frame dwelling; cost, \$200; owner, Mrs. Pendleton, 109 Henderson av, New Brighton; architect and builder, A. Doerr, Stapleton. Plan No. 575.

STUYVESANT PL, e s, 150 n Arietta st, Tompkinsville, alterations to brick garage; cost, \$1,000; owner and builder, Chas. Baesler, Tompkinsville; architect, Jos. Whitford, Tompkinsville. Plan No. 578.

HAMILTON AV, 26, n w cor Stuyvesant pl, New Brighton, alterations to frame dwelling; cost, \$125; owner, Wm. B. Thomas, 3-5 Washington pl; architect, Elwood Hughes, Manhattan; builders, Hughes & Hughes, 404 West 34th st, Manhattan. Plan No. 579.

HATFIELD AV, n s, 40 w Lafayette av, Port Richmond, alterations to frame dwelling; cost, \$150; owner and builder, Michael Aramutola, 115 Hatfield av, Port Richmond. Plan No. 573.

JEWETT AV, w s, 25 s Bennett st, Port Richmond, alterations to frame store and dwelling; cost, \$75; owner and builder, J. Serio, premises. Plan No. 577.

JEWETT AV, n s, 25 s Bennett st, Port Richmond, alterations to frame store and dwelling; cost, \$75; owner and builder, J. Serio, premises. Plan No. 576.

SPRAGUE AV, w s, 1,200 s. Amboy rd, Tottenville, alterations to frame dwelling; cost, \$125; owner, H. C. Raynes, 154 Sprague av, Tottenville; builder, C. O. Pearson, 280 Broadway, Tottenville. Plan No. 582.

SPRAGUE AV, e s, 1,400 n beach front, Tottenville, alterations to frame dwelling; cost, \$75; owner, H. C. Masmund, 281 Prospect av, Tottenville; builder, C. O. Pearson, 280 Broadway, Tottenville. Plan No. 581.

TODT HILL RD, e s, 225 s Chestnut st, West New Brighton, alterations to frame dwelling; cost, \$300; owner, Jane Hunter, Todt Hill rd, New Brighton; builders, Wm. Osborn & Son, Mariners Harbor. Plan No. 580.

WASHINGTON AV, e s, 200 n Journeay av, Greenridge, alterations to frame dwelling; cost, \$700; owner, Eliza J. Ward, Greenridge; builder, Fred Van Name, 971 Post av, Port Richmond. Plan No. 584.

PERSONAL AND TRADE NOTES.

C. C. STRAUB, architect, is practicing his profession at 621 Broadway.

R. E. SHERLOCK, architect, is practicing his profession at 45 East 42d st.

JOHN C. SIMS, architect, has moved his offices from 110 West 34th st to 2181 Ryer av.

W. WIEGAND, architect, recently moved his offices to the Monolith Building, 45 West 34th st.

WALLICK & TERWILLIGER, architects, have moved their offices from 29 West 33d st to 55 East 52d st.

BUFFALO FOUNDRY & MACHINE CO., Buffalo, N. Y., recently opened a New York office at 17 Battery pl.

OTTO E. GOLDSCHMIDT, consulting engineer, has moved his offices from 9 East 40th st to the Tilden Building, 105 West 40th st.

JOHN A. BRASHEAR, past president of the American Society of Mechanical Engineers, has been elected an honorary member of the Engineers' Club.

AUTOMATIC STUCCO MACHINE CO., 51 East 42d st, expects to have its machine perfected within the next sixty days and will then place it on the market.

FRANK E. WATKINS, formerly associated with the Canadian Fairbanks-Morse Co., has been appointed works manager of the East Jersey Pipe Corporation, Paterson, N. J.

LORD & BURNHAM CO., 30 East 42d st, designers and manufacturers of greenhouses, has opened a Pacific Coast office at 1720 Oxford st, Berkeley, Cal., in charge of George C. Pape.

R. J. HARKNESS, heating and plumbing contractor, 4711 4th av, Brooklyn, desires catalogues, price lists and samples from manufacturers and jobbers of plumbing and steam fitters supplies.

HENRY WELLES DURHAM, consulting engineer, 366 5th av, was recently appointed County Engineer of Bergen County, N. J. Mr. Durham will continue his New York office and his private practice.

L. E. THORNTON, architect, has moved his offices from 212 Garland av, Kansas City, Mo., to Lake Charles, La. Catalogues and samples are desired from manufacturers and jobbers interested in the building trades.

GEORGE & EDWARD BLUM, architects, 507 5th av, have been commissioned to prepare the plans for the building to be erected to house the Santa Claus Association. No site for this structure has as yet been selected.

MCLAURY MARBLE & TILE CORPORATION, Walnut av and East 141st st, announces that D. H. McLaury is no longer connected with that corporation. This firm was formerly the D. H. McLaury Marble Co. and the McLaury Tile Co.

LEON S. MOISSEIFF, consulting engineer, has opened an office at 69 Wall st, for the general practice of his profession. Mr. Moisseiff was formerly connected with the Department of Bridges of the City of New York as chief of the Division of Design.

GEORGE W. OLVANY, who has represented the Real Estate Board and the Conference Committee of Real Estate and Allied Interests on numerous occasions before legislative bodies, has been selected as counsel by Sheriff-Elect Alfred E. Smith, at a salary of \$6,000 a year.

JOHN R. LARKIN, who, for a number of years, has been connected with the office of Geo. F. Pelham, Inc., architect, 30 East 42d st, will, after January 1, 1916, assume the duties of chief draughtsman in that office. Mr. Larkin was formerly a member of the draughting force in the office of J. E. R. Carpenter.

COMMISSIONER DAVIS will be the next speaker in the course of informal address on the government of the City of New York. She will speak on the "Functions of the Department of Corrections," Wednesday, January 5, at 5 p. m., in Room 507, Municipal Building. Admission is free to city employees.

CAMPBELL SCOTT, for the last eleven years manager of the Otis Elevator Company's plant at Yonkers, N. Y., resigned his position on Dec. 31, 1915. Before joining the staff of the Otis Elevator Company Mr. Scott for eight years had been associated with the C & C Electric & Manufacturing Company of New York as secretary and general manager.

EIGHT-HOUR LAW.—The contracting firm of P. Sanford Ross, Inc., was acquitted of a charge of violating the eight-hour labor law which had been brought against it by the government in connection with dredging work the company did off Staten Island. Judge Haight, in the Newark branch of the United States District Court, directed the verdict.

CHARLES E. JONES has been appointed Superintendent of the Bronx office of the Tenement House Department, to succeed James F. Meehan. Mr. Jones was formerly chief inspector in the office of which he now becomes the head. Mr. Meehan, prior to assuming the office of superintendent of the Bronx office, was a prominent builder and is making preparations to return to that field of endeavor.

PLAN FILINGS.—A committee, consisting of Rudolph P. Miller, Supt. Carlin, of Brooklyn; Secretary Sayre of the State Industrial Commission and C. B. Meyers, architect, have been appointed to draft rules and regulations for the filing and examination of plans for factory buildings, so that only one examination will be necessary, and that will be made by the Building Bureau having jurisdiction. The committee has not yet had a meeting.

MARTIN SCHENCK, for the last fifteen years chief engineer of the Park Department of the Bronx, has resigned from the service of the city. During his occupancy of this position the Zoological Park has been created and he supervised the erection of practically all of the buildings. He had charge of all of the contracts, involving an expenditure of about \$2,500,000. In noting his resignation, the Zoological Society has adopted a resolution commending his administration.

ARCHITECTURAL LEAGUE OF NEW YORK was the guest of President McAneny at the City Hall, Wednesday afternoon, December 29. About one hundred members of the league arrived in a body and inspected the changes made in the interior of the old building since Mr. McAneny became Borough President of Manhattan, six years ago. The visitors went through the building and were shown just what changes had been made to make the interior of the hall conform, so far as possible, to the design of John McComb, the original architect of the building, which was planned more than one hundred years ago. After the inspection had been made tea was served in the rooms of the Municipal Art Commission, at which John Quincy Adams, assistant secretary of the commission, presided.

WARREN POWERS LAIRD, professor of architecture at the University of Pennsylvania, and consulting architect in the erection of many prominent buildings in this county, has been appointed advisor in the preparations of the plans for the memorial building to be erected to mark the 250th anniversary of the founding of the City of Newark, N. J. The arrangements for this celebration are in the hands of the Committee of One Hundred, of which former Governor Murphy is chairman. The plans for the memorial building will be secured by a preliminary competition open to local architects exclusively. The two architects most successful in this competition will be invited to enter the final competition which will be participated in by about seven of the foremost architects of the country.

GEORGE McANENY, president of the Board of Aldermen, was the guest of honor at a dinner arranged by the Architectural League of New York, Wednesday evening, December 29. The dinner was held in the India House, in Hanover sq. Grosvenor Atterbury, president of the League, was the toastmaster of the evening. With a graceful speech, Mr. Atterbury presented the league's guest with a bronze medal, designed by Daniel Chester French and inscribed: "To George McAneny in recognition of his helpful interest in architecture and the allied arts." The dinner was attended by many of the foremost architects, painters and sculptors in the city as well as by prominent business men recognized as patrons of the arts. Among those present were Borough President Marks, Robert W. De Forest, R. T. H. Halsey, J. Q. Adams, Herbert Adams, Robert Aitken, W. W. Bosworth, Hugo Ballin, Gutzon Borglum, Arnold W. Brunner and Frank L. Babbott.

OBITUARY.

ROBERT CRAWFORD, a retired general contractor, died at his home, 46 Booraem av, Jersey City, N. J., Thursday, December 23. He was eighty years of age.

LAURENCE CAHILL, a prominent building contractor in the Bushwick section, died at his home, 286 Chauncey st, Brooklyn, Wednesday, December 20. He was born in Ireland sixty years ago.

FRANK A. SCOTT, architect and builder, died at his home, 127 J-hnson st, Newburgh, N. Y., Friday, December 17. He was eighty years of age. For many years Mr. Scott was numbered among the most prominent architects and builders along the Hudson River. He retired from active business about ten years ago. Mr. Scott was formerly a city excise commissioner and was well known in Masonic fraternity.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS will hold its midwinter convention in New York City February 8-9, 1916.

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.

INTERNATIONAL CUT STONE CONTRACTORS' AND QUARRYMEN'S ASSOCIATION OF NORTH AMERICA, INC., will hold its thirteenth annual convention at the Hotel Traymore, Atlantic City, N. J., January 19-20, 1916.

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.

RETAIL LUMBER DEALERS' ASSOCIATION of the State of New York will hold its annual convention at Poughkeepsie, N. Y., January 26-28, 1916. The Programme Committee is preparing an interesting programme for each session of the meeting.

MASTER PLUMBERS of the Borough of Brooklyn will hold their annual entertainment and reception at Prospect Hall, Tuesday evening, January 18. The Arrangement Committee has prepared an interesting program which will be followed by dancing.

DR. MICHAEL I. PUPIN of Columbia University was recently elected president of the New York Academy of Science, succeeding George F. Kunz. The annual dinner of the academy, held at the Hotel Manhattan, was followed by a joint session by transcontinental telephone with the California Academy of Natural Science at San Francisco.

ASSOCIATION OF AMERICAN PORTLAND CEMENT MANUFACTURERS at its recent annual meeting held in New York City elected the following officers: B. F. Affleck, president; F. W. Kelley, vice-president; L. R. Ferguson, assistant secretary; G. S. Brown, treasurer. Percy H. Wilson, who has served as secretary for a number of years, resigned, and J. P. Beck was elected general manager of the association. B. F. Affleck, the new president, is president of the Universal Portland Cement Co.

ILLUMINATING ENGINEERING SOCIETY will celebrate the tenth anniversary of its organization by holding a midwinter convention in New York City, February 10-11. At this time honorary membership will be conferred on Thomas A. Edison, Arthur Williams is chairman and Clarence L. Law is secretary of the Convention Committee.

EXECUTIVE COMMITTEE of the National Electrical Contractors' Association will hold a meeting at Richmond, Va., February 7-8, 1916, to make arrangements for the annual convention which will be held at the McAlpin Hotel, New York, July 18-22, 1916. The Entertainment Committee for the convention consists of George Weiderman, chairman; W. C. Peet, L. Freed, Lewis L. Brown, C. A. Christesen, E. J. H. Thieme and Louis Kalischer.

SOCIETY OF BEAUX ARTS ARCHITECTS will hold its annual Ball of the Fine Arts at the Hotel Astor, Friday evening, February 11. The event will be known as the "Bal des Dieux" or Ball of the Gods. In contrast to the picturesque Venetian Fete of 1914, the architects have decided to produce a pageant of pagan mythology, the costumes, decorations and tableaux all harking back to periods of history ante-dating the days of early Greece. The proceeds of the ball will be used for the support of the school of design which is maintained by the society at 126 East 75th st, Manhattan, for the benefit of young artists and draughtsmen.

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.

BUILDING MATERIALS AND SUPPLIES

CRUSHED TRAP ROCK ADVANCES TEN CENTS A CUBIC YARD IN THIS MARKET—HOLLOW FIREPROOFING TILE UP

Brick and Cement Prices Hold Firm
—Conscription May Mean Exports

CRUSHED stone, steel and terra cotta fireproofing tile are the only building materials showing a change in prices as the year closes. In the former prices for both the standard sizes of trap rock have advanced ten cents a cubic yard in this market and in the latter there has been a readjustment of prices to meet the abnormal demand in the New York suburbs. The list for exterior block shows an advance of approximately a half a cent to a cent and a half for National and for interior block there has been a readjustment that shows a lower level than those prices that heretofore have existed, but which, in reality indicate a general stiffening of quotations. Instead of the list being merely nominal with liberal discounts and shading, it is now practically impossible to buy this material for less than the new suburban card.

Significance is attached to the fact that New York dealers are not open market buyers, but are riding from stack. Most of the brick in reserve was bought when the market was below \$6.75 a thousand. As the market is \$8.50 now, it is evident that dealers want to realize their legitimate profits now. Practically all the Hudson brick coming into the market is under cover for special orders and is not being quoted. That accounts for the dealers riding from stack at this time

of the year with the Hudson river open to navigation at least as far as the Haverstraw yards. It is interpreted to mean that higher prices are expected, although there is a growing sentiment that the brick price movement has gone as far as it properly should for this time of the year, especially as long as open building weather continues.

Portland cement is developing considerable export trade. About 60,000 barrels went out to foreign customers this week. If this movement continues and develops into sizeable quantities, it promises to tax the capacity of eastern mills. There are inquiries in the market for at least 13,000,000 barrels for France and England. It is said that the actual movement of these inquiries depends upon whether England adopts the conscription acts which will force it into American markets for cement.

Plan filings in the five boroughs this week follows with comparisons for the same week in 1914. Last week 242 new building plans were filed with an estimated value of \$2,206,780.

	Week ending			
	Dec. 31, 1914.		Dec. 31, 1915.	
	No.	Value.	No.	Value.
Manhattan.....	3	\$37,500	2	\$21,569
Bronx.....	4	18,700	9	288,800
Brooklyn.....	21	116,000	41	262,100
Queens.....	29	102,450	48	151,300
Richmond.....	7	14,860	11	6,168
Totals.....	64	289,510	111	\$729,937

STRUCTURAL STEEL.

Current Price Passed 2 Cent Mark at Tidewater, New York.

CONFORMING to the prophesy made by the Record and Guide in its issue of December 11th, the price of structural steel at tidewater passed the two-cent mark this week. The current price is 2.069c. This is the first time in eight years that the price of this commodity has been quoted at this figure.

HOLLOW TILE ADVANCES.

New Prices for Exterior Block—Partition Block Changes.

PRICES of hollow terra cotta fireproofing block advanced this week. The new quotations will be found under their proper classification in the table on this page. H. G. Thomas, suburban sales manager, said that the change was due to an unusual demand for seconds from war munition plants that were building larger temporary fireproof quarters.

CRUSHED STONE HIGHER.

Gain of Ten Cents a Cubic Yard Accounted for by Demand.

CRUSHED trap rock was advanced ten cents this week. There are only two plants operating to supply this market on account of the ice in the upper Hudson. The demand for barges and scows is another factor making the increase necessary. Barge owners can get from \$10 to \$12 a day for these bottoms whereas the normal chartering cost to stone interests is \$5 and \$6.

CEMENT SHIPMENTS GAIN.

Movements From Zones 1 and 2 for 1915, 500,000 Greater.

PORTLAND CEMENT shipments out of Zones 1 and 2, the Lehigh and Hudson manufacturing districts for 1915 show a gain of about half a million barrels. In other words the shipments this year were 30,000,000 barrels as against 29,500,000 barrels in 1914. Most of this gain was in the last nine months and the greatest impetus was since September 1. The stock on hand in all the mills of the country at the close of the year is about ten per cent. below that at this time last year.

CONSCRIPTION AND CEMENT.

Manufacturers Look for European Orders if Labor Goes to War.

PORTLAND cement manufacturers are watching with some interest the outcome of the conscription legislation now pending in Parliament. There have been inquiries in this market for 3,000,000 barrels. About 60,000 barrels went abroad this week. If the British government sends its laborers to war by compulsion it may mean the closing down of British cement mills

and the business that has been pending in the form of inquiries may develop into orders, for many times that amount. Prices are firm for domestic business.

COMMON BRICK.

Market Holds Steady at Close of Year—Demand Firm.

COMMON BRICK in the Hudson River district reported firm at \$8.50 level. There are 14 open barges left over at the close of the year as against 29 last year.

Official transactions for Hudson River brick covering the week ending Thursday, Dec. 30, in the wholesale market, with comparison for the corresponding period last year, follow:

	1915.			
	Arrived.	Sold.	Covered.	
Open Barges, left over, Friday A. M., Dec. 24—13.				
Friday, Dec. 24.....	5	4	0	
Saturday, Dec. 25.....	8	3	0	
Monday, Dec. 27.....	0	3	0	
Tuesday, Dec. 28.....	6	4	1	
Wednesday, Dec. 29.....	5	1	0	
Thursday, Dec. 30.....	0	5	2	
Total.....	24	20	3	

Reported en route, Friday, Dec. 31—11. 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 and profit add cartage); Newark, \$8 and \$8.50 (yard). Cargoes left over Friday A. M., Dec. 31—29. Covered sold, 2. Covered, 3. Left over covered barges, 22. Open barges left over, 14.

	1914.			
	Arrived.	Sold.	Covered.	
Left over Friday A. M., Dec. 25—13.				
Thursday, Dec. 24.....	1	2	0	
Friday, Dec. 25.....	Holiday			
Saturday, Dec. 26.....	6	10	8	
Monday, Dec. 28.....	0	4	1	
Tuesday, Dec. 29.....	5	9	1	
Wednesday, Dec. 30.....	0	0	0	
Total.....	12	25	10	

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., Jan. 1—31. Covered sold, 10. Left over covered barges, 13.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Dec. 30, 1915.....	1866
Total No. bargeloads sold Jan. 1 to Dec. 30, 1915.....	1837
Total No. bargeloads left over Dec. 31, 1915.....	29
Total No. bargeloads left over Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over, Jan. 1 to Dec. 31, 1914.....	1661
Total No. bargeloads sold Jan. 1 to Dec. 31, 1914.....	1630
Total No. bargeloads left over Jan. 1, 1916.....	31

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last month, are as follows. In each case the quotations given below were those prevailing up to Jan. 1, 1916.

Note.—Current price changes are indicated by black-face type. For comparison see Record and Guide Dec. 3, 1915.

Hudson common.....	\$8.50@	—
Raritan common.....	7.75@	\$8.25
Second hand common.....	4.00@	—
Newark (yard).....	8.25@	8.50
Front or face.....	20.00@	36.00
CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):		
Domestic Portland, Spot.....	\$1.67@	—
Over 30 days.....	—	@\$1.72
10c. bag; returns on bags.....		
Mill base.....	1.05@	1.15
Con. Rosendale Nat. to dealers.....	0.90@	—
Dealers price to job.....	1.10@	—
7½c. bag; returns on bags.....		
Alsen's German.....	No Quotation	
Dyckerhoff German.....	No Quotation	

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

Trap rock, 1½ in.....	stiff 1.00
Trap rock, ¾ in.....	stiff 1.00
Bluestone, 1½ in.....	firm .90
Bluestone, ¾ in.....	firm 1.00

GLASS, Window—from jobbers' list—

	Discounts.
Single thick.....	90-20
Double thick.....	90-20
Plate (May 1 list).....	90-40

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

1½ in.....	\$0.85
¾ in.....	.80
P. S. C. gravel.....	.95

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):

Exterior—	
4x12x12 in.....	\$0.0875
6x12x12 in.....	.0875
8x12x12 in.....	.006
10x12x12 in.....	.125
12x12x12 in.....	.156
Interior—	
2x12x12 in.....	\$0.044
3x12x12 in.....	.044
4x12x12 in.....	.05
6x12x12 in.....	.066

LIME (Standard 300 lb. bbls. wholesale):

Farnham Cheshire, finishing.....	\$1.55@	\$1.60
Eastern common.....	1.15@	1.37½
Hydrated finishing.....	8.50@	9.50

LINSEED OIL—

American Seed City Raw.....	\$0.65@	\$0.68
American Seed City Boiled.....	.64@	.67

LUBRICANTS (Mineral):

Black, refined, summer.....	\$0.13½@	—
Black, reduced, 27 gravity,		
35@30, c. t.....	\$0.15@	—
Wax, crude.....	.04@	\$0.05
Cylinder, light filtered.....	.25@	.28
Cylinder, dark, steam, refined.....	.17@	.25

LUMBER (Wholesale prices, New York City):

Yellow pine (merchantable 1905, f. o. b. N. Y.):		
8 to 12 in.....	\$21.00@	\$25.50
14 to 16 in.....	28.00@	32.00
Heart face siding 4-4 & 5-4.....	—	@ 28.00
Flooring, 13-16x2½ & 3 ins.....	13.50@	26.25
Hemlock, Pa. f. o. b. N. Y. base price, per M.....	—	@ 21.50
Hemlock, W. Va., base price per M.....	—	@ 19.50
Hemlock, Eastern mixed cargoes.....	—	@ 20.00
(To mixed cargo price add freight \$1.50.)		
Spruce Canadian.....	\$24.00@	\$25.00
Spruce (W. Va. f. o. b. N. Y., lighterage limits):		
2x4, 18 and 20 ft.....	\$27.00	
9 in., 16 ft. and under.....	28.00	
2x6, 10 and 14 ft.....	23.00	
2x8, 12 and 14 ft.....	23.00	
2x10, 3x10, 10 to 16 ft.....	29.00	

Add \$1.00 per M. for each inch over 12 ins.
Add \$1.00 per M. for every 2 ft. over 20 ft. in length.
1x2 shingling lath, rough or dressed one side.....\$26.00

LATH (Eastern spruce f. o. b. N. Y.):

1½-in. slab.....	\$4.00@	—
------------------	---------	---

PLASTER—(Basic dealer prices, at yard, Manhattan):

Masons finishing in 100 lb. bags, per ton.....\$10.50@

BLOCKS—	
2 in. (solid) per sq. ft.....	\$0.06
3 in. (hollow).....	.06
4 in. (hollow).....	.07½
Boards ½ in. thick, per sq. yd.....	.16

SAND—

Screened and washed Cow Bay, 500 cu. yds. lots, wholesale.....	\$0.45@	\$0.50
--	---------	--------

SLATE (Per Square, N. Y.):

Penn. Bangor ribbon.....	\$4.12@	\$4.75
Munson, Maine, No. 1.....	5.50@	7.75
Munson, Maine, No. 2.....	4.50@	6.75
No. 1 red.....	10.00@	12.00
Unfading green.....	4.00@	6.00
Genuine Bangor.....	4.75@	—
Pen Argyle.....	4.00@	6.00
Vermont, sea green.....	3.00@	4.20

STRUCTURAL STEEL (Tidewater):

Beams & channels up to 14 in.....	2.069c@	—
Beams & channels over 14 in.....	2.069c@	—
Angles 3x2 up to 6x8.....	2.069c@	—
Zees and tees.....	2.069c@	—
Steel bars, half extras.....	2.069c@	—