

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, JANUARY 31, 1914

THE SINGLE-TAX THEORY DISSECTED

The Right of Private Ownership in Land as a Product of Labor—
Land in the City Not a Natural Product—Land Values Would Shrink.

By CYRUS C. MILLER

THE Salant-Schaap bill (named after its last sponsors) is, we are told, about to be submitted again to the Legislature of the State of New York. It is expected to contain the same provisions as its predecessor, the Sullivan-Shortt bill, which was defeated in 1911. These bills are known as the "half-tax" bills because they aim to divide the tax on buildings and other improvements into two parts, one to be levied on the improvements and the other to be added to the present tax on land. This will result in a "half tax" on buildings and an extra tax on land.

The bill sets forth that ten per cent. of the tax on buildings shall be taken off each year for five years and added to the land tax. It should be understood that the plan is a half way station to the Henry George single tax, by which all taxes (instead of half) are to be taken from buildings and placed on land. The principles applying to both half tax and single tax are the same. The single-tax theory is that land and air and water are natural products and belong to mankind in general, so no individual should have exclusive ownership of them; while buildings and other improvements are the products of labor and should be the exclusive property of the persons who create them. To carry out this theory the single-taxers propose to leave the land in the possession of its owners but to levy upon it a tax equal to its producing power, so that the possessors of the land cannot have its income, which will be divided among the community to meet the burdens of government. I believe this to be a fair statement of their plans.

A Henry George Theory.

Perhaps some quotations from "The Condition of Labor," by Henry George, will not be amiss:

"Being created individuals with individual wants and powers, men are individually entitled (subject of course to the moral obligations that arise from such relations as that of the family) to the use of their own powers, and the enjoyment of the results. There thus arises, anterior to human law, and deriving its validity from the law of God, a right of private ownership in things produced by labor, a right that the possessor may transfer, but of which to deprive him of without his will is theft. This right of property originating in the right of the individual to himself, is the only full and complete right of property. It attaches to things produced by labor, but cannot attach to things created by God. * * * We propose leaving land in the private possession of individuals, with full liberty on their part to give, sell or be-



HON. CYRUS C. MILLER.

queath it, simply to levy on it for public use a tax that shall equal the annual value of the land itself, irrespective of the use made of it or the improvements on it."

Land As a Labor Product.

It is to be seen that the whole theory is based upon the idea that land is not the product of labor. If it be shown that in a civilized community land is a product of labor, the theory falls to the ground.

Let us examine this idea in detail. No one will question that land, air and water in a new community are natural products common to everyone, but like every other natural product, they are converted easily into products of labor. My friend the fruit grower buys compressed air in cylinders from a concern which takes this natural product and compresses it. He uses it as a motive power to spray his trees. In my office we use bottled water which we buy from some one who collects this natural product, bottles it and sells it to us. Miners take gold and precious stones, and coal, and oil out of the earth, and after they have treated them by various forms of human labor either in manufacture or transportation, exchange them for other products of human labor.

When our forefathers stepped upon Plymouth Rock they found before them an unbroken forest, a natural product. It had no selling value. They chopped down the trees, pulled the stumps, blasted or picked off the rocks and stones, filled the ravines, built roads and converted the land into a product of human labor. Anyone could do it who would. Now it is proposed to lay a tax on that land which shall be equal to its producing power, because they say the

community is entitled to the income and not the individual who expended his labor on it, or his successor. Perhaps it will be said that land in the cities is not farming land and the same reasoning will not apply.

In the beginning of the city, land was free to all. Some men worked on the land and converted it into farms, others invested their capital in merchandise, all helped to build up the city. The man who made bricks which were the product of his labor, sold some and bought land with his profits. He wanted the land, others wanted his bricks. Out of his savings he paid taxes on the land to carry on the government and assessments to build streets and sewers and lay pavements and prepare the land for the time it would be needed for buildings. The bricks were the primary product of his labor, but the land no less represented his labor, and was the product of it in the wider sense. While he held the land he had to go without interest on his original capital, the taxes, and the assessments.

Land as a Savings Bank.

All of these items went into the land as they would into a savings bank, some day to be returned, he hoped. Finally, a demand came for his land, as it had for his bricks, and he sold it, sometimes with a profit, sometimes without. The community encouraged him to put his savings into land. What can be said of an attempt to take them away? It may be said again that it is not the intention to take away the land from his possession. This is true, but it is also true that the plan is to take away its selling value by taxing away its income or its potential power to produce an income.

A lot is worth a sum upon which it will produce a fair return after the taxes have been paid. A fair return is, let us say, 5 per cent. It is worth \$1,000 if it will produce \$50 (5 per cent. income) and the taxes say, 2 per cent., or \$20, which is \$70 in all. If the taxes are raised to 3 per cent. the income will be reduced to \$40 and the lot will be worth only \$800 to sell. If the taxes are increased to 4 per cent. the income will be \$30, and the selling value \$600; and finally, if the tax is increased to 7 per cent. the entire income will be taken and the lot will have no selling value at all.

Who will pay \$1,000 for a lot if he cannot sell it again for the same amount, or if he cannot gain an income from it on that sum? If the income is taken away the selling value of the lot is lost. This means that thousands and thousands of small owners who now have their savings in a home or tenement upon which there is a mortgage, and whose equity only equals the selling

value of the land, will see their investments wiped out and the mortgagee get the property.

Falsity of the Cheap Rent Theory.

It is thought that taking away the selling value of land will make it possible for men to build homes on it and have cheap rents, and escape the congestion of the cities. Let us examine that theory. Undoubtedly the first effect would be to make vacant land cheap in localities where the local improvements, such as regulating and grading, sewerage and paving, have been paid for, because these investments as well as the original capital invested in the land would be lost; but as soon as these lands were occupied, who would invest in other lands years before they were needed for dwellings, and pay the taxes and assessments necessary to convert these lands into building lots suitable for a city?

Now they are made ready to relieve any congestion in the city long before there is any demand for them. On what would the assessments be levied if the lands had no selling value? Who would advance the money for these improvements? Again, if the tax on the building is only half that on the land, the tendency would be to build upon as much of the land as possible and have most of the investment in the building. It is to be seen that a worse congestion would occur than any we now have and rents would rise as the demand increased. In a few years they would be higher than they are now.

It is hard to understand the argument that buildings and improvements should be exempted from taxes. The object of taxes is to support the government in the discharge of its functions, such as the operation of the Fire Department, the Police Department, and the Courts, and all its other activities. What are these for more than for the preservation of buildings and other improvements? Vacant property does not need the Fire Department, or the Police Department, or the Courts; yet it is proposed to relieve buildings and improvements which are the direct beneficiaries of the tax, and place the burden on land, which gets little or no direct benefit from it.

The larger the ratio which the value of a building bears to the whole investment, the greater the need of the governmental functions supported by the tax; but the single tax would exempt the building and charge the land.

Another fact which appears to be forgotten is that the building is bound to wear out and the only chance the owner has to offset the diminishing value of his building lies in the increase in the value of his land. If he is denied the increase in the value of his land, he must charge higher rents so as to provide a sinking fund for his building. This necessary consequence explodes the lower rent theory.

Practical Difficulties.

Let me call attention to the practical difficulty of levying the single tax. To quote again from "The Condition of Labor":

"The value we propose to tax, the value of land irrespective of improvements, does not come from any exertion of labor or investment of capital on it or in it; the value produced in this way being values of improvements which we would exempt."

If the capital invested in a piece of land is to be exempted from taxation, we shall find that many lots which now are not worth the capital invested in them, plus interest, will have no tax levied upon them. Suppose we exempt the natural value of land and tax the so-called "social value." How can we

determine what part of the present value we tax? If, on the other hand, we exempt the capital invested and interest we find that the sum invested will be far greater than the present value.

History tells us that Peter Minuit, the first director-general of the Dutch East India Company, paid to the Indians in 1626 the sum of 60 guilders or about \$24, for the land on Manhattan Island. In 1913 the assessed value of this land was \$3,155,389,410, but when we figure that this same \$24, if put out at the prevailing rates of interest since 1826, would amount now to \$12,884,901,824, in round numbers, we conclude that the unearned increment or social value was not so much after all.

Capital Joined With Labor.

In a settled community where capital has been invested in land it is practically impossible to find out what part of the land represents capital and what part labor. When was there a time when both capital and labor were not spent on it? In a new community when everyone starts off on an even basis and it is agreed that land shall have no selling value, the single tax may be as good as any other, but not so where all the land values in the community are based on investments from the proceeds of labor. In fact, in such cases as the New England farms before mentioned, their entire value is the result of labor. In the case of unimproved city lots, although the original capital invested was small, the taxes, interest and investment, assessments and interest on them sometimes exceeds by a large sum the present selling value of the lots. Only a few days ago an article in a newspaper called attention to a lot in Tremont avenue, Bronx, which the owner bought in 1872 for \$5,000. In 1912 it was sold and now it is worth \$30,000. On the face of it the owner made a large profit, but upon analysis it appeared that his original investment of \$5,000, with interest for the 40 years, amounted to \$35,200. He paid out taxes and assessments of \$14,000. His investment amounted to \$49,200, while his property was worth only \$30,000. What part of this should be taxed? Will the city repay to him the sum he has spent for investments, taxes, assessments and in-

terest over the selling value of the property?

It may be seen, therefore, that land in the city is not a natural product, but a product of labor. In this it differs in no respect from merchandise in whose exclusive ownership the investor is entitled to all the protection of the laws, and that a tax designed to take away the selling value of his property is only a means of confiscation under the form of law.

The Unearned Increment.

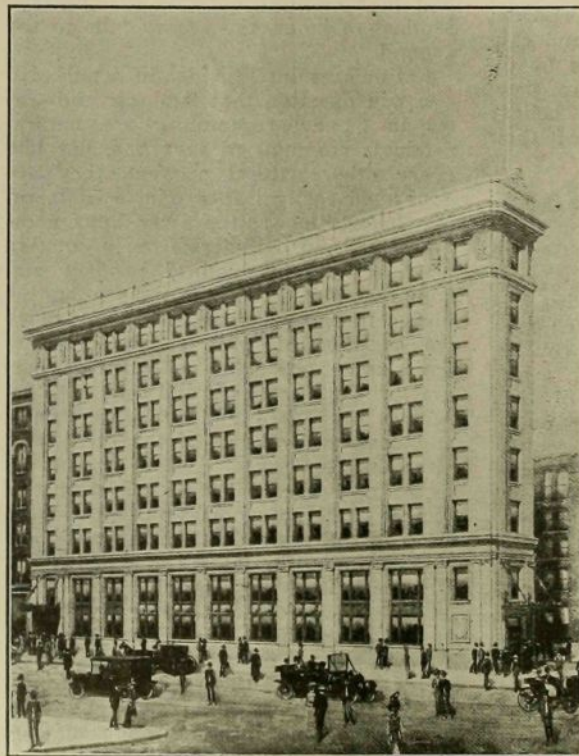
Much is said of the unearned increment of land caused by the increase in population and consequent increased demand for it. The hope of this increase is what induces persons to invest the proceeds of their labor in the development of vacant property long before it is needed for building or in the improvement of property. After such investment, if the population moves away, does the community pay the owner for his loss? Assuredly not. Why should it have the increase? The increased tax on increased values pays to the community a share of the increase.

I need not go into the question of the effect which the shrinkage of land values due to the single tax would have on New York City securities sold to people all over the world. A community which would confiscate the property of its own citizens would not be very considerate of the owners of its securities.

New York Builders at Lynn.

John H. Parker Co., of 315 Fourth avenue, New York City, has within the past two weeks taken contracts for two important operations, one in Lynn, Mass., and the other in Toronto, Canada. The Lynn contract is for an eight-story bank and office building to be erected for the Security Building Corporation, at a cost of \$300,000. The building will be fireproof throughout, of granite, limestone, brick and terra cotta. The ground floor will be occupied on completion by the Security Trust Company. The structural steel for this work has been awarded to Levering & Garrigues Co., of New York City. The plans for this building were prepared by Mowbray & Uffinger, 56 Liberty street, New York City, who are specialists in bank buildings and office buildings of this type.

The Toronto operation will be handled from the local office of the John H. Parker Canadian, Ltd., at 8 Colburne street, Toronto Canada. This building is to be erected for the Methodist Book & Publishing Co., of Toronto, at a cost of \$1,000,000. The building is to be of fireproof construction, with a facade of granite and terra cotta; dimensions are approximately 135x221x203 feet. The building will contain six elevators, and separate power plant. The plans for this building were prepared by Burke, Horwood & White, of 28 Toronto street, Toronto, Canada.



Mowbray & Uffinger, Architects.

NEW BUILDING FOR THE SECURITY BUILDING COMPANY, LYNN, MASS.

—Subway extension into Mount Vernon is being talked of very generally in that city just now. Wishing our neighbor nothing but success, nevertheless, we have our doubts about it.—Yonkers Herald.

PROFESSOR JOHNSON AGAINST SINGLE TAX

Dean of N. Y. University School of Commerce Points Out Its Fallacies before the Real Estate Board—President McGuire Urges Cooperation Among Owners.

PROFESSOR Joseph French Johnson, dean of the New York University School of Commerce, Finance and Accounts, addressed the members and guests of the Real Estate Board of New York, on Thursday, at the second of the monthly luncheons which the board has inaugurated. Dr. Johnson spoke on the single tax, discussing the various phases of it and then pointed out its fallacies.

Lawrence M. D. McGuire, president of the Real Estate Board, in his introductory remarks, urged systematic opposition to the proposed referendum which the single taxers are trying to get through the Legislature.

Professor Johnson said in part:

"A propaganda has been urged with great vigor, persistence, and fallacious argument in favor of the reduction of the tax on buildings until it is one-half the rate on land, on the assumption that the people in the buildings, who occupy the buildings, don't own any land, are a favored set of people; God put them here not to pay taxes, but to be here and enjoy the advantages of civilization in New York without paying their share for the privileges they enjoy. I have not discovered a single argument in the propaganda which will bear analysis. I mean the propaganda for a reduction of the tax rate on buildings.

Ways of Paying Taxes.

"I know no reason why I should not pay taxes for the support of the government of the City of New York, although I own no real estate in New York. I think I do pay taxes. I pay taxes whenever I eat lunch—if I pay for the lunch. I pay a tax whenever I am in the subway, on the street cars, when I buy a hat, when I pay for the bed in which I sleep, or when I pay rent. I am contributing my share in proportion to my income toward the support of the city government. Now that tax, of course, is disguised.

"When Mayor Gaynor's commission got together two or three years ago to consider means of finding new sources of revenue for the city, we began first of all to consider whether it would be possible to learn something from other cities and other countries.

"Well now, we had to come back then to consider a single tax on the land in New York. The single taxers claim that there is attaching to land something that attaches to no other kind of property, and they call it the unearned increment, and that the value of land is created not by the land owner, but by the growth of society, and the increase of population. Now we will agree that that tax on land could not be shifted, and if we did increase the taxes which the land owner should pay he could not do what the building owner does and make the tenant and the occupier pay the taxes; he himself would have to pay them. Well then, the committee considered briefly what this word unearned means, and we found no answer and nobody has really been able to define earned.

"When do you earn a thing? The economists say that you earn it when it is a product of sacrifice and effort on your part. Then it would not have come

into being but for the sacrifice and the effort that you made and endured. Well, did Mr. Pierpont Morgan earn the \$2,000,000—I don't know how many—which his firm was paid for bringing into existence the Steel Trust? It is pretty hard to answer that question. Did General Grant capture Fort Donelson, or did his soldiers? Did Admiral Dewey capture Manila, or did the men under him? Unconsciously the American people have answered both these questions, and a lot of others of the same sort. They say Dewey did it, and that Grant did it, without reasoning about it at all. If you do begin to reason about it and try to find out who has earned, who has produced a thing, was it Carnegie who produced his millions or the men who worked for him with their hands? You have got to consider what the men would have done without Carnegie—without the brains.

The Unearned Increment.

"If we are going into the theory of it and say that because the land is not man-made then we should tax the increment in its value, tax it until nothing is left except a bare living for the owner of the land, you can't tax it beyond that, then we had better go further to be logical and tax men like Morgan and Jacob Schiff, and you can name a lot of others, on the special ability which God gave them, for that is a privilege, a monopoly which they have not earned, and leave them, of course, enough to live on so they can go on operating their special abilities.

"The unearned increment attaches to all forms of monopolies or things which can be increased in number, and we tax the buildings because the buildings may be increased in number and may increase in rents. The street railways, too, for we only have one in a street, so the unearned increment attaches to street railways, to the railroads, to the telephone companies, to the telegraph companies, and to all of our public service utilities, which are semi-monopolies for the reason that public opinion will not tolerate a duplication, or the law in many States won't. So if we are going to absorb the unearned increment we must not stop with land.

"If you are going to buy some railroad stock, you will buy because you think it is going up. That is the unearned increment. You won't do a thing to make it go up.

"Now, one of the crying objections to the Sullivan-Shortt bill, and it is unanswerable, is the fact that it would fall with equal weight upon those who are fortunate in their investments and those who are unfortunate in their investments. As you all know, the development of transit facilities in New York City in recent years has caused a most remarkable shifting of values. It has increased values in certain parts of the city, especially in the suburbs, which caused a decline of values downtown. The doubling of the taxes on the land, or the halving of the rate on buildings until it is half that of the rate on land, would make the tax burden bear heavier and heavier on land, and larger and larger on land, and you know that the

selling price of land is determined in some measure by the taxes; for if we assume 5 per cent. rate of interest as being a current rate in a community and that the tax rate is 2 per cent., with a piece of property yielding \$7,000, it yields to the owner \$5,000, leaving out of account strictly any other consideration, and would be worth in the market, \$100,000; if the tax rate is increased on that land 3 per cent., the owner gets a net income of only \$4,000 and the market value, the price of the land, would fall to something like \$80,000.

"So the increasing of the tax rate upon real estate or upon any property is a very serious matter for the owner of that property. It is a disguised form of confiscation, and there is no answer, no argument in favor of it."

Professor Johnson closed by further enlarging on the benefits of an unearned increment tax.

A Call to Arms.

Mr. McGuire, before the adjournment, again urged co-operation among the real estate interests. He said:

"The time is here when all interested in real estate—the owner and the professional real estate man—must get together and combine, and their organization fight these things at their inception. Only last night I attended a meeting where there was discussed the effect of the recent Factory Laws through the Labor Department, and it was discovered by two of the gentlemen who were at this conference—I think perhaps they had charge of two hundred buildings that will be affected by this law—they woke up to find that the Labor Law in its operation treats the 4 and 5 and 6 story buildings in practically the same way that it does the 12 or 20 story fireproof building, and a gentleman who is an expert and a former commissioner of the State, turned to these real estate men and said: 'I was on this commission when this law was being made up and I often wonder where the real estate men were when this thing was being put over.' Now we awaken in relation to the Labor Law to find that we are in a very serious predicament—far worse than a great many real estate men are willing to admit and another lot don't realize. Now, if you permit this reduction of rent movement to get the same momentum as did the Factory Law, I say that the real estate interests are entitled to no sympathy."

There were about 300 present, including real estate brokers, lawyers and business men.

—Builders have begun to respond to the appeal from Long Island City for residential construction. The J. J. Hearn Construction Company is to build six five-story brick tenements to cost \$200,000, in Long Island City, four on Albert street, a short distance north of Jackson avenue, and two on the south side of Steinway avenue, 115 feet east of Jackson avenue.

—The most cheering advices come from Washington, President Wilson having evidently determined that it is time to redeem his pledge for "building up business" on constructive lines.

FIFTH AVENUE BUILDING RESTRICTIONS

Those Proposed by the Commission Acceptable to the Association—
The Commission's Conclusions Analyzed—A New Epoch for the City.

By BRUCE M. FALCONER, Counsel to the Fifth Avenue Association.

IF ten years ago a real estate man, a builder, a large property owner, an architect, a city official, and a prophet, let us say, should have been together, and the prophet should have told the group that in ten years time a city commission composed of practical and experienced men, representing many different types of activity, would hand in a report urging most earnestly a limitation on the height of buildings in New York City and a segregation of buildings according to their use and character of occupancy, the group might well have exclaimed as one man: "Such a thing is impossible!" Then the familiar arguments would probably have been urged about the shape and size of Manhattan Island, and that due to this feature of the case New York was "sui generis"; and therefore, aside from any other argument, the continued erection of skyscrapers was an economic and a physiological necessity. But "continual dropping weareth away a stone," and the constant agitation of this subject on the part of a small minority, of which the Fifth Avenue Association has been, as far as we are aware, the most active leader, has produced a remarkable change in sentiment, or possibly, it may be more truthful to say has uncovered and brought to light the real sentiment of the community.

The Zone System.

The commission in its report doubts the power of the Board of Estimate, under the present charter, to put into effect the zone system. It urges, however, for immediate adoption over the whole city, a rule limiting the height of buildings at the street line to twice the width of the street, with a further provision that in no case shall the height limit be fixed at less than 100 feet or more than 300 feet. After reaching the proposed limit buildings may be erected to a greater height by setting back the street walls above the point thus fixed one foot for every four feet of increased height. After the first story 10 per cent. of every interior lot must be left vacant, such 10 per cent. being at the rear in the case of any lot facing only on one street. Further loss of area is required, progressing in accordance with increased height; towers not exceeding 25 per cent. of the lot area are provided for and other rules regarding bulk, court space, etc., are proposed.

The commission states that these restrictions proposed for immediate adoption were devised with reference to the needs of the downtown office and financial district, and "are so liberal as to be of practically no force in controlling actual building development except in very limited areas throughout the entire city." We have little doubt that the exhaustive investigation made by the commission and its staff, and the great amount of expert advice obtained from men representing different types of interests looking at the problem from many varying angles and points of view, has led the commission to formulate rules which are opposite to the district in question, will tend to check unreasonable height, provide in so far as possible for the access of sunshine and

light and at the same time are not an undue interference with property rights in a district of this extraordinary character. As the commission itself states, however, since the city is naturally divided into different types of building districts, all these "districts must be recognized in any complete and generally effective system of building restriction." Therefore, the zone system is advocated for eventual adoption, and an amendment to the charter is recommended giving the Board of Estimate power to put it into effect.

The Only Possible Solution.

Doubtless all who have thought about this problem realize sooner or later that the zone system is the only possible solution of the question for New York City in its entirety. The needs of one section are not the needs of another. A rule, for example, liberal enough to be reasonable in the downtown office district, would not be strict enough for, say, Fifth avenue or Park avenue. Conversely a restriction low enough to protect Fifth avenue would no doubt be confiscatory and legally unenforceable if applied to the skyscraper district, in fact could probably never be enacted into law. This condition of affairs in itself constitutes a silent but overwhelming argument that if any height limitations at all are to be imposed throughout the entire city the zone system is the only practical method that can be applied.

The commission recommends the adoption of the zone system not only for the purpose of limiting height, but as well for the purpose of regulating the location of industries and of buildings destined for special uses. In other words, there is a recognition of the fact that in the future development of the city some lines of segregation must be drawn, in so far as that is practicable, as to the character of buildings and the nature of their occupancy. In any system of this kind as applied to New York City two of the basic distinctions to be recognized would undoubtedly be, first, that between residential and industrial districts and, second, that between high class mercantile districts and purely industrial or factory districts. The system of segregation into industrial and residential districts has already been adopted in a number of American cities, in Vienna and in many of the greatest cities of Germany.

Fifth Avenue's Special Needs.

In accordance with the instructions contained in the resolution providing for the appointment of the commission special attention has been given in its report to the Fifth avenue district. It lays stress on the "decline in business and property values in lower Fifth avenue owing to the failure to protect the avenue from encroachment by factories," and recognizes the fact that the welfare of Fifth avenue is not the concern of that avenue alone, but of the rest of the city as excluded from the neighborhood of upper Fifth avenue. The preservation of that thoroughfare as a high class shopping center is es-

sential to the business prosperity of the entire city."

As to height limitation the commission recommends that Fifth avenue and adjacent territory, as a part of the zone scheme, be placed in one of those zones in which the height of buildings at the street line is limited to $1\frac{1}{2}$ times the width of the street, but not over 125 feet, with a provision permitting further height if the street wall is set back one foot horizontally for each $1\frac{1}{2}$ feet of vertical increase. Since Fifth avenue is 100 feet wide the height limitation on the avenue at the street line would thus be fixed at 125 feet, while on the 60 foot cross streets the limitation would be fixed at 90 feet. As the Fifth Avenue Association, through its executive committee, has long since recorded itself as being in favor of a restriction of 125 feet on buildings on the avenue and within 300 feet east and west, with two additional mansard roof stories, it will thus be seen that, at least as far as the height at the street line is concerned, its demands have been more than recognized. The rules recommended for the Fifth avenue district in regard to additional height for setbacks and towers do not appear to be so liberal as to occasion fear of immoderate height, large plots being the only ones on which substantial increase of height would seem to be practicable.

Take a Chance on Its Constitutionality.

Fifth avenue may feel perhaps a little natural disappointment that no recommendation is made for its immediate protection, since it seems to us that under present charter powers the Boards of Estimate and Aldermen might well have passed a law applying to that section alone, in advance of the zone system. We should have been willing to take a chance on its constitutionality, could anyone have been found so hardy as to fight such a law, backed overwhelmingly as it would undoubtedly be by the sentiment of the Fifth avenue district. However, there comes to mind in the nature of consolation at this time, one of the wise and oft-repeated sayings of the late Mayor Gaynor: "All good growth is slow growth." Looked at from the point of view not alone of Fifth avenue, but of the whole city, we cannot but hope that the report of the Heights of Buildings Commission marks the beginning of a new epoch in the development of the city.

The Harlem Tubes.

The third section of the four-track steel tunnel being built under the Harlem River for the Lexington avenue subway has been successfully laid in the bed of the river. The contractors are Arthur McMullen and Olaf Hoff, and the method of building the tunnel is the same as that used by Mr. Hoff in the construction of the Michigan Central tunnel under the Detroit River. This method involves the construction of the steel tubes on dry land, floating them on the surface of the river to the point desired, and then sinking them into a prepared trench in the bed of the river and encasing them in concrete.

VAN CORTLANDT SECTION IN NEED OF SUBWAY

Real Estate Development Retarded—Unjust Treatment Alleged by Local Owners—A Compromise Suggested—Expressions of Opinion.

BROADWAY, in the Bronx, with the territory to the west of it is waiting for builders and building loans, and for the city to develop further the inside streets and avenues. Beyond the narrow and inadequate bridge across the ship canal Broadway becomes one of the five principal arteries of the Bronx. Here it is a beautifully paved highway, with sewer, water, gas, electricity and rapid transit part way, but almost wholly vacant except for a few brick and frame buildings at the lower end and a few old cottages along the way.

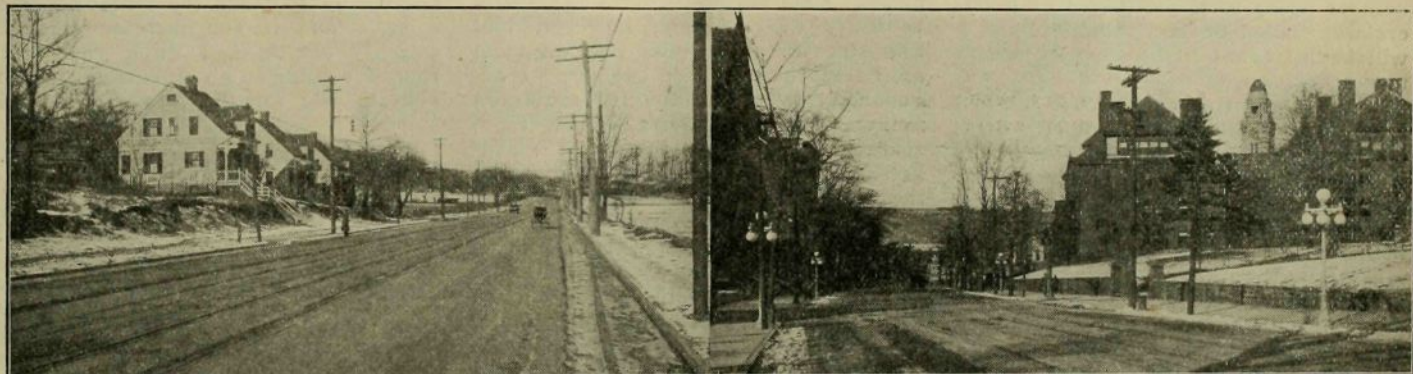
The Broadway subway line, ending at 242d street, leaves without accommodation a considerable city territory lying beyond that latitude, as it is a mile and a half to the city line. A double toll is consequently exacted from those who do not reside within walking distance of the terminal. The difference in money between a single toll and a double is

and Guide of November 22d last, there appeared a most informing descriptive article on Riverside by Edward C. Delafield, it is unnecessary here to go over the same ground again.

Good growth is slow growth, and Riverdale, take it as a whole, has grown slowly, counting since the building of the New York Central Railroad; but from the Spuyten Duyvil creek all the way northward to the city line it has been thoroughly mapped and laid out with streets by the topographical departments of the borough and city, and no more beautifully designed "city" is imaginable. Mosholu avenue, being the one crosstown thoroughfare, the only one crossing Van Cortlandt Park and running to Riverdale Station, has been proposed as the logical terminal point for the desired subway extension, should the authorities positively declare against going all the way to the Yonkers line.

The argument against extending the

where the cry is now 'on to Little Neck.' It has repeatedly been said that the wealthy residential large land-owners of Riverdale have by political or private influence, or otherwise, been able to prevent the much-needed subway extension beyond 242nd street, primarily from a selfish motive to keep the section exclusive for their residential purposes, and have exercised their advantage so far as to have been able to prevent streets being cut through their properties, which improvements should have taken place, in the natural course of events, years ago. The investor, when making his purchase, looked ahead for the regular city improvements to be made when they should have been done; and consequently through this official inactivity he suffers a great loss, when you consider that in the meantime assessed valuations are steadily increasing, heavy assessments for street openings being levied, and all this now in



BROADWAY, IN THE VAN CORTLANDT SECTION.

BROADWAY, AT YONKERS.

only a nickel, but the difference in real estate values, marketability and material development represented by the nickel is sometimes beyond calculation.

Palsied Enterprise.

It has in the case of Van Cortlandt section deterred new population and palsied real estate enterprise, because Van Cortlandt is to some extent suited for small homes, rather than for such costly mansions and grounds as abound in the Riverdale section proper. Hundreds of city families own plots or lots near Broadway in this zone that have not been utilized because of the dormant state of the realty market, owing to that extra fare. It is economically impossible to build, lease or sell under present conditions. The local taxpayers have assured the municipal transit authorities that the extension of the subway a reasonable distance farther northward, if not quite to the city line, would mean the beginning of a real estate movement that would produce the finest suburb New York City has yet seen.

The Riverdale district, of which both Van Cortlandt and Spuyten Duyvil sections are component parts, is a natural garden city. Portions of it, particularly the one served by the New York Central Railroad, have been partly developed as such. Many lovely homes are set on the serpentine drives and picturesque slopes. Further indicating the refined character of the region is the presence of a surprising number of educational institutions. As in the Record

subway to the Yonkers line is less valid by far than before the Yonkers trolley lines were brought down to the present subway terminal. Yonkers commuters to the city pay a double fare and would continue to do so should the subway be extended to the city line; and according to local testimony there remains no great desire in Yonkers for a subway extension.

Official Activity.

"It is about time for the Public Service Commission, the Interborough and the Board of Estimate and Apportionment to wake up to the imperative need of extending the existing Broadway subway beyond 242nd street," said Col. John F. Doyle, Jr. of 45 William street. "This has been urged by the property owners of the upper Riverdale section by petition and otherwise, for years past, without results. If for the reason of an existing agreement with the Park Department it cannot be extended up Broadway, then surely Newton avenue to 161st street would facilitate transit quite as well, and relieve the Park side from an elevated structure, if this be the cause.

"It is well to reflect that the lot owners of the Riverdale section were old taxpayers of the original city (then called the 24th Ward) and therefore entitled to preference in transit facilities, whereas they are being brushed aside and millions are being spent in the new boroughs for new subway improvements in Brooklyn, and especially in Queens,

the overburdened section where the investor would build but cannot while waiting for the subway extension.

"The wealthy residents of Riverdale should become aware that it will be expensive to establish private parks in Greater New York, and it cannot be done to the detriment of the rights of others who have bought property to improve, for a fair return. A glance at the city map covering this section will prove the truth of this assertion that for this reason successive streets have not been cut through west of Broadway. Inquiry at the Bronx Tax Office will bear this out, and officials there and real estate men conversant with the locality will give the consensus of opinion that Riverdale has been ripe for this neglected extension for several years past.

"Had this locality been treated without 'fear or favor' it would long ago have been built up and not be, as it is, ten years behind the times, but up-to-date, well populated and beautified with public and private improvements which would have greatly enhanced its value. Secret 'whys and wherefores' have not only prevented this, but have robbed the investor of the natural increase in profit which should have been his, by improvement, had nothing been done to prevent it."

"Riverdale section," said Elliott L. Brown, at the Yonkers branch of the J. Romaine Brown Company, and he thus explained the situation:

"The ownership of the lands is in the hands of two classes of people of widely divergent interests. First, a comparatively few owners of large estates and, second, an immense number of owners of single lots and small plots. These latter bought at the two or three large auctions, often putting the savings of years into a patch of sloping hillside fronting on a street marked out in whitewash. If these lot owners, outnumbering by hundreds to one the owners of the large estates, would incorporate 'taxpayers' associations' or 'citizens' committees,' and appoint active, intelligent representatives to appear for them before the various city departments, they could have the street system, now admirably shown on the maps, actually built and finished. If these streets were built and the final grades established this inside property would

be built up very quickly; and this would help the stores which must inevitably come on Broadway.

"Broadway will be built up with six and nine-story apartments, many could be rented to-day at good rents, and it is to be hoped that some will be started soon to meet the present demand. University Heights in the Bronx improved in spite of its lack of transit facilities, and all the new subway can do there is to cause Jerome avenue to build up more rapidly.

"Irrespective of any further improvement in the transit facilities in this western section it is bound to become in a few years, aided as it is by the educational institutions now there or coming there, the most desirable residential part of the Bronx. It is an ideal place of residence now, and all that is needed is co-operation."

BUILDING POLICY IN THE BRONX

Borough President Will Order Encroachments
Removed Block By Block in Congested Sections.

Hon. Douglas Mathewson, President of the Borough of the Bronx, stated in definite terms to a committee of builders who called on him what his policy will be in regard to building encroachments:

"First, I want to express the interest I feel in the builders and property owners of the Bronx. My own practice of the law has been largely in representing those interests. I practiced law for several years and had some connection with real estate and construction interests. I want to help those in this business all I can, and at the same time I want them to help me, and expect they are going to help me, because I am sure that they feel that the interests of the Bronx are their interests; if the Bronx progresses, they progress.

"Now definitely, as to this subject of encroachments. I am perfectly free to confess that had the question of Washington avenue and Third avenue encroachments come to me as an original proposition, I should not have adopted the policy of removing the encroachments throughout the entire length of each avenue, but that is not the question now. I brought that particular suggestion to President Miller's attention myself. It was a question of judgment. He was the one to exercise the judgment, not I, and he exercised it.

"On the first of January I found the order issued for the removal of encroachments on Third avenue, on Washington avenue, on 149th street and on Tremont avenue. On Tremont avenue I think the order had been substantially complied with before that time. Some work had been done on Washington avenue, some on Third, and practically none, I think, on 149th street. As to 149th street, there seems to be little, if any, opposition to a removal of the encroachments. I think the property owners there, including even those who primarily were opposed to it, have come to recognize that the removal of the encroachments on that street is a benefit to the locality.

Congested Sections.

"The situation on Washington avenue and on Third avenue is very different from what it was on Tremont avenue and on 149th street. There are blocks on both avenues where, as I have inti-

mated, in my opinion, it was not necessary to order the removal of encroachments. I am not prepared to agree with some of the speakers, however, that that state of affairs was true on most of the blocks on those avenues. I occasionally take a walk on Washington avenue, particularly, and I find, especially in the summer time, that Washington avenue on a very great many of the blocks is pretty much congested. And it isn't limited to the property opposite the school. You will find practically from Tremont avenue down to 169th street, if not 168th street, that you haven't much room to walk on the sidewalks on summer evenings, between the baby carriages, the children and the mothers out getting fresh air—they do not get much of it in their rooms. The street is pretty well crowded. I think the removal of encroachments in these localities is entirely justified.

Equable Treatment.

"And so with a great many places on Third avenue. There are blocks on Third avenue north of here, where there is no congestion. The judgment in issuing the order to remove encroachments there wasn't mine; it was exercised by the then President, and here and there all along the line certain property owners have made the alterations. When I came into office and found that situation I realized that a great deal was involved, and it was one of the first matters that I took up. My conclusion was this, that because, on the strength of that order a property owner here and there and yon, had spent his money and made the improvement, I could not but continue to enforce the order and could not, as a matter of general policy, rescind the order, but I did decide that the order should be enforced with the least possible hardship.

"Any property owner who wanted time because of expense involved or because of intended alterations to be made within a few months, which would involve the removal of encroachments, or because the alteration at the present time would expose a store or an apartment to the inclement winter weather—in all these cases I think it is fair and that I would receive public support in extending the time. In other words, I wanted to carry out that order, as I

propose to carry it out, in a reasonable manner, with the least possible amount of friction and with the least possible amount of irritation, and with the most convenience for those who have to carry it out.

"I have made up my mind that that is to be my policy and I am not prepared to alter it unless I am shown that I am entirely in the wrong in carrying it out. If I am convinced that I am in the wrong, no one will reverse himself quicker than I.

Block-By-Block.

"As to the general proposition of encroachments I want to assure you that during my administration I propose to take up the subject so as to cause neither general discomfort nor general expense. My plan will be to take it up on what I may term the block by block principle. If I find that a certain block is congested or a certain number of blocks, I shall give notice prior to taking any action, and wish to hear the opinions of the property owners, but I only propose to take up blocks where there is congestion, where it is to the benefit of the property owners, I think, in the long run, as well as of the public, to remove these encroachments.

"I do not agree with Mr. Weil that the removal of these encroachments is going to in the end reduce earning capacity. My experience in real estate matters indicates that the rental of a store is based upon the carrying capacity of the street. Widening a street increases by so much the rental value of a store and if you increase sidewalk capacity one-third, I think your store rents are going to go up enough to compensate you for the loss of basement stores.

Basement Stores a Business Mistake.

"I want to state right here that I don't think you builders ought to build basement stores. They are a decided detriment to a neighborhood. They tend to bring a class of people into a neighborhood who will reduce your rents faster than anything else. I don't think you are going to lose much by having basement stores wiped out. In the end the increased rental of the other stores will make up for that.

"Now I realize that real estate is your vocation. It isn't even my avocation at the present time, although it was once. You undoubtedly know actual conditions better than I do. Still I do want to have you consider this question again and I think you will come to the conclusion that there isn't a rental loss. Produce a wider street and you are certainly bettering the general conditions of the neighborhood, and it ought to bring better tenants in. I think I have expressed my views generally."

Jurisdiction of the Fire Commissioner.

The Appellate Division of the Supreme Court, First Department, is now considering the appeal of Charles Kaye from the judgment of the Court of Special Sessions convicting him of a misdemeanor for failing to obey a fire-prevention order, requiring him to install automatic sprinklers in his loft building, 30-34 West 26th street. The case was argued on the 23d inst. by Carlisle Norwood in behalf of Kaye, and by Assistant Corporation Counsel MacNulty for the prosecution. A decision will probably be rendered by the Court early next month, which, it is hoped, will substantially determine the rights and liabilities of owners and lessees of factory buildings under the local fire prevention laws. The factory laws enacted by the Legislature of 1913 are not involved in this controversy and will not be affected by its determination.

BROOKLYN BROKERS OPTIMISTIC

Good Cheer Reigns at Their Annual Dinner—Borough President Pounds Discusses Important Public Improvements.

Members of the Brooklyn Board of Real Estate Brokers held their eighth annual dinner in the cosy banquet hall of the Brooklyn Club, on Saturday evening, January 24, and it was unquestionably a success. From the moment that President Mollenhauer clinked his glass to indicate the beginning of the repast until the last guest filed out of the hall, everyone present radiated optimism and good cheer. Borough President Pounds, Commissioner G. V. S. Williams and Allan Robinson were the speakers.

President Christopher C. Mollenhauer in his opening remarks declared that the two great requisites for a real estate broker were brains and honesty. He deplored the injury which was being done to trained real estate men of the town by the influx of men who, having failed in other business, were turning to the real estate profession for their livelihood. Urging the maintenance of high ideals and the safeguarding of the integrity of the board, he struck a high note by advising his fellow members to work toward the enactment of a law requiring the licensing of brokers and the further tightening upon requirements for membership in the board.

George V. S. Williams, Public Service Commissioner, was the first speaker. He deprecated the general cry of hard times which has been heard so frequently of late, and answered the charge that had been made of delay and unfulfilled promises on his part, with reference to the subway construction. He said in part:

Subway Progress.

"I have become quite accustomed to be criticised for subway delays and I do not mind it now, for I know that you, as serious-minded real estate men, know that your borough has not been discriminated against and that such a statement is false. As a matter of fact, matters have not been delayed, for within the past year we have completed the Center street loop, accommodating 67,000 people, two lines at the Manhattan Bridge, the Sea Beach and Utrecht avenue lines and new lines in the Eastern District." He heartily praised the efficiency of the engineers who saved for the city \$1,000,000 on one contract, and whose careful and painstaking labors were for the best interests of the city. Commissioner Williams also paid a compliment to Mr. Cederstrom, recently appointed real estate expert to the Public Service Commission, saying that Mr. Cederstrom had already since his appointment earned his salary three times over.

The Commissioner was followed by Allan Robinson, President of the Allied Real Estate Interests, who attacked the so-called Salant-Schaap bill and the Single Tax movement. He pleaded for concerted action on the part of all real estate men against this measure.

"The abolition of private ownership in land is what these men, led by Fels, are after. They are dotting the State with single-tax clubs, and spending \$150,000 this year, alone, for the spreading of the propaganda. The Salant-Schaap bill itself would reduce New York City's borrowing capacity by at least \$40,000,

and there are those, like Mr. Walter Lindner, solicitor of the Title Guarantee and Trust Company, who hold that the bill would also result in half the assessed building valuations being discarded in the computation of the debt limit.

"If this position is sound, this would mean the cutting out of \$150,000,000 more from the borrowing capacity.

"But granting that the land values alone will be affected, are we prepared to lower our borrowing capacity by \$40,000,000 just at the time when great public improvements like the subway are imperatively needed?"

Borough Affairs.

Borough President Lewis H. Pounds was the last speaker. He was received with prolonged and enthusiastic applause. In his characteristic, blunt way of speaking, he outlined the great improvements recently completed and to the benefit of Brooklyn, saying:

"These improvements are of significance because they stabilize real estate values and consequently enhance them. As a member of the old transit committee of the Board of Estimate and as a member of the present committee, I have been intensely interested in transit conditions. I can say without contradiction, that Brooklyn is getting more consideration and benefit than any other borough. The borough has one of the finest street systems in the world, as regards general physical condition of the streets, buildings, etc. The great drainage outlets have been completed and are ready for lateral connections. Another important improvement which may be called the most far-reaching of all, which will help the downtown section, is the improvement of the Terminal Railway.

"Brooklyn has been fortunate in the matter of waterfront appropriations, too, for out of \$15,000,000 voted for dock improvements, we have been allowed from nine to eleven millions of dollars. The building of these waterfront facilities will bring into the borough considerable industry and wealth, and the greatest string of industrial hives that have ever come to any other city. As real estate men, you realize that such freight traffic is more important than passenger traffic. These improvements are secondary in importance only to the transit question."

In closing, Mr. Pounds forecasted a rise in values as a natural result of these improvements. At the close of his address, there was an informal discussion on the single tax, various questions being hurled at Mr. Robinson.

The entertainment committee, which managed the dinner, consisted of F. B. Snow, chairman; A. B. Gritman, W. J. L. Lynch, Charles H. Gilbert, A. H. Waterman, E. J. Grant, and George H. Gray.

—Subscriptions from \$500 upwards are invited by a syndicate now forming in Rome, N. Y., to take over an option on a parcel of 25 lots in Queens Borough, New York City, along the line of the new Dual System of Rapid Transit, according to an advertisement in the Rome Sentinel.

HARLEM'S PROBLEM.

An Improvement Corporation to Deal with the Negro Invasion.

The auditorium of the Y. M. C. A. at 5 West 125th street was packed to the doors on Tuesday evening in response to a call from the committee of thirty to formulate a practical plan for the conservation of real estate values in that section of the city. Ransom E. Wilcox of Wilcox & Shelton, presided, and other speakers were Charles Blandy of Blandy, Mooney & Shipman; Frank A. Shaw, Meyer Jarmulowsky, Edward J. Dowling and Harry Goodstein. It was the third meeting, the movement having been inaugurated early in December in the rooms of the Harlem Board of Commerce, when the committee of thirty was authorized to organize a corporation to be known as the "Property Owners' Improvement Corporation," for the purpose of improving and advancing the interests of property owners and their tenants in the territory bounded by 110th street on the south, the Harlem River on the north, Park avenue on the east, and Morningside, St. Nicholas and Bradhurst avenues on the west. The capital stock will be \$500,000, to be issued in shares of a par value of \$5 each, the company to be incorporated when \$100,000 has been subscribed. The proposition has the support of a great number of property owners and mortgagees in the affected area and by many downtown institutions.

The corporation, managed by a board of directors chosen from the stockholders, will undertake an equitable and non-partisan solution of the negro tenancy question. The gradual growth of this class of occupancy has caused a corresponding deterioration of real estate values which has proved well nigh ruinous. The corporation will, with the co-operation of the colored leaders, make an effort to readjust the situation, and re-establish confidence in Harlem real estate. The proposed plan is as follows:

First, To arrange with the property owners to rent their properties to white tenants. This could be done section by section, thereby not causing an over supply of vacant apartments and houses at any one time. The united energetic efforts of all will facilitate the procuring of new tenants.

Second, To assist owners who are unable financially to do the necessary renovating to their properties on a proper business basis by (a) making a mortgage loan for the purpose, or (b) by taking a lease of the property.

Third, The corporation to lend its assistance in arranging new and the extension of old mortgages for owners who will co-operate.

Fourth, To co-operate in organizing a movement for the improvement of the social conditions of the negroes with the following objects, viz: (a) To create a proper environment in the vicinity of 135th street and Lenox avenue, for the purpose of making the section attractive. (b) To prevent lawlessness and vice. (c) To stimulate the construction of modern buildings that will be best suited for their requirements. (d) To aid in promoting the welfare of the colored people generally.

The committee of thirty includes Ransom E. Wilcox, chairman; George W. Short, John A. Goodwin, William A. Shelton and Henry D. Cochrane. Frank A. Shaw of 1 West 125th street is chairman of the subscription committee. Over \$10,000 has already been subscribed, thirty additional members having enlisted at the close of the meeting.

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There is plenty of opportunity for valuable service by such a body as the Permanent Unemployed Commission which the Mayor was asked this week to appoint. It would be a substantial benefit to the city in more ways than one, if it could direct the needy unemployed where to get work instead of offering them charity.

The Massachusetts Institute of Technology has undertaken to make a study of the delivery service of R. H. Macy & Co., with a view to determining the general economic laws underlying the distribution of goods by large department stores. The saving of a fraction of a cent on each delivery by a store with the volume of business of Macy's would make a large annual aggregate. The study, which is supported financially by R. H. Macy & Co., was suggested by one which the Institute recently completed in Boston on the initiative of President Edgar of the Edison Electric Illuminating Company of that city.

Senator Simpson has introduced a bill at Albany requiring the Sinking Fund Commissioners to sell all real estate acquired by the city for school or other public purposes within two years after its acquisition, unless put to use within that time. The Commissioners at present are authorized to sell or lease such property, with certain exceptions, and there seems to be no good reason for changing the existing law. Under the proposed measure the Commissioners might be forced to sell in a stagnant market property bought in a period of high prices. If the Sinking Fund Commissioners cannot be trusted to exercise judgment in a matter of this kind, they ought not to be allowed to retain the more important powers of discretion which they possess and which the Senator does not apparently wish to deprive them of.

Necessity of a United Policy For Real Estate Interests.

The present political situation, both in New York City and in Albany, makes it more than ever necessary for the real estate interests of the Greater City to form some effective organization. At Albany it is becoming apparent that a more strenuous effort than ever will be made to pass some bill which will seek to increase the land tax. In New York City an administration has been installed which represents a high standard of expert skill and which is unusually free from embarrassing political affiliations, but which is committed to an adventurous and expensive social policy. It does not follow that the real estate property owners need necessarily oppose this social policy; but they should be prepared to watch it very closely; and they should be much better organized than they are at present to oppose either administrative action in New York or legislative action in Albany, in case such action is injurious to the interests of real estate.

It looked, during the recent campaign, as if a strong real estate organization had been formed. The City Economy League was the most numerous and most representative association of property owners which had ever been gathered together in New York City. It adopted a vigorous and aggressive policy, and it seemed probable that real property owners would be aroused to understand the full importance of their joint interests and the necessity of organizing to promote these interests. Such expectations, however, were disappointed. The league supported a mixed ticket and thus placed itself on record as believing that an administration divided against itself and utterly without harmony of persons or policy could really give to the city an efficient and economical government. The candidate which the league opposed, was elected by a plurality of about 125,000. The candidates for the Board of Estimate whom the league supported were elected by over 50,000 fewer votes. The league was consequently tolerably well discredited as a political organization. No association which was supposed to have 30,000 members could be of much political importance, when one candidate whom it favored was defeated by a much larger plurality than the plurality obtained by the successful candidates whom it endorsed.

But if the City Economy League was somewhat discredited as a practical political organization, there is no reason why it should not be revived as an association, which represents the economic interests of real property. Such an association cannot exercise direct political influence in a successful manner, because it has not enough cohesion to keep together in the midst of the counter attractions and loyalties of a heated political campaign, but it should have enough cohesion to unite the real estate owners of New York upon a policy which is wisely formulated for the purpose of promoting their common interests. Such an association has become more of a practical necessity than ever, and if it is not organized or re-organized the interests of billions of dollars' worth of property, which will be profoundly affected by the legislative and administrative action of the next few years, will be left without effective protection.

The City Economy League had the advantage of being constituted of the right material. It did not arise out of an attempt to federate the many existing local associations which are scattered throughout New York City. These associations are formed primarily for the purpose of promoting local real es-

tate interests, and in the case of any conflict between the public interest and local interests, they undoubtedly prefer the latter. The main body of the membership of any effective metropolitan real estate organization should consist of individuals who place the joint real estate interests of all property owners above local interests, and who would not favor local improvements which the city could not afford to undertake. After a membership of this kind was obtained it might be possible and desirable to affiliate with the metropolitan associations certain local associations, and in any event it would be necessary to the efficiency of the association that its membership be organized into local groups, corresponding to the local improvement districts of the city, for the purpose of watching local improvements and exercising some influence upon them. But it should be on the whole essentially a centralized, rather than a localized or a federated association, whose functions it would be to promote real estate interests in their broadest aspects, the interests which are affected by administrative extravagance, violent alterations in the system of taxation, and experimental and costly programs of social reform.

The great necessity of such a centralized association is a permanent mechanism for collecting facts about the operations of the city government, and suggesting improvements therein. Its complaints or recommendations must have the weight behind them—not merely of a numerous and united body of property owners, but of complete and accurate information, and patient and exhaustive consideration. The day is passed when the policy of an administration can be criticised on general grounds or merely because it adversely affects private interests. The policy of the existing administration will be the result of careful investigation, made by skillful and experienced administrators. The Board of Estimate may well make many mistakes, but if it does so the mistakes will not be easily exposed. The successful critic must have made as careful investigation into the question as have the public officials. He must be prepared to show in detail the reason why the policy is mistaken, and his position will be very much strengthened, in case he can suggest for it a wise substitute. In short, any real estate organization which is to play its part properly requires a research bureau, which should be properly equipped with staff and funds and which will make a business of watching the work of the city departments and the policy of the Board of Estimate. The creation of such a bureau is all the more necessary because the present Bureau of Municipal Research can no longer effectively play its part as investigator and critic of the city administration. The head of that bureau occupies an important official position and is the Mayor's most influential advisor. He has been entrusted by the Mayor with the preparation of a plan for the re-organization of the city departments. Mr. Bruere is excellently qualified to do this work, but now that he has been absorbed into the administration, he cannot be asked to remain an effective critic of himself and of his colleagues. A new bureau should consequently be organized to conduct researches into the official work of the former head of the research bureau, and the people who are in most need of the services of such expert assistance are the owners of real estate in New York.

One more important phase of this matter demands some attention before we close. The Real Estate Board has recently been adding considerably both to its membership and to the value of its

services. Under its present vigorous and successful management it has become a much more useful agency for the promotion of real estate interests than it has been in the past. It is apparently seeking to be the especial organized representative of the real estate interests of New York—as the old Real Estate Exchange was in the eighties and nineties. This ambition is laudable, but there are good reasons why a trade organization like the Real Estate Board should not attempt to become representative of the whole real estate interest. The brokers have interests of their own, which do not always coincide with the interests of property owners and it is always difficult to secure the sufficient cordial support of property owners for such a trade organization. The trade organization is necessary, but it does not constitute any sufficient substitute for a property owners' association. The membership of the City Economy League should form the best foundation for the association of real estate property owners, which New York really needs. If only a small proportion of its former membership could be induced to return to its support, to re-organize and begin work along the right line—the line, that is, of building up a body of votes to support the contention of the owners of real estate that they are being systematically and unnecessarily injured by the excessive burden of taxation and regulation.

Sales Without Contracts.

Occasionally a piece of property changes hands by private sale without the signing of a contract in advance. Brokers have recently reported several cases where the circumstances and conditions of sale were so plain and the business rectitude of the parties to the transaction so high that a simple oral agreement to pass title at a certain time and place was considered sufficient.

"After all, a contract is quite unnecessary in ordinary cases," said a broker. "Of course, it is a protection to a broker, as it insures the payment of his just commission, and it makes a fee for the lawyers; but really the mere word of an honest man is enough. He will be at the appointed place with the money, and the title company's policy will protect him against any imperfection in the deed.

"The practice of signing contracts of sale is not so prevalent in other cities as it is here in New York. In the smaller towns contracts are rarely mentioned between friends and acquaintances, and most business men in small towns know each other. The agent brings the offer to the owner, and time and place are orally agreed upon for passing the deed, on which occasion the agent acts as conveyancer and receives his modest fee. Usually there is a title search at the county clerk's office; and this is done by a lawyer.

"That was the good old way, when men had confidence in each other's integrity, when neighbors endorsed each other's notes without question, when a merchant known to be honorable and able to show that he had ten thousand dollars of equity in his business could get credit for forty thousand dollars' worth of merchandise, with a year's time to pay for it. It was much easier to get ahead then than now, since it has become the custom to suspect everybody and everything, and apply the acid test to every business transaction.

"It is refreshing to hear of these real estate sales being made without preliminary written contracts; it is one of the signs of the times, and one of the indications that there is a general awakening to the fact that without probity and honor between business men there can be little progress for the people as a whole.

"Laws, regulations and red tape hamper business transactions instead of facilitating them. There is too much regulation; business has been organized, systematized, fined down and interlocked so completely that a comparatively small number of rich bankers and financiers have been able to largely control it. If it be true that events turn with the world in cycles, then let us hope that we have rounded the perihelion of those things that have made for public distrust and suspicion."

LEGISLATIVE MEASURES.

Affecting Real Property Interests—The Griffen Tax Bills Reappear.

Senator Griffen has introduced in the State Legislature again this year his familiar bill for halving the tax rate on buildings, in New York City only (Int. No. 71). It is the same as his bill of last year, and amends Sections 947 and 980 of the New York Charter by reducing the amount of the assessment that may be levied against property for the benefit of local improvements from half the value of the property to half the value of land without improvements.

Senator Griffen has also introduced his bill (S. 72) amending the Tax Law (new subdivision 21 of section 4) by exempting dwelling houses from taxation to the extent of \$3,000 of the value of such houses. Same as his bill of last year (S. Int. 818, Print 909). To Taxation and Retrenchment Committee.

Senator Griffen has also introduced his bill (S. 73) amending the Tax Law (subdivision 5 of section 4) by providing that real property, owned by an honorably discharged soldier, sailor or marine of the United States Army or Navy, or by his wife or widow, shall be exempt from taxation to the extent of \$1,000. Such property is also to be assessed, taxed and exempted as though it were purchased in part with pension moneys. Same as Senator Griffen's bill of last year (S. Int. 1376, Print 1645). To Taxation and Retrenchment Committee.

Other bills introduced are:

Senate.

Int. No. 96. Frawley. Inserting in the Greater New York Charter a new section (544-a) giving the commissioner of street cleaning, with the approval of the Board of Estimate, full power to contract for not exceeding fifteen years for the final disposition of refuse collected in the boroughs of Manhattan, Bronx and Kings. Same as S. Int. 1224, Pr. 1414, of 1912 by Frawley. To Cities Committee.

Int. No. 153. Torborg. Amending the New York City Rapid Transit Act (subdivision 2 of section 30) by providing that the Public Service Commission may enter into contracts for the installation, maintenance and operation of telephones for public use in rapid transit railroad stations. The present law prohibits the conduct of any business except the sale of newspapers and periodicals in rapid transit stations. To Cities Committee.

Int. No. 167. Ramsperger. Inserting in the Insurance Law a new section (91-a) providing that no person or corporation transacting the business of health or accident insurance within the State, may pay commissions to any person except to duly licensed brokers, without first obtaining from the superintendent of insurance an agent's certificate of authority. Such certificates must be renewed annually. To Insurance Committee.

Int. No. 185. Blauvelt. Repealing Section 235 of the Lien Law which makes a chattel mortgage invalid against creditors, purchasers in good faith, after one year from its first filing, unless copy of the mortgage and its endorsements

is re-filed or a statement is filed describing it and showing the mortgagee's interest. The amendment provides that every mortgage duly filed shall be valid against the creditors and subsequent purchasers or mortgagees in good faith as long as the debt which the mortgage secures is enforceable, and is to have priority over all other claims not existing at the time of its filing. This is the present law in the case of mortgages upon canal boats and other craft navigating canals. To Judiciary Committee.

Int. No. 191. Duhamel. Amending the Greater New York Charter (section 1019-a) empowering the collector of assessments to divide into twenty installments the unpaid assessments for local improvements confirmed after January 1, 1908, the amount of which exceeds 2 per cent. of the valuation of the property, exclusive of improvements. The present law provides for the division into 10 installments of such assessments, where the amount exceeds 3 per cent. of the valuation of the property, including improvements. The bill strikes out the provision that when an award for damages, in condemnation proceedings, shall accrue to the same person who is or was at the time the assessment was confirmed, liable for the assessment for benefit on the abutting property in the same proceeding, only the portion of the assessment in excess of such award may be considered in levying installments. To Cities Committee.

Int. No. 192. Duhamel. Amending the Greater New York Charter (section 1019-a) by empowering the collector of assessments to divide into ten annual installments the unpaid assessments for local improvements confirmed after January 1, 1908, the amounts of which exceed 3 per cent. of the valuation of the property, exclusive of improvements. The present law provides for the division into installments of such assessments, where the amount exceeds 3 per cent. of the valuation of the property, including improvements. To Cities Committee.

Assembly.

Int. No. 68. Crane. Amending the Act of 1889 (Chap. 349) which provided for the recording and indexing of instruments affecting New York City land according to city blocks. It strikes out the provision making the center line of the Harlem River and Spuyten Duyvil improvement channel the boundaries of the sections fronting thereon and provides that the board of taxes and assessments shall include in section 8 of the land map all the territory in Manhattan north of the center line of the Harlem ship canal, and regulating the renumbering of blocks in the territory affected.

Int. No. 102. Phillips. Amending the Public Health Law (Section 2-b) by making inapplicable to all cities of the first class the provisions of the sanitary code. At present, such provisions are applicable to every city except the City of New York.

Int. No. 103. A. E. Smith. Inserting in the Greater New York Charter a new section (244-a) empowering the Board of Estimate to include in its annual budget such sum as it may deem proper, not exceeding \$50,000, for the keeping, preservation and exhibition of safety devices and means and methods of safety and sanitation in the building now or hereafter occupied by the American Museum of Safety.

Int. No. 125. Knight. Enacting an injunction and abatement law. It declares a nuisance any house, building, or property in or upon which any lewdness, assignation or prostitution, or other immoral act, is practiced or permitted. Apparently the same as Senator Herrick's bill amending the Public Health Law (S. Int. 67, of 1914).

of optimism becoming apparent among the brokers. Other interesting sales involved a Marble Hill apartment house, a Henry street landmark, and a Brooklyn block front.

Taken all in all, the week's business reflected a growing interest among the buying public, in well placed investment properties, and the significance of such a development is not to be denied.

The total number of sales in Manhattan this week was 27, against 20 for last week and 37 a year ago.

The number of sales south of 59th street was 6, compared with 8 last week and 14 a year ago.

The sales north of 59th street aggregated 21, compared with 12 last week and 23 a year ago.

From the Bronx 15 sales at private contract were reported, against 15 last week and 21 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$554,530, compared with \$809,335 last week, making a total since Jan. 1 of \$5,303,221. The figure for the corresponding week last year was \$638,108, making a total since Jan. 1, 1913, of \$4,430,242.

PRIVATE REALTY SALES.

Chateau D'Armes Sold.

An investor has purchased the 6-sty Chateau d'Armes elevator apartment house on Washington Heights. It was sold by the Friedmann & Feinberg Construction Co., the builders. It occupies a plot 100x118x irregular at the north east corner of Fort Washington av and 161st st. and was completed last October. It is valued at \$300,000, and was erected from plans by Harold L. Young. The house contains 35 rooms to a floor, accommodating seven families on each floor, and is now fully occupied. The buyer is Joseph Shenk. The lower Fort Washington section was only opened up a couple of years ago through the decision of the executors of the Loyal L. Smith estate to dispose of its holdings at that point. Harris and Maurice Mandelbaum bought several large plots from the estate and resold them to builders. The entire block front on the east side of Fort Washington av, between 161st and 162d sts, was sold by them to the Friedman Construction Co., which put up two houses.

Builders Buy in Bronx.

Builders have secured a valuable building site on the Grand Boulevard and Concourse for an apartment house operation. The K. & R. Construction Co. (Max J. Klein and Ignatz Roth) purchased the plot of 4 lots at the northeast corner of the Concourse and Bush st, located one short block from Burnside av. The property, which had not changed hands for about 25 years, has a frontage of 103.4 ft. on the Concourse and 94 ft. in Bush st, the easterly and northerly lines measuring 102 and 43 ft. respectively. The company will erect high class apartments on the property which will be among the first put up in that vicinity along the Concourse. The company also owns the southeast corner of Vyse av and 179th st, 115x254.

Marble Hill-Jersey Trade.

The A. N. Gitterman Corporation has sold for the Yen Realty Co., M. M. Nye, president, the Marble Hill apartment house, a 6-sty elevator structure, on plot 85x117x irregular, at the northeast corner of 225th st and Marble Hill av. The house contains 41 apartments and four stores and was bought by an out-of-town investor, who gave in part payment the Brukker farm of 38 acres at Whitehouse, N. J., which is considered the third largest poultry raising farm in the State. The apartment house was held at \$175,000. The sellers acquired the Marble Hill property last September from Alice M. Lillenthal, through the same broker.

Col. Ruppert Buys.

The new 5-sty apartment house on the southwest corner of St. Nicholas av and 176th st was sold by the Nehring Co., as brokers, for the T. & J. Smith Holding Co. to Col. Jacob Ruppert. The plot is 56.9x100, and the property has been held at \$140,000. An interesting feature of the sale is that the apartment is one of the first fireproof non-elevator houses erected in that locality. Thomas Smith, president of the company, having been a pioneer in constructing this type of house in that rapidly growing apartment house centre. The sale of the house so soon after completion demonstrates the faith of the builders in that style of construction for investment buying. The house has stores on the ground floor.

Synagogue Buys Landmark.

The old private dwelling at 136 Henry st, considered one of the landmarks of the section, has been sold by Mrs. Edward Leverich to a Jewish congregation of which H. Cohen is president. The property consists of a 4-sty building, covering a lot 23.10x100, about 132 ft. west of Rutgers st, and was part of the Hendrick Rutgers farm, which ran from Division st to the East River, now one of most populated districts of the city. This property is one of the

last remaining in the ownership of the heirs of original owners, and the pending transfer is the first outside of the family in more than 200 years. It was held at \$22,000. Extensive alterations will be made to the structure.

Hospital Buys Plot.

The Mount Sinai Hospital has added to its extensive holdings on upper 5th av by the purchase from Charles C. Worthington of 7 lots on the northeast corner of 5th av and 99th st, a plot 100x175. The hospital, in the near future, plans to improve the 5th av front lately acquired with additional buildings for its work. It already owns the upper half of the block, so that with this purchase it controls the entire 5th av frontage between 99th and 100th sts, immediately below and opposite the main hospital buildings covering the entire block between 100th and 101st sts, 5th av and Madison av.

To Improve Brooklyn Block.

About 70 1-family dwellings and several business buildings will be erected on the square block bounded by 10th av, Fort Hamilton av, 51st and 52d sts, which William G. Morrissey, Jr., in conjunction with William Smith, sold for the Bedford Estates, Samuel H. Coombs, president. The property was sold to J. S. Gold, of the Gold & Taylor Cut Stone Co. The sale was a cash transaction, and was induced by the plans for subway transit in this locality. Mr. Morrissey is of the opinion that the plot will be improved in the near future by the new owners.

Fort Washington Deal.

The Saranac Construction Co., Davis & Liebeskind, sold the 6-sty apartment house, known as the Plymouth, at the northeast corner of Fort Washington av and 160th st. The house fronts 101 ft. in each thoroughfare and measures 125 and 100 ft. respectively on its north and east lines. The purchaser is the Alapri Realty Company, John Lovell, president, which gave in exchange property in Yonkers, including a residence on Fairfield rd and vacant parcels on Morningside av, Tower pl and Orchard st. The apartment house figured in the deal at a valuation of \$280,000.

Seventh Avenue Deal.

The Oak Construction Co., Julius Weinstein president, has sold the 6-sty elevator apartment house at the southwest corner of 7th av and 115th st. The structure fronts 100 ft. on each thoroughfare and adjoins the Wadleigh High School. The house is one of two similar structures erected last year on the block front between 114th and 115th sts. The 114th st corner was sold several months ago to Mary I. Hoyt. The buyer in the present deal is represented by Isidor Reis and is said to be identified with the same interests which bought the 114th st house.

Arrowhead Court Sold.

The 177th St. and Pinehurst Ave. Co. sold to an investor Arrowhead Court, 6-sty elevator apartment house at 2 and 4 Pinehurst Ave., northwest corner of 177th St., having a frontage of 125 ft. on the avenue and 92.8 ft. in the street. The selling company took the property over last August as plaintiff at a foreclosure sale for \$183,580.

Manhattan—South of 59th Street.

PEARL ST, 177, 5-sty building, on lot 18.7x 90, between Pine and Cedar sts, sold for Lillian Casper to a client, by the Ruland & Whitling Co.

PERRY ST, 156, a 3-sty dwelling, on lot 20x 79, sold for Mrs. Thurston Ward to a client, by the Duross Co. See 162 Perry st.

PERRY ST, 162, a 3-sty dwelling, on lot 20x 81.9, sold for Mrs. Thurston Dick to the Georgia Pine Turpentine Co. by the Duross Co. This house has been in the Thurston family since 1853, and with 156, above mentioned, have been sold for cash.

17TH ST, 127-133 West, 6-sty store and loft building, on plot 90x92, between 6th and 7th avs, reported sold by Oscar Willgerodt. David Price formerly owned an interest in the property, but sold out a few years ago to Mr. W. Willgerodt.

10TH AV, n w cor 51st st, vacant lot, 25.5x 100, resold by H. & M. Mandelbaum to the Kramer Construction Co. (Max J. Kramer, president), who will erect a 5-sty loft building. The sellers acquired the lot last month from the Dooley estate.

Manhattan—North of 59th Street.

PITT ST, 7, 5-sty tenement, with stores, on plot 26x100, sold for Frank J. Dupegrac to a client, by David Vogel.

44TH ST, 347-349 West, two 5-sty flats, on plot 54.6x100.5, near 9th av, sold for the estate of Bertha Heidelberger to a client, by H. V. Mead & Co.

67TH ST, 54-6 West, 3-sty garage on plot 50 x100.5, sold by the Franklin Savings Bank to William W. Hubbell. The property abuts the St. Nicholas rink property, and was purchased by the bank in foreclosure on January 15 for \$50,000.

76TH ST, 34 West, 4-sty brownstone residence, on lot 22x102, between Central Park West and Columbus av, sold for Mrs. Joel Fisher to Dr. John Aspell for occupancy, by Pease & Elliman.

83D ST, 41 East, 4-sty and basement dwelling, on lot 15x102.2, resold for the Harvard Realty Construction Co. (Goldberg & Cramer) to a client, by John J. Kavanagh. The sellers recently acquired the property in trade with Edith S. McViekar, for the apartment houses at 966 and 968 St. Nicholas av.

92D ST, 71 West, 3-sty and basement dwelling, on lot 20x100.8½, sold for the Brodie Realty Co. to Dr. Richard Scofield for occupancy by the F. R. Wood-W. H. Dolson Co.

95TH ST, 151 West, 3-sty and basement, on lot 18x100.8½, contracts for the sale have been made by John P. Magner to Ignatz Erber for \$34,500. The furnishings of the house are in-

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49 WALL STREET

Ingham Hotel, for a term of years to Siebrecht & Son, florists, who recently sub-leased their place at 427 5th av to Landay Bros.; also leased for a term of years from May 1 the large corner store and basement, 45x125, in the Knickerbocker apartment house, in 5th av, southeast corner of 28th st, to Charles U. Miller, doing business as the Louis XIV. Antique Shop. This is the third 5th av store leased by the same brokers within a week.

GEO. R. READ & CO. leased to William C. Schumacher the studios in 138 West 55th st.

GEO. R. READ & CO. leased the 5th floor in 9 West 35th st for a term of years to Louis Cantor, of 263 Greene st.

THE M. ROSENTHAL CO. leased the store in 110 to 120 Hamilton st corner of 142d st, to the Washington Heights Grocery Co.

THE M. ROSENTHAL CO. leased space in 48 West 22d st to Morris Karp; also leased for a long term of years, the northwest corner of 30th st and 6th av, adjoining the Greely Square Theatre, for the Greely Square Amusement Co., to Madam "Nannette" of Paris, at an aggregate rental of \$60,000.

WILLIAM J. ROOME & CO., INC., leased for Mrs. Louise Wernert the entire building at the southeast corner of 22d st and 7th av to McEntee Bros. The same brokers last week leased the northeast corner of 23d st and 7th av to John Bergin.

ALLAN A. RYAN, son of Thomas F. Ryan, leased through O'Connor & Ellison a large suite of offices in the National City Bank Building on Wall st for a term of years.

SCHINDLER & LIEBLER leased to Ernest Klein the 3-sty dwelling at 110 East 92d st for a term of years.

LOUIS SCHRAG leased for the District Realty Co. the building at 140 West 24th st to the Boyertown Burial Casket Co., of 109 West 24th st, for a term of 10 years.

LOUIS SCHRAG leased for H. L. R. Edgar the 1st loft in 78 Reade st to M. B. Martine, Inc., of 247 West 36th st, for a term of years; for Charles Connor, the 2d loft in 120 West 20th st to the Regina Novelty Co.; for the Estate of Geo. V. N. Baldwin, the 5th loft in 110 and 112 West 26th st to Louis Bloom.

JOSEPH SHENK leased to Joseph Sheinsinger the four 6-sty apartment houses, having a frontage of 205 ft. and a depth of 99.11 ft., at 239 to 253 West 145th st, for four years and ten months from February 1 at an annual rental of \$24,000.

SPEAR & CO. leased for the Astor estate the store and basement in 93 and 95 Prince st to Eugene A. Steinfeld, of 248 Lafayette st; for George P. Lies the store and basement in 7 and 9 Waverly pl to Sam Phillipson & Co., of 199 Greene st; for Louise C. O'Reilly 4 lofts in 43 to 47 West 16th st to the Actna Pearl Button Works, H. Passman & Son, of 116 4th av, Wilfred Callahan & Co., and Brauer Button Works, of 507 Broome st, and have been appointed agents for the building.

VAN NORDEN & WILSON leased for the Hallet & Davis Piano Co. the 3d floor in their new building at 18 East 42d st to Jerome J. Wilson, manager for the Equitable Life Assurance Society. This building was erected by the Piano Co. on ground leased by I. S. and M. S. Korn, and adjoins the plot leased by the same owners to Rogers, Peet & Co. Negotiations are under way to lease an additional floor in the same building to another well known insurance company.

THE F. R. WOODS-W. H. DOLSON CO. leased for the Greycourt Realty Co., Joseph Polstein, president, the 4-sty dwelling at 47 West 82d st to Lola Yberri.

WORTHINGTON WHITEHOUSE has renewed the lease on the stable at 216 West 57th st for James H. Hyde to Alfred G. Vanderbilt; also leased for Henry Clews the 4th loft in 630 5th av Lemaitre & Mack, dressmakers, of 23 West 45th st; also the basement store in 5 East 47th st for Frank Kines to the Florentine Arts Marble Co., Inc., of 350 Madison av.

OFFICES HAVE BEEN LEASED in the St. James Building, Broadway and 26th st to the following: Jacob Cohen & Sons; A. Bell; Spanish Lace & Embroidery Co.; H. Meltsner & Sons; Anna Kay; American Embroidery Manufacturing Corporation; Geller, Levy & Baer; Princess Dress Co.; Benjamin H. Rubin; Forbes-Murray Art Co.; Stanley Gerson; the Dannenberg Co., of 41 Union sq.; Marvin Manufacturing Co.; Eugene Hess; New York Silk Garment Co.; Robert N. Engel, of 1133 Broadway; John F. Clark; Leitzell & Bauman; M. Lichtman; William M. Poz; W. Fisher & Co.; C. W. H. Moulton & Co.; A. Weiss & Sons; the E. T. Burrowes Co., of 200 5th av; Brooklyn Novelty Co., Inc., of 30 East 23d st, and Charles D. Land & Co.

Bronx.

THE BOROUGH CLUB of the Bronx leased the dwelling at 373 Willis av for a term of years.

THE M. MORGENTHAU, JR., CO., as rental agents for Gimbel Brothers, sub-leased to Joseph R. Heidemark the 1-sty garage and station building at 4508 Park av. on plot 50x100, for a term of years. This building was occupied until recently by Gimbel Brothers for their Bronx delivery station and was vacated by them when their growing business in the Bronx required their removal to larger quarters.

Brooklyn.

THE NEW YORK DOCK CO. leased the old Hecker-Jones-Jewell Milling property at Fulton Ferry to the Public Service Commission for use in connection with the construction of the East River tunnels for the Brooklyn Rapid Transit between Whitehall and Montague sts, and the Interborough tube between Old Slip and Clark st. The property contains about 30,000 sq. ft., fronting in Furman and Fulton sts and the East River. The lease is for 3½ years at \$7,200 per annum, and was negotiated by Sigmund Cederstrom.

HOWARD C. PYLE & CO. closed a long lease on the ground floor office in the O'Connell build-

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And in addition to the saving you make in buying coal here is another bigger saving you can make.

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Brickset and Portable Types for Steam and Water Heating



will take from Bituminous Coal, and use for making steam, 22 per cent *more* of the heat units in that coal than the ordinary boiler can get from Anthracite.

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New York City, 47 W. 42nd Street



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.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 30, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

- *Houston st, 436 E (*), ns, 111 e Av D, 20.6x105.10, 5-sty bk tnt & str & 4-sty bk rear loft bldg; due, \$16,129.98; T&c, \$1,229.78; German Savgs Bank in the City N Y. 17,750
- *Lispensard st, 13-15, ns, 125.11 e W Bway, 49.10x100x50.3x100, 5-sty stn loft & str bldg; due, \$41,390.25; T&c, \$1,233.30; withdrawn.
- *Macombs pl, 21-33, see 8 av, 2830-40.
- *13TH st, 18 E, ss, 242 e 5 av, 22x78.8x 22.8x83.11, 3-sty bk tnt & str (exrs); bid in at \$16,000.
- *26TH st, 110-12 W, ss, 129.11 w 6 av, 41.6 x98.9, 7-sty bk loft & str bldg (exr): withdrawn.
- *98TH st, 145 W, ns, 352.6 e Ams av, 27x 116.10x42x118.8, 5-sty bk tnt; due, \$23,-819.10; T&c, \$1,463.73; Phillip Sugarman. 26,500
- *106TH st E, ns, 93 w East River, 285x 100.11, several 1 & 2-sty bk & fr bldgs; also 107TH ST E, ss, 363 e 1 av, 3-sty bk bldg & stable (vol); Conrad H Brown. 50,000
- *113TH st, 16 E (*), ss, 243.9 e 5 av, 18.9x 100.11, 5-sty bk tnt; due, \$14,734.60; T&c, \$542.94; French Evangelical Church in City NY. 12,000
- *116TH st, 151 E (*), ns, 52 e Lex av, 17x 80, 3-sty & b stn dwg; due, \$11,832.25; T &c, \$614; A Gertrude Cutter. 10,000
- *118TH st, 83 W (*), ns, 85 e Lenox av, 20 x100.11, 3-sty & b stn dwg; due, \$14,235.89; T&c, \$283.88; Mary S White. 14,500
- *119TH st, 21 E, see Madison av, 1832.
- *120TH st, 51 E, ns, 83 e Madison av, 17x 100.11, 3-sty & b stn dwg (vol); Eliz Goodman. 6,800
- *128TH st, 246 E, ss, 75 w 2 av, 26x99.11, 5-sty bk tnt; due, \$13,899.30; Estates Mtg Security Co, party in int. 12,000
- *129TH st, 217 W, ns, 200 w 7 av, 16.8 x99.11, 3-sty & b stn dwg; due, \$8,514.50; T&c, \$190.05; Arthur Blue. 8,500
- *129TH st, 114 E (*), ss, 200.2 e Park av, 19.11x99.11, 3-sty & b bk dwg; due, \$5,-435.27; T&c, \$600; N Y Life Ins & Trust Co trste. 5,500
- *151ST st W, swc Macombs pl, see 8 av, 2830-40.
- *151ST st W, see 8 av, see 8 av, 2830-40.
- *Madison av, 1832 (*), nwc 119th (No 21), 25.10x100, 5-sty bk tnt & str; due, \$44,-273.20; T&c, \$1,021.69; Richd M Bent. 42,000
- *8TH av, 2830-40 (*), sec 151st, 179.1 to McCombs pl (Nos 21-33), x203.5 to 151st x96.7, three 6-sty bk tnts & str on av; due, \$32,040.95; T&c, \$3,274.70; sub to 5 mtgs aggregating \$139,000; N Y County National Bank. 139,500
- *8TH av, 366, es, 54.9 n 28th, 22x78, 4-sty bk stable; partition; Geo Gregorius, leasehold. 10,000

HERBERT A. SHERMAN.

- *172D st, 510 W (*), ss, 100 a Audubon av, 48.4x95, 5-sty bk tnt; due, \$4,821.77; T&c, \$1,250; sub to a first mtg of \$40,000; Albt H Hastorf. 41,000
- *2D av, 2005 (*), ws, 50.5 n 103d, 25.3x 75, 4-sty bk tnt & str; due, \$14,812.70; T&c, \$267.46; Benj H Rosenstein et trstes. 14,600

L. J. PHILLIPS & CO.

- *122D st, 8 W (*), ss, 145 w Mt Morris Park W, 21x100.11, 3-sty & b stn dwg; due, \$2,830.57; T&c, \$381.43; Martha A Fechtman. 750
- *2D av, 2003 (*), ws, 25.5 n 103d, 25x75, 4-sty bk tnt & str; due, \$14,815.20; T&c, \$307.06; Miriam Isaacs et al. 14,650

HENRY BRADY.

- *139TH st, 259 W, ns, 99.1 e 8 av, 19x 99.11, 4-sty & b bk dwg; adj sine die.

JACOB H. MAYERS.

- *24TH st, 406 E (*), ss, 131.6 e 1 av, 25x 98.9, 5-sty bk tnt; due, \$16,954.17; T&c, \$429.10; Wm Hennin-- exrs. 16,000
- *116TH st, 28 W (*), ss, 312 w 5 av, 21x 100.11, 5-sty bk tnt & str; due, \$6,018.88; T&c, \$562.22; sub to mtg \$23,000; Sigmund Wechsler. 28,900

BRYAN L. KENNELLY.

- *44TH st, 557 W, ns, 100 e 11 av, 25x100.4, 4-sty bk tnt & 2-sty bk rear tnt; due, \$6,-598.01; T&c, \$1,167.02; Bernandina Gorges et al, def. 11,150

Total	\$482,100
Corresponding week 1913.....	542,233
Jan. 1, 1914, to date.....	4,746,954
Corresponding period 1913.....	3,949,317

Bronx.

The following are the sales that have taken place during the week ending Jan. 30, 1914, at the Bronx salesroom, 3208-10 3d av.

JOSEPH P. DAY.

- *Arthur av, sec Fordham rd, see Fordham rd, 600.

TWENTY-SIXTH ANNUAL STATEMENT

OF THE

American Real Estate Company

FOUNDED 1888

General Offices, 527 Fifth Avenue, New York City

Condensed Balance Sheet at close of business, December 31st, 1913

ASSETS	
Real Estate—Land and Buildings	\$26,009,010.74
Less: Total Mortgages Thereon	11,326,710.00
Net Valuation of Real Estate Owned	\$14,682,300.74
Mortgages Owned	\$1,436,919.05
Securities of Other Companies	131,510.00
Leasehold Property in New York City	20,000.00
Cash in Banks and Offices	768,267.31
Accounts and Bills Receivable and Interest Receivable, due and accrued	206,063.51
All other Assets, Accruals, etc.	96,233.58
Total	\$17,341,294.19
LIABILITIES	
6% Coupon Bonds and Certificates—Fully Paid	\$8,841,658.04
6% Accumulative Bonds and Certificates—Installments paid in and Interest accrued thereon	4,819,242.20
Accounts Payable and Reserves for final payments on Building Contracts	29,579.42
Interest on Mortgages—Accrued but not due	143,505.24
Interest on fully paid Bonds, etc., Accrued but not due	203,049.26
All other Liabilities—Accruals, etc.	56,470.90
	\$14,093,505.06
Capital Stock—7% Preferred Stock	\$1,000,000.00
Common Stock	100,000.00
Surplus	2,147,789.13
Total	\$17,341,294.19

Detailed Statement certified to by Appraisers and Public Accountants will be mailed upon request.

DIRECTORS

- | | |
|-------------------------------------|------------------------------------|
| EDWARD B. BOYNTON, President | HAROLD ROBERTS, Vice-President |
| WILLIAM B. HINCKLEY, Vice-President | FRANCIS H. SISSON, Secretary |
| RICHARD T. LINGLEY, Treasurer | AUSTIN L. BABCOCK, Ass't Treasurer |

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

Manhattan.
JAN. 24.
No Foreclosure Suits filed this day.

JAN. 26.
27TH ST, 519 W; Fredk Reifel—Wm P McCarthy et al; J J Pheelan (A).
43D ST, ss, 289.3 w 6 av, 21.5x100.5; Frank Curtis, exr—Sadie H Jacobs et al; J H Work (A).
62D ST, ss, 160 e Lex av, 20x100.5; Geo W Wickersham et al—Rosalia Joel et al; Cadwala-der, Wickersham & Taft (A).
63D ST, ns, 81.5 e 1 av, 25x100.5; Frank Davin et al—Meyer Lefkowitz et al; W B Hop- pin (A).
95TH ST, 234 E; Greenwich Savgs Bank—Fritz Gerspacher et al; B A Sands (A).
LOTS 16 to 19, map of easterly portion of property of N Y Institution for the Instruction of the Deaf & Dumb, Twelfth Ward; also ST NICHOLAS AV, nwc 164th, 153.5x172.5; Hudson Mortgage Co—Chas Buek Constn Co et al; F A Gill (A).

JAN. 27.
113TH ST, ss, 235 e Park av, 19.7x100.11; Jno M Bowers—Philip Simon et al; M S Bor- land (A).
126TH ST, ns, 166.8 e 7 av, 16.8x99.11; Chas A Sherman—Jule A De Ryther et al; Bowers & Sands (A).
LENOX AV, es, 75.8 n 119th, 18x85; Mary W Scheper—Emily N R McLean et al; Wing & Russell (A).

JAN. 28.
ST MARKS PL, 115; Rosina Alkier—Meyer H Wolf et al; Feltenstein & Rosenstein (A).
ST MARKS PL, 119; Chas H Bohland—Meyer H Wolf et al; Feltenstein & Rosenstein (A).
27TH ST, 519 W; Fredk Reifel—Wm P Mc- Carthy et al; amended; J J Pheelan (A).
114TH ST, 334-8 E; Equitable Life Assurance Society of the U S—Alice Lederer et al; Alex- ander & Green (A).
127TH ST, 126 W; Mildred Schwartz—Emma Barnett et al; S E Neuman (A).
134TH ST, 45 E; Lena Michaels—Sarah Mc- Cormick; J O Foote (A).
WADSWORTH AV, ws, 60.2 n 185th, 50x115; Ver Planck Estate—Comfort Realty Co et al; Bowers & Sands (A).
WADSWORTH AV, ws, 110.2 n 185th, 50x 115; Ver Planck Estate—N Y Real Estate Se- curity Co et al; Bowers & Sands (A).
WADSWORTH AV, ws, 160.2 n 185th, 54.5x 115; Ver Planck Estate—Jas N Rosenberg rec'r et al; Bowers & Sands (A).
2D AV, ws, 48 n St Marks pl, 48x120; Aaron Wartels—Saml Augenblick Co et al; Marks & Marks (A).

JAN. 29.
ST MARKS PL, 115; Rosina Alkier—Meyer H Wolf et al; amended; Feltenstein & Ro- senstein (A).
118TH ST, ns, 150 e 8 av, 25x100.11; Myron Straus—Rose Reilly; M Monfried (A).
WADSWORTH AV, ws, 60.2 n 185th, 154.5x 115; also BROADWAY, es, 214.6 n 185th, 149.5 x154.5x irreg; also WADSWORTH AV, sec 186th, 155.2x200x irreg; Benj Blossom—N Y Real Estate Security Co et al; Fletcher, Mc- Cutchen & Brown (A).
7TH AV, nwc 42d, 100.4x131; Oscar Hammer- stein—Hammerstein Amusement Co; House, Grossman & Vorhaus (A).

JAN. 30.
WEST ST, es, 236.5 n Morris, 42.8x181.9x irreg; NY Life Ins Co—Cunard Realty Co et al; G W Hubbell (A).
118TH ST, 14-16 W; Wolf Mellis—Esther Levin et al; S N Freedman (A).
8TH AV, 2451; Dora Schiffer—Max A Herzog et al; Wolf & Kohn (A).

JUDGMENTS IN FORECLOSURE SUITS.
The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.
JAN. 22, 23 & 24.
No Judgments in Foreclosure Suits filed these days.

JAN. 26.
131ST ST, 132 W; Columbia Knickerbocker Trust Co—Max Blanck; Cary & Carroll (A); Nathan Burkan (R); due, \$12,175.63.
132D ST, ss, 185 e 7 av, 25x99.11; Harry Isaacson—Louis Segelbohn; Wm F Clare (A); Wm T Quinn (R); due, \$6,489.

JAN. 28.
No Judgments in Foreclosure Suits filed this day.

JAN. 29.
88TH ST, 173 W; Ella R Andrews—Sarah Friedman et al; Benj F Edsall (A); Jas A Farrell (R); due, \$15,727.09.
120TH ST, ss, 225 e 7 av, 14.8x81.6; Mary A Kaufman—Jas M Scofield; Sigmund Wechsler (A); Wm S Grey (R); due, \$2,343.17.
CONVENT AV, es, 51.11 n 148th, 16x83; Mary E Garrison—Annie C Doyle et al; Carter, Led- yard & Milburn (A); Jas H Laird (R); due, \$19,927.09.

Bronx.
JAN. 22.
**237TH ST, ns, 300 w Martha av, 25x100; Wm Beaman—Olivia Gilber; Jno C Stein (A); Howard Humiston (R); due, \$2,697.06
**UNION AV, es, 45 n 167th, 40x100; Gerard B Lambert—R & W Realty Co; Saml T Carter (A); Henry A Friedman (R); due, \$26,223.89.

JAN. 23 TO 29
No Judgments in Foreclosure Suits filed these days.
** Recorded in N Y County.

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

Manhattan.
JAN. 24.
133D ST, 206 W; Jas C Brown—Edwin S Alton et al; Lord, Day & Lord (A).
LENOX AV, nec 119th, 85x75.8; Margaretha Eggers—Jno F Stodder et al; G E Miner (A).
PINEHURST AV, nec 179th, 100.3x100; Chas M Rosenthal—Matilda W Brower et al; E A Landauer (A).
5TH AV, 1489; Jas R Roosevelt et al—Inter City Land & Securities Co et al; Cary & Car- roll (A).

JAN. 26.
CATHERINE ST, 80; David L Katz—Jacob Morrison et al; partition; Zuckerman & Spies (A).
PERRY ST, ns, 68.8 e Washington, 21.6x40; Hadvid Lippmann—Eliz Breuer et al; amended foreclosure of tax lien; Miller & Bretzfelder (A).
28TH ST, 202-4 W; also 50TH ST, 309 W; also 9TH AV, 730; also PROP in Kings County; Laura A Cregan—Wm J Cregan et al; parti- tion; Wood & Wood (A).
39TH ST, 305-7 E; Flora L Root—Josef Lus- tig et al; action to declare deeds void, &c; Amend & Amend (A).
158TH ST, ss, 125 w Amsterdam av, 125x99.11; Theresa Berinstein et al—Meyer H Friedman et al; specific performance; Strasbourger, Eschwege & Schallek (A).
10TH AV, 861-5; also 57TH ST, 500-2 W; Jos Miller—N Y Ophthalmic & Aural Institute et al; action to foreclose mechanics lien; F A Spencer, Jr (A).

JAN. 27.
PINE ST, ns, 151.10 e Nassau, 57.9x72.3x irreg; Empire City Iron Works—Jas F Egan et al; action to foreclose mechanics lien; Lewko- witz & Schaap (A).
115TH ST, 70-2 E; Louis Stenzler—Elias Schlomowitz et al; action to declare lien; J L Diamond (A).
LOT 50, blk 1208, sec 4; David Baum—Nor- man L Hobart et al; foreclosure of tax lien; Aronson & Salant (A).
LOT 82, blk 730, sec 3; David Baum—Mary E Hutchinson et al; foreclosure of tax lien; Aronson & Salant (A).

JAN. 28.
CHARLOTTE ST, 1503; Chas K Billings as sub trste—Fleischmann Realty & Constn Co; J H Seymour (A).

147TH ST, sec Tinton av, 100x50; Eliz C Cornell—Henry Fox et al; G M Boynton (A).
**TURNPIKE RD, leading from N Y to Bos- ton, sec, intersec nes Turnpike rd, leading from O'Dell's Landing, containing about 6 acres; Max Erlanger—Jos S Acker et al; amended; Beekman, Menken & Griscom (A).
LOTS 23, 24, 28, 29, 31, map of prop heirs of Jos Thwaites, deed; Lawyers Realty Co—Jno Perry et al; Dean, T & McB (A).

JAN. 29.
BRONX PL, ns, Lots 79 & 80, map No 1, South Vernon Park, 50x100; Jno R Wheaton et al—Geo P Langdon et al; D O Williams (A).
164TH ST, 688 E; Asa A Spear et al—C R Manning exr; H W Baird (A).
178TH ST, ss, 379.6 w Anthony av, 25x100; The German Savgs Bank in the City N Y—Alfred Kopetz et al; Amend & Amend (A).
BRONX & PELHAM PKWAY, ns, where same is intersected by land conveyed by the party of 2d pt, 902.2x216.2x irreg; Jno T McChes- ney—Colorado Realty Co et al; E L Scofield (A).

JAN. 30.
**CHARLOTTE ST, 1517; Martin D Fink—Fleischmann Realty Co, Inc, et al; amended. Roelker, Bailey & Stiger (A).
** Recorded in N Y County.

BUILDING MANAGEMENT

SOFT COAL FOR HEATING IS ECONOMICAL, EFFICIENT
AND PRACTICABLE WITH SMOKELESS BOILERS.

By J. F. MUSSELMAN, M. E.
Consulting Engineer.

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

WHEN consideration is given to the fact that for every one thousand cubic feet of contents of the average New York office building, loft or apartment house, somewhere between \$1 and \$2.50 is spent per year for the coal burned in the heating apparatus, it is easy to realize what a large per cent. in the operating cost of any enterprise goes to the coal bill. With this in mind, it is difficult to understand why, in designing the heating systems of buildings, so little attention is given to the selection of the boilers and the determination of the character of coal to be used. This is especially remarkable in view of the fact that it can be demonstrated that this item of coal cost is subject to a variation of at least 40 per cent., which variation can be traced directly to correct or faulty boiler selection or to the use of right or wrong kind of coal.

A mistake of this kind, once made, is rarely corrected, for few owners know what their coal cost really is, and even fewer can make an accurate estimate of what it should be. Then this question of coal cost is apt to come up in mid-winter, which is the worst possible time to think seriously about a change in the boiler plant. But a boiler that will save 40 per cent. of the coal cost will pay for itself in from two and one-half to three years.

Wide Variation in Coal and Its Cost.

So little attention has been given to the selection of boilers in many of the present-day buildings that the matter has generally resolved itself into a condition by which the boiler of the best salesman or the cheapest manufacturer is used. This again has brought about the widest possible variation in the kind and size of coal used, until it is not uncommon to see the best grade of stove or egg coal, which costs on an average \$6.25 per ton, used in one building, while an adjoining building of the same kind is using No. 1 buckwheat at \$3.50 per ton.

The cheapest anthracite coal that can be used readily under the natural draught conditions which obtain in the usual building are pea size, costing in the New York market an average of about \$4.75 per ton, and No. 1 buckwheat, costing about \$3.50. The former has a heat value of about 12,000 British thermal

units per pound, while the latter runs in the neighborhood of 11,500 British thermal units per pound. These two sizes are the ones in most general use.

Merits of Soft Coal.

According to the reports of the U. S. Bureau of Mines, there is to be found in the coal fields of Pennsylvania, Maryland and West Virginia bituminous and semi-bituminous coal in almost unlimited quantities. This coal is usually mined, I am told, on a royalty basis of ten cents per ton, and the freight is sufficiently low to allow it to sell in the New York market at \$3.75 per ton or less. These soft coals of the Eastern fields have very high heating values per pound and are correspondingly low in ash. Their average heating value of "run-of-mine" size is about 14,100 British thermal units per pound, and, inasmuch as they are coking, very little fuel is lost through the grate.

The primary objection to soft coal is of course, the fact that it smokes, and we often hear the statement that the smoke ordinances of New York will not permit its use. But this statement is not correct, and we must consider that a great many cities which have smoke ordinances fully as strict as those of New York have no hard coal available at prices not prohibitive.

The importance of abatement of the smoke nuisance is so manifest and the economy which could be effected by the use of this extensive supply of soft coal so apparent that the U. S. Geological Survey has authorized an exhaustive investigation and test on plants of various kinds in which soft coal is used. A report of these tests by Messrs. D. T. Randall and H. W. Weeks is issued by the Department of Mines, Bulletin No. 40. The plants which were tested were equipped with different kinds of stokers, dutch ovens, down-draft furnaces and ordinary flat grates. A brief summary of the conclusions reached states that smoke prevention is both possible and economical, and that there are many types of furnaces and stokers that will burn soft coal economically without smoke.

For an ordinary low-pressure heating plant which is not in conjunction with a power plant, a mechanical stoker is too

complicated and too expensive to be generally used. As it is the purpose of this article to deal with the conditions of less expensive and smaller buildings where isolated plants are not warranted, the relative merits of mechanical stokers will not be taken up.

A successful boiler for this kind of building must be inexpensive, economical, smokeless and simple to operate. It should have a large firebox in order that a considerable quantity of fuel can be fired at one time, for it is often inconvenient, especially in the smaller installations, to attend the fire oftener than once every two hours. It is most important, too, that such a boiler should have a large steam space and should be constructed in such a way as to eliminate as nearly as possible the chance of unexpected breakdown, which might make the whole system inoperative.

Burns Soft Coal with Almost No Smoke.

This last heating season has introduced into New York a type of boiler that accomplishes all of these requirements admirably. It consumes the soft coal so perfectly that almost no smoke is visible at the chimney, and at the same time shows a boiler efficiency averaging about 20 per cent. higher than the usual type of heating boiler. The boiler referred to consists of an adaptation of the well-known Hawley down-draft furnace principle to a firebox or portable steel boiler. It consists of an upper grate made of heavy steel water tubes, built into the furnace and extending from the inside head-sheet to a cross header running from one side-sheet to the other. Below this is a lower grate of the usual rocking pattern that burns only such half-consumed fuel as falls through from the upper grate.

In the operation of this type of boiler all of the green coal is charged on the water grate, and through this upper fire-door the greater part of the air is admitted, forming a draught down through the green coal and carrying its smoke through the live fire and into the large combustion chamber where it is entirely consumed by the heat of the lower fire which is fed by the coked live coals which fall between the wide openings of the water grate. The combustion chamber back of upper grate is large and high, giving the smoke a low veloc-

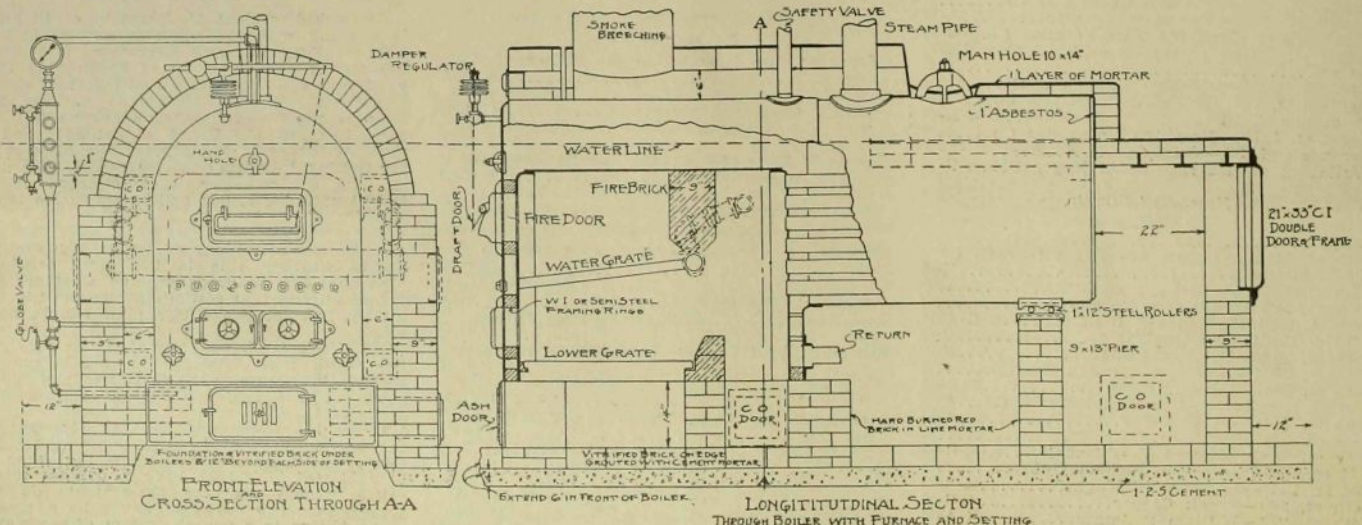


FIG. 1—BRICK SET SMOKELESS BOILER.

ity and ample time for perfect ignition before coming in contact with the cooler boiler plate.

Probably the first to appreciate the real merits of this type of construction was Mr. Nelson S. Thompson, chief mechanical and electrical engineer of the Supervising Architect's office of the U. S. Treasury Department. His office has tested them extensively in actual operation, and a great many boilers of this type have been used in small custom houses and post offices, especially throughout the soft-coal districts. Figure 1 is a typical setting detail, taken from "Miscellaneous Drawing No. 304," issued by the Supervising Architect's office.

Practically the same type of furnace is used in the portable type boiler and has some advantages over the brick-set type. It gives longer effective travel of heated gases, occupies less space, and avoids the tendency to leak air on account of cracks in the setting. Such an arrangement is shown in Fig. 2.

The Financial Saving.

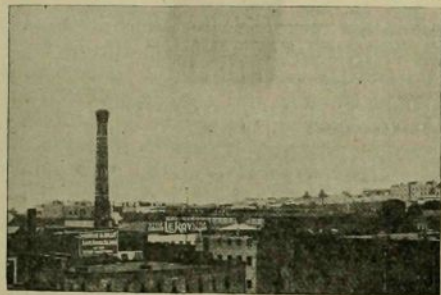
A series of tests made by Robert W. Hunt & Co., engineers, with smokeless and ordinary type of heating boilers, using several different kinds of soft coal, shows that an average fuel saving of 19½ per cent. can be effected by the use of the smokeless construction, and this with a freedom from smoke that will meet the requirements of the smoke ordinances of any city.

With this increase in efficiency and the increased heating value of the soft coal a smokeless boiler of this type compares with the usual type of boiler burning buckwheat, pea or stove coal, as follows:

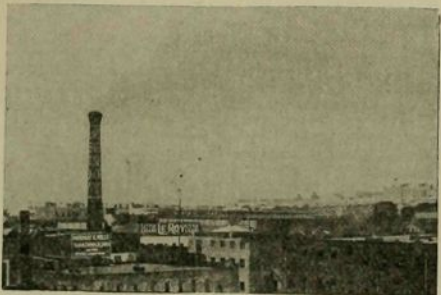
Bituminous coal with 14,100 B. T. U. per pound, at \$3.75 per ton delivered.

Anthracite coal (buckwheat) with 11,500 B. T. U. per pound, at \$3.50 per ton delivered.

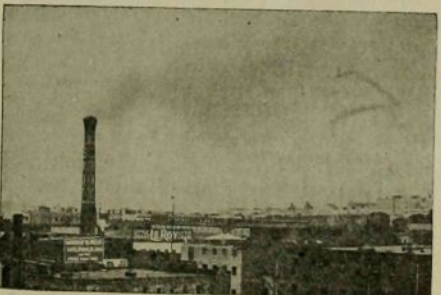
To compare their heating values, one pound of buckwheat coal is equivalent to 11,500/14,100 pounds of soft coal, or .815 pound; and, if the smokeless boiler will effect a fuel saving of 19½ per cent., the actual amount of soft coal which would be equivalent to one pound of buckwheat would be .656 pound, or for each dollar of buckwheat coal 70½ cents' worth of soft coal would be required.



NO. 1.



NO. 2.



NO. 3.

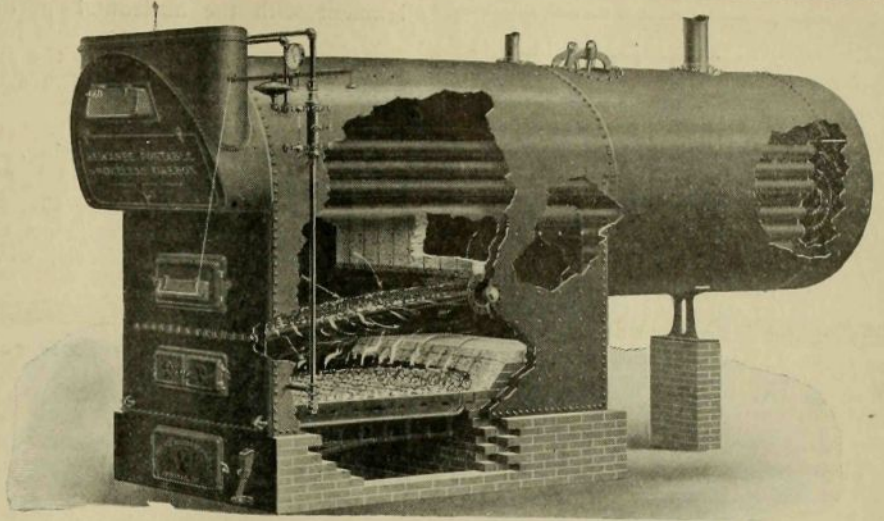


FIG. 2.—PORTABLE SMOKELESS BOILER.

To compare it with pea coal having 12,000 B. T. U. per pound at \$4.75 per ton delivered, we find one pound of pea coal is equivalent to 12,000/14,100 pounds of soft coal, or .851 pound; and, if the smokeless boiler will again effect a fuel saving of 19½ per cent., then the soft coal equivalent of one pound of pea coal would be .685 pound, or for each dollar's worth of pea coal only 54.1 cents' worth of soft coal would be required.

The comparison with egg coal, having 13,500 B. T. U. per pound, and costing \$6.25 per ton delivered, shows even more advantage on the side of soft coal. Figuring in the same way, we arrive at the conclusion that for each dollar invested in this kind of coal 46.2 cents' worth of soft coal would give the same results.

But the real test of a heating boiler is its performance under operating conditions. In order to establish a comparison of the results under usual duty conditions, I have made a study of the coal consumption per square foot of radiation in a number of approximately similar apartment houses in which different kinds of boilers and different kinds of coal were used. These observations extended over a period of several weeks of this present heating season.

A Comparative Test.

The average of the results of the three buildings which were equipped with brick set smokeless boilers, as compared with other buildings having hard coal boilers, was even better than the theoretical figures given above. These three buildings used an average of 55 cents' worth of coal per 1,000 square feet of direct radiation per day while the buildings in which pea coal was used consumed an average of \$1.03 worth per day per 1,000 square feet of direct radiation. The operation of the smokeless boilers, from a point of view of smokelessness, has been excellent.

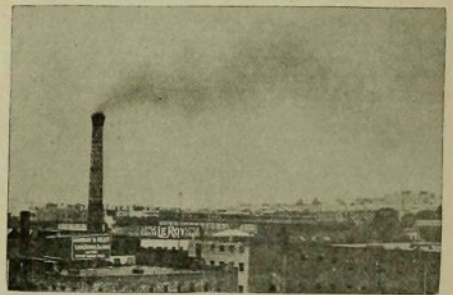
Under usual conditions of operation, no smoke was visible, except that immediately after charging fresh coal, for periods of from five to ten minutes, a slight haze would be seen at the top of the chimney. This was never more dense than No. 4 smoke, as given by the chart of the New York Smoke Prevention Bureau, but ordinarily was not of a density equal to that of No. 3. An examination of the roofs of the buildings near the chimneys where the smokeless boilers were used disclosed no trace of soot or ashes even in the most sheltered places. The tops of the chimneys were not appreciably discolored.

Assuming that the average of this performance holds good throughout the heating season, the average saving in an ordinary large apartment house of, say 1,300,000 cubic feet volume amounts to about \$1,100 per year; or, if the building costs 35 cents per cubic foot, it represents a saving of about one-fourth of one per cent. of its cost each year.

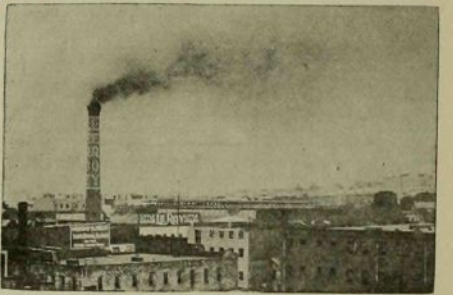
The first cost of this smokeless type of boiler is, in average sizes, about \$15 per horsepower, erected and covered, as against \$12.50 per horsepower for ordinary hard coal portable units. But according to my experience, more than three times this difference of cost would be saved each heating season.

The operation of this type of boiler requires some care, and it is important that an inexperienced fireman be properly instructed in its use; but the saving is well worth the trouble and there is nothing about it that the average fireman cannot readily understand. It is not necessary that the fire be given constant attention, for considerable fuel can be charged at one time without materially affecting the results. I have observed that the average periods of firing in the smokeless boilers referred to above is from one and a half to two hours, during the average heating weather, while with the hard coal boilers it was necessary to charge the fires approximately every half hour, but this, of course, varies with the size of firebox and grate.

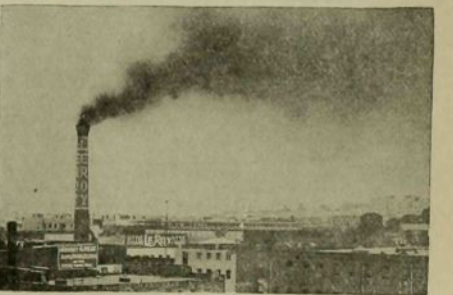
I consider it most important in either type of boiler that both the heating surface and grate area be correctly proportioned to the load, for it is to misfit boilers that the waste of coal can nearly always be traced.



NO. 4.



NO. 5.



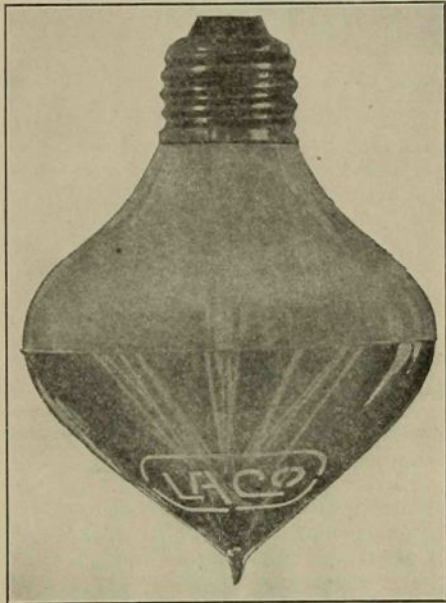
NO. 6.

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.

Greater Lighting Power Per Lamp.

WORKING on the theory that a carbon placed upright in an incandescent lamp does not radiate as much light upon a flat surface beneath it as the same lamp would if the filaments are stretched out in a flattened conical form parallel, as it were, with the desk or floor beneath it, the Laco-Philips Co.,



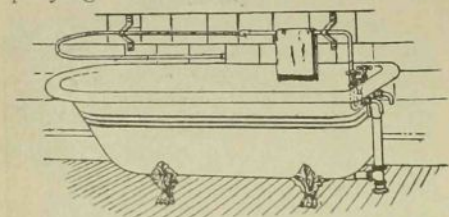
of 130 Hudson street, has introduced a projector lamp that is said to give four times as much effective light as the ordinary metal-filament lamps of quick rating. The base of this claim centers in the fact that the light rays are projected in a natural state upon the surface to be illuminated. The cut shows the form of the globe and also the position of the filaments inside.

High Efficiency Carbons.

SO much attention is being paid to light efficiency in this day that a new type of carbons introduced by Hugo Reisenger, of 11 Broadway, is holding attention from building managers. They produce what is said to be a steadier and more brilliant light. A peculiarity of one type of carbon made by this house is a patented metal vein that reduces resistance to a minimum, with the result that higher candle power is said to be obtained for the same amount of electricity consumed. It is claimed for them that they do not flicker. Another type of carbon manufactured by this house is said to possess the virtue of producing no dust and they give a steady and uniform light.

A New Type of Shower Bath.

LETTERS patent have just been issued to Charles S. C. Rock, of 204 West 140th street, for a new type of shower bath. As shown in the accompanying illustration, the shower con-

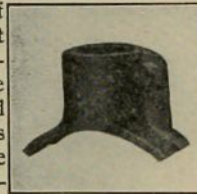


sists of a relatively stationary pipe, having a horizontal portion above the bathtub. It has a nozzle in longitudinal

alignment with the horizontal portion of the pipe and it has a moveable joint connecting the adjacent nuts of the pipe so that the spray is directed toward the interior of the tub.

A Threadless Conduit Fitting.

THIS is a device being introduced by the Adapti Manufacturing Co., formerly the Bonnell Manufacturing Co., of Winter and Leonard streets, Cleveland, Ohio. The virtue of this system of conduit boxing is that it requires no threading of ends, and the use of bushings and lock nuts becomes unnecessary. The pipe is inserted in a threadless lug which forms a part of an assembled box and the screw, shown in the illustration, is tightened. The head of the screw is of the filister type, and bears upon the conduit, with the result that a pull upon it tends to strengthen the screw and to bury the head deeper in the conduit. This makes a joint that is said to possess a better conductivity than is possible to obtain by the use of threaded couplings.

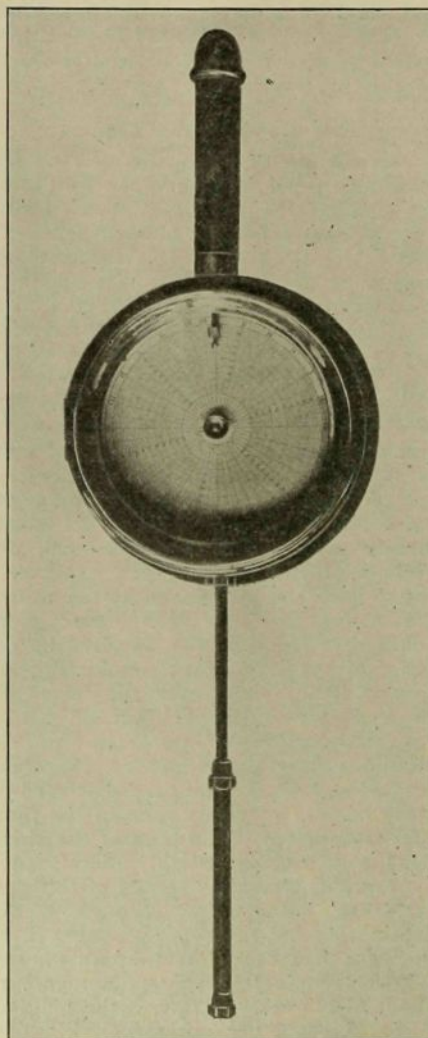


Fire-Detecting Wire Inquiries.

READERS interested in the description of the fire-detecting wire in the issue of December 27 may address inquiries to William H. Garrison, president of the Fire-Detecting Wire Company, Inc., 2006 Caton avenue, Brooklyn.

An Improved Vacuum Recorder.

A VACUUM recorder embracing new features is being introduced by the Uehling Instrument Co., of Passaic, N. J. This device has a particular use for recording actual vacuum conditions. The illustration shows the face of the recorder, but it is in the interior that the

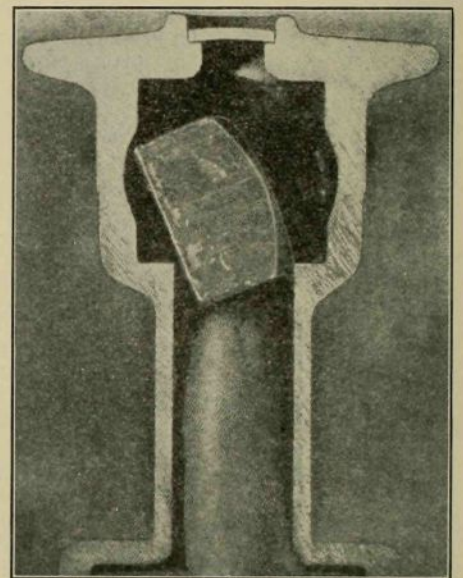


chief interest centers. As a matter of fact it is a system that the Uehling Company has perfected. The causes that make spring gauges liable to err, are said to be entirely removed in this type of recorder.

The mechanism of this instrument consists essentially of a steel U tube, one leg of which is of sufficient size to contain a float and is fastened to a case containing a clockwork, which rotates a recording dial in the usual way. The smaller leg, made of drawn steel tubing, extends above the top of the case to which it is fastened and connects with the source of vacuum to be recorded. The pen is actuated by a steel float resting on the mercury column in the large leg. The cross-sectional areas of the two legs are so chosen that the movement of the pen covers the chart when the vacuum has caused the mercury to rise to the maximum height in the steel tube.

A Novelty in Concrete Sockets.

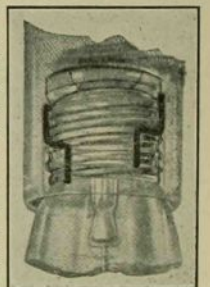
ILLUSTRATED herewith is a novelty in concrete sockets that provides for constant holding efficiency. It is in the form of a socket embedded in concrete into which a nut can be inserted and



set into a receptacle to take a bolt. The virtue of this device lies in the fact that should the threads of the nut become stripped a new nut can be inserted and the efficiency of the socket is maintained. Further advantage rests in the fact that no threaded parts need be placed until the concrete work is completed. The holding power is absolutely rigid and there can be no slipping or failure, as the shape of the socket resting in the concrete gives it an anchorage that makes pulling out well nigh impossible.

A New Lamp Lock.

THE Benjamin Electric Manufacturing Co., of 114 Liberty street, New York, is putting on the market a device which is said to prevent danger and loss from falling lamps. It seems that there is a heavy loss in factories and other types of buildings due to incandescent lamps working loose in their sockets from vibration, resulting in breakage. In a socket being introduced by this company there is a patented spring grip which holds the lamp tightly and eliminates at least one source of breakage and adds but little to the upkeep expense. The illustration shows the spring in place in incandescent lamp socket.



CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Bridge and Tunnel Over Hudson.

The New Jersey Inter-State Bridge & Tunnel Commission announced on Monday it had completed the draft of a bill to be presented to the present Legislature which authorizes the construction of either a bridge or a tunnel across the Hudson between New York and New Jersey and across the Delaware at Camden and Philadelphia. The commission states the problems presented are not engineering difficulties, but those of finances. The commission estimates the cost of a tunnel or two tubes between Jersey City and lower New York City would cost \$11,000,000, and that a bridge from across about 57th street to the opposite New Jersey shore would cost approximately \$42,000,000. The bill is not mandatory and the expense is upon those counties directly affected by the construction of a bridge or tunnel.

Albany Court House Bids.

Bids were opened this week by the Board of Supervisors for the new County Court House to be erected at Eagle, Columbia, Steuben and Lodge streets, Albany. The two lowest bids received were from the William L. Crow Construction Company, 103 Park avenue, Manhattan, and William Dall, Marin Building, Cleveland, Ohio. The lowest bid for heating was from James Hunter, 207 Broadway, Albany, and for plumbing, L. D. Hosford, 1133 Broadway, Manhattan, and Thomas A. O'Malley, 105 Hudson avenue, Albany. In all probability announcement of the actual awards will be made early next week. The building will be four and six-stories in height, 112 by 225 feet in size, with facades of white marble or granite and limestone. Hoppin & Koen, 244 Fifth avenue, Manhattan, are the architects.

Best & Co. Take \$500,000 Contract.

H. D. Best & Company, 320 Fifth avenue, Manhattan, have received the general contract to erect a new manufacturing plant for the Standard Oil Company, at its Bayonne works, to cost half a million dollars. E. A. Ellis, of 26 Broadway, Manhattan, is architect.

Settlement House For 74th Street.

Ludlow & Peabody, 101 Park avenue, are preparing plans for a five-story settlement house to be erected in connection with the John Hus House at 347 East 74th street.

PERSONAL AND TRADE NOTES.

CAPT. JOHN F. WILD, Supervisor of Anchorage in New York Harbor, has moved his office to the new barge office at the Battery.

SCHENCK & MEAD, a new firm, have opened offices for the practice of architecture at 105 West 40th st, where they will be pleased to receive catalogues on building construction.

JOHN R. SHEEHAN COMPANY, general contractors, have moved their offices from 1170 Broadway to the Depew Building, 491 5th av.

THEODORE C. VISCHER, architect, has moved his offices from 425 5th av to 299 Madison av.

MILTON SEE & SON, architects, have moved their offices from 6 West 22d st to 15 West 40th st, N. Y. C.

CADY & GREGORY, architects, have moved their offices from 6 West 22d st to 40 East 32d st, N. Y. C.

FREDERICK G. WEBER, general contractor, has moved his offices from 162 East 23d st to 29 West 34th st.

FRYMIER & HANNA, general contractors, have moved their offices from 25 West 42d st to 25 West 45th st, N. Y. C.

TULLIS & BLANCHARD, general contractors, formerly at 39 West 32d st, have moved to new offices in the Marbridge Building, 1328 Broadway.

FULLER BROS. & CO., 139 Greenwich st, have taken the agency for the New York District, for the products of the Parkersburg Iron & Steel Co., Parkersburg, West Virginia.

COMMISSIONER ANDERSON appointed Joseph O. Hammitt as head of the Bureau of Fire Prevention. Mr. Hammitt was, until recently, secretary of the Citizens' Union.

JULIUS FRANKE, of Maynicke & Franke, architects, has written to ex-Alderman Herbst, founder of the new American Society of Fire Prevention, declining membership in the society.

ERICH JOSEPH, formerly manager of the New York City office of Orenstein-Arthur Koppel Co., Koppel, Pa., has been made general manager of the company, succeeding A. Reiche, who resigned recently to accept a position in Germany.

ALFRED E. NORTON announces the incorporation of A. E. Norton, Inc., for the purpose of finishing uncompleted contracts of the Alfred E. Norton Company, now in course of liquidation. The company's address is 105 West 40th street, telephone, Bryant, 1137.

INVITATIONS have been sent out for the wedding of Maurice H. Frumberg, associated with the Liberty Sheet Metal Works, to Miss Clara Gordon. The ceremony will take place at the "Vienna," 131-3 East 58th st, N. Y. C., Sunday, February 5th. The bride-to-be is the daughter of Mr. and Mrs. David Gordon.

ROBERT E. DOWLING, president of the City Investing Co., will be appointed chairman of the Compensation Commission, according to Albany advices. The place, one of the most important the Governor has to fill, pays \$10,000 a year. The Governor also will name John Mitchell, former president of the United Mine Workers, a compensation commissioner. This pays \$7,500.

THE MASTER BUILDERS COMPANY, of 103 Park avenue, announces that its 1914 "Standard Applications" is ready for distribution to those applying for a copy. These specifications are the result of years of scientific investigation and experiment coupled with broad and practical experience. They cover the proper laying of concrete floors and it is claimed that these specifications will produce a wear-proof, dust-proof and waterproof floor.

RETURNS AS TO IDLENESS received by the State Department of Labor from practically all trade unions in the State, representing over 600,000 wage earners, show a large increase in the proportion of members idle on the last working day in September of 1913 as compared with last. In fact, the percentage of idle members on September 30 was higher than in any other year since 1896 with the single exception of 1908.

THE LAWRENCE PORTLAND CEMENT CO., of 1 Broadway, of which Ernest R. Ackerman is president, entertained a large number of cement users on Wednesday by a special train junket to their extensive plant at Siegfried, Pa. The train pulled out of the Jersey Central Union Station at Communipaw at about 9 o'clock and the guests returned well fed and impressed with the size and importance of the Lawrence Portland Cement Co. at about 8 o'clock. E. F. Sheppard was the personal conductor of the trip and looked after the comfort and convenience of the company's guests.

SHIPPING EFFICIENCY.—Arrangements have been completed by the Bush Terminal Company for an exhibit to be shown at the First National Efficiency Exposition, which is being planned by the conference of the Efficiency Society at the Grand Central Palace, from April 4-11 next. The Bush exhibit will mark a new departure in the Bush Company's campaign for the inauguration of economic and speedy shipping methods which President Irving T. Bush has brought to practical demonstration at his Brooklyn plant. It will consist of a series of lantern slides, photographs and charts, showing the method of handling freight employed at Bush Terminal by the company itself and by its 200 odd tenants in the Model Bush loft buildings.

UNITED ELECTRIC LIGHT & POWER COMPANY will formally open its new generating station, recently completed, on the west bank of the Harlem River at 201st st, this (Saturday) afternoon. There will be a reception and inspection to which Mayor John Purroy Mitchel and other public officials and prominent bankers and business men have been invited. The station covers an area 330x200, having a total superficial floor area of 200,000 sq ft. The building is seven stories in height, and

above the roof four smoke stacks, measuring 22 ft in diameter, rise to a height of 325 ft. The plant has many features of interest to engineers and laymen.

OBITUARY

JAMES M'KENNA, a retired general contractor, died Friday, January 23, at his home, 167 Schenectady avenue, Brooklyn. He was born in Ireland eighty-three years ago and had lived in Brooklyn many years where, up to the time of his retirement, he had been actively engaged in the building business.

WILLIAM M. AUMACK, carpenter and builder, died at his home, Bay 35th street and Bath avenue, Brooklyn, Friday, January 23, after a short illness.

JOHN A. CONKLIN, a general contractor, died Saturday, January 24, at his home, 989 Nosstrand avenue, Brooklyn. He was thirty-four years of age and was well known in the Flatbush section of Brooklyn.

JOHN SIMKEN, general contractor, well known to the trade in Queens Borough, died at his home, 51 East Grand avenue, Corona, L. I., Monday, January 26, aged fifty-nine years.

PATRICK HARVEY, plastering contractor, died at his home, 5518 6th avenue, Brooklyn, Wednesday, January 28. He was fifty-eight years of age and had been in the plastering business for thirty years.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL WHOLESALE LUMBER DEALERS' Association will meet at Buffalo March 4 and 5.

CEMENT USERS.—The tenth annual convention of the National Association of Cement Users will be held at Chicago, Ill., Feb. 16-20.

STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention at Rochester, N. Y., Feb. 17-20.

(Continued on page 237.)

NO ARCHITECTS SELECTED.

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

ROCHESTER, N. Y.—St. Andrews R. C. Church, Rev. Father Joseph A. Miller, care of Rev. Father J. Straub, 634 Hudson av, contemplates the erection of a school and church on Portland av to cost about \$40,000. No architect has been selected.

STAMFORD, CONN.—A. O. Southwick, care of George W. Southwick Co., 35 Warren st, N. Y. C., is receiving competitive sketches for a 2½-sty frame residence to be erected here to cost about \$10,000.

SYRACUSE, N. Y.—The University Club, Learned Building, John Van Duyn, 466 James st, contemplates the erection of a brick, steel and stone clubhouse here for which no site or architect have been selected. A meeting will be held February 7.

FLUSHING, L. I.—The New York & Queens Electric Light & Power Co., C. S. Banghart in charge, 444 Jackson av, L. I. City, L. I., contemplates the erection of a 1-sty brick and steel addition, 100x150 ft., to the substation in Lawrence st, between Broadway and Pine st, to cost about \$100,000. No architect has been selected.

SIDNEY, N. Y.—The village of Sidney, William Thorp, clerk, is receiving competitive sketches for the erection of a sewage disposal plant.

BUFFALO, N. Y.—The Westminster Presbyterian Church, 726 Delaware av, Rev. Dr. Holmes, pastor, contemplates the erection of a parish house on Delaware av, near Summer st, for which no architect has been selected.

ELMIRA, N. Y.—The Merchants' National Bank, C. C. Swan, president, E. M. Fay, cashier, 109 West Water st, contemplates the erection of a bank building here for which no architect has been selected.

MOUNT VERNON, N. Y.—The Ward Motor Vehicle Co., Concord av and 143d st, Robert B. Ward, president, contemplates erecting an electric auto truck factory on South Fulton av, for which an architect and engineer have not been selected.

ONEONTA, N. Y.—The Board of Education of Oneonta, N. Y., John R. Skinner, 22 Watkins st, is receiving competitive sketches for a 4 classroom ward school in Lower Chestnut st, 5th Ward, for which no architect has been selected. Cost, about \$20,000.

BINGHAMTON, N. Y.—Harris Player Piano Co., Louis H. Harris, president, this place, contemplates the erection of a brick factory here at a cost of about \$100,000. No site or architect has been selected.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

SUTTER AV.—Excavating is under way for two 4-sty brick tenements, 50x83 ft., at the corner of Sutter av and Amboy st for Louis Jaffe, 1922 Prospect pl, owner and builder. Max Kirsch, 391 Fulton st, is architect. Cost about \$50,000.

ALBANY AV.—Shampan & Shampan, 772 Broadway, are preparing plans for two 4-sty brick apartment houses, 50x98 ft., to be erected at the southeast corner of Albany av and President st for Aldent Corporation, P. I. Ansoerge, president, 414 Broadway. Cost about \$70,000.

GRAND ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 6-sty apartment house to be erected on a plot 50x119.6 ft., at the northwest corner of Grand and Rodney sts for the Keap Construction Co. Cost about \$50,000.

EASTERN PARKWAY.—F. L. Hine, 189 Montague st, is preparing plans for two 4-sty brick apartment houses, 50x93 ft., to be erected on the Eastern Parkway, between Bedford and Franklin avs, for Wilson & Bramin, 1914 Av J, owners and builders. Cost, about \$70,000.

CHURCHES.

YORK ST.—Bids are all in for the church and rectory, 2-stys, brick and stone, 50x100 ft., which St. George's R. C. Church, Rev. Father Anthony Kodis, pastor, 225 High st, is to erect in the north side of York st, east of Gold st, Brooklyn, from plans by Robert J. Reiley, 481 5th av. Estimated cost, \$40,000.

DWELLINGS.

10TH AV.—J. S. Gold, of the Gold & Taylor Cut Stone Company, contemplates the erection of small dwellings on the block bounded by 10th av and Fort Hamilton av, 51st and 52d sts, the Borough Park district.

78TH ST.—C. A. Olsen, 1221 66th st, has completed plans for four 2-sty frame and stucco residences, 17x52 ft., to be erected in the north side of 78th st, 180 ft. west of 13th av, for Mrs. Hilda Nelson, 6911 19th av, owner and builder. Cost about \$10,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education Jan. 26 for the general construction of P. S. 50, Mitchell Construction Co., was low bidder at \$234,987, and for the plumbing and drainage of same school, Jas. Harley Plumbing Co. was low bidder at \$17,953.

Nassau.

DWELLINGS.

OYSTER BAY, L. I.—Work is about to start on the 2½-sty brick veneer residence, 38x146 ft., for Frank M. Doubleday, of Doubleday, Page & Co., publishers, 11 West 32d st, N. Y. C. Kirby

& Petit, 103 Park av, are architects. Edgar Jenkins, Kellog st, Oyster Bay, L. I., has the general contract.

HALLS AND CLUBS.

PORT WASHINGTON, L. I.—H. Van Buren Magonigle, 101 Park av, N. Y. C., has completed plans for a 2½-sty terra cotta block and stucco lodge and golf club building for Isaac Guggenheim, Sands Point, L. I., owner. The contract will be awarded without competition. Cost, about \$15,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

MOUNT VERNON, N. Y.—Herbert Lane, 93 Vista pl, Mount Vernon, has completed plans for a 4-sty brick apartment house, 26x60 ft., to be erected at 37-39 Pearl st for L. Louise Borgwald, 31 Pearl st, Mt. Vernon, owner and builder. Fred Borgwald, 31 Pearl st, has the mason work. Cost, about \$18,000.

DWELLINGS.

TARRYTOWN, N. Y.—C. P. H. Gilbert, 25th st and Broadway, N. Y. C., is preparing plans for a 2½-sty brick and stone residence, 35x145 ft., to be erected on South Broadway, for David L. Luke, 353 West 87th st, N. Y. C., owner, and will be ready for bids on general contract about February 16.

STORES, OFFICES AND LOFTS.

MOUNT VERNON, N. Y.—John F. Fairchild, engineer, 34 East 1st st, contemplates the erection of a business building at Lincoln Manor, for which plans will be prepared privately.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

BATH BEACH.—Reinhold Realty & Const. Co., 1655 42d st, Brooklyn, has received the general contract to erect a 4-sty apartment house at Bath Beach, northwest corner of Broadway and Benson avs, to cost \$100,000. Samuel Brill, 126 Bay 31st st, Brooklyn, is owner. Wortmann & Braun, 114 East 28th st, N. Y. C., architects.

BRIDGE.

WASHINGTON, D. C.—A. L. Guidone & Co., Inc., 131 East 23d st, N. Y. C., have received the contract to erect the reinforced concrete bridge with cut stone trimmings on Q st over Rock Creek, Washington, D. C. Cost, \$225,000.

DWELLINGS.

STAMFORD, CONN.—Alex List & Sons, 105 West 40th st, N. Y. C., have received the gen-

eral contract to erect a 2-sty hollow tile and stucco residence, 100x30 ft., at Shippan Point, Stamford, Conn., for Henry Schwarzwalder, 24 West 76th st, for Chester A. Patterson, Main st, New Rochelle, N. Y. Estimated cost, \$50,000.

BROOKLYN.—A. G. Stone, 44 Court st, has received the general contract to erect a 3-sty brick residence, 52x52 ft., at the northwest corner of Albermarle and Rugby Roads for C. D. Jones of Scranton, N. Y. Russell T. Walker, 210 Berkeley pl, Brooklyn, is architect.

HARTSDALE, N. Y.—John J. Kennedy, Mosholu av and Broadway, N. Y., has the general contract to erect the 2½-sty residence, 30x45 ft., at Hartsdale for Charles R. Wyckoff, from plans by Beverly S. King, 103 Park av, N. Y. C. Estimated cost is \$12,000. The name of the contractor in issue of January 24, being incorrect.

FACTORIES AND WAREHOUSES.

CHERRY ST (Sub.).—The Marcus Contracting Co., Inc., 310 Front st, has received the contract for excavating the plot 100x100 ft. at the southwest corner of Cherry and East sts for a warehouse for Edith M. K. Wetmore, Frank J. Quinby, 99 Nassau st, is architect. Frymier & Hanna Co., 25 West 45th st, has the general contract.

LONG ISLAND CITY.—Chatterton, Warwick & Collins, 108 South 8th st, Brooklyn, have received the general contract to erect a 2-sty brick factory on the east side of Ely av, 100 ft. north of Wilbur av, for the Grady Manufacturing Co., 509 West 30th st, N. Y. C., owner. Henry Holder, Jr., 242 Franklyn av, is architect. Cost about \$18,000.

BAYONNE, N. J.—H. D. Best & Co., 320 5th av, N. Y. C., have received the general contract to erect a manufacturing plant here for the Standard Oil Co. of New York, 26 Broadway, N. Y. C. E. A. Ellis, care of owner, 26 Broadway, is architect. Cost about \$500,000.

HALLS AND CLUBS.

48TH ST.—The contract for the erection of the Friars club house at 106-110 West 48th st has been tentatively awarded to the Libman Contracting Co., 107 West 46th st, and subject to minor changes will cost about \$75,000. It is the intention to remodel the present buildings in accordance with plans by Harry Allan Jacobs, architect, and in addition thereto a new ball room, gymnasium and card rooms are to be located in an extension erected in the present yards of the said premises. The main floors of the present buildings will contain the pool room and cafe, billiard parlors, library, lounging room, reception room, writing room, and on the upper floors there will be either twenty-four or thirty rooms for the accommodation of the Friars and their guests. Work will probably start before the end of the month.

HOTELS.

ATLANTA, GA.—The Southern Ferro-Concrete Co., this place, has received the contract

Edison Service In Large Buildings

The percentage of new large buildings in this city, contracting for full Edison Service during 1913, is in keeping with other recent years, as the following figures show:

Year	Percentage of New, Large Buildings Adopting Full Edison Service
1913	96.9
1912	97.1
1911	96.8
1910	97.2
1909	96.8

The New York Edison Company



At Your Service



55 Duane Street

Telephone Worth 3000

NEW LOTS AV, n w cor Hinsdale st, 1-sty frame store and dwelling, 34.4x71.6, gravel roof, 2 families; cost, \$1,200; owner, Abbott Realty Co., 670 Georgia av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 431.

NEW LOTS AV, n s, 34.4 w Hinsdale st, 1-sty frame store and dwelling, 34.4x83, gravel roof, 2 families; cost, \$1,200; owner, Abbott Realty Co., 670 Georgia av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 430.

STORES AND TENEMENTS.

UNION ST, s w cor Troy av, 4-sty brick tenement, 50x85.6, slag roof, 16 families; cost, \$40,000; owner, G. & W. Bldg Co, 1664 Broadway; architect, W. T. McCarthy, 16 Court st. Plan No. 395.

UNION ST, s s, 50 w Troy av, 4-sty brick tenement, 50x82.6, slag roof, 16 families; cost, \$35,000; owner, G. & W. Bldg. Co., 1664 Broadway; architect, W. T. McCarthy, 16 Court st. Plan No. 396.

DITMAS AV, s w cor East 14th st, 2-sty frame store, 32.2x55.7, shingle roof; cost, \$7,000; owner, Grace E. Rupp, 490 East 16th st; architect, Theo. E. Rupp, 490 East 16th st. Plan No. 389.

DUMONT AV, s s, 50 w Williams av, 4-sty brick tenement, 50x89, slag roof, 23 families; cost, \$26,000; owner, The Crispit, Inc., 743 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 391.

CHAUNCEY ST, s s, 334 w Ralph av, 1-sty brick store, 15x40, slag roof; cost, \$1,100; owner, Gilbert Holmes, 238 Chauncey st; architect, Robert D. Kay, Jr., 201 Montauk av. Plan No. 409.

LINCOLN PL, n s, 190.3 e Rochester av, two 4-sty brick tenements, 50x102, gravel roof, 24 families each; total cost, \$60,000; owner, The Burland Co., 1351 Eastern pkway; architect, Harry Dorf, 614 Kosciusko st. Plan No. 407.

CHESTER ST, s w cor Blake av, 4-sty brick tenement, 44.6x90, gravel roof, 21 families; cost, \$25,000; owner, Ike Cooper, 37 Chester st; architects, Cohn Bros., 361 Stone av. Plan No. 469.

LIVONIA AV, n s, 53 w Powell st, 4-sty brick tenement, 47x88.6, gravel roof, 20 families; cost, \$25,000; owner, Rachel Melnick, 320 Wyona st; architects, Cohn Bros., 361 Stone av. Plan No. 466.

LIVONIA AV, n w cor Powell st, 4-sty brick tenement, 53x90, gravel roof, 23 families; cost, \$30,000; owner, Rachel Melnick, 320 Wyona st; architects, Cohn Bros., 361 Stone av. Plan No. 467.

SARATOGA AV, s w cor Atlantic av, 4-sty brick tenement, 50x90, gravel roof, 22 families; cost, \$30,000; owner, A. Voletsky, Inc., 80 Amboy st; architects, Cohn Bros., 361 Stone av. Plan No. 470.

SARATOGA AV, e s, 392.11 s Pitkin av, four 4-sty brick tenements, 50x88, gravel roof, 24 families each; total cost, \$100,000; owner, Abraham Kaplan, 1462 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 483.

MISCELLANEOUS.

LINDEN AV, s w cor Brooklyn av, 1-sty frame shed, 80x20, iron roof; cost, \$800; owner, Wm. F. Reogen, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 420.

Queens.

DWELLINGS.

ROCKAWAY BEACH.—Beach 125th st, w s, 260 n Newport av, 2 1/2-sty frame dwelling, 24x43, shingle roof, 1 family, steam heat; cost, \$4,500; owner, Lizzie Kuhlmann, 617 Clinton av, Brooklyn; architect, A. D. Hough, Beach 44th st, Edgemere. Plan No. 151.

ARVERNE.—Gaston av, w s, 420 n Amstel boulevard, 2 1/2-sty frame dwelling, 24x34, shingle roof, 1 family; cost, \$3,800; owner, M. J. McManus, 37 Lincoln av, Rockaway Beach; architect, John E. Moore, 225 Remington av, Rockaway Beach. Plan No. 160.

EAST ELMHURST.—Columbus av, w s, 40 n Bay 4th st, 2 1/2-sty frame dwelling, 22x34, shingle roof, 1 family, steam heat; cost, \$3,000; owner, John DeBlasi, 29 West Jackson av, Corona; architect, A. DeBlasi, 94 East Jackson av, Corona. Plan No. 159.

ELMHURST.—Toledo av, e s, 25 s Summit av, two 2 1/2-sty frame dwellings, 22x44, tin roof, 2 families; cost, \$5,600; owner and architect, John Simpkin, 51 East Grand av, Corona. Plan Nos. 165-66.

ELMHURST.—Ivy st, s s, 250 w Chicago av, two 2-sty frame dwellings, 20x44, shingle roof, 1 family, steam heat; cost, \$5,600; owner and architect, J. Simpkin, 51 East Grand av, Corona. Plan Nos. 162-63.

FLUSHING.—Burling av, w s, 325 s Forest av, 2-sty frame dwelling, 21x44, tin roof, 2 families; cost, \$3,800; owner and architect, John Simpkin, 51 East Grand av, Corona. Plan No. 164.

ROCKAWAY BEACH.—Lincoln av, e s, 300 n Boulevard, 2 1/2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$1,600; owner, M. J. McManus, 37 Lincoln av, Rockaway Beach; architect, John E. Moore, 225 Remington av, Rockaway Beach. Plan No. 161.

WOODHAVEN.—Jamaica av, s s, 525 e Shaw av, 2-sty brick dwelling, 25x60, tar and gravel roof, 2 families; cost, \$4,500; owner, John Mollenille, 323 University pl, Woodhaven; architect, Benj. F. Hudson, 319 9th st, Brooklyn. Plan No. 156.

ARVERNE.—Vernam av, s s, 100 n Amstel boulevard, 2 1/2-sty frame dwelling, 22x44, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Hyman Lippman, Boulevard, Rockaway Beach; architects, Sprung & Wertheimer, Rockaway Beach. Plan No. 168.

ARVERNE.—Amstel Boulevard, s w cor Vernam av, 2 1/2-sty frame dwelling, 24x40, shingle roof, 1 family; cost, \$5,000; owner, Robert Freidman, Boulevard, Rockaway Beach; architects, Sprung & Wertheimer, Boulevard, Rockaway Beach. Plan No. 169.

NEW YORK

ATLANTA

S. M. Cauldwell
President

Roy W. Wingate
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STONE ST, 33-35, 3,500-gallon gravity tank to 8-sty brick offices; cost, \$900; owner, Adams Land & Building Co., 71 Broadway; architect, Royal J. Mansfield, 135 William st. Plan No. 284.

WASHINGTON ST, 384, fireproof marquis to 5-sty brick salesroom and warehouse; cost, \$100; owners, Oliver H. P. & Geo. D. Archer, 95 Liberty st; architect, Milton Zeisler, 433 East 74th st. Plan No. 305.

WILLIAM ST, 216-18, alterations to 15-sty brick loft; cost, \$3,500; owner, The Metropolitan Realty Co., 41 Park Row; architect, Royal J. Mansfield, 135 William st. Plan No. 281.

4TH ST, 85 East, balcony to 4-sty brick dance hall and meeting rooms; cost, \$500; owner, Marie Kremer, 112 East 57th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 291.

6TH ST, 217 East, extension to 4-sty brick club and dwelling; cost, \$1,000; owners, Ruthenian Greek Catholic Church of St. John, 22 East 7th st; architect, Robt. J. Reiley, 481 5th av. Plan No. 306.

9TH ST, 30 East, new stairway to 4½-sty brick loft; cost, \$175; owner, Sailors' Snug Harbor, 31 Nassau st; architect, Leopold Ceva, 456 West Broadway. Plan No. 254.

10TH ST, 32 West, new bath rooms to 5-sty brick dwelling; cost, \$300; owner, John W. Goddard, 92-96 Bleecker st; architect, Julius J. Diemer, 118 East 28th st. Plan No. 312.

14TH ST, 44 East, gravity tank to 6-sty brick loft; cost, \$1,900; owner, Vincent Astor, 23 West 26th st; architect, Royal J. Mansfield, 135 William st. Plan No. 285.

20TH ST, 540 East, extension on roof to 2-sty brick garage; cost, \$500; owners, Jno. U. Crookman Estate, Aug. N. Hand, Executor, 49 Wall st; architect, Wm. G. Clark, 438 West 40th st. Plan No. 260.

21ST ST, 228 East, rear extension, 3x4, to 3-sty brick home; cost, \$400; owner, Chas. Murphy, 222 East 18th st; architect, Alfred H. Noon, Westbury, L. I. Plan No. 286.

21ST ST, 53-55 West, alterations to 6-sty brick store and lofts; cost, \$5,000; owner, Arthur S. Higgins, 9 East 37th st; architects, Jno. B. Snook Sons, 216 Broadway. Plan No. 250.

21ST ST, 22 East, 3,500-gal. gravity tank to 8-sty brick loft; cost, \$280; owner, Henry P. Litchfield, 44 Wall st; architect, Maxwell Engineering Co., Inc., 30 Church st. Plan No. 255.

22D ST, 160 East, alterations to 1-sty frame garage; cost, \$50; owner, Adolph Rauch, 1 East 115th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 269.

24TH ST, 239 West, remove partition to 5-sty brick tenement; cost, \$25; owners, Martha J. & Mary E. Cameron, 266 West 23d st; architect, Patrick F. Brogan, 119 East 23d st. Plan No. 244.

25TH ST, 158-162 West, new partitions, store fronts and plumbing; cost, \$4,000; owner, Adolph Altman, 790 Riverside drive; architect, Max Muller, 115 Nassau st. Plan No. 256.

26TH ST, 37-43 West, new partitions to 12-sty brick loft; cost, \$500; owner, The West 26th St. Co., Emanuel Pilpel, secretary, 37 West 26th st; architect, Herbert M. Baer, 665 5th av. Plan No. 290.

38TH ST, 4 West, new marquis to 12-sty brick store and lofts; cost, \$500; owner, 416 5th Av. Co., Herman A. Flurscheim, president, 416 5th av; architects, Edward Necarsulmer, 1111 Madison av. Plan No. 257.

28TH ST, 2 West, alterations to 6-sty brick offices and lofts; cost, \$2,500; owner, Philip Liberman, 1458 Broadway; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 307.

34TH ST, 33-39 West, 11-sty brick extension, 62x95, to 11-sty brick store and loft; cost, \$160,000; owners, Messrs. Oppenheim, Collins & Co., Isaac D. Levy, president, 35 West 34th st; architects, Buchman & Fox, 35 West 34th st. Plan No. 277.

35TH ST, 511-15 West, alteration from stable to 1-sty brick garage; cost, \$4,500; owners, Louis A. Jones & Aaron Naumburg, 7 Washington sq; architect, Wm. G. Clark, 438 West 40th st. Plan No. 272.

36TH ST, 148 West, alterations to 1-sty brick offices; cost, \$200; owner, Edgar Sidman, 299 Madison avenue; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 270.

39TH ST, 25-33 West, masonry and steel to 15-sty brick storage of light pamphlets; cost, \$8,000; owners, United Engineering Societies,

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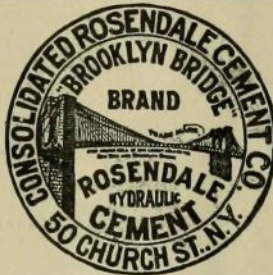
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PLYMOUTH ST, 324, plumbing to 3-sty store and dwelling; cost, \$150; owner, Wm. MacAdam, 313 Pacific st; architect, David A. Lucas, 98 3d st. Plan No. 413.

UNION ST, 1758, plumbing to 2-sty dwelling; cost, \$100; owner, Jennie Kugel, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 417.

WEIRFIELD ST, 16, dumbwaiter shaft to 2-sty building; cost, \$700; owners, Emry Davis & Sons Co., on premises; architect, Geo. W. Emrick, 139 Stockholm st. Plan No. 487.

SOUTH 3D ST, 62, plumbing to 3-sty tenement; cost, \$150; owner, Meyer Freeman, 35 South 3d st; architect, Max Cohn, 280 Bedford av. Plan No. 402.

NORTH 8TH ST, 98, new store front to 3-sty store and tenement; cost, \$150; owner, Jas. Armato, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 479.

15TH ST, 228, interior alterations to theatre; cost, \$2,000; owner, Patrick J. Carley, 7314 3d av; architects, Eisenla & Carlson, 16 Court st. Plan No. 425.

BEACH 45TH ST, s e cor Atlantic av, move 1-sty dwelling; cost, \$1,000; owner, Ella Heyman, 129 West 75th st, New York; architect, Harry N. Case, 214 Bay 35th st. Plan No. 468.

63D ST, 1620, interior alterations to 1-sty frame boiler-house; cost, \$700; owner, Wm. Schmidt, 1462 62d st; architect, A. Lupin, 1204 Carroll st. Plan No. 350.

AV I, 1301, plumbing to 2-sty dwelling; cost, \$100; owner, Arthur R. Kip, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 435.

BEDFORD AV, 105, interior alterations to 3-sty bakery; cost, \$600; owner, F. L. Lavanburg, 165 North 11th st; architect, J. W. Moore, 307 Kingsland av. Plan No. 412.

BEDFORD AV, 174, interior alterations to dwelling; cost, \$100; owner, Jos. Fitchel, 1851 Fulton st; architect, Christian Bauer, Jr., 651 Leonard st. Plan No. 465.

BROADWAY, 712, exterior and interior alterations to 3-sty office and dwelling; cost, \$800; owner, Edward Machaelis, 23 West 99th st, New York; architect, Joseph J. Eberle, 89 5th av, New York. Plan No. 375.

BUSHWICK AV, 864, interior alterations to 3-sty dwelling; cost, \$500; owner, Emanuel Levy, on premises; architect, Adam E. Fisher, 373 Fulton st. Plan No. 415.

EASTERN PARKWAY, 1126, interior alterations to dwelling; cost, \$125; owner, Jas. Gold, 525 Grand st; architects, Laspia & Salvati, 525 Grand st. Plan No. 456.

EUCLID AV, 379, extension to dwelling; cost, \$800; owner, John R. Finch, on premises; architect, Lawrence J. Frank, Jr., 206 Crescent st. Plan No. 444.

GATES AV, 646, new store front to 3-sty store and tenement; cost, \$175; owner, Lucy Miller, on premises; architect, Louis H. Friedland, 152 Rutledge st. Plan No. 485.

MARLBOROUGH RD, 220 interior alterations to 3-sty dwelling; cost, \$250; owner, C. S. Harris, on premises; architect, J. W. Cooney, 30 Church av, New York. Plan No. 379.

NEW YORK AV, 63, extension to garage; cost, \$2,000; owner, Geo. Roederman, 65 New York av; architect, Thos. W. Biddle, Jr., 70 Woodmere pl, Richmond Hill. Plan No. 403.

OLD WOODPOINT RD, 21, move 2-sty dwelling; cost, \$1,500; owner, Benedetto Marrone, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 458.

PARK ST, 17, interior alterations and plumbing to 3-sty tenement; cost, \$500; owner, Burling Realty Co, 234 Bridge st, New York; architect, Walter H Volckening, 116 Decatur st. Plan No. 394.

PITKIN AV, 1716, interior alterations to 2-sty store and dwelling; cost, \$1,750; owner, Lena Bernstein, 1741 Pitkin av; architect, Jas. S. Millman, 1780 Pitkin av. Plan No. 390.

PITKIN AV, 2142, extension to 1-sty store and dwelling; cost, \$400; owner, Samuel Nedis, 2725 Atlantic av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 438.

ROCKAWAY AV, 301, interior alterations to 2-sty store and dwelling; cost, \$500; owner, Henry E. Zimmer, 138 Montrose av; architects, Eisenla & Carlson, 16 Court st. Plan No. 437.

SURF AV, 3306, move structures of three 3-sty frame hotels; cost, \$20,000; owners, Henry Lowenthal & ano, 43 Lafayette st, N. Y.; architect, John P. Boyland, Webster av and Fordham rd, Bronx. Plan No. 439.

Queens.

ARVERNE.—Gaston av, e s, 75 s Ocean av, 1-sty frame extension, 16x34, side 2 1/2-sty frame dwelling, slag roof; cost, \$500; owner, M. Montgomery, premises; architect, J. E. Smith, Fairview av, Rockaway Beach. Plan No. 137.

BAYSIDE.—Broadway, s s, 400 w Bell av, 2-sty frame extension, 8x7, rear, 2-sty dwelling, tin roof; cost, \$200; owner, W. Parker, Bell av, Bayside. Plan No. 126.

CORONA.—46th st, w s, 260 n Hayes st, interior alterations to dwelling; cost, \$75; owner, H. Hartman, premises. Plan No. 131.

EVERGREEN.—Cypress av, n s, 150 w Cooper av, new plumbing in dwelling; cost, \$75; owner, M. M. Fisher, premises. Plan No. 140.

EVERGREEN.—Cypress av, s s, 75 e Lafayette av, new plumbing in dwelling; cost, \$75; owner, M. Boss, premises. Plan No. 141.

FLUSHING.—Wilson av, 84, new plumbing in dwelling; cost, \$100; owner, H. Schechner, premises. Plan No. 130.

FLUSHING.—Delaware st, w s, 250 w Murray st, new plumbing in dwelling; cost, \$50; owner, M. Bamberger, premises. Plan No. 127.

FLUSHING.—Delaware st, w s, 150 n Murray st, new plumbing in dwelling; cost, \$60; owner, J. O'Connor, premises. Plan No. 128.

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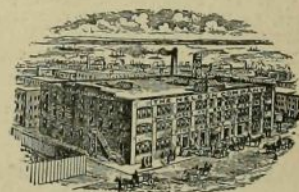
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Plans Filed, Queens, Continued.

JAMAICA.—New York av, e s, 240 s L. I. R. R., new plumbing in dwelling; cost, \$200; owner, Mrs. E. D. Hendrickson, premises. Plan No. 132.

L. I. CITY.—8th av, 313, new plumbing in dwelling; cost, \$85; owner, Mrs. H. Meyer, premises. Plan No. 133.

L. I. CITY.—Broadway, n w cor Van Alst av, erect bake oven in store; cost, \$20; owners, H. Schaman & Son, 355 Pulaski st, Brooklyn. Plan No. 134.

L. I. CITY.—Jackson av, s s, 156 w Skillman av, 1-sty frame extension, 28x45, rear 2-sty frame store and lodge room, tar and gravel roof; cost, \$2,000; owner, Frank Wuttke, premises; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 135.

L. I. CITY.—Marion st, 20, plumbing in dwelling; cost, \$150; owner, John Azolina, premises. Plan No. 125.

L. I. CITY.—Steinway av, 447, gas piping in dwelling; cost, \$5; owner, A. Weber, premises. Plan No. 121.

L. I. CITY.—Wilbur av, n s, from Radde to Academy sts, interior alterations to high school; cost, \$620; owner, Board of Education, Park av and 59th st, N. Y. C. Plan No. 120.

L. I. CITY.—Van Alst av, e s, 9th to 10th sts, interior alterations to school, cost \$940; Nott av, n e cor Hulst st, interior alterations to school, cost, \$120; Crescent st, e s, 100 s Beebe av, interior alterations to school, cost, \$1,000; Academy st, s s, 100 w Grand av, interior alterations to school, cost, \$880; Steinway av, n s, 525 e Broadway, interior alterations to school, cost, \$990; Van Alst av, s s, 106 e Flushing av, interior alterations to school; cost, \$760; Munson st, e s, 170 n Fulton st, interior alterations to school; cost, \$230; owner and architect, Board of Education, Park av and 59th st, N. Y. C. Plan Nos. 110 to 116.

WOODSIDE.—Woodside av, n s, 432 w Betts av, interior alterations to school; cost, \$385; owner and architect, Board of Education, Park av and 59th st, N. Y. C. Plan No. 117.

RICHMOND HILL.—Church st, e s, 130 s Chichester av, new plumbing in dwelling; cost, \$50; owner, G. Danzclock, premises. Plan No. 138.

RICHMOND HILL.—Hamilton av, e s, 210 s Atlantic av, new plumbing in dwelling; cost, \$50; owner, M. Ullrich, premises. Plan No. 139.

RIDGEWOOD.—Myrtle av, s s, 44 e Stephen st, interior alterations to store and dwelling; cost, \$300; owner, W. Newbach, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 129.

RICHMOND HILL.—Jamaica av, 2903, electric sign on theatre; cost, \$150; owner, Eber Dunning, premises. Plan No. 122.

RICHMOND HILL.—Oak st, e s, 255 s Atlantic av, new plumbing in dwelling; cost, \$60; owner, J. Daly, premises. Plan No. 123.

ROCKAWAY BEACH.—Undine av, w s, 380 s Boulevard, plumbing in dwelling; cost, \$100; owner, W. Toder, 228 Pennsylvania av, Brooklyn. Plan No. 124.

ROCKAWAY BEACH.—North Chase av, w s, 549 n Boulevard, interior alterations to dwelling; cost, \$750; owner, Mrs. Emily Schmidt, premises; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 136.

COLLEGE POINT.—1st av, s w cor 13th st, interior alterations to school; cost, \$280; owner and architect, Board of Education, Park av and 59th st, N. Y. C. Plan No. 118.

LAUREL HILL.—Montgomery av, e s, between Townsend and Congress avs, interior alterations to school; cost, \$460; owner and architect, Board of Education, Park av and 59th st, N. Y. C. Plan No. 119.

Richmond.

BEACON PL, w s, 40 n w Atlantic av, New Dorp Beach, 1-sty addition to frame dwelling; cost, \$550; owner and builder, Frank Mauro, 26 Prince st, N. Y. C.; architect, Jas. E. Grunert, New Dorp. Plan No. 9.

VAN DUZER ST, n s, 230 n St Pauls av, Stapleton, 1-sty addition and new partitions to frame store and dwelling; cost, \$1,200; owner, Chas. Wacker, Stapleton; architect, Otto Loeffler, Stapleton. Plan No. 10.

CEDAR AV, e s, 60 s Ocean av, Arrochar, extension to frame dwelling; cost, \$50; owner and builder, August Miller, Arrochar. Plan No. 13.

COLFAX AV, 24, Grant City, new studding and rafters to frame wagon shed; cost, \$25; owner, Mrs. Jennie Cibilli, Grant City; builder, Mrs. Michael Cibilli, Grant City. Plan No. 12.

PRINCE BAY, 230 s Finlay av and Bayview av, w s, 1-sty addition to frame dwelling; cost, \$100; owner, Jeanette Cuthbert, Prince Bay; builder, John Cuthbert, Prince Bay. Plan No. 11.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS.

SCHENECTADY, N. Y.—W. B. Mynderse, 225 State st, has completed plans for a rear addition to the store and flat building at the corner of State and Ferry sts for Harry J. Furman, 207 State st, owner. Cost about \$8,000.

SCHOOLS AND COLLEGES.

HAMPTON, VA.—Ludlow & Peabody, 101 Park av, N. Y. C., are preparing plans for a dormitory for the Hampton Institute, fireproof construction, 4 stories high, and 169x65 ft.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending Jan. 24. The location is given, but not the owner's address:

BELLEVILLE.—Gabriele Contaldo, east side John st, 79.6 ft. north of Cedar Hill av, 3-sty frame, \$8,000.

VENTNOR.—Pacific Realty Co., north side Atlantic av, between Victoria and Suney pl, 3-sty brick, \$25,000.

JERSEY CITY.—Michael Falzarano, 90 Wallis av, 3-sty frame, \$5,000; Charles Barbash, 52-54 Randolph av, 3-sty brick, \$9,000.

WEEHAWKEN.—Marion Paige Leake, northwest corner Boulevard and 4th st, 5-sty brick alteration, \$31,000.

ELIZABETH.—Weinstein Bros., 801 2d av, 3-sty frame, \$4,000.

NEWARK.—Jules Mechanic, 143 and 147 Delavan av, two 3-sty frame, \$20,000.

WEST NEW YORK.—Eustachio D'Urgolo, southwest corner 15th and Jackson sts, 3-sty brick, \$10,000.

PATERSON.—Home Realty Co., 81 and 83 Fair st, two 4-sty brick, \$20,000.

CLIFFSIDE PARK.—James Brignola, southeast corner Walker and Nagle sts, 3-sty brick, \$15,000.

BAYONNE.—Joseph Crepineki, west side East 19th st, 215 ft. south of Av D, 3-sty brick, \$10,000.

APARTMENTS, FLATS AND TENEMENTS.

HOBOKEN, N. J.—Chas. Fall, 100 14th st, is preparing plans for four 5-sty apartment

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NEWARK, N. J.—R. Botelli, Ordway Building, ing, has completed plans for a 4-sty brick and limestone flat, 59x76 ft., to be erected at 216-218 Bloomfield av for Francesco Chlusano, on premises, owner. Cost, about \$24,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, is preparing plans for a 3-sty flat, 50x90 ft., to be erected at the northeast corner of Summer and Bryant avs for Harry Kolodin, 111 Washington av, owner and builder. Cost about \$25,000.

FACTORIES AND WAREHOUSES.

HOBOKEN, N. J.—Chas. Fall, 100 14th st, is preparing plans for a 5-sty brick factory, 100x180 ft., to be erected at 8th st and Madison st for the Ferguson Bros. Manufacturing Co., 832 Monroe st, owner. Cost about \$75,000.

JERSEY CITY, N. J.—Dodge & Morrison, 135 Front st, N. Y. C., are preparing plans for a 3-sty brick addition, 30x75 ft., to the factory at 570 Communipaw av for the Smooth-On Manufacturing Co., Samuel D. Thompkins, president, 572 Communipaw av, owner.

MUNICIPAL WORK.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, is preparing preliminary plans for the brick 7th Precinct Police Station to be erected in Montgomery st, near Bergen av, for the Board of Commissioners of Jersey City, Mark Fagan, mayor.

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, Jersey City, is preparing plans for a 3-sty brick parochial school to be erected at Boulevard and St. Paul's av for St. John's Roman Catholic Church, Rev. Father P. W. Smith, pastor, 3026 Boulevard.

TRADE AND TECHNICAL SOCIETY EVENTS.

(Continued from page 227.)

THE NEW YORK LUMBER TRADE ASSOCIATION will hold its annual dinner at the Biltmore Hotel, N. Y. C., Feb. 19.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—Secretary, Charles Warren Hunt, 220 West 57th st, New York. Meets first and third Wednesday, except in July and August.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York, except in July and August.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The members of the National Builders' Supply Association will hold their annual convention Feb. 17 and 18, with headquarters at the Hotel La Salle, Chicago, Ill.

ELECTRICAL ENGINEERS.—The second annual midwinter convention of the American Institute of Electrical Engineers will be held in the Engineering Societies Building, New York, February 25, 26 and 27, under the auspices of the Electric Power Committee. The general subject of the meeting will be "Electric Power," and each of the sub-committees of this general committee will present papers on the special branch of this subject.

PETER COOPER'S birthday anniversary will be marked by imposing memorial exercises conducted under the auspices of the Cooper Union Alumni Association. The exercises will be held in the large hall of Cooper Union on the afternoon of Feb. 12, and the program will include some excellent musical numbers and addresses by prominent speakers. The annual dinner of the association will be held in the evening at the Hotel Manhattan. Alfred Hilbert is secretary of the Committee of Arrangements.

BROOKLYN ENGINEERS.—The entertainment committee of the Brooklyn Engineers' Club announces the following programme for their regular Thursday night "Talks": On Feb. 5, "Sub-surface Structures in New York City," C. N. Green; Feb. 12, regular monthly paper, by Henry L. Oestreich, on "Subway Construction." "The Bush Terminal Company" will be the subject for Feb. 19; Feb. 26, E. C. Church will discuss "Revising of Organizations," March 5 will be ladies' night, when an "Illustrated Talk on Holland" will be given. "The Drainage of Coney Island" will be the subject of the paper to be read by Frank J. Conlon, March 12. On March 19, "Developments in Electric Lamps" will be discussed. March 26, "Publicity" will be the subject discussed by Maurice S. Seelman, Jr., of the Brooklyn Edison Company.

RECENT INCORPORATIONS.

CHRISTOPHER CAMPBELL has filed incorporation papers at Albany, with \$10,000 capital stock to do a realty, general contracting and construction business, with offices at 286 5th av, Manhattan. The directors are Christopher Campbell, Perry C. Pentz and Abraham J. Pratt, all of 286 5th av. (Corrects error in issue Jan. 24, 1914.)

NATALIE LAND CO. is a \$40,000 corporation chartered to do a realty and construction business with offices in Brooklyn. The directors are J. L. Brassington, 2007 Schenectady av, M. J. Malone, Shenandoah, Pa., and B. F. Christ, Mt. Camel, Pa. E. H. Green, 350 Fulton st, Brooklyn, is the attorney.

W. B. SHAFER CO. has been incorporated to do a realty, contracting, construction and architectural business with \$20,000 capital stock with offices in Manhattan. The directors are William B. Shafer, Jr., Glen Ridge, N. J., R. Wilbur Tietjen, Lenox av, Mt. Vernon, and Frank L. Cunningham, 46 Hamilton pl, N. Y. C. Pressinger & Newcombe, 60 Wall st, are the company's attorneys.

INDIAN HEAD FARMS CO., realty, agricultural, operate hotels, sawmills, factories, refrigerating plants, promote settlement of lands, general mercantile, etc., has been chartered with \$1,000,000 capital stock with offices in Manhattan. The directors are Sidney B. Fitzgerald, 220 West 79th st, William L. Rogers, 487 West 135th st, Maurice Gallaher, 25 Exchange pl, and six others. The attorneys are Everitt, Clarke & Benedict, 37 Wall st.

NESBIT ENGINEERING CO. has been chartered with a capitalization of \$10,000 to do engineering, contracting and electrical construction, with offices in Manhattan. The papers were filed by George A. Nesbit, 500 West 143d st, John F. Gerken, 1382 5th av, John F. O'Reilly, 472 West 141st st, and two others, as directors. W. C. Fielding, 51 Chambers st, is the attorney.

WRIGHT LUMBER CO. is a \$50,000 corporation chartered to do a general lumber and timber business with offices in Manhattan. Peter A. Smith and Conrad N. Pitcher, both of Hotel Woodward, and George H. Smith, Monticello, N. Y., are the incorporators. Smith & Tomlinson, 35 Nassau st, are the attorneys for the company.

SOL REALTY CO. has been incorporated with \$10,000 capital stock with offices in Manhattan to do a realty, contracting, construction and brokerage business, with George Vause, 128 Willoughby av, Brooklyn, L. N. Vause, 35 Wall st, N. Y. C., and George A. Knobloch, 15 Broad st, as directors. The attorney is John J. Vause, 15 Broad st, N. Y. C.

BRONX ROOF MAINTENANCE CO. has been chartered to do a general construction, contracting, manufacturing and dealing in roofing, fire and waterproofing material business with offices in the Bronx. Louis M. Goldwater, 643 Cauldwell av, Adrian W. Emanuel, 267 West 138th st, and J. Rodolfo Cortisoz, 265 West 138th st, are the directors. A. J. Griffin, 3d av, Bronx, is the attorney for the company.

Daily Conferences of Contractors on Rush Work.

The Statler Hotel, Cleveland, which was recently completed on a rush order by James L. Stuart, contracting engineer, Pittsburgh, presented many interesting features of construction administration. One of the many practices which helped very much to expedite the work and "iron out" all difficulties was a daily meeting of all the sub-contractors on the work, together with architects' representatives and others interested in the building. At these daily meetings each trade was taken up separately with the principal representative of that particular trade and the representatives of all the other trades present. He was asked regarding the progress of his work and was told to state whether or not he was being retarded by any of the other trades. If it was found that he was being hampered he was made to state explicitly and in detail to what extent and how.

It was rather hard to get them continually to attend these daily meetings, as they were held in the evening after they were supposed to be through with their work. The engineer in charge of the work tried to make the meetings as pleasant and as short as possible and never permitted ill-feeling to persist among the several trades, arising from the discussions at the meetings. A typewritten report of each meeting was posted up on the general bulletin board so that each of the sub-contractors would have access to it the following day.—"Engineering Record."

Panama-Pacific Rules.

The new and revised rules and regulations relating to exhibits and space occupied by exhibitors, and regarding the installation and maintenance of exhibits at the Panama-Pacific International Exposition at San Francisco in 1915, have been issued and approved by the board of directors. There is one significant fact in regard to these rules and regulations which cannot be too strongly emphasized and that is:

Applications for space must be made in writing on forms furnished upon application to the Director of Exhibits, Captain Asher Carter Baker, Exposition Building, San Francisco.

Particulars and directions as to the methods of application for exhibit space will be found on the form supplied by the Director of Exhibits. It is planned that there shall be a uniformity of appearance throughout the exhibit section of the exposition and it is necessary to abide by the rules as formulated according to the general plan by the Board of Directors of the exposition.

Each exhibit space is to be covered with a platform 4 1/2 inches above the floor of the building. This platform may be covered with carpets, linoleum, parquet flooring, etc., as may be approved by the Chief of the Department in which the exhibit is made. The main floor of each exhibit palace will be of 2-inch planking, and the aisle floors will be of dressed flooring laid directly on this planking. The Chief of any Department may authorize the entire omission of platforms in groups of exhibits, which, in his opinion, would be more appropriately installed without them.

Exhibitors will be permitted to construct booths or facades of their own design on their

exhibit spaces, provided these do not obstruct the light of adjacent exhibits. The cornice line of such structures is fixed at a uniform height of 15 feet, but ornamental parts and special fixtures may be raised to a greater height, with the approval of the chief of the department. All columns or other portions standing within the exhibit spaces must be treated in decoration in harmony with the rest of the surrounding space. A series of construction levels has been decided upon in regard to platforms, railings, table tops, cornice lines and such prominent features of various exhibits. All exhibitors must abide by those levels as ruled by the Chief of the Department in which the exhibit is made.

All counters and tables will be of uniform height in all departments except in the Department of Horticulture, where they may be three feet in height for the display of fruits. The Department of Mines and Metallurgy will determine the size and type of cases and cabinets for the display of geological specimens and minerals.

Bronx Local Improvements.

The Local Board of Crotona at its meeting held January 20 adopted a resolution for repairing or relaying the sidewalk on the west side of Brook avenue, from East 158th street to Third avenue, excepting the portion over the beam tunnel of the Port Morris Branch of the New York & Harlem Railroad.

The Local Board of Morrisania, at its meeting held January 20, adopted a resolution for paving with sheet asphalt on a concrete foundation the roadway of Kelly street, from Intervale avenue to East 163d street, together with all work incidental thereto, at an estimated cost of \$4,900. A resolution was also adopted for the paving with sheet asphalt on a concrete foundation of the roadway of Faile street, from the bridge over the New York, New Haven & Hartford Railroad to Garrison avenue, setting curb where necessary, at a total estimated cost of \$1,100. This resolution had been laid over from the meeting held December 30, 1913.

A resolution was adopted for the rebuilding of the sewer and appurtenances on Third avenue, between East 138th and East 140th streets, at a total estimated cost of \$13,100. This resolution was laid over at the meeting held December 30, 1913.

The Local Board of Van Courtlandt at its meeting held January 20, adopted a resolution for constructing receiving basins and appurtenances on the east side of Cedar avenue opposite Harlem River Terrace, and on the northwest corner of Cedar avenue and Harlem River Terrace, at a total estimated cost of \$1,375. Also adopted a resolution for constructing receiving basins and appurtenances at the northwest, northeast and southwest corners of Davidson avenue and Tremont avenue; on the northeast corner of Grand and Tremont avenues; on the north side of Tremont avenue west of Grand avenue; and on the west side of Grand avenue north of Tremont avenue; and on the west side of Tremont avenue opposite Inwood avenue; and at the southwest corner of Inwood avenue and Tremont avenue, at a total estimated cost of \$2,765.

Resolutions were laid over for the acquiring title to the lands necessary for Fieldston road, from Riverdale avenue to the southern limit of the property of the Northern Broadway Realty Associates; for the construction of the sewer and appurtenances in Fieldston road, between Riverdale avenue and Spuyten Duyvil parkway; for regulation, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Fieldston road, from Riverdale avenue to Spuyten Duyvil parkway; for the paving with bituminous concrete on a cement concrete foundation adjusting curb where necessary the roadway of Jerome avenue, from Kingsbridge road to Bainbridge avenue, and with sheet asphalt on a concrete foundation from Bainbridge avenue to the northerly line of the City of New York; and for the regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Spuyten Duyvil parkway, from Fieldston road to Broadway, and the Post road, from Spuyten Duyvil parkway to West 246th street; for regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Randall avenue, from the pier and bulkhead line to the Bronx River to White Plains road; and for the acquiring of title to Thwaites place, between Bronx Park East and White Plains road.

PROPOSALS

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., January 30, 1914.—Sealed proposals will be opened in this office at 3 p. m., February 27, 1914, for the construction of a mailing-platform extension (including mechanical equipment, lighting fixtures, and changes in approaches) at the United States post office and customhouse, Duluth, Minn., in accordance with the drawings and specifications, copies of which may be obtained from the custodian of the building, Duluth, Minn., or at this office, in the discretion of the Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., January 28, 1914.—Sealed proposals will be opened in this office at 3 p. m., March 4, 1914, for the construction of a new inclosed stairway, additional inclosures of elevators, etc., and certain alterations at the United States Appraisers' Warehouse, at New York, N. Y., in accordance with drawing and specification, copies of which may be obtained from the Supervising Chief Engineer, 727 Custom House Building, New York, N. Y., or at this office, in the discretion of the Supervising Architect, O. Wenderoth, Supervising Architect.

BUILDING MATERIALS AND SUPPLIES

JANUARY CLOSED WITH PROMISE OF BETTER BUSINESS CONDITIONS FAIRLY WELL FULFILLED.

Big Increase in Cement Production — Brick Demand Better.

THE first month of the new year opened strong on sentiment and closed firm on building material orders. Prices have shown practically no fluctuation. On the other hand building material producers have adopted the policy of encouraging new business instead of placing obstacles in its way, except in such cases where an advance in price was positively warranted by an increase in demand.

There is a feeling that certain lines will advance before long. Structural steel is one of these. Portland cement may prove to be another. Certain lines of hardwoods are almost sure to advance, noticeably maple and oak flooring. The price of common brick will, at least, stay where it is, unless an unforeseen demand develops. Wire reinforcement is still without formal quotation and the demand is such as to warrant expectations of a continuation of this policy. Vermont roofing slate was the best example of the tendency on the part of manufacturers to meet prospective business half way. The talk of advance was definitely postponed because of a feeling that an improvement in conditions was at hand.

January undoubtedly closed stronger from the financial viewpoint than it would have had not the New York State Highway loan been such a great success. This seemed to have been the last retarding factor tending to disprove the change for the better in sentiment. It is significant that immediately following the announcement of the over-subscription of these bonds the overflow went into mortgages. The market for these securities eventually will result in the title companies being open for bonds and permanent loans, which will have, of course, a good effect upon real estate.

Another indication of a better building movement in the near future is that the demand for renting space in modern commercial and manufacturing loft buildings has improved. Right here may be marked the beginning of another extensive loft building movement in the lower central part of Manhattan. The operation of the new factory and fire prevention laws may be working a hardship on tenants, but it is destined to receive the drooping construction movement in Manhattan. Building managers having modern industrial lofts to rent are noting a better demand, while agents having in hand obsolete structures in the former wholesale districts downtown are complaining that the enforcement of the new factory law is compelling them either to cut down their operating force or to move to large quarters. Owners, therefore, will be compelled to either alter or put up entirely new light manufacturing buildings. In either case any extensive readjustment in factory housing will help stimulate the actual movement of building materials.

It is this butterfly inquiry that the building material men of the metropolitan district are now feeling. Whether it will develop into actual orders depends upon the activity of the spring leasing market which has been looked forward to for more than a year as a probable turning point in a long delayed building movement.

92,400,000 BARRELS OF CEMENT.

U. S. Geological Survey Shows 12 Per Cent. Gain Over Previous Year.

CEMENT production for 1913, according to estimates of the U. S. Geological Survey, represents a total of 92,406,000 barrels or a gain of 12 per cent. over that produced in 1912, when the total quantity was 82,438,096 barrels. The Record and Guide's estimate in November, as published in the issue of November 15th, was 85,000,000 at a value of \$76,500,000. Our estimate did not include the outputs of new plants started during the year. The Geological Survey's advance report does not give the estimated value of production in 1913.

The following table shows the total production, shipments and stocks of 1912 and 1913 (estimated), together with the percentage of change:

	1913.	1912.	Changes.
Production	92,406,000	82,438,096	Inc. 12.1%
Shipments	88,853,000	85,012,556	Inc. 4.5%
Stocks	11,375,000	7,811,329	Inc. 45.6%

The Lehigh district contributed 27,079,000 barrels, nearly one-third of the total production, an increase of 9.4% over 1912. Illinois and northwest Indiana produced 12,406,000 barrels, an increase of 16.4%. The output of the Pacific coast states amounted to 8,916,000 barrels, an increase of 21.5%. New York State contributed 5,208,000 barrels, an increase of 15.9%.

The average selling price of Portland cement in 1913 was appreciably higher than in 1912. Increases of from 10 to 25 cents per barrel are reported from several plants in the central and eastern states, but there were slight decreases reported from a few plants in the Rocky Mountain district. Two plants, both in Washington, were added to the list of producers during 1913.

BRICK MEN FAVOR RATES.

Proposed Advance in Freight Tariff Acceptable to Facade Men.

ONE of the most vigorous protests laid before the Interstate Commerce Commission in its hearings to determine whether the proposed 5 per cent. advance in freight rates by Eastern railroads was warranted, featured one of the meetings at Washington this week.

The contention of the protesting front brick manufacturers was centered in the fact that if an increase in rates is permitted, it would have an immediate effect upon prices in the New York and other markets. It was pointed out that a large part of the front brick used in New York City depends upon railroads for transportation and that it was necessary for Pennsylvania and other plants to compete with front brick manufacturing establishments nearer New York where tidewater shipments were possible. For that reason it was claimed that the granting of the 5 per cent. increase in freight rates would work a hardship upon old established firms in Pennsylvania, which had for years been supplying part of the New York market with front brick.

J. F. Barbour, representing the National Paving Brick Manufacturers' Association, took up the cudgels for the paving brick interests.

Herbert D. Lounsbury, of the distributing house of Fredenburg, Lounsbury & Houghtaling (Inc.), asked to express his views on the subject, said:

"I am not at all opposed to the railroads being permitted to increase their freight rates 5 per cent. I believe they need the extra money and that if it is granted them it will conduce largely in bringing about a return of nationwide prosperity. Just as soon as you take prosperity from the railroads you feel it in all lines of business. The prosperity of the railroad and the prosperity of the nation in this day is linked together inseparably. Legislation has laid heavy hands upon the railroads in recent years and without this increase there can be no recovery for them.

"Even those manufacturers who have tidewater facilities in New York Harbor would not have a very great advantage, if any, over the Pennsylvania manufacturers, and since the freight is paid at the receiving end I cannot understand why there should be any opposition at all from the front brick manufacturers making brick for this market."

"How about the advance in prices that will have to come out of the consumer, to take care of this increase?" Mr. Lounsbury was asked.

"Any increase in the price of front brick to take care of a 5 per cent. freight increase would be so small that the consumer would have a hard time to find it. Charged up against the cost of the entire building it would not even be discernable, so why worry."

LIME MANUFACTURERS TO MEET.

Annual Convention at Astor House Wednesday and Thursday.

ONE of the important matters that will come up before the annual meeting of the New York Lime Manufacturers' Association at the Hotel Astor next Wednesday and Friday will be the report of the Standardization Committee.

The prominence given to this subject of standardization in the convention reflects the fact that the entire key-note of this meeting will be centered along the line of marketing and selling, reference being particularly made to those conditions of readjustment in business, especially the credits which have occupied the attention

of most every line of business. Following Mr. Spackman's report there will be an extended discussion. Architects and others interested in the quality of lime will also find this meeting a profitable one.

Next will come a report from the United States Government's lime expert and investigator, W. E. Emley, who will make a report of the work during the year. Mr. Emley comes from the Government Bureau of Standardization and is investigating and compiling information on the subject of lime.

"Raising the Market for Lime" will be the text of a paper by Karl Laugenback, a German-American commercial scientist, in which he will discuss new uses for lime.

Various technical papers of interest to the lime industry will be taken up by leading authorities. Toward the end of the meeting Merrill B. Sands will discuss "How Much Lime Do We Want to Sell and at What Price?" He will outline a system by which an increase in sales may be had. Another paper will be read by C. J. Curtin on holding up prices in which he will tell how he is going to get around the Sherman and Seven Sisters laws. Henry M. Camp will discuss the subject of the open price policy and Charles Warner will talk about sales promotion policy in the lime industry.

The morning sessions will be held from 9.30 A. M. until 1 P. M. and a buffet luncheon will be served and the afternoon session will begin at 2 P. M. and continue until 7 o'clock. On February 5th the meeting hours will be the same. The officers consist of Wm. E. Carson, president, Riverton, Va.; J. King McLanahan, Jr., 1st vice-President, Hollidaysburg, Pa.; L. M. Palmer, Jr., 2d vice-president, New York City; Geo. J. Nicholson, 3d vice-president, Manistique, Mich.; Fred K. Irvine, secretary, Chicago, Ill.; and C. W. S. Cobb, treasurer, St. Louis, Mo. The executive committee consists of William E. Carson, ex-officio, Riverton, Va.; Charles Warner, Wilmington, Del.; Lawrence Hitchcock, Cleveland, O.; and William Hunkins, St. Louis, Mo.

LARGER BRICK INQUIRY.

Assurances of Ample Supply Bring Architects Back to Burned Clay.

ON the floor of the Building Material Exchange this week a better inquiry was noted for common brick from architects and others who had been under the impression that there was likely to be a shortage of brick in this market. Fearing abnormally high prices many instances were reported where architects had specified other materials, which accounts, in part, at least, for the sluggish market that has prevailed in this department while other commodities were feeling the reflection of improved conditions in the money and building markets.

Further information from up the Hudson indicates that not only is there ample brick for this market's needs well into the late spring, but the Raritan interests also are in a good position to help relieve any demand for brick even though a brisk building movement should start. For that reason common brick consumers may rest assured that prices will not advance much over the range now quoted for some time to come, if bona fide supply and demand are still to be factors in brick price quotations.

Official transactions for Hudson common brick covering the week ending Thursday, Jan. 29, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.		
Left over, Jan. 23—83.	Arrived.	Sold. Covered.
Friday, Jan. 23.....	0	3 0
Saturday, Jan. 24.....	0	0 0
Monday, Jan. 26.....	0	3 0
Tuesday, Jan. 27.....	0	0 0
Wednesday, Jan. 28.....	0	0 0
Thursday, Jan. 29.....	0	0 0
Total	0	6 0

Reported enroute Friday A. M., Jan. 30—0. Condition of market, weak. Prices: Hudsons, \$6 to \$6.50; covered, \$7 to \$7.25; Raritan, \$6 to \$6.25 (wholesale dock, N.Y.; for dealers' prices add profit and cartage); Newark, \$7 to \$7.50 (yard). Dull. Left over, Friday A. M., Jan. 30, 77. Total number covered barges, 27. Covered barges sold, 7. Total number in market, 104.

HUDSON BRICK UNLOADED.

(Current and last week compared.)			
Jan. 16.....	510,000	Jan. 23.....	499,000
Jan. 17.....	257,000	Jan. 24.....	29,500
Jan. 19.....	668,000	Jan. 26.....	458,500
Jan. 20.....	515,500	Jan. 27.....	562,000
Jan. 21.....	616,500	Jan. 28.....	513,500
Jan. 22.....	458,000	Jan. 29.....	344,250
Total	3,095,000	Total	2,406,750

1913.		
Left over, Friday A. M., Jan 24—79.	Arrived.	Sold. Covered.
Friday, Jan. 24.....	3	7 2
Saturday, Jan. 25.....	2	0 0
Monday, Jan. 27.....	2	1 0
Tuesday, Jan. 28.....	8	2 0
Wednesday, Jan. 29.....	0	3 0
Thursday, Jan. 30.....	0	6 0
Total	15	21 2

Condition of market, dull. Prices: Hudsons, \$7. to \$7.25; covered, \$7.75; Raritan, \$7 to \$7.25. Left over, Friday A. M., Jan. 31—71. Total covered, 2. Total covered barges, 49. Total in market, Jan. 31—120.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Jan. 29, 1914	109
Total No. bargeloads sold Jan. 1 to Jan. 29, 1914	32
Total No. bargeloads left over Jan. 30, 1914	77
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including left overs, Jan. 1 to Jan. 30, 1913.....	160
Total No. bargeloads sold Jan. 1 to Jan. 30, 1913	89
Total No. bargeloads left over Jan. 31, 1913	71