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THE great number of bids received by the Public Service Commission for the construction of the Broadway-Lexington avenue route are now being tabulated, and next week will probably tell whether there is to be an increase in rapid transit facilities. If the Tri-borough route is to be built, it must be paid for by the issue of municipal securities, and the issue of municipal securities for this purpose is attended by many doubtful considerations. In the first place, the city has only some \$60,000,000 which it can spend upon subways—which means that the new subway would have to be constructed slowly section by section. The Manhattan line would be built first, and as soon as its profitable operation was demonstrated, the money could be used over again for the construction of the Brooklyn and Bronx lines. Such a method would doubtless be entirely feasible, but it would mean that Brooklyn and the Bronx would have to wait at least six or seven years for additional rapid transit. In the meantime all other subway construction dependent upon the use of municipal credit would probably have to be suspended. Everything else would have to be sacrificed for a period of many years to the construction of a subway which for four miles of its route merely duplicates existing facilities, and leaves an important and growing part of Manhattan wholly unprovided with rapid transit. Such considerations should make the Board of Estimate very cautious about committing the city to this expenditure. In the opinion of the Record and Guide the policy which it should pursue is fairly obvious. If the Public Service Commission can obtain a tenant for the Broadway-Lexington avenue route of unimpeachable responsibility, such as the New Haven Railroad Company, who will agree to pay an adequate rental, there is nothing to do but to go ahead and use the municipal credit for the purpose. The Public Service Commission has placed before the city an alternative, either end of which has grave disadvantages; but the worse alternative of the two is an indefinite postponement of subway construction. Better a costly and retarded subway than no subway at all—provided the city is guaranteed against loss as a consequence of its investment. But if no thoroughly responsible tenant can be secured in advance, it would be madness to proceed with the construction of the Tri-borough route. The city cannot afford the risk of operating such an expensive system at a loss. The Broadway-Lexington avenue route will have to carry a construction charge somewhere between three and four times as large as that carried by the existing subway; and if no private company can see any profit in its operation, it is a fair inference that the city would be even worse off. In that event the only alternative would be to pursue the course advocated so ably by Mr. Frank J. Sprague—the course, that is, of making terms with the Interborough Company, if possible. In case it is impossible to make terms with the Interborough Company, a cheaper independent subway route should be laid out, which could eventually be combined with the existing subway.

THE tentative Budget for the coming year emphasizes the importance of not increasing the city debt for any expensive and unremunerative purpose. The expenditures for the coming year will be some \$8,000,000 more than they have been during the past year; and of this \$8,000,000, about one-half is caused by the debt service. The other half of the increase results from the necessity of making good deficiencies in taxation. Thus the whole increase results from

the creation of past obligations of one kind or another; and it is evident that taxation will continue to increase until some means are found of keeping down expenditures under this head. The situation is getting desperate, and requires drastic remedies. There can be no doubt that the present financial administration of the city has done its best to reduce expenditures and to run the city economically. Yet in spite of its best efforts, and in spite of all the much advertised reforms in Budget-making, the taxpayers of New York are confronted by another increase in the tax rate—an increase which will be at least as large as that which was written on the tax bills for the current fiscal year. The existing tax-rate, when applied to any probable increase in the assessed valuation, will not bring in more than about \$5,000,000 of additional revenue. Most of the residue will have to be furnished by the taxpayers. The economies in departmental appropriations just about balanced the increases. The outlook for checking in any effectual way the constant increase in taxation is very discouraging, because the necessary increase in expenditure, from the various sources of municipal indebtedness will continue. Property-owners must remember that these successive increases in the tax-rate mean a necessary deduction in the capital value of their real estate, and this deduction of capital value falls upon all classes of real estate. It falls, that is, not only on property which is increasing in value, but upon property which is stationary in value. It is evident that the fiscal system of New York City must be radically reorganized; and to that end a commission should be authorized by the next Legislature, whose duty it would be to make a careful calculation of the city's resources, its probable future financial needs, and the best way of meeting and distributing them. After all the agitation of the past few years, the city is still stumbling along in the dark, incapable either of preventing further progress down hill and utterly lacking in any general or clear understanding of its situation.

THE contrast between the financial situation of New York and that of Paris is extraordinary. New York is increasing in population over five times as fast as Paris, and its increase in wealth is proportionally still greater. Yet New York, with all the vast resources in the way of income created by such an increase in population, is straining its debt-creating powers to the uttermost. It is incapable financially of undertaking any of those street widening and extensions which are necessitated by the increasing traffic, because it cannot afford to increase by the required amount its unremunerative debt. Paris, on the other hand, has just begun a series of public improvements which will eventually call for the expenditure of \$170,000,000. Practically the whole of this sum will be spent upon projects which will not return to the city a penny of direct income. About half it will be invested in parks, school houses, improved sanitary measures, and the like. The other half will be used to complete the vast system of street improvements which was initiated over fifty years ago, under the Second Empire. Over \$40,000,000 of the total has already been raised, and work is to be commenced immediately—the net result of which will be to confirm the prestige of Paris as the most beautiful and convenient of modern European cities. While this is taking place in Paris, New York cannot afford to buy land for a new court house, but must further diminish the area of the City Hall Park in order to obtain the needed site. If a large part of the municipal income of New York were raised as it is in Paris by a habitation tax, the local public would take more interest than it does at present in questions of municipal finance and economy.

HOTEL building is always a popular form of building improvement because a successful hotel is one of the most profitable uses to which city real estate can be put. But it is almost as precarious as it is profitable. In a modern American city with the rapid shifting of population and with the equally rapid changes in the standards of architectural and decorative taste, the life of a hotel is usually short—compared to the amount of capital required for its construction. Of late years one hotel after another whose construction antedated that of the Waldorf-Astoria has either been torn down or has been operated at a loss and will soon be torn down. In the region of Madison Square the old Brunswick and the Fifth Avenue have already been thrown into the scrap-heap. The Albemarle was closed for a long time, and cannot be a very profitable enterprise, and now the Hoffman House, which twenty years ago shared the honors of Madison Square with the Fifth Avenue Hotel, has gone into the hands

of the receiver. Only a few years ago a large and expensive addition was built to the Hoffman House, and when the use of these buildings for hotel purposes has to be abandoned, the loss in the value of the buildings thrown away will be very great. Indeed little or no profit can be made out of the destruction of such buildings until Madison Square office buildings fetch larger rents than they do at present; and in the meantime the Hoffman House will either have

to be an unprofitable hotel or else the rooms in the present buildings will have to be converted into offices. There are only two hotels in lower Manhattan, which have survived the migration of the restaurants and stores farther uptown—the Broadway Central and the Astor House. They have survived because they are used almost exclusively by men who come to New York to do business, and who want to do it quickly and without any diversion.

CONSTRUCTION

"THUMBS DOWN" SHIFTS BUILDING PROJECTS.

Financial Interests Call Quits on Apartment House and Loft Building Enterprises in Certain Sections.

THERE are eleven new buildings going up in 5th av, between Madison sq and the Plaza, and most of them are between 42d and 59th sts. In the same district there are five alteration operations now in progress. Along Riverside Drive, from 72d st to the viaduct, there is only one conspicuous apartment house operation in skeleton form. Downtown, below 14th st, the sound of the New York "woodpecker" is heard eight hours in the day on every hand, heralding the revival of the office building activity that preceded the late run on loft buildings and apartment houses. The same is true of the Pennsylvania station zone, except that loft buildings are going up on the avenues and the cross streets in the Twenties in increasing numbers, while in the Broadway theatre district new building activity is not conspicuous.

These are the barometric readings that the shrewd investor has been noting for the last three months. They tell him what the attitude of the financier is regarding new building construction. They also show what effect the present low price of materials is having upon property owners seeking good investments. Bearing in mind the classes of actual operations outlined as to districts, it will be seen that the present building movement is directly in harmony with the best thought found in the largest lending companies.

There are too many apartment houses, therefore activity in this sphere is falling behind in the Washington Heights section and along Riverside Drive. The loft building may be fast becoming too numerous in the 4th av district for the transportation facilities afforded it, but there is room for this type of construction in the Pennsylvania station zone and the McAdoo tunnel extension in 6th av. The shifting of business from other boroughs to Manhattan, due to delay in getting action on additional subway accommodations, has produced a renewed demand for office accommodations in the lower part of the city. And the high cost of living is again opening the way for the 5-sty tenement, which is cheaper to operate and to erect than the apartment house, yet which affords almost as much net revenue.

It has been a matter of knowledge among investors for some time that the Metropolitan Life Insurance Company has put on the brakes on apartment house operations on Washington Heights. This has naturally resulted in building activity in other specialties, and accounts for loft building enterprises in no small degree. Discussing the financial outlook a few days ago, Mr. Walter A. Stabler, comptroller of this company, fully verified the current reports in these words:

"We had engagements on the first of September for \$20,000,000, of which \$10,500,000 are for the balance of this year,

but we are slowing down now. In apartment house loans we have taken the last until next Summer, and will take no new engagements for apartment house operations that will not be finished before the Fall of 1912."

It is a clear case of an over-production of apartment houses in the words of an official of another large lending company. He said:

"Tenancy will soon catch up with the supply, especially in a city like New York, where the population is constantly shifting because of inroads business makes upon the residential districts. At the same time it is not a mistake, as many would have us believe, to build ahead of the times. But this fact must always be borne in mind: construction work must ease off once in a while to permit of assimilation. That process is going on now."

BETWEEN TWO FIRES.

Shown the foregoing statements, a prominent builder gave his view of the situation, in which he sought to show that the building public was between two fires: a tight market for certain classes of building operations on one hand, and low prices on the other.

"When you can buy structural steel and lumber at the prices now ruling on the New York market, when common brick is as low as it has been during the Fall, and when you can buy better Portland cement than we have ever been able to buy it at prices within the reach of anyone, then you cannot wonder that prospective builders are going ahead with plans. But you will notice at the same time that there is a call for better material in almost every line. That is because the work now in progress, in many cases, is for special tenants or for a specified purpose. What apartment houses are going on now, you will find are, generally speaking, of the higher type. It is all because they can buy better material to-day at lower cost than they will be able to for some time to come, and they are taking advantage of this condition. They hear that freight rates will move up next year, they know that forest fires that wipe out \$15,000,000 of running feet of timber at a time are bound to affect trim and hard woods and so on down the line. The New Yorker is never afraid to take a chance."

CLOSE VIEW OF THE MORTGAGE MARKET.

When the real estate man wishes to advise his client upon the question of whether it is advisable to build, he takes a close view of the mortgage market during the preceding year. Last year the mortgages given from January 1 to October 1 totaled 12,850, representing \$285,760,782. The number given this year up to October 1 was only 11,385, involving \$280,685,915. For a year generally con-

sidered to be a discouraging one from a building material sellers view point, the mortgage market proved to be a good one with improving rates of interest.

Mr. Darwin P. Kingsley, president of the New York Life Insurance Company, looked upon the year's business so far this way:

"The city has witnessed an enormous development in construction of buildings. Most of this has taken place on either side of Broadway above 178th st. These buildings have been erected rapidly and far ahead of the ability of even a city like New York to find occupants for them. Broadly speaking, therefore, apartment house construction has been overdone. But the possibilities of this city to absorb a supply like the present are unlimited and so we have not reached the end of this class of construction. We must now find people to occupy these houses. This is the class of building on which we have been taking mortgages.

"We have taken more mortgages this year than in any other single year in the history of the company. The gross amount of loans made in 1909 was \$18,949,000, while the gross amount of loans up to October 1 of this year was \$19,795,000. All of this business has been taken at a very satisfactory rate of interest from the lenders' point of view, during most of the months of 1910 and the tendency to-day is for even a higher rate. For instance, a year ago we made loans at 4½ per cent., while we are getting at the present time 5 per cent. on the same character of security."

NO CAUSE FOR ALARM.

It is therefore plain that the big lending companies have no fears whatever regarding the future. In fact Mr. Stabler, of the Metropolitan Life, said:

"I want to make myself very clear that I do not entertain any fears regarding the future. On the other hand, I think it looks bright, but the keynote of the present time should be conservatism of the wholesome sort."

Expressing himself further on this subject, Mr. Stabler pointed out why his company has adopted its present stand:

"The Metropolitan Life Insurance Company is a heavy lender in building and permanent loans in the city, and we believe that the stand we have taken will show prospective operators that the time is not ripe for further construction work along the lines followed within the last year or more, especially in the districts covered in that period.

"Take the loft building situation as an example. Those which have gone up in 4th av and on either side of 5th av and as far west as 7th av in the Twenties are all renting fairly well, but it would not do to crowd the market too much. Our operations in New York real estate are so large that we believe it is our interest not

to encourage over-production, and by checking loans now, just that much over-construction will be prevented."

THE PRIVATE LENDER ON THE BRONX SITUATION.

From the private lender's viewpoint the situation with respect to Bronx development is somewhat stronger than it is in Manhattan, but it is, nevertheless, a good time to slow up.

"I do not think we need any more loft or apartment house buildings," said Frederick A. Snow. "In fact, we are not taking any more loans except a few from old clients on good propositions. We have been advising our clients having projects in the 4th av section of Manhattan to hold off for the time being. The renting market should be allowed to catch up with the present supply, especially in the upper West Side section. In the Bronx conditions are healthy for small and medium sized operations. I do not mean to infer that conditions are not healthy, but to make this absolutely sure we should all observe more than usual caution for the present."

These expressions therefore show which way the wind is blowing. The present Fall and Winter activity is in the 5th av shopping district where business continues to gain ground heretofore occupied by exclusive residences. The shifting of terminals of the big railway terminals is responsible for the development of property for loft and commercial building operations in practically virgin territory, but wherever the big financiers have turned their thumbs down, there and then embryo apartment and loft building operations scheduled to go ahead within the next eighteen months, have halted to make way for the advance of other districts.

NO MORE ENCROACHMENTS.

Bronx Borough President and Building Superintendent Take a Final Stand.

A new order has been issued from the Bureau of Buildings in the Bronx by Superintendent Henderson against encroachments on the building line. After November 15 no plans will be approved for stoops, areas, show-windows, courtyards, and projections of every kind beyond the building line, except that ornamental or architectural projections ten feet or more above the sidewalk will be permitted.

The new policy of the Bureau is in accordance with the determination of Borough President Miller as set forth in his letter to the Record and Guide last week. He holds that city officers "have no powers in the matter except to enforce the law as it is," and "neither the Board of Aldermen nor any other municipal body has the power to grant permission for the maintenance of an obstruction which is an interference with the public use of a street."

Some weeks ago Superintendent Henderson began to refuse permits for buildings that had been erected with encroachments of one kind and another, and one builder, Mr. Osmansky, began mandamus proceedings to compel him to issue the permit. But on the advice of the Corporation Counsel all these permits were subsequently granted, for the reason that inasmuch as the plans for the buildings had been officially approved before the work of erecting was commenced, it was not thought, in view of this fact, that the builders had had sufficient notice of a change of policy, or that there were good grounds for refusing a certificate for buildings actually completed in compliance with plans approved by the two departments having jurisdiction.

The intention now is to give due notice to all concerned that no plans for build-

ings encroaching on the streets will be approved when presented at the Building Department, after the date named.

HOW TO AVOID ENCROACHMENTS.

Superintendent Henderson has hung upon the walls of his office in the Bronx Borough Hall the plans of two 4-sty apartment houses which are about to be erected on the Grand Boulevard and Concourse north of East 184th st, and the Superintendent points to these plans as proof that it is possible to erect buildings without encroaching on the building-line if architects and builders are so minded. The plans were drawn by Mr. John Hauser of 360 West 125th st, and were submitted for approval under date of October 14.

There is a State law against architectural projections on parkways, and Mr. Hauser in designing these houses had to comply with its provisions, irrespective of the new order of the Building Bureau. There will be no area in front of the buildings, and entrance into the cellar is obtained at the expense of the front room or parlor of the apartment on the first floor, in the case of each house. There is a doorway in the front wall at the corner of the building, with the sill two inches above the sidewalk level, and steps leading down into the basement under cover of a bulkhead, measuring 4 by 8 feet.

The space above the bulkhead in the parlor is utilized for a closet. The overall dimensions of the room is 14.7x14.10. The floor space taken away by the bulkhead is 4x7 feet. The dimensions of the outside doorway into the basement is 7 feet 8 inches by 3 feet 2 inches, inside measure. The janitor's apartments, ordinarily in the front of the basement, are in this case to be in the rear, and the boiler-room in front.

In the parlor of the first flat the bulkhead will have the appearance, as near as may be, of a closet; or it may be disguised as a bookcase. It will not be a very great disfiguration, but architects say that if every corresponding room is hereafter to have a similar "piece of furniture," tenants may pine for a change after long acquaintance with it.

Mr. Hauser, the architect, said: "This plan shows that the problem can be solved. If the authorities insist that it must be, we architects can do it. Of course this way of doing it will detract from the front room of the first flat, but as a general principle I am in favor of the prohibition against encroachments. Like the Tenement House Law, it may seem a hardship at first, but in the end we will all be better off for it.

"Another way of solving the problem is to have the entrance to the basement in the vestibule—outside, not in the main hallway."

SUPT. HENDERSON'S VIEW.

The Superintendent of Buildings, Mr. Henderson, said: "It is the law, and we must enforce it. If the people don't like it, they can ask the Legislature to change it. It's up to them. We are now giving everybody sufficient notice of our intentions in the matter."

ACTION BY THE NORTH SIDE BOARD OF TRADE.

At a meeting of the members of the North Side Board of Trade on Wednesday evening the attitude of the Borough administration with reference to architectural projections was discussed and then referred to a committee with power to investigate and confer with the Building Superintendent. Albert E. Davis, of 258 East 138th st, the architect, was one of the speakers.

Mr. Davis takes the position that while it is possible to comply with any law that may be enacted, the enforcement of the Bronx Building Bureau's interpretation of the law will work a hardship on property owners and builders. The

solution proposed, of having a bulkhead in a parlor on the first floor of a tenement, would greatly interfere with the usefulness of that room.

But the solution for the problem as to tenement houses would not do when there are stores. In this case, unless the space occupied by a show-window were taken for the entrance into the cellar that is required by the Tenement House law, the building would have to be set back four feet, and the owner would in that case lose the use of that much of his lot.

The general feeling among builders in the Bronx is that the enforcement of the order will work a hardship.

NO ACTION IN MANHATTAN.

At the Manhattan Bureau of Buildings Superintendent Rudolph P. Miller said that no change of policy with respect to projections over the building line was contemplated.

THE RIVERSIDE DRIVE CASES.

The law suit of Mrs. Ackerman against the owners of five houses on Riverside Drive between 82d and 83d streets, ended in the Supreme Court ordering the parts of the houses projecting over the building line to be sliced off. The Park Commissioner was required to make a return of the order by November 15. At this writing four of the owners have notified the Commissioner that they will make the alterations required by the court.

Mr. F. W. Wintergren, of the firm of Clinton & Russell, is one of the owners. He feels, as do the other owners, that they are being discriminated against, inasmuch as many other houses also project over the building line and they are not being disturbed. Besides, the builder of all these houses paid the city for the privilege of setting the houses the way they are, in conformity to the law as it then existed.

Mr. Wintergren says it will be a very difficult matter to slice these houses, as they all set diagonally to the street, and scaffolds will have to be built the full height of the buildings.

The other owners of record are Maud M. Snow, Josephine Du Bois, Belle B. Bates and Eva J. Rogers, et al.

MECHANICS' WAGES FOR NEXT YEAR.

Increases Granted in a Number of Trades, Including Plumbers, Steamfitters and Ironworkers.

The New York Building Trades Council, of which Roswell D. Tompkins is secretary, has forwarded to the Comptroller a schedule of the rates of wages that will prevail in the building trades next year.

Arbitration boards in those trades where agreements expire at the first of the coming year are now supposed to be engaged in formulating new agreements when it is considered necessary to make any changes. In a number of cases the terms of new agreements have already been fixed upon, and some of these provide for a change in the wage scales.

Cabinet-workers when sent out of the shop to work on jobs are to receive the same pay as carpenters and framers, namely, \$5 a day. Housesmiths and bridgemen are to receive \$5 instead of \$4.80. Metallic lathers, \$5 instead of \$4.80; machinists \$5, instead of \$4.80; plumbers and gasfitters, \$5.50 instead of \$5, as at present; steamfitters, \$5.50 instead of \$5; upholsterers, \$4.50 instead of \$4.08; slate and tile roofers, \$5; granite cutters, \$4.50 for yard work and \$5 for bridge work; tunnel and subway workers, \$3.50; rock-drillers and tool-sharpeners, \$3.50; iron-workers' apprentices, \$3; iron-workers' helpers, \$3.50.

VENTILATION FROM THE REALTY VIEWPOINT

CLARENCE T. COLEY, M. E.
of the Douglas Robinson—Charles S. Brown Co.

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FOREWORD: A thorough investigation of the attitude of real estate interests, factory and loft building owners and occupiers regarding the enforcement of that part of the New York State Labor law relating to compulsory provision for proper and sufficient ventilation in structures of those types, has shown that 80 per cent. of that class of property owner is ready and willing to comply with the law. But the difficulty encountered by the Factory Inspection Department is not that of defiance on the part of the property owner so much as it is a question of permanency of investment and responsibility for compliance. The cause of this is rooted in inadequate legislation and it is the aim of the Commissioner of Labor and of the American Society of Heating and Ventilating Engineers, as well as the leading real estate authorities to find a common ground upon which the rights of all sides may be calmly and scientifically discussed. To this end, the Record and Guide is lending its influence and opening its columns to its readers with the ultimate object in view of obtaining satisfactory legislation upon this subject.

Two measures or tentative bills probably will be prepared. One of these will be the findings of Commissioner John Williams, of the Department of Labor, after years of study upon this subject and the other will be drafted by the Special Committee of the Heating and Ventilating Engineers, of which Mr. D. D. Kimball, consulting engineer, is chairman. These two bills will be the subject of a conference between the parties concerned, namely, the Department of Labor, whose sole interest is to safeguard the workman in factories; the ventilating experts, who want to see a law enacted which will be practicable and feasible, and last, but not the least important, the real estate owner, who not only foots the bill but who wants to be assured that he will not be obliged to rip out his equipment with changing administrations or legislation in order to conform to new standards.

The Record and Guide has invited leaders of thought and action in the real estate and ventilation engineering worlds, to contribute to a symposium on this subject for the especial enlightenment of both the Commissioner of Labor and of the Ventilating Engineers. It takes pleasure, therefore in presenting in this week's series, articles from the pens of Mr. Clarence T. Coley, M. E. supervising engineer for the Douglas Robinson—Charles S. Brown Co., one of the largest specialists in building management in the East; of Dr. Abraham Korn, President of the Harlem Property Owners Association and of Mr. Louis B. Prahar, a large manufacturer of Brooklyn, who has had some experience in conforming with the wishes of the Department of Labor.—Editor.

By Clarence T. Coley, M. E.

AS agents and managers of a large number of factory buildings in New York the Douglas Robinson—Charles S. Brown Co. realizes the inadequacy and indefiniteness of the present law as affecting ventilation of factory workrooms, but having been vitally interested in the work done by the Commissioner of Labor in his endeavor to prepare and have passed amendments to the law affecting ventilation in factory workrooms in this state, we believe that the amendments he suggests (which were published in last week's

Record and Guide), are good in all particulars, with two exceptions:

Our first exception is, we believe that from a practical standpoint the proposed standard of 10 parts of CO₂ in 10,000 parts of air, as found on page 2, line 21 of the proposed amendment, is entirely too low, and that the owners of property will find it an almost physical and economical impossibility to keep the purity of the air up to this standard and still heat the cold incoming air in the middle of winter when the loft has a reasonable and lawful density of occupancy.

We have had considerable experience in the ventilation of factory workrooms in the buildings in our charge, and this point was emphasized very strongly in the work that we have undertaken during the last two winters. We believe that a standard of purity of 15 throughout the day would

Mr. Williams Promises Co-operation

IT is my desire to see in the statutes of this state a provision relating to the ventilation of factories that will embody the best thought upon the subject, not only in regard to technical aspects of the problem, but also in regard to the administration features thereof. I have no pride of opinion in this matter. Before legislation is attempted again, I purpose calling a conference of representatives of the various interests concerned in the matter, in the hope that a bill may be agreed upon that will be satisfactory to all.

(Signed) JOHN WILLIAMS,
Commissioner of Labor.

be very much more satisfactory for every one concerned. No test of the purity of the air should be made by the Department of Labor when the outside temperature is below 20 degrees Fahrenheit and the wind above twenty miles per hour. This will give the engineers installing the ventilating equipment a standard on which to base their calculations.

Our second exception is that the fine for neglect on the part of the occupiers for not operating the ventilating devices provided in the workrooms should be \$10 per day, and not \$20, as noted on page 5, line 22. This fine would then be equal to the \$10 fine mentioned in the law to be imposed upon the owner for neglect to comply with the orders received from the Department of Labor to install ventilating apparatus.

We feel that any heavy burden imposed upon the owner or occupier will eventually go toward increasing the cost of manufacturing goods in New York State, because of the great cost of installation and operation of a ventilating system under rigid predetermined laws. We do not think it would be policy to impose a great burden upon the manufacturers in this state, which would tend to drive them out of the state in order to escape this increase in the cost of manufacturing. We

do, however, believe that ventilation in congested factory workrooms is a necessity, but we cannot expect to obtain ideal conditions at once, because fresh air is something which a great many people must become accustomed to. Those that have been accustomed to living and working in air low in oxygen, cannot be subjected to a liberal supply of fresh air at a temperature in the neighborhood of 68 degrees without being injuriously affected when they sit still without extra outer clothing.

We note that the American Society of Heating and Ventilating Engineers opposed and assisted in defeating the amendments to the ventilating law proposed by the Commissioner of Labor, and they suggested, as a substitute, that factories, having less than 1,000 cu. ft. of air for each occupant and each foot of gas burned per hour, should be required to provide means of ventilation to the extent of 1,000 cu. ft. of air per hour. If the law should specify this requirement, it will make it impossible for factories to be properly ventilated according to law by the most natural method of open windows, or by the devices generally known as window ventilators, because the volume of air entering the factory by open windows cannot be very accurately measured.

In proposing the standard of 1,000 cu. ft. of air per person or cu. ft. of gas burned per hour, they acknowledge that, in their opinion, this will produce air within the factory which does not contain more than 10 parts of carbon dioxide in 10,000 parts of air. Even though the rules proposed by Commissioner Williams are somewhat new and do not follow the rules of other states, it is nevertheless true that the purity of the air in the workroom is the result we are all endeavoring to secure by means of ventilation without producing injurious drafts. If this is done, the method of obtaining the results should be acceptable. It seems to the writer that the ventilating engineers' criticisms are unwarranted. In connection with the two systems of factory ventilation, it is generally conceded that there are a number of problems, which are best solved by use, of window ventilators used in connection with an electrically driven fan, so that there are a great many combinations that can be made to produce satisfactory results, and the owners of factories should therefore not be limited in the manner of producing satisfactory results.

The manner of determining the amount of carbon dioxide in air is no more complex than determining the cubic feet of air entering a room by means of an anemometer to those who are experienced in the use of both instruments. The use of both depends upon the experience that the operator has had with the instruments in his former work. To the analytical chemist, the use of the air testing instrument would be much simpler than the use of an anemometer; to the ventilating engineer, the use of the anemometer would be much simpler than the use of the air testing instrument.

By Abraham Korn, M. D.

AS a practicing physician and property owner I realize the importance of having legislative enactment that will once and for all time fix the standards as to what "proper and sufficient ventilation" means. It is no time for experimenting when a property owner has to pay the bills resulting from that indefiniteness of the

law. What we need is a fixed standard of ventilation in factories with 15 parts carbon dioxide in 10,000 parts of air as the maximum percentage of impurity. When you fix a standard like that there is no getting away from the meaning of the law. It is a case at once of whether the law is obeyed or whether it is violated. If there are more than 15 parts of carbon dioxide in the room, it is evident at once that either the equipment is inadequate or the occupier is not living up to the law.

Certain it is that there can be no question of official discretion. The standard is fixed by law and the owner or occupier which ever is ultimately held responsible, must conform to the law or suffer the consequences. But at the present time neither the landlord nor the occupier knows where he is, even though both are honestly endeavoring to comply with the law.

As far as my views on the matter are concerned, it does not require a graduate ventilating engineer to determine whether the air in a workroom is fresh or impure. Anyone can tell in an instant whether a factory is properly ventilated. Ventilating experts are liable to become too technical in their examinations which in such an event works a hardship upon the owner and occupier. It seems to me that the chief requirement in straightening out this matter is a little common sense and harmonious action.

But before the owner or occupier can hope for a square deal in this matter is it necessary for him to see that the law states specifically how the test shall be made, describing just what kind of a day on which the test should be made, and that no orders for changing the equipment be issued unless the premises have shown a dropping away from the law's standards upon three consecutive test days. It shall furthermore, give the owner or lessee the right to be present at each test and the inspector should be compelled to notify the owner when such tests are contemplated.

The lessee or occupier in my opinion, should be held responsible for failure to maintain proper and sufficient ventilation. It is absolutely impossible for owners to compel the lessee or the occupier to maintain proper ventilation so that the law should step in with its compelling power. Nothing else will do it.

Furthermore, the law should plainly fix such a standard that any manufacturers may know at the outset just what they have to meet and then stand or fall upon their ability to meet such requirements. At present the success or failure of a company to successfully install equipment, depends upon the decision of an individual instead of the flat statement of so many parts of carbon dioxide in a certain number of parts of air. This is the only way to make this feature of the law equitable.

By Louis B. Prahar.

SPEAKING as one who has had considerable experience in the matter of providing ventilation for my factory, I would suggest to those who are at work on a new and more definite ventilation law, that such an act be framed so that all manufacturers who have equipped their buildings with ventilating appliances that have been sanctioned by the present Commissioner of Labor, and have met the requirements of the law, be protected against the necessity of ripping out present equipment to meet the requirements of the new act. Those ventilating equipments were installed and approved on the basis of so many feet of pure air per individual for a specified period of time. If the Department has once approved an equipment that can give that amount of air, and does

give it, then the manufacturer should not be compelled to install a new equipment to conform with the new law.

The law should definitely read that the inspector be a graduate ventilating engineer and he should carry credentials that will duly attest his identity when he enters a factory. Tests should be made at such times and under such adverse conditions as to remove all doubt as to whether the equipment will meet the inspector's subsequent tests regardless of what the outside atmospheric conditions may be.

The law should hold the occupier responsible only when the tenant neglects to properly use the ventilating apparatus installed in conformity with the law.

Lastly, the law should be based on such standards of observation and experiment and conducted by a competent commission as will determine definitely fixed standards of atmospheric requirements and conditions measured in such units per capita as will permit ventilator manufacturers to produce apparatus that will not fail to meet demands of the law regardless of the methods used in attaining the results.

TENEMENT HOUSE PLANS.

Owners and Builders Want Building Superintendents to Have Sole Jurisdiction Over Them.

Real Estate Owners and Builders' Association, 500 Fifth Avenue:

To the Editor of the Record and Guide:

Referring to a notice in your columns as to action taken by the Real Estate Owners and Builders' Association, it may not be out of place to explain in a few words what its intentions and objects are.

Briefly, then, it is proposed to divide the functions of the Tenement House Department, giving to the Superintendents of the various boroughs jurisdiction over tenement-house plans and their proper execution and completion, just as they now have over other buildings, leaving to the Tenement House Departments its present powers of supervision over and care for their proper maintenance after completion. It is not proposed to alter the present law; this has been gradually moulded into shape and now shows good results, but to confide its execution to the Departments best fitted to carry it out, and incidentally to remove a very great and grievous burden under which the real estate interests now labor.

Previous to the year 1896 plans for tenements in this city were subject to the approval of the Board of Health as well as the Department of Buildings, very much as now to that of the Tenement House Department, and the complications, annoyances and delays caused by this dual system became so serious that the building interests united and succeeded in having jurisdiction over them centered in the Building Bureau alone. This continued to be the law until the passage of the Tenement House Act, which, as it swept more than one time-honored principle of law and equity into the rubbish heap, also subjected tenement-house plans again to the double supervision.

Your own columns have only recently borne witness to the exasperating, time and money consuming delays which this system has caused and is still causing. Your readers know, many from painful experience, what annoying complications ensue when plans that have at last passed the Tenement House Department, perhaps after weeks of delay, are disappointed by the Building Bureau, perhaps amended on appeal to the Board of Examiners, and must then be resubmitted to the Tenement Department, and the weary round gone over again. These are hardships with which almost every architect is fa-

miliar, and the cost in time lost and labor expended is enormous in the aggregate.

And it is all entirely unnecessary. The same plan clerks and inspectors in the Building Bureaus of the different boroughs, who pass upon the thickness of walls, size of openings, etc., can also at the same time and without additional labor, check off the size of courts, the lighting of rooms and halls, and other matters now under the purview of the Tenement Department. The city would save the salaries of many clerks and examiners now performing this double labor in the Tenement Department, and the operation of the law would be simplified and expedited. Each Superintendent would have control over all the construction work of his borough, tenements included, and final appeal would lie to the Board of Examiners as now provided for all other classes of buildings.

This Association will gladly confer with and welcome the assistance of any other organization of architects, owners, builders, or taxpayers, and especially such from the Bronx or Brooklyn, where the inconveniences of the present law are most severely felt.

It is believed that political conditions just now are especially favorable, and that a strong and united effort promises respectful attention and good results.

Yours very truly,

CHAS. BUEK.

(President, Real Estate Owners and Builders' Association.)

BRICKLAYERS REORGANIZING.

International Union Officers Temporarily in Charge of Local Affairs—Death of Secretary O'Brien.

President William J. Bowen, Vice-President Thomas R. Preece and Secretary William Dobson, of the International Union of Bricklayers, Masons and Plasterers, are engaged in working out the details of a plan of reorganization for the Greater New York unions which will bring these unions into closer touch with the international body, than they have been in the past. The general lines of the plan were approved at a mass meeting at the Grand Central Palace last Sunday. The international officers are temporarily in charge of local affairs.

The local executive committee, of which John Grant O'Brien was long the secretary, has been dissolved, and Mr. O'Brien is dead and buried—a suicide. He sprang from a window of his home at Dutch Kills, L. I., and received injuries which ultimately proved fatal. The headquarters of the former executive committee at 2306 Broadway are closed.

The members of a new local executive committee have not yet been appointed. The selections to be made by the international officers after consultation with the local leaders will probably be ratified at another mass meeting. Under the new plan when ratified there will be but six unions instead of thirteen, one to represent Manhattan, one for the Bronx, and four will represent the bricklayers of Brooklyn and Long Island. The new executive committee will have regular meetings but once a week.

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WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx

AN AID TO ALL SALES DEPARTMENTS

INDEX

Where bids may be wanted and by whom. The numbers given below represent the kind of materials, as well as labor, for which estimates are requested. The star (*) indicates that bids are wanted immediately. For further details and particulars see under "Projected Buildings and Advance Reports."

1—Demolishing	8—Reinforced concrete	15—Marble	22—Galvanized iron sky-	28—Electric power
2—Excavating	9—Fireproofing	16—Terra cotta	lights and cornices	29—Electric wiring
3—Foundations	10—Tin roof	17—Mosaic	23—Fire-escapes	30—Lighting fixtures
4—Masonry	11—Roofing other than tin	18—Tile	24—Plumbing	31—Plate glass
5—Carpentry	12—Front brick	19—Metal lath	25—Heating	32—Interior woodwork and trim
6—Terra cotta blocks	13—Granite	20—Plaster partition blocks	26—Elevators	33—Paints
7—Steel and iron work	14—Limestone	21—Coping	27—Dumbwaiters	34—Hardware

Geo Backer Const Co, 1182 Bway, owner; 12, 14, 15.
John Downey, 410 W 34th st, builder; 26, 29.
Jonas Schwab, 206 Bway, owner; 24.
N Guttman, 243 E 28th st, builder; 22.
U M Fleischman, 1 Mad av; 22.
Dr A F Brugman, 163 W 88th st, owner; 27, 24.
Progress Club, 1 W 88th st, owner; 23.
G K Hooper, 165 Bway, engineer; 4, 5, 7, 8, 12, 26.
Wm F Donnelly, 99 Nassau st, owner; 4, 5, 12.
Nathan Rubenstein, 15 W 119th st, owner; 4, 5, 12.
H Weissager, 119 E 11th st, owner; 4, 5, 12.

Feldman Const Co, 170 Bway, owner; 4, 5, 12.
Fire Dept, City of N Y, owner; 4, 5, 8.
Friedman Const Co, 200 Bway, owner; 4, 5, 12.
M Briganti, 218 Lafayette st, owner; 4, 5, 12.
The Gindgold Realty Co, 101 W 42d st, owner; 4, 5, 12.
American Real Estate Co, owner; 4, 5, 12.
Epstein & Levine, 38 W 22d st, lessees; 25, 22, 4, 15, 16.*
A J Schwarzler, 1340 Brook av, owner; 4, 5, 12.
Laura K Bayer, 45 E 17th st, owner; 4, 5, 14, 15.

James McWalters & Son, Inc, builders; 12, 26.
Max Levinzton, 484 E 141st st, owner; 4, 5, 12.
Sun Const Co, 1400 5th av, owner; 4, 5, 12, 14.
Meyer Lunitz, 1512 57th st, Bklyn, owner; 24.
Emily C Thole, 862 Carroll st, owner; 24.
The Stanton Co, 153 W 24th st, owner; 22.
Leo Vogel, 1070 Mad av, owner; 24.
Mary Snowber, 535 W 151st st, owner; 24.
Lloyd Phoenix, 68 Broad st, owner; 24.
Estate of Maurice Rapp, 1457 1st av, owner; 24, 22.
Leo S Murray, 56 Pine st, owner; 24.

PROJECTED BUILDING.

Manhattan.

Apartments, Flats and Tenements.

EDGEcombe AV, n w cor 165th st, 6-sty brick and stone apartment house, 140.3x irregular, slag and gravel roof; cost, \$135,000; owner, Sun Construction Co., 1400 5th av; architects, Groenberg & Leuchtag, 7 West 2d st. Plan No. 683.

EDGEcombe, Bradhurst avs, 142d st, Junction, 6-sty brick and stone tenement, 20x177.8; cost, \$125,000; owner, Gerliet Mayer Const. Co., 312 West 143d st; architect, C. B. Meyers, 1 Union sq. Plan No. 691.

97TH ST, n s 175 e Park av, 6-sty brk & stone store & ten; cost \$18,000; owner, Edward J. Murphy, 1209 Park av; archt, Chas. B. Meyers, 1 Union sq. Plan No. 690.

Dwellings.

70TH ST, No. 32 East, 6-sty brick and stone dwelling, 25.6x74.3, tile roof; cost, \$50,000; owner, Laura K. Bayer, 45 East 17th st; architects, Taylor & Levi, 105 West 40th st. Plan No. 680.

Not awarded.

Factories and Warehouses.

GREENWICH ST, No. 767, 6-sty brick and stone light manufacturing building, 21x67.9, slag roof; cost, \$25,000; owner, Max Levinzton, 484 East 141st st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 682.

Miscellaneous.

HESTER ST, No. 187, 1-sty brick out-house, 8.6x13.10; cost, \$800; owner, Estate James J. Kenny, 80 East Houston st; architect, B. W. Berger & Son, 121 Bible House. Plan No. 685.

11TH AV, n e cor 24th st, three 1-sty frame sheds, 76x16.10; total cost, \$2,400; owner, Moore Bros, 202 11th av; architect E. T. Macdonald, 41 W 33d st. Plan No. 689.

Stables and Garages.

11TH AV, n e cor 24th st, two 1-sty brk storage & stable, 53x98, gravel roof; cost, \$20,000; owner, Moore Bros, 202 11th av; architect, E. T. Macdonald, 41 W 33d st. Plan No. 688.

Not awarded.

Stores, Offices and Lofts.

5TH AV, s e cor 38th st, 11-sty brk & stone store & office bldg, 93.5x175, tar & gravel roof, cost \$650,000; owner, Mrs. Elizabeth M. Anderson, care Masten & Nichols, 49 Wall st; architects, Buchman & Fox, 11 E 59th. Plan No. 687.

Not awarded.

TRINITY PL, No. 46, 10-sty brick and stone office building, 134x76x97, tile roof;

cost, \$300,000; owner, Adams Express Co., 59-61 Broadway; architect, G. K. Hooper, 165 Broadway. Plan No. 684.

Not awarded.

8TH ST, No. 39 West, 7-sty brick and stone loft, 23x83.11, plastic slate roof; cost, \$42,000; owner, Wm. F. Donnelly, 99 Nassau st; architect, Geo. M. McCabe, 96 5th av. Plan No. 686.

27TH ST, No. 20 West, 6-sty brick and stone store and loft, 25x71, slag roof; cost, \$27,000; owner, John Jacob Astor, 840 5th av; architects, La Farge & Morris and C. H. Cullen, 25 Madison Sq. North. Plan No. 681.

James McWalters & Son, Inc., have contract.

MANHATTAN ALTERATIONS.

BROOME ST, No. 286, 1-sty brick rear extension, 13.4x17.8, partitions, windows to 5-sty brick store and tenement; cost, \$1,500; owner, W. Rowe, 292 Alexander av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2556.

FULTON ST, No. 191, partitions, show windows to 4-sty brick warehouse; cost, \$1,000; owner, Eastern Printing Co., 191 Fulton st; architect, Wm. J. Colvin, 522 McDonough st, Brooklyn. Plan No. 2583.

FRONT ST, Nos. 26-28, add 1-sty windows, walls, to 4-sty brick warehouse; cost, \$7,000; owner and architect, Ernest Flagg, 35 Wall st. Plan No. 2563.

C. F. Bond Co., 136 Liberty st, has contract.

HENRY ST, No. 307, partitions, show windows, toilets to 3-sty brick club house; cost, \$500; owner, Meyer Lunitz, 1512 57th st, Brooklyn; architect, H. J. Feiser, 100 Nassau st. Plan No. 2540.

LEWIS ST, No. 76, windows to 6-sty brick and stone tenement; cost, \$250; owner, Adolph Sandrovitz, 745 East 6th st; architect, C. H. Dietrich, 25 West 42d st. Plan No. 2554.

MONROE ST, No. 185, toilets, partitions, windows, stairs, to 4-sty brick tenement; cost, \$1,000; owner, Lloyd Phoenix, 68 Broad st; architect, Henry J. Feiser, 150 Nassau st. Plan No. 2567.

SPRING ST, No. 65, toilets, windows, partitions to 5-sty brick tenement; cost, \$2,000; owner, Emily C. Thole, 863 Carroll st; architect, J. H. Knubel, 318 West 42d st. Plan No. 2552.

UNIVERSITY PL, No. 80, show windows to 5-sty brick store and loft; cost, \$350; owner, Estate J. Solari, 80 University pl; architect, J. L. Fogliasso, 197 Bleeker st. Plan No. 2553.

10TH ST, No. 228 E, partitions, windows to 3-sty brk ten; cost, \$1,000; owner,

I. Juffe, 372 Manhattan av; architects, Bernstein & Bernstein, 24 E 23d st. Plan No. 2594.

13TH ST, No. 30 West, install columns, to 6-sty brick loft; cost, \$2,000; owner, New York Improvement Real Estate Co., 25 Broad st; architect, W. S. Timmis, 150 Nassau st. Plan No. 2573.

Hughes Bros., 1123 Broadway, have contract.

13TH ST, Nos. 39-43 E, partitions, boiler stack to 2- 3- and 4-sty brk store & loft; cost, \$10,000; owner, W. F. Bridge, 69 Wall st; architect, J. C. Westervelt, 36 W 34th st. Plan No. 2590.

15TH ST, Nos. 533-543 East, partitions, toilets to six 5-sty brick tenements; cost, \$6,000; owner, Leo S. Murray, 56 Pine st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 2569.

16TH ST, No. 326 West, partitions, toilets, windows to 5-sty brick store and tenement; cost, \$1,000; owner, Mary Snowber, 535 West 151st st; architect, Chas. H. Richter, 68 Broad st. Plan No. 2564.

23D ST, s w cor 4th av, extend balconies to 11-sty brick and stone store and office building; cost, \$500; owner, U. S. Realty Co., 111 Broadway; architect, F. B. Huntington, 244 5th av. Plan No. 2561.

C. E. Halback, 2861 Bainbridge av, has contract.

24TH ST, No. 200 East, partitions, skylights, alter store fronts to 3-sty brick store and dwelling; cost, \$3,000; owner, The Stanton Co., 153 West 24th st; architect, Richard Rohl, 128 Bible House. Plan No. 2555.

26TH ST, No. 19 West, partitions, electric elevator, plumbing, electric fixtures to 5-sty brick store and tenement; cost, \$9,000; owner, Wm. Waldorf Astor, London, England; architect, Clarence L. Sefert, 410 West 34th st. Plan No. 2574.

John Downey, 410 West 34th st, has general contract.

29TH ST, No. 221 East, skylights, partitions, windows to 4-sty brick tenement; cost, \$800; owner, Louis Drews, Mamaroneck, N. Y.; architect, Chas. E. Reid, 132 East 23d st. Plan No. 2576.

N. Guttman, 243 East 28th st, has contract.

33D ST, Nos. 441-443 West, partitions, toilets, windows to two 5-sty brick store and tenement; cost, \$1,000; owner, Jonas Schwab, 206 Broadway; architect, Henry S. Lion, 12 West 32d st. Plan No. 2575.

34TH ST, No. 646 West, 2-sty brick rear extension, 25x34.4, add 2-stys to extension, stalls, to 3-sty brick store and dwelling; cost, \$7,500; owner, Joseph Burrows, 11th

av and 33d st; architect, James S. Maher, 1267 Broadway. Plan No. 2566.

40TH ST, No. 38 W, 1 and 2-sty front side & rear extension, 18x4, chimney, partitions, to 4-sty brk dwelling; cost, \$12,000; owner, Alma Carlson, 3750 Broadway; architect, S. E. Gage, 340 Madison av. Plan No. 2588.

42D ST, No. 226 West, alter steps, stairways, doors to 3-sty brick public library; cost, \$500; owner, New York Public Library, 425 Lafayette st; architect, David W. King, 136 Liberty st. Plan No. 2587.

69TH ST, No. 20 E, dumbwaiter, stairs, to 4-sty brk store & dwelling; cost, \$750; owner, Cleveland Moffett, 43 W 9th st; architect, Frank Hausle, 81 E 125th st. Plan No. 2589.

85TH ST, No. 307 East, alter partitions, windows to 5-sty brick tenement; cost, \$1,000; owner, C. Stoeppler, 342 East 87th st; architect, Henry Regelman, 133 7th st. Plan No. 2551.

116TH ST, Nos. 210-216 W, 1-sty brk rear extension, 40.6x39.11, partitions, windows, piers to 1-sty brk store; cost, \$5,000 owner, Englesberg Bros; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2592.

125TH ST, Nos. 139-143 West, new store front to 3-sty brick loft; cost, \$500; owner, J. M. Horton, 213 East 24th st; architect, S. Wiesenberg, 1265 Broadway. Plan No. 2585.

148TH ST, No. 201 West, partitions, toilets, windows, dumbwaiter to 5-sty brick store and tenement; cost, \$5,000; owner, Dr. A. F. Brugman, 163 West 85th st; architect, M. Zipkes, 103 Park av. Plan No. 2578.

157TH ST, s s, 101.74 w Broadway, install windows to 6-sty brick tenement; cost, \$200; owner, Sarah Harris, 50 West 86th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 2581.

AV A, No. 332, toilets, partitions, windows to 4-sty brick tenement; cost, \$350; owner, Consolidated Gas Co., 4 Irving pl; architect, Company's Engineer. Plan No. 2582.

AV C, s w cor 2d st, partitions to 6-sty brick tenement; cost, \$400; owner, Samuel Amsterdam, on premises; architect, Jacob Fisher, 296 East 3d st. Plan No. 2584.

AMSTERDAM AV, n w cor 130th st, erect iron awning to 5-sty brick store and tenement; cost, \$400; owner, L. Oppenheimer, 2037 2d av; architect, A. Mugler, 14 East 112th st. Plan No. 2560.

AMSTERDAM AV, n w cor 65th st, build brick walls to —sty athletic field; cost, \$7,500; owner, City of New York, City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 2586.

BOWERY, No. 15, erect new wall, partitions, stair case to 5-sty brick store and lodging house; cost, \$5,000; owner, S. Fraumor, 34 East 102d st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2570.

BROADWAY, No. 1235, show windows to 1-sty brick and stone store and loft; cost, \$200; owner, Morris Wolf, 303 West 17th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2559.

CENTRAL PARK WEST, n w cor 88th st, windows, alter doors, fire-escapes to 4-sty brick club; cost, \$2,700; owner, Progress Club, 1 West 88th st; architect, A. V. Berg, 238 West 106th st. Plan No. 2579.

LEXINGTON AV, s e cor 92d st, 3-sty brk side extension, 21x12.6, add 1-sty, swimming pool, partitions to three 1, 2, 3 and 4-sty brk club house & dwelling; cost, \$25,000; owner, Young Men's Hebrew Association, premises; architects, Janes & Leo, 124 W 45th st. Plan No. 2591.

MADISON AV, No. 1527, alter partitions, windows, stairs to 4-sty brick dwelling; cost, \$900; owner, Adam Moran, 179 Fulton st, Brooklyn; architect, Frederick Musty, 23 Park Row. Plan No. 2580.

WEST END AV, No. 195, store front,

toilets to 5-sty brick apartment and store; cost, \$500; owner, Udo M. Fleischmann, 1 Madison av; architect, Theodore C. Vischer, 425 5th av. Plan No. 2577.

1ST AV, No. 1622, 1-sty brk rear extension, 20.5x24.10, beams, piers, to 2-sty brk store & dwelling; cost, \$4,000; owner, Robert Fanning, 503 5th av; architect, C. B. Meyers, 1 Union sq. Plan No. 2593.

1ST AV, No. 1457, alter skylights to 5-sty brick store and tenement; cost, \$600; owner, Estate of Maurice Rapp, 1457 1st av; architect, Otto L. Spannake, 233 East 78th st. Plan No. 2568.

2D AV, No. 2074, 1-sty brick rear extension, 25.3x55, new stairs, partitions, steel beams to 4-sty brick store and tenement; cost, \$8,000; owner, M. Rothbart, 2295 2d av; architect, Louis A. Sheinart, 194 Broadway. Plan No. 2562.

3D AV, No. 359, bay windows, partitions, toilets to 4-sty brick store and dwelling; cost, \$650; owner, Leo Vogel, 1070 Madison av; architect, M. T. Garvey, 36 New Bowery. Plan No. 2558.

5TH AV, No. 714, dumbwaiter to 5-sty brick store and office; cost, \$150; owner, Chas. M. Gould, 347 5th av; architect, L. Alavoine & Co., 712 5th av. Plan No. 2557.

5TH AV, No. 234, 1-sty brick side extension, 7.8x7, partitions, show windows to 5-sty brick office and store; cost, \$500; owner, Chas. E. Johnson, 234 5th av; architect, Julius A. Tassi, 303 West 130th st. Plan No. 2565.

7TH AV, n w cor 42d st, partitions to 4½-sty brick theatre and roof garden; cost, \$650; owner, Oscar Hammerstein, Manhattan Opera House; architect, Wm. H. McElpatrick, 701 7th av. Plan No. 2550.

RANDALLS ISLAND, southeast part, opposite East 118th st, 1-sty brick rear extension, 27x40, partitions to 3-sty brick hospital; cost, \$20,000; owner, City of New York, Dept. of Charities, foot East 26th st; architect, Wm. Flanagan, foot East 26th st. Plan No. 2572.

RANDALLS ISLAND, southeast part, opposite East 118th st, 1-sty brick side extension, 27.11x42, to 3-sty brick and stone hospital; cost, \$20,000; owner, City of New York, Dept. of Charities, foot East 26th st; architect, Wm. Flanagan, foot East 26th st. Plan No. 2571.

Not awarded.

PROJECTED BUILDING. Bronx.

Apartments, Flats and Tenements.

CROTONA AV, e s, 20 n 187th st, nine 3-sty brick tenements, slag roof, 20x72; total cost, \$162,000; owners, Savoy Impt. Co., Antonio Sutera, 200 Broadway, president; architect, Louis C. Maurer, 1493 Broadway. Plan No. 1021.

PARK AV, e s, 100 s Wendover av, 6-sty brick tenement, slag roof, 52.6x85.11; cost, \$50,000; owner, Louis E. Kleban, 1130 Union av; architect, Maximilian Zipkes, 103 Park av. Plan No. 1010.

BAINBRIDGE AV, n e cor Bedford Park Boulevard, two 5-sty brick tenements, tin roof, 40x90; total cost, \$80,000; owner, Daniel Houlihan, 2867 Bainbridge av; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 1012.

TINTON AV, w s, 110.7 n Westchester av, two 5-sty brick tenements, slag roof, 34.6x123; total cost, \$80,000; owner, Ellen Mulhare, 404 East 141st st; architect, Albert Rothermel, 411 East 144th st. Plan No. 1006.

WEBSTER AV, w s, 83.9 s 193d st, 6-sty brick tenement, slag roof, 25x98.9; cost, \$30,000; owners, Deacatur Const. Co., D. L. Delaney, 2062 Ryer av, president; architect, Wm. Guggolz, 2740 Creston av. Plan No. 1020.

Dwellings.

241ST ST, s s, 100 e Martha av, three 2½-sty frame dwellings, shingle roof, 20x37; total cost, \$14,100; owner, C. A. Benschel, Yonkers; architects, Ebbinghaus & Co., 632 Gun Hill road. Plan No. 1018.

BAILEY AV, e s, 295.9 n Heath av, three 2-sty brick dwellings, tin roof, 16.8x43.8; total cost, \$12,000; owner, E. M. Tessier, 37 East 28th st; architect, F. Wilson Wilcox, 39 East 42d st. Plan No. 1015.

EASTCHESTER ROAD, e s, 604.7 s Saratoga av, 1-sty brick dwelling, plastic slate roof, 20x40; cost, \$2,000; owner, Guarino Frisella, 249 East 152d st; architect, Frank Amabile, 2466 Hughes av. Plan No. 1005.

236TH ST, n s, 20 e Richardson av, five 2-sty brick dwellings, tin roof, 20x60; total cost, \$40,000; owners, Savoy Imp. Co., Antonio Sutera, 200 Broadway; president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 1007.

RICHARDSON AV, e s, 90 n 236th st, two 2-sty brick dwellings, tin roof, 20x60; total cost, \$16,000; owners, Savoy Imp. Co., Antonio Sutera, 200 Broadway, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 1008.

Factories and Warehouses.

CITY ISLAND AV, e s, 960 n Pilot av, two 1-sty frame storages, 20x40; cost, \$1,600; owner, Henry B. Nevins, City Island; architects, John Monks & Son, 82 Beaver st. Plan No. 1009.

Miscellaneous.

GERMAN PL, Nos. 626-628, 1-sty frame shed, 37x20; cost, \$1,000; owner, Amelia Heilman, on premises; architect, Geo. Hof, Jr., 721 Melrose av. Plan No. 1013.

3D AV, e s, 176 n 168th st, 2-sty brick bottling shop, slag roof, 38.1x146.7½; cost, \$15,000; owners, David Mayer Brew. Co., 3560 3d av; architect, M. J. Garvin, 3307 3d av. Plan No. 1016.

MARION AV, w s, 150 n 200th st, 1-sty frame shed, 12.8x20.8; cost, \$250; owner, Sam A. Scribner, on premises; architect, Wm. H. McElpatrick, 701 7th av. Plan No. 1019.

Stores and Dwellings.

SIMPSON ST, w s, 234.4 s 167th st, 1-sty frame stores and dwellings, 50x80; cost, \$12,000; owner, Jas. C. Gaffney, 1148 Tiffany st; architect, Robt. E. La Valle, So. Boulevard and Freeman st. Plan No. 1017.

Stores, Offices and Lofts.

167TH ST, n e cor Simpson st, 1-sty brick stores, 25x90; cost, \$6,500; owner, Frederick A. Pfister, 772 Jackson av; architect, Edw. Lee Young, 12 East 30th st. Plan No. 1014.

160TH ST, s w cor Westchester av, three 2 and 1-sty brick stores, lofts and amusement hall, sizes irregular; cost, \$80,000; owners, Burkam Realty Co., Wolf Burland, 801 Cauldwell av; architects, Koppe & Daube, 830 Westchester av. Plan No. 1011.

BRONX ALTERATIONS.

ADAMS ST, Nos. 1614-16-18, three 2-sty frame extension, 12x5, to three 2-sty frame stores and dwellings; cost, \$500; owner, Isaac Friedman, on premises; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 519.

GERMAN PL, No. 626, new stairs, new beams and raise to grade, etc., to 2-sty brick store and dwelling; cost, \$1,000; owner, Amelia Heilman, on premises; architect, Geo. Hof, Jr., 721 Melrose av. Plan No. 517.

GERMAN PL, No. 628, raise to grade, new girders, new posts, etc., to 2-sty frame stable; cost, \$1,000; owner, Amelia Heilman, on premises; architect, Geo. Hof, Jr., 721 Melrose av. Plan No. 518.

150TH ST, No. 733, move 3-sty frame store and dwelling; cost, \$2,575; owner, P. J. Kane, 735 East 150th st; architect, Chris F. Lohse, 598 St. Anns av. Plan No. 516.

222D ST, n s, 335 e Carpenter av, new partitions to 2½-sty frame dwelling; cost, \$200; owner, L. Hemmerling, on premises; architect, Geo. H. Olphert, Jr., 677 East 224th st. Plan No. 514.

BERGEN AV, n e cor Westchester av, new toilet, new partitions, etc., to 5-sty brick store and tenement; cost, \$1,000; owner, Mary Gorden, 768 9th av; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 515.

JEROME AV, n e cor 162d st, new stairs to 3-sty frame hotel; cost, \$150; owner, G. H. Huber, 1919 7th av; architect, M. J. Garvin, 3307 3d av. Plan No. 521.

LONGWOOD AV, No. 938, new beams, columns, etc., to 6-sty brick tenement; cost, \$1,000; owner, James Blevett, 663 Lexington av; architect, B. Z. Stanger, 47 West 34th st. Plan No. 520.

3D AV, Nos. 3568-3570, add 1-sty to 4-sty brick brewery stock house; cost, \$6,000; owners, John Eichler Brew. Co., on premises; architect, Adolph G. Koenig, 401 West 24th st. Plan No. 513.

ADVANCE REPORTS.

Luke A. Burke & Sons Co. Low Bidders for Sea View Hospital.

STATEN ISLAND.—Luke A. Burke & Sons Co., 25 West 42d st, Manhattan, at \$1,075,000, submitted the lowest bid on Tuesday to Commissioner of Charities Michael J. Drummond for the erection of the new Sea View Hospital on Grimes Hill, Staten Island. This contract calls for the erection of an administration and service buildings connecting with the six dormitories already constructed by the same builders, situated on the property of the Department of Public Charities, New York City Farm Colony, Borough of Richmond.

Plans Soon Ready for Bronx Theatre.

BOSTON ROAD.—Plans are being prepared by Neville & Bagge, 217 West 125th st, for the new playhouse which William H. Weissager, lawyer, of 119 East 11th st, will erect at Nos. 1315-1323 Boston road, through to Nos. 1326-1332 Clinton av, the Bronx. The structure will be strictly fireproof, 3-stys, 100x100 ft. in size, having a seating capacity of 1,300 people, and will have a facade of light brick, limestone and terra cotta. The architects will not have the plans ready before Nov. 14, and it has not been decided when figures will be taken.

Backer Co. to Build in 45th Street.

45TH ST.—The George Backer Construction Co., owner, 1182 Broadway, will erect a 12-sty office and loft building at Nos. 62-64 W. 45th st, between 5th and 6th avs. The structure will be laid out in lofts and offices. The facade will have four lower stories of marble and the upper part will be of white glazed brick and terra cotta. Messrs. Rouse & Goldstone, 12 West 32d st, are the architects. The cost of building will be about \$150,000. The owner will handle the general contract.

Completing Plans for Langdon Building.

5TH AV.—Trowbridge & Livingston, 527 5th av, architects, are preparing plans for the new 6-sty business building to be erected at Nos. 715-717 5th av and Nos. 2-4 East 56th st for Woodbury G. Langdon. The plot surrounds the residence of Mr. Langdon at the southeast corner of 5th av and 56th st. The building will be modern in every way, containing every up-to-date equipment. The plans have not yet been submitted for figures, and no building contract has been issued.

To Erect Trinity Loft Building.

DOMINICK ST.—The Trinity Church Corporation, 187 Fulton st, has awarded to the William Young Co., 550 West 41st st, the general contract to construct their new 4-sty brick and stone (mill construction) loft building at the northwest corner of Dominick and Clark sts, from plans by Renwick, Aspinwall & Tucker, 320 5th

av. Evans, Almirall & Co., heating appliances, 281 Water st, have leased the building.

A 22d St. Residence for Business.

22D ST.—Harold L. Young, architect, 67 West 125th st, has completed plans and the lessees, Messrs. Epstein & Levine, are taking bids on sub-contracts for changing the 4-sty residence No. 38 West 22d st for store and loft purposes. Metal ceilings, steam heating, plastering, skylights, marble and tile and sheet metal work will be required. A cafe and restaurant will occupy the ground floor.

Riverside Drive and 149th St. Corner.

RIVERSIDE DRIVE.—George and Edward Blum, architects, 505 5th av, have plans in progress for a 6-sty elevator apartment house, to be erected on the plot, 103x173 ft., at the northeast corner of Riverside Drive and 149th st by the A. Feldman Construction Co., 170 Broadway, of which A. Feldman is president and S. Holler, secretary. The owner will handle the building contract.

Five Flats for Prospect Av. Section.

BRONX.—Nathan Rubenstein, builder, of 15 West 119th st, is having plans prepared by Architect Chas. B. Meyers, 1 Union sq, for five 5-sty flat buildings, 59x47 ft., to be erected at 178th st, Mapes and Prospect avs, the Bronx, to cost together approximately \$200,000. The owner will handle the building contracts and will soon be ready to receive figures on all sub-contracts and materials.

Paterno Bros. to Build on Broadway.

BROADWAY.—Paterno Bros., Inc., builders, 510 West 114th st, are preparing for the erection of another high-class elevator apartment house to be situated at the southwest corner of Broadway and 115th st, on a plot which measures 75x100 ft. Messrs. Schwartz & Gross, 347 5th av, have prepared plans for these builders in previous operations.

Lozier Motor Co. to Build.

LONG ISLAND CITY.—The Lozier Motor Co., Broadway and 56th st, Manhattan, has purchased a plot 100x150 ft. at the southwest corner of Thompson av and Hulst st, Long Island City, for improvement with a fireproof automobile factory. At the office of the company on Friday it was stated that no definite plans had yet been determined, or an architect selected.

Eight Dwellings for 236th St.

236TH ST.—M. W. Del Gaudio, of 1910 Webster av, is preparing plans for the erection of eight new dwellings, seven 2-sty, 2-family houses and one 3-sty 6-family house to be erected at the northeast corner of 236th st and Richardson av for the Savoy Improvement Co., No. 200 Broadway. The total cost is estimated at about \$71,000.

L. M. Starr to Erect New Residence.

70TH ST.—Tracy, Swartwout & Litchfield, architects, 244 5th av, have been commissioned to prepare plans for a brick and limestone residence, 5-stys, 25x100 ft, for Louis Morris Starr, the jewelry and diamond merchant, of No. 206 5th av, to be erected at Nos. 42-46 East 70th st, to cost in the neighborhood of \$125,000.

New Summer Hotel at Coney Island.

CONEY ISLAND.—G. H. Suess, architect, 2725 Surf av, Brooklyn, has plans in progress for the construction of a 3-sty frame summer hotel, 40x76 ft., to be erected at Coney Island at a cost of about \$16,000. The owner's name is for the present withheld and it is understood that the general contract has been signed.

Contract for Lenox Av. Hotel.

LENOX AV.—Schmitz & Eulenstein, 3d and Tremont avs, have received the general contract to erect the new hotel, 3-stys, 30x95 ft., at the northwest corner of Lenox av and 145th st for Wm. T. McAvoy and Wm. L. Ratz, as owners. John E. Kirby, 481 5th av, prepared the plans.

Apartments, Flats and Tenements.

58TH ST, N. Y. C.—Harde & Short, architects, 3 West 29th st, are preparing plans for \$20,000 worth of alterations to the 12-sty apartment house No. 182 West 58th st for the 58th Street and 7th Avenue Co., 395 Broadway.

EDGEcombe AV, N. Y. C.—Schaefer & Jaeger, 1910 Webster av, have prepared plans for the improvement of the northwest corner of Edgecombe av and 159th st with a 6-sty flat, 84x100 ft., for A. J. Schwarzler, owner and builder, 1340 Brooks av.

DELANCEY ST, N. Y. C.—M. Briganti, 218 Lafayette st, will erect a 6-sty flat, 100x irregular, at the northwest corner of Delancey and Mulberry sts, to cost \$60,000. Bernstein & Bernstein, 24 East 23d st, have prepared plans.

AMSTERDAM AV, N. Y. C.—The Ginkgold Realty Co., 101 West 42d st, will improve the west side of Amsterdam av between 176th and 177th sts, with a 6-sty high class apartment house, 199.10x89.11 ft, for which J. C. Watson, 217 West 125th st, has prepared plans. The cost is estimated at about \$1,000,000.

120TH ST, N. Y. C.—Bernstein & Bernstein, 24 East 23d st, are preparing plans for a 5-sty, 30-family flat, 50x89 ft., to be erected by the Friedman Construction Co., 200 Broadway, Henry Friedman, president, at Nos. 325-327 East 120th st, to cost \$45,000.

HERKIMER, N. Y.—B. A. Owens, clothing dealer, Main st, Herkimer, will erect a 4-sty store and flat building, 72x80 ft., at Main and Mohawk sts, to cost \$30,000. M. H. Hubbard, Arcade Building, Utica, has completed plans and is ready for bid on the general contract.

NEWARK, N. J.—R. Bottelli, architect, 191 Market st, has awarded the general contract to erect a 12-family tenement, with two stores and meeting hall, at No. 4 Bedford st for Vito Tafare, on premises, to cost about \$14,000.

NEWARK, N. J.—Peter Trevisani, owner, 411 North 5th st, Newark, will build a 14-family flat, store and meeting hall, 4-stys, 50x90 ft., at the northwest corner of 3d av and 5th st, to cost \$22,000; Del Guercio & Gonnelli, 222 Washington st, have prepared plans.

Contracts Awarded.

WILLIAM ST, N. Y. C.—James F. Egan, 7 East 42d st, has obtained the contract to add one additional story to the 4-sty building Nos. 146-148-150 William st. Owners, Old Glory Realty Co.; Annin & Co., flag manufacturers, lessees; Philip Bards, architect, 122 Bowery.

27TH ST, N. Y. C.—James McWalters & Son, Inc., 249 Broadway, have received the general contract to erect the 6-sty brick store and loft building, 25x71 ft., at No. 20 West 27th st, for John Jacob Astor, 840 5th av, from plans by La Farge & Morris and C. H. Cullen, 25 Madison Sq. North. The materials for the front will be of granite and limestone, slag roof, copper and wire glass skylights, copper cornices, glazed terra cotta coping, low pressure steam, reinforced concrete floor filling, steel beams, and one building will be demolished. Estimated cost is placed at \$27,000.

29TH ST, N. Y. C.—N. Guttman, 243 East 28th st, has obtained the contract for improvements to the 4-sty tenement No. 221 East 29th st, for Louis Drews, of Mamaroneck, N. Y., from plans by Chas. E. Reid, 132 East 23d st.

26TH ST, N. Y. C.—John Downey, 410 West 34th st, has received the general contract for \$9,000 worth of improvements to the 5-sty store and tenement No. 19 West 26th st, for William Waldorf Astor.

77TH ST, N. Y. C.—The Levin & Levin Contracting Co., 320 5th av, has received the general contract to erect the two new tenement houses in East 77th st, near 2d av, for the Open Stair Tenement Co., Henry Atterbury Smith, 1181 Broadway, architect. The cost will approximate about \$200,000. One house will be situated in the southside of 77th st, 98 feet east of Av A and the other 198 ft east of Av A.

13TH ST, N. Y. C.—The New York Improvement Real Estate Co., 25 Broad st, has awarded to Hughes Bros., 1123 Broadway, the contract for alterations to the 6-sty loft building No. 30 West 13th st, from plans by W. S. Timmis, 150 Nassau st.

23D ST, N. Y. C.—C. E. Halback, 2861 Bainbridge av, has received the contract for extending interior balconies in the 11-sty store and office building southwest corner of 4th av and 23d st for the U. S. Realty Co., 111 Broadway.

FRONT ST, N. Y. C.—The C. F. Bond Co., 136 Liberty st, has received the contract for enlarging the 4-sty brick warehouse Nos. 26-28 Front st, owned by Ernest Flagg, architect, of 35 Wall st.

MANHATTAN.—The contract for the construction of a pier from the mainland to Cobb dock, pier D, navy yard, New York, has been awarded to E. DeV. Tompkins, 81 East 125th st, Manhattan, at \$75,940.

BUFFALO, N. Y.—The contract for installing heating and ventilating system in the new building to be erected by the Buffalo Foundry & Machine Co. at Buffalo has been awarded to the Harrison Engineering Co., 42 East 23d st, Manhattan.

NEW BRUNSWICK, N. J.—The Alphons Custodis Chimney Construction Co, 95 Nassau st, Manhattan, has received the contract from the American Chrome Co., to construct their 1-sty brick factory at this place. Torrance & Taylor, 39 Cortlandt st, Manhattan, are the engineers in charge.

NORTH BERGEN, N. J.—The general contract for an embroidery factory to be built in North Bergen for Silver & Co., of 40 West 13th st, Manhattan, has been awarded to the Grampion Realty Co., of Manhattan. Brick, 2-stys, 50x128 ft. All modern improvements will be installed, and the cost will be about \$19,000.

NEW HAVEN, CONN.—The Harrison Engineering Co., 42 East 23d st, Manhattan, has received the contract for installing heating and ventilating for the Mechanics Bank building at New Haven, Conn. L. W. Robinson, New Haven, is architect.

Dwellings.

70TH ST, N. Y. C.—Taylor & Levi, architects, 105 West 40th st, have completed plans for the 6-sty residence, 25.6x74.3 ft., which Laura K. Bayer, 45 East 17th st, will erect at No. 32 East 70th st, to cost \$50,000. The contracts have not yet been placed.

YONKERS, N. Y.—Francis H. Sisson, of the American Real Estate Co., Park Hill, Yonkers, has plans out for a new brick and stone residence, 2½-stys, 40x46 ft, to be erected on Park Hill av, to cost about \$20,000. Israels & Harder, 31 West 31st st, Manhattan, have designed the plans. The American Real Estate Co. has the general contract and bids are wanted on all subs.

YONKERS, N. Y.—The Bryn Mawr Park Presbyterian Church, contemplate the erection of a frame 2½-sty parsonage on Lockwood av. Wm. Thomlinson, Maple av, Yonkers, will prepare the plans. Albert Hoffman, is a trustee.

BROOKLYN.—Walter Wills, architect, 1181 Myrtle av, is preparing plans for six houses to be erected at the northwest corner of Decatur and Hamburg avs for Charles Weber, owner, 752 Monroe st.

MORRISTOWN, N. J.—Howard Bayne, Vice-President of the Columbia Trust Co., 5th av, Manhattan, has purchased the McGuirk estate, near Morristown, N. J., for improvement with a dwelling.

LONG BRANCH, N. J.—R. R. Hughes, Cedar av, West Long Branch, has received the general contract to erect two country residences for the Hollywood Hotel & Cottage Co. Wm. H. Hunt and A. M. Duncan, 29 Broadway, Manhattan, are the architects. Hollow tile and stucco 2½-stys, 34x46 ft., estimated cost, \$40,000.

GREENWICH, CONN.—George Sykes, builder, 1123 Broadway, Manhattan, has taken the contract to erect a cottage and stable at Round Hill for Mrs. H. S. Bowen. Each structure will be of field-stone, with a shingle roof. The plans are by J. Ware & Son, 1170 Broadway, Manhattan.

SOUND BEACH, CONN.—Plans by Charles Major, 33 West 11th st, Manhattan, have been figured for a residence at Sound Beach for F. Slotinger, 30 West 22d st, New York. It will be a frame house, the rooms being finished in hard woods. The cost will be about \$5,500.

Factories and Warehouses.

JERSEY CITY, N. J.—The Mutual Chemical Co., 92 William st, will erect a new factory in the West Bergen section of Jersey City. The structure will occupy the westerly side of West Side av opposite Audubon av. 2-stys, 209x204 ft, fireproof construction, to cost \$60,000.

WEST STRATFORD, CONN.—The Baird Machine Co. of Oakville has decided to remove its business to Bridgeport and has purchased 10 acres of land in West Stratford as the site for the new plant. Work is to be started at once. Charles E. Warner is secretary, treasurer and general manager of the company.

Hospitals and Asylums.

RANDALLS ISLAND.—The Department of Public Charities, foot of East 26th st, will soon advertise for bids for the erection of two extensions, 27.11x42 ft., to the two hospital buildings on Randall's Island, opposite East 118th st, for the city, to cost about \$40,000. Plans have been prepared by William Flanagan, architect, for this department.

SARATOGA SPRINGS, N. Y.—Charles A. Sussdorf and Franklin B. Ware, associate architects, 131 Lancaster st, Albany, have completed plans for a fireproof brick and stone hospital, 2-stys, 40x135 ft., 40x60 ft., at Saratoga Springs. The architects will receive estimates the first part of November. Estimated cost, \$75,000. Local contractors will bid.

Miscellaneous.

JERSEY CITY.—Wm. E. Lehman, architect, 738 Broad st, Newark, is completing plans and will soon take bids on the general contract for a 1-sty brick stable and warehouse, 90x113 ft, to be erected by the National Biscuit Co, of 10th av and 15th st, Manhattan. Estimated cost about \$12,000.

WATERBURY, CONN.—A tract of land fronting 180 ft. in Robbins st and 410 ft. in Merrill st has been purchased by Bishop John J. Nilan, of the Hartford diocese, for a site for a new Catholic church. No plans have yet been drawn.

FAR ROCKAWAY, L. I.—The City of New York, Fire Dept., 157 East 67th st, will soon advertise for bids for the erection of a 3-sty concrete fire house, 40x90 ft, at the southeast corner of Central and Mott avs, to cost \$50,000. Hoppin & Koen, 244 5th av, are the architects.

Stores, Offices and Lofts.

180TH ST, N. Y. C.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for the erection of two 1-sty stores and a 1-sty amusement hall to be erected in the north side of 180th st, 66 ft. west of Prospect av, for G. Galiani & Sons, 2079 Prospect av. Total cost about \$15,000.

GREENWICH ST, N. Y. C.—Max Levinzton, owner, 484 East 141st st, will soon award contracts for the 6-sty light manufacturing building, 21x67.9 ft., at No. 767 Greenwich st, from plans by Gronenberg & Leuchtag, 7 West 22d st. Estimated cost, \$25,000.

TRINITY PL, N. Y. C.—G. K. Hooper, 165 Broadway, engineer, has completed plans for the 10-sty office building, 134x76x97 ft, which the Adams Express Co., 59-61 Broadway, is about to erect at No. 46 Trinity pl, to cost about \$300,000. No contracts have yet been issued.

8TH ST, N. Y. C.—Wm. F. Donnelly, 99 Nassau st, owner, will soon begin the erection of a 7-sty loft building, 23x83.11 ft, at No. 39 West 8th st, to cost \$42,000. Geo. M. McCabe, 96 5th av, has completed the plans. No building contract has yet been placed.

SPRING LAKE, N. J.—Oscar H. Clayton, of this place, will erect a brick store, office and apartment building. W. H. Conover, of 232 West 40th st, Manhattan, has prepared the plans, and John Miller, of this place, has received the general contract.

TORRINGTON, CONN.—Griggs & Hunt, architects, are taking bids for the new office building to be erected in Torrington for the Torrington Electric Light Co. It will be a 3-sty brick building, 35x100 ft. Bids close this week.

MIDDLETOWN, CONN. — Architect George Griswold has plans out for figures for a new store for Mrs. James Donovan. Brick, gravel roof, metal ceiling, plate glass front and electric lights.

Bids Opened.

CANANDAIGUA, N. Y.—The King Lumber Co., Charlottesville, Va., at \$67,225, submitted the lowest bid to James Knox Taylor, supervising architect, Washington, D. C., for the construction, complete, of the U. S. post office at Canandaigua, N. Y. Other bids were put in by the Durolithic Co., Buffalo, N. Y.; W. H. Fissell & Co., St. James Building, New York; Westchester Engineering Co., New York; Wm. Werner, Brooklyn, N. Y., and E. Hart, Norfolk, Va.

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PERSONAL NEWS AND TRADE GOSSIP

Personal Mention.

Harold L. Young, architect, formerly of No. 1328 Broadway, has moved to Nos. 67-69 West 125th st.

Kenneth M. Murchison, architect, of 320 5th av, will move to No. 298 5th av, where he has leased the entire top floor.

A. H. Sabin, M. Am. Soc. M. E., has been appointed consulting chemist of the National Lead Co., with offices at No. 111 Broadway.

Patrick J. Mitchell, of the firm of Mitchell & McDermott, plumbing contractors, has just returned from his honeymoon trip.

Norton & Porter, of the Hudson Terminal Building, 30 Church st, Manhattan, have been appointed Eastern agents for the Pennsylvania Bridge Co, of Beaver Falls, Pa.

Persons having business with Charles T. Wills will not find him at his office for three weeks, as he has gone West for a much needed rest. He is expected back after Thanksgiving day.

Messrs. William O. Fredenburg and H. G. Lounsbury are respectively president and treasurer of the Centre Realty Company, which is erecting a large apartment house on a triangular plot in the vicinity of the 157th st station of the Subway. These gentlemen also compose the firm of Fredenburg & Lounsbury, large distributors of face brick, with offices in the Fourth Avenue Building. Last year they completed an operation at the southeast corner of Broadway and 179th st.

Jeremiah C. Lyons, the builder, is at the head of the Bryant Realty Co., which this week sold the Brotzell Hotel in East 27th street. Mr. Lyons is best known in connection with the J. C. Lyons Building and Operating Company. He has been in the building business here since 1873. He laid the foundations and erected the obelisk in Central Park. He has been the builder of many fine dwellings, churches, theatres and apartment houses. His office, for many years, has been in 42d street near Fifth av.

Lester Kintzing, architect, of 7 West 42d st, drew the plans for altering the barn on the John D. Fowler estate at Dobbs Ferry into a residence for Mr. Van Fossen, of the Hastings Home Company, as the estate has been incorporated River View Manor. The barn was of substantial construction and possessed some architectural distinction when Mr. Kintzing took hold and added the artistic touches that has made a residence which everyone seeing it admires. The roof lines were left intact, but windows were inserted, the exterior walls covered with stucco, a porch with massive stucco columns added, steam heat and baths introduced and the interior finished off, and the result is a country home of the most comfortable sort.

James C. McGuire, the structural engineer, who has engaged largely in speculative building in the West End section in the past few years, has very nearly completed a twelve-story apartment house at the south corner of Riverside Drive and 103d st which he has named the "Clearfield." All the houses built by the corporation of which Mr. McGuire is the head have names terminating in "field." They have built the Porterfield, Markenfield, Huntingfield, Mayfield, Brookfield, Southfield and now the Clearfield. The last named is significant in that there is a "clear" view from this house for miles up and down the river. In the construction of the building, face brick was used on all four sides, an evidence of the thorough manner in which the house has been built. Electric cooking will be one of the conveniences for the tenants, as the building has been wired with that object in view.

David H. Ray has been appointed to the position of chief engineer of the Manhattan Bureau of Buildings by Superintendent Rudolph P. Miller. Mr. Ray is a graduate of the College of the City of New York, received his civil engineering training and degree at Columbia University, and has been identified with the engineering faculty of Manhattan College and of New York University. He has been honored by the last mentioned of these institutions with the degree of Doctor of Science. He has had wide experience in railroad and construction work. For a time Mr. Ray was with the Baltimore & Ohio Railway, and later with the New York Rapid Transit Commission. He was consulting engineer for the New York Institution for the Blind in the designing of the new group of a dozen buildings at Mount Hope, and was assistant to Professor William R. Ware, consulting architect for the competition for the United Engineers' Societies Building in West 39th st and for the Engineers' Club in 40th st, and for several years other important public buildings of recent construction in the United States. As Mr. Ray was superintendent of construction for the architectural firm of Schickel & Ditmars for a number of years, and was then in private practice in this city as consulting engineer, he is particularly well equipped in the opinion of the building and construction trades for his new position. The appointment was made after public competitive examination, and in accordance with the Civil Service requirements.

Brief and Pointed.

Norcross Brothers have progressed far enough with the foundation for the new St. Thomas' Church as to set grillage.

William Sinnott has just closed in on two 5-sty apartments, 100x100 ft., on the east side of Vyse av, 100 feet south of 172d st.

The Edison Portland Cement Company is delivering 75,000 barrels of its product on the Fourth avenue subway work in Brooklyn.

The Interne Construction Co. has near completion a 5-sty apartment house on the southwest corner of Intervale av and 165th st, covering 50x88.

The excavating for the new building of Oppenheim, Collins & Co. in 34th st is well advanced. Charles A. Cowen & Co. are general contractors.

Benjamin Benenson has begun excavation for the erection of two 5-sty apartment houses on the northeast corner of 153d st and Melrose av, 75x100.

The New York, Westchester & Boston railroad is reported to have ordered 2,000 tons of fabricated steel for overhead trolley bridges from Milliken Bros., Inc.

The Henry F. A. Wolf Company has just completed a 5-sty apartment on the west side of Southern Boulevard, 125 feet south of 167th st, on a plot 50x100.

Mr. C. L. Riley, 20 Broad st, is president of the Open Stair Tenement Co., which will soon erect two open stair tenement houses in 77th st, east of Av A.

Mr. Julius Scheiberg is now at the head of the Guarantee Awning Co., at 411 East 145th st, Bronx, which has been doing business at that address for 18 years.

Mountain Construction Company has near completion five 5-sty apartments on the southwest corner of Findlay av and 165th st, to be known as the "Findlay Arms."

Hoggson Brothers, 7 East 44th st, have been engaged as contracting designers for the new residence to be erected by Louis M. Starr, diamond dealer, at Nos. 42-46 East 70th st.

The East 167th Street Realty & Construction Company has just completed

two 5-sty apartments on the south side of East 167th st, 25 feet east of Simpson st, on a plot 70x100.

The Sons of Vulcan, in other words, the puddlers at the iron furnaces, have signed the new wage scale for this year, which grants a slight increase in wages. The puddlers formerly got \$6.12½ a ton.

Rudolph Simon, 1842 Washington av, is president of the Pelham & Hoffman Realty Co., a new firm of operators who will improve the southeast corner of Hoffman st and Pelham av with an amusement hall containing stores.

The American Steel and Wire Co. on account of the increase in their business, have been obliged to take larger offices and have moved from the thirteenth to the eleventh floor in the Hudson Terminal Building, 30 Church st.

An addition has been made to the contract of the Oscawana Building Co., 200 5th av, Manhattan, for substituting reinforced concrete retaining walls in lieu of coping along the side of the driveway of the U. S. public building, Pittsfield, Mass.

The Thompson-Starrett Company, of 51 Wall st, is having the steel for the Municipal Building fabricated by the Pennsylvania Steel Company for its account. It has been stated that Post & McCord were erecting the steel. This is incorrect.

J. Alteri Building Company has just completed a 6-sty elevator apartment house on a plot 60x100 at the southeast corner of Tremont av and Crotona Parkway East, equipped with electric light, elevator, drying room and also a roof garden.

An offer of \$1,000,000 stock in the Pierce, Butler & Pierce Mfg. Co. (heating) at par, is being made by a Wall street firm of bankers. The company has paid full dividends on previous issues of preferred and common stocks for ten years without interruption.

The Federal-Huber Co., 244 5th av, Manhattan, will furnish plumbing fixtures, the American Radiator Co., 104 West 42d st, radiator valves, and the Crane Co., 490 Cherry st, gate valves, necessary for the new U. S. postoffice building to be erected at Easton, Pa.

Henry S. Gamp has just completed the erection of a 6-sty, 36-family apartment house on the south side of East 143d st, 550 feet east of Willis av, equipped with electric light and telephone service. It stands on a plot 50x100 and to be known as the "Stephen Henry."

Paterno Bros., the speculative builders, continue to make Morningside Heights the exclusive field of their operations. Their next undertaking is expected to be at the southwest corner of 115th street and Broadway, where they bought a building site this week.

Conrad Becker, carpenter and builder, 457 West 50th st, near 10th av, located at this address for a number of years has made a specialty of insulation for cold storage and ice plants. He has recently installed the ice plant in the James Everard Brewery in Harlem.

James McConnell, the mason builder, is finishing up a very large contract at the "Riviera" apartment house at 156th st and Riverside Drive, a building which will cost over \$1,500,000. A very nice combination of brick and Atlantic terra cotta is observable in the facades.

Matthew Addy & Co., speaking of the iron situation, say that at the present prices iron is a bargain and that consumers are rapidly getting to the point where they are ready to purchase next year's supply. As goes iron, so goes the rest of the building material market.

The Wright Lumber Company, of 140 West 38th st, is still doing business as usual despite a fire in its storeroom which resulted in damaging lumber valued at \$40,000 last week. The company has al-

ready started rebuilding its storeroom and will have it in operation in thirty days.

The Dacorn Realty Company is using the U. S. Gypsum Company's partitions and Schnarberger's fireproof arches in its new operation on Riverside Drive in the Audubon Park section. The general contractor, William M. Moore, has cleverly followed out a pretty design in front brick-work.

The Federal-Huber Co., 244 5th av, Manhattan (plumbers' supplies) will furnish the plumbing fixtures necessary for the field officers' quarters to be erected at Fort Hamilton, N. Y. The Amity Construction Co., 154 Nassau st, has submitted the lowest bid for erecting the building.

Roswell Tompkins, executive secretary of the Building Trades Council, answering a question as to the state of employment in the building trades at this stage of the season, said that some of the trades were particularly busy, as are the electrical workers in all branches, the cement masons and metal lathers.

The W. L. Crow Construction Company, general contractor for the new Vanderbilt Hotel in 34th st, now has the building enclosed. Post & McCord were the contractors for the steel work, the Roebing Construction Co. for the fireproofing, the New Jersey Terra Cotta Co. for the architectural terra cotta.

The Otis Elevator Company is standardizing oils and greases sold in connection with its jobbing business. This is said to insure the buyer against gumming and other harmful effects of certain grades of lubricants on passenger and freight elevators. A special grade of oil and grease will be for every part of the elevator equipment.

Bricklayers are paid 67½ cents an hour in Chicago and 70 cents in New York City. Structural iron workers are paid 65 cents an hour in Chicago and \$4.80 a day here. Plasterers, tile setters, plumbers and steamfitters receive the same rate of wages in Chicago, 68¾ cents an hour. New York plumbers and steamfitters are to receive this rate by agreement next year.

The members of the firm of B. Altman & Co. have as yet arrived at no new determinations concerning the enlargement of their store at 5th av and 34th st. It is pretty well settled, however, that the lines of the present building will be continued. One of the firm, when asked if a tower on the 34th st corner was among the possibilities, raised his hands in mock horror.

The New York, Westchester & Boston Railroad Company is making good progress on its White Plains branch. Contractors are now at work on the concrete abutments for all the bridges in the town of Scarsdale. The plans for the bridges have been approved by the County Engineer. Two large steam-shovels are at work on the north end of the branch road and one at the south end.

A number of liens were filed this week against the office building and theatre in course of erection at Broadway and 43d street, of which the "Broadway and 43d Street Building Company" is lessee, the George M. Cohan Building Company sub-lessee, Mary A. Fitzgerald owner and the C. L. Gray Construction Company general contractor, as will be noted in our records of liens filed.

Charles T. Wills, Inc., has leveled old Emigrant Savings Bank in Chambers st, which was planned by William H. Hume and erected in 1885. The building was constructed with solid masonry bearing walls, and with girders and floor beams of rolled iron supported on tiers of heavy cast-iron columns. A few years later came the complete all-riveted steel skeleton construction. Mr. Wills is not saving the brick from the old building, but is clearing the site as rapidly as possible.

The J. C. Gaffney Con. Co. has just completed three 5-sty apartment houses on the west side of Simpson st, 125 feet south of East 167th st, with excavation under way for the erection of two more on the same street, each covering, 50x88. The same company has just completed six 3-sty, 2-family houses on plots 20x100 each, on the east side of Fox st, 200 feet south of 167th st, and has also just completed one 6-sty apartment, 50x100 ft., on the west side of Fox st, 75 feet north of East 167th st.

Kent Hall, at Columbia University, which was dedicated this week to the study of the Law, was built by the John H. Parker Company from plans of McKim, Mead & White. Parker's men did all the work except the heating and plumbing. In design and construction the new building follows the style seen in several predecessors on the University grounds. The first floor contains the law library and reading-rooms, and the upper floors are laid out in lecture-rooms, offices, moot courts, a social-room and reading-rooms.

Charles & Co.'s new building at the southeast corner of Madison av and 43d street, in course of erection, by the Ruggles-Robinson Company, strengthens very much the business character which Madison avenue is assuming north of 42d street. Harris S. Uris has eleven tiers of the steelwork up, and the bricklayers are starting at the fourth story to lay the face brick above the three stories of marble base. H. S. Ely & Co., have been appointed agents of the building, only part of which will be needed by the owners for their own business as grocers.

Vacuum Cleaning has become a big business. One sees the machines at work in unexpected places. Nearly all new first-class apartment houses are being equipped with them. The McCrum-Howell Company, which is largely engaged in this line, this week declared a 50 per cent. dividend, and the stockholders voted for an increase of four million dollars in the capital stock. About one-half of the new issue is to be used for the acquisition of five competing companies in vacuum cleaning, radiator and boiler lines. When this combination is effected the McCrum-Howell Company will control about eighty per cent. of the stationary vacuum cleaning business of the United States.

The announced determination of the trustees of the Fifth Avenue Baptist Church not to build a new edifice on the site in 46th street represents the "sober second thought" of some able business men, among whom is Mr. John D. Rockefeller. The trustees have not been able to agree on a new site, but they were practically of one mind not to build a new edifice on the present one, in 46th street. The building plans which had been drawn by Mr. W. W. Bosworth and accepted will be laid aside for the time being and the building fund of half a million dollars will be returned to the subscribers. The architect will receive his commission, which is said to be \$20,000.

The New Jersey Architectural Terra Cotta Company is supplying the terra cotta facade from the twelfth to the fifteenth floor of the Pullman Building in Madison av, near East 24th st. Edwin Shuttleworth, of Astoria, N. Y., is cutting the granite columns and limestone used on the building from the first to the fourth floor, while the face brick that will form the facade from the fourth to the twelfth stories is being supplied by the Harbison-Walker Refractories Company, and Candee, Smith & Howland are supplying the common brick used on the building. About seven hundred tons of structural steel was erected by Post & McCord, who topped out last week. The architect for this building is W. H. Gompert, and Charles A. Cowen is putting up the building for

the Pullman Holding Company of 141 Broadway.

The next meeting of the Association of American Portland Cement Manufacturers will be held in the Hotel Astor, New York, Monday, Tuesday and Wednesday, December 12, 13 and 14, respectively. The executive committee meeting will be held on Monday evening, December 12. The business meeting of the association will be held on Tuesday, December 13 and on Wednesday, December 14 when open meetings will be held at which papers of interest to manufacturers and users of cement will be presented. The officers of this association are W. S. Mallory, President; E. M. Hagar, vice-president; Ernest R. Ackerman, treasurer and Percy H. Wilson, secretary. The executive committee consists of W. S. Mallory, Ernest R. Ackerman, George S. Bartlett, A. H. Craney, Jr, Bethune Duffield, T. Henry Dumary, E. M. Hagar, W. H. Harding, R. W. Kelley, W. C. Kent, R. W. Lesley, John B. Lober, Conrad Miller, George E. Nicholson and C. H. Zehnder.

An unusually large proportion of architectural terra cotta has been used in the buildings erected this year, and it is noticeable that the preference for polychrome terra cotta is growing. In the new apartment house at 116 East 58th street, white matt architectural terra cotta, decorated with polychrome, was freely used, from plans by J. E. R. Carpenter, architect. An especially fine example of polychrome work is to be seen in St. Ambrose parochial school, at Tompkins and DeKalb avs, Brooklyn, for which George H. Streeton was the architect and Peter Cleary the builder. Other examples of a large use of the material can be seen in the new building at the southeast corner of Fifth av and 42d st, the Liberty tower, at Nassau and Liberty sts, the Heidleberg Building on Times sq, the Putnam Building on Fourth av and the Fourth Avenue Building. The material for all of these buildings was supplied by the Atlantic Terra Cotta Company.

The New Ethical Culture Forum, which was dedicated this week with appropriate ceremonies, was built from the design and plans of Robert D. Kohn, of 170 5th av. The architect has received wide commendation for the graceful originality and the artistic honesty of his conception. It is not an edifice that can be "tagged," in the sense of having borrowed its elegance of manner from some accepted style of architecture. A letter from an unknown source to the editor of the Evening Post says that at a time when buildings are springing up on every hand, the most successful of which claim our favor by some derived nobility of style, it is worth while to note the birth of a building conceived in a totally different spirit. "Conviction," he says, "is in every big line of this composition; an air of necessity, of massive simplicity prevades the whole."—The edifice has windows only on one side, the north, where the main entrance also is. The consequence is a singularly quiet auditorium, from which the noises of the street are shut out. The exterior walls are built of massive blocks of limestone, hand cut with tooth chisels. Buttressed pilasters and panels relieve wide surfaces where there are no openings. The buttresses are to receive pieces of statuary. The interior of the forum, which one enters from 64th st, has a semi-circular arrangement of pews, with an inclined floor and vaulted roof. The pews are of white quartered oak delicately stained, and all the trim is of the same material and similarly treated. At first glance it seems as if the wood had been left in its natural state. Mr. Kohn as the architect had the co-operation of Marc Eidlitz & Son as general contractors Carr & Ball as sub-contractors for the stonework, and Peter McKay as painter and decorator.

A BUILDER'S MISTAKE.

The Bronx Building Bureau Compel Him to Rebuild Interior Masonry.

On August 30th, 1910, Dante Imperatrice, of 272 Bleecker st, New York City, filed with the Bureau of Buildings, Borough of The Bronx, plans and specifications providing for the erection of a 3-sty and basement brick building on the north side of 221st st, 230 ft. east of Barnes av, Bronx, which plans and specifications were duly approved by this bureau.

During the progress of the building of the foundation, the building inspector in the district reported that proper footings were not being installed. A violation was filed against the premises and the contractor was notified to remedy the matter. He paid no attention to this notice, however, but proceeded with the erection of the brick walls. A careful examination by the inspector showed that the mortar being used in the brick work was composed of loam and a very inferior quality of sand, mixed with lime, instead of mortar composed of proper sand and Portland cement, as called for in the plans submitted to and approved by the Bureau of Buildings.

Another violation was filed against the premises and the owner was notified to immediately stop all work on the premises, and a notice was served upon him that unless the walls in question were torn down at once, legal proceedings would be instituted and all penalties rigidly exacted. The contractor very wisely decided to obey the mandates of the Superintendent of Buildings and the result is that the brick walls which had been built to within but a few feet of the roof have been entirely demolished and the erection of the building is again proceeding, but in accordance with the approved plans and specifications on file in the Bureau of Buildings.

Eight Avenue Elevated May Cross the Harlem.

A party of officials noticed at High Bridge last Saturday consisted of Borough President Cyrus C. Miller, four members of the Public Service Commission, namely, Messrs. Eustis, McCarroll, Maltbie and Bassett; Chief Engineer Gillespie of the Bronx, Consulting Engineer Schaefer of the Bronx, General Manager Hedley of the Interborough, and several engineers of the Public Service Commission. Their purpose was to examine a route for the proposed extension of the Eighth Av. Elevated Road over the Harlem River. The Interborough long ago made a proposition to the Public Service Commission to extend the elevated road across the river by means of the McComb's Dam (or Central) bridge. But this was opposed for various reasons. One ground of opposition was advanced by the property owners of Washington Heights, as under the plan the present station at 155th st would have to be abandoned for one farther south. The present plan is to cross by the New York & Putnam Bridge and pass under High Bridge Hill by tunnel to Jerome av. An extension up Jerome av would then be in order, and the High Bridge taxpayers prefer this plan to an elevated extension of the Broadway, Lexington av subway. The New York & Putnam Railroad bridge would have to be rebuilt by an arrangement between the two corporations concerned. Heretofore the Interborough's proposition has been in such shape, and linked up with such conditions, that the Public Service Commission has not been able to entertain it. Some time ago the Commissioners said if the Interborough would make a straight proposition for a line across the Harlem and up Jerome av, under the terms of the rapid transit law, they would entertain it.

Standard Specifications.

Mr. Wm. Brokaw Bamford, M. Am. Soc. C. E. chairman of the Committee on Uniform Specifications for Buildings of the American Society of Engineering-Contractors, in a recent interview to the Record and Guide stated: "The subject of fair and just building contracts is beginning to receive the serious study and attention which its importance justifies. The American Society of Engineering-Contractors at the beginning of the year appointed various committees to submit reports on Uniform Specifications, Contracts, Cost Keeping, and Cost Analysis to the coming annual meeting. The society has undertaken a most commendable work in trying to eliminate the unfair and arbitrary clauses from construction contracts, and in awakening engineers or architects, contractors and owners to a clearer understanding of the rights, duties and obligations of each other. In the last two years many organizations have prepared standard specifications covering their own special work. This is a hopeful sign and much tangible good should result from the discussion which is bound to come as a result of such a movement."

The Subway Bidders.

It will take the Public Service Commission a week or more to tabulate the bids received on Thursday for constructing sections of the Tri-Borough subway. Only one firm, the Bradley Construction Company, bid for every section. There were 77 bids in all by 23 bidders.

This is the first time in the history of subway bidding in New York that contractors have been called on to bid on unit prices, instead of naming a lump sum for the whole amount of the contract. It required from noon until evening to read all the figures.

The Bradley Construction Company's bid totals \$93,800,000. The city has a credit of \$60,000,000. The list of bidders follow:

The Degnon Contracting Company, McArthur Bros., the O'Rourke Contracting Company, F. L. Cranford, the Metropolitan Contracting Company, Charles H. Peckworth, Henry Steers, Behrman & Rodgers, the Oscar Daniels Company, the Hugh Nawn Contracting Company, of Boston, Arthur McMullin, the Godwin Construction Company, Haggerty, Drummond & Co.; Brody & Adler, S. Pearson & Sons, Patrick McGovern, Newman & Carey, Smith, Scott, Hannan & Hickey of St. Louis, J. H. Holmes, Walter H. Gahagan, Creamer, Cranford & Donovan, and the Smith, Pennock Contracting Company of Philadelphia, Bradley Construction Co.

Lynde Belknap's Funeral To-Morrow.

The funeral of Lynde Belknap, treasurer of the Otis Elevator Company, who dropped dead on his office floor at 17 Battery pl, Thursday afternoon, will be held from his home in Jamaica, to-morrow afternoon at 3 o'clock.

Mr. Belknap was 50 years old and married. He was president and director of the Sundh Electric Company and treasurer and director of the Sultan Motor Company. He joined the Otis Elevator Company twenty-five years ago, and upon its incorporation became treasurer. He was born in Newburgh, N. Y., and married Miss Mary Pierson, of Westfield, N. J. He leaves no children, but his wife survives him. The cause of his death was acute indigestion.

Mr. Belknap's winter home was with his mother, Mrs. Sarah Belknap, at 383 Hillside av, Jamaica, N. Y., but he had a summer home at Hackettstown, N. J. He was a member of the Underwriters' Club of New York and the Hackettstown Club.

Heavy Call for Light Grey Brick.

In talking with the Harbison-Walker Refractories Company, Mr. Henderson, sales agent, states that business has been particularly good in the past 40 days, and that the call for light grey brick manufactured by his company has been very heavy.

A few of the prominent buildings where light grey brick will be used, and for which orders have been taken within the past forty days, are as follows: John T. Brady Co., Hackensack Jail, 250,000; Brown Apartment, 151st St. & B'way, 150,000; Sun Const. Co., apartment, 157th & B'way, 100,000; C. A. Cowen & Co., Apt, No. 17 Madison Av, 100,000; Fleischman Bros. Co., Borchard Apt, 175,000; Fountain & Choate, Hudson & Beach sts., 125,000; Guidone & Co., Morton & Hudson and B'way, 100,000; Keystone Const. Co., 99th & West End Av, 75,000; McEntee & O'Brien, 55th St. & 1st Ave, 50,000; John Peirce Co., New York Cent. Bldgs, 300,000; H. Chic, apt 82nd St. & West End Av, 400,000; Bing & Bing, 88th St. & Riverside Drive, 160,000; Jas. Stewart & Co., New York Cent. Work, 650,000; P. C. Stuart & Co., Yale College Bldg., 125,000; Sun Const. Co., 165th St. & Edgecomb Av, 125,000; John Thatcher & Son, Casino Hotel, 75,000; West End Const Co., apt 89th & West End Av, 250,000; C. T. Wills, 35 East 69th St, 75,000; Donald Robertson, 190th & St Nicholas Av, 125,000; Robertson & Gammie, 191st & Wadsworth Av, 90,000; Munden Const Co., 179th & Pinehurst av, 50,000; Hubbard Rt. Co., 165th & Third av, 50,000; P. J. Carlin Const. Co., Edison Building, 100,000 (buff).

In addition to the above large orders have been taken in down-town New York* for speckled, mottled and red brick, to be used principally in loft buildings.

DEPARTMENTAL RULINGS

Affecting the Operations of Architects, Owners, Contractors and Others

This department of news, devoted to the decisions of the Bureau of Buildings, Tenement House Department, Board of Examiners, Department of Labor, Department of Public Works, etc., is published for and under the auspices of the NEW YORK CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS and the BUILDING TRADES EMPLOYERS' ASSOCIATION.

BRONX BUILDING BUREAU.

Projections Beyond Building Line Prohibited.

To Architects and Builders:

In the matter of Projections Beyond the Building Line:

After November 15, 1910, no plans will be approved by the Bureau of Buildings, Borough of the Bronx, which show PROJECTIONS of any kind or character whatever BEYOND THE BUILDING LINE.

This applies to STOOPS, AREAS, FENCES, AWNINGS, STORE FRONTS, STORM DOORS, PORTICOS, PILASTERS, FOOTINGS, PIERS, etc., but does NOT include small projections which are 10 FEET or over ABOVE the sidewalk. J. A. Henderson, Superintendent of Buildings, Borough of the Bronx, Oct. 19, 1910.

Board of Examiners.

APPEAL No. 165 of 1910; New Building, No. 218, of 1909, 410 to 416 East 32d st, Manhattan, Cohocton Realty Co., Guy B. Waite, President, appellant. Plans show a 10-sty loft building, 100x88 ft, to cost \$75,000. The Bureau of Buildings found the following objections: That the elevator door openings must be on one and the same side at all stories, also that the omission of outside stairways is unlawful. The Board of Examiners approved in favor of the Appellant, Oct. 18.

MORGAN MAY LIMIT CEMENT PRODUCTION

Holdings in Atlas Company Designed to Curb Reckless Price Cutting—Other Building Material Information

ARCHITECTS, CONTRACTORS, BUILDERS AND PROPERTY OWNERS:

Tables containing full prices current in all departments of building construction will be published in the Record and Guide on the THIRD Saturday of each month, and in other weekly issues only the changes in quotations.

The Metropolitan Market Summarized.

ANNOUNCEMENT of the probable attitude of J. P. Morgan & Company's interests in the Atlas Portland Cement Company toward the other companies was the principal development in the building material market this week. This was followed by somewhat exciting incidents in connection with the election of officers in the Bath Portland Cement Company and the announcement that the Alpha, Atlas and Lehigh companies were desirous of being received again into membership of the Association of American Portland Cement Manufacturers, all gave evidence of a general up-stirring in the cement industry.

Common brick was in a steady market, the manufacturers indicating by their shipments that they are working out a carefully prepared program regarding supply for local markets. Iron was easy with prices steady, and structural steel showed strength toward the end of the week in light material for delivery during the latter part of the year. Lime, lumber, terra cotta, fireproofing, sand, gravel and crushed stone are all without change as to price. There was a slight break in linseed oil, when some business went out at 95 cents a gallon, but the volume was insignificant and 97 to 98 cents ruled. The building stone situation is fair, most of the companies having large delivery contracts, having the cutting work well in hand owing to the slackness of the Fall and Summer.

Brick Manufacturers in Full Control.

HUDSON RIVER COMMON brick manufacturers have full control of the local market, although the supply up the river is generally conceded to be more than the 210,000,000 on hand when the manufacturers shut down their plants at this time last year. In consequence, prices are firm at \$5.25 to \$5.50 for ordinary brick, while those who have selects to sell are getting as high as \$5.62½ per thousand at dock.

A large quantity of the brick now being sold is going into the down town section which was exceptionally featureless in this respect at this time last year. Office building construction is responsible in a large measure for this. The arrival and sale of cargoes last week show the result of a close study of the local market on the part of the manufacturers who met the slightly increased demand by corresponding shipments. The figures follow:

	Arrivals.	Sales.
Left over Oct. 15, 1.		
Monday	27	21
Tuesday	4	7
Wednesday	10	79
Thursday	14	10
Friday	16	16
Saturday	5	5
Total	76	68
Left over Oct. 22, 9.		

The week before there were 60 arrivals and 61 sales. This showed that the de-

mand was equal to the supply in the market. The arrivals a week ago were sixteen more than in the week before, yet they went out satisfactorily. It showed that the manufacturers had good advice, because conditions are ripe for the bears to bring prices down to where they were late in September, if there was the least sign of lack of harmony up the river.

With nine on hand to start the week just closed, eighteen cargoes came in on Monday and were immediately taken. None came in on Tuesday, but two went out. On Wednesday eleven of the eighteen cargoes that tied up at West 52d st were sold, showing that dealers are taking brick for immediate delivery and few are stacking, although one dealer in the Bronx is putting a few aside and one man in Brooklyn is following his example to a limited extent.

The Jova yards shut down their machines on Wednesday, but Washburn brothers, of Glasco; the Rose plant at Roseton, the Empire Brick and Supply Company's plant at Empire (formerly "Stockport") and the Nicholson plant at Fishkill will probably run their machines until about the 10th of November, weather permitting.

Lower prices than those now ruling are not expected until Spring, and if anything the market may be expected to stiffen, especially after the second week in November.

RARITAN RIVER COMMON brick show no change from the \$5.25 and \$5.50 price quoted last week and the quoted price in yard, Newark, is still \$6.75 per thousand. Practically no Hudson river brick is going into that market at the present time. The Sayre & Fisher plant at Sayreville shut down its machines in the open yards last week.

Morgan's Cement Program.

The day of price cutting in Portland cement in the East passed when J. P. Morgan & Company procured the election of John R. Morron, as President of the Atlas Portland Cement Company, in which capacity he will be the special representative of the great Wall st banking house. A member of the Record and Guide staff was informed at the office of J. P. Morgan & Company this week that no formal statement regarding the company's future plans would be made but official confirmation of the Record and Guide's account of this transaction was obtained.

From an official source it was stated that the reason of J. Maxwell Rogers withdrawal was due to ill health, but that negotiations have long been on foot for Mr. Morron to step into that position at the first opportunity. It was not generally known, until the Record and Guide made the first announcement, as a rumor, that the Morgan interests were behind the head of the Chicago glue company, in which Mr. Morron was formerly identified, but when the light was thrown upon the negotiations, it was seen at once that a change in the conduct of the "Big Six" was at hand and that the day of wholesale price cutting was at an end, practically speaking. In other words, the methods that have enabled the Universal Portland Cement Company to forge up to a position next to that of the Atlas Portland Cement Company as the largest American Portland Cement producers were to be applied to the Atlas Company, in exactly the same manner as they have

been applied in the steel trade, namely; by the community of interest and spirit of co-operation plan which is entirely contrary to that which has been predominant until the last four months.

As the Record and Guide stated last week, the Atlas and the Universal Portland Cement Companies will continue to be conducted as two separate concerns, but there will be co-operation where there has been antagonism. This spirit of co-operation is expected to reach even to some of the smaller concerns some of which have not been actively in the local market for a year.

MORGAN RINGS KNELL OF "CEMENT TRUST."

The role of the House of Morgan in this connection is a novel one in that its entrance into the cement industry sounds the knell of the so-called "Cement Trust" which, after a year or more of bitter competition and acrimonious business tactics during which several of the small companies were severely squeezed and some of the weaker ones actually crowded beneath the surface; was pronounced a failure even by some of its promoters. In reality the new interests in the Atlas Company will endeavor to bring peace and order out of competition and chaos just as order and peace was evolved from the entanglements that existed prior to the formation of the United States Steel Corporation.

In this connection the words of Judge Gary before the meeting of the American Iron and Steel Institute is significant. As the Record and Guide reported in this department at the time, the President of the great company said that the laws of supply and demand did not cover capacity to produce and overproduction placed the seller at the mercy of the buyer. The productive capacity of the Portland cement in the United States has mounted upwards by leaps and bounds in the last ten years running far ahead of the demand, even considering the tremendous quantities consumed in the Panama Canal zone, in the Florida East Coast ocean railway work, the Aqueduct and subway construction works.

In the first seven months of this year the various cement companies of the country produced 39,000,000 barrels of Portland cement while the record for the entire year of 1909 was 62,508,461 valued at \$50,510,385 while in 1908, 51,072,612 barrels were produced representing a total value of \$43,547,679. The increase of production over that of 1908 was 11,435,847 or 22.37 per cent. and an increase of \$6,962,706 or 15.96 per cent. If the pace of the first seven months is maintained until the first of the year the total output for 1910 will be 68,000,000 barrels, according to an estimate made by an official of a large company and published in this department on Aug. 13.

It has been a case for a long time of the biggest producers getting rid of their stock at any sacrifice and this has resulted in terrific price wars. Some have gone so far as to say that one company sold its product as low as 40 cents a barrel, but it was a common thing for almost all the companies in this territory to sell below 70 cents at the mill, which was below cost. When the so-called "agreement" was signed a year ago it was decided that the price would be maintained at 85 cents or over, but failure to adhere to this understanding resulted in the failure of the entire movement.

EVERYBODY TO GET A SQUARE DEAL NOW.

Hereafter, according to the information at hand, everybody will have an equal opportunity. Outside companies are now negotiating for the purpose of arriving at an understanding for conducting business for mutual benefit without violating the anti-trust laws and an announcement should be forthcoming within thirty days.

COMPANIES KNOCK AT ASSOCIATION'S DOOR.

It is significant at this time that the 3 companies who withdrew some time ago from membership in the Association of American Portland Cement Manufacturers will apply for readmittance when the association meets in the Hotel Astor on December 12, 13 and 14. Those who now wish to re-enter the association are the Atlas, Alpha and the Lehigh Portland Cement Companies and it is understood that their application will be considered at the executive committee meeting which will be held on Monday evening, December 12. The business meeting of the Association will be held on Tuesday, December 13 and on Wednesday, December 14, at either of which sessions the matter may be acted upon.

While this association has nothing whatever to do with the business administration of the various companies, holding its meetings solely for academic discussion of questions involving the methods of manufacturing, it is interesting in-so-far as the desire of these companies to enter the social side of the industry again indicates a general feeling of sincerity among once warring factions.

REVOLUTION IN BATH CEMENT COMPANY.

An apparent plan contemplating change of policy in the management of the Bath Portland Cement Company, of which Fredenburg & Lounsbury, of 381 4th av, are local agents, comes with especial significance at a time when such momentous changes are going on in the industry. The meeting was held in Philadelphia on Thursday. There was a disagreement among the shareholders and the session was prolonged well into the night and sweeping changes regarding management were made.

The representatives of the defeated faction finally brought affairs to a climax by bolting the meeting of the newly elected board of directors for reorganization. These directors were elected:

B. F. Stradley, of this city; F. B. Franks, of Allentown, Pa.; Samuel Clark, of Newark, N. J.; J. A. Horner, of Bath, Pa.; H. J. Miller and John A. Miller, of Pittsburgh, and P. T. Wood, L. Raffetto Howard B. French, C. Miller and George Roydhouse, of Philadelphia.

The three Millers and Messrs. Horner and Roydhouse represent the minority, which controlled about one-third of the capital stock. Samuel Clark was elected president to succeed George W. Roydhouse, who is a member of the Philadelphia construction firm of Roydhouse, Arey & Co., and who had been president two years. The new vice-president is L. Raffetto, and secretary and treasurer, B. F. Stradley.

The company is among the more important minor companies in the Lehigh district. Its factories are at Bath, Pa., and it has an annual output of 700,000 barrels. Whether the same Wall street interests who have stepped into the Atlas Company, are involved in this change could not be officially learned here yesterday.

Lower Prices Stimulate Pig Iron Market.

PIG IRON prices remain steady in a moderate market. The contracts that

are being closed are generally for small lots additional orders for foundry lots coming to the surface this week for 5,000 to 6,000 tons, most of which will go to near-by New Jersey and Connecticut furnaces.

The Hudson Valley has been an active buyer this week, manufacturers of blowers and electrical equipment taking moderate shipments of basic. It is therefore apparent that structural steel producers in this vicinity have their needs fairly well satisfied.

As showing that equipment companies are moving cautiously, the United States Radiator Company originally inquired for 42,000 tons to be delivered during all of 1911. It bought 10,000 tons of foundry iron for delivery up to March. The American Radiator Company is exercising caution in another way. It is steadily buying without putting out any inquiry and is basing its purchase upon the actual tendency of the building market, as it promises to shape itself next Spring.

It is significant that the Eastern market is broadening under the stimulus of lower prices for longer deliveries.

Between 75,000 and 100,000 tons of new business is under negotiation and solicitors are constantly bringing in small inquiries, ranging from 300 to 1,000 tons, for shipments into this neighborhood in November and the first two months of next year.

STRUCTURAL STEEL Subway contracts totaling 150,000 tons and possibly double that amount, are not expected to come out inside of a year and for that reason the fabricators have not enthused over this prospect.

Local fabricators have been making deliveries this week on the municipal building and on the East River Savings bank building where 2,100 tons will be used and still have actual business in hand and prospective operations sufficient to keep them within 70 per cent. of capacity, it was said, up to the first of the year.

The report of the United States Steel Corporation, showing that orders for the last quarter were lower than in any year since 1904, did not surprise local fabricators, architects and builders, because Western construction work has fallen off largely through the policy of retardation adopted by the big railroads during the summer and up to the present time.

The unfilled orders at the end of the quarter was stated to be 3,158,106 tons the smallest unfilled tonnage reported since September, 1904.

Local fabricators, however, say that New York and vicinity has been taking about 80 per cent. of the normal tonnage during the last three months so that responsibility for most of the deficit should be placed outside of the Metropolitan district. One authority gave this view of the present situation:

"The building season for 1910 is practically over consequently the number and tonnage of orders for fabricated structural steel for buildings has decreased. Last week structural contracts were placed for 16,000 tons of which the American Bridge Company took 7,000 tons.

"It is notable that the steel companies are not taking much interest in the prospective subway contracts. The bids in on Thursday were from general contractors who will not place contracts for fabricated steel for a year or more.

Even for the subways now under construction in Brooklyn calling for 35,000 tons of steel no specifications of importance have been issued. In September the American Bridge Company shipped about 50,000 tons of material and will probably do a little better than this on October, but to make such shipments they are drawing upon backlog orders which total 300,000 tons."

TIN PLATE IN LESS DEMAND.

There is less active demand for tin plates for this year's shipment and very little inquiry even for delivery in the spring, while the high price for pig tin deters the mills from making much of a tonnage to put into warehouses. On the other hand there is a good demand for steel sheets, but at concessions in a number of instances.

Some independent mills are taking business on the basis of \$2.15 to \$2.20 for No. 28 black and \$3.20 for No. 28 galvanized or \$1 to \$2 under the open price of the American Sheet and Tin Plate Company which is now operating about 85 per cent. of capacity.

RODS ADVANCE WITH STRONGER MARKET.

As a result of the activity in wire and wire products rods have advanced 50 cents to \$1. in the last ten days, the minimum a week ago being \$28.50 with occasional lots bringing \$29. Some makes of open hearth rods are contracted for into sext April, and additional wire rod capacity is building in Pittsburg, those of the Jones & Laughlin Steel Company at Aliquippa being in partial operation. This company's new plant with a capacity of 60,000 tons of wire and 600,000 kegs of nails a year will begin operation in November. Much of the increasing tonnage for wire rods is going into the lighter forms of reinforced concrete construction.

Lumber Featured by Hardwood Activity

Ordinary building lumber is without change as to price or demand in this market, although the Government's estimate that \$15,000,000 worth of standing timber was destroyed in the Western forest fires has caused some inquiry as to whether the local market will be affected. From what can be learned in the trade there is nothing to be alarmed about, as the supply in this market comes from different sources.

Hardwoods continue to lead the market for activity. Much of this is from the suburbs where retailers are stacking, the buying movement, covering deliveries to the end of November, being merely that arising from depleted stocks. Parquetry material has fallen away a little in favor of hardwood trim in this city, showing that there are fewer apartment house operations going ahead in this borough, while Brooklyn and Queens are taking liberal quantities for 2-family houses.

Big Stone Contracts Well Under Way.

The letting of big granite contracts during 1910 has resulted in bringing this year's record well up toward the best previous ones as far as volume is concerned. Chief among these is the John Pierce contract for granite for the Municipal Building and the Bankers Trust Company's contract with the New England Granite Company for more than 600,000 feet of Concord, which contract totaled up to more than half a million dollars, it is said. The granite for the Municipal Building is practically cut and is stored under the Manhattan Bridge, while the granite for the 39-story Bankers Trust Company building, contracts for which were let in May, is practically all cut and deliveries will probably begin on December 15. This granite was cut by the company's two big cutting plants at Concord, N. H., and Westerly, R. I. There will be two facades of granite up to the 25th story, above which there will be four facades of this material. The fact that these two conspicuous contracts have progressed so far toward completion as far as cutting is concerned show that had the year for ordinary sized contracts been a normal one, the big companies would have had their capacities sorely taxed to take care of this work.

REAL ESTATE SECTION

News For Brokers and Owners—General Information From All Branches of the Market—Municipal Affairs and Related Subjects.

THE WEEK.

Opportunities in Greenwich Village— A Significant Investment.

WHILE it cannot be said that this week's business shows any improvement over that of the past month, there have been enough good transactions closed to show brokers that there are still buyers in the market for the right kind of Manhattan real estate. The Greenwich Village section is again represented, but by the same operators who have been active in that section for some time. After these people have picked up all the bargain parcels in the district, the balance of the operators and brokers will wonder why they did not see the possibilities of making profits and commissions.

The sale of the 12-story loft building at 50 to 54 West 17th st is a good indication of what investors think of Manhattan business property. This building will not be ready for occupancy until January, 1911. No leases have been made, and the buyer takes it without tenants. Another transaction of importance is the purchase by Mrs. Margaret Howard of the northwest corner of Madison av and 57th st, which is the first sale of a property on this street east of Fifth av for business purposes and will probably be followed by others in the near future.

The balance of the business reported was of the usual scattering variety, the Bronx making a proportionately better showing than Manhattan.

Real Estate as a Profession.

At the annual convention of the New York State Real Estate Association held at Buffalo Wednesday and Thursday of this week, Joseph P. Day, of New York, was one of the speakers. His subject was "Real Estate as a Profession." He said, in part, as follows:

"The real estate profession is not a new one. It dates back as far as the days of Christopher Columbus. Christopher Columbus was the first real estate broker. He really established the profession in this country. He is surely the first real estate broker this country can claim, for he succeeded in creating the idea that a new continent did exist and spared no amount of hard work to get his commission from Spain to work out his plans.

The real estate broker is the builder of villages through selling of farms first, and then afterwards sub-dividing the farms into village or town lots. He is the builder of cities. Of course the operator plays rather an important part in this, but it is usually the broker who has the creative ideas of what can be done.

"Capital is timid and conservative and apt to lack vision, and so far as real estate investments are concerned it is the broker, as a rule, who has the tremendous force to create ideas, and the capital simply carries out these ideas to completion.

"Take, for example, the different cities in this State. In some way or other they all hold a place as a railroad centre, a transportation centre, as the centre of a group of smaller villages or towns, or as a great industrial centre. These facts do not advertise themselves. It is the real estate broker who helps to capitalize them and create the impression of what should happen in these sections, and this is then carried to completion through sales.

In England there is the Fellowship of Auctioneers. Real estate offices generally take in every branch of the business—surveying, searching of title, laying out subdivisions and selling them. In England real estate is considered a profession.

"A man is generally accepted at what he estimates himself, and it is the same with any business. If real estate is not accepted as a profession, we must look to ourselves and our actions in not having it so. If real estate is a profession in England, why not in America?

"I am living in hopes that there will be a time, and not far off, when there will be a trinity of professions on which the young man fresh from college may decide—law, medicine and real estate."

ENCROACHMENTS IN FRONT OF BUILDINGS.

Title Guarantee & Trust Company's Position in Regard to Insuring Title.

To the Editor of the Record and Guide:

In your issue of October 22, after the article setting forth the views of the President of the Borough of the Bronx on the subject of encroachments and encumbrances upon the public streets, you announce that in the following issue I would discuss the position of the title companies in respect to insuring property on which there are projections. Until I read this announcement, I was not aware that you expected any such statement from me. I have neither authority nor inclination to speak for or discuss the position of any company except the one with which I am connected.

The position of the Title Guarantee and Trust Company with respect to insuring title to improved properties appurtenant to which there are stoops, areas and necessary fire-escapes extending into the streets of the City of New York, has been that it has believed that the provisions of law and ordinances under which those projections have heretofore been constructed to be valid and authorized in law, especially as the city authorities have continuously issued permits and approved plans for construction under those ordinances.

It is neither useful nor desirable to enter into a newspaper controversy upon questions of law, and questions of public policy are not matters of title insurance. The latter subject should be considered, and, if discussion is necessary, discussed by property owners and their organizations, such as Allied Real Estate interests.

If, in my private and strictly individual capacity, I may be permitted to make a suggestion, it seems to me best to assume the validity of the present ordinance, or at least to assume the power of the Legislature to deal with the subject fully, and having such power, to delegate its authority to the city, and then by express enactment to place with the city the power to deal with the entire subject of control over these projections, both by way of confirmation of existing conditions and of authorizing such things as an enlightened public opinion deems necessary. Yours very truly,

WALTER LINDNER,
Solicitor.

COMMENTS OF BROKERS.

The stand that Borough President Miller has taken with regard to encroach-

ments of buildings has brought about a peculiar situation in the Bronx. The concensus of opinion among brokers is that Borough President Miller is perfectly justified in taking stringest action looking to the elimination of encroachments of all buildings to be put up in the future.

This belief, however, is not shared by the builders, who feel that Borough President Miller by his attitude will retard the building activity in the Bronx. The latter, however, clings to the views expressed by him in an article in the last issue of the Record and Guide wherein he stated emphatically that the time has arrived when builders should be restrained in their attempts to encroach on the city's streets.

W. I. Brown, a member of the firm of the W. E. & W. I. Brown Company, one of the oldest realty organizations in the Bronx, asserted that the time was at hand when the law should be enforced.

"I am strongly inclined to agree with Borough President Miller," said Mr. Brown, "and I think that taking the position he has assumed, he is safeguarding the interests of the city. The time has come when the rights of the small property owners must be respected. I believe in the enactment of an ordinance which should be adhered to strictly by the builder, and if there is any violation he should be made to suffer and not the fellow who invests the savings of many years in a house, and then is forced to remove encumbrances.

"Why, go through the streets of the Bronx, and you will see how some of the builders have arrogated to themselves the streets which belong to the people. It is not a fair proposition, and I think it ought to be stopped.

"It is quite true that there is a slight halt in the building activity here, but I don't think it is due to the fact that Borough President Miller has declared his attitude, and I should attribute it to a tight money market."

Leon G. Losere, a prominent real estate man of 871 Brook avenue, said he had not carefully studied the merits of the controversy, but he was inclined to believe that Borough President Miller was taking the right view of the situation.

"I know as a matter of fact that many builders will utilize every inch of ground granted to them, and in most cases they go over the limit, I could probably cite a number of cases where builders have permitted their buildings to extend over the building line to such an extent that people could not pass by without inconvenience. But I don't think that I can speak with authority because I have not studied the situation thoroughly."

Henry Schwiebrt, of 3271 Third av, is another follower of Borough President Miller. Said he:

"If Borough President Miller wants the Legislature to enact a law legalizing present encumbrances and prohibiting their construction in the future then I am with him. I don't blame Mr. Miller for coming out so openly with his opinion, for I think he has the proper conception of conditions."

In the meantime, it is doubtful as to what position the builders will take. That they are thoroughly disgruntled is a matter of comment in Bronx realty circles, and it is quite possible that if a law should be enacted directly affecting their interests they will contest it in the courts.

THE OPERATOR IN REAL ESTATE.

His Part in the Development of Cities as Compared to That of the Speculator.

Robert E. Simon, vice-president of the Henry Morgenthau Company, delivered an interesting address before the real estate class of the West Side Y. M. C. A. last Tuesday evening. Mr. Simon entered into a thorough discussion of real estate operating in New York City. His address in part follows:

THE area of Greater New York is 326 square miles, or over 209,000 acres. The assessed valuation of this is over seven billions. The real estate in the entire State of New York is only assessed at nine billions, so that New York City alone represents 77 per cent. of the assessed valuation of the entire State. Of the 209,000 acres, about 14,000 are in Manhattan Island. Yet the assessed valuation is nearly five billions, so that although Manhattan Island represents about seven per cent. of the area, it represents about 70 per cent. of the total assessed valuation of the real estate of the Greater City.

The income of the city from taxation this year will be about one hundred and three millions, of which about ninety-five millions will be paid by real estate. Therefore, practically the entire burden of the cost of the maintenance of the city comes from real estate. With these figures before you, you cannot help but realize the importance of the real estate business.

As each new transit facility is opened, there is a great real estate activity at the outskirts. This is because real estate values are largely a matter of comparison. When lots heretofore inaccessible are made accessible, they are naturally very much cheaper than those that have been accessible. The real estate operator and real estate community turn their attention to this undeveloped land and begin its improvement. Just as soon as the prices have increased, the properties nearer the heart of the city, of course, seem cheaper in proportion and our attention is again drawn to the lower parts of the city, and so it has become more and more built up and the process of rebuilding has taken place. So we can trace the history of the older properties. Take, for example, the block opposite the Equitable Building, which was first improved with a private residence, then with low business buildings, next with a hotel; a new street being cut through, the hotel gave way to the Boreal Building and the Boreal Building was torn down to make way for the modern skyscraper, the street which had been opened being closed. Since the completion of these buildings, still taller and more modern ones have been erected. Each one of these buildings in turn was the wonder of its particular period. Each in turn was thought to be the permanent structure.

It has been contended that the community creates the values and that the real estate operator is robbing the public. This may be true of the real estate speculator, but not of the real estate operator. There is a vast distinction. We have speculators in real estate just the same as we have speculators in Wall Street. A man with a limited amount of money buys a piece of property subject to a large mortgage, merely for the purpose of selling it at an advance, and losing all that he has invested if he fails to realize a profit within a reasonable period. Not so with the real estate operator. He has a well defined purpose in mind. He purchases raw material and creates the finished commodity in the form of modern homes or business buildings, with every possible convenience, drawing his ideas from every part of the world,

The successful real estate operator is the one who dreams and formulates his dreams by vivid imagination supported by foresight and experience. He will go into an undeveloped section, see its possibilities and develop it; or he will go into an already built-up section and picture it with the old buildings wiped out and new buildings in place of them. He will see certain trades which are located in an old section, no longer suitable for the purposes of these particular trades because of the northward movement or because of the lack of sufficiently large buildings. He will pick out the section best suited for the purpose, construct the buildings and invite the trade to move into the new section. We have seen this done along 4th av and the side streets east and west of 5th av, north of 14th st, to 45th st.

It is very important in order to be a successful operator in real estate, to carefully study the history of New York, for it is constantly repeating itself. Although values may be higher, the profits being made are still proportionately very great. If you will study the conditions which have created Union, Madison, Herald and Times squares and find similarly located properties, there is no reason why they cannot be developed and made extremely valuable and have a tremendous future, exactly the same as those I have mentioned.

Similar centres have been created in the Bronx. Take, for example, the junction of Westchester, Longwood and Prospect av, at the Prospect av subway station. Five years ago, when the subway was put into operation, beautiful residences with large gardens and grounds surrounding them were there. To-day there are two modern theatres being erected there and it is becoming one of the important business centres of the Bronx, land having increased six fold since the opening of the subway.

At the time of the opening of the subway, five years ago, Henry Morgenthau Company, the American Real Estate Company and George F. Johnson's Sons Company owned and controlled about five thousand lots in the section known as the Hunts Point section of the Bronx. There were no buildings erected on the property, except a few old manor houses which were used as country estates and which have since been torn down. To-day you will find a population of over twenty thousand people in this section, all comfortably housed in modern houses of handsome architecture and large rooms with modern conveniences. A new subway station had to be constructed to accommodate the masses. Where at the Prospect av subway station five years ago less than a million tickets were sold per annum, to-day approximately five million tickets are being sold. The American Bank Note Company is erecting its large plant to employ an army of probably five thousand people.

BUDGET HEARING.

It is quite evident that the budget for 1911 does not appeal very strongly to the real estate interests of Manhattan. When the taxpayers' hearing on the budget was opened before the Board of Estimate on Wednesday morning more than 200 members of the United Real Estate Owners of New York were on hand.

It was not until, after a great number of representatives from the city departments had been heard that Michael J. Horan, counsel for the committee, stepped up, and said he appeared for more than 20,000 taxpayers. He said that while the organization he represented was not opposed to the budget, it had a number of recommendations to make in line with the work of the budget committee.

Mr. Horan in presenting the views of the association made a strong plea for

a reduction of the budget. He gave a comprehensive statement concerning the relation of the real estate and taxpayers' interests to the budget. He said in substance:

The tax paying community of the City of New York have every reason to feel disappointed, indignant and exasperated at the burden which has been imposed upon them for the year 1911. The campaign cry last November was "economy" and the elected officials both before and since their election pledged themselves repeatedly to give the citizens an economical administration. In spite of their assurances and protestations, and notwithstanding the emphatic declarations made by the members of the Budget Committee of the Board of Estimate and Apportionment at the Budget Exhibit, that the expenses for running the government of this city for the next year would be kept within the \$163,000,000 mark we find ourselves confronted for the next year with an increase of over \$8,000,000. The burdens of realty, with its taxes and the exactions of the different Municipal departments, have discouraged the owners of real estate in the City of New York, have seriously affected the market, and have made the cost of existence in this city beyond the reach of most of our citizens. Corporations can successfully plead confiscation when taxation beomes oppressive and burdensome, but no such plea is of avail to the owners of real estate, and particularly referring to the small holder who has invested the savings of his lifetime in tenement property which he finds himself unable to dispose of profitably, he must suffer, grin and bear it.

Notwithstanding that representations were made that "scientific economy" would be applied in cutting down the Budget we find the pay roll and taxation increasing, which reflects nothing else than extravagance. At the time of the publication of the last statistics by the Census Bureau concerning cities of over 30,000 inhabitants, the alarming condition was disclosed that the total net indebtedness of New York City was more than seven times that of any other city in the United States, and more than half of the total of the twenty-seven largest cities. Since that time the conditions have become, if anything, more aggravating, and it is nigh time that the citizens realized that taxation even for municipal purposes must have its limitations. The owners of realty in the City of New York are engaged in a contest of self preservation. We are told that the city is growing, but no manipulation of statistics can justify the unwarranted increase in our burdens.

The United Real Estate Owners Association is composed of men who have at heart the best interests of our city; citizens who are deeply interested in its growth and advancement, but, who realize that unless the cry of "halt" be raised that our city will be forced well nigh into bankruptcy. The former Comptroller is credited with the statement that this city properly managed would be self supporting in 25 years, but every year our imperial city seems to be advancing backwards. It was stated not long ago that the total bonded debt of the city of New York is \$100,000,000 greater than the interest bearing national debt. It is larger than the French War indemnity to Germany. The citizens are forced to bear a burden of municipal extravagance proportioned to a kingdom rather than to a city. It is claimed to be far in excess of the imperial debt of the whole German empire. This burden affects particularly landlords, and tenement dwellers, and falls heavily upon the humble wage earner. New York is not the first city of the world in population, but it is the first city in debt, waste, and extravagance.

PRIVATE REALTY SALES.

SOUTH OF 59TH STREET.

Greenwich Village Deals.

GREENWICH ST.—C. N. Shurman Investing Co. sold to the Froma Realty Co., George Brown, president, through S. Ginsberg, 760 and 762 Greenwich st and 108 and 110 Bank st, four old buildings on a plot containing about 5,000 square feet. The frontage in Greenwich st is about 35 feet and the Bank st frontage is 31.3 feet. The plot forms an L around the corner at the intersection of these streets. On the combined site a 6-sty store and loft building will be erected. The facade will be of brick and stone and it will have entrances in both streets. Two elevators will be installed. The selling company assembled the plot last June. No. 760 Greenwich st was bought from Elizabeth Gilmartin and 762, as well as the Bank st plot, was acquired from Edward H. Proudman.

HUDSON ST.—James. H. Cruikshank resold the plot of 70x100 feet at 503-505-507 Hudson st, adjoining the corner of Christopher st, recently purchased by him from the Hudson Companies. The purchaser is the Greenwich Investing Co., which erect on the plot, either one 70-foot or two 35-foot fireproof mercantile buildings, which will be ready for occupancy in the late spring of 1911. The purchasing company has now under way six other mercantile buildings in this section, all on land bought off the present seller.

PERRY ST.—Leon Ottinger has bought through the John H. Dye Co. from George H. Budke, who acquired the property in 1891, 37 Perry st, a 4-sty dwelling, on lot 17x74. Mr. Ottinger recently acquired 39, adjoining, and now controls a plot 34x74, which is 150 feet from the proposed extension of 7th av.

WASHINGTON SQUARE SOUTH.—Pepe & Bro. sold for E. G. Garbury 64 Washington Square South, a 4-sty and basement brick building, on lot 24.5x56.5, at the southwest corner of West Broadway. The building will be remodeled for use as a private hospital.

14TH ST.—John Peters sold for the Equitable Realty Co. to an investor 302-304 East 14th st, adjoining the corner of 2d av, two 4-sty and basement dwellings, on lot 39x51.6.

\$500,000 Sale on 17th St.

17TH ST.—Mark Rafalsky & Co., as brokers, announce the sale of the 12-sty store and loft building now nearing completion at 50-54 West 17th st, upon a plot 66x92. The Widhern Realty Co. bought the lots from the William Astor estate on April 19, 1910, filed plans for the new building in May, 1910, and within six months from date of taking title has disposed of the property, held at \$500,000, to an investor, a client of Mark Rafalsky & Co. The new building is of the highest type of steel construction, contains three high speed electric elevators and every modern equipment tending toward efficient service and low insurance rates. It is so situated and surrounded as to enjoy unobstructed light and possesses one uncommon feature in that a high pressure boiler has been installed to supply live steam to tenants for manufacturing purposes. The building will be ready for occupancy on January 1, 1911, and Mark Rafalsky & Co. have been appointed sole renting agents for the new owner.

20TH ST.—Tucker, Speyers & Co. sold for the Martin Holding Co., C. Grayson Martin, president, 39 East 20th st, an 11-sty fireproof store and loft building, on lot 25x92, between Broadway and 4th av. The building is fully rented and was bought as an investment. The property was held at \$200,000.

27TH ST.—James L. Libby sold for the Bryant Real Estate Co. the Broztell, a

12½-sty hotel, on plot 50x95.9, at 3 to 7 East 27th st to A. R. Peacock, of Pittsburgh. The buyer gave in part payment three pieces of property in Pittsburgh. James B. Lawler, of Pittsburgh, represents A. R. Peacock in the transaction, which involves about \$750,000.

36TH ST.—Frederick Fox & Co. sold for Henry L. Byrnes, Rose Byrnes and Catharine E. Brady the 3-sty dwelling at 141 to 145 West 36th st, on plot 60x98.9, to Edward W. Browne.

36TH ST.—The Holland Holding Co., Judson S. Todd, president, is reported to have resold 19 and 21 West 36th st, two 4-sty dwellings, on plot 48x98.9.

39TH ST.—Tucker, Speyers & Co. sold for J. Cleveland Cady 126 East 39th st, a 4-sty dwelling, on lot 19.10x98.9. Mr. Cady is the buyer of the 11-sty building 39 East 20th st, reported sold by the Martin Holding Co. through the same brokers.

Dressmaking Firm Buys Madison Av. Corner.

MADISON AV.—Mrs. Margaret A. Howard, who recently sold the northwest corner of Madison av and 34th st to Benjamin Altman, has bought the northwest corner of Madison av and 57th st, a 4-sty dwelling, on lot 28x100.5, the longer dimension on the avenue. The house is known as 25 East 57th st, and is sold by Mrs. D. H. James. It is understood that Mrs. Howard will move to the 57th st corner the dressmaking business which she has so long conducted at 34th st. The deal is probably the most important so far effected, bearing upon the future of the block on 57th st, east of Fifth av. While there have been several sales and leases on 57th st preliminary to business occupancy, most of them have been west of 5th av.

New Apartment for Seventh Av.

7TH AV.—Charles E. McManus bought from the Selkirk Realty Co. 829 7th av and 162 to 172 West 54th st, at the southeast corner of these thoroughfares, a 5-sty flat and six 3-sty dwellings, on plot 100x100. A 12-sty apartment house having suites of from three to six rooms will be erected on the site from designs by Neville & Bagge. The structure will be one of the costliest in the section, and will prove a notable addition to the group of high class apartment houses erected there in the last few years. The sellers bought the property in 1909.

NORTH OF 59TH STREET.

MANHATTAN ST. E. D. MacMannus sold for a client 77 Manhattan st, a 3-sty frame building, on lot 25x100, near Amsterdam av. The Lawyers' Title Insurance and Trust Co. took title to this property in August, 1906.

65TH ST.—The Douglas Robinson-Charles S. Brown Co. sold for Mrs. Mary S. Turnure 102 East 65th st, a 5-sty American basement dwelling, on lot 17x100.5, adjoining the southeast corner of Park av. The purchaser, James M. Beck, will occupy the house. The seller bought the property in 1900 for \$34,500.

70TH ST.—Harry E. Donnell sold to Florence Hill Hunter 315 West 70th st, a 3-sty and basement brick dwelling, on lot 20x100.5. Mrs. Hunter is the present tenant of the house.

76TH ST.—The Douglas Robinson, Charles S. Brown Co. sold for Mrs. Benjamin P. Schoenfeld 14 East 76th st, a 4-sty dwelling, on lot 20x102.2, to a client for occupancy.

80TH ST.—Julius Trattner sold for Charlotte Bergfield, 331 East 80th st, a 4-sty double flat with stores on lot 25x102.2.

Sale on Manhattan Square.

81ST ST.—The Surety Land Co. sold to the Legal Realty and Mortgage Co. the vacant lot and 4-sty dwelling on the north side of 81st st, 225 ft. east of Columbus av, 50x104.4, for \$100,000. The

property is known as 37 and 39 West 81st st, and faces Manhattan sq and the American Museum of Natural History.

86TH ST.—Sonn Brothers sold one of the three 5-sty American basement houses recently completed at 44 to 48 West 86th st, near Columbus av. The house occupies a lot 25x102.2, and was held at \$95,000.

86TH ST.—W. W. & T. M. Hall are reported to have sold one of the row of three 5-sty American basement dwellings recently completed on the south side of 86th st. The houses each occupy a lot 22x102.2, and were erected from plans by Alexander M. Welch.

107TH ST.—Slawson & Hobbs sold for Wm. J. Casey to a client for occupancy the new 5-sty American basement dwelling, 304 West 107th st, 18x65x100.11. This is the third house of a row of four disposed of by Mr. Casey.

115TH ST.—Shaw & Co. sold for Adelaide E. Thompson 64 West 113th st, a 3-sty and basement dwelling, 16x50x110.11, to a client for occupancy.

120TH ST.—E. D. MacMannus sold for a client 325 and 327 East 120th st, a vacant plot 50x100.11, near 2d av. The Lawyers' Mortgage Co. acquired the property in foreclosure proceedings last month for \$22,750.

214TH ST.—David Stewart sold for Sumner Deane the plot, 50x99.11, on the south side of 214th st, 75 feet east of 9th av, to Jules Dunk.

AMSTERDAM AV.—Frederick E. Bertine sold 632 Amsterdam av, a 5-sty double flat, on plot 25x100, adjoining the southwest corner of 92d st. He acquired the property in 1905.

AMSTERDAM AV.—Slawson & Hobbs sold for Henry Harburger the northeast corner of Amsterdam av and 91st st, a 5-sty double flat, with stores, on lot 27.11 x100.

BROADWAY.—Klein & Jackson resold the plot, 75x100, at the southwest corner of Broadway and 115th st, to Paterno Brothers, who will erect a 12-sty apartment house. This is part of the property recently purchased by Klein & Jackson from the Clark estate. The brokers in the transaction were Slawson & Hobbs and Earle & Calhoun.

LEXINGTON AV.—The Frederick T. Barry Company sold for the Park Avenue Realty Co. 787 Lexington av, a 4-sty and basement dwelling, on lot 20x80, between 61st and 62d sts, to Joseph G. Leikens, who will alter the premises for business.

RIVERSIDE DRIVE.—Herbert S. Harde sold the apartment house known as the Turrets, at the south corner of Riverside Drive and 84th st, to J. H. Monheimer, who gives in part payment the northwest corner of Broadway and 184th st, extending through to Bennett av, a distance of 202 feet, and north along Broadway about 320 feet, nearly to the line of 186th st (proposed). The Turrets occupies a plot fronting 112.2 feet on Riverside drive and 126 feet on 84th st. It is a 7-sty structure and was designed by Architects Harde & Short.

The Turrets was completed eight or nine years ago and was one of the first operations marking the transition of the Drive from an exclusive residential thoroughfare into a region of costly apartment houses.

It is understood that Mr. Harde will erect on part of the Broadway and 184th st, property a 6-sty apartment house, fronting 100 feet of Broadway and running through to Bennett av. Francis B. Robert and Mark Rafalsky & Co., were the brokers.

WEST END AV.—Helen A. Howson sold 480 West End av, a 4-sty dwelling, on lot 20x100.

2D AV.—Collins & Rowe sold for Charles L. Adrian "The Tintern," 2271, 2273 2d av, a 4-sty apartment house, with stores, on lot 42.6x90.

BRONX.

DAWSON ST.—Alexander Selkin sold for Helen Herbert and B. Korsky 773 Dawson st, a 2-family house, on lot 25x100.

150TH ST.—Julius Trattner sold for a Mr. Heuser, 531 East 150th st, a 5-sty double flat on lot 25x100.

181ST ST.—Clement H. Smith sold for Mary A. Langbein the two lots on the north side of 181st st, running through to West st, 21 feet west of Honeywell av.

BROOK AV.—Julius Trattner sold for Charlotte Bergfield, 1526 Brook av, a 4-sty double flat on lot 25x100.

CRESTON AV.—Clement H. Smith sold for the A. Warren Construction Co. the brick dwelling 2307 Creston av, 115 feet north of 183d st.

DALY AV.—The Harry C. Benline Construction Co. sold through William F. Kenyon 1914 and 1916 Daly av, two 4-sty flats, each on plot 32.6x152.

ELTON AV.—Lauter & Blackner sold for John C. Hoeninger the plot 50x100 on the west side of Elton av, 50 ft. south of 159th st, to a builder for improvement.

NEREID AV.—W. E. & W. I. Brown, Inc., in conjunction with J. J. McGuire, sold for the estate of Frederick J. dePeyster two lots on the southwest corner of Nereid av and Mathilda st, size 50x100.

RYER AV.—John Kelly sold for the George T. Morell Construction Co. 2032 Ryer av, a 2-family brick dwelling on lot 24x95, to Frank Klein.

Buyer for a Block Front.

AVENUE ST. JOHN.—E. D. MacMannus sold for a client the block front of ten lots on the west side of Avenue St. John, between Beck and Kelly sts, 250x100.

STORY AV.—Andrew Hally sold for Raymond Page a vacant lot on the south side of Story av, 100 feet west of Olmstead av, Unionport, to a client.

TELLER AV.—John A. and Vincent A. Clarke sold for Laura Schroder 1324 Teller av, a 2-family brick dwelling, on plot 25x82, to Clara L. Mayer, who gives in part payment two dwellings on Ver-nam av, Arverne, L. I.

TELLER AV.—Marvin D. Stokem sold for the Thornton Brothers Co. the 2-family house 1271 Teller av, on lot 20x100, near 169th st.

UNION AV.—William S. Baker sold for Samuel Cowen the northwest corner of Union av and 152d st, frame buildings, on plot 50x90. The purchaser, L. Israels, will erect an apartment house on the site.

UNDERCLIFF AV.—John A. Clarke, in conjunction with A. Arnold, sold for the Undercliff Realty Co. the plot, 150x150, on the east side of Undercliff av, 300 ft. south of 176th st, to the Clinton Holding Co., which gives in part payment the four apartments 1792 to 1798 Nostrand av, Brooklyn.

WHITTIER AV.—Marvin D. Stokem sold for E. & B. Burton the plot, 50x100, on the west side of Whittier av, 250 ft. south of Garrison av, to a builder for improvement.

WILKINS AV.—The Reliance Realty Co. bought from the John I. Tully Co. a plot, 50x100, at the corner of Wilkins av and 170th st. The buyers will erect two 5-sty flats.

LEASES.

Humpfner & Co. leased for a client of theirs to Mrs. Matilda Rusche the 4-sty brick brownstone dwelling at 215 East 18th st for a term of years.

Nail & Parker have leased for the Gutmann estate for a term of years the 3-sty and basement dwelling 22 West 133d st to H. Adolph Howell, who will make extensive alterations for the purpose of conducting an undertaker's establishment.

S. H. Raphael Co. have leased the following stores: 139 West 125th st for a term of years for J. M. Horton to Mark I. Wolf; 71 West 125th st for a term of years for the estate of O. De G. Vanderbilt to

Le Roy Colson, and 353 West 125th st for John O'Brien to a client.

McVickar, Gaillard Realty Co. leased in the building 6-8 East 46th st the parlor floor to Jessette, the third floor to Madame Lillye Caro and space on the top floor to Rouyer & Co., and in conjunction with Mark Rafalsky & Co. space to Lee Adams, and with Frederick Southack and Alwyn Ball, Jr., space to Minnie Murphy.

The John J. Fleming Co., in conjunction with Daniel Stein, sold for the Hotel Latham Company the lease and furnishings of the Hotel Latham at 4-8 East 28th st to Mr. Albert L. Pratt, of San Francisco, Cal., who takes possession immediately. The hotel is 12 stories high, situated 125 feet east of 5th av, on a plot 75x98.9, and is owned by Charles Miller, of Franklin, Pa.

Pease & Elliman have leased the store and basement at the northeast corner of Liberty and Greenwich sts to Theodore L. Harding; store and basement at 124 Chambers st in conjunction with Cammann, Voorhess and Floyd, to Max Auster; loft at 36 Warren st for James Beggs & Company to Oakman Brothers, and offices at 123 Liberty st to the Star Blue Print Company.

M. & L. Hess leased for the Marmac Construction Co. the eleventh loft at 150-154 West 22d st to Masur & Vinegrad; for the American Real Estate Co. Rooms 1804, 1805, 1806 and 1807 in the building 114-16 5th av to Cazelai & Kahn; for Kupfer & Prokesch the ninth loft at 37-45 West 20th st to Parisian Mfg. Co.; for Tilden Investing Co. the store, basement and first loft at 26 East 2d st; for Bomeisler & Stern the third loft at 37 West 19th st.

POINTS OF LAW.**Legal Opinions on Matters Relating to Real Estate.****Employers' Liability Law.**

To the Editor of the Record and Guide:

In connection with the new employers' liability law, I would like to have some information upon the following point: Can a house owner be held liable for injuries received by a small contractor while doing some painting, roofing, etc., this contractor doing the job personally, being, in other words, his own employee?

M. G.

Answer.—No, we do not think so.—Ed.

A Trespass Case.

To the Editor of the Record and Guide:

I have a 4-sty flat, 25x75x91. The owner of the property next to me had his ground (50x115) surveyed and found that my house encroached 1½ inches on his ground. He told me, and said he would go right ahead. His house is finished. Please advise me what to do? Is my house marketable? Can he do anything, now that his house is built?

Answer.—If the owner of the new house has built it upon land abutting the wall of your flat, then he has one year after completing the wall abutting your building in which to commence an action to cause you to remove so much of your building as trespasses on his land. After that if he has commenced no action, your title will be marketable. But if he has not built abutting, but left space between the two walls, the rule does not apply. In any event a waiting policy is the best for you to pursue.—Ed.

Probate of Will.

To the Editor of the Record and Guide:

A certain last will and testament was duly executed, wherein a guardian was appointed for a minor, a grandchild of the testator. Both parents of said beneficiary were dead before making of will. The will provides that \$1,000 be set aside for this grandchild, who is to receive the principal when 21 years of age. The testator is dead now over three years,

and the will has not been offered for probate as yet. The writer was one of the witnesses. Should not this have been attended long before now, and is not the guardian responsible to his trust? I can state on good grounds that the said guardian had not received any moneys from the executrix, who was the wife of the testator, and that said executrix has sold property, this power being given her through this will.

INTERESTED.

Answer.—It is the duty of an executor to file a will, if in his possession, in the proper Surogate's or County Judge's office for probate. Likewise it would seem to be a prospective guardian's duty to take some action to the same end. The infant can always apply also through some adult acting as what they call in law "his next friend."—Ed.

Another Commission Case.

To the Editor of the Record and Guide:

What compensation is C entitled to in the following real estate transaction? A occupies a building owned by B in Manhattan Borough under an old lease at \$6,600 per annum. A and B start negotiations for a new lease and A offers to pay \$7,500 and later increases the amount to \$8,000 per annum for a term of years. B, wishing to secure a further increase in rent, places the matter in the hands of C, with instructions to get in touch with A and try to make a lease for a term of years (up to ten) for as much of an advance above \$8,000 per annum as he could get. C thereupon takes up the matter and is successful in negotiating a lease for a term of eight years at a rental of \$9,000 per annum, aggregating \$72,000 for the term. C then draws the new leases, has them executed by A and B and attends to all the details of closing the lease.

EQUITY.

Answer.—One per cent. upon the gross amount of the lease, unless there was an agreement to the contrary.—Ed.

Sinking Fund Commission Meets.

The Sinking Fund Commission held a brief meeting Thursday afternoon during which a number of routine matters were quickly disposed of affecting the various city departments.

The Commission authorized the sale of buildings on property acquired for school purposes on East 12th street, between Avenue B and Avenue C. The same action was taken on buildings lying within the lines of Van Deventer avenue between Second avenue and Fifth avenue, Borough of Queens; Tratman avenue from Zerega avenue to Benson avenue, the Bronx, and Castleton avenue from Columbia street to Jewett avenue, Richmond.

Meeting of Officials of National Association of Real Estate Exchanges.

A meeting of the Board of Managers and Executive Committee of the National Association of Real Estate Exchanges, will be held in the Hollenden Hotel, Cleveland, on Friday, October 28th, 1910, to consider the application of several cities for admission to the association, and to make plans for the next national convention; other matters of importance are to be discussed. A dinner will be tendered in the evening to the officials of the National Body by the Cleveland Real Estate Board at which prominent real estate men from the middle west will be present. Among the speakers will be Alexander S. Taylor, of Cleveland, President of the National Association, Joseph P. Day, of New York, Vice-President, and C. A. Bingham, President of the Cleveland Real Estate Board.

The Title Insurance Co. of New York assigns to the New York Life Insurance Co. a mortgage of \$250,000 on Broadway, southwest corner 163d st.

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WANTED—The management of Country Department in well known Real Estate office, by one who has always made good and can prove results of hard work; know values, and can bring large listings with lowest cash prices; at present connected in 5th Ave. section; answers strictly confidential. Address "COUNTRY," Box 32, Record and Guide.

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NEW REAL ESTATE CORPORATIONS.

Alapri Trading Co., care A. J. Prime, 25 Warburton av, Yonkers, N. Y., inc. Oct. 10, 1910; capital, \$10,000; directors, Herbert Whitehead, 25 Warburton av, Yonkers; Margaret M. Crowley, 25 Warburton av, Yonkers; Francis J. Duffy, 25 Warburton av, Yonkers.
Atlantic Park Realty Co., 100 William st, inc. Oct. 6, 1910; capital, \$100,000; directors, Edward J. McGrath, Neptune av and 32d st, Coney Island, N. Y.; Margaret A. Clemency, 375 Summer av, Brooklyn; Catherine A. McGrath, 31 Park pl, Brooklyn.
The Beekman Realty Co., 63 Park Row, inc. Oct. 7, 1910; capital, \$1,000; directors, Harry H. Feder, 510 West 178th st; David Heller, 3 Wooster st; Nathan Finkelstein, 210 East 85th st.
Borough Trading Co., 366 Broadway; inc. Oct. 8, 1910; capital, \$5,000; directors, Harry Leopold, 588 Concord st.; Abraham Bailey, 157 East Broadway; Louis Arnold, 134 East 115th st.
Bradfield Realty Co., 11 West 35th st.; inc. Oct. 14, 1910; capital, \$10,000; directors, Carl Ehlermann, Jr., 52 William

st; Douglas M. Moffat, 154 West 57th st.; Gaillard Ravenel, 52 William st.; Robert T. Swaine, 135 West 94th st.
Brandt Construction Co., 298 Stagg st., Brooklyn; inc. Oct. 13, 1910; capital, \$500; directors, Nathan H. Brandt, 298 Stagg st, Brooklyn; Edward Brandt, 298 Stagg st, Brooklyn; Matilda Landsman, 105 East 123d st.
Bristow Construction Co., 128 Broadway; inc. Oct. 15, 1910; capital, \$1,000; directors, Irving Roberts, 1165 Fox st, Bronx; Lillian Stempel, 142d st and Broadway; William Stempel, 142d st and Broadway.
The F. M. Burgess Construction Co., 34 Pine st; inc. Oct. 19, 1910; capital, \$5,000; directors, Frederick M. Burgess, 561 West 141st st; Mable A. Burgess, 561 West 141st st; George W. Elkins, 32 Hamilton Terrace.
Casey, Driscoll & Whelan Co., 969 55th st, Brooklyn; inc. Oct. 17, 1910; capital, \$10,000; directors, James Casey, 58½ 18th st, Brooklyn; John A. Driscoll, 308 8th st, Brooklyn; James V. Whelan, 471 19th st, Brooklyn.
County Investing Co., care J. Haviland Smith, Port Chester, N. Y.; inc. Oct. 6, 1910; capital, \$20,000; directors, J. Haviland Smith, Port Chester, N. Y.; Henry

H. Berry, Port Chester, N. Y.; Wm. B. Smith, Port Chester, N. Y., and one other.
Crescent Park Construction and Development Co., 95 William st; inc. Oct. 6, 1910; capital, \$20,000; directors, John M. Miller, Landisville, Pa.; Abraham Frankel, 118 Cleveland st, Brooklyn; William F. Seitz, Fuller Bldg., and two others.
Joseph Diamond Construction Co., 80 Broadway; inc. Oct. 17, 1910; capital, \$10,000; directors, Joseph Diamond, Wyatt av, Bronx; Natalie Diamond, Wyatt av, Bronx; Jacob Lebas, 1157 Walker av, Bronx.
Eastern States Realty Co., 160 Broadway; inc. Oct. 11, 1910; capital, \$20,000; directors, Patrick Rooney, 160 Broadway; Harrison B. Weil, 160 Broadway; Isidore Niner, 160 Broadway.
The Emergency Realty Co., 32 Liberty st; inc. Oct. 11, 1910; capital, \$1,000; directors, James J. Cunningham, 32 Liberty st; Harry W. Lichtenstein, 32 Liberty st; Sidney L. Josephthal, 43 Cedar st.
Emoh Construction Co., 71 Nassau st; inc. Oct. 7, 1910; capital, \$5,000; directors, Matthew F. Donohue, 233 West 100th st; John T. Donohue, 571 West 159th st; John O'Brien, 233 West 100th st.

NEWS CULLED FROM THE WEEK'S DOINGS

BUSINESS MAN'S INDIFFERENCE.

Will Net Leases Make Him Take More Interest in Municipal Affairs?

To the Editor of the Record and Guide:

As one reads in the daily papers of the astounding tales of corruption in our legislatures, of the neglect of our representatives to really represent their constituents, and of the wastefulness in our several municipal departments, all of which tend to increase our taxes and our living, I am particularly struck with the coolness and almost indifference of the people I meet regarding it.

I am a member of an association where at lunch times these matters are discussed and instead of the wild indignation such revelations should arouse they seem to be taken as a matter of course and not of any account. In trying to puzzle out a reason for this I found that a great many of my friends were not direct taxpayers—that is, they leased their places of business—paid their rent and let it go at that, not realizing that increased taxes would mean ultimate if not immediate increased rent. But the fact was in their minds that it did not hit them. They had leases for five, possibly, ten years and an advance of five or ten points in the tax rate did not interest them. Now these men ought to be interested and made to feel that any extravagance, anything that increased the tax rate is of vital interest to them, and the best way to do that is to make them pay the taxes.

If all the leases of any size contained a clause that the tenant pay the taxes, we would have thousands of our good business men scanning their tax bills—inquiring why there was a raise in the rate, and by their votes and by their voices make themselves felt in the administration of our city. A great many leases are now made on a net basis and a great many more could be made so if the owners would insist on these terms. It might not be possible to apply this to office renting or apartment leases, but even this might be done in time by dividing up the total tax by the number of apartments or offices and then bring each tenant in the game. But in the case of business buildings leased to one tenant this could easily be done.

I am the owner of a building on the West Side which I leased nine years ago for a ten-year term. Since then my taxes have gone up over \$500, and my income from that property diminished just so much. I have no redress. If the tenant was paying the taxes he could and would add that increase each year to the cost of his product and distribute the cost to the users. My tenant don't care what the rate is or how high the taxes go. Of course, when the lease expires, I shall try and make it up again on a new lease, but that won't accomplish the purpose I have in view—OF MAKING HIM WATCH AFFAIRS OF THE CITY AND THE STATE BECAUSE HE IS DIRECTLY AND IMMEDIATELY INTERESTED.

J. R. J.

C. V. Schmidt, Jr., who is at present on a hunting trip in the Adirondacks, will return Nov. 1 to occupy his new office at 1503 St. Nicholas av. He has moved his office from 1374 St. Nicholas av owing to lack of room, and will continue his active brokerage business at the new address.

The Title Guarantee and Trust Company issued the following mortgage statement this week: "The Silent Panic" which is supposed to have existed recently in finan-

cial circles has to some extent limited the amount of money available for mortgages. The prevalent interest rate in Manhattan has been 5 per cent. Although there is not yet discernible any general tendency towards a lowering of the rate, or a largely increased demand for mortgages, nevertheless there are certain hopeful signs. For some little time past certain astute mortgage lenders among our clients have been quietly gathering in choice Manhattan mortgages at $4\frac{1}{2}$ per cent. interest. In the aggregate these have amounted to quite a sum and the demand seems to be growing rather than decreasing. This is a condition that in our experience usually precedes a betterment of the mortgage situation."

The Hotel Baltic, at the southeast corner of Lexington av and 124th st, recently purchased by Jennie Fromberg and Beatrice Hirsch for \$85,000, has been leased to Robt. T. Davison for three years at \$10,000 a year. A one-third interest in the property has been sold to Jacob Spielberg.

There were 32 transfers of real estate affecting property in Yonkers filed in the Register's office at White Plains for the week ending October 19. During the same period there were filed 26 mortgages, amounting to \$64,825, the largest being for \$7,500.

The mortgage department of Pease & Elliman, 156 Broadway, of which Mr. Geo. F. Ladue is the manager, state that they have broken their record for placing mortgages in one week. The following mortgages were placed: \$225,000 at 5 per cent. on the Stadium View, 445 Riverside Drive; \$220,000 at 5 per cent. on the Aqua Vista, 460 Riverside Drive; \$220,000 at 5 per cent. on the Monte Vista, 464 Riverside Drive. These are 12-story elevator apartment houses of the first class, and constructed by the Michael E. Paterno Realty Co.

William M. Benjamin's office reports having placed the following loans: \$69,000 at $4\frac{1}{4}$ per cent. for Alexander Herzog on 1929-31 Park av; also a second mortgage of \$12,000 on the same premises; \$40,000 at $4\frac{1}{2}$ per cent. for Isaac Lipschitz on 158 East Broadway; \$20,000 at $4\frac{1}{2}$ per cent. for Charles Tatham on 145 West 76th st; \$14,000 at $4\frac{1}{2}$ per cent. for Edward Zelenka on 132 East 64th st, in conjunction with Richard Collins, and \$50,000 at 5 per cent. for John O'Connor on 1947 7th av. De Selding Brothers were co-brokers in the last loan.

Tax Bills Now Issued Impractical.

Mr. A. C. Pleydell, secretary of the New York Tax Reform Association, in discussing the new method of making out tax bills by the Comptroller's office, says: "I have just seen several of the receipted tax bills which are now being issued by the Comptroller's office in this city. They are dirty, and when two or three are put together, the carbon strips on the back rub so that the names and amounts become blurred and almost illegible. This work was contracted out to a private company. It would be interesting to know the exact net saving to the city through this probably patented scheme.

"There may be some saving in issuing tax bills of this kind, but there is such a thing as paying too much attention to cheapness and too little to the rights of the individuals with whom the city deals. A business concern which would send its customers such looking bills as these would be considered so parsimonious as not to merit further patronage.

"In another and important respect these tax bills are a decided step backward.

The old bills showed on the back the tax rates and the budget appropriations itemized by departments. This information is omitted from the present bills. Other localities are by degrees adopting the policy of printing budgets and tax rates on the tax bills. I have on file bills from little towns and country districts that give this information, and besides are clean and legible. It is a curious sort of reform to have this city abandon that method of giving publicity to its budget, just at a time when it has spent \$25,000 on a budget exhibit, largely in the nature of a museum, and in which the hard facts of city finances received little attention.

West Side Association Meeting.

A largely-attended and enthusiastic meeting of the Property Owners' Association of the West Side was held at 729 9th av on Monday evening, Oct. 24. More than 200 property owners attended the gathering. A feature of the evening was the excellent programme that had been arranged in which a number of prominent speakers participated. Those who spoke on matters pertaining to the welfare of the property owners in this section were Edward H. Dowling of the New York Bar, Frederick Haffner, Peter J. McGovern, Charles H. Kuhn and Virgil Thurkauf. Resolutions were passed decrying the increased cost of the State administration since 1892.

John J. Boylan, secretary of the organization, said the association was to be commended on its success in thwarting the proposed construction of a sewer under 50th st, between 8th and 9th av, which, according to Mr. Boylan, meant a saving of \$10,000 to the property owners of the territory affected.

Fitch H. Medbury, president of the Star and Crescent Realty Company, when discussing the present realty situation, said that there was an indication of greater confidence on the part of the buyers. The uncertainty of the pre-election period, which invariably affects the realty market, still has its influence on realty trading; but Mr. Medbury seemed to think that people had just about made up their minds as to what the outcome of the election would be, and consequently were going ahead with their business along regular and progressive lines. This, naturally, affects the realty market to a considerable degree, and it will not be surprising if many transactions which have been holding fire during the last few months were successfully closed shortly.

A circular letter being sent out by a 5th av brokerage concern shows that owners in that section are beginning to realize that in order to rent their buildings the rents must be reasonable. After reciting the merits of the buildings, they state that now is the opportunity to rent at the following greatly reduced figures:

	Formerly.	To-day.
2nd Floor.....	\$6,000	\$4,500
3rd ".....	5,500	3,750
4th ".....	5,000	3,500
5th ".....	4,500	3,250
6th ".....	4,000	3,000
7th ".....	4,000	3,000

Mr. C. H. Doremus, president of the Germania Life Insurance Co., announces that Dr. Joseph Kucher has retired from the position of resident physician of this company, and that in his place Dr. Wyeth, formerly medical director of the Travelers Insurance Co. of Hartford, Conn., has been appointed as medical director.

Mr. Harry Shwitzer, formerly head of the firm of Shwitzer & Levis, 66 Manhattan st, has retired from that firm and established offices at 2 Rector st.

New Queens Mortgage Guarantee Co.

Edgar J. Levey, president of the Title Insurance Co. of New York, is inviting subscriptions to the capital stock of the Queens Mortgage Guarantee Co. The capital will be \$250,000, the stock to be issued at \$125. Mr. Levey says in a circular sent to stockholders of the Title Insurance Co. of New York; "I believe that under proper management an excellent field for a mortgage guaranty company exists in the Borough of Queens. It is, however, a new territory with peculiar local conditions, and its proper exploitation for some years to come will probably require expert local knowledge. An opportunity has now arisen to enlist the services and aid of local influence, which I believe will be potent (1) in lending safely, and (2) in the sale of mortgages to investors. I have secured, therefore, the opportunity to subscribe to \$100,000 (par value) out of \$250,000 of capital stock, and am prepared to allot this amount to such of our stockholders as may be interested. The president of the company will probably be Mr. W. H. Williams, and the vice-president, Mr. Clinton R. James. No salaries are to be paid to any of the officers during the first year of the company's existence. Should this matter interest you, kindly advise me."

City Looking for Fire House Sites.

Real estate men will be interested in the announcement that the City of New York is contemplating the acquisition of a number of sites in Manhattan and the Bronx for the erection of fire houses.

The Bureau of Real Estate of the Finance Department is seeking sites in the following localities: Dykman st and Broadway, 50x100; Ogden av and 164th st, 25x100; Westchester av and Southern Boulevard, 50x100; Wendover and Washington avs, 50x100, and a site for an engine house, 50x100, at Stapleton.

Appraiser O'Malley, of the Bureau, made some interesting statements with regard to the course the city will pursue in the acquisition of sites. He said the city will deal with legitimate brokers only, and that any tendency on the part of speculators to inveigle the city into purchasing sites which the former held on options would not be tolerated.

"I know of many cases," said Mr. O'Malley, "where speculators, or you might better term them as flim-flammers, purchased property at a low figure in the hope that they would dispose of it to the city at a handsome profit.

"I don't mean to say that in this category are included those who conduct a legitimate brokerage business. In fact, the city is always in the field to acquire property for its use, but we invariably desire to deal with property owners direct or with their legitimate representatives."

Mr. O'Malley cited a case of which he heard recently where a man purchased a piece of property at a surprisingly low sum on information secured by him that the city desired a site in that vicinity.

"You may rest assured that the city will not buy the property from this man," added Mr. O'Malley.

Mr. C. H. Bliss of the firm of Francis B. Robert, 150 Broadway, states that mortgage loan money is becoming more plentiful, and that he looks for a more active season in this branch of the business when the pre-election uncertainty is over. This office has been devoting special attention to the private sales branch, and reports a very satisfactory volume of business in that department.

The firm of Frank L. Fisher Co., Columbus av and 81st st, have met with considerable delay in completing their new building at 148 West 72d st, which they had expected to be occupying as headquarters on or before November 1st. At present it does not seem probable that

the building will be finished before January 1st, 1911.

George Temple Mayo of the uptown office of Geo. R. Read & Co., 3 East 35th street, has been kept at home for some days by a severe attack of rheumatism. He has now sufficiently recovered to be able to return to his desk.

J. Clarence Davies, one of the big real estate operators of the Bronx, spent the early part of the week in Garden City, L. I. Mr. Davies who is a devotee of outdoor life enjoyed his stay immensely.

Allan Robinson, president of the Allied Real Estate Interests, is in Buffalo. He has been invited to address a number of real estate organizations in that city on the realty situation in the city and State.

Walter Lindner, solicitor of the Title Guarantee and Trust Company, is always on the alert for new methods in dealing with the clients of the company. Through his efforts the Title Company is now sending out printed notices with all its policies notifying owners of tenement houses who sell their property that they must file the name of the new owner within thirty days after the transfer.

Jacob A. King, who recently opened new Manhattan headquarters at 1 Union Square, reports a very satisfactory season in New Jersey properties at his West End and North Asbury Park offices. Mr. Geo. A. Enright, head of the legal department, has been placed in charge of all New Jersey business.

Andrew Carnegie took title on Wednesday from the estate of Ezekiel J. Donnell to the 2-story stable 155 West 56th st for a consideration of \$45,000. Mr. Carnegie bought the adjoining property, 157-159, from Frank Work a couple of months ago. He also acquired the Rembrandt apartment house abutting on 57th street about four years ago. The properties adjoin Carnegie hall, which occupies the 7th avenue front, and square of a frontage of 200.10 feet on Seventh avenue and 200 feet on each street.

Ernest T. Van Zandt, who has been prominent as a broker in the Fifth avenue section for several years, has associated himself with the office of Mark Rafalsky & Co., in the Night and Day Bank building. As noted in these columns from time to time, this office has negotiated a number of large deals in the past few months, and the business has consequently grown beyond the capacity of the present force.

Mr. O. G. Connfelt of the office of Worthington Whitehouse, in the Windsor Arcade, has been confined to his home by a severe illness for some little time. It was feared that pneumonia would develop, but he is now said to be past that danger point, and will probably be able to return to his duties as head of the business renting department of the above named office within a few days.

Demand for West Side Apartments.

Edward C. H. Vogler, Amsterdam avenue and 81st street, in discussing the west side apartment house situation the other day, stated that there was a very large demand for apartments of a good class with four, five and six rooms, and that many buildings of that type, if erected west of Central Park, could be filled without delay, and at a large profit to the builders. He considers that the very expensive type of apartment house is being over produced in that locality.

Mr. Walter Kobbe, Jr., until recently associated with the office of Sidney W. Hughes, at 34 Pine street, has joined the firm of Giffin, Derby & Moffat, transacting a mortgage brokerage business exclusively at 150 Broadway.

Slawson & Hobbs have removed from the offices which they occupied for so many years at Columbus avenue and 73d street, and are now installed in their new building at 162 West 72d street. Their new quarters are undoubtedly the hand-

somest and best equipped real estate offices in New York. The building was erected by the C. F. Bond Co., from plans by Henry Ives Cobb, and was completed September 1st last. The front is of the finest selected Manchester marble, and the architectural treatment of the elevation is very fine. The interior of the building is planned on the centre well type. The first floor is occupied by the private offices of Mr. Frederick G. Hobbs and Mr. Slawson, the cashiers' department, the apartment house rental division, and the force looking after the rental and sale of private houses. On the mezzanine floor are the offices of Mr. Frederick H. Birch, treasurer of the company, and the investment property department. The second floor is given over to the private office of Mr. C. D. Hobbs, and the bookkeeping and agency departments. On the third floor is the insurance department, and the very comprehensive card index files of the company, this being one of the most complete systems of its kind in the city. On the top floor are the bond and mortgage department, and the closing or consultation room. The basement is arranged with fireproof vaults, designed to hold the books, papers and important real estate data accumulated during twenty-two years of business.

W. F. Smith of the well known real estate firm of Smith & Phelps, of the Bronx, has just returned from a moose hunting trip in Ontario, Canada. Mr. Smith found the best selection north of North Bay, the heads of which will be mounted and adorn the walls of his office. Mr. Stiffel, a safe manufacturer of Philadelphia, accompanied Mr. Smith on his trip.

John Corbett, a real estate broker of 915 Forest avenue, has left for a few months' stay at Jefferson Heights in the Catskills.

Mortgage Money Not Tight.

Mr. J. Clarence Davies in speaking of the mortgage loan market this week, differs with the view of Mr. Whitney P. Westervelt, printed in our last issue; he said that money was not tight, that he had plenty of money to loan on bond and mortgage at reasonable rates of interest, up to sixty or seventy per cent. of value; the trouble he said is that borrowers want nearer ninety per cent.

An order of court was recorded, this week, canceling a bond and mortgage, for \$200,000, on Madison av, Nos. 120 to 124, the parties in the action, were Colony Club and John O. Baker, plaintiffs, against Ashbel H. and Jas. W. Barney, executors. Charles T. Barney, deceased, and Lily W. Barney and Barney Est.

Manhattan Beach Estates, the great ocean front development, for which Joseph P. Day is the sales agent, is beginning to take on the appearance of stability. During the past few months building operations have been going on and many high-class residences of some of the most beautiful designs are being erected. Preparations are being made by some western purchasers of the property to maintain part year residences.

The difficulty which many owners are having to secure tenants for apartment houses on the west side from 110th street north, is attributed by William C. Lester of the firm of W. C. & Edward A. Lester, to the fact that this section has been considerably overbuilt during the past few years, and the owners in order to fill the buildings have made concessions of one or two months rent, and even with this large concession, they are experiencing difficulty in filling these houses.

Joseph P. Day, who has been in Buffalo attending the convention of the New York State Real Estate Association, returned on Thursday. He addressed the association on the subject of "Real Estate as a Profession."

MUNICIPAL ASSESSMENT FORECAST

A Complete Record of as yet Unimposed Taxes Published for the Protection of Purchasers and Owners of Real Estate Not Acquainted With All Contingent Conditions

☐ This department contains a digest of all petitions, proposed improvements, condemnation proceedings, assessments, etc., being contemplated by city officials.

☐ Notices under this heading require immediate attention of owners and study by prospective purchasers. Any improvement means spending money, to cover which, assessments are entered standing as a lien against the property affected until paid.

"A FRAUD is in effect perpetrated upon the innocent purchasers of real estate who, seeing the improvements actually constructed and not being familiar with the facts, buy property at enhanced value caused by the improvements, but find later that they are called upon to pay for these very improvements through the imposition of local assessments."
(From a report by the Commissioners of Accounts of the City of New York)

HEARINGS FOR THE COMING WEEK,

BUREAU OF STREET OPENINGS, 90 WEST BROADWAY.

MONDAY, OCTOBER 31.

MAPLE AV SEWER, (Richmond), 3 p. m.

WEST 178TH AND 179TH STS, from Haven av to Buena Vista av, 2 p. m.

WALTON AV (Closing), from 167th to Tremont av, 10 a. m.

SEAMAN AV, from Academy st to Dyckman st, 11 a. m.

CLASONS POINT RD, from Westchester av to East River, 10 a. m.

EAST 222D ST, from Seventh av to Hutchinson River, 2.30 p. m.

TARGEE ST, from Broad st to Fingerboard rd (Richmond), 3 p. m.

ROSEDALE AV, from Westchester av to West Farms rd, 11.45 a. m.

EAST 177th ST (Wyatt st), 1.30 p. m.

BRONX BOULEVARD, from Old Boston Post Road to 242d st, 2.30 p. m.

THROGS NECK BOULEVARD, from Eastern Boulevard to Shore Drive, 2.30 p. m.

FOURTH AV, from Monroe av to Tompkins (Richmond), 3 p. m.

TUESDAY, NOVEMBER 1.

MAPLE AV SEWER (Richmond), assessment, 3 p. m.

WEST 235TH ST, from Spuyten Duyvil Parkway to Riverdale av, 2.30 p. m.

HAVEN AV, from Fort Washington av to 170th st, 10 a. m.

WILLIS AV BRIDGE, ST. GEORGE'S CRESCENT, from 206th st to Van Cortlandt av, 12 m.

NORTHERN AV, north of 181st st, 1 p. m.

JEROME AV, from Cameron pl to 184th st, 2.30 p. m.

GLEBE AV, from Westchester av to Overing av, 3.30 p. m. (Assess.).

WEDNESDAY, NOVEMBER 2.

WHITE PLAINS ROAD, from West Farms road to East River, 10.30 a. m.

WEST 176TH ST, from St. Nicholas av to Broadway, 11 a. m.

THURSDAY, NOVEMBER 3.

CRUGER AV, from Woodlawn road to South Oak drive, 11 a. m.

BAYCHESTER AV, from 4th st to Pelham Bay Park, 12 m.

ZEREGA AV, from Castle Hill av to Castle Hill av, 1 p. m.

CASTLETON AV (Richmond), from Columbia st to Jewett av, 3 p. m.

WEST 234TH ST (Assess.), from Albany road to Kingsbridge av, 12 m.

BUSH ST, from Creston av to Grand Boulevard and Concourse, 1 p. m.

FRIDAY, NOVEMBER 4.

CRUGER AV (Assess.), from Woodlawn road to South Oak drive, 11 a. m.

WILLIS AV BRIDGE, 1.45 p. m.

PUBLIC SERVICE COMMISSION, TRIBUNE BUILDING.

MONDAY, OCTOBER 31.

Bondholders' Committee, Third Avenue Railroad Company—"Rehearing upon application for approval of reorganization of the Third Avenue Railroad Company and approval of issue of securities." Commissioner Maltbie, 12 m.

KINGS COUNTY LIGHTING COMPANY—"Rate for Gas." Commissioner Bassett, 2.30 p. m.

KINGS COUNTY LIGHTING COMPANY—"Application for approval of sliding scale for rates of gas." Commissioner Bassett, 2.30 p. m.

QUEENS BOROUGH GAS & ELECTRIC COMPANY—"Rate for Gas." Commissioner Maltbie, 2.30 p. m.

QUEENS BOROUGH GAS & ELECTRIC COMPANY—"Rate for Electricity." Commissioner Maltbie, 2.30 p. m.

TUESDAY, NOVEMBER 1.

KINGS COUNTY ELECTRIC LIGHT & POWER COMPANY—"Application for approval of convertible debenture bonds for \$5,000,000." Commissioner Maltbie, 2.30 p. m.

LONG ISLAND RAILROAD COMPANY—"Alteration of the grade crossing at Eighteenth street, Whitestone." Commissioner Bassett, 2.30 p. m.

LONG ISLAND RAILROAD COMPANY—"Alteration of grade crossing at Fifth avenue, Whitestone." Commissioner Bassett, 2.30 p. m.

LONG ISLAND RAILROAD COMPANY—"Alteration of grade crossing at Fresh Pond Road and Metropolitan av, Bushwick Junction." Commissioner Bassett, 2.30 p. m.

LONG ISLAND RAILROAD COMPANY—"Alteration of grade crossing at Farmers avenue, Hollis." Commissioner Bassett, 2.30 p. m.

LONG ISLAND RAILROAD COMPANY—"Alteration of grade crossing at Hamilton street, Hollis." Commissioner Bassett, 2.30 p. m.

LONG ISLAND RAILROAD COMPANY—"Alteration of grade crossing at Hempstead and Jamaica Turnpike, Queens." Commissioner Bassett, 2.30 p. m.

LONG ISLAND RAILROAD COMPANY—"Alteration of grade crossing at Lawrence, Old Lawrence, and Bridge street, Flushing." Commissioner Bassett, 2.30 p. m.

LONG ISLAND RAILROAD COMPANY—"Alteration of grade crossing at Lawrence street and other streets on the North Side Division, Flushing." Commissioner Bassett, 2.30 p. m.

THURSDAY, NOVEMBER 3.

STATEN ISLAND RAILWAY COMPANY—"Station facilities at New Dorp and New Dorp Avenue Station." Commissioner Eustis, 2.30 p. m.

Local Board Meetings, Borough of Manhattan, held October 25, Washington Heights District.

178TH ST, paving between Pinehurst av & Northern av; approved.

134TH ST, south side commencing 90 feet east of Broadway, running 117 ft east; approved.

Board of Estimate City Hall.

Hearings upon the following will take place Nov. 4.

179TH ST, Street Opening, from Cedar av to Exterior st, area of assessment, beginning at a point on the southeasterly line of Cedar av where it is intersected

by a line parallel with West 179th st, as this street is laid out between Cedar av and Exterior st, and passing through a point on the northwesterly line of Cedar av midway between West 178th st and West 179th st, and running thence northwardly along the said line parallel with West 179th st to the intersection with the southeasterly right-of-way line of the New York Central and Hudson River Railroad; thence southwestwardly along the said right-of-way line to the intersection with a line distant 550 ft southwesterly from and parallel with the southwesterly line of West 179th st as this street is laid out between Cedar av and Exterior st, the said distance being measured at right angles to West 179th st; thence northwardly along the said line parallel with West 179th st, and along the prolongation of the said line, to the intersection with the bulkhead line of the Harlem River; thence northeastwardly along the said bulkhead line to the intersection with a line distant 800 ft northeasterly from and parallel with the northeasterly line of the unnamed street north of West 179th st, the said distance being measured at right angles to the unnamed street; thence southeastwardly along the said line parallel with the unnamed street, and along the prolongation of the said line, to the intersection with the southeasterly right-of-way line of the New York Central and Hudson River Railroad; thence generally southwestwardly along the said right-of-way line to the intersection with a line distant 350 ft northeasterly from and parallel with the northeasterly line of West 179th st as this street is laid out between Cedar av and Exterior st, the said distance being measured at right angles to West 179th st; thence southeastwardly along the said line parallel with West 179th st, and along the prolongation of the said line, to a point distant 100 ft easterly from the easterly line of Sedgwick av, the said distance being measured at right angles to Sedgwick av; thence southwardly and always distant 100 ft easterly from and parallel with the easterly line of Sedgwick av to the intersection with a line parallel with West 178th st as this street is laid out between Cedar av and Sedgwick av, and passing through the point of beginning; thence westwardly along the said line parallel with West 178th st to the point or place of beginning.

FOWLER AV.—Street Opening, between Walker av and Suburban Division of N. Y., N. H. & H. R. R., opposite Morris Park station; area of assessment, bounded on the north by the southerly property line of the New York, New Haven and Hartford Railroad Company; on the east by a line midway between Fowler av and Haight av and by the prolongations of the said line; on the south by a line distant 100 ft southerly from and parallel with the southerly line of Walker av, the said distance being measured at right angles to Walker av, and on the west by a line bisecting the angle formed by the intersection of the prolongations of the centre lines of Fowler av and Radcliffe av as laid out south of the railroad.

Tentative Maps.

ZEREGA AV, etc.: The Board of Estimate and Apportionment is considering the advisability of amending the street system bounded by Zerega av, Castle Hill av, Walker av, Seddon st and Maclay av, as shown upon a tentative map bearing the signature of the President of the Borough of The Bronx, and dated August 18, 1910; or, of amending the street system bounded by Zerega av, Lyvere st, Walker av, Seddon st and Buck st, as shown upon an alternative map bearing the signature of the Secretary of the Board of Estimate and Apportionment, and dated June 19, 1910.

Proposed Assessments.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested.

The area of assessment of the improvements extends to half the block at the intersecting streets.

All persons whose interests are affected by the proposed assessments and who are opposed to the same, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, 320 Broadway, on or before November 22, 1910, at 11 a. m., at which time and place the objections will be heard and testimony received in reference thereto.

EMERSON ST, sewer between Vermilyea av Cooper st and in Broadway between Emerson st & Summit south.

BELMONT ST, regulating, etc, from Weeks to Eden av.

ELSMERE PL, paving from Marmion av to Southern Blvd.

WHITLOCK AV, paving, from Longwood av to Tiffany st.

ASSESSMENTS.**DUE AND PAYABLE.**

The Comptroller gives notice to all persons affected by the following assessments, which were confirmed, that the same are now due and payable. Unless paid on or before date mentioned interest will be charged at the rate of 7 per centum per annum from the date when such assessments become liens to the date of payment:

212TH ST.—Street Opening, from Kingsbridge to Harlem River; area of assessment, beginning at a point formed by the intersection of the northwesterly prolongation of the middle line of the blocks between West 211th st, and West 212th st, with a line parallel to and 100 ft northwesterly from the northwesterly line of Broadway (Kingsbridge rd); running thence northeasterly along said parallel line to its intersection with the northwesterly prolongation of the middle line of the blocks between West 212th st and West 213th st; thence southeasterly along said prolongation and middle line and its southeasterly prolongation to its intersection with the pierhead and bulkhead line of the Harlem River; thence southwesterly along said pierhead and bulkhead line to its intersection with the southeasterly prolongation of the middle line of the blocks between West 211th st and West 212th st; thence northwesterly along said prolongation and middle line to the point or place of beginning. Dec. 19.

New York & Brooklyn Bridge Terminal.

The commissioners in the matter of the extension to the Manhattan terminal of the New York and Brooklyn Bridge, have completed their estimate of loss and damage; objections must be filed on or before Nov. 6 at the office of the Commissioners, 258 Broadway. Hearing will begin Nov. 10.

Blackwells Island Bridge.

The Commissioners in the matter of acquiring property as a site for the Blackwell's Island Bridge, have completed their report of loss and damage, for acquiring the property on the westerly side of Av A, northerly side of 59th st and southerly side of 60th st, from Av A, to 1st av. Objections must be filed with the Commission at this office, 258 Broadway on or before Nov. 4. Hearing will begin Nov. 7.

Bills of Cost.

ELLWOOD ST.—Opening, from Broadway to Hillside av. Bill of cost will be presented to the Supreme Court for taxation, Nov. 10.

PROGRESS OF TORRENS TITLE REGISTRATION.**Interesting History Disclosed by a Search Running Back Two Hundred and Fifty Years.**

The Torrens Land Title Registration Law signed by Governor Hughes is beginning to make some progress.

Judge Gavegan recently signed the first order for New York County, and application just made by Gilbert Ray Hawes, as attorney for plaintiff, to Judge Newburger, sitting in Part II. of the Supreme Court, who promptly signed the second order made in this county for issuance of summons under the Torrens Law. This is the first application from the Borough of the Bronx.

The applicant for title registration is Mrs. Jane Armstrong, widow of John D. Armstrong, formerly a prominent contractor and builder of this city, and the property is a large plot of land with several houses on the old Kingsbridge road extending from Morris av to Jerome av, in the Borough of the Bronx.

There is an interesting bit of history connected with this property. Originally it was part of the famous Valentine farm, embracing several hundred acres, long before the days of steam and electricity and apartment houses, with all the modern improvements. It then descended to the Briggs family, who held and occupied it for many years, and was finally purchased by Mr. Armstrong. After his death, Mrs. Armstrong, executrix, made a contract to sell the same, and the title was searched by the Title Guarantee & Trust Co., which rejected the title because of an alleged cloud or defect. It seems that years ago the Kingsbridge road was widened and straightened by the city, thus leaving a small triangular gore of land included in the plot. The Title company asserted as a matter of law that the city merely acquired an easement in the road and that the Briggs heirs owned the fee in the soil, and that quit-claim deeds would have to be obtained from all of them before making a good and marketable title.

After spending over \$1,000 in fruitless litigation, Mrs. Armstrong determined to apply for a Torrens title guaranteed by the State and thus cure all those alleged defects. The report of the official examiner, which has just been approved by the Supreme Court, shows that by going back to the old Indian deeds and tracing the title down some 250 years through the early Colonial, Dutch and English grants and the minutes of the commissioners of the Kingsbridge road when it was first laid out and opened from Spuyten Duyvil Creek, the city ultimately acquired the entire fee to the land taken, and as Mrs. Armstrong held a deed from the city for this triangular gore, her title was perfect. Investigation of this title turned up an interesting and historical document which shows that the ancient road or highway, known as "Kingsbridge Road," was laid out by the Commissioners of the King,

Israel Honeywell and William Leggett, June 13, 1730, and recorded in Westchester County Road Book, Town of Fordham, page 13, as follows, the quaint spelling being preserved:

"June ye 13th Anno Domini 1730. Then laid out a road across the Manor of Fordham beginning at the Kings Road below the hill to the westward of Jacob Wollontines att a red Oak tree and another tree marked thence southerly, by marked trees untill it cums to Michael Odles still by marked trees untill it cums to ye Kings Road leading to ye meeting house on the Manor aforesd which road is laid an open road FOUR rods wide and laid out by us Israel Honeywell, William Leggett, Commsrs." "Entd by me. W. Forster, Cl."

As a station of the projected subway and elevated road will be located close to this property its value has been greatly enhanced, and now that the title is about to be cleared, and registered under the Torrens Law, Mrs. Armstrong has received many offers to purchase at a price far in excess of what she would have been obliged to take under the former circumstances.

Mr. Hawes states that there are many applicants now for Torrens titles in all the boroughs, and that property owners generally are taking an active interest in the new system of title registration which offers so many superior advantages.

Bruce Estate Reminiscences.

When property has been in the hands of its owners for seventy years and is brought to the attention of the public through the announcement that it will be sold at absolute auction, as in the case of the M. W. Bruce estate, which will be disposed of by Joseph P. Day on Thursday, December 8, 1910, at the Exchange Salesroom, there is always considerable interest expressed as to what the character of the territory was at the time the property was built.

The Broadway properties, of the Bruce estate, No. 368, running through to Cortlandt alley; 416, corner of Canal, and 481, near the corner of Broome, were in a highly respectable, partly residential and partly business section. On the east side of Broadway, between Pearl and Worth sts, stood the Broadway Theatre, beloved of fashion in its day; on the next block was the Broadway Tabernacle, where noted abolitionists spoke, such as Wendell Phillips, Gerrit Smith, and the Quakeress, Lucretia Mott. Between Leonard st and Catharine lane stood the Society Library Building, which afterward gave place to the publishing house of D. Appleton & Company. At Leonard st was the Carlton House, and at Walker st, the Florence Hotel. On the west side of Broadway at the north corner of Franklin st was the famous Taylor's restaurant, frequented by all the society belles of the day. More than one local romance has made Taylor's its scene of fashionable dissipation. The original Olympic Theatre was at 442 Broadway and later was known as the Old Circus. It covered four lots, 442 to 448 Broadway, and belonged to Peter Lorillard. It was later known as Tattersall's, a place of sale for horses and carriages. Wallack's Theatre in 1853 was located at 485 Broadway, which had been known as Brougham's Lyceum. The Winter Theatre Garden was at 677 Broadway, and for a long time was the favorite place of amusement. Above Canal st over sixty years ago was quite a hotel section. On the east side were the American, Union and Collamore Hotels and the Carroll House. On the west side was the New City Hotel, between Canal and Howard sts, and the Prescott House. These were hotels that marked the transition period between downtown houses, which were trying to make City Hall Park a hotel centre,

NORWOOD TWO MILES street frontage in the heart of Long Island City, SIX MINUTES from the Queensboro Bridge. Special inducements to builders.

RICKERT-FINLAY REALTY CO. 45 WEST 34th STREET

Claremont av n w cor 120th st, —x—. Assign lease. Art Studebaker to Jacob Kummer, 1813 Lex av; 5 yrs, from Oct 1, 1910. Oct 25, 1910. 6:1640. nom

Aguero, Joaquin with May Kehoe, 429 E 119th st. 119th st, No 429 E. Extension of \$2,500 mt until Nov 21, 1913, at 6%. Oct 22, Oct 24, 1910. 6:1807. nom

BOROUGH OF THE BRONX.

*Dean pl s w cor Hilton av, 38.11x100x38x100, Westchester, all. Hilton av Century Holding Co to Mary Unger, 1128 E 179th st; 3 yrs, from Nov 1, 1909. Oct 25, 1910. 6:1807. 600

Bauer, Louis to TITLE GUARANTEE & TRUST CO, 176 Bway. 69th st, No 17, n s, 220 w Central Park West, 20x100.5. Oct 25, 1910, due, &c, as per bond. 4:1122. 15,000

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

BOROUGH OF MANHATTAN.

October 21, 22, 24, 25, 26 and 27.

American Exchange Realty Co to Ray E Matshak, 542 W 112th st, & ano trustees Saml Matshak. Audubon av; No 11, e s, 34.11 s 166th st, 35.4x96x48x95. Equal lien with mt for \$26,000. Oct 14, due, &c, as per bond. Oct 21, 1910. 8:2123. 6,500

Cathedral Church of St John the Divine in City & Diocese of N Y. 36th st, No 47 (51), n s, 295 e 6th av, 20x98.9. Extension of \$50,000 mt until June 2, 1911, at 5%. June 8. Oct 27, 1910. 3:838. nom

ATLAS PORTLAND CEMENT 30 BROAD STREET, NEW YORK

Table of names and costs, organized in three columns. Includes names like Cahn, Hermann; Curtis, Thos P; Currie, Chas H; etc., and their associated costs.

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PHONE, GRAMERCY 1000

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Isele, Robt—H Buttner. 1910	321.05
Isear, Rebecca—C Rohde. 1910	350.00
Ireland, Jno De C—J D Tobias. 1910	3,915.45
Kun, Jacob—D Mayer. 1903	118.41
Kemmy, Mary—E A Strout. 1907	27.41
Kepler, Tobias A—N Y Telephone Co. 1910	90.65
Kaplan, Saml—B H Foss. 1910	42.90
Lama, Carmela—J J Clarke. 1910	215.01
Lehrer, Solomon—Interborough Rapid Transit Co. 1908	68.88
Lent, Solomon—Title Ins Co of N Y. 1910	33.76
Lazarre, Elizabeth & John Lazarre—C H Searles et al. 1910	129.69
Le Brun, Geo P—A B Sobotker. 1909	238.31
Luther, Ewald S—F A McNamee. 1899	221.04
Levine, Bernard & Sarah—C Zwecker et al. 1910	1,833.60
Same—same. 1910	85.35
Livingston, Florence I—J J Halleran. 1908	126.51
Maar, Wealthy—C A McManus. 1909	2,161.17
McLaughlin, Thos F—H Bernstein. 1909	139.21
Mendels, Emma W—J Dreicer & Son. 1905	369.60
Mendels, Emma W and Jules F—W H Peckham. 1905	494.68
McKinley Square Automobile Co—Orlando W Young, Inc. 1910	93.68
Missall, Christopher—C W Augenmeyer. 1910	506.75
Meiers, Fredk H—L Greenwald. 1910	150.00
Meliza, Geo and Giacomo Maretta—People, &c. 1909	500.00
Nowak, Joseph—C Herbst. 1910	515.16
Nelson, Albert G—Ransome Concrete Machinery Co. 1910	239.90
Ossmann, Marie C—Bernheimer & Schwartz Pilsener Brewing Co. 1908	525.41
Oakley, John T—E M Jackson et al. 1893	572.26
Same—same. 1910	1,184.31
Picone, Jos & Olive Vincenzo—C Borrelli. 1910	806.16
Pfohl, Geo W—American Sugar Refining Co of N Y. 1910	2,136.18
Pawel, Jacob—State Bank. 1907	532.77
Penfield, Wm W & Jean N—N J Packard. 1910	1,027.03
Pell, Archie—B G Oppenheim. 1910	136.91
Rosenzweig, Ignatz—N Y Telephone Co. 1908	74.86
Rice, Nora H—Smott Weaver Co. 1907	287.39
Rosen, Max—Gas Consumers Assn. 1910	40.65
Rice, Louis & Julius—C Gumpert. 1907	66.31
Reid, Elizabeth M—E Motchell. 1907	153.48
Same—same. 1905	97.62
Rosenthal, Wm H gdn—L Dannheiser. 1910	77.03
Rauenbuehler, Wm—C R Patridge. 1910	312.03
Rabinowitz, Louis & Chas Perman—A Masur. 1910	174.16
Reiser, M Gustine—R Talsky. 1910	1,731.26
Simonetti, Paul—A Cuneo. 1909	111.08
Sammis, Albt V—J Jaret. 1908	78.33
Stever, Arthur J—F Woll. 1898	227.46
Silverson, Abraham—J Kotlowsky. 1909	819.70
Saron, Maxwell L—A Abraham. 1910	26.63
Schanhaus, Isaac and Israel Rubenstein—M Liner. 1910	544.23
Schneider, Louis—A Shor. 1908	30.86
Strout, E A—M Kenny. 1908	74.55
Sozio, Antonio, Silvestro & Alfonso—R J Zatzkine. 1908	159.01
Same—R Di Natoli. 1908	128.53
Sykes, Walter F—E W Cregg. 1910	75.38
Steinhaus, Isaac—M F Smith. 1910	344.96

Schieff, Herman—H Rilber. 1910	69.25
Siesselstein, Pierre A—J B Fletcher. 1901	1,538.19
Same—same. 1902	95.25
Same—C H Schultz. 1902	263.45
Same—John Wanamaker. 1905	1,095.00
Sozio, Antonio—City of N Y. 1910	323.71
Whiteside, Arthur D—H B Davis. 1910	298.46
Wilson, Louis or Max Kohn—A Vigo. 1909	1,887.43
Weinberg, Julius & Jacob Nierenberg—W McGinness. 1910	825.02
Walsh, Willard A—Barkin Construction Co. 1910	79.41
Wright, Sadie M—S H Boith et al. 1910	94.19
Wiemers, Jno H—Ravenswood Paper Mill Co. 1909	109.15
Same—same. 1908	1,926.33
Warren, Harry L—G L Mead. 1908	223.95
Wegner, Eugene—W Vanderpoel. 1909	123.62

CORPORATIONS.

Lancaster Trust Co—H L Sprague. 1910	122.95
A De Pinna Co—A H Minuth. 1910	2,642.41
Same—F A Minuth. 1910	2,642.41
Same—F A Minuth. 1910	2,642.41
Fidelity & Casualty Co of N Y—J A Nichols. 1910	11,673.20
Interborough Rapid Transit Co & Manhattan Ry Co—Trustees of R E D Church of Mott Haven. 1908	1,108.53
Same—same. 1910	131.17
Same—same. 1909	175.13
Manhattan Ry Co—the same. 1908	325.07
McKallor, E C Drug Co—E W Lyon et al. 1910	124.16
Twentieth Century Match Co—A Jedel. 1910	143.08
P J Carlin Construction Co—Lobel Andrews Co. 1907	721.40
Nevelson Goldberg Realty Co & Wolf Goldbergs—J A Kearney. 1910	384.65
American Motor Car Sales Co—Co-operative Garage Co. 1909	115.87
Delaware, Lackawanna & Western R R Co—E O'Keefe. 1910	100.00
Nevelson Goldberg Co, Wolf Goldberg & Bernard Nevelson—J A Kearney. 1910	768.18
Hydraulic Properties Co—W D Johnson. 1910	26,282.91
Predilicta Mining Co—People's National Bank of Pittsburgh. 1909	8,096.31
Lancaster Trust Co—H L Sprague. 1908	417.73
Roman Bathss Co—D J Machol. 1909	487.50
Erlanger, Blumgart & Co—C M Becker. 1910	565.56

†Vacated by order of Court. ‡Satisfied of appeal. §Released. ¶Reversed. ††Satisfied by execution. †††Annulled and void.

MECHANICS' LIENS

Oct. 22.

139—Cathedral Parkway, No 200. Jno Rau agt Jacob H Oldhausen & David Cowlin.	\$12.00
140—Madison st, No 227. Friedman & Gordon Iron Works agt Louis Shulsky Co & Jacob Spector	709.00
141—Mott av, s w cor 144th st, 100x100. Adam Gross agt Handy Realty Co.	1,322.00
142—41st st, No 40 East. Brady Bros agt Forty East Forty-first Co & Wells Bros Co.	52.50

143—45th st, Nos 141 to 147 West. Russell & Erwin Mfg Co agt 45th Street Exchange & John E Olson	1,600.00
144—Lincoln av, Nos 165 & 167. Philip Weissman agt Isak Barr & Chas Gruber.	52.00
145—Audubon av, s e cor 177th st, 100x100. Adam Gross agt Heights town Construction Co.	75.00
146—Faile st, w s, 100 n Randall av, 150x100. Angelo Scapoli & Gaetano Gatto agt Wm Maass.	170.00

Oct. 24.

147—Mott av, s e cor 144th st, 100x100. Sanders & Barnett Inc agt Handy Construction Co.	1,850.00
148—Madison st, No 227. Interborough Sash & Door Co agt Louis Shulsky Co & Jacob Spector	675.70
149—Van Buren st, No 1632. Morris Gitelson agt Jacob Becher	32.00
150—123d st, Nos 105 & 107 East. Sam Friedlander agt Palker Realty Co & Carrie Norden	77.20
151—80th st, No 164 East. Yorkville Roofing & Sheet Metal Works agt Anna Garner & William Garner	51.35
152—45th st, Nos 521 to 525 West. Matthew A Ryan agt Estate of Anoch Lumb & Margaret Lumb exrtx.	2,531.75
153—Minford pl, n e cor 172d st, 75x100. Thos C Edmonds & Co agt Ole Olsson & Son & Ole & Philippine Olsson	275.00
154—125th st, Nos 51 to 55 East. Jacob Marks agt Ray Solomon & Warner J Freedman	95.00
155—Bristow st, No 1339. August Blum agt John Hart & Morris Simpson.	103.75
156—So Boulevard, e s, 170 s 167th st, 70x100. Paul Silvestri agt Schaefer Construction Co & Louis J Schaefer	650.00
157—Broadway, s e cor 43d st, 105x194. National Fireproofing Co agt Mary A Fitzgerald & C L Gray Construction Co.	8,977.00
158—Houston st, No 108 East. Otto Friedman agt John Doe & Colon Hartnett & Co.	38.50
159—42d st, s. s. whole front between Bway & 7th av, 87x100x irreg. National Fireproofing Co agt Estate of Chas A Coe & C L Gray Construction Co.	4,300.00
160—Broadway, s e cor 43d st, 105x194. Pittsburgh Plate Glass Co agt Mary A Fitzgerald, Broadway & 43d Street Co & C L Gray Construction Co.	7,500.00
161—Same property. H W Palens Sons agt Mary A Fitzgerald & C L Gray Construction Co.	18,598.02

Oct. 25.

162—Broadway, Nos 1482 & 1484. Atlantic Terra Cotta Co agt Broadway & Forty-Third Street Building Co, Mary A Fitzgerald & C L Gray Construction Co.	35,998.75
163—Broadway, Nos 1484 to 1490. Keystone Fireproofing Co agt Mary A Fitzgerald, Broadway & Forty-Third Street Building Co, George M Cohan Theatre Co & C L Gray Construction Co.	2,999.15
164—Mott av, s e cor 144th st, 100x100. Chas H Bellows Cut Stone Co agt Handy Realty Co & Louis Cohen	1,881.25
165—Broadway, s e cor 43d st, 105x194. Levering & Garrigues Co agt Mary A Fitzgerald, Broadway & 43d Street Building Co, Frank R Tate, Geo M Cohan Theatre Co & C L Gray Construction Co.	12,840.20

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166-Same property. Sargent & Co agt same. 3,731.00
167-42d st, s s, whole front bet Bway & 7th av, 87x52x irreg. Same agt Estate of Chas A Coe, United Chemists Co, Jos H Flick, Broadway & 42d Street Leasing Co, 1465 Broadway Co, Harry J Berry & C L Gray Construction Co. 974.88
168-Broadway, Nos 1480 to 1490. Waterproofing Co agt Mary A Fitzgerald, Broadway & 43d Street Building Co, Frank R Tate, Geo M Cohan Theatre Co & C L Gray Construction Co. 11,146.00
169-Broadway, s e cor 43d st, 105x194. Hull Grippen & Co agt Mary A Fitzgerald & C L Gray Construction Co. 813.28
170-42d st, s s, whole front bet Bway & 7th av, 100x60x irreg. Same agt Chas A Coe Estate & C L Gray Construction Co. 74.71
171-26th st, No 315 West. Jacob Miller agt Mrs McCabe. 60.00
172-Broadway, s e cor 43d st, 105x194. Tucker & Vinton agt Mary A Fitzgerald, Broadway & 43d Street Building Co, Frank R Tate, Geo M Cohan Theatre Co & C L Gray Construction Co. 1,528.79
173-Same property. Sayre & Fisher Co agt same. 902.20
174-Same property. Peter McKay agt Mary A Fitzgerald & C L Gray Construction Co. 5,923.00
175-Front st, No 129. Max Greenberg agt Santos Co & Jacob Levy. 70.00
176-189th st, No 639 East. Ross & Sisti agt Frank Martocchia. 45.00
177-Broadway, s e cor 43d st, 105x194. Jno W Rapp Co agt Mary A Fitzgerald, Broadway & 43d Street Building Co, Frank R Tate, Geo M Cohan Theatre Co & C L Gray Construction Co. 5,809.50
178-Broadway, No 1465. Keystone Fireproofing Co agt Estate of Chas A Coe, Fourteen Hundred and Sixty-five Broadway Co, Broadway & 42d Street Leasing Co, United Chemists Co, Jos H Flick & C L Gray Construction Co. 900.00
179-Broadway, s e cor 43d st, 105x194. Richey Browne & Donald agt Mary A Fitzgerald, Broadway & 43d Street Building Co, Frank R Tate, Geo M Cohan Theatre Co & C L Gray Construction Co. 26,750.00
Oct. 26.

180-Broadway, Nos 1482 to 1490. 43rd st, Nos 144 to 156. McNulty Bros, Inc, agt Mary A Fitzgerald and Broadway & Forty-third Street Building Co; C L Gray Construction Co. 26,595.99
181-Madison st, No 227 and. Jefferson st, No 33. Michael Schmitt et al agt Louis Shulsky Co, Jacob Spector. 1,200.00
182-68th st, Nos 252 and 254 West; Chas A Bruhns agt Chas A Miller; P Altieri. 74.39
183-Av St John, Nos 1020 to 1024; Joseph Starobin agt Joseph Picone; Vincenzo Elvivo. 375.00
184-Satisfied.
185-Audubon av, s e cor, 177th st, 100x100; Gus Luckes Inc agt Heights Town Construction Co; Louis Cohn. 4,775.00
186-158th st, No 473 West; George E Sealy agt Sun Construction Co; Lock Plumbing & Contracting Co, Inc. 173.00
187-Broadway, s e cor, 43rd st, 105x194; Thomas S Moran agt Mary A Fitzgerald; C L Gray Construction Co. 80.50
188-42d st, s s, whole front between Broadway and 7th av, 86.2x51.3x irreg; J. F. Blanchard Co agt Estate of Charles A Coe, 1465 Broadway Co, Broadway & 42nd Street Leasing Co, United Chemists and Joseph H Flick; C L Gray Construction Co. 6,110.00
Oct. 27.

189-Longwood av, s w cor Barry st, 75x100. Jno Bell Co agt Downey Construction Co. 1,213.30
190-Broadway, s e cor 43d st, 105x196. Geo H Storm agt Mary A Fitzgerald, Broadway & Thirty-third Street Building Co, Frank R Tate, George M Cohan Theatre Co & C L Gray Construction Co. 1,857.28
191-42d st, s s, whole front bet Broadway & 7th av, 87x52. Same agt Estate of Chas A Coe, United Chemists Co, Jos H Flick, Broadway & Forty-second Street Leasing Co, 1465 Broadway Co, Harry J Berry & C L Gray Construction Co. 150.37
192-Same property. Davis Laheney & Co agt same. 1,589.19
193-West End av, No 520. Geo S Hicks et al agt Mary W Somerville & Edmund L Ellis. 641.50
194-East Broadway, No 103. Benjamin Leff agt Bernard Shlanowsky & Wolf Rabinowitz & Son. 300.00
195-Greenwich st, Nos 122 to 126. Leon Rubin agt Jno Doe & Martin J Hackett. 140.00
196-42d st, s s, whole front bet Broadway & 7th av, 100x60. Manhattan Stair Building Co agt Estate of Chas A Coe, United Chemists Co, Jos H Flick, Broadway & Forty-second Street Leasing Co & C L Gray Construction Co. 235.00
197-Broadway, s e cor 43d st, -x-. Manhattan Stair Building Co agt Mary A Fitzgerald, Broadway & Forty-third Street Building Co, Frank R Tate, Geo M Cohan Theatre Co & C L Gray Construction Co. 590.00
198-Madison st, n e cor Jefferson st, 23.10x80. Philip Silverman agt Louis Shulsky Co & Jacob Spector. 425.00

199-Satisfied.
200-Heath av, Nos 2907 to 2919. Abraham Heyman agt Metzler Building & Construction Co. 80.00
201-Broadway, s e cor 43d st, 104.5x193.9. J F Blanchard Co agt Mary A Fitzgerald, Broadway & 43d Street Building Co, Geo M Cohan Theatre Co & C L Gray Construction Co. 550.00
202-Audubon av, s e cor 177th st, 100x100. G Schaille & Sons agt Heights Town Construction Co. 1,750.00
203-Satisfied.
204-Audubon av, s e cor 177th st, 100x100. Wolf Frank agt Heightstown Construction Co. 1,900.00
205-Lawrence av, e s, whole front bet Tacoma st & Tremont av, 62.1x100. Marcus Buda agt American & Italian Contracting Co, Lorenzo Scinto, Wm A Riley, Jno Cornacchia & Jno Maier. 125.50
Oct. 28.
206-Rutgers pl, No 25. Frank Straub agt David Michelson. 5.00
207-Longwood av, s w cor Barry st, 75x100. Savoy Glass Co agt Downey Construction Co. 690.00
208-Belmont av, e s, 150 n 183d st, 50x100. National Fireproof Sash Door Co agt German-sky Construction Co. 50.00
209-St Ann's av, No 337. United Plumbers Supply Co agt Jno Wein & Thos Hanley. 95.20
210-Broadway, s e cor 43d st, 105x194. Thonet Bros agt Mary A Fitzgerald, Broadway & 43d Street Building Co, Frank R Tate, Geo M Cohan Theatre Co & C L Gray Construction Co. 5,282.00
211-Madison st, No 227. Acme Metal Ceiling Co agt Louis Shulsky Co & Jacob Spector. 355.00
212-Longwood av, s w cor Barry st, 75x100. Harlem River Lumber & Wood Working Co agt Downey Construction Co. 1,737.00
213-Broadway, s e cor 43d st, 105x194. Vermont Marble Co agt Mary A Fitzgerald, Broadway & 43d Street Building Co, Frank R Tate, Geo M Cohan Theatre Co & C L Gray Construction Co. 877.00
214-Broadway, Nos 1465 & 1467. Wells & Newton Co of N Y agt Estate of Chas A Coe, Broadway & 42d Street Leasing Co & C L Gray Construction Co. 9,950.28

BUILDING LOAN CONTRACTS.

Oct. 22.
No Building Loan Contracts filed this day.
Oct. 24.
165th st, n s, 50 e Stebbins av, 25x113.4. Frank J Schoonmaker loans Jacob Streifler Co to erect a 5-sty bk apartment; 10 payments. \$16,500
Cedar av, w s, 124.6 n 179th st, 50x100.9. Paragon Mortgage Co loans Edmondson Construction Co to erect three 1-family houses; 5 payments. 10,000
Morris av, e s, 100 n 177th st, 40.7x110. Cresco Mortgage Co loans John E Scharsmith to erect a 4-sty apartment; 8 payments. 20,000
Hughes av, e s, 125 s 187th st, 25x87.6. Jas G Wentz loans Champoli Building & Contracting Co to erect a - sty apartment; 5 payments. 14,000

Oct. 25.
Fort Washington av, s e cor 181st st, 173.10x 100x irreg. Union Mortgage Co loans Fort Washington Construction Co to erect a 6-sty building; 8 payments. 250,000
Oct. 26.
225th st, n s, 529.9 e Carpenter av, 25.3x114. Central Mortgage Co loans Carmela Magaldi to erect a -sty bldg; - payments. 5,000
Ellis av, s s, 329.7 e Olmstead av, 24.10x108. Albrecht Kalthoff loans Mink Construction Co to erect a - sty bldg; - payments. 4,500
Ellis av, s s, 304.6 e Olmstead av, 24.11x108; same loans same to erect a -sty bldg; -payment. 4,500
Oct. 27.
17th st, Nos 50 to 54 West. Metropolitan Life Ins Co loans Widbern Realty Co to erect a 12-sty loft bldg; 10 payments. 265,000
Oct. 28.
Hoe av, e s, 125 s 173d st, 75x100. Mary S Croxson loans East 167th Street Realty Co to erect two 5-sty bldgs; 12 payments. 47,000
147th st, n s, 117.6 e Robbins av, 37.6x79. Same loans Culllo & Co to erect a 4-sty bldg; 5 payments. 14,000

SATISFIED MECHANICS' LIENS.

Oct. 22.
24th av, s e cor 27th st. A J Davis Construction Co agt Albt F Hyde et al. (Oct 10, 1910). \$189.60
Intervale av, Nos 1155 & 1157. Morris Barry agt Volga Improvement Co et al. (April 20, 1910). 550.00
Same property. Bernard Greenthal agt same. (June 28, 1910). 625.00
Fairmount pl, s e cor Marmion av. Same agt Fairmount Construction Co. (June 28, 1910). 1,250.00

Same property. Same agt same. (June 28, 1910). 1,400.00
Intervale av, Nos 1155 & 1157. Isidor Gold-rich et al agt Volga Improvement Co et al. (June 28, 1910). 250.00
Fairmount av, s e cor Marmion av. Bernard Greenthal agt Fairmount Construction Co et al. (June 28, 1910). 730.00
Oct. 24.
Tremont av, n e cor Honeywell av. Jno Barile agt Evelyn H White. (July 11, 1910). 577.00
Bassett av, w s, 525 s Saratoga av. W A Mallett Co agt Filippo Xapazzola et al. (Sept 28, 1910). 245.00
Same property. Church E Gates & Co agt same. (Sept 29, 1910). 319.93
Tremont av, n e cor Honeywell av. Knickerbocker Wall Paper Co agt Evelyn H White et al. (July 12, 1910). 99.94
Bassett av, w s, 525 s Saratoga av. W A Mallett Co agt same. (Sept 28, 1910). 812.30
Oct. 25.

181st st, n s, 50 w St Nicholas av. G A Suter & Co agt Fredk Britsch et al. (Jan 15, 1910). 850.00
Same property. Albt Von Den Driesch agt same. (Jan 19, 1910). 20,032.33
Hughes av, w s, 100 s 180th st. Arthur Neithardt agt Calabra Building Co et al. (Oct 10, 1910). 74.00
2Riverside Drive, e s, 125 s 122d st, White Enamel Refrigerator Co agt Kinsella Construction Co et al. (Sept 28, 1910). 3,500.00
So Boulevard, w s, 256 s 182d st. Schacht & Silverson Co agt Katonah Construction Co et al. (Oct 11, 1910). 430.00
84th st, Nos 327 & 329 East. Beach Terrace Building Co agt Yorkville Automobile & Garage Co. (Sept 16, 1910). 4,200.00
2Elsmere pl, s s, 300 w Marmion av. Michael F Breen agt Home Street Realty Co et al. (Oct 18, 1910). 360.60
10th av, No 413. Jacob Rabich agt Harry Goodstein et al. (Aug 26, 1910). 1,200.00
Oct. 26.
22d av, No 180. Christian Jacobs agt Polish National Alliance of the United States of North America et al. (July 18, 1910). 325.00
Same property; Magnesia Cement Co. agt same. (July 22, 1910). 616.00
Walton av, No. 2255 to 2259; Bronx Sash and Door Co agt Bedford Park Construction Co et al. (Apr 5, 1910). 113.20
Walton av, Nos. 2255 and 2257; LeRoy & Clark Co agt same. (Apr 4, 1910). 464.00
6th av, w s, whole front between 33rd and 32nd sts; C E Ross Lumber Co agt Gimbel Bros et al. (Sept 20, 1910). 72.46
Oct. 27.

1Home st, n w cor Jennings st. Arthur Stelter agt Home Street Presbyterian Church et al. (Oct 27, 1910). 126.75
53d st, Nos 143 to 147 West. Sanitary Fireproofing & Contracting Co agt-Groell et al. (Oct 26, 1910). 94.66
Hughes av, No 2362. Union Fireproof Sash & Door Co agt Tony Cisamopli et al. (Oct 8, 1910). 280.00
Oct. 28.
Morris av, n w cor 165th st. Colwell Lead Co agt Civic Realty & Construction Co. (Oct 19, 1910). 850.00
Teller av, Nos 1337 to 1341. Ike Hoffman agt Teller Realty & Construction Co. (Oct 27, 1910). 300.00

ATTACHMENTS.

Oct. 20 and 21.
No Attachments filed these days.
Oct. 22.
Reno Motor Car Co; Max Beletzer; \$982; H Hoelljes.
Oct. 24.
No Attachments filed this day.
Oct. 25.
Fuller, Fred J; Chas R MacDonald; \$400; T P Hall.
Oct. 26.
No Attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.
Oct 20, 21, 22, 24, 25 and 26.
Crotona Av Realty Co. S e cor 176th st and Crotona av. Hudson Mantel & Mirror Co. Fixtures, &c. 890
Cohen, I M. 265 E 165th st. Colonial-Mantel & R Co. Mantels, Fixtures & Bc. 96
Escallan Co. S e cor 165th st and Bway. A B See Electric Co. Elevator. 5,900
Fraud Const Co. 308 W 143d st. German-American Electric Co. Electric Fixtures. 100
Guggolz (Wm) Construction Co. N e cor of Kingsbridge road and Morris av. Geo P Moller. Contract. Heating Plant. 5,528
Kiabo & Ernst. E s Daly av, bet 179th and 180th sts. Atlantic Gas and E Fixture Co. Fixtures, &c. 875
Kinsella Const Co. East s Riverside Drive, near 122d st. Consolidated Chandelier Co. Contract. Fixtures, &c. 6,000
Kinsella Const Co. W s Claremont av, s of 122d st. Consolidated Chandelier Co. Contract. Fixtures, &c. 3,000
Kahn, Isaac. 492 W 136th st. Ralsler Heating Co. Contract. Heating Plant. 370



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A contract that includes all material and labor, thus eliminating another one of those troublesome matters which real estate owners and agents frequently find so annoying.

DUMB-WAITERS REPAIRED WITHOUT A CONTRACT

FIDELITY DUMB-WAITER GUARANTEE CO

Telephone 1728 Stuyvesant

142 EAST 14th ST., NEW YORK CITY