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RAZING OF BUILDINGS NOW A BUSINESS SCIENCE.

What Becomes of the Material Taken Out by Wreckers—Tremendous Chances Taken in Handling Big Jobs—A Study in Commercial Economics.

By ALLEN E. BEALS.

PHRENOLOGISTS point to a prominence behind the human ear and call it the bump of destruction. If they were to seek the outward visible symbol of the housewrecking craftsman's occupation their first clue would be a noticeable protrusion directly over the subject's money pocket. This, however, would not necessarily indicate affluence; merely the reward of enterprise and ingenuity, qualities, distinctively American.

The housewrecker's calling is too new for him to have inherited any experience from others, because in the last generation, his vocation was comparatively unknown and entirely undeveloped. He is therefore the product of the age; the creature of increment and the skyscraper. He is the very embodiment of sagacity, nerve and shrewdness and by the application of these three business attributes he has turned topsy-turvy the first rule of science that destruction signifies only waste. His is the mighty hand that sweeps away "white elephants" from the path of Capital, and makes possible the changing of losing investments into profitable ones. The niche he occupies in the construction world is therefore, an honorable and important one.

In the last twenty-one years the purchases of old buildings in New York City

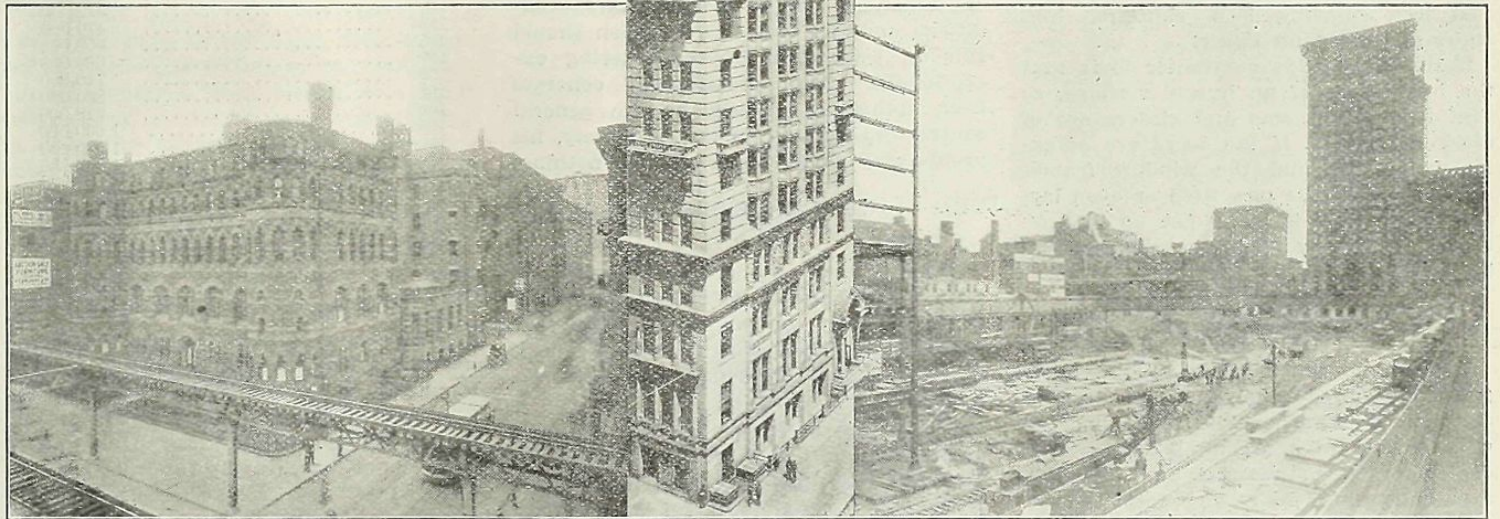
Some idea of wrecking values may be gathered from the fact the hospital building at Twenty-third street and Lexington avenue was sold to one company for \$250, with the understanding that it would be removed from the site in twen-

was a massive brewery containing vast tonnages of machinery.

Buildings are razed in New York almost before the cement in the mortar joints is fairly set. When realty values reach levels that prohibit owners getting rentals commensurate with the value of their property the buildings must make way for larger and taller ones with more modern facilities.

Within the last ten years 8,000 buildings have been demolished in Manhattan alone. Some of these have been individual structures, although there have been times when whole areas have been swept away, notably, the Hudson terminal site, the two square blocks upon which the Pennsylvania station now stands in Seventh, Eighth and Ninth avenues, from 32d to 34th streets, the Grand Central station site covering almost half a square mile in the heart of Manhattan, the various bridge plazas, the Municipal building and the Woolworth building block.

Until the last ten years it was a rarity to encounter a steel skeleton building being razed. The first conspicuous building of that type to come down was the predecessor of the Heidelberg tower at Broadway and 42nd street. The Gillender building is the most recent example. This



THE SCOPE OF THE HOUSE WRECKERS' BUSINESS.

At the left is a view of doomed buildings covering a square block and a half. The Gillender building, 22 stories high, of steel skeleton construction stood only 15 years and was razed in 45 calendar days. On the right is shown a part of the space cleared by wreckers for the new Grand Central Station.

by wreckers, aggregate more than \$25,000,000. This represents an average of about \$1,190,000 a year, but, as will be seen by the table at the end of this article, the heaviest volume of this kind of business has been done within the last ten years. Fully 80 per cent. of the buildings wrecked were in Manhattan.

It will be noticed that the real development of the wrecking business came within the last seven years. Eight years ago there were only seven housewrecking companies in the city. To-day there are 200. Some of them do a gross business of \$200,000 a year. In this, as in other business enterprises, system and organization count.

ty-one days. It proved to have a steel grillage foundation worth \$1,500. The same company will, on June 1, begin to tear down the Hospital for the Ruptured and Crippled, the Grand Central Palace and twenty other four and five story buildings running from Depew place to Lexington avenue, and from 42d street almost to 44th street. All these buildings represent a wrecking value of about \$10,000. When the Delancey street plaza was bid in by wreckers, one company took the contract at \$54,000. The Gillender building, was sold to wreckers for \$50,000, although it cost \$500,000 to build. One company tore down forty-two buildings in fifty-two days, and among them

structure stood where the Bankers Trust Building is now going up at Wall and Nassau streets. It was twenty-two stories high and was built not more than fifteen years ago. It was brought to street level in forty-five calendar days.

Although the Pennsylvania site was cleared by a score of small companies working on individual buildings, only one company cleared the way for the new Grand Central Terminal buildings. This was an operation that took one year and was completed only four weeks ago. The old Grand Central station and fifty-five other structures were demolished. Within a fortnight work will begin on tearing out the remainder of the plot.

HOW CONTRACTS ARE TAKEN AND LET.

The system of taking wrecking contracts is different in almost every locality. Here in New York the owner never has to pay for the removal of a building. In Baltimore the owners of the "News" building paid \$22,000 to a contractor to remove the building and sold the salvage rights to one man for \$4,500.

The destruction of a building requires more consideration than the mere matter of getting it down as quickly as possible. Dynamite could be used for that purpose, provided the building was far away from other structures and pedestrians did not have to be protected.

In the case of the Grand Central station only one man was killed. He operated an elevator against the express orders of the contractor. During all that time throngs continually passed along the street, and in the subway and through the subterranean steam railway terminal platforms, and provision had to be made by the wrecker to permit 400,000 patrons of the railroad to pass safely through the old station while it was being demolished. This is, indeed, a triumph of engineering skill.

It will be seen, therefore, that the wrecker must have great resourcefulness and a perfect organization in spite of the fact that his help is almost always of the unskilled labor class.

When an architect or general contractor calls in a wrecker to figure on tearing down a building no longer economically profitable, the prospective sub-contractor looks over the building. He must be a keen judge of building material values to know whether there is any market today for black marble mantle pieces, iron gas and water pipe, oak window sashes, mahogany stair railings and steps, hardwood flooring of the type used ten, fifteen, twenty, perhaps fifty years ago; he must know what the market for brownstone is, for old heating apparatus, elevators, if the building contains such a device, and other material. If it is an office building that is to be razed he must know whether there is at the time a good demand for second-hand girders and cast iron columns, iron shutters, iron stairs and old vault lights.

If the prospective contractor finds that the building is of an irregular shape, so that the cross beams and girders are of different lengths, if the doors are of extra large size and the window frames smaller than those now used or even larger or the floor is badly cut up by partitions, it is very likely that his bid will be low.

WHAT BECOMES OF THE OLD MATERIAL?

It has been shown that material taken from dismantled structures has a value. Common brick, when cleaned of mortar, will be sold to a second hand material dealer for \$2 a thousand and they will eventually find their way into the interior walls of many modern buildings at approximately \$3 a thousand. Since so called new light-hard brick are no longer permitted to be used in new buildings, the demand for second hand brick has increased continually and, in fact, the supply is often considerably behind the demand.

The only waste is the mortar between the joints, the plaster and the old bats that cannot be sold again as brick. These are carted to debris scows at the city docks and towed out to sea or used to fill in marsh land on Long Island Sound or in New Jersey. While the Grand Central terminal was being demolished the contractors shipped 100,000 old brick a day for almost a year to various points along the Hudson where the New York Central railroad had some filling in to do.

In this case no attempt was made to save the brick taken from these operations.

The wrecker generally maintains material yards where all salable salvage is carted until disposed of. Frequently, however, buyers appear at the scene of operations and select what materials they want as they are being lowered to the sidewalk bridge. A buyer will pick up what he wishes, paying spot cash for it, thus taking advantage of all possible discounts.

This, naturally results in large quantities of culls, especially if it is lumber. The city requires that all material shall be removed from the street at once so this scrap wood has to be carted off. Here is where the kindling wood man comes in for his share of profit. He drives up with a large two-horse truck and loads up with the short bits for which he pays \$5 a load. He chops it up into kindling wood lengths and retails it at the rate of five barrels for a dollar, said barrels, by the way, being the smallest he can find, so that he makes about 25 per cent. on his investment.

The steel girders are also a source of barter. When they are standard shapes, they are practically as good as new. A little emery wheel grinding and some waterproofing paint, makes them every whit as good as the kind that comes from the mills direct, and they go into suburban mills and factories and not infrequently into speculative apartments of the cheaper grade. If, as in the case of the Grand Central Station, the sections are in odd sizes, they are shipped back to the mills as scrap iron or steel, or are sold to junk men here who resell them finally to local foundries.

The percentage of profit afforded the sub-contractor in netting a profit on a job is variable. If he strikes the market when the supply of brick is slack and prices are high and steel mills are calling for scrap, then he is almost sure to clear from fifty to seventy-five per cent. on salvage although he may make very little on the actual demolition work. Out of that figure he must maintain his organization. If he meets adverse conditions and the cost of demolition should run up by reason of encountering exceptionally hard reinforced concrete floor arches or girders, or the general contractors follow him up too closely, his profits may shrink to practically nothing.

THE HOUSEWRECKERS' ORGANIZATION.

The secret of the wrecker's success is in the organization he maintains. Most of the leading companies, the ones that take the really big contracts, have a most perfect system, ensuring economical demolishing.

They have several picked foremen who are expert appraisers of second-hand material. Under these foremen from fifty to a hundred cheap laborers are employed. They are generally a cosmopolitan lot, Irish, German, Jew, Italian, Hungarian and Pole all working together. They are provided with crowbars, hammer or sledges, according to the type of work to be torn down and the proportion of that which is to be saved. There are usually to be found among them an expert iron worker who directs the careful removal of marketable steel girders and columns. Marble, granite and other building stone is also carefully taken out by these trained men.

Some companies have a co-operative basis of working with its foreman. This gives him an incentive for more carefully removing material. The laborer, as a rule, works for low wages, but he is valuable to the wrecker according as he is a speedy, yet careful, operator.

A CHARACTER STUDY OF THE HOUSEWRECKER.

The personality behind the destroyer of buildings is a study worthy of more extended description. We have already seen that he is a product of the congested city which is the genesis of increment, and the mother of the skyscraper.

First of all he is a man of iron nerve. There is absolutely no infallible rule for judging the value of a building destined for destruction. When the New York Central decided to tear down every building on its terminal site, it did not even have a copy of the specifications of the building. How then, could any man judge the value of its contents?

The contractor in this case took a blind chance. It was six months before he knew whether he was going to come out with a profit or a deficit. As it happened, it proved to be a liberal profit, but as he said: "It was a gambler's chance."

Coupled with what might be called a nerve trained by intuition, is a highly developed selling ability. As a rule the head of one of these big companies is a big hearted, hard headed, clean cut business man, alive with a nervous energy born of the present day demand for speed. He is accustomed to dealing in big figures and in large quantities, often on verbal orders. His whole business is a chance. True, he loses sometimes, but his resourcefulness and continued optimism challenges, for their continuity, these virtues in leaders in many other lines of business where the risk is not nearly as great.

On one hand he is pressed continually for speed and on the other the city demands uninterrupted traffic and safety for pedestrians, and out of it all he must make a profit.

If "by their works ye shall know them," the following table showing wrecking values of structures in this city razed by Demolition Engineers might truly give them this title clear:

1890	.....	\$190,000
1891	.....	203,000
1892	.....	240,000
1893	.....	200,000
1894	.....	230,000
1895	.....	260,000
1896	.....	312,000
1897	.....	470,000
1898	.....	600,000
1899	.....	660,000
1900	.....	710,000
1901	.....	890,000
1902	.....	918,000
1903	.....	1,000,000
1904	.....	1,500,000
1905	.....	1,700,000
1906	.....	1,900,000
1907	.....	1,300,000
1908	.....	3,700,000
1909	.....	4,900,000
1910	.....	4,113,000
		\$25,996,000

It is a business, contrary to general belief, far removed from the paltry and the parsimonious. Conducted as it is by well-financed companies, with unlimited resources and organization, it deserves a more dignified designation than that of mere "housewrecking." It would seem to have earned for itself a lofty position in the professional field and its leaders might well be called Demolition Engineers.

A Notable Contribution.

The contribution of the Jew toward the physical development of the city is notable. Thirty years ago there were just two or three Jewish builders of houses. To-day, almost the entire army of apartment house builders are Jews. The Fifth avenue loft district, as real estate men will remember, is entirely due to the daring and remarkable foresight of one man, a Jew. Many of the young architects who are doing some of the finest work in the city, and adding to its beauty, are Jews. Not alone that, but the carpenters, plumbers, painters and decorators, the iron men, and men of the allied building trades have a large portion of their union membership of the Jewish faith, and they stand together in a strike loyally, with absolute self-sacrifice.—Elias A. Cohen, in "City Life."

THE CRUSADE AGAINST ENCROACHMENTS

Public to Have More Room on the Sidewalks in Business Streets—Extent to Which Roadway and Sidewalk Widths Are to Be Changed Under Present Orders

ALL the privileges and permits that have been granted in times past under any authority, for steps, areas, fences or any other projection or encroachment over the building line, are being revoked by the Board of Estimate in the case of a number of business streets in the Borough of Manhattan. At the same time, Borough President McAneny is being directed to have all encroachments removed, and in several instances to also change the width of roadways and sidewalks. Certain ornamental projections, which were specified in an order of the Superintendent of Buildings under date of January 3, of this year, are not to be disturbed.

This action is in accordance with the policy adopted by Borough President McAneny to give back to the public the full width of the sidewalks in business streets, as the need therefor becomes apparent. The policy has the support of the city's Law Department, as promulgated in a recent opinion by the Corporation Counsel.

It is not proposed to widen the roadway in every instance. The portions of streets where encroachments are to be removed, with no change in existing roadway widths, are: Fulton, between Broadway and William; Ann, between Park Row and William; Park Row, between Ann and Spruce streets; West 32d street, between Sixth and Seventh avenues; Broadway, east side, and Seventh avenue, west side, between 42d and 45th streets; Broadway, west side, and Seventh avenue, east side, between 45th and 47th streets.

Lafayette street, between Great Jones street and Astor place (which is the block where the Astor Library stands); 14th street, between Third and Sixth avenues, and Broadway, between 24th and 33d streets, are to have wider roadways and be relieved of encroachments as well.

All these blocks are now devoted to business. Most of them lost their standing as residential streets many years ago, but in numerous cases stoops, areas and cellar steps of former dwellings survive to make the "encroachments" which are now deemed a hindrance to traffic, and which it is the policy of the Borough President to recover for public use.

So well justified in the public mind is this policy that no objections have been made to the proceedings in the Board of

Estimate on the part of property owners, except in two or three instances. In the case of East 14th street, the German Savings Bank and the Steinways opposed the improvement without avail, and protests have also been made in the case of Ann street.

In the past the city, from time to time, allowed much latitude for encroachments. For example, the Astor Library building

During all the years that 14th street has been a retail trade center, with thousands of people thronging it daily, some flagrant instances of architectural irregularities have been tolerated. In one case an amusement hall occupies just one-half of the sidewalk space, or fifteen feet. There are other encroachments of five to ten feet on the north side, while on the south side, between Fifth and Sixth ave-



BROADWAY, NORTH FROM 24TH STREET.

has a double flight of steps which takes up more than one-half of the sidewalk in Lafayette street. On the same block the DeVinne Building has a platform which takes 13.5 feet of the sidewalk space for a distance of about 90 feet. A chiropodist's building considerably shares half the sidewalk with the public, and in front of old No. 28 steps encroach 12 feet over the line.

Lafayette street is legally 100 feet wide. The roadway is now 40 feet in width, and the sidewalks 30 feet where they are clear of encroachments. The roadway is to be made 55 feet wide and the sidewalks are to be reduced to 22 feet and 6 inches each. But as this sidewalk space is to be entirely clear under the new dispensation, there will actually be more room than before for public use.

nues, there is a continuous show window extending more than 300 feet and projecting over four feet into the street.

THE SUBWAY KIOSKS.

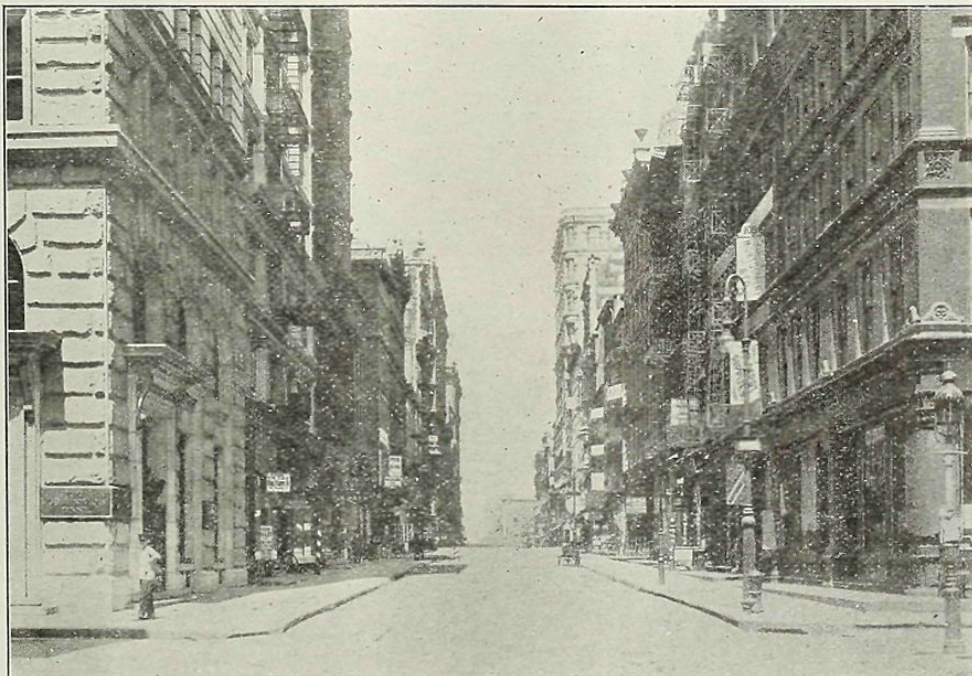
There are six subway entrances occupying the sidewalks of this street. At the southeast corner of Fourth avenue only eleven feet of available sidewalk is left between the subway entrance and the steps of the Germania Savings Bank. On the opposite side of 14th street 12.5 feet is left between the subway structure and the basement steps of the corner building. The buildings encroach 10 to 11 feet in each case. Fourteenth street being 100 feet wide, the intention is to widen the roadway from 40 to 53 feet, and give each sidewalk a clear space of 23.5 feet.

CENTRAL BROADWAY.

Broadway, between Madison and Greeley squares, is 75 feet in width, with a roadway of about 39 feet and sidewalks of 18 feet. It is proposed to widen the roadway to 43 feet and leave sidewalks of 16 feet. The encroachments on this street are not so conspicuous as on the streets covered by the other resolutions. The abutting owners have for the most part realized that all the sidewalk space was required for traffic. The worst encroachment is that of the entrance to Wallach's Theatre, which extends nearly eight feet beyond the building line, leaving only about ten feet available for public use. At the northeast corner of 25th street an entrance to a building takes 7 feet from the sidewalk and leaves but 11 feet free. Between 25th to 29th streets there are scarcely any encroachments, except show windows. On every other block, except the one along Greeley square, there are projections of from 3 to nearly 7 feet of various kinds.

AT TIMES SQUARE.

Broadway and Seventh avenue, from 42d to 47th streets, are each 100 feet in width, with roadways of 60 feet each.



FULTON STREET, FROM WILLIAM TO BROADWAY.

BUILDING MATERIALS IN STEEL CONTROL.

Corporation's Power Extends to Many Commodities and Several Large Realty and Title Interests In Business Here.

The treatment proposed by the Borough President here is simply to remove sidewalk obstructions. The most serious of these are the two subway entrances on the east side of Broadway, just north of 42d street, where there is but six feet of unobstructed sidewalk. And this in the heart of the theatre district and at one of the busiest corners in the world.

In the same vicinity the Hotel Cadillac, and the Criterion and New York theatres take up more or less of valuable side-

THE power that the United States Steel Corporation and other interests, controlled or participated in by J. P. Morgan & Co., have gained over building material commodities, realty and title companies in New York was made apparent at a

showing the ramifications of the United States Steel Corporation, the total capitalization of which figured up to \$15,857,629,339. In the list of financiers controlling these companies there appeared the names of many large corporations, such as railroad and transatlantic steamship lines, mining properties and water companies, but there were also the names of building material firms.

The list, giving the names of men allied with J. P. Morgan & Company holding stock in building material and real estate concerns follows:

George F. Baker.—Atlas Portland Cement Co., Guaranty Trust Co. of New York, the Metropolitan Opera and Real Estate Co.

Henry Walters.—Lackawanna Steel Co., William E. Corey.—American Sheet and Tin Plate Co., American Steel & Wire Co., Carnegie Steel Co., Claictod Steel Co., Federal Steel Co., National Tube Works (pipe), and Troy Steel Products Export Co.

Percival Roberts, Jr.—Land, Title & Trust Co.

Edmund C. Converse.—Westinghouse Electric and Manufacturing Co.

James A. Farrell.—U. S. Steel Products Export Co.

Elbert H. Gary.—American Bridge Co., American Sheet and Tin Plate Co., American Steel and Wire Co., American Steel Foundries Co., Carnegie Steel Co., Federal Steel Co., Union Steel Co., and the Universal Portland Cement Co.

Robert Winsor.—Rockland-Rockport Lime Co., Washburn Wire Works Co.

Alford Clifford.—Hydraulic Press Brick Co.

Samuel Mather.—Corsica Iron Works Co.

J. P. Morgan.—Madison Square Garden, Metropolitan Opera and Real Estate Co., Atlas Portland Cement Co., and Aetna Fire insurance Co.

It was said during the hearing that this was the first time that a complete compilation of the kind had ever figured in litigation. When the company's statistician was called to the stand he said that in preparing the chart he used, in the case of common carriers and manufacturing companies, the aggregate par value of bonds and stocks outstanding,



EASTERLY SIDE OF BROADWAY, NORTH FROM 42D STREET.

walk space. On the other side of the square the Hotel Astor has curbed in about six feet of the sidewalk for the whole length of the block.

In Fulton street it is not proposed to make any change in the present curb line, but to remove encroachments from the sidewalk, and the worst of these encroachments are the subway kiosks, which leave only 7 feet available for the public use. The most serious other encroachments are stairways to basement stores, as only seven or eight feet of sidewalk is left. In Ann street the conditions are similar to those in Fulton street, and only six or seven feet of sidewalk is available for public use.

On each street the Borough President proposes that the order of the Superintendent of Buildings, dated January 3, 1911, permitting of certain ornamental projections shall stand, but that all encroachments beyond the lines named in that order shall be removed.

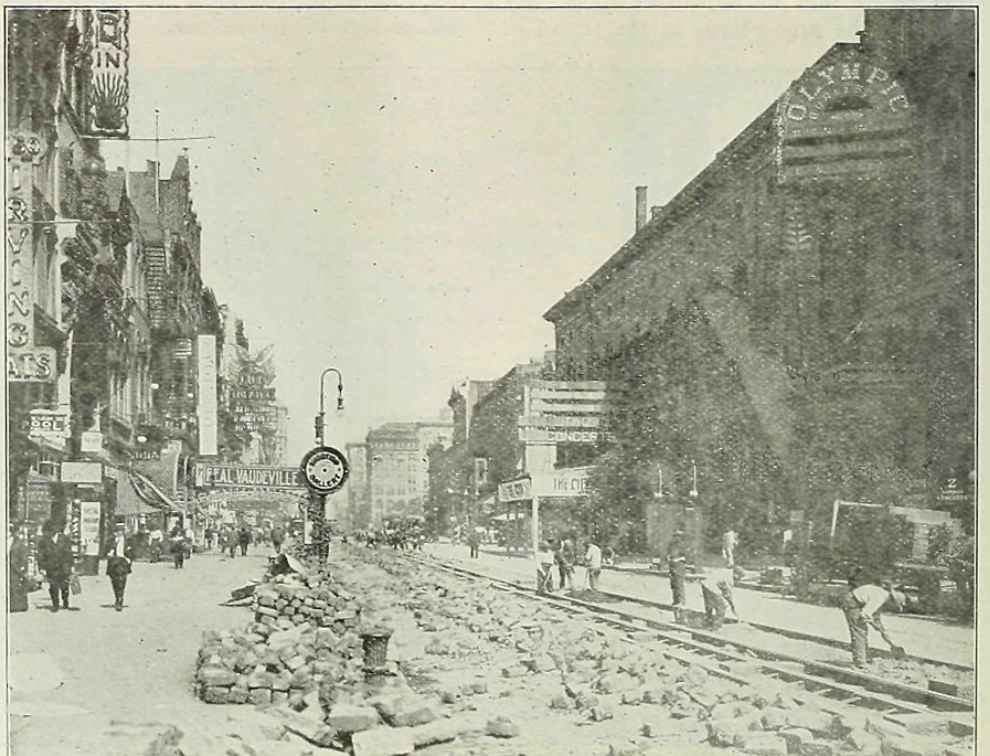
New York Showed the Way.

The Research Laboratory of the Department of Health in the City of New York was the first of its kind to be established by any city. Instituted in 1895, through the initiative of the present general medical officer, Dr. Hermann M. Biggs, the laboratory has been of the first importance in establishing and maintaining the reputation of this city for progressive sanitary work. * * * (The laboratory) covers the entire field of preventable diseases. The New York City Department of Health early announced as a fundamental principle that the field of the Board of Health is not confined to infectious and epidemic diseases, but should properly include the investigation of and the campaign against all preventable maladies.—"Monthly Bulletin of the Department of Health."

—Dr. Rudolph Hering, 170 Broadway, New York, has been selected by the Board of Contract and Supply of the city of Albany, N. Y., as consulting engineer for the design and construction of a new intercepting sewer, which has been recently authorized.

recent hearing before a special examiner of the Interstate Commerce Commission. The hearing was on the complaint of the Alpha Portland Cement Co., of 50 Church street. It was alleged that the Baltimore & Ohio Railroad Company was controlled by the same group of financiers that controlled the United States Steel Corporation, of which the Universal Portland Cement Company, a competitor of the Alpha Company, is a subsidiary company. The complainant averred that the railroad company gave preferred rates to the Universal and denied the same privilege to the Alpha Company on Western shipments.

Louis H. Porter, counsel for the complaining company, submitted a chart



FOURTEENTH STREET, BETWEEN THIRD AND FOURTH AVENUES.

PROGRESS OF BUILDING CODE REVISION

Objections Entered by the Building Trades Employers' Association Against Fireproof Wood—Protest from Reinforced Concrete Interests

and in the case of the banking companies he used the stock, surplus, undivided profits and deposits. When figuring insurance companies, he said he used their admitted assets. His total estimate of \$15,857,629,339 is therefore conservative, according to views expressed by financial authorities.

Since the hearing started, other interests have tried to join in the case. H. H. Smith, of Detroit, counsel for several Michigan cement companies, opposed any reduction permitting Eastern companies entering the Western field, citing, in his contention, the Alpha, Atlas and Edison companies. He said:

"The Eastern mills are now getting better freight rates than we Western companies are. They are paying not more than three mills on the Lehigh Valley, while we are paying one cent freight per ton per mile."

Mr. Smith was told he could not enter the action, but that he could file a statement which will be submitted to the Interstate Commerce Commission in Washington.

The defendant railroad company alleged that it gave the Alpha every reduction it was able to give it and keep within the Interstate Commerce law until the Western shippers complained.

The hearing now stands temporarily adjourned.

New York City's Growth.

A bulletin issued by the Census Bureau shows that in 1790 there were only 49,401 souls within the present confines of the Greater New York City. The 1910 population was 4,766,993, or more than ninety-six times the population of 120 years ago. The present population of the entire State is only twenty-seven times that of 1790, while the entire population of continental United States is only a little more than twenty-three times that of 1790.

Of the 49,401 souls in enumeration in 1790, what is now Greater New York, 33,131 were in the present Borough of Manhattan. The Bronx then had only 1,781; Brooklyn, 4,495; Queens, 6,159; and Richmond, 3,835. The Borough of Manhattan in the 120 years has jumped from 33,131 to 2,331,542, and Brooklyn has grown from its modest proportions of 1,790 to a population of 1,634,351.

Architects' Election.

The members of the New York Society of Architects have re-elected Samuel Sass, of Manhattan, president; Constantine Shubert, of Brooklyn, vice-president, and Louis Berger, of Brooklyn, treasurer. At the same time a new officer was elected in the person of William T. Towner, of Manhattan, as secretary. Five new directors to serve three years were elected, namely: Charles Schaefer, Jr., Gustave Erda, William T. Towner, Oscar Lowinson and Edward Wherlin. The society is composed of both New York and Brooklyn architects, who meet in the Engineering Building at 25 West 39th st.

On the Calender.

National Housing Association.—The first National Conference on Housing in America will be held in New York City June 3-6. The program includes some papers of interest to sanitary engineers. The Secretary is Mr. John Ihlder, 105 East 22d st, New York City.

The annual meeting of the Water Works Manufacturers' Association will be held at the Powers Hotel, Rochester, N. Y., on Thursday, June 8, in connection with the American Water Works Association.

It is expected that the Building Committee will report to the Board of Aldermen on the new revision of the Building Code at the regular meeting on Tuesday, June 13. Since the ordinance containing the code was introduced by Alderman Kenneally, the committee has held a number of public hearings and also has been receiving written briefs and communications suggesting modifications.

Opposition has developed to a number of the provisions. Builders were surprised to find the old requirement for fireproof wood retained. Some years ago a general protest was made against the compulsory requirement for fireproof wood in the existing code, and the Board of Aldermen passed an ordinance repealing this requirement. Mayor McClellan, in vetoing the ordinance, advised a revision of the whole code. The revision commission of 1907 was then organized. The revision now before the Aldermen contains some of the amendments recommended at that time.

One of the officers of the Building Trades Employers remarked this week that the association as a whole and as represented by committee was opposed to the continued recognition of fireproof wood in the building code. He also said that they objected to the apparent intention to ignore certain branches of concrete construction.

OBJECTIONS FROM CONCRETE INTERESTS.

A characteristic example of this discrimination against concrete is the following clause: "The depth of flat arches of stone or cinder concrete shall be not less than $\frac{7}{8}$ in. for each foot of span between the beams, this not to include any portion of the slab projecting below the lower side of the reinforcing steel. The total depth shall in no case be less than $4\frac{1}{2}$ in." This refers to reinforced concrete floors, because there is another clause requiring all such flat arches to have at least 1 lb. of reinforcement steel per square foot of floor area. The requirement being in defiance of the standard practice of $3\frac{1}{2}$ in., it has provoked opposition from certain concrete interests.

Mr. J. P. H. Perry, manager of the contract department of the Turner Construction Company, said that Sections 17, (Subdivision "C"), 121, and 122 of the revised Building Code as printed in the "City Record" for May 18, 1911, governing the design and erection of reinforced concrete buildings in this city, were unnecessarily rigorous and might be said to be prohibitive. Their effect would be pretty surely to eliminate reinforced concrete construction for building purposes from the building market of the greater city. When it was realized that there are at the present time in the neighborhood of 200 reinforced concrete buildings within the city limits which are giving perfect satisfaction, it was hard to see the justice in the Building Code as proposed. From the further views expressed by Mr. Perry, the reinforced concrete contractors' position may be stated somewhat as follows:

"Reinforced concrete buildings have been put in New York City for the past 13 years. All these years there has been no restriction on the height of this class of construction and in the Boroughs of Brooklyn, Queens and Richmond, the Building Departments have accepted as satisfactory plans and specifications based on standard reinforced concrete practice the country over. Even in the Borough of Manhattan, where the restrictions to

design have been severe, there has been no limitation to height. To-day, after all the knowledge gained by a great volume of reinforced concrete work actually erected, it is proposed to place a limitation on height at 100 feet and to make the restrictions of design even more severe than at present exist for the borough of Manhattan. It seems almost like putting the cart before the horse. If in the early days of reinforced concrete construction the City Fathers had thought it best to place some restrictions on that type of construction, there might have been some basis for their position, but to-day there certainly is none.

"If the proposed Code becomes a law in its present shape, the cost of reinforced concrete industrial buildings such as the great factories and warehouses of the Bush Terminal Company, The Robert Gair Company, Thompson-Norris Company, The Sweeney Manufacturing Company, Frederick Loeser Company, The Metal Stamping Company, Brewster & Company, Packard Automobile Company, Ford Automobile Company, Arbuckle Bros. Cavanaugh Bros., J. B. King & Co., etc., etc., will be increased from 25% to 40% and nothing will be gained by this increase. These percentages are not mere wild statements but are based on careful calculations made by the architects and engineers who designed and built most of the concrete buildings in this territory, based upon the plans and specifications for the buildings as they at present stand, and then as compared with the designs called for by the proposed Code.

"What this increase in cost means is a state of affairs diametrically opposed to what is said to be the condition aimed at by the Board of Aldermen in its proposed Code and that is the creation of more fireproof manufacturing conditions in this City. Very nearly all of the severe fires in which loss of life have occurred have been in manufacturing plants or in warehouses. The average manufacturer is not willing to pay the difference in cost between brick and wood or mill construction and fireproof structural steel construction. He is willing, as demonstrated by the large number of reinforced concrete buildings at present under construction in this City, to pay a little more for a fireproof building. Reinforced concrete has met this requirement admirably. If the proposed Code becomes a law, this most valuable type of construction will as before intimated, be eliminated from the building materials, and many buildings which would probably be built of fireproof concrete construction, would be constructed in brick and wood so that instead of increasing the safety to lives by their proposed Code, the Board of Aldermen is really increasing the hazard to life.

"All that the reinforced concrete companies ask is the codification of existing conditions in the Borough of Brooklyn, where 90 per cent. of the reinforced concrete buildings in the Greater City are to be found. They do not ask for the legalization of any new and untried methods; all that they request is that they be allowed to design and erect fireproof, economical, modern industrial buildings of reinforced concrete construction as they have in the past ten years throughout the country and especially in the Borough of Brooklyn."

—The public anxiety over the water supply was somewhat allayed by Wednesday's prolonged rainfall.

THE MODEL CITY FOR AMERICAN CONDITIONS.

How Shall Its Tenement Streets Be Planned?—Comment on Lawrence Veiller's Suggestion for Permanent Tenement Zones with Shallow Lots—Interviews with Real Estate Experts.

SOME of the possibilities of the cities of the future, as they will be remodeled from existing ones or built from the start in accordance with modern needs, were indicated in the paper read by Lawrence Veiller at the National Conference of City Planners at Philadelphia and reproduced in the Record and Guide last week.

When laying out a new section, is it best to set aside a zone for private residences, another for tenements and a third for business buildings, and to make a law that the tenement quarter shall always remain the tenement quarter, and the high class residence section shall remain for all time exclusively for the residences of the well-to-do?

This was one of the revolutionary plans which received Mr. Veiller's approval. But what would be the effect upon land values and the consequence to real estate speculation of a law preventing residential or tenement property from ever being acquired for business purposes?

This question occurred to many who read Mr. Veiller's paper, and other comments were drawn forth by the Record and Guide during the week on Mr. Veiller's impeachment of the backyard in tenement districts. He would assign to the houses of the poor only the amount of land which such families could pay for without carrying upon their shoulders an undue portion of rent. For tenement houses he would have lots not to exceed in depth twenty-five or thirty feet.

The criticism has been made against city planners that their recommendations put a charge on the rentpayer that largely, if not wholly, nullifies the object sought for. This criticism was, indeed, made during the past week by the head of one of the largest suburban development firms in the country, who at the same time said that he was in entire sympathy with the desire of good men to better housing conditions.

"IMPOSSIBLE," SAYS MR. CRIMMINS.

Another very practised man in real estate affairs, John D. Crimmins, when interviewed for the Record and Guide, said he would not discuss the suggestion that tenement rows should be restricted to a depth of twenty-five or thirty feet because it was not practical in our situation.

But Mr. Crimmins saw a great deal of merit in the suggestion that cities should be laid out in zones, whereby the residence quarter should always be the residence quarter, the tenement quarter the tenement quarter, and the factory quarter the factory quarter.

"There have been settlements destroyed by factories and by other objectionable buildings coming in," he said. "But I do not know that a law could be enacted which would require that before a factory building could be erected in the vicinity, the consent of seventy-five per cent. of the property owners within a certain area would have to be obtained. Too frequently whole streets are destroyed by the erection of tenements where private houses had been exclusively erected.

"As to limiting the height of buildings," continued Mr. Crimmins, "no tenement located in a sixty-foot street should be more than five stories in height. High tenement buildings create congestion. In fact, I think it would be well to limit them to four stories, which is now being done in the out-lying boroughs.

"Small areas should be provided in tenement districts, one in every two blocks, where the children may play. These areas should contain not less than four city lots, and they might be designated as small parks. I refer to sections where there are no parks convenient."

"WOULD BE A FAILURE"—JOHN W. PARIS.

John W. Paris, president of the Real Estate Exchange of Long Island and a large suburban developer, said it was impossible to imagine the principle of permanent zones being applied to New York City. The most vivid imagination did not seem capable of comprehending the growth and development of this city twenty, thirty, forty or fifty years hence, he said.

In the growth and development of cities natural forces and conditions had to be considered. Immediately a factory section became congested, under the restricted zone plan, values would go skyward. Immediately a tenement house section became congested, and if the tenements could not spread into other sections a similar result would follow, and so on through the whole classification. Mr. Paris continued:

"Real estate has a value based only on the purpose for which it may be used. If it is to be restricted forever to a detached cottage development, its value is fixed for all time to come, unless the section is so confined as to make a congestion of population and a forced demand. Such condition is not desirable nor healthful.

"Much consideration has been given to the solving of the problem of tenement house congestion. The suggestions for curing this evil most universally heard is limiting the heights of buildings. By this means it is hoped to force the population out of these congested centres into sections of less congestion, and likewise to prevent future congested centres. Our present congested centres should be relieved and future possible congested centres should be prevented. There should be found a natural way in which these results might be accomplished.

"After carefully studying the situation for some years, I feel most strongly that the only way to cure these evils and prevent their repetition is to study the question of freight traffic, whereby our places of employment may be distributed and the employees thereby also distributed, which would bring about a natural distribution of their places of residences.

"The city has spent many millions, and is planning to spend many more in providing passenger transit lines with the thought in mind of transporting the laborer from the great congested laboring centre of lower Manhattan to the outlying sections where he may reside. Would it not be much more reasonable to study the problem and spend some millions on the improvement and extension of freight terminals into these outlying districts where the laboring man may find employment, with the natural result that his residence will be in the same locality?"

"I am firmly convinced that Mr. Veiller's idea, as might be applied to New York City, would be a failure. In some of the smaller and less rapid growing cities where there are no barriers existing, which must be overcome, and where the population can spread equally in any direction, it might be feasible, but certainly not as applied to New York City."

NOT CONCERNED ABOUT REAL ESTATE SPECULATION.

Elgin R. L. Gould, president of the City and Suburban Homes Company, said of Mr. Veiller's paper that it was a very definite and clear statement of views not usually presented at meetings of this kind. Mr. Gould added:

"The establishment of 'zones' is not a new thing abroad. On the whole, I believe it is a good thing. I am not concerned with its effects on real estate speculation, because we should always consider the advantage of the many as more important than the opportunities of the few. Slums and bad housing grow out of the present system very much in the way Mr. Veiller has pointed out, whereas there is not the same opportunity for housing evils under the 'zone' regime.

"I do not agree with Mr. Veiller as regards the size of lots. He has correctly stated the bad features of the alley system and the disadvantages of a uniformly designed lot and block plan for a city, but I am not at all prepared to see 'plain people' housed in buildings rising like piles of boxes from the street and covering the whole lot area.

"I agree with Mr. Veiller that houses two rooms deep are far better than even the best type of tenement construction which is possible upon New York city lots, but I think that lots thirty feet in depth are not sufficient to provide the esthetic opportunity which should never be absent from a well conceived city plan.

"Personally, I should be very glad indeed to see speculation in land reduced to a minimum. I have never held radical views in relation to land owning and land taxation, but I cannot help feeling that land speculation is responsible for many of the evils incident to the housing of city masses, and particularly for unwarrantably high rents."

GERMAN FEATURES COULD NOT BE REPRODUCED HERE.

Ernest Flagg, the architect, said:

"Mr. Veiller has evidently made a careful study of the subject of which he treats and understands that almost insurmountable difficulties stand in the way of improving our cities. Much of what he says is of a purely academic interest, because under present conditions the reforms he speaks of could not be carried out and there is not the least likelihood that these conditions will change for many years to come so as to make them practical.

"For instance, he is quite right, I think, in saying that except in special cases tall buildings are not desirable for cities, yet how can any practical man expect that a limit of 60 feet will be placed on them so long as it is the dearest ambition of every little town to have the highest building in the State? Or, what hope is there that cities will be divided into zones for different classes of buildings so long as we retain our present notions regarding the rights of individuals?"

"The wonderful improvements which have been effected in German cities have been brought about by Socialistic methods which do not find favor with us, and will not find favor here so long as we hold to the doctrine that the inalienable liberty of one should overlap the liberty of another. In Germany the municipalities own a very large percentage of the land within their borders and under such

conditions regulations can be made which are for the good of all; but I fear no such doctrine is likely to take root here and little in the way of improvement can be done without it. We hold to the belief that everyone should have the right to build on his own land as he chooses without regard to the interest of his neighbors.

"Mr. Veiller does me the honor to refer to the plan I have suggested for securing light for buildings and streets of cities, but he evidently has not grasped its full scope, for he says 'it would not insure the protection of the light and ventilation of adjoining buildings.' My plan is as follows:

"Limit the vertical height at the building line to a height equal to once the width of the street, except that at corners of streets there shall be no limit for a distance from the corner on each street equal to one-half the width of that street or one-half the width of any open square on that side of the building.

"In all other places permit the building to a greater height than once the width of the street over one-quarter of the area of every lot, provided that no part of the building extends beyond a line drawn at an angle of 75 degrees from a point in the centre of the street and inclined towards the building."

THE HOUSING PROBLEM AND LAND VALUES.

Grosvenor Atterbury, architect of the Forest Hills development, said:

"It has long been recognized in Europe that the economic solution of the housing problem is only possible where a rapid and uneven increase in land values is substantially prevented either by laws aimed at the direct prevention of land speculation or the control of the uses of the property in what have been called zones or quarters, which indirectly accomplishes the same end. Mr. Veiller's position in this matter is by no means new, but has on the contrary the support of probably the best examples of City Planning and Housing in Europe.

"The worst features of our tenements to-day are due to the attempt to meet rapid increment of value in the land by enlarging the accommodations of old buildings so as to house a correspondingly greater number of people to the acre. This is, of course, made doubly necessary by the fact that property immediately adjoining tenements is permitted to be developed with high buildings and in consequence the tenement property must, under our system of taxation, either increase its rents, reduce the size or increase the number of its rooms in order to meet this commercial competition. The limitation of the use of the property in certain zones to certain distinct purposes has for its principal object the elimination of this difficulty, as well as the suppression of speculation at the expense of the poorer classes.

"In answer to the question which the Record and Guide raises, as to whether restriction of land in certain zones to use for certain purposes would not tend to hurt speculation, I would say yes; and that on the whole such resultant reduction in speculative value would be a most desirable result. While speculative operations are undoubtedly one of the means by which the housing accommodations are provided for a great city, there is in my mind no question but what the ultimate effect of such rapid rise in prices as we usually see in city and suburban property in this country is very harmful in its effect, not only in the methods generally employed therein, but in the results that are almost sure to follow.

"As to the specific limitation in depth which Mr. Veiller suggests in the case of small tenements for the workingman, I am inclined to agree with him in princi-

ple, though I consider the depth of 25 feet insufficient in all probability for a proper housing unit. I do not think that his intention is to substitute houses without parking or yards as homes, for those who now occupy dwellings with such spaces, but rather to give the poorest classes an opportunity of obtaining a home, which while shorn of every unnecessary element involving increase of rental, shall provide rooms properly lighted and ventilated, and with the necessary sanitary equipment, and which can be so provided at a cost at least as low as that of the badly planned and absolutely unsanitary tenement giving an unkempt yard or court."

GEORGE B. FORD'S VIEW.

George B. Ford, of George B. Post & Sons, architects, said, regarding Mr. Veiller's paper, that it was a limited conception of city planning that would have it touch the housing problem at only three points, i. e., height of building, depth of lots, and alleys. How about the widths of streets, the orientation of streets, the housing that Mr. Veiller talks about later, the percentage of lot covered, the apportionment of play spaces, and the whole big question of transit? Mr. Ford asked. "In order to understand the housing problem," he continued, "we should consider its different phases all the way from the separate house in its garden to the tightly built-up six-story tenements. The first Mr. Veiller condemns as out of the reach of the working man. But, as is being constantly proved abroad, this can be done, provided you go far enough from the center of the city and do not waste too much money on unnecessarily wide streets. This implies, however, the best of transit or such excellent transportation of goods that manufacturers will be induced to move into the near neighborhood. This is where transit enters largely into the housing problem.

"Again, Mr. Veiller says that the workingman, whom he confounds here with the day laborer, would not use a garden if he had it. In the majority of cases this does not seem to be borne out by the facts.

"Further, it is quite possible to avoid neglect in the rear garden by the methods used at Port Sunlight, England. There the rear garden space is all pooled and divided up into allotment gardens, eight to the acre, where anyone who wishes may rent one or more plots. There are no vacancies, and there is strong competition among the renters as to the appearance of their gardens.

"Mr. Veiller is quite right when he says that 'Few builders leave sufficient space between houses to make the detached house worth while.' In the English garden suburbs the difficulty is met by building the houses in charmingly designed groups or rows of from two to six or eight houses. These are so varied and so disposed as to avoid utterly that deadly monotony which characterizes the brick row in Philadelphia."

THE OPEN-STAIR TENEMENT FIGHT.

Henry Atterbury Smith, the architect of the Open-Stair Tenements, regretted that Mr. Veiller does not give more prompt and enthusiastic support to matters in hand of immediate importance right at home, as well as settling the matters of the nation.

"I refer to his attitude relative to the elimination of a certain shaft in open-stair tenement type of houses," said Mr. Smith, "upon which subject your paper has taken a sympathetic and friendly attitude. We have had this matter before the Tenement House Committee of the Charity Organization Society. Finally, at great effort, we succeeded in getting

Mr. de Forest to view the buildings in East 77th and 78th streets about a week ago, and we are requested to have patience, that he is now to have some committee give our trouble attention. It is assumed it will be again dominated by Mr. Veiller.

"Mr. Veiller has a very prominent position in our community and one that he justly deserves for his years of study upon his subject; yet his attitude is most narrow, unreasonable, unscientific and unprogressive upon this shaft matter.

"Upon this subject he stands out alone, disagreeing with every other individual, that several of us have come across or sought in two and a half years. When I say we, I mean the Tenement Economies Society, of 20 Broad street, a group of prominent citizens who have volunteered to assist vigorously in preventing the error that Mr. Veiller would have us produce again and again.

"It may be that he is as unbalanced upon the subjects that you have brought before me, but I think not. In general, I think his address must have been helpful. There are many radical changes that he offers, but these we surely need. Many of us, who have grown used to be burdens of large cities, unscientifically preconceived as New York, do not realize what might have been. We have made and are making colossal errors as to light and ventilation, as to height of building and amount of lot that can be covered. Restrictions of the most sweeping nature should surely be accepted by small towns where the evils of congestion have not set in. In our old communities, absolutely without doubt, we should try to be more natural and rational, and should have a strong and constant leaning toward restriction.

"We of large cities do not realize what a damage we are doing not only to ourselves, but any number of smaller communities who imitate us. All through the West not only does the hotel rear up two or three times the average height of the town, but so does the apartment. This is without necessity; merely the fashion; it is what New York is doing.

"I cannot see any trouble whatever with any of the suggestions made by Mr. Veiller, provided they are started in good season. But the trouble is we allow our evils to be enormous before we awake to the danger, and then that produces breathless anxiety forever."

WOULD MAKE FOR STABILITY IN VALUES.

The Record and Guide has received the following letter from a famous city planner, Charles Mulford Robinson, of Rochester:

"Mr. Veiller's paper is so suggestive, and opens such interesting lines of thought, that it is difficult to discuss it in a few words. In reply, however, to your specific questions, I do think there would be great advantages, from a housing standpoint, in districting our cities, as the Germans do, into distinct zones or 'quarters' for distinct purposes; and I do not think that the effect upon real estate values in so doing would be disastrous.

"For one thing, it would make for stability in values. In the long run this is a good thing for investment properties. A guaranteed five-per-cent. stock is likely to sell at a higher average price through a term of years than is a stock paying average five-per-cent. dividends, but subject to speculative fluctuations. For another thing, it would make possible a reduction in the carrying charges on property which does not pay exceedingly high returns. This would be accomplished by fitting street provision to known needs, rather than to speculative possibilities.

"For example, if a man owns a tract

cut up into lots for humble homes, he is now often required to make his streets sixty to eighty feet wide, because there is the possibility that some day wide streets will be needed there. If it were known that the character of the district would not change, he could be allowed to put in streets only twenty-four feet wide. In the case of higher-class property, whether for business or residence purposes, it is well known that a purchaser is willing to pay a special price for a lot on a given street if it is the sort of street he wants, and if he is sure the character of the street will not change. But I went into this subject in my own paper at the Philadelphia Conference more thoroughly than is practicable in this interview.

"As to Mr. Veiller's suggestion that in the poorer quarters of industrial towns lots should not exceed twenty-five or thirty feet in depth, it is important to keep in mind the fact that his reference is only to the HOUSING OF THE POOREST PAID LABOR. From the social standpoint, this would be a much better provision than is offered by the high tenement. Yet I do not accept this, because I think still better provision is possible. For instance, one-family houses might be built in a continuous row around three sides of an open court or grass plat. As Raymond Unwin said, in discussing the suggestion, if it be desired to provide open space, why provide it in the most costly, the most unhealthy, and the most disagreeable form—which is a street? At the same time, Mr. Veiller has done American town planning a service in so strikingly calling attention to the need for shallow lots in poor sections.

"With reference to the height of buildings, I agree with Mr. Veiller in thinking that their height should not exceed the width of the street on which they stand.

"There is one point in the paper which is not covered by these questions, and on which I disagree with the writer. He says that there are but three ways in which city planning touches the housing problem: 'The height of buildings, the depth of lots, and, finally, alleys.' In my judgment, the street plan has most vital connection with the housing problem. For example, to name but a single feature, a provision of direct and broad radial highways may so widen the residential area available to low-paid labor, and, of course, to all higher classes of labor, as to have a very marked effect on the housing situation.

"CHARLES MULFORD ROBINSON."
Rochester, N. Y., May 30.

THE HOUSING PROBLEM.

First Annual Conference of National Association Continues Next Week.

"The Tenant's Responsibility," which some owners firmly believe is non-existent, except as a theory, is looming large upon the investment horizon these days when loans for certain types of housing structures are made only after searching investigation as to the class of occupant the finished structure will cater to. Deep cuts have been made in apartment earnings by reason of heavy repair bills caused by tenants driving tenpenny nails into bird's-eye maple door and wall panels, or have ruined tiled walls by driving heavy screws into them. And these are only minor instances of irresponsibility of tenants.

Emily W. Didwiddie, inspector of dwelling houses of Trinity Church Corporation, has made a careful study of this subject and will read a paper on it at the Monday evening session of the first National Conference on Housing in America, which will be held under the auspices of

the National Housing Association in the assembly hall of the United Charities Building, 22d street and Fourth avenue, to-day, Monday and Tuesday.

The topics to be considered this afternoon (Saturday) are: "A Housing Program;" by Lawrence Veiller, Secretary of the National Housing Association; "The Problem of the Small House," by Otto W. Davis, Superintendent of the Associated Charities of Columbus, O.; and this evening, "Housing Reform Through Legislation," by Paul Feiss, chairman of the Housing Committee, Chamber of Commerce, Cleveland, O.; and "Privy Vaults," by Charles B. Ball, Chief Sanitary Inspector, Health Department, Chicago.

On Monday morning, the delegates will be taken on a trip through the Italian and Jewish quarters, and in the afternoon "City Planning and Housing" will be the subject of a paper by Frederick Law Olmsted, President of the National City Planning Conference, of Brookline, Mass.; and "Alleys" will be the subject of another paper by Mrs. Albion Felowes Bacon, of Evansville, Ind. In the evening, "Law Enforcement" will be discussed by Commissioner John J. Murphy, of the New York Tenement House Department, and the paper already referred to will be read by Emily W. Dinwiddie.

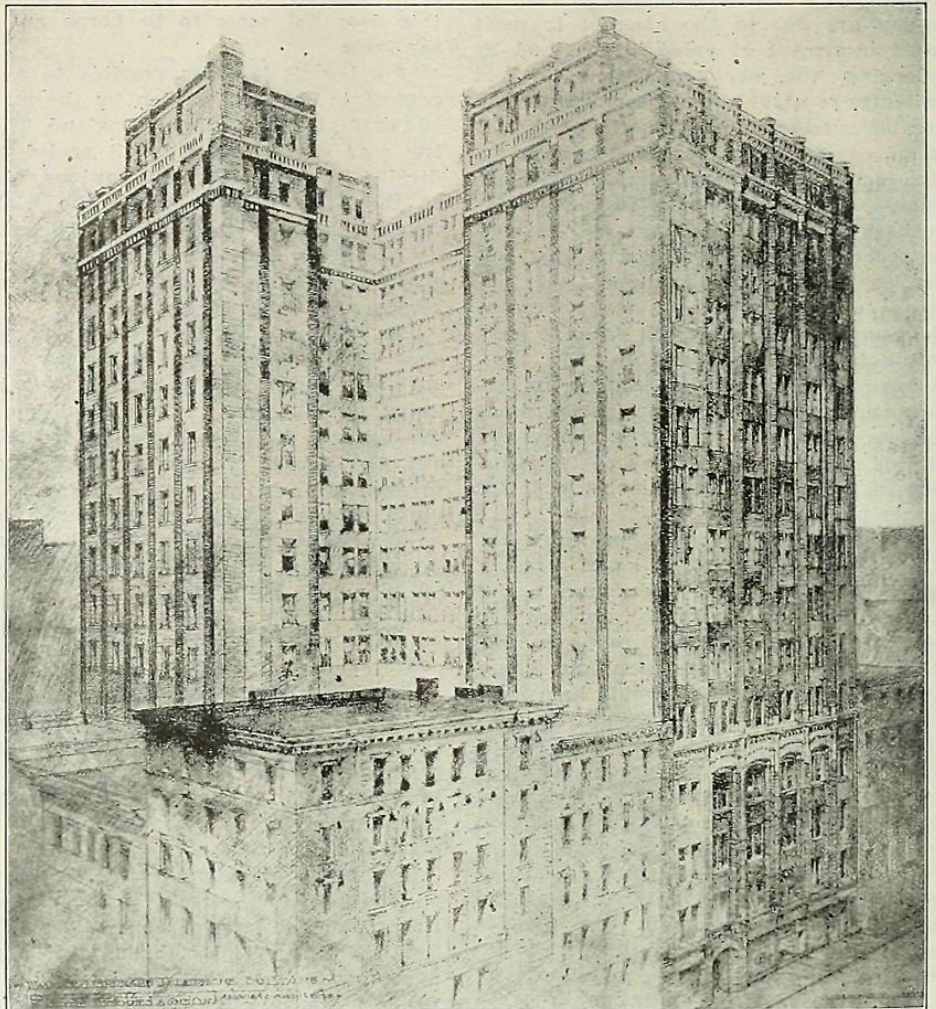
An inspection trip to model tenements will be the feature of Tuesday morning's program and in the afternoon "Best Types of Small Houses," by Miss Helen L. Parish, Director of Octavia Hill Association, of Philadelphia; and "Garbage and Rubbish," by Luther E. Lovejoy, Secretary of the Housing Commission, Detroit, will be the papers for general discussion. On Tuesday evening, "Housing Evils in Smaller Cities" will be the subject of a paper by Elmer S. Forbes, chairman of the State Housing Committee, of Boston, followed by a general discussion on "Sanitary Inspection," a paper by Edward T. Hartman, Secretary of the Massachusetts Civic League, Boston.

The meetings are open to the public.

Largest Telephone Building.

The largest telephone exchange building in the world, which is about to be constructed by the New York Telephone Company in the crowded downtown district of the city, will have splendid light, air and ventilation arrangement. As seen by the illustration herewith, looking southwest from the corner of Church and Lispenard sts, the court planning of the building is one of the principal factors of interest, taking into consideration that a large percentage of valuable floor area has been sacrificed on all floors of the building to provide for a court 42x66 feet in dimensions, the lining of which is to be of white enameled brick. Covering a plot of about 22,000 square feet, it will extend from Lispenard to Walker sts, Nos. 18 to 24 Lispenard st, between Church and West Broadway. As planned by the architects, Messrs. C. L. W. Eidlitz & McKenzie, Voorhees & Gmelin, 1123 Broadway, the owners will construct seventeen stories at first, with foundations adequate for one of twenty-five stories, the ultimate height of the building. The structure, which is to be equipped with a double bank of fifteen elevators, will be used by the company for its main long distance switchboard, which will have 200 positions, provide work for 200 operators, and be the largest switchboard in this country. It is planned to have three boards to take care of 20,000 subscribers and provisions have been made for the handling of calls of 60,000 local subscribers when the building is complete. All the switchboards are to be ventilated by three large blower fans, which will keep the air in circulation. There will be ducts in the sidewalls for the carrying of telephone cables from the street to the interior of the building. It will be ready for occupancy on or about March 1. The investment of the company in this operation will approximate \$2,000,000, including the land.

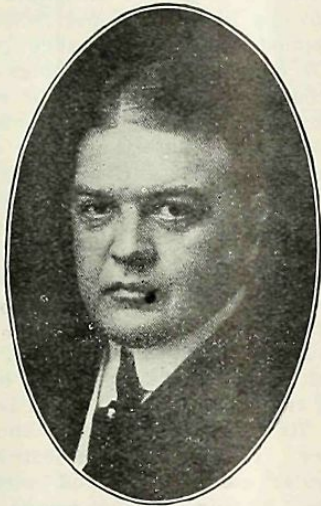
One feature of this operation is that the service will change from one "central" to another without interruption.



BUILDING TO BE ERECTED FOR N. Y. TELEPHONE COMPANY.
View from the corner of Church and Lispenard streets, showing the court side.

NOTABILITIES IN THE CURRENT NEWS

Men of Mark in Suburban Development



TIMOTHY L. WOODRUFF

Who is winning new business laurels as the active head of Garden City Estates and Jamaica Estates, both flourishing home colonies within the commuting zone.



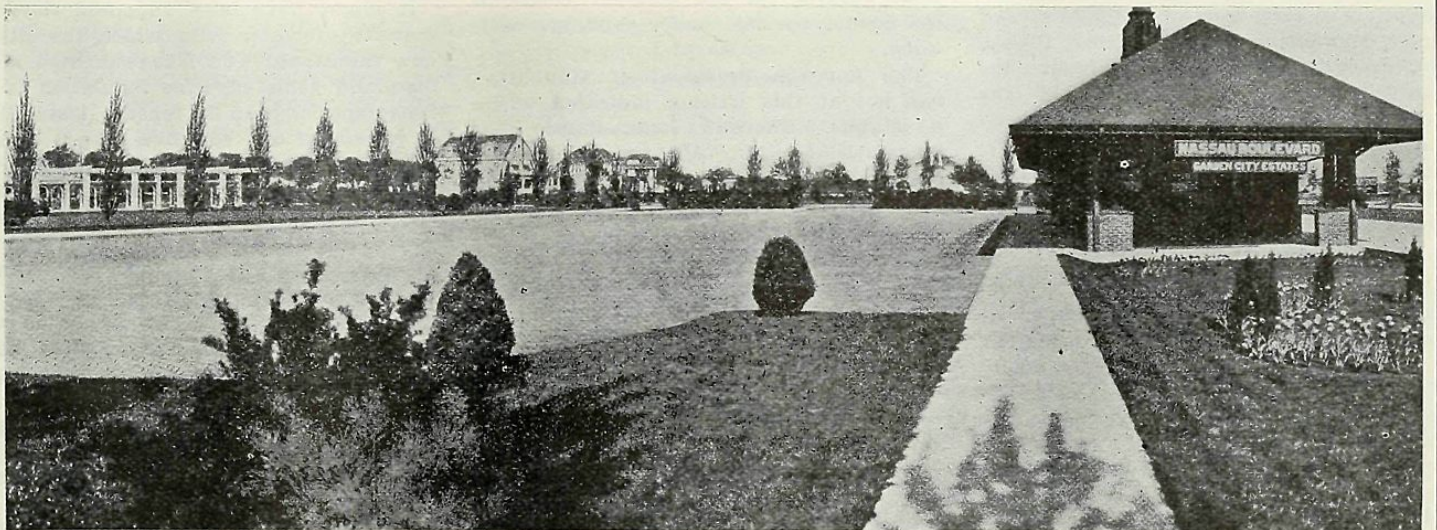
WM. H. REYNOLDS

Whose development of Long Beach is one of the triumphs of ocean resort building. Mr. Reynolds is also a developer of suburban residence parks.



T. B. ACKERSON

Whose 1,000-acre development, known as "Brightwaters," at Bay Shore, is one of the notable real estate enterprises of Long Island in, quality as well as size.



RAILWAY STATION AT GARDEN CITY ESTATES, L. I.

A good example of the care taken nowadays to make a favorable impression upon the suburban visitor as he steps from the train. Suburban developers realize not only that first impressions are frequently the decisive ones with prospective buyers, but that in small modern communities the railway station has supplanted the town hall as a chief centre of public interest. There is ample justification, consequently, for emphasizing the importance of the "depot square" in modern landscape effects.



CHARLES E. BAYLISS

Vice-President of Dean Alvord Co., which has made notable developments on Long Island. Among these are Belle Terre and the Roslyn Estates.



WILLIAM G. MORRISEY

Who is an active broker in Bath Beach properties and is president of the Brooklyn Board of Brokers. One of the realty pioneers in Bensonhurst.



H. STEWART MCKNIGHT

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Young William Waldorf Astor, of Cliveden, Bucks, England, does not, according to report, share the opinion commonly entertained over here that the New York Inheritance Tax Law is a failure.

A newspaper despatch from Washington says that the House committee investigating expenditures in the Treasury Department has discovered a new trust, to wit, the American Institute of Architects. The despatch does not say whether the trust is "reasonable" or "unreasonable."

Property owners expressed themselves strongly in favor of the contemplated resumption of ferry service between Grand street, Manhattan, and Broadway, Brooklyn, at a hearing this week before the Controller and the President of the Board of Aldermen. This town needs all the facilities it can get for wagon traffic across the East River, even if passenger traffic is largely diverted from the ferries there by new under river tubes.

The report submitted by John N. Carlisle to Gov. Dix on the Public Service Commission is a remarkable document. It contains no violent tirades and no indiscriminate condemnations. Even the rapid transit monopoly is discussed with indulgent regard for facts. "By constantly adding new improvements and safety devices," says the report, the octopus has "developed a train service that is marvellous." There is much to be said for Mr. Carlisle's way of looking at things without emotional disturbance.

Now that the Auctioneers Association has put into effect a plan for listing real estate securities, a common interest is provided which should enable that association to cooperate with the Board of Brokers towards building an exchange worthy of a great staple market. There must be some vitality left in the idea which gave rise to the old Liberty street exchange. It is out of question for brokers, auctioneers and property owners, as represented notably by the Allied Real Estate Interests, to get together once more?

One of the useful innovations introduced in the Bronx by Borough President Miller is a bureau of information relating to local improvements. Borough President McAneny is now considering a plan for an information bureau in Manhattan which shall cover a wider field of subjects. Local bureaus would be a convenience in all the boroughs. They might be so modeled as to supplement and cooperate with a general bureau, maintained, say, by the Board of Estimate. Such a bureau might, as one of its functions, publish a municipal year-book, compiled exclusively with a view to its practical value as a work of reference.

Accident Compensation by Agreement.

Two laws relating to compensation of employees by employers in cases of industrial accidents, were enacted by the Legislature in 1910. One, the Workmen's Compensation Act, which applied only to certain trades, made compensation compulsory. It was recently, apparently on this ground, declared unconstitutional. The other law, the Employers' Liability Act, applies to all trades and provides for voluntary contractual agreements as to compensation, the rates to be fixed according to the principles laid down in the Workmen's Compensation Act. The current "New York Labor Bulletin" points out that the Employers' Liability Act remains in force and gives a form of contract valid under it according to an opinion obtained from the Attorney-General. As yet only one employing concern, a factory in this city, has taken action under the law.

Where Does the Borough President Stand?

So far as can be judged by the newspaper reports there is little chance that a combination of the best parts of the two competing plans for subway extensions will be effected. The Mayor is the only responsible public official who has indicated any preference for such a combination and this fact is in itself an additional indication that from the beginning to the end of this controversy he has been working for the best settlement of the matter possible under existing conditions.

The Borough President of Manhattan has not at this writing indicated where he stands. There is some chance that inasmuch as Mr. McAneny, like the Mayor, has throughout the controversy been interested chiefly in doing the best he could for the whole city, he may favor in his report a combined plan.

The City's Strong Position.

Both of the competing companies are firm in their published opposition to any project of compromise; but when their probable grounds of opposition are analyzed the conclusion is inevitable that they could be forced into accepting a fair distribution of subway extensions. The Brooklyn Rapid Transit Company scorns a compromise now, because it evidently expects to benefit by the unpopularity of its rival and secure all the extensions on terms which secures to it half the profits of the new lines without risking the unprofitable expenditure of a dollar. Yet, only a couple of months ago it was eager for the Broadway-Seventh Avenue Manhattan line and certain Brooklyn extensions, and would have been entirely satisfied therewith. It would be equally well satisfied now—in case it had to be.

The Interborough Company declares itself unalterably opposed to the construction of a Broadway-Seventh Avenue line because such a line would divert a very large proportion of the most profitable Manhattan traffic away from its system. The argument is intellegible, but it is far from conclusive even in its bearing upon the interests of that corporation. A Broadway-Seventh Avenue line which does not run north of 59th street is precisely the line most needed to accommodate lower Manhattan traffic and relieve the congestion of the other subways. Moreover, there is every reason to believe that it can be operated without hurting except for a brief period the highly profitable operation of both an East and a West side subway.

The proposed subway extensions on the upper East and the lower West sides

will probably develop an enormous amount of wholly new traffic, which will, within a few years after they are opened, make them as congested as the existing subway; and the proposed Broadway-Seventh Avenue line will not only carry the population of Brooklyn to that part of Manhattan which nineteen out of every twenty will want to reach, but it will provide for a large volume of local Manhattan traffic and leave the longer Manhattan subways to their proper function of accommodating long distance passengers.

Of course, the net earnings of the Interborough Company will be reduced but not as its President claims to an unprofitable extent. Surely a threat of granting everything to its rival would bring the Interborough Company to a more pliable frame of mind. In case the Brooklyn Rapid Transit Company gets all it asks, the situation of the existing subway system would be really precarious. Its line between 42d street and the City Hall would be paralleled not once, but twice, and it would lose almost all of its existing traffic except that which is dependent on its West side, Bronx and Brooklyn lines. It would be subjected to a far severer competition, and would be deprived of any effective means of meeting it.

Neither company, as a matter of fact, is in a position to resist a fair compromise proposed by the city.

The Psychology of Water Waste.

It might have been supposed that the scarcity of water with which the city is now threatened would have created a demand for some effective regulation of its consumption, that is, for the installation of a general and effective system of meters. But that remedy no one dares even to propose, because of its unpopularity; and it is perfectly evident that so long as water consumption is not measured by meters, there will inevitably be flagrant and costly waste.

It is useless to ask people to be economical in the use of a service for which they pay a fixed sum. A certain proportion of consumers will be reasonably conscientious; but an equally large proportion will be as wasteful as their convenience dictates. And with extensive plumbing systems in every house, there are enormous opportunities of waste, which may for a long time escape the attention of even conscientious people. There might be some sense in this absence of regulation, provided anybody really benefited; but nobody benefits. The water merely runs away, and, consequently, millions of dollars of the city's investment in land, aqueducts, reservoirs and pipes counts for nothing.

It is extravagance of this kind, helplessly accepted and indefinitely continued, which makes one despair of the economic future of the country. Every case of such extravagance merely puts a premium on carelessness and unthrift; and it is costly not merely in money, but in individual effort and moral training.

The Week in Real Estate.

The private sales reported this week make, all things considered, a very good showing. At the beginning of the week business was practically suspended for two days, so far as the larger Manhattan brokerage offices were concerned. Yet a substantial volume of trading has been closed and a large proportion of it consists of transactions in high grade property—mercantile buildings, elevator apartment houses and choice building sites.

Practically all of the leading thoroughfares were represented in the brokerage news. On Fifth avenue the fur houses

of Clark & Weinberg took a long term lease of the old Flower mansion just north of 48th street. A six-story business building is to be erected on the site for the lessees.

A significant feature of the transaction is that Clark & Weinberg have been for many years in lower Fifth avenue. In moving northward they have elected to settle in a part of the avenue which has only recently come into prominence as a shopping center. The stretch from 42d street to the Plaza at 59th street has in a surprisingly short time taken on the character of shopping exclusiveness formerly presented by the Union Square section of Broadway.

Union Square was succeeded by the Waldorf-Astoria neighborhood of Broadway as the principal center for fashionable retail houses. At present, however, this neighborhood has a formidable rival in the rapidly developing center north of 42d street.

A number of causes have been in operation to promote the rise of this latest center of fashion in retail trade. Such trade is largely local and depends for prosperity upon being convenient to customers arriving in carriages. Recently, however, 42d street has become so congested as to discourage carriage shoppers from venturing southward of it. The residence quarters of people of wealth south of 42d street are less popular than they were. The bulk of the population upon which high-class local shops depend is north of that thoroughfare.

Broadway, Fourth avenue, Madison avenue and, in fact, pretty nearly all the prominent thoroughfares that have been active of late contributed their share of the week's brokerage news. There was a good demand for high grade investment property and not a few important building operations were foreshadowed in purchases of valuable sites.

THE BRONX.

North of the Harlem trading was comparatively light. What there was of it was sporadic in character and widely distributed. Investors and operators alike are apparently marking time in the Bronx until the subway question is settled. The dealing there was mostly in vacant lots and two-family dwellings. The inquiry for flats was relatively small.

BROOKLYN AND BEYOND.

The real estate market in Brooklyn was featureless, and sales were few in number. A large sale of Long Island City property to the General Electric Company was closed early in the week. It is understood that the company, the headquarters of which are in Schenectady, will erect a plant on the property and the sale is looked upon as another example of the industrial expansion going on in Queens.

Another big transaction was the purchase of a tract in Garden City, by Wesley C. Bush of Brooklyn, a former Superintendent of Buildings in that borough. It is Mr. Bush's first speculative operation outside of Brooklyn and marks the first building operation of consequence in Nassau county by a city builder.

The Building Material Market.

While building material of all kinds was very sluggish this week, probably not more than 50 per cent. of the total weekly volume moving, the price war in the steel market was not by any means entirely responsible for it. With Monday sandwiched in between Sunday and a holiday, and with the Tobacco Trust case decision hanging like a pall over it, and then a depressing opening day, Wednesday, only Thursday and Friday were left for normal business.

There was naturally some concern as

to how the Stock Exchange would open and close on Wednesday, not only because of the decision, but because of the announcement that steel prices had been cut to meet the list of the independents. Following the market rally strong business seemed to get into definite shape, but half the week had gone by that time, and the volume could not reach normal.

A fair volume of brick was sold on Monday, Tuesday was out of the reckoning, Wednesday weather conditions shut off demand effectually, and week-end sales were without feature. Portland cement, lumber, stone, lime and plaster and every other building commodity suffered the same stagnation.

So far there has been no yielding of prices in other lines following the cut in steel, and if there had been a full week in which to recover, materials would probably have shown little effect from the war now waging.

It is not believed that the resultant low prices will bring out general increased building activity, for the reason that many new projects, which had been delayed pending the Standard Oil and Tobacco decisions, have not moved forward sufficiently to be ready for figures, and that by the time they have reached the specification stage a price settlement will have been reached.

In the suburbs, the building situation is clearer. There are minor strikes among some artisans in smaller towns like Plainfield and Elizabeth and Jamaica, but for the most part labor is well employed and pacific. Lending companies here and in the outlying sections are freer with loans on well-secured investments.

The Law of Dumbwaiter Shafts.

Editor of the RECORD AND GUIDE:

I notice that in your issue of Saturday last considerable space has been given to the decision of the Appellate Term of the Supreme Court, just handed down, in the case of the City of New York, plaintiff, against Morton H. C. Foster, defendant, interpreting Section 97 of the Building Code governing the fireproofing of dumbwaiter shafts in tenement houses; and the able opinion of Mr. Justice Seabury, part of which you quote, will lead most of your readers to believe that there is only one side to this question. I deem it necessary, therefore, that the attitude of the property owners should be known by your readers, and hence write you these few lines.

Whilst the words, "All dumbwaiter shafts," used in Section 97, seem at first glance to be all comprehensive and to include dumbwaiter shafts in tenement houses erected before the Building Code went into effect, it is well known among lawyers that in interpreting a statute or ordinance the court must view it in its totality in order to ascertain the true intention of the lawmaker.

In the learned opinion of Mr. Justice Seabury, of the Municipal Court, who decided the case in favor of the defendant, he states that the defendant "should not be subjected to a penalty for failure to comply with the provisions of a section which neither by its terms nor on consideration of other sections of the act clearly indicates that the requirements are applicable to old as well as to new structures." And the learned justice below, carefully considering all the provisions of the Building Code, held that a close examination of its different sections shows that the Board of Aldermen have taken the view that "old buildings are not in all cases to be held to the strict regulations required in cases of new buildings, even when such regulations are eminently reasonable and dictated by sound public policy."

The contention of the United Real Es-

tate Owners' Associations, at whose request I have defended this test case, is that Section 97 of the Building Code applies only to dumbwaiter shafts in tenement houses erected after the Building Code went into effect; and as there is a serious question as to the true meaning of said Section 97, it is my intention to move at an early day before the Appellate Term of the Supreme Court for leave to appeal to the Appellate Division. In the case of Lantry vs. Mede, where the Fire Commissioner of the City of New York, under alleged authority given to him by Section 780 of the Greater New York Charter, sought to compel owners of old tenement houses to fireproof the dumbwaiter shafts, in which case I also had the honor to act as counsel for the defendant, the Appellate Term of the Supreme Court decided that the Fire Commissioner had such power and reversed the decision of the Municipal Court on this point. Upon appeal, however, the Appellate Division, by a vote of three to two, reversed the Appellate Term, and the Court of Appeals unanimously affirmed the decision of the Municipal Court against the city. If history repeats itself, the property owners may ultimately be successful, even though the Appellate Term has rendered decision against them.

We maintain that it is a useless expenditure of money to line a dumbwaiter shaft from the cellar to the roof with asbestos and metal, because it is well known that the only thing which causes a spread of fire is a draught; and if a fire starts at the bottom of a dumbwaiter shaft and the doors from the dumbwaiter shaft leading to the various floors are not opened the flames will strike the roof, and no damage will be done to the sides of the shafts; if the doors are opened the fire will spread to the floors, whether the sides of the dumbwaiter shaft are lined with fireproof construction or not.

We do appreciate, however, that fire may start in a cellar and creep to the dumbwaiter shaft, and this causes in many cases serious damage to life and property; and we are therefore in favor of having fireproof construction in the cellar, so that any fire starting in the cellar will never reach the dumbwaiter shaft. I have had interviews with Superintendent Miller of Manhattan, and Superintendent Thatcher of Brooklyn in reference to this question, and they are both satisfied to have Section 97 of the Building Code amended so that it shall require owners of old tenement houses to provide fireproof construction in the cellar and not require them to line the sides of the dumbwaiter shaft with fireproof material. I have prepared an amendment to that effect and submitted it for the consideration of the Board of Superintendents of Buildings for all the boroughs.

I might also mention that in the new Building Code, Section 30, which provides for the fireproofing of dumbwaiter shafts, only requires the fireproofing in the cellar in connection with such houses now existing. The other minor provisions in the proposed Section 30 of the new Building Code also meet with the approval of the members of my association, with slight modification as to detail. I say this, so that the readers of your publication should thoroughly understand that the property owners are ready and willing at all times to make necessary alterations and improvements in their houses so as to safeguard the lives and property of the thousands of tenement house dwellers in our city; but the United Real Estate Owners' Association will always contest in the courts, if necessary, the exercise of official authority where we believe that such exercise means only the expenditure of large sums of money, with no good to either owners, tenants or the community at large. IRA J. ETTINGER.

REAL ESTATE SECTION

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

THE WEEK'S STATISTICS.

The total number of sales reported in this issue is 47, of which 20 were below 59th st, 18 above, and 9 in the Bronx. The sales reported for the corresponding week last year were 67, of which 15 were below 59th, 21 above, and 30 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 171, as against 133 last week, and in the Bronx 127, as against 125 last week. The total amount was \$6,721,904, against \$4,910,228 last week.

The amount involved in the auction sales this week was \$2,015,247 and since January 1, \$25,368,010. Last year the total for the week was \$733,600, and from January 1, \$33,216,952.

Chatsworth in a Trade.

The Johnson-Kahn Co. and the Paran Stevens estate have completed one of the largest realty deals of the year. The property involved is the Victoria Hotel property at Broadway, 5th av and 27th st, and the Chatsworth apartment house through to 71st st opposite Riverside together with the 8-sty apartment house at 342 West 72d st, on plot 70x100.

The Victoria is 8-stys in height, was built about thirty years ago, and has frontages of 105.9 feet on Broadway, 254.1 feet on the south side of 27th st, and 62.4 feet on 5th av. The Chatsworth is a 12-sty structure, occupying a plot of about eight lots, with frontages of 101.2 feet on 72d st, 89 feet on 71st st, and measuring about 208 feet along its westerly side, overflowing the river.

It was built five or six years ago and has generally been regarded as one of the finest structures of its type on the west side. Together with the adjoining 8-sty house it has been valued at about \$2,000,000. This year's tax assessment lists place valuations of \$1,890,000 on the Victoria hotel and \$1,205,000 on the Chatsworth and the adjoining structure. De Selding Brothers and Frank E. Smith were the brokers.

The Park Estate Sells.

The Trenor L. Park estate is reported to have sold its block on Central Park West facing Columbus Circle. The property has a frontage of 318.4 feet on Broadway, 195 feet on 61st st, 361.8 feet on Central Park West, and 37.11 facing the Circle. The estate is represented by Frederick B. Jennings of the law firm of Stetson, Jennings & Russell.

The block is probably one of the choicest in the city. Situated alongside of one of the main entrances to Central Park at the head of Broadway, it affords a clear view down to Times Square, and far up Eighth av.

Last year the assessed valuation on the property was \$1,600,000. The new assessment for this year is \$1,800,000.

CITY ISLAND TAXPAYERS have once more applied to the Public Service Commission for better transportation. The Monorail built between Bartow and City Island, which was expected to do such excellent service, has proved itself very unsatisfactory to the people. A single car is run between these two points at a double fare to accommodate the island residents, which are growing daily in numbers.

PRIVATE REALTY SALES.

South of 59th Street.

BLEECKER ST.—G. Tuoti & Co. sold for a client 165 Bleecker st, a 5-sty tenement, on lot 25x100. The buyer will alter it for business use.

GREENWICH ST.—George Alexander MacDonald sold to an investor 719 and 721 Greenwich st, a new 6-sty loft building, on a plot 74x39x82x37.6. Mr. MacDonald recently leased the building for a term of five years to the Continental Warehouse Company.

GREENWICH ST.—E. H. Ludlow & Co. have concluded negotiations with the North Western Trust Co., of St. Paul, for the sale of 200 Greenwich st, a 5-sty building, 26x76, part of the Smith & McNell hotel property, and the only part of the large plot occupied by the hotel not owned by Thomas McNell. This is the first sale of the parcel since 1843, and the price is approximately \$40 per sq. ft. J. F. A. O'Donnell, the buyer, will probably continue the lease to the company now operating the hotel.

NORFOLK ST.—Lowenfeld & Prager sold 110 Norfolk st, a 5-sty tenement, on lot 25x100.

9TH ST.—Horace S. Ely & Co. sold for Harriet B. Hoffman 11 East 9th st, a 4-sty dwelling, on lot 25x92.3, to David B. Ogden.

24TH ST.—A. L. Mordecai & Son (Inc.) purchased through N. A. Berwin & Co., the premises 121 East 24th st from the Dye estate and the premises 123 East 24th st from John Palmer; the two properties being on plot 50x100. This is the first sale of 121 East 24th st since 1874.

30TH ST.—A. Coleman Smith sold to William J. Fitzgerald 9 East 30th st, a 4-sty altered building, on a lot 21.5x85. The building is separated by one lot from the 5th av plot recently bought by Benjamin Altman, from the Marshall Field Estate.

39TH ST.—Manheimer Brothers sold for William Wetstein to Selig Manheimer for investment 257 to 261 West 39th st, three 5-sty flats, on plot 76.6x98.9.

39TH ST.—Leon S. Altmayer and Harry N. Kohn sold for the Vigouroux Estate the 5-sty business building known as 14 West 39th st, just west of 5th av, on lot 22x98.9. The property was purchased by Maurice Mandelbaum.

39TH ST.—Pease & Elliman sold for Gen. Howard Carroll 35 and 37 West 39th st, two old 4-sty dwellings, on plot 40x98.9, between 5th and 6th avs. The buyer is Judson S. Todd. The plot will be improved with a high-class office structure. Permanent light will be assured the new building on the east, as the property is separated by a ten-foot alleyway from the new 15-sty Engineering Society building.

39TH ST.—Pease & Elliman sold for Mrs. Morris Wilkens 60 West 39th st, a 5-sty store and apartment building, on lot 21x98.9, to an investor. The property is located 147 ft. east of 6th av.

41ST ST.—Frederick Fox & Co. sold to Philip Lewisohn for Frederick C. Gilsey and William L. Sutphin 118 West 41st st, a 3-sty and basement dwelling, on lot 20x98.8. Last week Mr. Lewisohn purchased, through the same brokers, the two dwellings to the east at 114 and 116, and secured from Alfred C. Clark Mendelssohn Hall, abutting in the rear at 109 to 113 West 40th st. Mr. Lewisohn now controls a plot of 14,000 square feet, which he will resell to a builder for improvement with a loft building. The plot measures 80 feet on 40th st and 60 feet on 41st st.

45TH ST.—Mooyer & Marston sold for the Bloomingdale estate 55 West 45th st, a 3-sty dwelling, on a lot 18.9x100.5, to a client who will remodel the building for business purposes.

50TH ST.—Ames & Co. sold for the Rudolph Wallach Co. the 4-sty building 352 West 50th st, on lot 25x100.5. It will be altered into a loft building.

57TH ST.—Walter T. Hildreth, former proprietor of the Hotel Breslin, sold his residence at 333 West 57th st, a 4-sty and basement stone front dwelling, on lot 20.5x100.5, between 8th and 9th avs.

2D AV.—John M. Reid sold for the Estate of Abraham Maze to Frederick Vogel, 615 and 617 2d av, two 4-sty single flats and business property with stores, same being about 43 ft. from the southwest corner of 34th st and 2d av.

2D AV.—Mooyer & Marston sold for the Estate of Caroline A. Brundage the northwest corner of 2d av and 50th st, a 4-sty building, on lot 25.5x70.

4TH AV.—Leo Hess sold for the 407 to 413 Fourth Avenue Company to Charles A. Christman 407 to 413 4th av, old 4-sty buildings, on a plot 90x85. The property is located 46 ft. north of 28th st. Nos. 407 and 409 4th av is leased to the O. L. Cushman Company until 1919.

North of 59th Street.

78TH ST.—Schindler & Liebler sold for Jacob Kern 164 East 78th st, a 5-sty flat, on lot 25x100.

81ST ST.—Miss Georgianna White sold 6 East 81st st, a 4-sty dwelling, on a lot 20.7x102.2, about 141 feet east of 5th av. The property was held at about \$75,000.

83D ST.—S. Osgood Pell & Co. sold for Louisa A. Koenig the 4-sty and basement dwelling 28 West 83d st, between Central Park West and Columbus av, on lot 18x102.2. The buyer will occupy.

86TH ST.—Froman & Taubert have sold for Hyman Sarner "The Alcazar," a 6-sty and basement elevator apartment house, known as 120-122 East 86th st, on plot 51.1x102, to a client for investment. This property is a few feet west of the proposed Lexington av Express Subway station at 86th st, and has not changed hands in 20 years.

86TH ST.—Federation of Russian Polish Hebrews of America purchased the block front in East 86th st, between East End av and Henderson pl. A building on a plot 72x90, will be erected by the buyers for the Beth David Hospital. The structure will be six stories high and will contain 150 beds, free to the poor.

105TH ST.—Biloon & Ostroff have bought from Andrew Feeney, through H. Bloom, 58 East 105th st, a 5-sty tenement, on lot 25x100.11, near Madison av.

118TH ST.—Isaac Sargent sold to Jos. Russo 406 East 118th st, a 3-sty building, on lot 14.1x100.11.

126TH ST.—Albert Schalkenstein sold 225 East 126th st, a 5-sty and basement building, on lot 17x99.11, to Abraham Fisch, who gave in exchange the 5-sty building, on lot 18.9x100.11, at 14 East 113th st.

135TH ST.—L. C. Whitfield sold for Samuel J. Bettman 118 West 135th st, a 5-sty flat with stores on lot 25x100.

137TH ST.—Benedict & Co. resold for Jacob Frankenthaler to a client for occupancy 223 West 137th st, a 3-sty dwelling, on lot 18x99.11.

AMSTERDAM AV.—Harry B. Davis resold through George E. Baldwin the plot, 81.6x150, at the southeast corner of Amsterdam av and 120th st. The buyer is a well-known construction company, which will erect immediately on the site a high-class 10-sty apartment house. The property was acquired only ten days ago by Mr. Davis from the Charter Construction Co. (Bing & Bing), who took in part payment the plot 100x114.6 on the west side of Jerome av, 162.5 ft. south of Kingsbridge road.

BROADWAY.—Klein & Jackson bought the vacant plot at the northeast corner of Broadway and 81st st, 102.2x145.1, together with the four 5-sty flats adjoining, at 203 to 213 West 81st st, 150x102.2, the combined properties measuring 102.2 ft. on Broadway and 295.1 ft. on the street. The plot on the Broadway corner, which has been held at \$450,000, was bought by Klein & Jackson from the estate of Eliza M. Bailey, through the brokerage firm of Cammann, Voorhees & Floyd and Edgar A. Manning. Edward C. Williams negotiated the sale of the adjoining 81st st flats for William W. Skiddy. These properties have been held at \$260,000. The entire plot, which will probably be resold for apartment house improvement, extends to within 100 ft. of Amsterdam av. At its easterly end any new building on the site will probably have an unobstructed outlook, owing to the library building on Amsterdam av, just north of 81st st. The Bailey estate, which sells

the Broadway plot, is also the owner of the opposite (southeast) corner at 81st st.

MANHATTAN AV.—Arnold, Byrne & Baumann sold for the Nagrom Realty Co. 2 Manhattan av, northeast corner of 100th st, a 6-sty flat with stores, on lot 25.11 x95.

PARK AV.—Duff & Conger sold for Dr. Augustus Miller to Harry C. Hart the 5-sty double flat, No. 1227 Park av; size, 25x90.

RIVERSIDE DRIVE.—Bert G. Faulhaber & Co. sold for Mrs. Harriet D. Crane 825 Riverside Drive, running through to 158th st, a 3-sty and basement private dwelling, size 20.9x84.9.

2D AV.—E. E. Tisch & Co. sold 1109 2d av, opposite the Queensboro Bridge, for estate of Annie Leyesersohn to a client.

7TH AV.—Lowenfeld & Prager sold the southwest corner of 7th av and 149th st, a 5-sty tenement, on lot 24.11x100.

Bronx.

147TH ST.—Anthony F. Burger sold for O. Taussig three lots on the south side of 147th st, about 300 ft. east of Willis av.

152D ST.—Anthony F. Burger sold for a Mr. Nacke 419 East 152d st, a 3-sty dwelling on lot 25x100.

169TH ST.—Froman & Taubert sold for Alfred Lewis "The Bronx View," a 5-sty and basement apartment house, known as 622-624 East 169th st, on plot 50x147, to a client for investment. This property is in McKinley Square section.

197TH ST.—Stubenvoll Brothers sold the 3-sty dwelling on the north side of 197th st, 29 feet east of Briggs av.

GRANT AV.—L. C. Whitfield sold for the Waverly Construction Co. (J. A. Pinchbeck, president) 901 Grant av, a 6-sty new law house, on plot 50x127.

HONEYWELL AV.—Eugene J. Busher sold for the Rockland Realty Co. the plot 150x80 on the west side of Honeywell av, 50 ft. north of 180th st, to the Edward Muller Building Co., which will immediately erect five 5-sty double flats. The same broker has secured a building loan of \$80,000 for the buyers.

STEBBINS AV.—Edward Polak sold for Edward Curry 1302 Stebbins av, 4-sty double flat with stores, on a lot 25x100; also a 2-sty two-family house, No. 2208 Glebe av, on a lot 68x108x87, irregular; also lot No. 53 on Gifford st, Waring Estate, Throggs Neck, 25x100, for John R. Peterson; and No. 1728 Washington av, a 2-sty two-family house, on a lot 25x89, for David Kraus.

UNDERCLIFF AV.—Ernst & Cahn sold for Curtiss P. Byron to George H. Janss the plot, 36x100x irregular, at the northeast corner of Undercliff av and 176th st.

VYSE AV.—Moses Rosenthal sold for Frederick M. Kahle to Philip Doering, 1147 Vyse av, a 2-family dwelling, on lot 20x100.

WASHINGTON AV.—Ernst & Cahn sold for Helene Matthias 2058 Washington av, a 2-sty frame dwelling, on lot 18.9x95, to a client for occupancq.

Leases.

M. M. HAYWARD and DENZER BROS. have leased for a long term of years the four lofts, 50x100, in the Delaware, Lackawanna & Western Railroad Building at 427-429 Broadway, to the National Carpet Co., who will occupy same on or about July 1.

GOODWIN & GOODWIN rented for Mrs. Russell Sage to Anna Lovinger the 5-sty American basement private dwelling at 131 West 117th st, also for Gertrude A. Forman to the Home Daughters of Israel the private residence at 32 East 119th st, both for a term of years.

LOUIS SCHRAG, has leased for Madame O. Brand, to The Boudoir Co., the store and basement at 9 East 46th st, for a term of years; for Joseph Keen, the fourth loft in the same building, to the Misses Quinn; for the Royal Moving Picture Company, to Anast Topousis, the store in building 379 6th av.

SENIOR & STOUT have leased for Emily J. Coster and Frances S. Barnes, the 4-sty dwelling, 120 West 43d st, to Frieda Kruse, for a term of three years. Also for A. W. Pupke the 2-sty garage, 153 West 56th st, to Alexander Faure, for a term of five years. Also for Frieda Kruse, the basement floor, 120 West 43d st, to Thomas Wilson, for three years.

THE ALLWIN REALTY CO., Adolph Humpfner, Pres., have leased for the Hamilton Fish Corporation, the 4-sty

brownstone private dwelling, situated at 147 East 16th st, for a term of years to a client of theirs, who will occupy the said premises, at a yearly rental of fourteen hundred (\$1,400) dollars; for Halstead H. Frost, Jr., the 4-sty brownstone private dwelling situated at 244 East 19th st, for a term of years, at the yearly rental of fifteen hundred (\$1,500) dollars.

FREDERICK FOX & CO. have leased for Leo D. Schwartzreich the eighth loft containing 12,000 sq. ft. of space, at 54-62 West 21st st, to Morris Kashowitz; for the J. J. Astor Estate the first loft containing 10,000 sq. ft. of space, at 145-51 Greene st, to Rafelson & Morris; for the Criterion Construction Co., the top loft containing 8,500 sq. ft. of space at 114-120 West 26th st, to Levy & Co.; for Gimbel Bros., the eighth loft, northwest corner Broadway and 12th st, to Harry J. Schiffer & Co.; for the Estate of John Walton, the sixth loft, 147-149 West 25th st, to Klosty & Schiller; for the National Post Co., the second loft, 29-31 East 22d st, for F. A. Hardy & Co.; for H. L. Laster, the store and basement at 36 West 26th st, to Harry Halperin and for Schmitt Bros., in conjunction with Cruikshank Co., the entire building 331 4th av to Roseno Bros.

Suburban.

SCARBOROUGH, N. Y.—William A. White & Sons sold for Hans Winterfeldt his country estate at Scarborough, N. Y., known as The Crossways. The property has a large frontage on Scarborough road and is opposite the estates of James Speyer and V. Everit Macy. The buyer is Hubert E. Rogers, of this city, who has also purchased several acres of the George N. Griffin property, adjoining, through the same brokers.

Richmond.

WESTERLEIGH.—Cornelius G. Kolff has sold for a client of Pittsburgh, Pa., lot No. 159 on the northwest corner of Neal Dow av, Westerleigh, to Thomas J. Wearren, a builder, who will immediately improve the property.

WEST NEW BRIGHTON, S. I.—The Staten Island Holding Company has purchased through Cornelius G. Kolff of Benedict Parker, 6 lots comprising plot 150x100 on the south side of Myrtle av, between Brooks av and Elizabeth st, East New Brighton, N. Y.

Law of Earned Commissions Extended.

A decision just announced by the Court of Appeals marks the termination of five years of bitterly fought litigation. Judge Gray, writing the opinion, affirms the judgment in favor of the firm of L. Tanenbaum, Strauss & Co., real estate brokers, against the firm of Boehm & Coon, real estate operators. The judgment with accrued interest and costs will exceed \$30,000 and is the largest judgment that has been handed down for real estate brokerage commissions upon a lease.

This decision for the first time applies in the highest court of the State the doctrine of real estate brokerage law to the effect that a broker is entitled to his commissions where he brings the parties to a meeting of the minds on the terms of a lease even though the same is not consummated, provided that the failure to consummate is due to the party employing the broker. This doctrine had long ago been applied to the case of sales of real estate and the logical extension of it is a matter of great importance to the real estate brokers of New York.

The attorneys for the plaintiffs were Strouse & Strauss, ex-Judge Ernest Hall acting as counsel. The defendants were represented by George L. Shearer with ex-Judge Edward W. Hatch as counsel.

Trinity's Annual Report.

The annual report of the Trinity Church Corporation, just issued, shows that the taxable value of its productive property is \$13,693,500. It spent last year \$341,116 for the maintenance of its ten churches and eleven schools, which is about \$13,000

less than its expenses for these purposes in 1909. It turned into the city treasury for taxes and water rent \$157,000, or about 9 per cent. more than the total for 1910.

Receipts from rents alone were \$751,269, which is the largest item of its total income of \$863,719. The receipts from pew rents, which are collected in part in only four of its churches, amounted to \$16,626. The corporation's total expenditures, exclusive of the cost of new buildings, were a little more than \$1,000,000, so that there is a deficit for last year. The total amount set apart for new buildings is \$950,978, which was offset by an increase in note obligation.

The Rev. Dr. William T. Manning, the rector, in his report, refers to the fact that the vestry of Trinity has continued its policy of canceling the mortgages on other churches which have been held by Trinity parish, some of them for long periods. This item has been reduced from nearly \$400,000, the figure last year, to \$121,910.

To Sell Weinstein Estate.

L. J. Phillips & Co. will offer at auction in the Vesey st salesroom on Thursday, June 8, the 6-sty elevator apartment house, with stores, on plot 101x108, at the southwest corner of St. Nicholas av and 145th st; also the southeast corner of Park av and 96th st, a 6-sty elevator apartment house, with stores, on a plot 100.8x90, and the two 5-sty apartment houses at 507 to 511 West 138th st.

The sale is to be held by order of Charles H. Friedrich as attorney for executor of the Simon Weinstein estate.

Fire Waste for 1911 Excessive.

The fire losses in the United States and Canada for 1911 will probably exceed \$260,000,000. The figures for the first four months of the year show a total of \$87,577,000, as compared with \$67,222,100 during the same period last year. The losses for 1910 were \$234,406,650, and if the present ratio of increase continues throughout the year, the 1911 losses may approach \$300,000,000. This will exceed any year in the history of the country except those of the San Francisco and Baltimore conflagrations.

Government officials, underwriters and fire fighting authorities agree that the majority of these fires are due to carelessness and are easily preventable. All of the recent fires, which have attracted public attention because of the heavy loss of life with which they were accompanied, were due to the carelessness and indifference of the owners, occupants or municipal authorities.

The country cannot go on indefinitely burning up hundreds of millions each year, merely for lack of proper individual and municipal responsibility. New York has been spending \$10,000,000 a year for fire extinguishment and only \$10,000 for fire prevention. A score of fire insurance companies have retired from the field already this year because of the heavy losses in 1910 and the unfavorable outlook, two of the number being companies over a hundred years old.

CHARLES EDELSON has removed his office from 2470 7th av to 2490 7th av, between 144th and 145th sts.

GEORGE NEIMAN, after many years' association with M. & L. Hess is establishing a general real estate brokerage business under his own name. He has just leased for five years, through J. Edgar Leaycraft, a corner loft at the northeast corner of 5th av and 33d st, and he will have a complete organization ready for business shortly.

New Real Estate Corporations.

- Edmund Realty Co., 43 Cedar st, N. Y.; inc. April 3, 1911; capital, \$5,000; directors, E. Drohen, 219 West 104th st, N. Y.; Geo. W. Percy, 798 Quincy st, Brooklyn, N. Y.; Morris H. Siegel, 761 Trinity av, Bronx.
- Elliott Mortgage Co., 277 Bway, N. Y. C.; inc. Apr. 12, 1911; capital, \$10,000; directors, Maxwell H. Elliott, Marion R. Elliott, Adeline Haller, 277 Bway, N. Y. C.
- Elmont Construction Co., 558 W 158th st, N. Y.; inc. Apr. 10, 1911; capital, \$5,000; directors, Wm. H. Bulman, 23 Ft. Wash. av, N. Y. C.; Arthur S. Mauger, 557 W. 159th st, N. Y. C.; M. Carl Levine, 182 Bay 28th st, Bklyn.
- Ettar Realty Co., 87 Nassau st, N. Y. C.; inc. Apr. 11, 1911; capital, \$10,000; directors, Meyer Iscar, 1826 Bathgate av, Bronx; Abraham Iscar, 21 E. 117th st, N. Y. C.; Louis Scheuer, 204 W. 140th st, N. Y. C.
- Ewing, Bacon & Henry, 30 Church st, N. Y. C.; inc. Apr. 8, 1911; capital, \$50,000; directors, Blaine Ewing, 4 W. 53d st, N. Y. C.; F. T. H. Bacon, 611 W. 158th st, N. Y. C.; Seton Henry, 11 E. 45th st, N. Y. C.
- E. W. Realty Co.; inc. Apr. 10, 1911; capital, \$7,000; directors, Mendel Eotwein, 364 Sutter av, Bklyn; Louis Topkin, 66 Orchard st, N. Y. C.; Esther Wiltchik, 86 Second av, N. Y. C.
- David Falconer Contracting Co., 183 Jamaica av, L. I. C.; inc. Apr. 3, 1911; capital, \$3,000; directors, Edmund Speerscheider, 203 William st, L. I. C.; Elizabeth Falconer, 183 Jamaica av, L. I. C.; David Falconer, 183 Jamaica av, L. I. C.
- Fifty-five W. Thirty-sixth Street Company; inc. Apr. 12, 1911; capital, \$700; directors, Wm. H. Mack, 620 Atlantic av, Bklyn; Michael J. Callahan, 157 E. 89th st, N. Y.; Chas. B. Coates, 496 Mansfield pl, Bklyn, N. Y.
- Fifty-Eighth Street Realty Co., 149 Bway, N. Y.; inc. April 10, 1911; capital, \$20,000; directors, John F. Olive, 9 W. 58th st, N. Y. C.; Lewis M. Ludlum, 9 W. 58th st, N. Y. C.; E. A. Leavy, 620 W. 116th st, N. Y.
- Fifth Avenue and Forty-Sixth Street Co., 59 Wall st, N. Y.; inc. Apr. 6, 1911; capital, \$10,000; directors, Arthur C. Blagden, 176 E. 70th st, N. Y. C.; Eugene A. Donahue, 149 Bway, N. Y. C.; Joseph F. Dempsey, 275 Macon st, Bklyn, N. Y.
- Fillmore Construction Co.; inc. Mar. 31, 1911; capital, \$500; directors, Alfred T. Tompkins, 153 W. 91st st, N. Y. C.; Millard E. Tompkins, 236 Maple st, Bklyn; James B. Mackie, 2733 35th st, Bklyn.
- Gescheit Land and Improvement Co., 135 Bway, N. Y. C.; inc. Apr. 4, 1911; capital, \$20,000; directors, Adolf Gescheit, 518 W. 143d st, N. Y. C.; Chas. Korn, 745 Trinity av, Bronx; Samuel Zuckerman, Jr., 610 W. 152d st, N. Y.
- Greystone Securities Co., 100 Bway, N. Y.; inc. Apr. 3, 1911; capital, \$1,000; directors, Elliott C. Smith, Orange, N. J.; C. K. Clegg, West Orange, N. J.; James T. Bunt, 100 Bway, N. Y.
- Gross & Herbener Realty Operating Co., 427 W. 127th st, N. Y.; inc. Apr. 10, 1911; capital, \$1,000; directors, Geo. Herbener, Conrad R. Gross, Eugene G. Herbener, 558 W. 158th st, N. Y. C.
- G. & S. Realty Co.; inc. Mar. 31, 1911; capital, \$500; directors, Hyman Shatzkin, 358 E. 149th st, Bronx; Maurice E. Goldfein, 358 E. 149th st, Bronx; Michelangelo Vernini, 291 E. 149th st, Bronx.
- Mammoth Securities Company, 215 Montague st, Brooklyn, N. Y.; inc. March 17, 1911; capital, \$600; directors, Frank M. McIntire, John McIntire, Mary B. McIntire, Brooklyn, N. Y.
- Hartman Construction Co., 68 William st, N. Y.; inc. Apr. 12, 1911; capital, \$1,000; directors, Isaac Hauben, 68th st and 10th av, Bklyn; Michael H. Marks, 518 W. 135th st, N. Y. C.; Rae Hartman, 175 Floyd st, Bklyn.
- Herbst Realty Co.; inc. April 6, 1911; capital, \$2,000; directors, A. H. Herbst, 624 East 135th st, Bronx; C. L. Herbst, 624 East 135th st, Bronx; G. W. Herbst, 148 East 126th st, N. Y.
- Hillenbrand Realty Co., 316 East 87th st, N. Y.; inc. April 7, 1911; capital, \$20,000; directors, Christopher B. Hillenbrand, 961 St. Nicholas av, N. Y.; Elizabeth Hillenbrand, 316 East 87th st, N. Y.; Catherine H. Meyer, 316 East 87th st, N. Y.
- D. & W. Holding Company, 2 Rector st, N. Y. C.; inc. Apr. 7, 1911; capital, \$500; directors, Edwin C. Dusenbury, 2 Rector st, N. Y. C.; Louis Dusenbury, 222 4th av, N. Y. C.; Eliza N. Whiteside, 2 W. 83d st, N. Y. C.
- Holyoung Realty Co., 7 E. 17th st, N. Y. C.; inc. Apr. 11, 1911; capital, \$4,000; directors, Albert M. Hollstein, Samuel Young, G. M. Hollstein, 7 E. 17th st, N. Y. C.
- Housah & De Leeuw (Incorporated), 15 Broad st, N. Y.; inc. Apr. 12, 1911; capital, \$500; directors, Selig Housah, 353 W. 51st st, N. Y. C.; Rudolph M. De Leeuw, 660 W. 180th st, N. Y. C.; Julia Housah, 353 W. 51st st, N. Y. C.
- Knickerbocker Estates (Incorporated), 200 5th av, N. Y.; inc. March 31, 1911; capital, \$25,000; directors, Wm. L. Mercer, 200 5th av, N. Y.; Herbert L. Coffin, 2 Rector st, N. Y.; Geo. S. Ludlow, 2 Rector st, N. Y.
- Mae-Vera Company, 192 Montague st, Brooklyn; inc. April 11, 1911; capital, \$2,400; directors, Josephine A. Schuller, 183 VanBuren st, Brooklyn; Arthur Harris, 435 5th av, Brooklyn, N. Y.; John P. Kissling, 743 Jefferson av, Brooklyn, N. Y.
- Louis May Realty Co., 26 Court st, Brooklyn; inc. April 6, 1911; capital, \$5,000; directors, Louis May, 446 81st st, Brooklyn, N. Y.; Pearle May, 446 81st st, Brooklyn, N. Y.; Blanche Kaiser, 29 Schermerhorn st, Brooklyn, N. Y.
- Metropolitan Hall Association; inc. April 8, 1911; capital, \$500,000; directors, John H. Atkins, 1240 46th st, Brooklyn; Geo. W. Aitkins, 1240 46th st, Brooklyn; Henry Hilliard, 524 Midwood av, Flatbush, Brooklyn.
- Midland Heights Realty Co., 22 William st, N. Y.; inc. April 11, 1911; capital, \$10,000; directors, Geo. T. Van Valkenburgh, Walter Laier, Isaac A. Levy, 22 William st, N. Y.
- Montauk Investing Co.; inc. April 11, 1911; capital, \$10,000; directors, W. I. Throckmorton, Sewaren, N. J.; Bert hold H. Wunder, Bergenfield, N. J.; P. S. Halstead, 430 West 116th st, N. Y.
- Nappi Contracting Co.; inc. April 3, 1911; capital, \$5,000; directors, Saverio Nappi, Guiseppi Nappi, Victoria Nappi, 404 East 108th st, N. Y.
- Netling-Becker Company; inc. March 31, 1911; capital, \$50,000; directors, Chas. A. Dearborn, 201 Hawthorne av, Brooklyn; Ambrose F. Becker, 360 West 130th st, N. Y.; Wm. F. Netling, 2179 Ocean av, Brooklyn.
- New Improvement Co., 52 William st, N. Y. C.; inc. March 17, 1911; capital, \$500,000; directors, R. E. McMath, 600 West 192d st, N. Y.; G. F. Ravenel, 107 Waverly pl, N. Y.; Chas. Runyon, 52 William st, N. Y.
- North Side Investing Co., 1 Madison av, N. Y.; inc. March 21, 1911; capital, \$60,000; directors, Morell B. Beals, 118 West 123d st, N. Y.; Douglas Nicholson, 1 Madison av, N. Y.; J. Turner Grieve.
- The Ocean Boulevard Realty Co., 215 Montague st, Brooklyn; inc. April 6, 1911; capital, \$15,000; directors, Wm. S. Munro, 153 Hancock st, Brooklyn; John J. Haggerty, 215 Montague st, Brooklyn; James H. Scrimgeour.
- Obelisk Realty & Construction Co., 149th st & 3d av, N. Y.; inc. March 17, 1911; capital, \$15,000; directors, Mario Lorini, 88 Highland av, Yonkers, N. Y.; Edward J. Lorini, 643 Crotona Park North, N. Y. C.; Terence A. Brady, 15 Alexander av, Yonkers, N. Y.
- Palmer Construction Co., 41 Park Row, N. Y.; inc. April 5, 1911; capital, \$10,000; directors, Montague Palmer, 114 Liberty st, N. Y.; Leonard Palmer, 41 Park Row, N. Y.; Samuel F. Frank.
- Pelham Improvement Co., 120 Westchester Sq., N. Y.; inc. Apr. 12, 1911; capital, \$5,000; directors, Benj. Gainsberg, 144 W. 113th st, N. Y.; Frieda M. Buehrle, 582 Morris Park av, N. Y. C.; Albert Finkelstein, 33 W. 114th st, N. Y.
- Post Avenue Construction Company, 2169 3d av, N. Y.; inc. Apr. 5, 1911; capital, \$2,500; directors, John J. Dowling, 127 E. 106th st, N. Y.; Richard O'Connor, 2169 3d av, N. Y.; Geo. K. Caffrey, Chestnut st and Chichester av, Richmond Hill, N. Y.
- President Realty Co.; inc. Apr. 8, 1911; capital, \$10,000; directors, Joseph Cantanzaro, 466 75th st, Bklyn; Florence A. Argue, 49 W. 9th st, N. Y. C.; Worden E. Winne, 151 W. 97th st, N. Y. C.
- Prospect Boulevard Realty Co.; inc. Apr. 11, 1911; capital, \$50,000; directors, John Burba, 323 E. 116th st, N. Y.; Lawrence S. Folger, 18 Bway, N. Y.; Margaret K. Folger, 518 14th st, Boro Queens.
- Prudential Investing Co.; inc. Mar. 31, 1911; capital, \$25,000; directors, Nicholas Kessel, 1 Union sq, N. Y. C.; Chas. Kessel, 21 E. 14th st, N. Y. C.; Ernest H. Juergens, 76 William st, N. Y. C.
- Purvis Estate (Inc.); inc. Apr. 4, 1911; capital, \$10,000; directors, Mary Purvis, 424 54th st, Bklyn; Harry H. Purvis, 678 E. 4th st, Bklyn; Jennie Purvis, 424 54th st, Bklyn.
- Queens Boulevard Land & Improvement Co.; inc. Apr. 11, 1911; capital, \$150,000; directors, John G. Wischerth, 1076 Bedford av, Bklyn; Fred A. Baker, 12 Warren st, N. Y. C.; Paul R. Stillman, 148 Hancock st, N. Y. C.
- Ramilana Realty Corporation, 309 Bway, N. Y.; inc. Mar. 31, 1911; capital, \$2,500; directors, Wm. S. Sussman, 908 Kelly st, Bronx; Ray Sussman, 908 Kelly st, Bronx; Matthew Sussman, 605 E. 135th st, Bronx.
- The Renven Realty Co., 1239 Bway, N. Y.; inc. Mar. 31, 1911; capital, \$50,000; directors, Leander S. Sire, 1237 Bway, N. Y.; Richard J. Donovan, 234 9th av, N. Y. C.; Fredk. J. Kelly, 1239 Bway, N. Y. C.
- Runkle Realty & Construction Co., 149 Bway, N. Y.; inc. Apr. 6, 1911; capital, \$1,000; directors, Maurice Runkle, 149 Bway, N. Y.; Barton Zabin, 68 W. 117th st, N. Y.; Fredk. H. Wilson, 45 W. 34th st, N. Y.
- Rural Estate Co., 60 Wall st, N. Y.; inc. Apr. 5, 1911; capital, \$5,000; directors, Watson B. Robinson, 323 W. 77th st, N. Y. C.; George Barmore, Paterson, N. J.; George J. Johnstone, Passaic, N. J.
- Salem Centre Realty Co.; inc. Mar. 31, 1911; capital, \$2,000; directors, Hugo Jaeckel, 16 W. 32d st, N. Y.; Hugo F. Jaeckel, Jr., 16 W. 32d st, N. Y.; Theo. Jaeckel, 55 Bway, N. Y.
- Saratoga Improvement Co., 1779 Pitkin av, Bklyn, N. Y.; inc. Mar. 31, 1911; capital, \$25,000; directors, Jacob Goell, 1400 Pitkin av, Bklyn; Moses Ginsberg, 1464 Eastern Parkway, Bklyn; Herman Feitelberg, 52 E. 122d st, N. Y. C.
- The Sphere Realty Co.; inc. Feb. 20, 1911; capital, \$1,000; directors, Morris Bloch, Elias Goodman, Nathan Gross, 629 West 135th st, N. Y.
- The T. & B. Leslie Co., 229 Tompkins av, Brooklyn, N. Y.; inc. March 30, 1911; capital, \$1,000; directors, Thomas Leslie, 235 Kosciusko st, Brooklyn; Benj. P. Leslie, 1409 Sterling pl, Brooklyn; Benj. Ackland, Rosedale, L. I.

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, June 5.

ST. LAWRENCE AV.—Opening, Westchester av to Clason Point rd; 10.45 a. m.

ST. GEORGE'S CRESCENT.—Assessment, 206th st to Van Cortlandt Park; 11 a. m.

GILBERT PL.—Opening, Hunters Point rd to Faile st; 1 p. m.

GLEBE ST.—Opening, etc.; 3 p. m.

BOSTON RD.—Assessment, White Plains rd to northern boundary of city; 3.30 p. m.

A NEW STREET.—Opening, Bowery to Elm st (Manhattan); 4 p. m.

SEAMAN AV.—Academy st to Dyckman; 4 p. m.

Tuesday, June 6.

LUDLOW AV.—Assessment, from Tremont av, near Av A, to Whitlock av; 11 a. m.

ZEREGA AV.—Assessment, from Castle Hill av, near Harts st, to same, near West Farms rd; 1 p. m.

GRAND BOULEVARD.—Opening, 158th st to 164th st; 2.30 p. m.

THROGS NECK BOULEVARD.—Opening, from Eastern Boulevard to Shore Drive; 2.45 p. m.

Wednesday, June 7.

WHITE PLAINS RD.—Opening, from West Farms rd to bulkhead of East River; 10 a. m.

HAVEN AV.—Opening, from West 170th st to Fort Washington av; 10.30 p. m.

BEACH AV.—Opening, from Gleason av to Bronx River av; 11 a. m.

GUN HILL RD.—Opening, from Webster av to Elliott av; 12.15 p. m.

PATTERSON AV.—Opening, from Bronx River to Pugley's Creek; 2 p. m.

UNNAMED STREET.—Opening, from Fort George to Dyckman st, Manhattan; 2 p. m.

GARFIELD ST.—Opening, from West Farms rd to Morris Park av; 3.15 p. m.

EAST 172D ST.—Opening, from Jerome av to Morris av; 3.30 p. m.

Thursday, June 8.

TIBBETT AV.—Opening, from 230th st to 240th st; 10 a. m.

UNNAMED STREET.—Opening, from Riverside Drive to West 177th st; 3 p. m.

Friday, June 9.

11TH AV (Albert st).—Opening, from Jackson av to Flushing st, Queens; 2 p. m.

UNNAMED ST.—Assessment, from Riverside Drive to 177th st; 3 p. m.

MCGRAW AV.—Opening, from Beach av to Unionport rd; 3.45 p. m.

BY PUBLIC SERVICE COMMISSION,
TRIBUNE BUILDING.

Monday, June 5.

LONG ISLAND R. R. CO.—Investigation into rights and franchises.—Commissioner Bassett; 2.30 p. m.

EDISON ELECTRIC ILLUMINATING CO., OF BROOKLYN.—Special rates for electricity.—Commissioner Maltbie; 2.30 p. m.

Tuesday, June 6.

BONDHOLDERS' COMMITTEES METROPOLITAN STREET RY. CO.—Application for approval of reorganization and issue of securities thereunder.—Commissioner Maltbie; 2.30 p. m.

Wednesday, June 7.

KINGS COUNTY LIGHTING CO.—Rate for gas.—Commissioner Bassett; 2.30 p. m.

KINGS COUNTY LIGHTING CO.—Application for approval of sliding scale for rates of gas.—Commissioner Bassett; 2.30 p. m.

Thursday, June 8.

LONG ISLAND R. R. CO.—Alteration of grade crossing at 18th st, Whitestone.—Commissioner Bassett; 2.30 p. m.

LONG ISLAND R. R. CO.—Alteration of grade crossing at 5th av, Whitestone.—Commissioner Bassett; 2.30 p. m.

LONG ISLAND R. R. CO.—Alteration of grade crossing at Merrick rd, Springfield.—Commissioner Bassett; 2.30 p. m.

LONG ISLAND R. R. CO.—Alteration of grade crossings at Fresh Pond rd and Metropolitan av, Bushwick Junction.—Commissioner Bassett; 2.30 p. m.

LONG ISLAND R. R. CO.—Alteration of grade crossing at Farmers av, Hollis.—Commissioner Bassett; 2.30 p. m.

LONG ISLAND R. R. CO.—Alteration of grade crossing at Hamilton st, Hollis.—Commissioner Bassett; 2.30 p. m.

LONG ISLAND R. R. CO.—Alteration of grade crossing at Hempstead and Jamaica Turnpike, Queens.—Commissioner Bassett; 2.30 p. m.

LONG ISLAND R. R. CO.—Alteration of grade crossings at Lawrence, Old Lawrence and Bridge sts, Flushing.—Commissioner Bassett; 2.30 p. m.

Friday, June 9.

NEW YORK CENTRAL & HUDSON RIVER R. R. CO.—Change of motive power on West Side Division.—Commissioner Eustis; 2.30 p. m.

NEW YORK & QUEENS COUNTY RY. CO.—Service and equipment.—Commissioner Bassett; 2.30 p. m.

COMMISSIONERS OF ESTIMATE AND APPRAISALS, AT 258 BROADWAY.

Monday, June 5.

15TH AND 18TH STS.—North River Dock; 2.30 p. m.

Tuesday, June 6.

LOOP NO. 6.—Rapid transit; 11 a. m.

BROOKLYN BRIDGE ARCHES; 2 p. m.

Wednesday, June 7.

15TH AND 18TH STS.—North River Dock; 2.30 p. m.

Thursday, June 8.

BROOKLYN BRIDGE ARCHES; 2 p. m.

BROADWAY FERRY (Brooklyn); 2 p. m.

57TH AND 61ST STS. (Brooklyn).—Dock; 3.15 p. m.

Friday, June 9.

15TH AND 18TH STS.—North River Dock; 2.30 p. m.

LOCAL BOARD DOINGS.

CHESTER DISTRICT.

VIRGINIA AV.—Acquiring title to the lands necessary for Virginia av, from the Public pl at the intersection of Westchester av and 177th st, to Ludlow av. Adopted.

FIELDSTON RD.—Acquiring title to Fieldston rd, from Mosholu av south to land of the Northern Broadway Realty Associates. Adopted.

NEWTON AV.—Acquiring title to Newton av, from West 233d st, to West 260th st. Adopted.

233D ST.—Paving with Bituminous pavement. Adopted.

244TH ST.—Acquiring title to the lands necessary for the widening of 244th st, from its intersection with Spuyten Duyvil Parkway and Fieldston rd to Waldo av; and of Waldo av, from its intersection with 244th st, to 242d st; and of 242d st, from its intersection with Waldo av to Broadway; and of Corlear av, from its intersection with 242d st to Broadway and to 246th st; and of Broadway from its intersection with 242d st to Corlear av; and for the small public park bounded by Corlear av, Broadway and 242d st. Adopted.

STEVENS PL.—Regulating, grading, etc., from East 187th st to East 189th st, together with all work incidental thereto. Adopted.

233D ST.—Regulating, grading, etc., from Broadway to Albany rd, and all work incidental thereto. Adopted.

236TH ST.—Constructing a sewer bet

Broadway and Putnam av west, together with all work incidental thereto. Adopted.

234TH ST.—Regulating, grading, etc., from Kingsbridge av to Albany rd, and all work incidental thereto. Adopted.

CEDAR AV.—Paving with granite blocks from Sedgwick av to W 179th st, and the roadway of 179th st, from Cedar av to Sedgwick av, and of 177th st, from Cedar av to the bridge over the N. Y. C. & H. R. R. tracks, setting curb where necessary, and all work incidental thereto. Adopted.

GRAND AV.—Paving from Tremont av to Burnside av, from bituminous macadam to bituminous pavement on concrete foundation; also in Perry av, from Bedford Park boulevard to Mosholu Parkway South. 188th st, from 3d av to Beaumont av and in 236th st, from Mt. Vernon av to Webster av. Adopted.

MORRISANIA DISTRICT.

TIFFANY ST.—Paving with sheet asphalt, from the present pavement near Beck st, to the Southern Boulevard. Adopted.

148TH ST.—Furnishing and erecting guard rail at the southwest corner of 148th st and Park av. Adopted.

CROTONA DISTRICT.

152D ST.—Paving with asphalt blocks from Park av to Morris. Adopted.

Paving with asphalt blocks from Crotona av to Clinton av. Adopted.

CONDEMNATION PROCEEDINGS.

REPORTS COMPLETED.

JEROME AV.—Opening from Cameron pl to 184th st. The Commissioners of Estimate and Assessment have completed their estimate of damage and benefit and deposited same with the Bureau of Street Opening for inspection. Objection must be filed on or before June 10, hearings will begin June 13. Report will be submitted to the Supreme Court for confirmation June 30.

PROPOSED ASSESSMENT.

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 improvement extends to half the block at the intersecting streets except where otherwise stated.

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 June 27, at 11 a. m., at which time and place the objections will be heard and testimony received in reference thereto.

177TH ST.—Sewer from Fort Washington av to Riverside Drive.

BILL OF COSTS.

MANHATTAN BRIDGE APPROACH, between Forsyth st and East Broadway.

NORTH RIVER, between 15th & 18th st docks.

PIERS 32 & 33, EAST RIVER.—Bills of costs will be presented to the Supreme Court for taxation June 9.

FINAL REPORTS.

120TH ST.—Opening from Bronx River to West Farms rd.

UNNAMED ST.—Opening located south of Boscobel pl and extending from Undercliff to Aqueduct av.

TAYLOR ST.—Opening, from East River to Westchester av. The final reports of Commissions of Estimate and Assessment will be presented to the Supreme Court for confirmation June 9 for 180th st and June 12 for other.

BUILDING SECTION

Complete List of Plans Filed for Building Operations in Manhattan and the Bronx, together with Advance Building News.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

PARK AV, s e cor 60th st, 12-sty brick and stone apartment house, 60x90.5, plastic roof; cost, \$340,000; owner, John J. Hearn Const. Co., 505 5th av; architects, Denby & Nute, 333 4th av. Plan No. 358. J. J. Hearn president, Alfred N. Cohen, treasurer. Owner builds.

172D ST, s s, 100 w Audubon av, two 5-sty brick and stone tenements, 62.6x80, slag roof; cost, \$100,000; owner, Paterno & Son Contracting Co., 3058 Heath st, architects, Nast & Springsteen, 21 W. 45th st. Plan No. 359. Owner builds.

DWELLINGS.

73D ST, n s, 73 w Madison av, 7-sty brick dwelling, 20x80; extension, 9.7x15.5, slag and tile roof; cost, \$50,000; owner, Judson S. Todd, 11 Pine st; architects, George & Edward Blum, 505 5th av. Plan No. 371. Not let.

MISCELLANEOUS.

LEXINGTON AV, s w cor 116th st, sign to plot; cost, \$300; owner, Consolidated Gas Co., 4 Irving pl. Plan No. 632.

MANHATTAN AV, s w cor 109th st, sign to plot; cost, \$450; owner, Estate I. & S. Bernheimer, 32 Broadway. Plan No. 363.

CORLEARS ST, s w cor Monroe st, 3-sty brick and concrete car barn, 145.8x175, extension 50.6x49.4, tar and gravel roof; cost, \$100,000; owner, Frederick W. Whiteridge, 130th st and 3d av; architect, W. P. Seaver, 322 5th av. Plan No. 369. Not let.

MADISON AV, No. 168, 7-sty brick and stone studio building, 25.4x48, extension, 20.4x3, slag roof; cost, \$40,000; owner, The 168 Madison Avenue Realty Co., 1133 Broadway; architect, Wm. H. Birkmire, 1133 Broadway. Plan No. 368. Henry Lowenthal, treasurer, A. Shapiro, president. Not let.

42D ST, s s, 414.6 e 1st av, 1-sty brick oil storage, 19.4x14.4, slag roof; cost, \$1,400; owner, the New York Edison Co., 55 Duane st; architect, Wm. Weissenberger, Jr., 55 Duane st. Plan No. 372.

STABLES AND GARAGES.

66TH ST, No. 116 E., 3-sty brick and stone garage, studios and apartments, 25x89.9, copper and slag roof; cost, \$25,000; owner, Mrs. Chas. F. Clark, 831 Madison av; architects, E. R. Bossange and Butler & Rodman, 16 E. 23d st. Plan No. 364.

60TH ST, Nos. 229-231 West, 6-sty brick garage and storage, 50x90, slag roof; cost, \$100,000; owner, Annette Benjamin, 514 East 23d st; architects, Bernstein & Bernstein, 246 23d st. Plan No. 373.

STORES, OFFICES AND LOFTS.

57TH ST, No. 518 W., 8-sty brick and stone loft, 60.9x99.6, slag roof; cost, \$100,000; owner, Gustav Schock, 518 W. 57th st; architect, J. Broome, 123 Liberty st. Plan No. 360. Turner Const. Co., 11 Broadway, has contract.

MADISON AV, No. 250, 4-sty brick office building, 94.10x74.4, tar and gravel roof; cost, \$90,000; owner, Geo. F. Baker, Jr., 258 Madison av; architects, Walker & Gillette, 128 E. 37th st. Plan No. 361. C. T. Wills, contractor.

LAFAYETTE ST, s e cor Howard st, 11-sty brick and stone loft, 111.9x57.6, slag and gravel roof; cost, \$125,000; owner, Iveness Realty Co., 49 Wall st; architect, Frank H. Quinby, 99 Nassau st. Plan No. 365. One building will be demolished, Thomas G. Day, president, C. H. Haus, secretary and treasurer. Not let.

26TH ST, s s, 475 w 6th av, 12-sty brick and stone store and loft, 45.2x90, extension, 43.4x4.9, slag roof; cost, \$150,000; owner, A. & S. Const. Co., 1133 Broadway; architect, C. B. Meyers, 1 Union sq. Plan No. 366. A. Gordon, president, S. Gordon, treasurer, Samuel Greenberg, secretary. Owner builds.

5TH AV, No. 146, 14-sty brick and stone store, loft and office, 26x90, extension, 26x10, slag roof; cost, \$200,000; owner, 146 Fifth Avenue Co., 220 Broadway; architect, H. Craig Severance, 21 West 45th st. Plan No. 367. W. J. Atwood, president, E. D. Atwood, treasurer and secretary. Not let.

WEST BROADWAY, Nos. 248-250, 8-sty brick and stone loft, 42.11x95.1, tar and gravel roof; cost, \$50,000; owner, Heirs of Wm. B. Welsh, 256 Broadway; architect, Frederic P. Kelley, 3 West 29th st. Plan No. 370. Not let.

BROADWAY, s e corner 58th st, 20-sty brick and stone office, 108x125.11x85.11, tile and slag roof; cost, \$250,000; owner, U. S. Rubber Co., 42 Broadway; architects, Carrere & Hastings, 225 5th av. Plan No. 374.

The Norcross Bros. Co., 103 Park av, have general contract.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

145TH ST, s s, 215 West Brook av, two 5-sty brick tenements, plastic slate roof, 51.3x88; total cost, \$90,000; owner, Joel Realty Co., Jos. Lese, 35 Nassau st, president; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 377.

EAGLE AV, e s, 200 s 156th st, 4-sty bk tenement, 21x59, slag roof; cost, \$15,000; owner, John Piccirillo, 704 Eagle av; architects, Kreymborg Architectural Co., 1330 Wilkins av. Plan No. 386.

WHITLOCK AV, n w cor Barretto st, three 5-sty brick tenements, sizes irreg, slag roof; total cost, \$105,000; owners, Tully Construction Co. Michael J. Tully, 953 Whitlock av, pres.; architects, Kreymborg Architectural Co., 1330 Wilkins av. Plan No. 387.

DWELLINGS.

225TH ST, s s, 180 w White Plains av, 2-sty frame dwelling, tin roof, 21x50; cost, \$7,000; owner, Wm. Greenhalgh, 435 E. 165th st; architect, Fred Hammond, 391 E. 149th st. Plan No. 381.

246TH ST, n s, 257.8 e Livingston av, 2½-sty brick dwelling, shingle roof, 44x50.6; cost, \$10,000; owner, Edw. C. Delafield Est.; architects, Mann & MacNeille 12 E. 45th st. Plan No. 382.

239TH ST, s s, 220 w Keppler av, 2-sty and attic frame dwelling, slate roof, 23x41.10; cost, \$3,000; owner, Annie Cobban, 518 E. 240th st; architect, Geo. W. Cobban, 518 E. 240th st. Plan No. 383.

FACTORIES AND WAREHOUSES.

HARLEM RIVER R. R. YARD, near Willis av and 132d st, 2-sty brick warehouse, 1021.4x37.8; cost, \$100,000; owners, N. Y., N. H. & H. R. R. Co., New Haven, Conn.; architect, Chas. W. Lord, New Haven, Conn. Plan No. 388.

STABLES AND GARAGES.

HERSCHELL ST, s s, 50.6 w Halsey pl, 2-sty frame stable, 30x40; cost, \$500; owner, John Noonan, — Herschell st; architect, Thos. L. Newman, 2236 Ellis av. Plan No. 378.

211TH ST EAST, No. 740, 1-sty brick stable, 20x37, tar and gravel roof; cost, \$1,000; owner, J. Maddi, on premises; architect, J. G. Harlach, 790 East 180th st. Plan No. 385.

STORES AND DWELLINGS.

LANE AV, w s, 31 s Benson av, 3-sty brick store and dwelling, 25x65, plastic slate roof; cost, \$6,500; owner, Chas. Van Riper, 367 Walton av; architects, Moore & Landsiedel, 148th st & 3d av. Plan No. 384.

STORES, OFFICES AND LOFTS.

FORDHAM RD, s s, 112.3 w Andrews av, 1-sty frame store, tin roof, 29x55; cost, \$800; owners, McLernon Realty Co, 128 Fordham rd; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 380.

THEATRES.

3D AV, w s, 94 s 183d st, 1-sty brick moving picture exhibit, tin roof, 28x100; cost, \$3,000; owner and architect L. C. Maurer, 1493 Broadway. Plan No. 379.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

BANK ST, No. 119, toilets to 5-sty brick tenement; cost, \$200; owner, A. C. Grimme; architect, W. S. Boyd, 561 Hudson st. Plan No. 1431.

BETHUNE ST, No. 39, 1-sty brick rear extension, 20x16, to 3-sty brick office and factory; cost, \$350; owner, Zurich Silk Finishing Co., premises; architect, T. J. McCullough, 227 Waverly pl. Plan No. 1398.

CHRISTOPHER ST, Nos. 24-26, alter walls to 7-sty brick loft; cost, \$590; owner, the Fellows Co., 24 Christopher st; architect, R. J. Mansfield, 49 Claremont av. Plan No. 1429.

CLINTON ST, n w cor Delancey st, partitions, plumbing fixtures, stairs to 6-sty brick store and tenement; cost, \$300; owner, Morris Weinstein, 22 Mt. Morris Park West; architect, S. Sass, 32 Union sq. Plan No. 1412.

CHURCH ST, Nos. 315-317, Lispenard st, elevator, plumbing, steam heat, electric lights, iron columns, beams, to 5-sty brick store and loft; cost, \$4,000; owner, Ess Eff Realty Co., 122-124 East 25th st; architect, Fredk. S. Keeler, 140 Cedar st. Plan No. 1419.

CHRISTIE ST, No. 167, columns, girders, to — sty. brick shop and office; cost, \$250; owner, Estate H. C. Miner, 1402 Broadway; architect, Geo. Keister, 12 West 31st st. Plan No. 1421.

CHRISTIE ST, Nos. 190-192, partitions to 6-sty brick tenement; cost, \$300; owner, J. Seligman, 190-192 Christie st; architect, O. Reissmann, 30 1st st. Plan No. 1401.

EAST ST, No. 17, brick wall to 4-sty brick store and tenement; cost, \$150; owner, Estate Bache McE. Whitlock, 59 William st; architect, B. E. Stern, 7 West 38th st. Plan No. 1422.

EAST BROADWAY, No. 40, 1-sty brick rear extension, 25x22, to 5-sty brick store and loft; cost, \$400; owner, Hyman Cohen, 103 Forsyth st; architect, L. A. Sheinart, 194 Bowery. Plan No. 1414.

EAST BROADWAY, No. 147, erect sun parlor, partitions, to 4-sty brick store and dwelling; cost, \$1,200; owner, Isser Reznick, 83 Eldridge st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 1416.

HOUSTON ST, No. 453 East, alter partitions, stairways, walls to 6-sty brick tenement; cost, \$3,000; owners, I. Beck and H. Birnbaum, 1928 Bergen st, Brooklyn. Plan No. 1382.

LUDLOW ST, No. 158, oven to 5-sty brick store and tenement; cost, \$300; owner, M. Josephson, 105 Stanton st; architect, L. A. Sheinart, 194 Bowery. Plan No. 1413.

PEARL ST, No. 458, 4-sty brick rear extension, 22.6x28.6, to 3-sty brick storage and store; cost, \$2,000; owner, David Freed, premises; architects, Bernstein & Bernstein, 24 E. 23d st. Plan No. 1389.

PRINCE ST, Nos. 103-107, tank to 2-sty brick postoffice; cost, \$350; owner, Chas. Lane, 38 Fulton st; architect, T. W. Lamb, 501 5th av. Plan No. 1380.

UNION SQ, No. 4 East, erect sign to 4-sty brick store and office; cost, \$100; owner, D. Brubacher, 6 Union sq; architect, Geo. M. McCabe, 96 Union sq. Plan No. 1379.

WATTS ST, No. 46, partitions, windows to 3-sty brick tenement; cost, \$1,000; owner, Genarro Vesce, 35 Watts st; architect, C. H. Dietrich, 1112 2d av. Plan No. 1406.

1ST ST, No. 119, partitions, toilets, alter chimney to 4-sty brick dwelling; cost, \$150; owner, F. Noeglin, 119 1st st; architect, O. Reissmann, 30 1st st. Plan No. 1399.

7TH ST, No. 13 E., partitions, windows toilets to 5-sty brick tenement; cost, \$1,500; owner, G. T. Ernst, 12 E. 7th st; architect, O. Reissmann, 30 1st st. Plan No. 1400.

13TH ST, No. 118 W., erect stairway to 3-sty brick residence; cost, \$1,100; owner, Ladies' Christian Union, 118 W. 13th st; architect, Vernon Jarboe, 238 12th st, Brooklyn. Plan No. 1392. Cauldwell-Wingate Co. has contract.

15TH ST, No. 607 East, partitions, windows, to 5-sty brick tenement; cost, \$3,000; owner, Charles S. Terrett, 613 Monroe av, Asbury Park, N. J.; architect, John J. Devoe, 310 East 18th st. Plan No. 1433.

16TH ST, Nos. 205-207 E., platform, steel beams, cut openings to 7-sty brick church and parish house; cost, \$2,000; owner, St. George's Church Corp., 209 E. 16th st; architects, M. L. & H. G. Emery, 68 Bible House. Plan No. 1375.

17TH ST, No. 237 East, elevator shaft, partitions, heating plant, fire escapes, to 4-sty brick residence; cost, \$5,000; owner, St. Andrew's Convalescent Hospital, 237 East 17th st; architect, R. A. Van Houten, 5 Willow pl, Mt. Vernon, N. Y. Plan No. 1423.

20TH ST, No. 424 East, windows, partitions, skylights, to 4-sty brick tenement; cost, \$1,200; owner, Catherine E. McKenna, 147 4th av; architects, Harrison & Sackheim, 230 Grand st. Plan No. 1415.

23D ST, No. 130 West, show windows, stairs, volumns, to 3-sty brick studio and store; cost, \$1,500; owner, Estate of E. H. Cushmore, 240 West 23d st; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 1432.

23D ST, No. 146 West, brick walls, partitions, show windows, doors, to 4-sty brick office and studio; cost, \$500; owners, Walter, Emily and James W. McGucken, 1 West 93d st and Elizabeth K. Sherwood, 3456 Broadway; architect, W. C. Reid, 1023 Summit av. Plan No. 1417.

23D ST, No. 268 W., alter doors, stoop to 3-sty brick store and office; cost, \$500; owner, B. J. Smith, 266 W. 23d st; architect, P. F. Brogan, 119 E. 23d st. Plan No. 1385.

31ST ST, s e corner East River, elevator shaft, walls, to 2-sty brick market; cost, \$800; owner, Swift & Co., 32 10th av; architect, owner. Plan No. 1428.

34TH ST, No. 169 W., sign to 1-sty brick store and tenement; cost, \$75; owner, L. Morris, 242 W. 102d st. Plan No. 1396.

35TH ST, No. 3 E., 1-sty brick rear extension, 22x27.6, piers, windows to 4-sty brick office and store; cost, \$2,000; owner, Wm. Waldorf Astor, London, Eng.; architect, J. E. Burrows, 410 West 34th st. Plan No. 1377. John Downey, 410 W. 34th st, has contract.

45TH ST, No. 459 W., staircase, elevator shaft, cut doors to 6-sty brick factory; cost, \$3,500; owner, Wessell, Nickel & Gross, 459 W. 45th st; architects, Werner & Windolph, 27 W. 33d st. Plan No. 1405.

54TH ST, No. 34 E., partitions, doors to 4-sty brick dwelling; cost, \$1,500; owner, Marion W. Flint, 34 E. 54th st; architect, S. E. Gage, 340 Madison av. Plan No. 1397.

54TH ST, No. 267 West, alter beams, partitions, steel girders, show windows, to 4-sty brick hotel and store; cost, \$3,500; owner, John Padester, 20 University pl; architect, Geo. Hof, Jr., 1436 Webster av. Plan No. 1420.

59TH ST, No. 242 E., 2-sty brick front extension, 20x5.6, partitions, entrance stair to 3-sty brick dwelling; cost, \$1,000; owner, Arcade Realty Co., 155 E. 59th st; architects, Buchman & Fox, 11 E. 59th st. Plan No. 1407.

68TH ST, No. 215 W., alter stairs to 5-sty brick school; cost, \$4,000; owner, City of New York; architect, C. B. Snyder, 500 Park av. Plan No. 1387.

76TH ST, No. 5 W., partitions, iron girders to 4-sty brick dwelling; cost, \$350; owner, Oscar Straus, 5 W. 76th st; architect, Ernest Lowenbein, 586 5th av. Plan No. 1384. C. P. Hutchings Co., 322 St. Nicholas av, masonry.

77TH ST, No. 167 W., alter stairs to 5-sty brick school; cost, \$750; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 1386.

78TH ST, No. 106 E., 1-sty brick rear extension, 7.4x13.5, to 3-sty dwelling; cost, \$750; owner, Geo. P. Lies, 106 E. 78th st; architect, Wm. E. Walsh, 1135 Broadway. Plan No. 1404.

96TH ST, Nos. 107-109 W., new columns, floors, windows to 4-sty brick warehouse; cost, \$30,000; owner, Mrs. H. E. O'Connor, 580 West End av; architect, J. K. L'Hommiedieu, 400 Riverside Drive. Plan No. 1374.

112TH ST, No. 307 W., steps, windows to 3-sty brick dwelling; cost, \$500; owner, Samuel Aberlof, 31 Liberty st; architect, H. Zlot, 230 Grand st. Plan No. 1390.

115TH ST, Nos. 411-413 E., alter shafts to two 4-sty brick tenements; cost, \$200; owner, R. D'Onofrio, 413 E. 115th st; architect, L. F. J. Weiher, 271 W. 125th st. Plan No. 1381.

122D ST, Nos. 171-173 E., 1-sty brick side extension, 20x32.6, to 2-sty brick gar-

age; cost, \$1,200; owner, Mrs. Marie Dages, 174 E. 123d st; architect, Nathan Langer, 81 E. 125th st. Plan No. 1383.

125TH ST, Nos. 111-113 West, sign to 3-sty brick store and dwelling; cost, \$400; owner, N. Y. Operating Co., 111 West 125th st; architect, Eugene Schone, 25 West 42d st. Plan No. 1436.

125TH ST, Nos. 61½-63 E., cut openings to two 4-sty brick stores and dwellings; cost, \$150; owner, Hudson Realty Co., 115 Broadway; architect, J. C. Cocker, 2017 5th av. Plan No. 1408.

130TH ST, No. 122 E., alter stairs, entrance to 3-sty brick dwelling; cost, \$200; owner, Payne Estate, 158 E. 126th st; architect, H. Zlot, 230 Grand st. Plan No. 1403.

133D ST, Nos. 60-62 West, partitions, to 4-sty brick stable; cost, \$3,000; owner, New York Transfer Co., 1354 Broadway; architect, Andrew Galbraith, 407 West 35th st. Plan No. 1418.

145TH ST, No. 513 West, alter stairs, girders, partitions, brick walls, windows, to 5-sty brick tenement; cost, \$1,500; owner, Edward Alexander, Hotel Albany, Broadway and 41st st; architect, C. B. Meyers, 1 Union sq. Plan No. 1425.

BROADWAY, Nos. 1628-1630, sign to two 3-sty brick stores and hotel; cost, \$200; owner, J. Weinstraub, premises. Plan No. 1395.

BROADWAY, No. 1550, erect sign to 4-sty brick store and tenement; cost, \$200; owner, J. P. Outcalt, 235 West 75th st. Plan No. 1434.

LENOX AV, No. 287, 1-sty brick rear extension, 19x35, partitions, walls, to 3-sty brick store and dwelling; cost, \$5,000; owner, Geo. Ehret, care of Schmidt & Donohue, 291 Lenox av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1424.

LEXINGTON AV, No. 824, alter stoop, elevator shaft, skylight to 4-sty brick parish home; cost, \$1,500; owner, Anna M. Galbraith, 824 Lexington av; architect, J. Odell Whitenack, 231 W. 18th st. Plan No. 1376.

1ST AV, No. 2294, 2-sty brick rear extension, 19x22.6, partitions to 4-sty brick store and tenement; cost, \$1,500; owner, Mrs. C. Schwetz, 32 Hamilton av, Paterson, N. J.; architects, A. L. Kehoe & Co., 1 Beekman st. Plan No. 1402.

1ST AV, Nos. 2284-2286, partitions, to two 5-sty brick tenements; cost, \$250; owner, R. D'Onofrio, 413 East 115th st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 1411.

1ST AV, Nos. 1708-2224, 1-sty brick front extension, 22x8, to 3-sty brick store; cost, \$200; owner, J. Balmore, 2224 1st av; architect, A. Bartoccini, 261 Broadway. Plan No. 1430.

3D AV, No. 1855, toilets, shaft to 5-sty brick store and tenement; cost, \$3,000; owners, S. Wies and B. R. Schiff, 29 W. 111th st; architect, Samuel Levingson, 29 W. 42d st. Plan No. 1391.

4TH AV, e s, 32d to 33d sts, erect sign to 1-sty brick car barns; cost, \$900; owner, Metropolitan Rwy. Co. 621 Broadway; architect, Geo. M. McCabe, 96 5th av. Plan No. 1378.

5TH AV, No. 695, stairs, beams, entrance windows, to 5-sty brick residence; cost, \$18,000; owner, Mrs. Benjamin Brewster, 695 5th av; architects, Stephenson & Wheeler, 2 West 45th st. Plan No. 1426.

5TH AV, No. 693, entrance, partitions, alter stoop, to 4-sty brick dwelling; cost, \$3,000; owner, J. T. Brice, 693 5th av; architect, Wm. S. Miller, 141 East 40th st. Plan No. 1435.

5TH AV, n w corner 115th st, fire escapes to 4-sty brick dwelling and office; cost, \$300; owner, State Bank, 378 Grand st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 1427.

6TH AV, Nos. 450-452, 7-sty brick rear extension, 39.6x28.10, add 2 stories, partitions, stairs, elevator, front wall to two 5-sty brick tenements; cost, \$40,000; owner, Max Radt, 73 5th av; architect, Samuel Sass, 32 Union sq. Plan No. 1388. Not let.

6TH AV, No. 822, 1-sty brick rear extension, 20x40 partitions, plumbing fixtures, glass fronts to 4-sty brick store and tenement; cost, \$4,000; owner, Mary T. Cremins, Pelham Manor, N. Y., and Katherine G. Roche, Pelham Heights, N. Y.; architects, Smyth & Gillen, 864 E. 169th st. Plan No. 1393.

7TH AV, Nos. 448-450, sign to two 3-sty brick stores and dwellings; cost, \$350; owner, W. A. Robinson, 116 W. 80th st. Plan No. 1394.

8TH AV, No. 42, partitions, skylights, plumbing, to 4-sty brick tenement; cost, \$1,000; owner, Estate P. E. Guerin, 123

Jane st; architect, John H. Knubel, 318 West 42d st. Plan No. 1410.

11TH AV, No. 837, partitions, windows to 3-sty brick tenement; cost, \$850; owners, Mrs. K. B. Flaherty, 219 W. 80th st, and Miss E. Tyrell, Ponce, Porto Rico; architect, James Higham, 2231 Broadway. Plan No. 1409.

Bronx.

SEABURY PL, No. 1045, new beams and posts, etc., to 2-sty frame store and dwelling; cost, \$500; owner, Wm. Ebeling, 650 St. Ann's av; architect, Geo. Hof, Jr., 1436 Webster av. Plan No. 241.

238TH ST, s s, 245 w Veris av, 2-sty frame extension, 29x7, to 2½-sty frame dwelling; cost, \$1,500; owner, Philip J. Cogan, on premises; architect, Geo. W. Lockwood, 78 East 236th st. Plan No. 252.

BARNES AV w s, 55 s 230th st, move 1-sty frame stable; cost, \$50; owner, Mrs. Ida Schrul, on premises; architect, M. V. B. Ferdon, 749 East 230th st. Plan No. 247.

BROOK AV, No. 1112, new brick walls, etc., to 2-sty brick factory; cost, \$2,500; owner, Giles Whiting, 2 West 45th st; architect, Richard Berger, 309 Broadway. Plan No. 242.

CASTLE HILL AV, w s, 305 n Starling av, 1-sty frame extension, 18.5x14.1 1 sty and attic frame dwelling; cost, \$1,000; owner, Frederick Hertfelder, 2223 Haviland av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 249.

EASTCHESTER ROAD, e s, 507 s Saratoga av, 3-sty frame extension, 6.8x11, to 3-sty brick dwelling; cost, \$1,500; owner, Maria Sabatini, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 248.

JEROME AV, n e cor. 177th st, new foundation to 2½-sty frame dwelling; cost, \$2,000; owner, Armin Hermann, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 250.

VYSE AV, w s, 100 n Jennings st, 1-sty frame extension, 20x13.6, to 3-sty frame dwelling; cost, \$400; owner, Chas. Reilly, 271 East 127th st; architect, Robt. E. Rogers, 5 East 42d st. Plan No. 246.

WASHINGTON AV, No. 1728, 1-sty frame extension, 21x9.8, to 3-sty frame dwelling; cost, \$600; owner, David Kraus, 246 East 129th st; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 251.

WOOD AV, n e cor. Leland av, new partitions, &c, to 2-sty frame store and dwelling; cost, \$300; owner, Frank Gass, 2215 Westchester av; architect, B. Ebeling, 1136 Walker av. Plan No. 245.

ZEREGA AV, s e cor. Glebe av, 1-sty frame extension, 16x5, to 2-sty frame dwelling; cost, \$500; owner, Mrs. J. Gereghy on premises; architect, Thos. L. Newman, 2236 Ellis av. Plan No. 244.

3D AV, n w corner 150th st, 6-sty brick extension, 100x27.11 to 5-sty brick store; cost, \$80,000; owners, Ebeling Realty Co., 103 East 125th st; lessee, L. M. Blumstein, 453 West 141st st; architect, M. J. Garvin, 3307 3d av. Plan No. 243.

ADVANCE BUILDING NEWS.

Manhattan.

33RD ST.—George Provot, architect, 105 West 42d st, has completed plans for the nurses' home in West 33rd st, between 9th and 10th avs, for the French Hospital, of 450 West 34th st, and will take estimates on the general contract about the middle of June.

PARK AV.—Pickering & Walker, architects, 103 Park av, have plans on the boards for a 12-sty, fireproof, brick, stone and terra cotta apartment house, 139x100 ft., at the northeast corner of 82d st and Park av, for the 969 Park Ave. Co., of which George P. Walker is pres. The W. J. Taylor Co., 5 East 42d st, has the general contract.

FIFTH AV.—John H. Duncan, architect, 208 Fifth av, has been selected architect for the 8-sty fireproof brick and stone office building to be erected at the northeast corner of 5th av and 52d st, by Robert E. Dowling, of 165 Broadway. No contracts have yet been placed.

46TH ST.—Work was started this week tearing down the five private dwellings in the north side of 46th st, where an 18-sty addition to the Ritz-Carlton Hotel is to be built at once. It will increase the present capacity of the hotel about one-third, adding 10,000 sq. ft., and when completed will cover more than half of the entire block bounded by Fifth and Madison avs., 46th and 47th sts. It was originally planned that the addition to

the hotel would be a low structure, the chief feature of which would be a ball-room extending through the block from 46th to 47th sts, with an 80 ft. frontage, adjoining the rear of the hotel. The Ritz-Carlton at present has a frontage on Madison av, of 200.10 ft. and 140 ft. in both streets. Its total square foot area will be increased from 28,000 sq. ft. to 38,000, adding 100 extra sleeping rooms. Warren & Wetmore, 3 East 33d st, have prepared the plans.

51ST ST.—Geo. Fred Pelham, 507 5th av, is preparing plans for a 9-sty apartment house, in the north side of 51st st, between Broadway and 8th av, for the Janpole & Werner Const. Co., to contain eight families on each floor.

12TH ST.—Mrs. M. E. Alexander, 12 West 40th st, who has plans prepared for altering No. 36 West 12th st, reports that there will be a new studio floor added in connection with other alterations as reported in issue of May 27. Terra cotta tile and blocks will be used.

142D ST.—The Emkaar Realty Co., 42 West 114th st, will soon start work on a 6-sty, 36-family apartment house, 100x100 ft., in the north side of 142d st, 100 ft. west of Broadway, from plans by Geo. Fred Pelham, 507 5th av. The owner will handle all contracts. Officers are K. Frank, president; R. Frank, secretary; and Meyer Frank, treasurer.

OLD BROADWAY.—Frank Hausle, architect, 81 East 125th st, has plans in progress for a 5-sty brick and limestone tenement with stores, 25x100 ft. on the east side of Old Broadway, 75 ft. south of Lawrence st. The architect will take bids on separate contracts. The cost is estimated at \$16,000.

HOUSTON ST.—About June 30, bids will be taken by architect Thomas W. Lamb, 501 5th av, on the general contract for the 7-sty fireproof theatre, 86x155 ft., which the Minsky Realty Co., 236 Eldridge st, will erect at Houston and Chrystie sts, costing approximately \$250,000. Brick, limestone and terra cotta, seating capacity 2,000. There will also be a roof garden and stores on the ground floor.

HENRY ST.—In about one week plans will be ready for figures for the 6-sty brick school, 43x75 ft. to be erected at Nos. 155-157 Henry st, near Rutgers st, by Jacob Joseph, of 197 Henry st. Adolph Martin, 34 West 28th st, is completing the plans.

MADISON AV.—Work will probably be started by fall on the 20-sty fireproof, marble and terra cotta loft building, southeast corner of 25th st and Madison av, 74 ft. on Madison av, 175 ft. on 25th st, and 98 ft. depth in rear. Charles A. Valentine, 346 4th av, is architect, the Cauldwell-Wingate Co., 381 4th av, the general contractors, and A. Fillmore Hyde, 381 4th av, the owner. The store, basement and four upper floors have been leased to Frederick Vietor & Achelis (dry goods), of 66 Leonard st. The cost will be \$1,300,000. It will also include a power plant.

150TH ST.—The New York Telephone Co., of No. 15 Dey st, will put up a new exchange telephone building on a plot 50 x100 ft. in the southside of 150th st, 200 ft. east of Courtlandt av, the Bronx. C. L. W. Eidlitz, architect, No. 1123 Broadway, usually prepares plans. Officers of the company include: Union N. Bethell, president; Weldron Hoppings, secretary; Ford Huntington, treasurer. The site was purchased last week.

RIVERSIDE DRIVE.—Emery Roth, architect, 18-20 East 42d st, has plans under way for a 10-sty brick, limestone and terra cotta apartment house, 100x105 ft. at the southeast corner of Riverside Drive and 148th st for Harry Aronson, owner, of 159th st, and St. Nicholas av. The owner will build. Cost, about \$200,000.

23D ST.—Otto Strack, owner and architect, 214 East 23d st, will place contracts at once on the addition to the loft building at 214-220 East 23d st. It will consist of 9 additional stories, 22x98 ft. to 212 East 23d st and 9-stys, 33x98 ft. to 222-224 East 23d st. The cost will be \$100,000.

PARK AV.—The John J. Hearn Const. Co., 505 5th av, owner, will award all sub-contracts for the 12-sty apartment house, 60x90.5 ft., to be erected at the southeast corner of Park av and 60th st, at a cost of \$340,000. Denby & Nute, 333 4th av, prepared these plans. John J. Hearn is president and Alfred N. Cohen treasurer.

MADISON AV.—Wallis & Goodwille, architects, 346 4th av, will have plans ready in about three weeks' time for the 12-sty loft building to be erected at the northeast corner of Madison av and 32d st, by the Empire Holding Co. Cost, \$450,000. The Backer Const. Co. is general contractor.

BOSTON ROAD.—Harry T. Howell, architect, 149th st, and 3d av, has plans

for three 5-sty brick tenements with stores, 30x98 and two 43x93 ft., on the west side of Boston Road, 237 ft. north of 168th st, for the Hoffman Deyerberg Construction Co., of 493 East 162d st. The owner will handle the construction and take estimates on sub-contracts. Approximate cost about \$130,000.

LAFAYETTE ST.—Plans are ready for the 11-sty loft building, 111.9x57.6 ft., which the Iveness Realty Co., 49 Wall st, will erect at the southeast corner of Lafayette and Howard sts, to cost \$125,000. One building on the site will be demolished. Frank H. Quinby, 99 Nassau st, is the architect. Thomas G. Day, president, C. H. Haus, secretary and treasurer.

BROADWAY.—H. L. Long, owner, will make extensive alterations to the 5-sty flat, No. 2532 Broadway, from plans by Henry Andersen, 1181 Broadway.

AMSTERDAM AV.—The 5-sty flat, 25x85 ft., at No. 8 Amsterdam av, Stern & Saalberg Realty Co., 307 West 93d st, owner, will be altered from plans by J. H. Knubel, 318 West 42d st.

111TH ST.—J. B. Snooks Son, architects, 73 Nassau st, have plans for changes to the 5-sty tenement house, 144 East 111th st, for Hugh P. Skelly, 24 West 83d st.

142D ST.—Geo. Fred Pelham, 507 5th av, has plans ready for a 6-sty flat, 100x85.11 ft., for the Emkaar Realty Co., 42 West 114th st, to be erected in the north side of 142d st, 100 ft. west of Broadway, to cost \$125,000.

86TH ST.—Mayer & Mayer, Inc., 120 West 86th st, will soon erect a 12-sty high-class elevator apartment house, in the south side of 86th st, 185 ft. west of Columbus av, 60x87.10 ft., to cost approximately \$325,000. Geo. & Edward Blum, 505 5th av, are completing the plans. This is the first apartment house in this side of 86th st, which is entirely given to private residences. Demolishing is now under way.

HAVEN AV.—Adolph Mertin, 34 West 28th st, has completed plans for the 6-sty flat, irregular in size, for the Hanover Building Co., 150 Nassau st, to be erected at the northeast corner of Haven av and 169th st, to cost \$125,000.

147TH ST.—The Saranac Const. Co., 443 West 151st st, will erect a 6-sty flat, 125x81.10 ft., in the southside of 147th st, 100 ft. east of Amsterdam av, to cost \$120,000. Gross & Kleinberger, Bible House, have made plans.

Bronx.

FRANKLIN AV.—Architect Edward J. Byrne, 3029 3d av, has been commissioned to prepare plans for an office building, 2-stys brick, 29x34 ft. (owners name withheld), to be erected on the east side of Franklin av, 98 ft. south of 169th st, costing about \$10,000.

235TH ST.—Fred Hammond, architect, 391 East 149th st, is preparing plans for a 2-sty modern club house on the north side of 235th st, 210 ft. west of Katona av, 32x88 ft., for the Woodlawn Club, now at 237th st and Katona av, owners. John W. Kavanagh, 125 East 236th st, is president.

STEBBINS AV.—Charles Schaefer, Jr., architect, 401 Tremont av, is taking bids for a brick and limestone church and rectory, 50x100 ft., at the southeast corner of Stebbins av and Chisholm st, for the German P. R. Zion Congregation, of which the Rev. Albert Hahn, 1033 Cauldwell av, is pastor. Cost will be about \$35,000.

WEBSTER AV.—John V. Van Pelt, architect, 381 4th av is taking bids for the 3-sty brick and limestone church and school, 65x86 ft.; seating capacity about 600, at the northeast corner of Webster av and 171st st, for Our Lady of Victory, Rev. Father Bart Galligan, 1512 Webster av, pastor. The cost will be \$50,000.

Brooklyn.

15TH ST.—R. Marzari, W. 6th st, Coney Island, Brooklyn, has plans for a 3-sty brick residence and store, 20x55 ft., in the west side of West 15th st, 40 ft. south of Mermaid av, Coney Island, for Marie Fannelli, of West and 15th sts, Brooklyn, who will receive bids on sub-contracts and materials. The cost will be \$6,000.

WEST ST.—F. J. Dessau, architect, 1373 Broadway, Brooklyn, has started plans for nineteen 2-sty brick residences, 18x36 ft., on the east side of West st, 180 ft. north on Av C, eight in the west side of West st, north of 35th st. The Humphries Const. Co., owner, on premises, will build and take bids on all sub-contracts and materials. The total cost will be about \$72,000.

BOROUGH PARK.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans under way for a 3-sty frame residence, 25x55 ft. and garage, 20x20 ft. at Borough Park, for Harris Wilner, 4102 12th av, Brooklyn. The cost is estimated at \$12,000.

BALTIC ST.—The Hartman Const Co. has started excavating at Nos. 311-19 Baltic st, for two 5-sty brick and limestone tenements, 50x90 ft. for M. Rosenthal, 35 Nassau st, N. Y. C. The architects are Harrison & Sackheim, 230 Grand st, N. Y. C. The cost will be \$40,000.

SAND ST.—Harrison & Sackheim, architects, 230 Grand st, N. Y. C., have plans for a 6-sty brick and limestone loft building, 20x100 ft. to be erected at 172 Sand st, for H. Meagher. The general contract was awarded to the Mason Contracting Co., of 286 Brook av, N. Y. C. The cost will be \$25,000.

YORK ST.—B. F. Hudson, 319 Ninth st, Brooklyn, owner and architect, has plans for a 2-sty brick shop, 40x53 ft., to be erected at the north west corner of Fulton and York sts, for A. Haines, 87 Fulton st, Brooklyn. Bids on the general contract will soon be taken. Cost to be \$10,000.

49TH ST.—Shampan & Shampan, 772 Broadway, Brooklyn, have been commissioned to prepare plans and supervise the construction for a stucco residence, 2 stories, 43.10x26 ft., and garage, 1 story, 18x18 ft., in the north side of 49th st, 100 ft. east of 13th av, for Harris Wilner, owner.

EAST 15TH ST.—The Bay Ridge Construction Co. will shortly commence operations on two 4-sty brick apartment houses at the northwest corner of East 15th st and Foster av. The entrance to each building will be attractively arranged with ornamental high gateways, electric lamps, floral plots and the reception hall floors will be finished in imitation Caen stone in a Greek design. Electric and gas lighting combination, telephone service, garbage closets in kitchens, refrigerator closets, wall safes and chamberlain weather strips, vacuum cleaning system, steam heating and hot water supply. Estimated cost is about \$100,000. Shampan & Shampan, 772 Broadway, Brooklyn, are the architects.

43D ST.—Shampan & Shampan, 772 Broadway, Brooklyn, have been commissioned to prepare plans for a school building in the north side of 43d st, 100 ft. east of 13th av, Brooklyn, 3 stories, brick and limestone, 100x100 ft. The facade will be designed in an Ionic classic style with a background of tapestry brick set in a Flemish bond with black raked joints and trimmed with Indiana limestone. There will be a lecture hall, gymnasium and an open court for athletic purposes.

SURF AV.—Stubenbord & Son, of Surf av and 9th st, contemplate the erection of a hotel at Surf av and 9th st, to cost in the neighborhood of \$70,000. The architect has not yet been announced.

CLINTON ST.—William A. Boring, architect, 32 Broadway, N. Y. C., has plans in hand for a 3-sty, fireproof, brick and concrete garage, 100x121 ft., at 8-14 Clinton st, for the Clinton Garage Co. Plans are not yet ready for bidders.

BEDFORD AV.—Jackson & Rosencrans, architects, 1328 Broadway, N. Y. C., have plans for an addition to the Y. M. C. A. building on the east side of Bedford av, 100 ft. east of Gates av, for the Bedford Branch Assn. Contractors are now submitting bids.

FULTON ST.—F. A. Rooke, architect,

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489 5th av, N. Y. C., has plans out for the 4-sty brick stable, 100x107 ft., in Fulton st, between Brooklyn and New York av, for the Sheffield Farms, Slawson Decker Co., of 524 West 57th st.

Queens.

COPIAGUE.—The general contract has been awarded to A. S. Austin, of Copiague, for a 2-sty frame school, 40x40 ft. at Copiague, L. I. (Suffolk Co.) for the Board of Education. Inglee & Hart, of Amityville, L. I., are the architects. Cost about \$12,000.

AMITYVILLE, L. I.—A national bank building has been planned by architects Inglee & Hart of Amityville. It will be located at the corner of Ocean av, and Main st, of fireproof construction and cost over \$10,000. Carleton Brewster, is the owner, and the bank will lease it from him.

WOODSIDE, L. I.—Plans are being prepared by Rose & Son, of Elmhurst, L. I., for a 2½-sty frame residence, 21x48 ft., for Carl Muehlichen, owner, 405 13th av, Astoria, L. I., on the south side of Riker av, 25 ft. west of 2d av, to cost \$4,000.

Richmond.

NEW BRIGHTON, S. I.—Plans have been completed by John Davies, architect, of Tompkinsville, S. I., for a 3-sty brick store and residence, 39x65 ft., on the west side of Jersey st, south of Brighton av. Cost about \$10,000.

Out of Town.

PERTH AMBOY, N. J.—The Hyme Co., 146 Smith st, will soon start work on a 2-sty picture theatre at this place to cost about \$12,000. H. Rosensohn, 800 Broad st, Newark, is architect. Plans have been completed.

BLOOMFIELD, N. J.—Architect John F. Capen, 45 Clinton av, Newark, has just been retained to prepare plans for a memorial hall to be erected here at a probable cost of \$65,000.

HARTFORD, CONN.—Donn Barber, architect, 25 East 26th st, N. Y. C., has plans ready for the bank building, 9 stories, for the National Hartford Bank, to be erected in Main st, this city. Burdett & Co., 16 East 33d st, N. Y. C., are consulting engineers. Contracts will be issued at once.

NEWARK, N. J.—William E. Lehman, 738 Broad st, has completed plans for a 5-sty brick apartment house, 111x90 ft., at the northeast corner of Clinton av and Stratford pl, for Levi Weingarten, 405 High st. William L. Blanchard Co., of 760 Sherman av, has the mason work. Estimated cost is about \$135,000.

TUXEDO PARK, N. Y.—The general contract for a 1-sty, stone dwelling, 40x60 ft., at Tuxedo Park, N. Y., for A. G. Carhart, owner, has been awarded to the Gillies-Campbell Co., of 1 Madison av, N. Y. C. Trowbridge & Livingston, 527 5th av, N. Y. C., are the architects.

NEWARK, N. J.—R. Bottelli, 191 Market st, has completed plans for two 4-sty brick tenements, 50x50 ft. for Antonio Lambiasi, 79 Nichols st, to be erected at 76 and 78 Nichols st.

KEARNY, N. J.—The Board of Education is taking bids until June 9, for an extension to public school No. 6, at Halstead st and Bellgrove drive. H. K. Conklin, 655 Broad st, Newark, is the architect. The cost will be about \$30,000.

PATERSON, N. J.—H. B. Crosby, Jr., architect, First National Bank Bldg., Paterson, N. J., has plans underway for a fireproof brick theatre, 1½-stys, 75x100, and 40x40 ft., with a seating capacity of 1,400, to be erected in West st, for John H. Rowley. Mr. Crosby will be ready for estimates on the general construction about June 30. The estimated cost will be about \$70,000.

BINGHAMTON, N. Y.—Preliminary plans will soon be made for extensive improvements to the Armory here, which will include the installation of a passenger elevator and other interior changes. The New York State Armory Commission, F. A. McNeely, Secty., Capitol, Albany, N. Y., is the owner. Probable cost, \$10,000.

FORT TOTTEN, N. Y.—The contract for the installation of a heating plant in barracks, at Fort Totten, for the U. S. Government, has been awarded to the Newport Contracting and Engineering Co., of 408 Silsby Bldg., Newport News, Va.

PATERSON, N. J.—W. T. Fanning, architect, Colt Bldg., Paterson, has completed plans for a 3-sty brick business building, 25x60 ft., for Martin Scanlon of

341 Market st, to be erected in Carrol st, this city. The architect will take bids. Cost about \$12,000.

ROCHESTER, N. Y.—The Board of Contract and Supply, City Hall, Rochester, have ideas of erecting a building, 2-stys, brick, stone, as an art gallery, at exposition park. Gordon & Madden, 300 Sibley Bldg., this city, have been selected as architects.

Bids Wanted.

27TH ST.—The Lowell Construction Co., Louis Levy, president, formerly located at 189 Montague st, Brooklyn, has opened offices at No. 1165 Broadway, room 300, Manhattan, where he will receive all estimates for the erection of a 12-sty loft building at 135-37 W. 27th st. M. Zipkes, 103 Park av, is the architect.

29TH ST.—Hallahan & Ahern, 271 West 125th st, have received the general contract to erect the 2-sty, fireproof, brick and concrete storage building, in the north side of 29th st, west of 1st av, for the Mohegan Realty Co. W. Higginson, 13-21 Park row prepared these plans. Bids are now wanted by the general contractor.

67TH ST.—Walter B. Chambers, architect, 109 Broad st, has completed plans for the 5-sty fireproof, stone residence, 20x90 ft., to be erected at 45 East 67th st, for J. R. Sheffield, of 67 East 75th st. Excavating has been started and the architect will take estimates on mason work soon.

GRAND ST.—Charles Faderman, owner, 261 Kent av, Brooklyn, is taking estimates for alterations, consisting of new store fronts and partitions, to the 4-sty tenement at Berry and Grand Sts. Horenburger & Bardees, 122 Bowery, are the architects. The cost will be \$10,000.

HACKENSACK, N. J.—The Hackensack School Board will close bids June 7 for the erection of new Public School No. 3. W. L. Stoddart, 30 West 38th st, N. Y. C., is architect.

Contracts Awarded.

ST. NICHOLAS AV.—John B. Roberts & Co. have received the general contract for alterations and additions to the church at 122d st and St. Nicholas av, for the Fourth Reformed Presbyterian Church, Rev. R. M. Sommerville, 325 West 50th St., pastor. Cleverdon & Putzel, 41 Union square, are the architects. Estimated cost about \$12,000.

NASSAU ST.—The Hanover National Bank has just awarded to Donald Mitchell, of 306 West 53d st, the general contract to erect the 2-sty addition, 8x42 ft. to the bank and office building at the southwest corner of Pine and Nassau sts. The cost is about \$10,000. John A. Hamilton, 32 Broadway, architect.

BRONX PARK.—Joseph Balaban, 2065 Ryer av, has received the contract to erect the new Zebra House, brick, 1-sty, 174x33 ft. at the Bronx Zoo, for the City Department of Parks, to cost about \$35,000. La Farge Morris, 23 East 26th st, architects.

RIVERDALE, N. Y.—The general contract has been awarded to the Jones Construction Co., of 1 Union sq., for the erection of the residence of Mrs. H. H. Janeway, of Independence av, at Riverdale, near 246th st, from plans by William Emerson, 281 5th av. Stone and frame, 2½-stys, 47x35 ft., with all best interior equipment.

23D ST.—Mulcahy & Gibson, 381 4th av, have received the structural steel work for the 12-sty loft building which Charles Kaye, 1133 Broadway, will erect at the northwest corner of 23d st and Lexington av, to cost \$225,000. Buchman & Fox, 11 East 59th st, are the architects.

MORRISTOWN, N. J.—Sturgis Bros., of this place, recently received the general contract to erect the Morristown School gymnasium, 45x81 ft., to cost approximately \$35,000. Charles A. Valentine, 346 4th av, Manhattan, is the architect.

MADISON AV.—Chas. T. Wills, Inc., 286 5th av, has received the general contract to erect the office building, 94.10x74.4 ft., for Geo. F. Baker, Jr., 258 Madison av, at No. 250 Madison av, from plans by Walker & Gillette, 128 East 37th st. Estimated cost is \$90,000.

57TH ST.—Gustav Schock, 518 West 57th st, owner, has awarded to the Turner Const. Co., 11 Broadway, the general contract to erect the 8-sty loft building, 60.9x99.6 ft., at No. 518 West 57th st, to cost about \$100,000. J. Broome, 123 Liberty st, is architect.

7TH ST.—Robert E. Kelly, 219 East 39th st, has received the contract for masonry, ironwork, carpenter work and plastering for extensive alterations, including a new

tower, to the Greek Ruthenian Catholic Church of St. George, Nos. 24-28 East 7th st, from plans by Reiley & Steinback, architects, 481 5th av.

3D AV.—Robert E. Kelly, 219 East 39th st, has received the general contract for alterations to the building No. 874 3d av, including a 2-sty rear extension, for Danl. Foley, owner, 640 3d av.

SIMPSON ST.—Thos. J. Tully, general contractor, 1473 Longfellow av, Bronx, has received the general contract to erect the 4-sty brick extension to the apartment house in the east side of Simpson st, 40 ft. south of 167th st.

NEWARK, N. J.—The Geo. A. Fuller Co., 115 Broadway, has just received the general contract to erect the department store at Market, Halsey and Washington sts, for Bamberger & Co., to cost approximately \$2,000,000. Jarvis Hunt, of Chicago, is architect, and M. C. Schwab, State st, Chicago, consulting engineer. The building will measure 235 ft. in Halsey st, 144 ft. in Market st, and 116 ft.

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in Washington st, having approximately 405,000 sq. ft. of floor space, with eighteen elevators.

CONEY ISLAND.—John Thatcher, 60 Park av, Brooklyn, has received the general contract to erect the temporary substation at Coney Island, for the Edison Electric Illuminating Co., of 360 Pearl st, Brooklyn. Construction will be frame, 1-sty, 30x45 ft.

CANAL ST.—The following contracts were awarded during the week for the new Jarmulowsky Bank at the southwest corner of Canal and Orchard sts, estimated to cost \$350,000. The Radley Steel Const. Co., 624 East 19th st, steel (900 tons), Peter Coombs, masonry, National Elevator Co., 24 Stone st, elevators, Raisler Heating Co., 1966 Broadway, heating, and the New Jersey Terra Cotta Co., 149 Broadway, terra cotta. Myron Falk, 30 Church st, is engineer. The Princeton Const. Co., general contractor, and Rouse & Goldstone, architects.

28TH ST.—J. H. Scheier, 314 Madison av, has received the general contract for alterations at No. 45 East 28th st, for E. A. Turner, owner, also Nos. 95-7-9 Cliff st, and 14-16-18-20-22 Jacob st, for the estate of Harriot B. Morse and Marie B. H. Curran.

PARK AV.—The Passaic Steel Co., Straight St., Paterson, N. J., has received the steel work on the 12-sty fireproof, brick, terra cotta and limestone apartment house at the southeast corner of Park av and 60th st, for the John J. Hearn Construction Co., of 505 Fifth av, from plans by Denby & Nute, 333 4th av, and Gunvald Aus, 11 East 24th st, steel engineer.

57TH ST.—H. H. Vought & Co., 340 Madison av, has received the general contract to erect the 1-sty brick and stone, garage and shop, 250x100 ft. in the north side of 57th st, between 10th and 11th avs, for the estate of L. Appleby, of 192 Broadway. Clinton J. Warren, of Boston, Mass., is the architect, and The White Co., Broadway and 62d st, the lessee.

Municipal Work.

MANHATTAN.—Estimates will be received by the Park Board until Tuesday, June 8, for furnishing and delivering glass for the American Museum of Natural History.

CASTLETON, N. Y.—The Department of Public Charities will open bids on Wednesday, June 7, for materials necessary for the interior finishing, fixtures and all other work as set forth in the drawings and specifications for the entire completion of a dormitory for female inmates of the New York City Farm Colony, Manor rd, Castleton, Richmond.

Government Work.

SUFFOLK, VA.—Sealed proposals will be received at the office of the Supervising Architect at Washington, until June 28, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring and lighting fixtures, of the U. S. Post Office at Suffolk, Va., James Knox Taylor, Supervising Architect, Washington.

WASHINGTON, N. C.—Sealed proposals will be received at the office of the Supervising Architect, Washington, D. C., until July 5, for the construction, including plumbing, gas piping, heating apparatus, electric conduits and wiring and lighting fixtures, of the U. S. Post Office and Court House at Washington, N. C., in accordance with drawings and specifications, copies of which may be obtained from James Knox Taylor, Supervising Architect, Washington, D. C.

Personal and Trade Gossip.

PORT MORRIS ROOFING CO. has opened offices at 676 East 133d st, Bronx.

LEVERING & GARRIGUES will submit the contract for 6,000 tons of structural steel for the Telephone Building.

PERSON & COMPANY, dealers in front brick and tiles, have moved to the ninth floor of the Fourth Avenue Building, 381 4th av.

WALTER H. BUNN, Commissioner of Public Works in Queens, predicts that the population of Queens will be 500,000 by 1915 and 900,000 by 1920.

THE RADLEY IRON WORKS have obtained the contract for supplying 900 tons of structural steel for the McGibbon loft building in West 31st st.

SNARE & TRIEST CO., with a bid of \$220,980, was the successful contractor, out of eleven bidders, for the construction of a pier at the end of 33d st, Brooklyn, which will measure 1,800 feet in length.

THE CORRUGATED BAR COMPANY has purchased the General Reinforcement Company of Youngstown, Ohio, and will operate their plant as the Youngstown plant of the Corrugated Bar Company.

ATLAS WOODWORKING CO. has recently enlarged its office and factory at 508-512 Cherry st, taking a large part of a building immediately at their rear, in Grand st. They make a specialty of office partitions, store fixtures and saloon fixtures.

THE UNITED STATES RADIATOR CORPORATION, Dunkirk, N. Y., has just issued its new 1911 catalogue. The book is in the form of a reference work for use in architect's offices especially, and one will be sent upon application in writing to the general offices at Dunkirk, N. Y.

MONELL METAL MANUFACTURING CO.—At the annual meeting of the Monell Metal Manufacturing Co., held last week, W. A. Bostwick was elected a director, to succeed E. C. Converse. Other directors were re-elected. Mr. Bostwick succeeds Ambrose Monell as president, and John A. Ashley, the treasurer, was elected secretary and treasurer. F. S. Jordom will be assistant secretary and assistant treasurer.

THE TRUSSED CONCRETE STEEL CO., Detroit, Mich., is sending to architects, a copy of their 1911 "Hy-Rib" hand book. The book is sub-divided into sections covering general data on "Hy-Rib," application to floors and roofs, walls and sidings, partitions, ceilings and furring, building construction in general, special tools and clips, etc. The work is well illustrated, and as a handbook it is of especial value to engineers and architects.

CIVIL ENGINEERS.—Engineers in New York City expecting to attend the annual convention of the American Society at Chattanooga, Tenn., June 13-16, should communicate with Mr. L. J. Ellis, Eastern Passenger Agent of the Norfolk & Western Railway, 355 Broadway, New York City. No special excursion rates have been authorized, but it is planned to organize a party to travel together so as to take advantage of rates usually granted to large parties. If a large enough party is secured arrangements will be made for a special train.

THOMAS & SMITH, 116-118 North Carpenter st, Chicago have just published under the title "Suggestive Specifications" covering Economy Pumping Machinery of their manufacture, a set of specifications which includes pumping machinery, especially adapted for fire purposes, automatic water supply, seepage ejection, etc. These are arranged in a very convenient manner and are designed to relieve him of much detail and labor in the preparation of specifications. A copy may be secured by architects and engineers upon application.

DAHLSTROM METALLIC DOOR CO.—Announcement comes from the company's executive offices and factory at Jamestown, N. Y., that Alva A. Griner, formerly Western manager, has been transferred and placed in charge of the New York offices at 299 Broadway, and that A. T. Hansen will take his place as manager of the Chicago office. This company has opened new offices in Cleveland, Detroit and Pittsburgh. W. D. Callinan is in charge of the Cleveland office at 905 Garfield Building; S. C. Malmberg will manage the Detroit office, at 1314 Ford Building, and L. H. Gibson will have the Pittsburgh field, with headquarters at 2435 Henry W. Oliver Building.

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.

BUILDING DEPARTMENT.

Bulletin No. 21—1911.

MODIFICATION—SECTIONS 27, 31 AND 36, BUILDING CODE.

In re Application No. 308, Alterations 1911; premises, Nos. 308-310 West 58th street.

It is proposed to raise the height of a nine-story fireproof hotel by adding one story, thereby raising the height of the building from 98 feet 4 inches to 107 feet 6 inches. This additional story is of a less area than the story immediately below and is located near the middle portion of the building. It is proposed to increase the height of the brick side walls, and to enclose the front, rear and a portion of the west side of the new story with four-inch terra cotta covered with one inch of cement mortar. The present side walls are not of sufficient thickness for the increased height, lacking four inches in thickness throughout the several stories. These walls are of sufficient strength for the additional loading and are not loaded in excess of fifteen tons per square foot.

A modification of Sections 27, 31 and 36 of the Building Code is requested and hereby granted, to permit the use of the existing walls without lining the same, inasmuch as the walls are of sufficient strength to carry the additional load, and to make them of lawful thickness would sacrifice valuable space, securing practically no additional strength. Modification is also granted to permit the construction proposed for the front and the rear walls, and the front portion of the west side wall, as it is lighter than would be secured by a strict compliance with the Building Code, and is sufficient for the purpose of an enclosure wall, and does not increase the fire hazard.

Bulletin No. 23—1911.

MARQUISES.

At the exits and entrances of railway stations, theatres and buildings of a public character, where the doors are grouped together, and it is desired to erect a marquee as a shelter from the weather, one large marquee may be erected in place of a number of separate marquees, one for each door, when the total widths of the piers between the doors does not exceed the total width of the doors. No such marquee, however, shall extend more than two feet six inches beyond the doors at either end.

Dated New York, May 5, 1911.

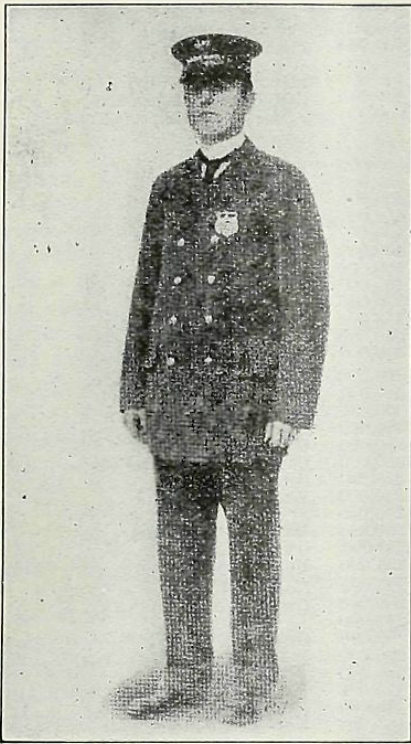
RUDOLPH P. MILLER,
Superintendent of Buildings.

WATER DEPARTMENT.

Water Rents and Extra Charges.

The Board of Aldermen shall hereafter have all power, on recommendation of the Commissioner of Water Supply, Gas and Electricity, to fix and to establish a uniform scale of rents, and charges for supplying water by the City of New York, which shall be apportioned to different classes of buildings in said city in reference to their dimensions, value, exposures

to fires, ordinary use for dwellings, stores, shops, private stables and other common purposes, number of families or occupants, or consumption of water, as near as may be practicable, and modify, alter,



against any building in which a water meter may have been or shall be placed as provided in this act. In all such cases in which a water meter may have been or shall be placed in any building as provided in this act, except as hereinafter provided, the charge for water shall be determined only by the quantity of water actually used as shown by said meters, except as otherwise provided by section four hundred and seventy-five of this act.—Section 473, N. Y. City Charter.

Do not allow any person claiming to be a Water Inspector to enter your premises unless he wears the regulation uniform of the Department and shows the official Department badge with the words "Water Inspector" and his number thereon.

Where Special Inspectors are detailed to make examinations, when not in uniform, they are required to present a letter from the Water Registrar that the bearer is an employee of the Department.

All Inspectors are required to wear the official badge of the Department.

A NEW PARK SLOPE MANSION.

PETER WINCHESTER ROUSS, the prominent wholesale merchant of Manhattan, recently completed, at the south corner of Prospect Park West and Garfield pl, the finest private dwelling built in Brooklyn during the last decade. Designed and planned by Wm. J. Dilthey, of 1 Union Square West, Manhattan, the Rouss mansion has marked lines of individuality. It cost approximately \$150,000 exclusive of fixtures and furniture. The general design is a modern treatment of the Louis XVI, period. Fronting 110 ft. in Garfield pl, the house is 53 ft. in depth and has parked marginal spaces at the front and ends, as well as yard space in the rear, that give it distinction. The fascades are of red pressed brick on a

amend and increase such scale from time to time, and to extend it to other descriptions of buildings and establishments. All extra charges for water shall be deemed to be included in the regular rents, which shall become a charge and lien upon the buildings which they are respectively imposed, and if not paid, shall be returned as arrears to the Collector of Assessments and Arrears. Such regular rents, including the extra charges above mentioned,

DUSTY CEMENT FLOORS.

Cement Engineer Tells How This Annoyance Can Be Avoided.

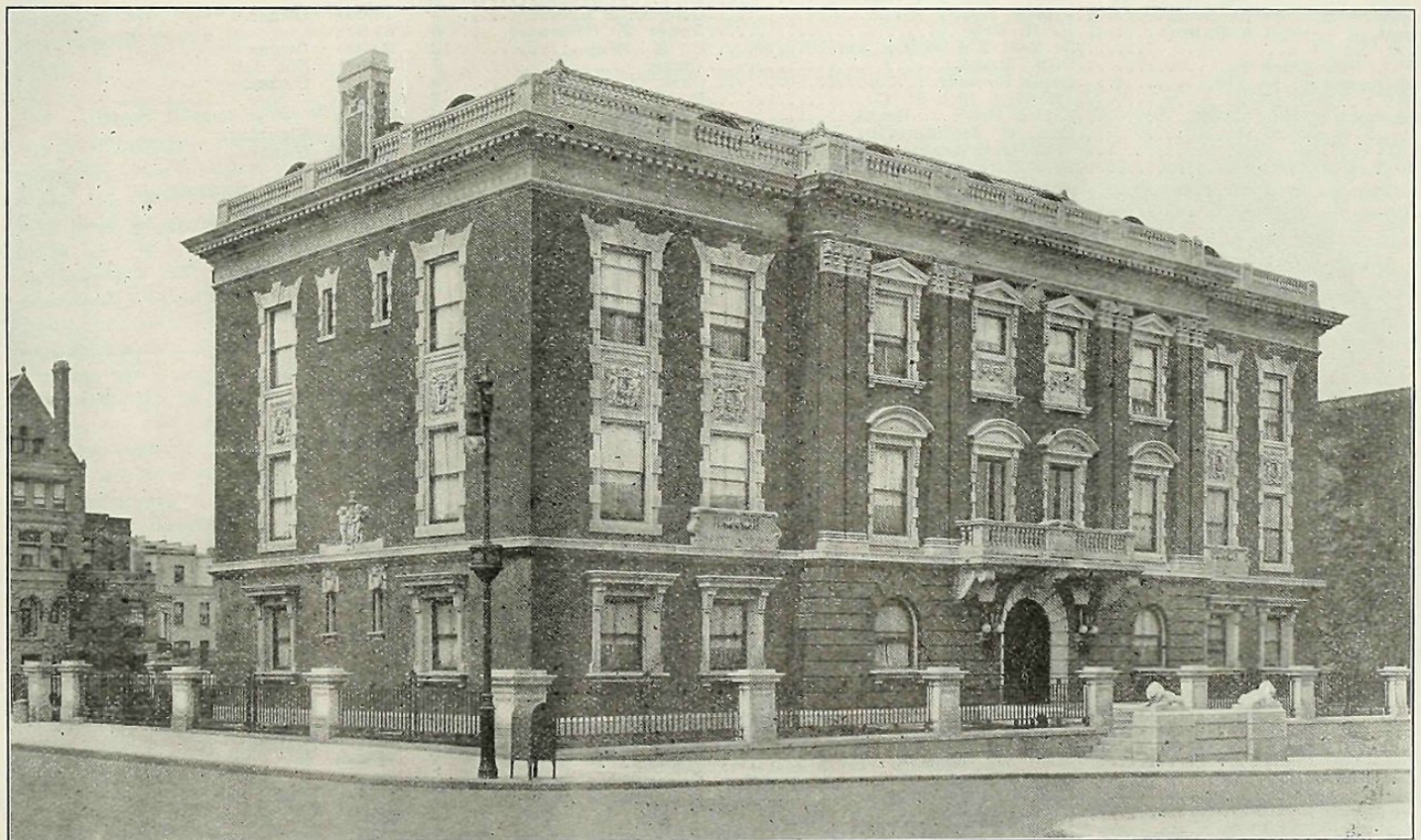
BY ALBERT MOYER.*

Cement floors, particularly in office buildings or warehouses, which do not have the advantage of obtaining the necessary moisture from the atmosphere such as outside floors and sidewalks on which the dew falls at night, if not properly protected and kept damp, become prematurely dry and are, therefore, more or less porous and weak, causing easy abrasion under foot traffic, or what is commonly known as "dusting."

Care should be exercised in keeping such floors damp by covering with wet sand, wet hay or straw, for a week or more until the floor has properly hardened. If this has not been done and the floors are found to dust under foot traffic, the following remedy will be found very easy to accomplish, economical and effective.

Wash the floor thoroughly with clean water, scrubbing with a stiff broom or scrubbing brush, removing all dirt and loose particles. Allow the surface to dry. As soon as dry apply a solution of one part water-glass (sodium silicate) of 40° Baume, and 3 to 4 parts of water, the proportion of water depending upon the porosity of concrete. The denser the concrete the weaker the solution required. Stir well, and apply this mixture with a brush (a large white-wash brush with long handle will be found the most economical).

If this solution is sufficiently thin, it will penetrate the pores of the concrete. Allow the concrete surface thus treated to dry. As soon as dry, wash off with clean water, using a mop. Again allow surface to dry and apply the solution as before. clean water, using a mop. As soon as the Allow to dry and again wash off with



NEW HOME OF P. W. ROUSS ON PROSPECT PARK WEST, BROOKLYN.

shall be collected from the owners or occupants of all such buildings, respectively, which shall be situated upon lots adjoining any street or avenue in said city in which the distributing water pipes are or may be laid, and from which they can be supplied with water. Said rents, including the extra charges aforesaid, shall become a charge and lien upon such houses and lots, respectively, as herein provided, but no charge whatever shall be made

granite base, with limestone trim and cornice as well as roof balustrade. The stoop is of granite, while the fence posts are limestone set on a granite base. The opening of the main doorway is of limestone trim with radiating grooves to match the brick work. The vestibule is oval in shape and the walls are paneled to the ceiling with Pavonasia marble, while the ceiling itself is a series of diamond shaped Pavonasia marble blocks.

Wm. J. Dilthey, Architect.

surface is again dry, apply the solution as before. If the third coat does not flush to the surface apply another coat as above.

The sodium silicate which remains on the surface, not having come in contact with the other alkalis in the concrete, is readily soluble in water and can therefore be easily washed off, thus evening up the color and texture of the floor.

*Assoc. Am. Soc. C. E., and Manager of Sales Department, Vulcante Portland Cement Co.

PRINCIPAL OFFICE AND LOFT BUILDINGS ABOUT TO BE ERECTED.

Location.	Owner.	Architect.	Stories.	Cost.	Contractors.
Bway, w s, Park pl, Barclay st.	Bway Park Pl Co.	Cass Gilbert	51	3,500,000	Thompson-Starrett, g. c.
Maiden Lane, No 80.	Fire Co's Bldg. Corp.	Burnham & Co.	25	2,000,000	Thompson-Starrett, g. c.
42d st, bet 5th & 6th avs.	Aeolian Co.	Warren & Wetmore.	16	1,500,000	
Lispenard st, Nos 18-24.	N. Y. Telephone Co.	Eidlitz & McKenzie.	17	1,400,000	Thompson-Starrett, g. c.
Madison av, Nos 169-71.	A. F. Hyde.	C. A. Valentine.	20	1,300,000	Caldwell-Wingate Co., g. c.
Bway, n e c 42d st.	U. S. Merchants' Realty & Imp. Co.	Clinton & Russell.	20	1,000,000	C. L. Gray Co., g. c.
5th av, n e cor 12th st.	Henry Corn.	Maynicke & Franke.	18	700,000	
Bway, s e cor 33d st.	Geo. B. Wilson.	Rouse & Goldstone.	12	500,000	
South Ferry	U. S. Barge Office.	James K. Taylor.		500,000	To readvertise.
5th av, s w cor 31st st.	Robert Goelet & J. K. de Forest.	Herts & Tallant.	12	450,000	
26th st, n s, 144 e 7th av.	Fabian Const Co.	Schwartz & Gross.	12	450,000	Owner.
Madison av, n e cor 32d st.	Empire Holding Co.	Wallis & Goodwillie.	12	450,000	Backer Const. Co.
5th av, s e cor 47th st.	E. T. Gerry.	J. B. Snook's Sons.	8	400,000	Chas. T. Wills, g. c.
21st st, Nos 133-41 N.	Phoenix Holding Co.	G. F. Pelham.	12	400,000	
Hudson st.	Trinity Corp.	Renwick, Aspinwall & Tucker	8	400,000	
4th av, s w cor 20th st.	Klein & Jackson.	Rouse & Goldstone.	12	400,000	Oddie & Stafford, g. c.
Irving pl, s e cor 16th st.	Central Realty Co.	Mulliken & Moeller.	12	350,000	Owner.
5th av, s w cor 48th st.	Black, Starr & Frost.	Carrere & Hastings.	5	350,000	John Downey, g. c.
Hudson st, Nos 303-11.	H. Heide.	Maynicke & Franke.	10	350,000	
Broadway, Nos 128-30.	Exchange National Bank.	Clinton & Russell.	16	300,000	Not let.
Union sq, n w cor 15th st.	Van Beuren Estate.	C. Volz.	12	300,000	Edwin Outwater, g. c.
29th st, Nos 129-35 W.	30th St. Const. Co.	F. C. Zobel.	12	300,000	Owner.
Trinity pl, No 46.	Adams Express Co.	G. K. Hooper.	10	300,000	Not let.
35th st, Nos 29-33 W.	Stone Const. Co.	Rouse & Goldstone.	12	300,000	Owner.
36th st, Nos 20-26 W.	20 W 36th St. Co.	Samuel Sass.	12	250,000	Owner.
36th st, No 11 E, 37th st, No 10 E.	Chas. E. Haviland.	Pilcher & Tachan.	12	280,000	Caldwell-Wingate Co., g. c.
25th st, Nos 159-163 W.	Midwest Realty Co.	Wm. H. Birkmire.	12	275,000	Owner.
Madison av, s w cor 41st st.	James C. Colgate.	A. N. Allen.	12	250,000	Wm. Crawford, g. c.
Canal st, s w cor Orchard st.	S. Jarmulowsky.	Rouse & Goldstone.	12	250,000	Princeton Const. Co., g. c.
East Broadway, Nos 173-5.	Daily Forward.	Geo. A. Boehm.	10	250,000	Dawson & Archer, g. c.
29th st, Nos 137-41 W.	25th St. Const. Co.	F. C. Zobel.	12	250,000	Owner.
Lexington av, n w cor 23d st.	Chas. Kaye.	Buchman & Fox.	12	225,000	Not let.
37th st, Nos 20-4 W.	Julius Sternfeld.	G. & E. Blum.	12	225,000	Not let.
Broome st, s e cor Lewis st.	Minsky Realty Co.	Sommerfeld & Steckler.	7	200,000	Owner.
Lafayette st, Nos 237-9.	D. Abbato.	Wm. H. Birkmire.	12	200,000	
45th st, Nos 62-4 W.	Backer Const. Co.	Rouse & Goldstone.	12	200,000	Owner.
27th st, Nos 36-38 W.	Bloomingdale Bros.	Buchman & Fox.	12	200,000	
Broome st, s e cor Lewis.	14th St. Const. Co.	Sommerfeld & Steckler.	8	200,000	
Pearl st, s w cor Elm st.	Harrison Estates.	Starrett & Van Vleck.	10	175,000	
23d st, Nos 49-51 W.	Namelock Co.	Schwartz & Gross.	12	175,000	Not let.
47th st, Nos 2-6 W.	Frederick Ayer.	Maynicke & Franke.	12	165,000	Not let.
46th st, Nos 65-69 W.	Helenita Realty Co.	E. Roth.	12	155,000	Not let.
17th st, s s, 220 w 5th av.	Brody, Adler & Koch Co.	Schwartz & Gross.	12	150,000	Owner.
5th av, n e cor 34th st.	B. Altman.	Trowbridge & Livingston	8	150,000	Marc Eidlitz & Son, g. c.
Grand st, s w cor Centre st.	R. J. Turnbull Estate.	C. B. Meyers.	10	150,000	
Murray st, Nos 73-75	D. E. Seybel.	Carrere & Hastings.	12	150,000	Caldwell-Wingate Co., g. c.
Wooster st, s w cor W. Houston st.	Furi Const. Co.	Schwartz & Gross.	12	150,000	Owner.
Courtlandt av, n w cor-148th st.	Central Union Gas Co.	Owner	5	140,000	
45th st, s e cor 6th av.	Lewis & Conger.	Renwick, Aspinwall & Tucker	8	150,000	Caldwell-Wingate Co., g. c.
17th st, Nos 230-4 W.	Ream Const. Co.	John Woolley	8	130,000	Owner.
24th st, Nos 117-19 E.	117 East 24th St. Co.	Mulliken & Moeller.	12	125,000	Owner.
42d st, Nos 236-242 W.	S. Bloom.	T. W. Lamb.	7	125,000	Not let.
Broadway, n w cor 96th st.	Bway & 96th St. Realty Co.	T. W. Lamb.	7	100,000	Libman Co., g. c.
42d st, Nos 427-31 W.	Thomas Farrell.	J. W. Cole.	8	100,000	Owner.
5th av, No 715.	W. G. Langdon.	Trowbridge & Livingston	6	100,000	Wm. Crawford, g. c.
33d st, Nos 49-51 W.	The Mutual Bank.	Donn Barber.	2	100,000	Marc Eidlitz & Son, g. c.
Mangin st, Nos 62-64.	Louis Marx.	Hunter & Murgatroyd.	10	100,000	Owner.
48th st, Broadway & 7th av.	Julliard Estate.	Schwartz & Gross.	10	80,000	Not let.
Goerck st, Nos 71-73.	H. Rosenthal.	Harrison & Sackheim.	7	80,000	Not let.
Coenties Slip, s w cor Water st.	Baker, Carver & Morrell.	H. C. Severance.	8	80,000	
Greenwich st, Nos 760-2.	Froma Realty Co.	Goldner & Goldberg.	6	70,000	Owner.
26th st, n s, 196.6 w 10th av.	H. H. Uris.	Rouse & Goldstone.	6	65,000	
23d st, No 30 E.	30 East 23d St. Co.	C. E. Birge.	12	60,000	Owner.
23d st, Nos 222-4 E.	Otto Strack.	Owner	9	60,000	Not let.
East Broadway, No 116.	Louis Kresner.	Chas. M. Straub.	8	60,000	Owner.
Grand st, Nos 137-9.	133 West 19th St. Co.	G. F. Pelham.	7	60,000	
Gansevoort st, Nos 90-92.	Estate Hugh J. Grant.	J. G. Glover.	7	55,000	
2d av, s w cor 2d st.	Geo. F. Johnson.	Geo. Keister.	3	50,000	Figuring.
Clinton st, No 127.	Weinstein Realty Co.	G. F. Pelham.	7	50,000	Owner.
35th st, Nos 338-40 E.	New York Asso. of Blind.	G. H. Griebel.	5	50,000	
Lexington av, n w cor 124th st.	Provident Loan	Renwick, Aspinwall & Tucker	2	45,000	C. T. Wills, g. c.
Delancey st, Nos 140-4.	E. G. Gilbert.	G. A. Boehm.	3	40,000	
Maiden Lane, No 58.	Hartford Ins. Co.	Butler & Rodman.	9	40,000	E. Corning Co., g. c.
23d st, No 212 E.	Otto Strack.	Owner	5	40,000	Not let.
48th st, No 7 E.	A. C. Polifeme.	McKim, Mead & White.	6	40,000	Not let.
65th st, No 252.	Bowling Green Van Co.	Tucker & Vinton Co.	7	40,000	
8th av, e s, n 33d st.	Auerbach Realty Co.	H. S. Lion.	7	40,000	
Westchester av, Forest to 156th st.	Meehan Const. Co.	Kreymborg Co.	1	40,000	Owner.
Cherry st, Nos 363-5.	S. Bernstein.	O. Reissmann.	6	40,000	
36th st, No 147 W.	H. R. Drowne.	T. Tryon.	8	40,000	
Hudson st, Nos 250-52.	B. B. Davis.	Gross & Kleinberger.	6	38,000	
St. Anns av, e s, 50 s 159th st.	Our Realty Co.	R. E. Davis.	5	35,000	
47th st, No 620 W.	Ernest Flagg.	Owner	8	35,000	
Broadway, s w cor 181st st.	Alex Grant Const Co.	Schwartz & Gross.	1	35,000	Owner.
6th av, Nos 484-486.	T. Morgan.	Gillespie & Carrel.	6	35,000	
Grand st, Nos 589-599.	A. Goldberg.	Gronenberg & Leuchtag.	7	35,000	
32d st, No 12 E.	Realty Impt. Co.	Owner	12	35,000	Not let.
Grand st, No 33.	Kramer Const. Co.	Geo. F. Pelham.	7	30,000	Owner.
Bathgate av, e s, 97.8 n Wendover av.	Froma Bldg. Co.	Goldner & Goldberg.	1	30,000	Owner.
10th av, w s, s 24th st.	S. Goldstein.	L. Allmendinger.	5	30,000	
119th st, Nos 528-34 W.	Hamilton Holding Co.	Geo. F. Pelham.	2	30,000	
24th st, No 56 W.	M. A. Gordon.	Geo. Keister.	6	30,000	
104th st, Nos 343-45 E.	J. Jordan.	Thomas H. Styles.	5	25,000	Owner.
1st st, Nos 49-51 E.	Chas. A. King.	C. B. Brun.	6	25,000	Kennedy & Son, g. c.
Westchester av, No 707.	Wm. Stemschuss.	Goldner & Goldberg.	2	25,000	
11th av, s e cor 21st st.	J. R. Floyd.	O. L. Spannake.	5	25,000	
59th st, s w cor Columbus Circle.	Chas. E. Appleby.	J. C. Westervelt.	3	25,000	Not let.
Greenwich st, No 546.	Susanna Benton.	Chas. Stegmayer.	6	25,000	
19th st, No 21 W.	Emblem Const. Co.	E. Roth.	7	25,000	Not let.
38th st, No 26 W.	Wm. H. Wheeler.	Walker & Hazzard.	6	25,000	Jones Const. Co., g. c.
23d st, Nos 135-7 E.	C. S. Johnson.	M. C. Merritt.	3	20,000	
4th st, No 61.	J. & H. Bauman.	M. A. Cantor.	7	20,000	
6th av, Nos 472-4.	E. D. de Plasse & others.	J. C. Westervelt.	3	20,000	Not let.
52d st, Nos 148-50.	Alice H. Wallace.	Schwartz & Gross.	5	18,000	
1st st, Nos 85-87.	Rubin Ressler.	M. Muller.	5	18,000	
7th av, No 562.	J. G. Wendel.	J. B. Snook's Sons.	5	18,000	Not let.
3d av, w s, N 176th st.	H. M. Cahoune.	Mulliken & Moeller.	2	16,000	
26th st, Nos 158-60 W.	B. Rosenberg.	O. Reissmann.	4	15,000	
44th st, Nos 71-73 W.	Wm. Rafel & others.	A. N. Allen.	3	15,000	Wm. Rafel, g. c.
Broadway, No 5233.	D. F. Mahoney, Jr.	J. Wolf.	2	10,000	Mahoney Bros., g. c.
171st st, n s, 100 w 3d av.	Fred. Hecht.	Hugo H. Avolin.	2	10,000	
6th av, e s, 42 s 31st st.	Philip Bumb.	J. W. Cole.	4	10,000	
73d st, Nos 530-532 E.	G. Knocke.	L. A. Hornum.	3	10,000	Common Sense Const. Co., g. c.
Pearl st, Nos 373-5.	Wingold Realty Co.	Starrett & Van Vleck.	2	10,000	Tidewater Bldg. Co., g. c.
4th av, s e cor 21st st.	J. H. & C. K. Eagle.	Not selected.	12	not given	Not let.
Broadway, s e cor Liberty st.	Guaranty Trust Co.	York & Sawyer.	12	not given	Not let.
Madison av, s e cor 25th st.	U. S. Rubber Co.	Carrere & Hastings.	20	not given	Norcross Bros. Co., g. c.
Broadway, s e cor 58th st.	Franklin Simon & Co.	Ed. Necarsulner.	12	not given	Leddy & Moore, g. c.
5th av, No 416.	L. H. Slawson.	Wm. H. Gompert.	16	not given	
27th st, Nos 135-7 W.	Louis Levy.	M. Zipkes.	12	not given	
24th st, Nos 235-37 W.	John Burlington.	Not given.	12	not given	Not let.
Grand st, n e cor Clinton st.	Sires & Malzman.	Not given.	12	not given	Not let.

FURTHER BREAK IN BAR MARKET EXPECTED.

Because Every Other Line Has Practically Worked Out Over-Supplies, Other Departments Should Hold Firm.

PROSPECTIVE builders should not defer operations because of the price war in the steel market. There is no basis for the belief that material prices in general will crumple, because there is nothing fundamentally wrong with the material situation as a whole, and the cut announced last week merely indicates that the battle for business among certain steel companies, which has been going on under the surface since the Carnegie Steel Co. decided to dispense with the jobbers and sell direct to consumers, has finally been brought to the surface.

The only interests likely to benefit from the slashing of prices are heavy purchasers of concrete reinforcing bars, so it can readily be seen that, in relation to other departments of the material market, the rate cuts are limited in their effect upon structural commodities.

Other building material lines are gaining strength every day. The Portland cement outlook is especially bright, stimulated, perhaps, by cheaper reinforcement material. Lumber is moving in faster as a result of the increasing volume being distributed in the district.

The volume of all kinds of materials that moved from Wednesday to Wednesday was, of course, below normal, but the inquiry for June delivery in all commodities excepting roofing, paints and interior stones was heavier than in the corresponding week last year.

Owing to the holiday and the rainy one following it, the effect of the Tobacco case decision upon the general market was not apparent. Business as a whole feels a sense of relief that the important decisions are known and general relaxation should follow in building as in other lines.

Steel Prices Demoralized.

A new schedule of steel prices went into effect this week and will continue in operation for all deliveries up to October 1. The base price on steel billets was cut a dollar a ton and this includes sheet bars, steel plates and structural shapes. Blue annealed steel sheets is \$2 a ton cheaper, steel bars are down \$3 a ton and black and galvanized sheets are \$4 a ton lower.

These are base prices f. o. b. Pittsburg.

Competition in the steel trade continues active, but the price war does not seem to have brought out any new business not scheduled to come out. The most important movements this week was the submission of bids for the Hell Gate Bridge and for the Williamsburg Bridge tower, the latter requiring about 3,000 tons.

The reduction per ton made by the steel interests to meet the cut announced last week by the Republic Steel & Iron Co., follows:

Billets 4x4	\$1.00
Sheet bars	1.00
Steel plates	1.00
Structural Shapes	1.00
Galvanized No. 28 sheets.....	4.00
Steel bars	3.00

Current prices as of June 1 follow:

Billets 4x4	\$21.00
Sheet bars	22.00
Steel plates	1.35
Structural shapes	1.35
Galvanized No. 28 sheets.....	3.00
Blue annealed sheets No. 10.....	1.50
Black sheets, No. 28.....	2.00
Steel bars	1.25
Wire rods	29.00
Wire nails	1.80
Plain wire	1.60
Barbed wire painted.....	1.80
Galvanized	15 cts. extra

The cut on galvanized sheets is the same as black sheets, 10 cents per 100 pounds.

The immediate result of the steel price war was to make the market nervous,

on Friday and Saturday of last week. Whether it would have strengthened on Monday is doubtful inasmuch as the decisions in the Tobacco Trust case was expected on that day. Tuesday was a holiday and Wednesday was depressing. That left only Thursday and Friday for full-day business and few contracts move toward the week end even under ordinary conditions.

In view of all these circumstances it is no wonder that the volume of business handled by building material interests fell away 50 per cent. this week, but it was not all due to the disruption of the steel list. Hardly any brick moved on Wednesday, none was sold, of course, on Tuesday, but Monday's transactions were strong.

The fact is, however, that steel consumers are literally at sea. They are uncertain whether to let their new business come out at prevailing prices or to postpone operations indefinitely, which may mean that building operations that do not go ahead this year will be postponed well into 1915. By that time, they argue, the President election will be over, business will have become thoroughly reorganized and the tariff will have been, it is hoped, finally revised.

The Republic Iron and Steel Company's reduction on bars was met independently by other bar mills, but there was evidence that a more comprehensive movement was necessary to restore confidence in the trade. Keener competition for business among smaller manufacturers of steel sheets followed by greater concessions, was an unsettling factor, and it was determined on Saturday to readjust sheets as well as bars through cooperative action. Some other irregularities were also disturbing alike to consumers and producers.

A WORD TO SPECIFIERS.

Architects and general contractors specifying structure material must issue their specifications at present prices on orders placed in time to allow of rolling and shipment before October 1. If consumers respond promptly a quickening in mill and furnace capacity operations may be expected even during the dull summer.

All of the steel companies rolling bars have met, either openly or secretly, the competition of the Republic Company on the basis of \$1.25, but are not so far soliciting business as manufacturers nearby requirements are well covered and stocks are more than ample for present needs.

STEEL CONTRACTS PENDING.

It was stated this week that there is a well-defined tendency to hold back on certain big steel contracts, notably the one for the Bamberger store in Newark, which will take 6,000 tons; the Aeolian Building which will use 4,200 tons; the American Express Company's warehouse, on which 1,200 tons have been specified and the American Radiator Company's warehouse, which will take 600 tons. Fabricators, however, as previously stated, are taking raw material without hesitation, so that it would appear as though well informed interests are not seriously concerned about the present flurry.

ATTITUDE OF MANUFACTURERS.

For several months very low prices have been made for fabricated structural steel used in the construction of buildings and bridges, due to active competition, but a large volume of business has developed as a result of the reduced prices. More

recently lower prices have been evident in the steel sheet trade, but only the smaller mills have found it necessary to reduce prices \$2 and \$3 per ton.

Prices for finished steel products, generally speaking, are \$5 to \$6 a ton lower than in 1908.

Brick Sales About Fifty Per cent. Off.

Sales of common brick in both the Hudson and Raritan markets fell off about 50 per cent. this week, owing to the holiday and inclement building weather on Wednesday. Thursday opened strong, however, but prices were the same as last week. New brick is expected in the market in very limited quantities next week. Manufacturers would like to put the price up a shilling or two on this product, but whether this will be done depends upon the demand.

The labor situation up the river has cleared, all strikes being settled on the basis of slight concessions to the laborers. Transactions last week follow:

	Arrived.	Sold.
Monday	25	19
Tuesday	9	8
Wednesday	10	10
Thursday	10	13
Friday	11	9
Saturday	11	7
	76	66

Left over, May 20-2.

Arrivals in corresponding week last year were 67 and sales 59, with 8 on hand from preceding week and 3 left over. Prices were: Hudsons, — to \$6; Raritan, \$6.00 to \$6.25.

Current quotations: Hudsons, \$5.75 to \$6; Raritan, \$5.75 to \$6.

Condition of market, June 1: Demand strengthening after brief lull; prices unsteady.

Portland Cement Active.

There is a firmer tone to the Portland cement market. While prices are still holding at the levels recently announced, the undertone is such as to warrant the feeling of optimism now prevalent. One company reports having sold its output for this year, and another announces that it is now running its mill to capacity, and contemplates extensions to take care of the increasing demand for its product. All the companies having local agencies are selling more cement in this market than they did last year, and almost as much as they did in 1909.

There is uneasiness in the trade regarding the outcome of the Building Code legislation in the Board of Aldermen. No one would talk for publication on this matter this week, but there is a disposition in the trade to bring every influence to bear to defeat any effort to legislate against this material in fireproofing. The National Association of Portland Cement Manufacturers has been asked to watch this code in its passage through the Board, and it is prepared to take up the cudgels against discrimination if it should be attempted.


Consumers will find quotations running from \$1.43 to \$1.48 carload lots alongside dock, with \$1.08 in carloads and \$1.25 yard, in Newark.

Building Stone in Better Demand.

The season has not yet progressed quite far enough for the full volume of stone to come out, but the business that is moving is of a character to warrant the firm undertone now prevailing.

The call for granite is particularly gratifying to interests handling this material, and this is doubtless due to the fact that the times are not propitious for the speculative builder, and therefore

WANTS AND OFFERS



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These bonds are sold at par and interest and are secured by a mortgage which covers the entire assets of the company and its future investments in mortgages and property. The New York Real Estate Security Company invests in the highest class of income producing New York property.

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In one and two family houses, for sale or exchange at exceptionally low prices. Little cash required.

Bargains in apartment and flat houses for sale or exchange.

Farm land and acreage for sale and exchange in New York and Westchester Counties.

Money to loan on 1st and 2nd mortgages.

M. M. HENNING

REAL ESTATE INSURANCE LOANS
1268 Castlehill Ave., Unionport, Bronx.
Telephone 32 Westchester.

Onyx Discovered Deposit For Sale

An Army Officer, while patrolling Mexican border, has recently discovered deposit of finest quality Onyx. Will sell twenty acre claim for \$2500 and is interested in company to be organized. For the above consideration he will give in addition to his claim information which will enable interested parties to procure an Onyx deposit, the outcroppings of which cover about 400 acres. Deposit is one mile from railroad. The Onyx may be quarried in pieces at least four feet square. Immediate action necessary. Address W. E. Miller, Caples Building, El Paso, Texas.

higher grades of material have the call. The same is true of limestone to a certain extent, but limestone is a speculative builder's commodity more or less, and therefore there is a decreased volume of this material moving in this city at present.

Prices are firm at the list quotations as of January, and buyers will find distributors prepared to make deliveries on very short notice.

A Tradesman's Apartment Directory.

Confusion resulting from wrong deliveries via the dumbwaiter in apartment houses has caused owners of such buildings to seek a directory providing for easy changing of names, and at the same time prevent tampering with it. Such a device has recently been put upon the market by the Tablet & Ticket Company, 381 Broad-

REAL ESTATE MORTGAGES

TRADE MARK

**First, Second, Building Loan, or
Building Loan-Permanent Mortgages
Manhattan or Bronx**

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ONE OF THE LEADING and most progressive real estate brokerage houses of the commercial district will sell part interest to high class man of character, brains and successful brokerage experience. BOX 35, c/o Record and Guide.

WANTED—Properties, sale or rent; send particulars; satisfactory results assured.
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STENOGRAPHER, real estate experience, desires position with good concern; salary \$15.00. BOX 20, Record and Guide.

FOR SALE—Records and Guides, bound complete, thirteen years, 1887 to 1899, inclusive. **GEORGE E. JOHNSTON**, 146 Broadway.

LEWIS PHILLIPS, AUCT'R,

Executor's Sale

to close estate Simon Weinstein, dec'd.
Valuable investment properties.
6-STORY ELEVATOR APARTMENT HOUSE,
WITH SEVERAL STREET STORES.

S. E. Cor. Park Av.-96th St.

on land 100 ft. 8½ in. by 90 ft.
6-STORY ELEVATOR APARTMENT HOUSE,
CONTAINING SEVERAL STORES.

**S. W. Cor. St. Nicholas Av.
& 145th St.**

on land 101 ft. 4 in. by average 108 ft.
507 to 511 West 138th St.

near subway station,
two 37½ ft. wide five-story thoroughly
equipped Apartment Houses.
Will be sold at auction, 12 o'clock noon, at
Exchange Salesroom, 14 to 16 Vesey St., N. Y. C.
on

Thursday, June 8, 1911

by L. J. PHILLIPS & CO., Auctioneers.
Particulars of CHAS. H. FRIEDRICH, Esq., At-
torney for Executors, 35 Nassau st., New York
city, or of Auctioneers, 158 Broadway.

NEW BUSINESS
Can be obtained by advertising in the
RECORD AND GUIDE.

BARGAINS in one, two and three family houses; some can be obtained with \$200 cash. Will exchange for mortgages. I offer a selection of 300 farms for sale or exchange.

Four plots, each 100x100, fronting Bronx Park on So. Boulevard, below market price.

J. PETER DROTLEF
REAL ESTATE, INSURANCE

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A Concrete Bungalow Competition.

The Cement Products Exhibition Co., 72 West Adams st, Chicago has announced a prize competition for plans and specifications for a concrete bungalow to cost not more than \$4,000. This competition is open to everybody and will be closed at noon, June 17. The site of the bungalow is a suburban lot with a north frontage of 73 ft. and a depth of 190 ft. The \$4,000 is not expected to include heating apparatus, plumbing, electric wiring or fixtures.

A certificate of incorporation of the Larchmont Real Property Co. has been filed with the State Department. The capital stock is \$50,000, and the directors are E. M. Hyde, Elizabeth, N. J.; J. J. Daly, S. Lipman and E. M. Early, New York City.

REAL ESTATE AND BUILDING STATISTICS

AUCTION SALES, CONVEYANCES, MORTGAGES, LEASES JUDGMENTS, FORECLOSURE SUITS, LIS PENDENS, LIENS, ETC.

MANHATTAN AND THE BRONX.

CONVEYANCES.

Table with columns for 1911 and 1910, comparing Manhattan and The Bronx for May 26-June 1 and May 27-June 2. Rows include Total No. for Manhattan, Total No. for The Bronx, Total No. Manhattan and The Bronx, Total No. for Manhattan for May, Total No. for The Bronx for May, and Total No. Nominal.

Assessed Value Manhattan.

(From assessment roll of 1910)

Table comparing assessed values for Manhattan and The Bronx in 1911 (May 26-June 1) and 1910 (May 27-June 2). Rows include Total No. with consideration, Amount involved, Assessed value, and Total No. nominal.

MORTGAGES.

Table comparing mortgages in Manhattan and The Bronx for 1911 and 1910. Rows include Total number, Amount involved, No. at 12%, No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, No. with interest not given, and No. above to Bank, Trust and Insurance Companies.

EXTENDED MORTGAGES

Table comparing extended mortgages in Manhattan and The Bronx for 1911 and 1910. Rows include Total number, Amount involved, No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, No. with interest not given, and No. above to Bank, Trust and Insurance Companies.

Total No. for Manhattan, for May

Summary table for Manhattan and The Bronx conveyances for May, showing Total No. for Manhattan (188), Total Amt. for Manhattan (\$6,976,383), Total No. for The Bronx (56), and Total Amt. for The Bronx (\$580,404).

PROJECTED BUILDINGS.

Table comparing projected buildings in Manhattan and The Bronx for 1911 and 1910. Rows include Total No. of New Buildings, Total Amt. Alterations, Total No. of New Buildings, and Total Amt. Alterations for both years.

BROOKLYN.

CONVEYANCES.

Table comparing conveyances in Brooklyn for 1911 (May 25 to 31) and 1910 (May 26-June 1). Rows include Total number, Amount involved, Total number of Conveyances, and Total amount of Conveyances.

MORTGAGES.

Table comparing mortgages in Brooklyn for 1911 and 1910. Rows include Total number, Amount involved, No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, No. with interest not given, and No. above to Bank, Trust and Insurance Companies.

PROJECTED BUILDINGS.

Table comparing projected buildings in Brooklyn for 1911 and 1910. Rows include No. of New Buildings, Estimated cost, Total amount of Alterations, Total No. of New Buildings, and Total Amount of Alterations.

QUEENS.

PROJECTED BUILDINGS.

Table comparing projected buildings in Queens for 1911 and 1910. Rows include No. of New Buildings, Estimated cost, Total amount of Alterations, Total No. of New Buildings, and Total Amount of Alterations.

THE TITLE INSURANCE CO., OF NEW YORK

135 Broadway, Manhattan CAPITAL AND SURPLUS, \$3,000,000

Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages

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SLAWSON & HOBBS Real Estate 162 WEST 72D STREET

VOLUNTARY AUCTION SALES.

BRYAN L. KENNELLY. June 5.

Beaver st, No 19 n s, 26.10 e New st, runs e New st, No 64 27.3 x n 66.8 x w 39 to New st, x s w 15.1 x e 17.4 x s 59 to beg, 4-sty bk loft & str bldg.

JOSEPH P. DAY. June 8.

25th st, Nos 212x214 E, 53x98.9, two 5-sty bk & stn tnnts. 9th st, Nos 3 & 5 E, —x—, two 4-sty & b bk dwgs.

ADVERTISED LEGAL SALES.

June 3.

No Legal sales advertised for this day.

June 5.

Broome st, Nos 73 & 75, s s, 79.9 e Columbia st, 49.5x100, two 5-sty bk tnnts & str.

June 6.

69th st, No 108, s s, 80 w Columbus av, 20x 100.5, 4-sty & b stn dwg. Wilbert Garrison

et al agt Rose Dunn et al; Robt W Bernard, att'ys, 258 Broadway; Geo H Turner, ref. (Amt due, \$4,508; taxes, &c, \$455.47; sub to a mort of \$24,000.) By Joseph P Day.

June 7.

147th st, No 618, s s, 150.6 w Bway, 24x99.11, 3-sty & b bk dwg. Sheriff's sale of all right, title, &c, which Cole Ullman had on April 10, 1911, or since; Harry W Newburger, att'y, 2 Rector st; John S Shea, sheriff. By Daniel Greenwald.

June 8.

Bassett av, w s, 494.4 n Saratoga av, 24.7x100x 25.10x100, Eastchester. T Emory Clocke agt Bendikte C Gundersen et al; Thos J Reidy, att'y, 2022 Boston rd; Sumner Gerard, ref. (Amt due, \$3,628.91; taxes, &c, \$70.18.) By Joseph P Day.

DISSOLUTION NOTICE

McNally & Cochran, doing a general Real Estate Brokerage business at 21 West 34th Street, has this day been dissolved by mutual consent.

George V. McNally will continue in the business and has moved to 47 West 34th Street.

49 Wall st; Cambridge Livingston, ref. (Amt due, \$3,882.60; taxes, &c, \$130.22.) By Herbert A Sherman. 26th st, No 225, n s, 275 w 2d av, 25x98.9, 3-sty bk tnt & 3-sty bk tnt in rear. Jno J Welstead agt Lillian Hague et al; Harold Swain, att'y, 176 Bway; John F Cowan, ref. (Amt due, \$682.29; taxes, &c, \$920.24; sub to two mts aggregating \$15,127.25.) By Joseph P Day.

June 9.

90th st, No 67, n s, 100 e Columbus av, 18.9x 100.8, 3-sty & b stn dwg. Abraham Sartorius agt Jas E J Martin et al; Horwitz & Wiener, att'ys, 346 Bway; Maurice B Blumenthal, ref. (Amt due, \$6,014; taxes, &c, \$1,250; sub to a prior mt of \$16,000.) By Joseph P Day.

June 10.

No Legal Sales advertised for this day.

June 12.

144th st, No 62, s s, 275 e Lenox av, 16x100.11, 3-sty & b stn dwg. Tylrae Co agt Isidor Harlam et al; Francis B Sanford, att'y, 165 Bway; Michael J Mulqueen, ref. (Amt due, \$1,704.57; taxes, &c, \$193.36; sub to a first mt of \$13,600.) By Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 2, 1911, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

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

JOSEPH P. DAY.

137th st, Nos 425 to 443 (681 to 705) n s, 300 e Willis av, 150x200 to 138th st, Nos 428 to 446 (680 to 702) 138th st, ten 6 and ten 7-sty bk tnnts with str in 138th st. (Amt due, \$251,244.89; taxes, &c, \$8,943.01.) Adj to June 13.

*119th st, Nos 422 to 426, s s, 300.6 w Pleasant av, 62.5x100.11, two 2 and one 3-sty bk & stn tnnts. (Amt due, \$3,208.64; taxes, &c, \$82.63; sub to prior mt of \$21,000.) Susan Van Praag. 22,062

*20th st, Nos 30 & 32, s s, 260 w 4th av, 40x92, 7-sty bk office & str bldg. (Amt due, \$60,084.02; taxes, &c, \$—; sub to a first mt of \$130,000.) Realty Holding Co. .185,000
 128th st, No 17, n s, 238 e 5th av, 22x99.11, 3-sty fr dwg. (Amt due, \$9,189.95; taxes, &c, \$—.) Adj sine die.42,000
 *West End av, No 677, w s, 25.8 s 93d st, 25.6x56, 5-sty bk tnt. (Amt due, \$18,682.20; taxes, &c, \$—; sub to prior mort of \$22,000.) Sophie M La Grave42,000

BRYAN L. KENNELLY.

*Broadway, No 865, w s, 69.9 s 18th st, 25x110.10x24.10x108, 5-sty bk loft & str bldg. (Amt due, \$95,563.25; taxes, &c, \$3,261.51; sub to a prior mt of \$84,000.) Beers Realty Co. .145,103
 *172d st, No 1004, s s, 50 e Longfellow av, 25x100, 2-sty fr dwg. (Amt due, \$5,610.16; taxes, &c, \$530.66.) Wm D Leonard exr, &c. .5,000
 *172d st, No 1008, s s, 75 e Longfellow av, 25x100, 2-sty fr dwg. (Amt due, \$5,606.66; taxes, &c, \$495.87.) Wm B Leonard exr, &c. .5,000

HERBERT A. SHERMAN.

*St Nicholas av | n w cor Fairview av, 14.5x301.1x59.5x276.11, vacant. Fairview av | (Amt due, \$5,382.82; taxes, &c, \$5,746.06.) Union Dime Savings Bank9,000
 *69th st, Nos 315 & 317, n s, 225 w West End av, 41.7x100.5, 6-sty bk tnt & str. (Amt due, \$29,424.06; taxes, &c, \$1,900.) Greenwich Savings Bank27,000
 *69th st, Nos 319 & 321, n s, 266.7 w West End av, 41.6x100.5, 6-sty bk tnt & str. (Amt due, \$29,418.68; taxes, &c, \$1,799.) Greenwich Savings Bank27,000
 *69th st, No 323, n s, 308.1 w West End av, 41.6x100.5, 6-sty bk tnt with str. (Amt due, \$29,343.15; taxes, &c, \$1,787.) Greenwich Savings Bank27,000

SAMUEL MARX.

*121st st, Nos 330 & 332, s s, 300.7 e 2d av, 49.4x110.10, 6-sty bk tnt & str. (Amt due, \$17,274.57; taxes, &c, \$249.53; sub to prior mt of \$44,000.) Susan Van Praag45,749
 Broad st, No 106, w s, 31.6 n Water st, runs n 24.1 x w 74.4 x n 1 x w 4.6 x s 24.7 x e 74.4 to beg, 5-sty bk loft & str bldg. (Partition.) Leon Realty Co.49,600

27th st, No 454, s s, 100 e 10th av, 25x98.9, 5-sty bk tnt & str. (Amt due, \$3,175.06; taxes, &c, \$375; sub to a first mt of \$17,500.) Withdrawn
 *110th st, s s, 300 e 2d av, 50x100.11, vacant. (Amt due, \$4,938.50; taxes, &c, \$18; sub to prior mt of \$6,000.) State Bank9,210
 *Union av, No 984, e s, 277.2 s 165th st, 37.6x160, 5-sty bk tnt & str. (Amt due, \$5,404.20; taxes, &c, \$891.63; sub to prior mt of \$33,000.) Catharine E Neher38,550
 *114th st, Nos 202 & 204, s s, 80 e 3d av, 42.4x100.11, 6-sty bk tnt & str. (Amt due, \$12,629.76; taxes, &c, \$1,023.37; sub to a mt of \$40,000.) Jos L Bottenwieser48,166
 *Macombs pl, No 32, s e cor 151st st, 69.2x85.1x60.11x52.2, 6-sty bk tnt, 151st st | (Amt due, \$61,075.93; taxes, &c, \$1,208.95.) Amelia C Schaefer55,600
 *2d av, No 1994, e s, 51 s 103d st, 25x100, 5-sty str tnt & str. (Amt due, \$6,144.75; taxes, &c, \$39.90; sub to a first mt of \$20,000.) Geo S Runk et al, as exrs21,830

SAMUEL GOLDSTICKER.

*Sheriff st, No 47, w s, 75 n Delancey st, 25x75, 5-sty bk tnt. (Amt due, \$8,035.41; taxes, &c, \$1,419.42; sub to a first mt of \$18,000.) Annie E Walker20,325

CHARLES A. BERRIAN.

*97th st, n s, 140 w 1st av, 30x100.11, 5-sty bk tnt. (Amt due, \$17,334.39; taxes, &c, \$437.73.) New York Life Insurance & Trust Co, as trustee15,000

D. PHOENIX INGRAHAM.

146th st, s s, 100 e 7th av, 150x99.11, vacant. (Amt due, \$31,626.88; taxes, &c, \$738.30.) Adj to June 13.
 Total \$2,015,247
 Corresponding week, 1910 733,600
 Jan. 1st, 1911, to date. 25,368,010
 Corresponding period, 1910 33,216,952

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.
 2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.
 3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.
 4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.
 6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.
 7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.
 8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1910.
 9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

BOROUGH OF MANHATTAN.

May 26, 27, 29, 31 and June 1.

Church st, Nos 315 & 317 (219 & 221) | e s, 18.8 s Lispenard st, runs Lispenard st, No 38 | s 48.10 x e 75 x n 68.1 to beg, 5-sty bk loft & str bldg. PARTITION, May 4, 1911. M Linn Bruce, ref, to Ess Eff Realty Co, 122 E 25th st. May 31, 1911. 1:194—20. A \$52,000—\$75,000. 56,300
 Clarke st, Nos 16 & 18, e s, 200 s Spring st, 50x90, 3-sty bk tnt & 3-sty fr bk ft tnt & str. The Rector, etc, of Trinity Church to Lillian Kellar, 111 W 11th st. June 1, 1911. 2:490—6 & 7. A \$20,000—\$22,000. O C & 100
 Division st, Nos 28 & 30, n s, abt 130 w Chrystie st, 26.7x147.4x 25x134.4, e s, 6-sty bk tnt & str. PARTITION, May 3, 1911. Samson Lachman ref to Simon Epstein, 1851 7th av. Mt \$58,500. June 1, 1911. 1:289—31. A \$20,000—\$55,000. 68,100
 Dyckman st, s s, 263.11 w Riverside Drive, 25x100, vacant. Herman Cohen to Mina Veitch, 242 Dyckman st. May 26, May 29, 1911. 8:2246—part lot 55. A \$—\$. O C & 100
 East Broadway, No 165, s s, abt 30 e Rutgers st, 26.1x100, 7-sty bk office & str bldg with 1-sty ext. Bank of M & L Jarmulowsky to Meyer Jarmulowsky, 1186 Lex av & Louis Jarmulowsky, 1013 Faile st. All liens. Dec 20, 1905. May 27, 1911. 1:284—28. A \$40,000—\$60,000. nom
 Same property. Louis Jarmulowsky to Meyer Jarmulowsky, 1186 Lex av. May 8. May 27, 1911. 1:284. nom
 East Broadway | s s, 6.3 w from s s Grand st, runs s 78.10 x Grand st, No 503 | e 15.8 x n 73.10 to Grand st, x w 10.7 to East Bway, x w 6.3 to beg, 3-sty bk tnt & str. FORECLOS. May 29, 1911. Max Salomon to Anna L Plummer & Carrie P Burr, both at 190 New York av, Bklyn, as TRUSTEES for Jerome H Plummer under will Jerome S Plummer decd. May 29, 1911. 1:288—47. A \$9,000—\$12,000. 10,000
 East Broadway, No 158 | n s, 50.4 w Rutgers st, 25x106.9 to s s Canal st, No 30 | Canal st, 28.5x93.6, 2, 5-sty bk tnts & str. Rose G Lewin to Isaac Lipschitz, 1 E 106th st. All liens. Mar 6. Mar 29, 1911. 1:283—70 & 75. A \$33,000—\$50,000. 100
 Eldridge st, Nos 141 & 143 | s w cor Delancey st, 48.11x100, 6-sty bk Delancey st, Nos 47 to 53 | tnt & str. Security Holding Co to Morris Weinstein, 22 Mt Morris Park West. Mt \$155,000. June 1, 1911. 2:419—63. A \$90,000—\$145,000. O C & 100
 Forsyth st, No 188, e s, 75 s Stanton st, 25x100, 5-sty bk tnt & str. David Aronson to Sarah R Mann, 46 W 129th st. All liens. May 26, 1911. 2:421—52. A \$21,000—\$30,000. 100
 Forsyth st, Nos 213 & 215, w s, 102.2 s Houston st, 27.2x125.7, 6-sty bk tnt & str. FORECLOS, May 29, 1911. Lewis J Conlan ref to Preston Realty Co, 65 Bleecker st. May 29, 1911. 2:422—20. A \$25,000—\$55,000. 2,000
 Greenwich st, No 183, e s, abt 45 s Dey st, 25.11x50.3x25x61.6, n s, 5-sty str loft & str bldg. Anna L Healy to Helen E Duchemin, 2403 7th av. Mt \$25,000. May 31, 1911. 1:61—16. A \$31,600—\$40,000. O C & 100

Greenwich st, No 200, w s, abt 50 s Vesey st, 24.10x69.6x23.9x 76.9, s s, 5-sty bk restaurant. Hart F Momsen to Ernestine Domizlaff, 5 Detmoldstrasse, Hanover, Germany. All title. B & S. Mar 20. May 29, 1911. 1:83—15. A \$35,000—\$41,000. nom
 Greenwich st, No 625, e s, 74.5 n LeRoy st, runs e 44 x n 8 x e 22 x n 18.2 x w 63.3 to st, x s 26.4 to beg, 6-sty bk loft & str bldg. Greenwich Investing Co to Louis Canter, 69 W 138th st. Mt \$65,000. May 29, 1911. 2:602—56. A \$8,000—\$. O C & 100
 Greenwich st, No 200, w s, abt 50 s Vesey st, 24.10x69.6x23.9x 76.9, s s, 5-sty bk restaurant. Olga M Kolff to Henry A Winger, 907 Grove st. Elizabeth, N J. 1-24 part. All title. C a G. Apr 26. May 31, 1911. 1:83—15. A \$35,000—\$41,000. nom
 Same property. Helen N Morison et al to same. All title. Feb 4, 1911. May 31, 1911. 1:83. O C & 100
 Same property. Emily L Kolff by Cornelius G Kolff to same. 1-24 part. All title. May 29. May 31, 1911. 1:83. 1,916.67
 Greenwich st, Nos 719 & 721, e s, 58.4 n Charles st, 37.6x76.7x 41.4x92, 6-sty bk loft bldg. Geo A Macdonald to John Sanders, 62 Clinton pl. Mt \$40,000. May 11. May 31, 1911. 2:632—39. A \$16,000—\$50,000. nom
 Hamilton pl, Nos 90 to 96 begins 141st st, n s, 446.1 e Bway, runs 141st st | n 99.11 x e 7.1 x n 9.11 x e 47.10 x n 0.1 x e 15.2 to w s Hamilton pl, x s w 32.2 to w s old Bloomingdale rd, x s w 88.5 to n s, 141st st, x w 20.7 to beg, 7-sty bk tnt Gault Realty Co to Florence K Hoppie, 83 Hamilton pl. Mts \$104,500. May 26. May 27, 1911. 7:2073—20. A \$25,000—\$95,000. O C & 100
 Hudson st, No 599, w s, abt 20 n Bethune st, 28.8x76x—x78.6, 3-sty bk tnt & str with 1-sty fr ext. Hetty F Fischer et al to Michael & Thos Donnelly, both at 597 Hudson st. All title. May 26. May 31, 1911. 2:624—20. A \$16,000—\$18,500. nom
 Same property. John Corse INDIVID & TRUSTEE Henry Corse, decd et al to same. All title. May 29. May 31, 1911. 2:—624. 15,750
 Irving pl, Nos 58 & 62 & 64 | s e cor 18th st, runs e 207.3 x s 92 18th st, Nos 126 to 136 | x w 100 x s 13 x w 107.3 to e s Irving pl, x n 26 x e 107.3 x n 26 x w 107.3 to e s Irving pl n 53 to beg, 6 & 10-sty bk factory & 5-sty bk tnt. Coulter D Huyler et al EXRS, &c, Jno S Huyler to Frank DeK Huyler, 265 West End av. Mar 31. June 1, 1911. 3:873—19-48 & part lot 53. A \$—\$. 600,000
 Same property. Frank De K Huyler to David Huyler, 207 W 86th st & Coulter D Huyler, 260 W 76th st. $\frac{2}{3}$ parts. Mts \$600,000. Mar 31. June 1, 1911. 3:873. O C & 100
 Irving pl, Nos 58, 62 & 64. 18th st, Nos 128 to 136 East. 72d st, No 8 West. 72d st, No 301 West. West End av, Nos 263 & 265.
 (For descriptions of these properties see conveyances in this issue.) General release of dower Rosa F Huyler widow to Frank De K Huyler, 265 West End av. David Huyler, 207 W 86th st. Coulter D Huyler, 260 W 76th st; Jno S Huyler, 301 W 72d st, individ & EXRS, &c, of Jno S Huyler decd. June 1, 1911. 3:—873; 4:1124; 4:1184. nom

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Jerome S—G R Satterlee.....339.77 2 Housman, Morris—C E Riley Co.....506.98 2 Hand, Florence T—Weber-McLaughlin Co.....209.81 2 Hendrickson, Wm W—N Y Telephone Co.....51.44 2 Horan, James J—M Simon.....96.41 2 Halter, Joseph—City of N Y.....50.20 2 Harris, E Fletcher—the same.....214.17 2 Hall, Julian J—the same.....94.84 2 Halper, John M—the same.....32.04 2 Hess, Ludwig—the same.....588.67 2 Hebble, Christian G—the same.....33.95 2 Hertenberg, Abraham or Alexander—the same.....215.33 2 Holden, Geo A—the same.....588.67 2 Holtz, Henry—the same.....45.82 2 Hodes, Benjamin—the same.....34.42 2 Hunter, Henry C—the same.....68.14 2 Haas, Cristine—A Miller.....127.31 2 Hairston, Thomas G—E Kaufman et al.....39.69 2 Hauersen, Sophie—F L Mitchell.....156.56 2*Harter, Otto J & Peter J et al—North American Mercantile Agency Co.....19.79 2 Herschenbein, Lena or Neckameyer—M W Solomon.....64.41 27 Isaacs, Gabriel—City of N Y.....215.33 27 Irwin, Jas—the same.....215.33 29 Ives, Wm M et al—J T Blake et al.....5,219.15 31 Isbell, Besse—City of N Y.....215.33 31 Isele, Robt & Amelia—A Klein.....194.26 27 Johnston, Jas R—H W Rose.....169.76 27 Janvrin, Geo M—City of N Y.....215.33 27 Jackman, Frank H—the same.....215.33 27 Jones, Mrs Louis W—M M Toch.....52.41 27 Joyce, Edw—City of N Y.....215.33 27 Jones, Adam M—the same.....215.33 27 James, Isador et al—Elite Distributing Co.....188.85 29 Joline, Adrian H et al rec'rs—B Landsman.....costs, 110.70 29 the same—E Landsman.....costs, 64.30 29 Jenkins, Saml A—R J Mahoney et al.....costs, 138.28 31 Jacoff, Eli—City of N Y.....215.33 31 John, Walter—the same.....215.33 31 Johnson, Chas—the same.....215.33 31 the same—the same.....215.33 31 Jourdan, August—the same.....215.33 31 Joyce, Jas J—the same.....215.33 31 Jurist, Morris—the same.....38.41 1 Joseph, Samuel—N Y Edison Co.....31.07 1 Jones, Mariette G—H L Cowles.....84.39 1*Jamerson, Chas R et al—N Whitman et al.....2,786.30 1 Jones, Victor—G Hopper.....59.41</p>	<p>2 Johnston, Thomas J—City of N Y.....28.58 2 Johnson, David or Jacob—the same.....215.33 2 Jackier, Sidney—M C Meyer et al.....119.01 2 Johnstone, Tobias B et al—F Descours et al.....560.60 27 Kraus, Geo—Italian American Auto Co.....99.64 27 Kalischer, Sam—Browning, King & Co.....80.79 27 Kinstler, Leon—M Schwarz et al.....28.99 27 Kelly, Jennie M—City of N Y.....215.33 27 Kelly, Jas—the same.....215.33 27 Ketcham, Philip—City of N Y.....215.33 27*Kaplowitz, Saml & Jacob—C Adler.....20.70 27 Knepper, Herman et al—Wm T Hookey (Inc).....394.25 27 Korn, Louis—F Cohn.....7,372.07 29 Kennington, Geo—C F Rabell.....46.45 29 Korn, Louis et al—Murtha & Schmol Co.....384.06 29 Klein, Frank—John Eichler Brewing Co.....costs, 108.18 29*Kalikow, Jos et al—W Feder.....220.99 31 Kalil, Shikrey—City of N Y.....215.33 31 Kelting, Wm R—the same.....215.33 31 Kenna, Timothy—the same.....215.33 31 Kerrigan, Wm—the same.....215.33 31 Kessell, Addison—the same.....215.33 31 Kiely, Jas W—the same.....215.33 31 King, Geo—the same.....215.33 31 Kinsella, Wm J—the same.....215.33 31 Kip, Robt W—the same.....215.33 31 Kirchner, Henry—the same.....215.33 31 Kiselgoff, Max—the same.....215.33 31 Klappenberg, Henry—the same.....215.33 31 Klavanski, Gustav—the same.....215.33 31 Klein, Jos J—the same.....215.33 31 Kline, Wm—the same.....215.33 31 Kloppenberg, Geo E—the same.....215.33 31 Kohn, Isaac—the same.....215.33 31 Koos, Ralph—the same.....215.33 31 Korfhage, Chas—the same.....38.41 31 Kroog, Henry—the same.....215.33 31 Klepner, David—A Weill.....643.08 31 Karcher, Frank J—Washington Heights Development & Construction Co.....285.51 31 Knox, Maggie—S Qualler.....costs, 78.43 31 Kerhoulas, Peter—M Aronson.....294.41 1 Kates, Edw J et al—M J Drummond.....39.72 1 Kuhken, Wm H—N Y Edison Co.....27.35 1 Karambelas, Christ, Louis* & Peter*—J Taylor.....326.35 1 Kram, Harry—J Shyev.....costs, 96.45 1 Kallenberg, Chas W—Roebing Construction Co.....costs, 118.18 1 Knorr, Harry E—L O Lindsley.....105.35 1 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Table of construction and business records including Wolf, Edward-H Levine, 1911, Wells, Fullerton-Borough Bank of Brooklyn, 1911, etc.

CORPORATIONS.

Table of corporate records including Brogan, Chas (Inc)-J Madden, 1911, Brownsville Fruit Distilling Co-S Mutterpeil, 1911, etc.

SATISFIED JUDGMENTS.

May 27, 29, 31, June 1 and 2.

Table of satisfied judgments including Abels, Henry-J E Linde Paper Co, 1911, Alton, Lee G-W Charlestream, 1910, etc.

*Vacated by order of Court. *Satisfied of appeal. *Released. *Reversed. *Satisfied by execution. *Annulled and void.

MECHANICS' LIENS

May 27.

Table of mechanics' liens including 240-Tinton av, Nos 591 to 597, Nathan Altman agt Robt H & Jane Matthews, etc.

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