WHEN PLANNING A COUNTRY HOUSE

The Principles and Methods That Lead to the Best Results—Intimate Counsel For Laymen from Noted Architects—Works of Albro & Lindeberg

Architects have done a great deal to foster the movement. They have been designing country places exquisitely attractive and containing every convenience possible to a city home, with many more besides. The number who can be depended upon to impart distinction with propriety or elegance is increasing. In the mind of most city people of a generation ago the summer home was a seaside villa of ornate design and narrow outlook. Only to a comparatively few city families did it mean a place forever to be the retreat from the row outlook. Only to a comparatively few city families did it mean a place where both city and country living can be pleasantly combined by means of a large estate in the country for most of the year, and an apartment in the city for the winter. It is not that the obvious fact without giving the complex reasons, which may vary with the preference and circumstances of every family, it is plain to every one that more and more besides. The number who can be depended upon to impart distinction with propriety or elegance is increasing.

A large collection of illustrations of the more formal type of houses by this firm. Architects have done a great deal to bridge the gap. They have been notably successful — dwellings which have also combined with other motives as to produce certain elements in this design, but the appeal has been to families who would have their home comfortable and convenient inside as well as beautiful outside. This sentiment, they say, implies the gap which too often exists in this country between beauty and utility. The portfolio is proof of what this one firm, Albro & Lindeberg, of New York, have done to bridge the gap.

Messrs. Albro & Lindeberg attracted attention originally by erecting a type of houses with thatched roofs, broken into fitness to interior convenience is quite needless and unwarranted. In some introductory remarks the authors give interesting advice to laymen, from which the following excerpts are taken: "Build simply, whether a cottage or a castle. That is one of the fundamental laws of domestic architecture. This law applies especially to the architecture of country houses. A large living room is obviously more acceptable to the average family than the same space cut up into a 'parlor' and 'reception room,' and it is necessary to furnish the latter generally for its name rather than its necessity. To avoid pretense, to ignore shams, to many different planes, of which type the house at Kingston is an example. Elizabethan models have obviously furnished certain elements in this design, but the values have been so changed and combined with other motives as to produce a really new and individual effect. The house at Woodmere is almost as successful in its way as the one at Kingston, while the residence at East Hampton is an example of another type of dwelling with which the firm have also been notably successful — dwellings which have certain characteristics of Italian villas, but are different in detail and effect.

In the examples given in the book the authors state that, no matter what the site or class of dwelling, the attempt has been made to embody the spirit of domesticity. They hold the opinion that this attempt is surely the duty of all those who are striving to raise the standard of our native domestic architecture, of all who would prove that the sacrifice of exterior attractiveness and the superficies, these are the rules to follow in designing houses of real character.

"In America the increased desire for country life has of late given rise to an increased demand for modest but well-designed houses. Now those architects who have the ability and the desire to put consciences study into the planning of small houses have long realized that the work involves even greater ingenuity than the work of building larger structures. The reward, on the other hand, is much less. It is, therefore, easy to see why so much of the work which has been done by untrained men, whose lamentable monuments of bad taste are scattered throughout our countryside.

"To treat the problem more specifically, we had best to consider it under two distinct headings: The small house or cottage, and the large residence or manor house. We shall find that although a number of practical considerations vary widely with the two, yet the fundamental laws are the same for both,
For the small house the prime requisite is simplicity. Obviously, a ‘one-material’ house is more simple and satisfying to the eye than one wall beneath a roof of stone, brick, stucco, and shingles. Besides being more economical, the ‘one-material’ house gains in character and dignity. For in working simply in one material, there is less temptation to introduce meaningless ornament, showy paint, and superfluous modelling. Wherever possible, the materials to be obtained in the neighborhood of the site are the most appropriate.

Best Form for a Small House.

The second requisite for suburban cottages is an attractive form. They should never be built the plan of a square with their three dimensions equal. If we turn to the examples of the old farm-house of New England and the South, which always seem to so well fit their sites, we find one of the primary rules for their construction is that one dimension should dominate. A comparison of a square house of a given area with one that is oblong and of the same area will show, moreover, that the oblong house, besides gaining in general exterior appearance, permits of more exposure in the rooms.

The third requisite is a study of solids and voids and of grouping. The dignity of a quiet facade is dependent upon the rhythmic spacing of the windows, instead of several small windows; a great opening, divided by many mullions may give to the facade a simpler and finer treatment, as well as better wall surface in the rooms. Then, too, the side and shape of the panes of glass should be not uniform throughout the house, for perhaps nothing does more to lend ‘scale’ and domestic feeling to a dwelling than the careful study of the divisions of the sash. The effect of light and shadow may be used in a telling way in house designing, be the house large or small, and it will always remain, under certain conditions, the most rational style for our domestic architecture.

Environment.

We now come to the question of environment. Whether the house be large or small, the essentials for a site are the same. Any house in the country should, if possible, face in a general southerly direction. If a small plot be considered, the house should not occupy the exact center. If a property of several acres is available, the highest knoll or elevation should not be chosen as the only possible site. Let us seek to set our house in what frame of greenery Nature may provide, for it is safe to say that never was a building erected which could not be made to seem more beautiful by a background of foliage. Trees to the country house are as essential as the frame to the portrait; nay, more so, for they become part and parcel of the portrait itself, and, indeed, is the prospect of attempting to build in the country without them. Where there are no trees to plant, or when they are wrongly placed, the subject of planting becomes so important that it should be discussed from the outset and considered in the choosing of the site. Because of the pitfalls failures of the average house owner, or his gardener, and because of the success of the men as Charles Platt and Wilson Eyre, we are very sure that the architect who designs the dwelling in the west was least qualified to do the setting.

Manor Houses.

"Turning now to the large dwelling or manor house, we may say, in general, that it should be a dignified structure. It should express as the wisdom of generation has rightly felt, a certain quiet stateliness of planning and furnishing. In the old English manor house these qualities were generally realized. In America, on the other hand, we see varying degrees of accentuation in our pretentious homes. Of these accentuations perhaps the least to be condemned is the erection of a large house as a magnified cottage—a precedent for which is not wanting in the illustrations herein shown. The effect sought is domesticity. Even the large house in the country should not be merely a place for the reception of visitors; it should be a dwelling for the family and it should express the domestic feeling as surely and straightforwardly as the cottage.

"For a large house, however, the factor of style is to be considered. In our country, the Colonial, or, to be accurate, the Georgian style, is the more generally favored, and is most representative of the better work of the day. A glance at the early architecture of the United States shows this also to be the style employed in the best works of the past, and it will always remain, under certain conditions, the most rational style for our domestic architecture.

The subway to Fort Hamilton is due to be completed two years from this present week. This is important for owners and prospective investors in that section to know, as it is official information.

Property Owners Say It Is Not Getting Sufficient Attention from the City.

Real estate owners in that section of Manhattan between 14th and 34th streets, east of Third avenue, noting the many plans under consideration by the city authorities for improving the facilities for that side of the city, are beginning to ask what the city means to do for the East Side. For many years the section has been decidedly backward. It is a part of the city intended more particularly for improvement with loft buildings and warehouses than with apartments, but there are too many vacancies in the existing buildings of this class to warrant further construction.

One of the causes assigned for the inertia is the inadequacy of the freighting facilities for that side of the city, compared with the West Side. A more equitable distribution of such facilities is urged in behalf of property interests. John J. Radley, of 35 West 321 street, formerly of the Radley Iron Works, who owns both business and residential buildings in that section, remarked this week.

"In the many plans that have been submitted to the Board of Estimate for the improvement of the dockage facilities of New York City, I have never heard of any plan that took in the East Side of Manhattan Island. In an interview with the Secretary of the Dock Department some months ago he stated that the department had no plans for that part of the city. He showed me plans for the West Side, for Brooklyn, Jamaica Bay, and Staten Island, but nothing for the East Side.

"There is a large area of land between 14th and 34th streets that certainly needs something done to stimulate it. Valuations in this section have remained at a standstill; rents have had to be reduced to hold tenants, and, with the approaches of the Manhattan and all the other boulevards and avenues, this property has retrograded in value. So I thought the Board of Estimate would be interested in this as a property owner. To show this section would seem to be especially adapted for warehouses and factories, and if a large terminal was built there, or a market, or anything with life in it, it would start something. Some years ago the city took all the waterfronts between 17th and 23d streets, and built a fine bulkhead and piers, and a large esplanade 200 feet wide, and then turned it over for the storage of lumber, sand and stone, and baseball field. Certainly waterfront on Manhattan Isl-
STUYVESANT SECTION.

Satisfactory Renting Conditions—Possibility of Further Improvements.

The fall renting season has been a highly satisfactory one in the choice Stuyvesant section of Brooklyn, according to the local estate agents and brokers. Mr. William J. Ketcham, of the Brothers, 129 Ralph avenue, corner of Hancock street, stated this week that the temporary boardings of vacancies had decidedly diminished.

"The private houses are practically all rented for the winter," added Mr. Ketcham, "and the same may be said of all heated apartments. Stores are at a premium in the business section. Few new apartments have opened this year, but they are all rented.

"This section is decidedly a residential one, made up mostly of single dwellings and medium to better class apartments, there being but few cheap tenements and no congested locality. What cheap tenements there are find ready tenants because of the good surroundings. Private houses and two-family houses also find ready tenants at good rentals."

"As to room for further development, it can be said that the only possible way to replace buildings with modern apartments. This must be the ultimate course, especially in the neighborhood of Hancock, of Fourth avenue to Broadway, and perhaps to Ralph or Patchen avenue, where the older buildings of frame and brick are mostly located.

"In the sales market there is a ready demand for private houses in this section and there are but few on the market so far this year. The average sales in the last two months. Hardy any section of Brooklyn is more desirable than this as the site of a moderately valued private residence.

Taxpayers’ Mass Meeting Called.

The United Real Estate Owners’ Associations propose to hold a Taxpayers’ Mass Meeting on Thursday, October 24, at 8 P.M., at New York Turn Hall. The object is for the property owners to meet and present the properties which are not justifiable, it realizes that the effect of the order is to compel the property owners to pay the increased insurance rates during the process of building the subway, a fireproof partition.

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SUBWAY FIRE WALLS.

A Clash of Authority Between Fire Department and the Public Service Commission.

Commissioners have issued orders through the Fire Prevention Bureau of the Fire Department to all contractors for the new Broadway-Lexington avenue subway requiring that in every case where vault walls or the walls of buildings are pierced in the process of building the subway that the fireproof wall entirely cut off the building from the subway excavation shall be constructed.

The orders were issued at the request of the Merchants’ Association’s Insurance Committee, which claims that the process of building the subway is authorized by the fire-prevention laws to take such action, notwithstanding the protest of the Public Service Commission, which has complained to Mayor Gavnor and has also asked Attorney General Carmody to pass upon the question of the Fire Commissioner’s authority and the attitude of the Fire Insurance Exchange in the case.

Plans and specifications for the proposed changes in walls and the proposed fireproof partitions are required to be filed with the Bureau of Fire Prevention before the orders are placed upon the work. The approval of the Fire Commissioner will be conditioned upon the readiness of the orders to be filed with the specifications required by the Bureau of Fire Prevention, which are substantially those imposed by the New York Fire Insurance Exchange last year.

No work can be legally carried on by contractors until these requirements are complied with.

The effect of the order is to compel subway contractors to construct at their own expense the fireproof partitions which property owners are not to be required to provide in part at their own cost as an alternative to largely increased insurance rates during the process of subway construction.

The Merchants’ Association has advised its members and other property owners affected by subway construction that under the terms of this order, the obligation of providing the necessary fireproof partitions by the subway contractors.

While the Public Service Commission, for the other hand, declares that the exceptions of the Fire Insurance Exchange are not justifiable, it realizes that the property owners are not to be required to provide the partitions required. Otherwise the city must bear the expense. The commission is unable to discover any legal warrant for the Fire Commissioner issuing orders to the subway contractors covering details of subway work, and the order is of which is vested in the commission by the Rapid Transit act.

Subsurface Bureau for Queens.

The good results that have followed from the Bureau of Subsurface Structures in the Borough of Brooklyn under Engineer Forquet, have led Borough President Connolly to ask the city council to continue the bureau for the institution of a similar bureau in his borough. The borough officials of Queens manifested keen interest in the work of the Borough Engineer Fouquet have led Borough President Connolly to ask the city council to continue the bureau for the institution of a similar bureau in his borough. The borough officials of Queens manifested keen interest in the work of the Borough Engineer when the recent report of the Public Service Commission showed that the cost of all underground pipe lines, including sewers, water mains, also curb lines, building lines, tunnels, ear tracks, hydrants, manholes—and determine the position of future lines.

and has a greater value, and could be put to better use. There are probably a number of blocks that could be used as the East Side, and a terminal would undoubtedly be of value there, and of greater benefit than even at South Brooklyn.

"One fact must not be overlooked, and it is that on Manhattan Island there is a large number of properties of Third avenue and west of Eighth avenue that is only adapted for factory use and the like, and everything ought to be done to make it especially attractive for them. While the West Side is getting along, the East Side has been forgotten or neglected.

Favors William Street Subway.

The Downtown Interboro Association, consisting of about 150 prominent and influential property owners east of William street and south of Brooklyn Bridge, met at the Fulton Club this week and unanimously passed a resolution favoring and approving of the prompt legalisation and construction of the William Street Subway. E. M. Bassett, the attorney for the Downtown Interboro Association, will represent the association in legal matters. The officers of the association, which was organized three years ago, are Charles A. Schieren, president; Alexander Gilibert, first vice president; Albert Pfautz, second vice president; William R. Maitland, third vice president; Robert A. Parker, treasurer; and Robert H. Frankel, secretary. The executive committee consists of the officers and Charles H. Schnelle, 1390 Lexington avenue, and E. M. Bassett, 690 Lexington avenue, and Charles R. Lamb, Chairman of the City Planning Lecture Course.

A course of eleven lectures on City Planning has been arranged by Mr. Charles R. Lamb, Chairman of the City Planning Committee of The Merchants’ Association, and will be given in the hall of the Young Men’s Christian Association, 5 West 125th street, Manhattan, on Monday nights at 8.15 P.M., during the months of October, November and December. The next three lectures on the list follow:


Wednesday, Oct. 30—"The Park System, as Affecting the Lives of the Community." Illustrated by stenopticon views. Mr. Edward Haganan Hall, Secretary of the Assoeiated Scenic and Historic Preservation Society.

Silver Lake Park and Reservoir.

Commissioners of Appraisal in connection with the Silver Lake Park and Reservoir. By the next meeting and the matter of lands adjoining Silver Lake, on St. Anselm’s Road.

The land is to be used for park purposes and for water supply. It contains 511 acres, of which 8 and 100 acres is to be under control of the Board of Water Supply, and 69.840 acres is to be under control of the Park Department. The whole area, which is comprised by a map, made for the purpose of these proceedings, from 194 to 222, inclusive.
MUNICIPAL IMPROVEMENTS

Public and Local Works Contemplated in the Greater City.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court, and Various Commissions and Boards Relating to Street and Other City and Borough Improvement.

The following is a summary of the general head of Municipal Improvements is intended to be of general interest to contractors and others interested in the work.

The Board of Estimate on October 12, 1912, adopted the following:

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AMBOY RD.—Sewer in AMBOY RD, from Bay Pkwy to NEW YORK AV. Adopted.

LOVELAND AV.—Regulating and grading, from East 19th to 20th av, 10th st to 11th st, from China st to Port Hamilton av. Adopted.

EAST 20TH ST.—Sewer near Gravesend av to Ocean Pkwy. Adopted.

GREEN ST.—Sewer in GREEN ST, from 38th st to 39th st. Adopted.

BEVERLEY RD.—Regulating and grading, from 29th st to 30th st, 10th st to 11th st. Adopted.

JOSEPH ST.—Regulating and grading, from 29th st to 30th st. Adopted.

WEST 19TH ST.—Regulating and grading, from 18th st to 20th st. Adopted.

STEAM ROUTE.—Sewer on steam route. Adopted.

VICTORIA AV.—Sanitary and storm water sewers in VICTORIA AV, from Van Wyck expwy to SCHEPSTAD AV. Adopted.

MONTAUK AV.—Regulating and grading, from Liberty av to Pitkin av. Adopted.

EAST 15TH ST.—Regulating and grading, from Lie UTICA AV to WEST 15TH ST. Adopted.

TIPSY AV.—Sanitary and storm water sewers in TIPSY AV, from 21st st to Neptune av. Adopted.

HUNTER AV.—Sanitary and storm water sewers in HUNTER AV, from 30th st to 31st st. Adopted.

STANLEY AV.—Sanitary and storm water sewers in STANLEY AV, from Ocean Pkwy to Sea Pkwy. Adopted.

JEROME ST.—Sewer in JEROME ST, from Glenmore av to Pitkin av. Referred back to the Borough President for report.

NEW YORK AV.—Sewer in NEW YORK AV, from West 73rd st to West 74th st. Adopted.

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NEW YORK AV.—Sewer in NEW YORK AV, from West 73rd st to West 74th st. Adopted.
By the Supreme Court.

EXAMINATIONS OF COMMISSIONERS.

By the Board of Assessors.

The following proposed assessments have been completed and are now on file in the office of the Board of Assessors. 520 Broadway, Manhattan, N.Y., for examination. Any person having any claim on account of the above proceeding must present the same, in writing, to Chas. C. Marrin, Commissioner of Estimate and Assessment, in the above matter, or it will be lost.

PUBLIC HEARINGS.

One or more hearings are granted in connection with all proposed improvements. In the case of the project, lying in the City of New York, and the public hearing for the above matter, will be held.

By the Board of Estimate.

At a meeting of the Board of Estimate and Apportionment, held in the City Hall, Manhattan, on Oct. 11, at 10.30 a.m., the public hearing on the above mentioned matter, will be considered.

MANHATTAN.

PUBLIC PARK.—To lay out a PUBLIC PARK bounded by Washington and 9th avs. and 200 ft. west thereof.

HARDY ST.—Temporary sewer in HARDY ST. Adopted.

DRAINAGE PLAN.—Showing a sewer in GATES AV. from Seneca (Covert) rd to the north line of the property of the New York, New Haven & Hartford Railroad; in LORING PARADE ST. from Seneca (Covert) rd to the north line of the property of the New York, New Haven & Hartford Railroad. 23d and 24th Wards. Henry A. Friedman and Walter F. Clayton, commissioners of estimate and assessment, in the above matter. In the presence of the Clerk of the County of New York on Nov. 23, at 11 a.m., to examine and fix the final assessment in the above matter. Also to the lands, etc., required for opening and extending OOTH ST. from Av H to Kings Highway, 32d Ward. All persons having any claim on account of the above proceeding must present the same, in writing, to Chas. C. Marrin, Commissioner of Estimate and Assessment, in the above matter, or it will be lost.

By Comyn's & Estimate & Assessment.

LAFAYETTE AV. BRONX.—Acquiring title to the lands, etc., required for opening and extending LAFAYETTE AV. from a line 1,000 ft. south of the line of the Grand Concourse, extending 1,000 ft. south of the line of the Grand Concourse to a line 400 ft. west of Grand Concourse. 2nd Ward. Commissioners of estimate and assessment, in the above matter. John J. van Wyck, John J. van Wyck, and William A. Goodwin, commissioners of estimate and assessment, in the above matter. Also to the lands, etc., required for opening and extending LAFAYETTE AV. from a line 1,000 ft. south of the line of the Grand Concourse, extending 1,000 ft. south of the line of the Grand Concourse to a line 400 ft. west of Grand Concourse. 2nd Ward. All persons having any claim on account of the above proceeding must present the same, in writing, to A. H. Schlechter, Wm. A. Goodwin, and Wm. D. Schell, commissioners of estimate and assessment, in the above matter, or it will be lost.

By the Board of Assessors.

ADAMS ST. ETC.—Acquiring title to ADAMS ST, from 52d and 53d Wards. The supplemental and the following proposed assessments have been completed and are now on file in the office of the Board of Assessors. 520 Broadway, Manhattan, N.Y., for examination. Any person having any claim on account of the above proceeding must present the same, in writing, to Chas. C. Marrin, Commissioner of Estimate and Assessment, in the above matter, or it will be lost.

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The Week's Brokerage Sales, Leases and Public Auctions.

West End Avenue Dwellings Bought for Pict of a New Apartment House Site—Other Sales of Interest

The private sales in Manhattan reported this week compare favorably in number with the corresponding week a year ago, and also show a gain over last week. The increase was mostly north of 59th street. However, the transactions which reflect considerable improvement, were not numerous, measured by the records of active periods in years of general prosperity.

The Manhattan sales totaled 41, against 26 last week and 14 a year ago. The new 59th street lease was against 10 last week and 5 a year ago. The sales north of 59th street aggregated 27, compared with 16 last week and 9 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $494,335, compared with $353,297 last week and $325,131 a year ago, showing improvement since Feb. 1 of $37,847,565. The figure for the corresponding week last year was $1,100,000, breaking the total from Jan. 29, 1911, $1,785,565.

PRIVATE REALTY SALES.

New York—South of 59th Street.

BOOKE-Mr. Louis Rosenberg sold 139 B roads, a 7-sty leaunel, old, on lot 20x108, adjoining the 1-sty house of Edward F. Freeman, on the southeast corner of 18th ave and 30th st, to Schwartz, who gave in exchange 233 West 135th st, a 4-sty dwelling, on the southeast corner of 135th st and 9th ave, for the consideration of $3,000. The price is said to have been between $9,000 and $14,000.

PROSPECT PLACE—Joseph F. A. O'Donnell, 15 Prospect place, northeast corner of 624 st, a 3-sty dwelling, on lot 10x100.8, out east of the proposed extension of 624 st, and parallel with 624 ave, to G. H. Weil, who gave 525 2nd ave, a 3-sty flat, on lot 20x87.6, between 2nd and 3rd st's. The price is said to have been between $12,000 and $13,000.

SOUTH ST.—Helen A. Greene sold 335 to 341 Ridgedale st, a 6-sty tenement, with stores, on the northwest corner of 343rd st and Ridgedale avy. to Mandres, who gave in exchange 2144 and 2146 7th av, for the consideration of $6,500, the price is said to have been between $20,000 and $25,000.

LOS ANGELES—E. Shirman sold for Israel Wolchik 179 Ludlow st, a 2-sty front and rear tenement, on lot 12x87.7, for the consideration of $16,000, the price is said to have been between $20,000 and $25,000.

PROSPECT PLACE—Joseph F. A. O'Donnell, 15 Prospect place, northeast corner of 624 st, a 3-sty dwelling, on lot 10x100.8, out east of the proposed extension of 624 st, and parallel with 624 ave, to G. H. Weil, who gave 525 2nd ave, a 3-sty flat, on lot 20x87.6, between 2nd and 3rd st's. The price is said to have been between $12,000 and $13,000.

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BROOKLYN.

CARPELD PL.—The Jerome Property Corporation sold the 2½-sty brownstone dwelling at 1252 Garfield pl, $23,000, to William A. Dowling for a client.

MADISON AV.—E. Shurim sold for William S. Bryan $10,100 at 1026 Madison av, a 4½-sty flat on lot 1029, to a client.

MADISON av.—F. H. C. K. Ward sold for the Vermilye Co. $25,000 at 460 Madison av, to the Yeshiva U., in the north side of 460 Madison av, to the Columbia Law School.

MADISON av.—E. B. Rehoboth sold for the Vermilye Co. $25,000 at 453 Madison av, to the Yeshiva U., on the southeast corner of 453 Madison av, to the Columbia Law School.

BROOKLYN.

DOWNTOWN PARK.—Dr. G. J. S. Stoddart bought a plot at the corner of Virginia av and Madison av, on which the J. W. Insull Building Corp. will erect a dwelling and office building.

LONG ISLAND CITY.—The Seidel Realty Co. sold the estate of James Lassen for $25,000 to the Brooklyn Country Club at the southwest corner of Queens av and 105 fl, to the Brooklyn Country Club.

MADISON av.—O. R. Taylor sold for C. K. F. L. C. $23,000 at 1291 Madison av, a plot 50x100 at the southeast corner of 1291 Madison av, to the New York Central Railway Co.

BROOKLYN.

JERSEY CITY, N. J.—George J. Fermier sold a plot of 180 fl at the corner of Cedar drive and Gateway parkway, in the northeast corner of the city, for $6,000.

MONTGOMERY MAZE, president of the Maze Improvement Co., sold a plot of 903 ft by 420 ft at the northwest corner of Broadway and West 131 st, for $60,000.

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HAYES AV.—John J. Greene sold for the May Co. $1,900 at 1201 Hay st, a 5-sty apartment house, on a plot of 55x100. The property was sold at $2,000.

KINGSVILLE RD.—H. L. Phelps sold for J. M. Oster $80,000 at 1441 Kingsville rd, on the northeast corner of Kingsville and Zephyr av, to the Youngstown Savings Bank.


BROADWAY.—The firm of Peter Alexand and Andrew Pascarelli, Inc., sold for the William S. Bryan Co. $10,000 at 1520 Broadway, to Michael A. Palma, for a client.

MADISON av.—F. W. M. McPherson, president, purchased a plot of 140 fl by 120 fl at the northeast corner of Madison and 115 th st, for $10,000.

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October 12, 1912.

RECORD AND GUIDE

IT IS in direct defiance of the LAW to neglect to provide sufficient fire protection in apartment houses, etc.

No Apartment or Flat Building should be allowed erection until provisions are made in the specifications calling for ample and sufficient fire-fighting apparatus of a nature fully in compliance with the rules set down by the National Board of Fire Underwriters. The specialties shown on this page represent but a few of the many we manufacture—each bearing the stamp of HIGHEST POSSIBLE QUALITY.

Josico Swinging Hose Rack
This cut shows the "Josico" Swinging Hose Rack with the folds laid horizontally, the design of which is exceptionally attractive for a Hose Rack of this type. These Racks are made with either wall brackets or pipe clamps and finished in all the regular styles of bronze, electro-plate and japan and also in solid brass and iron.

"Star" Swinging Hose Reel
This cut shows an improved design of the well known "Star" Swinging Hose Reel with a wall bracket attachment to be used when the standpipe is not exposed. These "Star" Reels are made in iron, bronzed, japanned or electroplated, also in brass, polished or electroplated to match hardware trim.

This cut shows our three grades of Approved Underwriter Linen Fire Hose. 5" Grade is tested to 550 lbs. pressure to the square inch. "555" Grade is Plain Linen Commercial Hose tested to 300 lbs. to the square inch. These grades are the best on the market.

The "Crescent" Fire Extinguisher.
This type of extinguisher is known as our "Bottle Breaker" and is also widely known on account of its special properties. It is adapted to any requirement. This extinguisher becomes effective instantly by simply inverting the machine and striking the spindle head against the ground, thus breaking the bottle and causing the acid to precipitate itself with contents of extinguisher, thereby generating an efficient stream to check any blaze.

The "Josico" Fire Extinguisher.
One of our largest and best sellers owing to special attention given its construction. Its body consists of a heavy jacketed copper cylinder specially riveted with all parts carefully finished and tested. It is thoroughly in accord with Underwriter specifications, and besides having their unqualified endorsement also has the approval of the leading fire authorities throughout the country. Made in three gallon size. Guaranteed tested 300 lbs. pressure.

Our Fire Fighting Specialties as shown here bear the highest quality stamp; none better could be manufactured under any conditions. Your orders will receive the promptest attention and our facilities for quick deliveries are always at your service. Send for our latest catalog and price list.

JOHN SIMMONS CO., 110 CENTRE ST., NEW YORK, N.Y.
Borrowers
having desirable property on which loans are wanted can beaccommodated in any amount at
prevailing rates of interest. Submit your loans and we will take care of them promptly.

Lawyers Title Insurance & Trust Co.
CAPITAL $4,000,000
SURPLUS $5,500,000

160 Broadway, Manhattan
425 St. Nicholas Avenue, Manhattan
500 Willis Avenue, Bronx

Mortgage Loans Is Our Business
We are constantly negotiating for loans for securing and improv­
ing the value of our service to both.

Mortgage Loans

Real Estate Mortgages

HARRISON, N. J. — The Crucible Reel Co. of America bought for the purpose of extending its plant, a tract of 12 acres, comprising 7 blocks, running in 4th st. at extending the making of helmets of bakelite, for the Shanks estate, of Newark, by E. J.

215 West 17th St.: also at the dwelling at 219 West 17th St. for William B. Mott. The 226 Bay St. for Pauline E. Wilkins for a term of years.

GEORGE KETCHUM leased for Walter Salome

the 15th st. building at 31 East 12th St., southeast corner of University Pl., rented the 5th st. to Hypp & Eigner, manufacturers of clothing specialties.

Milton, Inc., 243 West 34th St. to a Long Island real estate corporation, for a term of years, to James Crayton, at 141 to 147 Waverly Pl. also lots or premises for 4 and 6 Cedar st. to Allen Gulliver, at 21 and 23 st. An st. to N. Meiers and P. Winter to Albert D. Girouard, at 18 and 122 West 2nd st. to Charles J. Gindon, of 96 Water and at 31 and 33 East 16th St.

CHARLES F. NOYES Co. leased to the Sydney Ross Co., of 75 Cliff st., the 7th, 8th and 9th fl. in 1164 Amsterdam av; also the M. F. Hinkle for ten years, the 2d loft in 31 and 33 East 16th St.

Leases-Manhattan

BARNETT & CO. leased dwellings at 214 West 128th st., 17 East 124th st. and 143 East 111th st.

CAMPANN, VOIRRIES & FLOYD leased the building at 214 West 128th St., to the Stevens Greene & Company, of 217 West 128th st., also having the lease of 51 Ferry st., for Mooyer & Marston, to J.

Leasing Co. leased for the American Real Estate Co. 245-247 West 32nd st., containing 7 and 10 tenement houses, to the Zenobia Leasing Co., for a term of years at an aggregate rental of $350. re.

Charles B. Ploot, for the agents for the 10th st. building at 31 East 12th St., southeast corner of University Pl., rented the 5th st. to Hirsch & Eigner, manufacturers of clothing specialties.

L. Tannenbaum, Strauss & Co. were the brokers.

FULTON, INC., 243 West 34th St. to Long Island real estate corporation, for a term of years, at an aggregate of $350. re.

LEASES-MANHATTAN

F. B. Haas, of 322 West 30th st. for Marie L. Degener to the American Rotary Valve Co.

THE CHARLES F. NOYES Co. leased to the Sydney Ross Co., of 75 Cliff st., the 7th, 8th and 9th fl. in 1164 Amsterdam av; also the M. F. Hinkle for ten years, the 2d loft in 31 and 33 East 16th St.

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The Title Insurance Co., of New York

CLINTON R. JAMES, President
JOHN D. CRIMMINS, Vice-President
CYRIL H. KERSTETT, Gen'l Mgr. and Counsel

FRANK L. COOKE, Secretary
CHANCEY H. HUMPHREYS, Asst Sec'y
GERHARD KUEHNE, Jr., Ass't Treas.
Hon. ABRAHAM R. LAWRENCE, Counsel

Capital and Surplus, $3,000,000

Examiners and Experts to title Real Estate on Sales, Leases and Loans, and Deals in Mortgages

115 Broadway, Manhattan, and 203 Montague Street, Brooklyn

“The Scientific Method”

Apartments Easily Rented When Dry

Save expense and annoyance of redecoration. Discontented tenants and empty apartments are the result of LEAKY WALLS. They can be permanently cured by use of the CFA Process for Waterproofing.

OBELISK WATERPROOFING CO.

One Madison Avenue, N. Y.

Send for Booklet. It tells of buildings that have been kept dry, also the story of the Obelisk.

WRITE FOR CATALOGUE AND PRICES ON

Fire Appliances

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Telephone Madison Square, 3356

Visions and Encroachments Must be Removed

Why wait until cold weather? Time is money. We can save you both, by letting us make alterations on your Buildings and Store Fronts. This is done only on the City Official’s Inspection Certificate, by letting us make alterations on your Buildings and Store Fronts. This is done only on the City Official’s Inspection Certificate.

Write or ‘phone for estimates to our Special Violation Department.

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31 First Street, N. Y. Phone Orchard 1763

Builders

Alterations on Building

A Specialty

LU-CO-FLAT

The Ready-Mixed Finish for Interiors

TWENTY-FOUR SHADES AND TINTS

The experienced painter and decorator can secure many exquisite and wonderful effects by using only LU-CO-FLAT for his work.

MAXIMUM BEAUTY AT MINIMUM COST

Ceilings and walls decorated in [LU-CO-FLAT] can be washed without injury. The walls are permanently sanitary.

The home, office, church, hospital, theatre, school, hotel, of any private or public building whose walls are treated with this coating will be fresh and bright for years. With this coating, the walls will not fade.

The covering capacity of LU-CO-FLAT varies in accordance with character and condition of surface. A conservaitive statement is that 500 square feet of surfaces are covered by 100 gallons of material.

Put up in all sizes from barrels, fifty gallons to half pint cans.

John Lucas & Co.

521 Washington Street, New York
LEASES—BRONX

JACOB LEITNER leased for the Itzler Realty Co. the 5th tenement at 526 Fox st to Philip Yockel for a term of years at an aggregate rental of $10,000.

W. J. O’CONNOR, with Denzer Bros, for the United Merchants Realty & Improvement Co., leased the 3rd, 4th, and 5th apartments in 107 7th av for the United Cities Maestro, in 107 7th av for the United Cities Maestro.

THE BULKLEY & HORTON CO. leased the 3rd, 4th, and 5th apartments to the Brown Jewelry Co. for a term of years at an aggregate rental of $10,000.

THE NORTH SIDE BOARD OF TRADE has now assumed control of the mortgage department of the American Bank of Brooklyn and opened as a branch establishment.

THE BULKLEY & HORTON CO. has just been incorporated at 107 7th av, for the purpose of acquiring sites in the north side of 180th st, 100 ft east of Audubon pl, the north side of Madison st, 100 ft north of Audubon pl, and the north side of 180th st, 100 ft east of Audubon pl.

THE NORTH SIDE BOARD OF TRADE proposes to hold a taxpayers’ mass meeting on Thursday, Oct. 25, at 8 F. M., and the resolution of the board of @{$#$}

THE REAL ESTATE BOARD OF BROKERS will hold their annual election of officers on November 15th.

G. S. WHITLOCK, who has been appointed receiver in the receivership of 100 44th st, a $500,000 mortgage building, has now assumed control of the mortgage department of the New York Mortgage & Trust Co.

HENRY R. SMITH has been appointed receiver in the receivership of 100 44th st, a $500,000 mortgage building, and is now in the process of securing new sources of city revenue, and the question of taxation, ways and means of increasing the city’s revenue, and the management of the various city departments.

THE LORD & TUCKER CO., 553 and 555 East 171st st, has now assumed control of the mortgage department of the New York Mortgage & Trust Co.

THE REAL ESTATE BOARD OF BROKERS will hold their annual election of officers on November 15th.

THE UNITED REAL ESTATE OWNERS’ ASSOCIATIONS of Brooklyn and other cities has now assumed control of the mortgage department of the New York Mortgage & Trust Co.

H. S. TAYLOR has been appointed receiver in the receivership of 100 44th st, a $500,000 mortgage building, and is now in the process of securing new sources of city revenue, and the question of taxation, ways and means of increasing the city’s revenue, and the management of the various city departments.

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AUCTION SALES OF THE WEEK.  

MANHATTAN AND BRONX.  

The following is the complete list of sales that took place during the week of Oct. 12, 1912, at the New York Real Estate Salesroom, 188 and 190 Montague Street, Brooklyn, and the New York Real Estate Salesroom, 110 and 112 W. 31st st., New York. Correspondence and the properties offered were in foreclosure.

Adjustment of local sales to week not noted under Advertiser's name.

* Indicates that the property described was in the possession of the plaintiff's account.

JOSEPH P. DAY.

Cherry st, 482 (*), ns, 21 w Colburn, 25 x28.4, 8 sty & b bk dwg; due, $500, P & R Leininger & Jorn.

30th st, 150 E (*), ns, 250 w Vanderbilt av, 25 x28, 5 sty bk & stn tnt; due, $3,400; sub to mortgage; H. & H. Leininger & Jorn.

30th st, 73 F (*), ns, 80 w Park av, 25 x28.4, 3 sty bk & 2 sty & b stn tnt; due, $21,317.17; T&c, $1,124.50; H. & H. Leininger & Jorn.

16th st, 225 E (*), ns, 260 x 25 av, 28 x28.4, 11 sty bk & stn dwg; due, $3,400; sub to mortgage, F & K Leininger & Jorn.

107th st, 21 A (*), ns, 100 w 1 av, 200 x100, 5 sty bk tnt & strs; due, $7,270.97; sub to mortgage; S. A. Oliner et al.

24th st, 122 E (*), ns, 125 w Clinton av, 25 x28, 5 sty fr dwg; due, $1,118.73; T&c, $440.90; H. & H. Leininger & Jorn.

Hacker st, 325 (*), ns, 125 w Clinton av, 30 x28, 7 sty bk tnt; due, $2,850; T&c, $500; H. & H. Leininger & Jorn.

Paulina st, 300 (*), swc 169th xse 52.7 xsw 52.6 to beg. two 2-sty & b concrete & blc dwgs; due, $3,500; T&c, $500; H. & H. Leininger & Jorn.

Castle Hill av, 1659, es, 107 w Glover, runs n—xel 25 x28.4, 3 sty & b fr tnt with str. due, $2,500; T&c, $250; H. & H. Leininger & Jorn.

Madison av, 2026, es, 18th st, 25 x28.4, 11 sty bk & stn dwg; due, $10,178; T&c, $3,500; H. & H. Leininger & Jorn.

All gdn, 2000, es, 20 w East 83rd st, 100 x100, 2 sty bk tnts & strs; due, $14,400; T&c, $450; H. & H. Leininger & Jorn.

Muller av (*), es, 109 w 3 av, 25 x28, 4 sty & b bk dwg; due, $11,194; T&c, $450; E. & E. Dennen.

Tie av, ns, 100 w North av, 109x109, 20 x28.4, 5 sty & b bk & stn dwg; due, $5,000; T&c, $200; E. & E. Dennen.

18th st, 542 (*), ns, 115 w 1 av, 25 x28, 4 sty bk tnt & strs; due, $3,400; T&c, $200; E. & E. Dennen.

Doscher st (•), ns, 140 n Glenmore av, 40x100; adj mortgage, 30x100.

Mansfield pl, ws, 196 w Faraugat st, 20x28.5; due, $5,000; T&c, $400; E. & E. Dennen.

Johnson av, ws, 110 w 60th st, 30x100, 18x20.4; due, $5,000; T&c, $400; E. & E. Dennen.

Castle hill, 1659, as, 107 w Glover, runs n—xel 25 x28.4, 3 sty & b fr tnt with str. due, $2,500; T&c, $250; H. & H. Leininger & Jorn.

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18th st, 542 (*), ns, 115 w 1 av, 25 x28, 4 sty bk tnt & strs; due, $3,400; T&c, $200; E. & E. Dennen.

JEREMIAS H. HARRIAN.

24th st, 25 E (•), ns, 160 w 14 av, 40x100; adj mortgage, 30x100.

Washington Savings Bank et al.

191 E 33rd st, 162 E 33rd st, 160 W 33rd st; exrs sale; P & R Leininger & Jorn.

188 and 190 MONTAGUE STREET  

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ADVERTISED LEGAL SALES.

MANHATTAN AND BRONX.

The following is a list of legal sales for Manhattan and Bronx to be held, or advertised, in the City of New York, as of October 12, 1912. It will pay you to get in touch with us.

No Legal Sales advertised for this day.

Cottage pl, sec 6, lot 81, sqs 65x100 on Crotona Park S, 28x100, 6st yr fr dwg; Jno F. O'Leary, correlt; all to be sold by Geo A. L. Hartzell (A), 841 Av; H. C. White (R); due, $8,500; T&c, $500; Jas L Wells.

Lind av, 1009, es, 55x100 on 150s, 84x150, 3st yr fr dwg; Henry Ebeling agt Amalgamated Trust Co of NY; all to be sold by Geo H. Smith (A), 841 Av; H. C. White (R); due, $11,115; T&c, $500; Jas L Wells.

ADVERTISED LEGAL SALES.

BROOKLYN REAL ESTATE

JAMES L. BRUMLEY

REAL ESTATE

207 MONTAGUE STREET

BROOKLYN

Tel. 27384 Main Branch, 177 Seventh Avenue

With an experience and reputation of over forty years and offices that are thoroughly equipped and equipped with every modern system for your business, we manage your property to your entire satisfaction.

BULKLEY & HORTON CO.

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BROOKLYN, N. Y.

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

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BROOKLYN, N. Y.

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We want the following Back Numbers of The Record and Guide.

Our office stock of the following numbers of the MANHATTAN Edition of The Record and Guide is entirely exhausted, and we have orders that we cannot fill:

May 6, 1911
April 6, 1912 (both sections)
August 5, 1911
April 27, 1912 (both sections)

We will pay twenty cents each for any one or all of the above numbers, delivered to us in good condition. Don't neglect to write your name and address on the package.

This offer will expire October 18, 1912

The Record and Guide Co.
11 East 24th Street, New York
Government By Commission.

In view of the circumstance that the New York experience in favor of a municipal government by commission seems to be gaining in favor, the following facts about the progress of commission government all over the country may be of some interest to the readers of the Record and Guide.

The full list of the cities, governed by this method now comprises over twenty hundred, situated in thirty-four different states of the Union. More than half of these cities contain, however, less than five thousand population and only six of them contain more than one hundred thousand people. The most noted successful method is Menominee, Superior and Janesville in Wisconsin, Nebraska City in Nebraska and Holton in Kansas. While the method is still spreading it is being subjected to severer criticism than ever before. It is pointed out, for instance, that the caliber of the men elected to municipal office, under the new plan, does not differ essentially from that of the men elected to offices in cities governed in the old way. An examination of ten typical cities shows that of the fifty commissioners now in office no fewer than twenty-two are appointed, and not elected, holders before the adoption of the commission plan.

It is inferred consequentially that while the new method of municipal government may enable the office holders to do their work more efficiently than was possible under the old type of urban government, it does not essentially modify the power of these men or change the nature of the votes of the citizens.

The complaint is also made that no marked increase in the recognition given to administrative experts can be detected in the appointments of the commission officers. It is merely taken for granted that these men, who have done their work more efficiently than was possible under the old type of urban government, it does not essentially modify the power of these men or change the nature of the votes of the citizens.

The commissioners are both policy makers and policy executors. It is right that they should determine the policy of the city, but in executing it they should distribute their powers among the public departments, which are the executive arms of the government. The commissions, instead of actually administering any department themselves, should appoint a Mayor, who would be responsible for the carrying out of any policy which the commission wish to put into effect. The Mayor would be the permanent head of any department, but would have nothing to do with the major function of deciding the general objects, which the government would be sure to realize. Of course, the district between these two aspects of municipal government is of smaller importance in a little city than it is in a big city, because the government of a little city does not raise difficult and complicated questions of technical administration. Hence it is natural and desirable that the commission form of government should be adopted chiefly by small cities.

Excess Condemnation.

In view of the fact that a renewed attempt will be made to secure the adoption of a constitutional amendment in this State that will permit the city of New York to adopt the commission form of government for a period of ten years to test the question, it is interesting to note the fact that the matter is attracting more attention all over this country than ever before. In Europe (where the commission system is practiced both in England and all over the continent) Baron Haussmann a half a century ago employed it in putting through his great scheme for redeveloping Paris. For financing the magnificent thoroughfare known as “Kings Way,” this famous engineer had carried out the method practically no cost to the Public Treasury, because the increased value of adjacent property almost entirely compensated the municipality for the expropriation of a few title holders. The land and of construction. In this country cities in almost all the states in the Union suffer under the same disabilities. Legal constitutional provisions forbid the condemnation of private property for other than very rigidly defined public purposes.

These constitutional limitations have so restricted the authority of cities in the matter of land condemnation that no matter how much public improvements may add to the value of adjacent property, it is not possible under the old type of municipal government to obtain no return. These legal limitations have not been considered by the municipality of any city, and even the states have not thus far been able to put a stop to the decrease of the value of title holders before the adoption of the commission plan.

It is merely taken for granted that an inexperienced man can be converted into an expert by giving him some high sounding title, such as Commissioner of Public Safety. This last attempt was made to secure the adoption of a constitutional amendment in New Jersey last year, and it is now being made in other states.

According to newspaper dispatches, the German Government will construct a million dollar embassy building near Sheridan Circle, in Washington. A commission, composed of the D. Campaign and the evidence presented by the Foreign Office, and Prof. Peter Behrens, an architect of the German Government, is studying the site with a view to submitting preliminary plans. German architects and engineers are so well known in America as are those of French architects, for example, and the design eventually adopted for the embassy building will be studied here with interest.

The Bureau of Economy and Efficiency in the Department of Water Supply, Gas and Electricity has issued a pamphlet on “Standard Specifications, Uniform Procedure and Forms Relating to Coal,” which contains much useful information concerning the different kinds and grades of coal. Building managers who buy coal in quantity will find it suggestive.

The papers and proceedings of the First National Conference on Housing, held in New York last year, appear in a volume entitled the “Housing Problem in America,” just published by the National Housing Association, of 105 East Twenty-second street. The volume should be of great value to real estate men, as it not only reflects current sentiment on the subject of corrective legislation, but contains many practical hints of interest to operators, particularly with respect to small houses, which are now being built in the suburbs.

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The city could have condemned a strip of land at least 100 feet wide on each side of the avenue that would be the includ­ing, of course, as much more as the survey of adjacent property rendered desirable—this improvement might well have paid for itself because the prop­erty improvement would be rea­sonable within the realm of the street improvement but of a new subway. In any event the deficit would have been comparatively small.

New thoroughfare would have been ac­cepted because the property con­demned in excess of actual needs could have been sold to builders in plots adapted to the actual business require­ments of the neighborhood. In the instance the city would do more to relieve the conges­tion of traffic in New York than would have been sold to builders in plots adapted to the actual business require­ments of the neighborhood. In the immediate future. Consumers lean­ing toward the iron market. In view of the fact that steel deliveries are now being con­sidered that any weakness will de­crease in prices in practically every de­

City of New York, you point out that "people who own real estate in specu­lative districts where property would ordi­narily be in high demand, but who are hesitancy due to the timiditv of building managers are in the peculiar position of actually being forced to pay higher prices for coal when the quantity of large available for the retail trade are most active. The opening of such a street, instead of being the beneficia­ continuously depressed, because of the modern tendency of building enterprises to concentrate in small, well-defined neighborhoods.

Real estate movements, with their ac­companied building activities, are gener­ated nowadays by big opera­tors working in concert, and such a move takes advantage of the fact that the steel industry has not yet had time to act on his own judgment; if he builds, he may find that the class of tenants he expected to recruit from them would have been diverted to a new trade or residential center created by a strong group of operators acting in common.

This hesitate on the part of the professional element explains, in large measure the character of the current real estate market. In 1913, when retail and brokerage trading is on the increase, feeling is optimistic, and over­taxed city. Yet, in this instance, the increase has the bene­

Pros and Cons of building.

The opening of such a street, instead of being an expensive enterprise, would be a combination of Broadway and Fifth avenue and would have been of the greatest activity. The opening of a new longitudinal thoroughfare would be a combination of Broadway and Fifth avenue and would have been of the greatest activity.
problem from the other end and levy a special tax which will produce sufficient revenue to obviate the need of the increase in the tax rate, of which complaint has been made.

Your editorial points out that even if we were to construct new buildings, the land values would continue to rise with sufficient rapidity so that the annual increase in value would be as much or more than the increase in the rate of taxation. It might be well, therefore, to devise a special tax that would reach only these increases in value and fall in proportion to the increase.

In fact, suggestions have been made for a tax of this kind under the name of a 'land tax.' The plans put forth, however, have been quite complicated, as they have contemplated a tax directly on the increase of the increased value at some interval of time, as, for example, when a sale is made at a ten or twenty-year period and as it has been suggested that this tax should be as high as ten or twenty per cent. of the enhanced price, its payment at one time would be a considerable burden.

There is, however, a simple method of reaching this increased value that will not require any change in our assessing machinery or place any additional work upon the Tax Department, except some clerical work which will provide a considerable and increasing annual revenue without any appreciable burden upon those who pay the tax.

This plan is to impose a special tax, say at the rate of one per cent, annually upon the increase in value only. The method of assessing and collecting it would be as follows:

The land value assessment of 1912 would have to be made (and this is admittedly a high assessment it would be fair to real estate owners). Every year subsequently the assessment roll should carry an additional column which would contain the land value assessment of 1912; and, of course, the record would show as now the land value assessment of the current year.

Then a simple clerical computation would show the annual increase in value as assessed in 1912 and the assessment of another year. Then place this one per cent, tax upon the increase.

Take, for example, a assessed in 1912 at $10,000. If the assessment of 1914 showed a value of $15,000, this $5,000 increase would pay a tax of $50 for that year—and this would be only a hundredth part of the increase.

If the next year the assessment was still $15,000, there would be no increase in the special tax, which would continue at $50. But if two or three years later, there were a much greater increase in value and the property was assessed at $20,000, it would then be subject annually to a special tax of $1,000, or half of the $2,000 it would have been assessed at in 1912 had no buildings been put up, and the same ratio of increase in land value continued for ten years as in the past ten years, then advancing for the nearer approach to full value today than ten years ago), this special tax would by the year 1922 be yielding at least $10,000.000.

This tax would help pay for the public improvements which establish an increase in real estate values. It would be in the present increase in the tax rate that falls upon property stationary or declining in value to a relief to the owners of old buildings and certainly could not be considered a hardship to those paying it who would be benefited by the increased value, amounting to a billion dollars, or perhaps fifteen hundred million.

C. PLEWDEN.

New York, Oct. 9.
Valuations.

As most property in this country is owned in fee simple, or absolutely, freehold valuations will only be considered. The value of buildings on leasehold property is ascertained in the same manner as with freehold estates, subject to the conditions of the lease under which the land is held.

In "Rating," by Faraday, it is stated that although the rent of a property is prima facie evidence of its value, yet it cannot be held as conclusive.

The rent which may be derived from property is, however, the most important factor in establishing its value, subject to certain modifications, to which attention has been called.

In Chapter IV, it has been stated that the value of a building is its market value, or what the average purchaser will be willing to pay for it in normal times and under normal conditions; the value of land may be similarly described, and both are derived from the capitalization of the actual or potential net rent which the property may earn.

Vacant land which has no earning power, and property inadequately improved, of which the rents do not indicate the value, have a potential value which represents future earning capacity, less carrying charges to the time when it will come into full use.

In ascertaining the value of improved real estate, the land and building should be estimated separately, even though the combined value of the two may be required. Fewer errors are likely to occur by following this course, which also facilitates the checking of any discrepancy which may arise owing to misleading rents or other causes. Moreover, sometimes the value of the land or of the building only may be desired, as frequently occurs in the case of leaseholds or for condemnation proceedings.

Gross Rents.
The first consideration will be the gross rents which should be ascertained, or if, owing to the building or portions of it being vacant, occupied by the owner, or for any reason they cannot be obtained, they should be estimated by comparison with rents obtained for similar accommodation in the neighborhood.

Rents are normal if they represent a fair return on the investment and do not vary too greatly from the rents of similar accommodations in competing sections of similar character. On the smaller properties it is customary to average the rental per room; in large office buildings and lofts, and in some cases in apartment houses, the square foot of rentable area is a better basis for comparison. The available net accommodation, after deducting light wells, public corridors, public toilets, elevators and stairways, will be about eighty to ninety per cent. in loft buildings, fifty to sixty-five per cent. in office buildings and forty-five to fifty-five per cent. in apartment houses, based on the area of the plot.

Good Will.

Sometimes a seemingly high rent may be explained by the fact that a tenant who has an established business will frequently, rather than move, pay more rent for his premises than he would have to do for equally good accommodation elsewhere; part of his rent in this case is paid for the good will of the business which he has built up; if the premises were vacated the owner would probably have to accept a lower rental.

Tenants with an established business may similarly purchase the premises they occupy for a larger sum than the average investor would pay, the excess price being payment for the good will of their own business. In Professor Banister Fletcher's "Valuations and Compensations," which covers English practice, the value of good will is given as one to one and one-half years' purchase for small trades, and about three to four and one-half years' purchase for large trades, which would be difficult to work up again; one year's purchase being the net profit of a year's business.
There is sometimes an additional rental value to be derived from advertising, especially where buildings can be viewed from an elevated position or where in central locations there is a great demand for advertising space, such as the roofs of buildings, etc.

Abnormal Sales and Rents in Active Markets.

In times of great real estate activity and increasing values property frequently rents and sells for more than it is normally worth, owing to the discounting of future increases in value which occurs at such times, and to the fact that the prices of real estate, as well as those of other commodities, are pushed up by speculation who are willing to pay almost any amount, regardless of true value, income or other considerations, if they think that some one else will take the property off their hands at a profit to themselves.

The rents having been verified, it should be ascertained whether they are likely to be permanent. The rentals for several previous years should be ascertained and, if possible, the proportion of vacancies during that time. By comparing with rents of similar properties, proper allowances can be made if they are too low, owing to inefficient management, long leases, which have not allowed for increased values, or other causes; also they may be too high, owing to the temporary insufficiency of accommodation, special tenants, etc. Sometimes rents are temporarily higher than normal owing to their procuring light or air and reducing rents, and this must be allowed for, as also any temporarily beneficial condition, which may be removed.

Location and Surroundings.

The surroundings of the building should be examined in order to ascertain whether they are beneficial or detrimental, and all nuisances should be carefully noted. A study of the surroundings will also permit of an opinion being formed as to the suitability of the building to its location and whether it is a proper improvement. The presence or absence of modern street improvements is important; is the section supplied with water, gas, electric light; has it proper drainage and sewers; if these improvements are installed, are they paid for? Suburban properties sometimes have no improvements, and when deprived of proper sewerage, for instance, may be unhealthy and subject to periodical outbreaks of typhoid fever, which diminishes their value and reduces rentals. The quality and condition of street paving and sidewalks should be taken into consideration; asphalted or otherwise well-paved streets furnish easier access and greater cleanliness, whilst cobble-stones, especially when badly worn, are noisy and objectionable; unpaved streets and poor sidewalks are dirty and unpleasant, especially in wet weather, and detract from the desirability of a section.

The means of access and of communication with other sections should be studied. Proper transportation facilities ensure permanency of tenants; poor or insufficient transportation results in a cheaper class of tenants who are constantly shifting in search of better facilities and low rentals.

Access to a section through neighborhoods of cheaper character is detrimental, especially in the smaller communities.

A section may be active, it may be fully built up, and accommodation in great demand, in which case there is a probability, unless general ownership of the buildings by their occupants or restrictions interfere, that there will be a steady increase in rents and probably a more intensive use of the land and rebuilding to take advantage of increased rents; or a section may be inactive, with vacant accommodation and consequent competition to secure tenants at reduced rents. Very low rents may attract a cheap class of tenants and result in a permanent cheapening of the section and a general reduction in values.

Careful inspections and a knowledge of local conditions will show whether the section is of established character, whether it is changing or liable to change in the near future; this will also be a guide to the permanency of rentals. A well-established built-up section will resist encroachment of detrimental buildings far more strongly than a thinly built-up, scattered settlement which may be injured by the erection of a different class of buildings or by the establishment of nuisances.

A knowledge of the restrictions covering the property to be valued, and also the surrounding properties is important, especially in good classes of residential property; the length of time the restrictions are to remain in force will have a bearing on any probable change in character. Thus, in a detached residence section, well built-up and in good demand, and generally restricted to private residences, the freedom from restrictions of a few lots of sufficient size will probably result in their being used more intensively for apartment houses; the value of these parcels will be much greater than that of the average lot, and at the expense of the restricted property.

Proper allowance must be made for differences between corner and inside lots, depending on the character of the property and the benefits to be derived by the extra light and greater accessibility furnished by the former; against which on cheaper property is offset the greater cost of assessments for street improvements. In certain sections "plottage," which means the ownership by one person of a sufficiently large plot of ground to permit of certain forms of improvement, such as large office buildings or department stores, which would be impossible on small plots, must be considered and an allowance of from five to ten per cent. may be made in such cases, though this is in the nature of a discounting of future possibilities.
A Practical Exhibition of Fire Protection and Fire Fighting.

Public attention was attracted this week to a Fireproof Building and Cloak Suit Company, at 207-217 West 24th street, by the spectacular fire drill conducted by the Fire Department in celebration of Fire Prevention Day. Mayor Gayne was present and delivered an address. Fire Commissioner John E. Kenlon and Chief John Williams conducted the exercises and there was a notable gathering of public men.

The exhibition included the Superintendent of Buildings, Rudolph P. Miller; Commissioner Thompson of the Board of Water Supply; the President of the Metropolitan Tenement House Commission John J. Murphy, James A. Henderson, Superintendent of Buildings in The Bronx, State Labor Commissioner John Williams, Senator Wagner and other members of the State Factory Investigating Committee, President George A. Jett and other members of the Board of Examiners, Corporation Counsel Watson, F. T. Stewart of the Board of Education, N. H. Kilmer of Brooklyn's Allied Board of Trade, Dr. William Tolman of the Museum of Natural History, Marsh Alhearn and Secretary Willis of Fire Commissioner Johnson's office.

The heads of the Building Bureau and the Board of Examiners appreciate what the National Cloak and Suit Company has done to provide in the way of safety in buildings because of fire prevention. When the first of the buildings was erected six years ago and the second three years ago the company had no thought that they would be designated as model buildings of their kind. The officers, realizing the responsibilities of this housing of over two thousand employees, simply started with the idea of putting up the safest and most comfortable buildings possible.

What a Fireproof Building Is.

They first put up a solid and substantial building, with both exterior and interior fireproof stairways, fire walls, fireproof doors and fireproof trim. The two buildings are of the kind in which, if a fire occurred, it could with prompt action be confined to one tenth of the building, because there is a sprinkler system, the workings of which everybody understands.

In the Building Miller system, as Vice-President Rosenfeld explained, there are 52 lines of fire hose, 48 chemical fire extinguishers and 800 pails of water distributed through the building, besides fire hooks, fire axes and tarpaulins. On the front of the building there is a water cistern.

All of the apparatus named is for the purpose of putting out fires after they have started, but the company has taken the necessary precautions to prevent fires. There is, of course, a prohibition against smoking and parlor matches, and every employee is taught how to use a fire extinguisher. There is a competent building superintendent and an ample cleaning force. For each floor there is a dirt chute, and all rubbish goes to the basement and is put into a fireproof vault in the basement.

The guests at the exhibition were convinced that there is no cheaper building to put into the commercial and industrial world.

The industrial development of Brooklyn is represented by reproductions of the docks and factories along the waterfront.

In addition, among the novel features, all the household electrical devices are on view, including musical instruments, hair drying and rubbing machines, pencil sharpeners, electric incubators, types of incandescent lamps, carpet sweepers, electric irons and cooking utensils.

A model of the Gatun Dam of the Panama Canal is loaned by the Isthmian Canal Commission through the courtesy of the Navy Department. There has been prepared a scale model of United States Electric Class at the Brooklyn Navy Yard a Naval Electrical Exhibit, which is operated by enlisted men and is now under instruction at this school.

How It Pays.

"Intelligent business men know, however, that fire insurance does not cover the loss which an active business sustains in case of fire. Your insurance does not repay you for the interruption to your business, nor for what is most serious to your employees, the loss of life. Business men would fully realize that they are themselves paying for fire losses due to insanitary construction and careless methods there would very soon be a substantial reduction in insurance rates. Every one of us is today paying for losses that occurred in the Baltimore and San Francisco fires, and we will continue to pay for them for years to come."

The climax of the occasion arrived when the sounding of a fire alarm brought a battalion of fire companies to give a realistic exhibition of firefighting and rescue work.

REPORT AND GUIDE

October 12, 1912.

BUILDING ACTIVITY.

Naturally in a Descending Scale in Most Cities at This Season.

In most cities of the country, the month of September is one of the least productive, for it is the season in which the buildings planned last month in 123 cities of the United States reporting to the proper authorities were valued at $63,817,000 in September a year ago.

There is here shown a decrease of 21.2 per cent. from August and of 127 per cent. from September a year ago, which month, however, showed a gain of 11.1 per cent. over September, 1910. Compared with September last year, it might be noted that fifty-six cities show increases, but the total expenditures compare favorably with the best of past years, the gain over 1911 of 4.3 per cent. following a decrease in 1910 of 15.3 per cent. from 1910, and that year in turn marking a loss of 4.7 per cent. from 1909.

In May 1912 the number of new buildings planned from the first of the year up to the close of September is one-third less than in the same period last year, but the total estimated cost of the work is 15 per cent. greater. In other words, the average operation is larger. The number of buildings planned in The Bronx has been about the same as last year, but the average cost is 65 per cent. greater. Queens is the only borough which is doing better on the whole than last year.

Why Queens Building Is Slow.

Two reasons are given by builders in Queens for the falling off in the total amount of their operations this year. The delay in building new transit lines and the Fire Department House law and building ordinances are named. A tenement house cannot be erected outside the fire limits unless it has a sewer connection and a brick house erected outside the fire limits must conform to the same regulations as one inside the fire limits. The builders of new buildings, among them the National Bank of Queens, which is the largest bank in Queens, has been put in difficulties by the plans filed last year in the corresponding time.

New Dock at Garrison Avenue.

The Dock Department is preparing to construct a dock at the foot of Garrison avenue, on the Bronx river, to accommodate the increased trade of the neighborhood. When this improvement has been made the borough authorities will grade and pave the back half of the dock on the water front and the section already paved.

The National Park Bank, which owns the lots opposite St. Paul's Church less than ten years ago, will put in new safety vaults at a cost of $60,000. The architect is Bohm barber, who was the architect.
BOARD OF EXAMINERS.

Its Jurisdiction Settled in Important Fireproof Questions.

Provisions relating to fireproofing form the basis of the greatest number of appeals to the Board of Examiners from the decisions of the Superintendent of Buildings in Manhattan. Of these appeals a large number are on the question whether the interior trim of buildings over twelve stories in height should be made of combustible materials or of wood treated to render it fireproof as required by Sec. 105 of the Building code.

The Manhattan bureau has consistently held that a so-called pent house on the roof of a twelve-story building, whether it covers an area equal to the story below or not, if used for other purposes than the bulkhead of stairs or the enclosure of tanks, elevator machinery or ventilating apparatus, must be considered as a thirteenth story, and places the building within the requirements of section 105 above noted. It is the exemption from these requirements that has established the basis of the large proportion of the appeals above referred to.

Supt. Miller says the number of appeals with reference to exit facilities also seem large. A good many of them are in connection with requirements for emergency courts for theatres. A question raised by the Manhattan bureau as to the authority of the Board of Examiners to grant appeals in such cases was decided by an opinion of the Corporation Counsel to the effect that the matter was quite within the jurisdiction of the board.

A notable case that was appealed during 1911 and which became the basis of litigation to determine the jurisdiction of the Board of Examiners, was the appeal taken by the Greeley Square Hotel Company, owners of the Hotel McAlpin, from the action of the Manhattan bureau with respect to the required un-covered area in the proposed new hotel at Broadway and 34th street. The application was disapproved by the bureau for the reason, among others, that a greater lot area was to be covered than the bulkhead of stairs or the enclosure of tanks, elevator machinery or ventilating apparatus, must be considered as a thirteenth story, and places the building within the requirements of section 105 above noted. It is the exemption from these requirements that has established the basis of the large proportion of the appeals above referred to.

Supt. Miller maintained in this case that under Sec. 10 of the Building Code only about 31 per cent. of the lot area may be covered above the first story. The appeal was granted by the Board of Examiners, but conditioned on certain changes in the lower stories.

Because of the opinion of the Corporation Counsel in the case of the St. Regis Hotel in 1904, an approval of the plans for the Hotel McAlpin was still withheld by the Manhattan bureau, in spite of the granting of the appeal. The applicants took the matter to the Supreme Court and secured a writ of mandamus directing the approval of the plans (all other objections having been satisfactorily met) and establishing the jurisdiction of the Board of Examiners in the matter.

Although questions such as the above have arisen from time to time, the relation of the Board of Examiners and the Manhattan Bureau of Buildings have been most amicable as Supt. Miller testifies in his latest annual report. The forwarding papers in any appeal it is the practice of the bureau to state its reasons for disapproval and to quote the provisions of law on which such disapproval is based. Only in rare cases does a representative of the bureau appear before the board to urge the disapproval of an appeal. On the other hand, it happens occasionally that the board requests the appearance of the Superintendent either to further state or explain his grounds of disapproval or to furnish additional information.

White Granite for Western Union Building.

George H. Bickford, general manager of the Woodbury Granite Co., has closed a contract for the stonework of the new Western Union building to be erected at the corner of Broadway and Dey street, with a rear wing extending to Fulton street. The façades will be composed of Bethel white granite, twenty-nine stories high. Carved Doric columns will adorn the lower three stories and above this level eight sets of Ionic columns, each rising three stories, will further enrich the structure. Theodore N. Vail, the president of the company, was born among the granite hills of Vermont where the Bethel white granite will be quarried. He knows the advertising value of a beautiful building. The Woodbury Granite Company's contract calls for the entire granite exterior of the building delivered and set in place. Marc Eidlitz & Son, 499 Fifth avenue, are the general contractors and William Welles Bosworth, of 527 Fifth Avenue, is the architect. The building will be erected in sections and the existing Broadway building will not be torn down until the rear section in Dey street is completed.

First Picture of the Washington Irving School.

C. B. J. Snyder, Architect.

WASHINGTON IRVING SCHOOL.

Will Cost Less to Build Than Other Public Edifices, and Will Be Safe.

The cost per cubic foot for constructing the Washington Irving High School for Girls will be very low compared with the cost of other fireproof public buildings. The Bronx Court House will cost 76 cents per cubic foot, and the Municipal Building, 63 cents per foot, according to statements in the Board of Estimate. At the office of the Superintendent of buildings of the Board of Education it was stated this week that the Washington Irving High School will cost but 19 cents per cubic foot.

The total cost of the building, exclusive of the land, and not including the heating, ventilating and electrical work, will be $1,068,386. The furniture bill will total $70,000. Eight floors, with an average surface of 21,500 square feet, will provide ninety-six class rooms, or a total of one hundred and thirty-five working units.

Ten segregated fireproof stairways will be available in an emergency, besides the elevators. While the building will not be entirely fireproof, according to the latest definitions of the term, it will be classed as such under the law. The floors will be surfaced with wood, but the trim will be kalameined, or metal covered. The desks will have wood tops.

"But in case of fire in any room, you could shut the door and let the flames burn themselves out without any other damage being done to the building," it was said.

Flushings's new railroad station will have two stories of brick and granite, 92x39 feet. It will be situated on Grove street, 110 feet from Main.
Advance in Metal Ceilings Imperative—
New Cement Prices Weak—Atlas and the Panama Contracts—Brick Buying Moderate.

**FOllowing the action of Sargent & Co., which recently made the plan of giving only the concessions from the list.**

The September 10 list adds $5 to all items on the August (1909) list except lath wagon bottoms. This change also includes $1 on lath wagon bottoms in the prices of $4 and $5. The addition to lath is $2 a thousand and to wagon bottoms $1 a set, while on bananas there is added 20 cents per linear foot. There is an advance in the discount on mouldings of 10 per cent. On the new list.

**METAL CEILINGS COST MORE.**

Why This Commodity Will Assume New Levels Shortly.

In conformity with the general tendency of all building materials to advance in price, the company taking action in this matter was the Atlas Portland Cement Company, which has outlived the leadership in the demand for higher prices and venturing to prepare for a considerable advance in the cost of metal ceilings in the near future.

While advances have been made in the price of nearly all building materials during the last five years, no advance has been made in metal ceilings. An advance is now imperative, owing to the increased cost of steel sheets, wood furring strips and the increase in wages which will become effective on January 1, 1913.

The competition for time and space by metal ceiling companies in New York City indicates clearly that an upward movement is imminent. Competition has been exceptionally keen during the past few weeks, and for some time, with the result that the trade in general has not dared to distribute the concessions to the customers who have been in vogue since 1907. The demand of the sheet metal workers, which affects the manufacturers of metal ceilings, for higher wages has not been met with, and the contractors have been able to keep the prices of metal ceilings at a low level.

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**NEW SMALL LIST.**

The general lumber market is firmer as to price, but weaker on demand. Spruce and yellow pine are the strongest elements in the market. In both the lumber and the building offices, in both the departments, the shipping of orders and the requirement of building materials are increasing. The demand for new list can obtain it by sending 10 cents per thousand and the margin for the year is $1 a set, while on wagon bottoms $1 a set. The addition to lath is $2 a thousand and to wagon bottoms $1 a set, while on bananas there is added 20 cents per linear foot. There is an advance in the discount on mouldings of 10 per cent. The new list.

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Substitutes for Discounts Withdrawn on September 19 Now Practically Ready for Distribution.

The company, which has been the leading manufacturer of steel and iron, has, as The Record and Guide intimated on several occasions recently, resulted in the withdrawal of all discounts on iron and steel. This action was made in response to the demand for the establishment of new ones, which are about ready for distribution. Among the commodities specified was the new list of August 4, 1909, which recently made the following announcement:

All prices for iron and steel, building hardware, in each price, are withdrawn. New prices, to
New Milk Plant in The Bronx.

Frank A. Root, 489 Fifth avenue, is preparing plans for the erection of another large plant, at 925 West 184th street, for the New York Milk Company. The plant will be 300 feet in length, 125 feet in width, and 40 feet in height. The building will be entirely of steel, having an exterior of glazed terra cotta. The plant will be equipped with the latest machinery. The cost is estimated at $500,000.

Plans for Two 98th Street Apartments.

G. Ajello, solicitor for the 98th Street Apartment Company, of 524 West 100th street, has completed plans for the building at 950 West 100th street, with an exterior of glazed terra cotta. George F. Hill, 155 Broadway, is preparing the plans. Geologically, a plot fronting 98.9 feet on the avenue and 100 feet in the street, have been purchased for the proposed building. The owners will handle the general contract, awarding all contracts separately.

To Enlarge Lakewood Hotel.

The Florence Hotel in The Pines Company, of which C. Wehr is proprietor, contemplates the erection of a large addition to the present building, on the avenue and 6th street, Lakewood, N. J. If plans carry, the building will be double its present size, making it one of the largest hotels in the New Jersey shore. The plans are being prepared by private architects.

Plans for Brooklyn Theatre.

P. C., 184 Dresden street, Brooklyn, is ready for bids on all subcontracts for a new $50,000 theatre to be erected at Gravesene street and Corvent avenue. The building will be of brick and limestone, 260x125 feet, one story, with a seating capacity of 1,200.

New School for Jamaica.

The Board of Aldermen have made a special appropriation of $200,000 for the erection of a twenty-room school to be situated in the Eastwood section of Jamaica.

Lithographing Co. to Build.

Heywood, Strasser & Voight Lithographing Company has just purchased the southwest corner of 40th street and Lexington avenue, Lakewood, N. J. If plans carry, the building will be double its present size, making it one of the largest hotels in the New Jersey shore. The plans are being prepared by private architects.

CONTEMPORARY CONSTRUCTION

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

17TH STREET—Foundations are under way for a 5-story apartment building at 148 W. 17th street, between 6th and 7th avenues. The building will be 70x100 feet in size, and will be completed about the first of 1913. The cost is estimated at $550,000.

220th Street—The Atwater Construction Company, of Northern avenue and 220th street, has completed plans for a high class apartment house, 100x150 feet, on the northwest corner of 220th street and Western avenue.

263rd Street—John W. Simpson, 263rd street, is preparing plans for a high class apartment house, 60x100 feet, on the southeast corner of 263rd street and Broadway. The building will be entirely of steel, having an exterior of glazed terra cotta. The building will be equipped with the latest machinery. The cost is estimated at $500,000.

79TH STREET—Shire & Kaufman are preparing the plans for two 5-story apartment houses, 28x50 feet, at 645 and 651 West end avenue, having a total cost of $25,000.

108TH STREET—The 483 West End Ave. Co., 483 West end avenue, has completed plans for the 12-sty apartment house, 105x190 feet, having a total cost of $250,000.

107TH STREET—Schwartz & Green, 163rd st, are preparing plans for a 3-story apartment house, 215x140 feet, at 215 Eastern ave, having a total cost of $250,000.

RIVINGTON STREET—M. Bernstein, 131 East 24th street, has completed plans for the 2-sty brick residence, 35x29 feet, at 507-515 East 24th street, for Mrs. E. M. Rose, owner. Cost, $25,000.

25TH STREET—H. L. Rass, 223 West 25th street, has completed plans for a 6-sty apartment, 102x200 ft, at 1001 6th ave, having a total cost of $250,000.

Lakewood.

ENLARGEMENT OF LAKESIDE HOTEL.

The Lakewood Hotel in The Pines Company, of which C. Wehr is proprietor, contemplates the erection of a 12-sty apartment house, 102x190 ft, at 463-27 Madison ave and 12 East 72nd st. for George F. Hill, 155 Broadway, owner. Cost, $250,000.

AMORIE CITY.

KINGSBRIDGE AVENUE—Bids were received by the Armory Board for the armory to be erected at Kingsbridge rd and Armitage ave, for the New York National Guard. F. Willetts, care of architect, owner. Care of architect. F. Willetts, 526 East 149th st, has the contract for the construction of the armory. Cost, $200,000.

STORES, OFFICES AND LOFTS.

24TH ST.—The D & M Co., Henry B. Mulligan & Co., agents, are taking plans for the 2-sty brick house, 26x30 ft, for John Johnson, 828 26th st, Brooklyn, owner. Cost, $25,000.

23RD ST.—The D. & M. Co., Henry B. Mulligan & Co., agents, are taking plans for the 2-sty frame residence, 35x29 ft, for W. C. Cuntz, 90 West st, N. Y. C., owner. J. R. Cohn & Marks, architect.

PROSPECT PARK.—Foundations are under way for the 2½-sty frame residence, 26x10 ft, to be erected at Mulberry and 19th st, Brooklyn, owner, who builds. Cost, $3,000.

RICHMOND HILL.—Philip Brandmeier will erect four 2½-sty frame dwellings on 59th ave and 195th street, having a total cost of $20,000.


FRANKLIN.—Foundations are under way for the 2½-sty frame residence, 25x25 ft, to be erected on the west side of Prospect street, at the northeast corner of 3d av and 98th st, for Patrick J. Carley, 275 Orchard av, Brooklyn, owner. Cost, $3,000.

Hospitals and Asylums.

Gates & Kaufman, 524 West 100th street, N. Y. C., have completed plans for alterations to the 12-sty apartment house at the corner of Park avenue and 5th ave, and Grand st, for D. L. B. Fisher, 145 team, owner. Cost, $100,000.

MISCELLANEOUS.

PROSPECT PARK.—Foundations are under way for the 2½-sty frame residence, 26x10 ft, to be erected on the west side of Prospect avenue, at Canarsie and 9th street, for Mrs. William M. Frank, 90 Eastern ave, Brooklyn, owner. Cost, $1,000.

QUEENS.

Dwellings.

ROBERTSWAY, L. I.—The D. & M. Co., 225 5th ave, N. Y. C., and 1123 Tremont Building, Boston, Mass., are preparing the plans for the 2-sty frame residence for J. H. Sears, 2325 Vegetable avenue, Brooklyn, owner. Cost, $2,500.

RICHMOND HILL.—The 483 West End Ave. Co., 1 Madison ave, Brooklyn, is general contractor. Cost, $20,000.

JAMAICA.—The Brotske & Arviguity Building Co. will erect four 2½-sty frame dwellings on Orchard ave and 71st ave, Brooklyn, owner, who builds, Robert E. McNeil, 190 Refinishing & Co., 190 Refinishing & Co., 19th St, Brooklyn, owner. Cost, $5,000.

RICHMOND HILL.—Phillip Brandmeier will erect four 2½-sty frame cottages on liberalism and Grand ave south of Orchard st, Richmond Hill, at a cost of $20,000.


W. L. Dowling & Son, 856 Broadway, Boston, Mass., are preparing the plans for the 2½-sty frame residence, 95x25 ft, to be erected at Washington st and 9th st, for R. B. Brown, owner, care of Architect. Cost, $1,000.

H. C. & P. N. Co. will erect four 2½-sty frame residences at Cedar and Gateway drives.

ARVERNE.—The Shore Building Company will erect four 2½-sty frame residences on Boulevard of plume & Morrell, 47th st, Arverne, at a cost of $20,000.

RICHMOND HILL.—L. L. B. Bandyman will erect four 2½-sty frame cottages on Liberalism and Grand ave south of Orchard st, Richmond Hill, at a cost of $20,000.


March 25th, 1912.
HERE'S A CASE OF WISDOM WORTH NOTING

WHAT WOOD DO YOU THINK WAS USED FOR

THE INTERIOR TRIM

of the superb HOTEL LEAMINGTON, MINNEAPOLIS (shown below)? It was

SAP GUM

F. E. LOCKWOOD, Archt., Leonard Construction Co., Contractors

NOT some “better” wood—there is NO BETTER WOOD for such use in cases where reliability, ease of handling, adaptability to the finest staining effects, and moderate cost are to be considered.

NOT some more expensive wood—why lay out unnecessary money when SAP GUM, beautifully finished and skillfully installed, is an honor to this fine structure?

SO THEY USED 6 CARLOADS OF GOOD SAP GUM

—160,000 board feet of it—in this one building.

Thrifty and up-to-date builders are fast learning that they can benefit themselves and add to their reputation by recommending SAP GUM to their clients. DO YOU?

SAP GUM has all the good qualities of RED GUM except the beautiful markings. On the other hand SAP GUM takes stains as no other wood does, and thus lends itself to the nicest requirements of the architect's color schemes by permitting a wide variety of differing decorative effects.

 Builders desiring to see samples of RED GUM and SAP GUM, both rough and finished, or who wish market prices of selected RED GUM and SAP GUM, are invited to correspond with any of the following firms:

CARRIER LUMBER & MANUFACTURING COMPANY . Sardis, Mississippi
PAEPCKE-LEICHT LUMBER COMPANY . Chicago
ANDERSON-TULLY COMPANY . Memphis, Tennessee
CHARLES F. LUEHRMANN HARDWOOD LUMBER CO. St. Louis, Missouri
LAMB-FISH LUMBER COMPANY . Charleston, Mississippi
HIMMELBERGER-HARRISON LUMBER COMPANY . Cape Girardeau, Missouri
ARSHUR PARK, N. J.—Howland & Donnelly, architect, has received the general contract for the bathing pavilion at Oak Bank, Oak Brook Park, N. J., under the supervision of P. C. Johnson, engineer. Cost, $15,000.

FOR THE 4-STY BRICK APARTMENT, 50x88 ft, at 66456 682 Broadway, architect. M. Matus, 336 Ashburton st, for the N. Y. & Queens Electric Co., corner of Broadway and Bluff rd. R. S. Savage, Asbury Park, N. J., general contractor. Cost, $45,000.

ELMHURST, L. L.-Bauer, Jr., 6 Bedford st, has received the general contract for the garage to be erected in 10th st, for Mrs. T. R. Shaler. Cost, $1,500.

STORES, OFFICES AND LOFTS.

BROADWAY-FLUSHING.—Arthur W. Jenkins, of Staten Island, consumes the estate on the south side of Crocheron av, 100 ft east of 22d st.

RICHMOND.

Dwellings.

WEST NEW YORK.—L. H. Pelcher, Port Richmond, N. J., is preparing plans for a 4-sty brick and stone apartment, 68x80 ft, for 216 E. 17th st, under the supervision of P. W. Knolles, 1153 Broadway, architect. H. F. C., have the general contract. Cost, $60,000.

NEW BRIGHTON, S. L.—Arthur W. Belcher, Pelham Manor rd, for C. Driscoll, owner, care of architect. Cost, $1,000.

Port Richmond, S. I.—H. Pelcher, 10 Century av, is preparing plans for a 214-sty frame residence to be erected in Manor rd, for C. Driscoll, owner, care of architect. Cost, $5,000.

STEEL AND STUNCO RESIDENCES, 21x40 ft, for the Wood-Harrie Co., 256 Church st, N. Y. C., architect. Cost, $10,000.


Dwelling.

DREXEL BUILDING, Phila., Pa., have completed plans for a 214-sty brick and stone residence, 50x115 ft, in Atlantic st, for the Stamford Trust Co., for the post office building to be erected in Wallace and Broad sts. No architect has been selected. Cost, $50,000.

Lancaster, Pa., has the general contract for the roofing contract at the post office and the Ivinapp Building. Broger & Smith will do the mason and carpenter work.

214-STY FRAME HOUSE TO BE ERECTED ON GERMAN AV, 82x97 ft, to be erected at Jefferson Blvd, this place. Cost, $25,000.

Slee & Bryson, 153 Montague st, architects. Cost, $2,000.

STAMFORD, Conn.—F. C. Parsons, 483 Summ st, owner, has completed plans for the 4-sty, brick residence to be erected on Grandview av, 39x70 ft, for the New York & New Haven Railroad Co., for the 9-sty apartment house, 57x100 ft. at 27-33 York st, N. Y. C., architect. George T. Ingersoll, 1 Union sq. N. Y. C. architect. Weatherlow & Son, Press Building, architects.

LAMINGDON CAMPS, N. Y.—Excavating is under way for the foundation work for the frame and stucco residence, 86x11 ft, for the Wood-Harrie Co., 256 Church st, N. Y. C., architect. Cost, $45,000.


COLDWELL, N. J.—Foundations are under way for C. Driscoll, owner, care of architect. Cost, $15,000.

South Amboy, N. J., has received the general contract for the power house No. 221 for the N. Y. & Queens Electric Co., 35x90 ft, for J. R. Underhill, owner; Robert P. Munro, president; Eustis E. Peterson, secretary. A. M. Tom, 149 Broadway, N. Y. C., engineer. Theodore Starrett, 105 Park av, general contractor. Cost, $55,000.

POWER HOUSES.

LONG ISLAND CITY.—Excavating is under way for the 4-sty brick apartment, 50x88 ft, at 66456 682 Broadway, architect. M. Matus, 336 Ashburton st, for the N. Y. & Queens Electric Co., corner of Broadway and Bluff rd. R. S. Savage, Asbury Park, N. J., general contractor. Cost, $45,000.

DAVIES & NELSON, 1 Union sq. N. Y. C., Heating and ventilating engineer. George T. Ingersoll, 1 Union sq. N. Y. C. architect.

GREAT FALLS, N. J.—Excavating is under way for the 3-sty brick high school, 140x40 ft, for the Education of Poughkeepsie, S. R. Shear, superintendent, T. J. Teague, superintendent. B. B. E. Stern, 7 West 30th st, N. Y. C. architect.

MONTCLAIR, N. J.—Excavating is under way for the 3-sty brick high school, 140x40 ft, for the Education of Poughkeepsie, S. R. Shear, superintendent, T. J. Teague, superintendent. B. B. E. Stern, 7 West 30th st, N. Y. C. architect.

POUGHKEEPSIE, N. Y.—Excavating is under way for the 3-sty brick high school, 140x40 ft, for the Education of Poughkeepsie, S. R. Shear, superintendent, T. J. Teague, superintendent. B. B. E. Stern, 7 West 30th st, N. Y. C. architect.

TROY. N. Y.—Excavating is under way for the 3-sty brick residence, 12x17 ft, for the R. D. I. A. B. Co., 150x90 ft, at 355 Fifth av, for the Board of Education. W. H. Bowers, 100 Broadway, N. Y. C., architect.


RIDGEWOOD, N. J.—H. Fritz, 237 Main av, has completed plans for a lV4-sty brick residence, 50x115 ft, in Atlantic st, for the Stamford Trust Co., for the post office building to be erected in Wallace and Broad sts. No architect has been selected. Cost, $50,000.


BAY RIDGE.—Albert Jansen, 218 76th st, has received the general contract to erect a 214-sty brick apartment, 115x150 ft, on Bay Ridge for Mrs. W. A. Brodie, 425 77th st, Brooklyn, owner. Metropolitan Building, architects.

POUGHKEEPSIE, N. Y.—Excavating is under way for the 3-sty brick residence, 12x17 ft, for the R. D. I. A. B. Co., 150x90 ft, at 355 Fifth av, for the Board of Education. W. H. Bowers, 100 Broadway, N. Y. C., architect.

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ST. JOHN'S PL. n. s., 293 S. Washington av. two 8-sty brick tenements, 30x30, 2.5, owner, Emanuel Liebman, 180 Martina st; architects, Cohen Bros, 301 Stone av. Plan No. 6143.

CHESERT ST. w. 225 11, a 33 N Y av. 4-sty brick tenement, 50x30, tin roof, 16 families, cost, $23,000; owner, The Coulter, 304 Stone av; architect, Cohen Bros, same address. Plan No. 6142.

ALABAMA AV, e. e. 149 s. Syden av, two 4-sty brick tenements, 45x30, tin roof, 16 families each, total cost, $22,500; owner, W. E. Murphy & Son, 1731 Pitkin av; architect, Edw. W. Cohn & Son, 153 Montague st. Plan No. 6147.

Dwellings

JEROME ST. e., 150 s. Pitkin av, two 2-sty brick dwelling, 26x32, tin roof, 2 families each, total cost, $7,000; owner, Robert Amoss, 301 Stone av. Plan No. 6142.

EAST 12TH ST. e., 100 s. Av N. 2-sty frame dwelling, 20x14, single roof, 1 family, cost, $4,500; owner, Midwood Associates, 564 Flatbush av; architects, Sano & Bryson, 153 Montague st. Plan No. 6146.

WEST 24TH ST. e., 290 s. Neptune av, nine 1-sty frame dwellings, 14x32, single roof, 1 family each, total cost, $18,000; owner, Herman Brandstein, 1808 7th av; architects, Cohn Bros, same address. Plan No. 6142.

9TH ST, w., 250 w. 26th av, five 2-sty frame dwellings, 16x42, tin roof, 1 family each, total cost, $12,500; owner, West End Improvement Co., 16 Court st; architects, Cohen Bros, 301 Stone av. Plan No. 6143.

TROY AV, w. 150 s. Av L, three 2-sty frame dwellings, 18x42, tin roof, 1 family each, total cost, $6,000; owner, United Realty Association, 1808 7th av; architect, H. V. B. Ditmas, 2966 West gilth pl. Plan No. 6150.

WEST 24TH ST. e., 230 s. Neptune av, two 2-sty frame dwellings, 20x34, tin roof, 1 family each, total cost, $9,000; owner, Solomon Agness, 353 Schenck av; architect, H. V. B. Ditmas, 2966 West gilth pl. Plan No. 6149.

WEST 24TH ST. e., 260 w. 20th av, five 2-sty frame dwellings, 16x42, tin roof, 1 family each, total cost, $10,000; owner, Solomon Agness, 353 Schenck av; architect, H. V. B. Ditmas, 2966 West gilth pl. Plan No. 6149.

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PROPOSALS  
The rate for Advertising under this heading is $25 per inch, prepaid measurement, with a minimum of four inches. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., September 23, 1912—SEALED PROPOSALS will be received at this office until 2 o'clock p.m., on the 4th day of November, 1912, for the construction of a factory building for the Traction Company, the extension, remodeling, etc. (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and interior finishing, which is to be done in two parts) post office and court house at McComb, Miss. The building is to be located on a large flat site, with a good area of approximately 5,820 square feet, and is to be of fireproof construction; stone and brick construction; 2 stories; finished to a working condition. Drawings and specifications may be obtained from this office, at the discretion of the Supervising Architect.  
OSCAR WENDEROTH,  
Supervising Architect.

RECORD AND GUIDE  
October 12, 1912.
APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY,—34th st, 284 e Northern av, 2-family; 25x30, 2-story, tin roof; owner, John Bierwirth, 532 Northern av; architect, James H. Cornell, Far Rockaway. Plan No. 3106.

APARTMENTS, FLATS AND TENEMENTS.

EAST 92D ST, w s, 266.3 s Flatlands av, 1-story frame house, 2 families; cost, $3,500; owner, Joseph Bierwirth, 2050 Park pkw. Plan No. 3107.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD.—Bleecker st, ns, 100 w Onderdonk st, 1-story brick tenement, 25x20, 1-story, 2 families; cost, $2,000; owner, John Kull, 637 Palmetto st, Ridgewood; architect, Louis Kull, 637 Palmetto st, Ridgewood. Plan No. 3118.

APARTMENTS, FLATS AND TENEMENTS.


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DOUGLASTON.—Main av, ws, 1280 n Broadway, 2-story frame dwelling, 24x41, 1 family, gravel roof, 2 families; cost, $6,500; owner, Perfect Const. Co., 1318 Fulton st; architect, Jas. McNab. Plan No. 6120.

APARTMENTS, FLATS AND TENEMENTS.

NORTH HEMPSTEAD.—Washington ave, 1-story frame blacksmith's shop, 22x38, tin roof; cost, $300; owner, J. B. Smith, 211 Liberty st. Plan No. 5912.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—29th st, n s, 250 n Van Wyck av, 1-story brick tenement, 20x30, gravel roof, 1 family; cost, $1,200; owner, Natale Rubolo, 2717 West 10th st; architect, Jas. McDaniel & Sons, West 24th st & Surf av. Plan No. 6120.

APARTMENTS, FLATS AND TENEMENTS.

BROADWAY, n s, 200 e Madison st, 1-story brick office, 8x27, tin roof; cost, $200; owner, Peter John, 250 e Madison st, 1-story, 2 families; architect, Louis Berger & Co, Myrtle av & Cypress av. Plan No. 6067.

MISCELLANEOUS.

APARTMENTS, FLATS AND TENEMENTS.

BOROUGH.—220 e Remington av, 2½-sty frame dwelling, 34x65, shingle roof. 1 family; cost, $7,000; owner, Mr. W. M. Berrian, Thompson av, Rockaway Beach. Plan No. 3115.

MISCELLANEOUS.

APARTMENTS, FLATS AND TENEMENTS.

BROADWAY, n s, 200 e Madison st, 1-story brick store and dwelling, 20x30, gravel roof, 2 families; cost, $3,500; owner, Benjamin Israel & ano, 97 Liberty st. Plan No. 6042.

MISCELLANEOUS.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD.—Bleecker st, ns, 100 w Onderdonk st, 1-story brick tenement, 25x20, tin roof, 2 families; cost, $3,500; owner, John Kull, 637 Palmetto st, Ridgewood; architect, Louis Allmendinger, 536 Broadway, Brooklyn. Plan No. 6128.

MISCELLANEOUS.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—29th st, n s, 250 n Van Wyck av, 1-story brick tenement, 20x30, gravel roof, 1 family; cost, $1,200; owner, Natale Rubolo, 2717 West 10th st; architect, Jas. McDaniel & Sons, West 24th st & Surf av. Plan No. 6120.

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RUTGERS PL, 5-7. iron stairs, alter floors to 2-sty store and office; cost, $3,500; owner, J. Griswold, Grant City. Plan No. 666.

ARKWOOD HEIGHTS, Oakwood, reviewing parades, windows to 2-sty store and dwelling; cost, $500; owner, J. Griswold, Grant City. 2-sty frame dwelling, 20x30; cost, $850; owner, Bertha Applegate, New Dorp; builder, Aug. Mathon, Grant City. Plan No. 668.

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RECORD AND GUIDE
LONG ISLAND CITY.—Fulton av, no. 310, erect new masonry foundation; cost, $300; owner, Wm. Frey, 171 Flushing av, L. I. C. Plan No. 1030.

LONG ISLAND CITY.—Chichester av, n s. 109 e Rose av, erect new masonry foundation; cost, $300; owner, J. Devito, 423 13th av, Long Island City. Plan No. 1043.

LONG ISLAND CITY.—Putnam av, no. 672, interior alterations to church; cost, $2,000; owner, Mrs. Weber, premises. Plan No. 1041.

LONG ISLAND CITY.—Jackson av, e s. 301 W 2d av, erect new masonry foundation, cost, $300; owner, L. Devita, 425 13th av, Long Island City. Plan No. 1054.

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JAMAICA.—Chichester av, n s. 109 e Rose av, erect new masonry foundation; cost, $300; owner, Charles W. Trautman, Rockaway Park, N. Y. Plan No. 1032.

JAMAICA.—Putnam st, e s. 225 W 2d av, erect new masonry foundation; cost, $300; owner, Thos. Harmsen, 114 Remsen st, Jamaica. Plan No. 1056.

JAMAICA.—Putnam st, e s. 225 W 2d av, erect new masonry foundation; cost, $300; owner, Thos. Harmsen, 114 Remsen st, Jamaica. Plan No. 1056.

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RIDGWOOD.—Buchanan av. a. s. 40 n Van Cortlandt av.; owner, Mr. Faber, premises. Plan No. 1028.

RIDGWOOD.—Buchanan av. a. s. 60 n Van Cortlandt av.; owner, Mr. Gobler, premises. Plan No. 1025.

RIDGEWOOD.—Buchanan av. a. s. 100 n Van Cortlandt av.; owner, Mr. Riberto, premises. Plan No. 1023.

RIDGEWOOD.—Buchanan av. a. s. 120 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1036.

RIDGEWOOD.—Buchanan av. a. s. 140 n Van Cortlandt av.; owner, Mr. Gobler, premises. Plan No. 1035.

RIDGEWOOD.—Buchanan av. a. s. 200 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1037.

RIDGEWOOD.—Buchanan av. a. s. 30 n Van Cortlandt av.; owner, Mr. Gobler, premises. Plan No. 1039.

RIDGEWOOD.—Buchanan av. a. s. 50 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1040.

RIDGEWOOD.—Buchanan av. a. s. 70 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1041.

RIDGEWOOD.—Buchanan av. a. s. 90 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1042.

RIDGEWOOD.—Buchanan av. a. s. 110 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1043.

RIDGEWOOD.—Buchanan av. a. s. 130 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1044.

RIDGEWOOD.—Buchanan av. a. s. 150 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1045.

RIDGEWOOD.—Buchanan av. a. s. 170 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1046.

RIDGEWOOD.—Buchanan av. a. s. 190 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1047.

RIDGEWOOD.—Buchanan av. a. s. 200 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1048.

RIDGEWOOD.—Buchanan av. a. s. 220 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1049.

RIDGEWOOD.—Buchanan av. a. s. 240 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1050.

RIDGEWOOD.—Buchanan av. a. s. 260 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1051.

RIDGEWOOD.—Buchanan av. a. s. 280 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1052.

RIDGEWOOD.—Buchanan av. a. s. 300 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1053.

RIDGEWOOD.—Buchanan av. a. s. 320 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1054.

RIDGEWOOD.—Buchanan av. a. s. 340 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1055.

RIDGEWOOD.—Buchanan av. a. s. 360 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1056.

RIDGEWOOD.—Buchanan av. a. s. 380 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1057.

RIDGEWOOD.—Buchanan av. a. s. 400 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1058.

RIDGEWOOD.—Buchanan av. a. s. 420 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1059.

RIDGEWOOD.—Buchanan av. a. s. 440 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1060.

RIDGEWOOD.—Buchanan av. a. s. 460 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1061.

RIDGEWOOD.—Buchanan av. a. s. 480 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1062.

RIDGEWOOD.—Buchanan av. a. s. 500 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1063.

RIDGEWOOD.—Buchanan av. a. s. 520 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1064.

RIDGEWOOD.—Buchanan av. a. s. 540 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1065.

RIDGEWOOD.—Buchanan av. a. s. 560 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1066.

RIDGEWOOD.—Buchanan av. a. s. 580 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1067.

RIDGEWOOD.—Buchanan av. a. s. 600 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1068.

RIDGEWOOD.—Buchanan av. a. s. 620 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1069.

RIDGEWOOD.—Buchanan av. a. s. 640 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1070.

RIDGEWOOD.—Buchanan av. a. s. 660 n Van Cortlandt av.; owner, Mr. Kriiger, premises. Plan No. 1071.
OFFICIAL CREDIT RECORDS

JUDGMENTS.

In these lists of Judgments the names are given in full, and which are first on each line are those of the plaintiffs. The letter (D) means judgment for defendant, and (S) signifies that the first name is unknown. Judgments unknown before sale of property are noted. 

November 6, 1912.

Clarks, Jas T.—W Malcolm, 1,574.67.
Clarks, Wm—Oppenheim Collins & Co, 1,574.67.
Cameron, Duncan—M Behlter, 253.43.
Cowan, Jos—J B Lorentz, 1,127.56.
Cowen, Jas K.—E Baid, 332.31.
Connolly, Jas F J & J F Connolly Mfg Co—People &c, 2,580.00.
Cavette, Robert—M Newgold, 54.45.
Cayley, Geo—J Herbst, 67.57.
Cohen, Morris—N Y Edison Co, 248.84.
Coulter, Robert—Iron Co, 32,909.01.
Cormier, Casimiro & Filippo—Next Wood Working Co, 806.84.
Crockett, Wm—J Lewis, 81.88.
Cowden, Geo J.—J O'Brien, 3,736.20.
Chaplin, Harry—J Broadway Auto Supply Co, 2,148.41.
Canton, Allen A.—J Crossfield, 554.41.
Coughlin, Fred—J J O'Brien, 1,139.25.
Cipriani, Orlando & Michele Bal放手—F Mosca, 1,127.56.
Cunningham, Jos J.—J F Ahren, 1,075.84.
Chapell, Helen A.—A M Hume, 1,139.25.
Castano, Wm.—J M Dunn, costs 221.41.
Cassell, Benj & E—E Outgoing, 2.148.41.
Cavanagh, Edward—K B Fancher, 1.075.84.
Chukhun, Thrasius—L Abraham, 1,729.00.
Crawford, Harry J.—L Eger, 201.90.
Clements, Philip M.—J K Leising, 2.148.41.
Cegro, Giovanni—N Y Tel, 201.90.
Chase, Fred—David J & J S Scott—People &c, 554.41.
Doolkri, Jos—W E Jones, 201.90.
Devey, Jos H.—M Humber, 201.90.
Proworkitz, Sam J.—I Everich, 201.90.
Proworkitz, Sam J.—J F Oakfield, 201.90.
McGovern, Michael—K Everich, 201.90.
Mason, Geo A.—J H McCarthy, 201.90.
Demarest, Albert—Michael A & S Hepp Co, 201.90.
David, Geo—J H McCarthy, 201.90.
Di Lorenzo, Pasqualie—F Padalino, 606.21.
Delafina, Virginia & Gregory Gan- nes—J A Dwyer, 201.90.
Dolphin, Henry D.—H H Donnelly, 201.90.
Deerberg, Milton J.—H H Miller et al, 201.90.
De Villiers, Vesta—L Martin, 201.90.
Dickerson, Mrs. C—Weinebauer & Co, 201.90.
Deantry, Geo M.—V E Van Deveer, 201.90.
Duncan, John—E J Black, 201.90.
Daw, Geo A.—A V A Underwood Co, 201.90.
Dietz, Geo D.—Alfred Heineman, 201.90.
Dietz, Geo D.—Alfred Shapp, 201.90.
Birch, Samuel—S H Stender, 201.90.
Brockbank, Virginia—People &c, 201.90.
Buehner, Harry C.—People &c, 201.90.
Buehler, Geo L.—S A Bickert, 201.90.
Buehler, Geo L.—S A Bickert, 201.90.
Bower, Geo—N Halperin, 201.90.
Bower, Geo—N Halperin, 201.90.
Boyce, J S.—People &c, 201.90.
Bard, Geo M.—Lavigne & Co, 201.90.
Bard, Geo M.—Lavigne & Co, 201.90.
Barnett, Erastus—People &c, 201.90.
Barnett, Erastus—People &c, 201.90.
Barnes, Geo.—People &c, 201.90.
Barnes, Geo.—People &c, 201.90.
Barnes, Geo.—People &c, 201.90.
Barnes, Geo.—People &c, 201.90.
Barnes, Geo.—People &c, 201.90.
Barnes, Geo.—People &c, 201.90.
Yonkers Homeopathic Hospital & Maternity agt same; same atty.

Atlantic av, ss, 95 at Albany, 80x100; Emanuel Glucksman agt Carl Frank & H A Beecher & Co; A A Hovey, atty.

Macy av, ws, 49 at Monroe, 20x58; Bertha Lillie agt Jacob Krimko et al; M Wyckoff, atty.

Seventh st, ss, 125 at Smith, 22x108; Florence W Young agt Frank J Brannum et al; D C Donaldson, atty.

Poughkeepsie av, ss, 125 at Clinton, 20x125.3; Sophie V Minadain agt Tillie Katz et al; T. F. Redmond, atty.

Bay Ridge av, ws, 205 w 18 av, 20x90; Gold, comm of Sarah E Sutton agt New Safe Realty Corp; A A Spear, atty.

Bay Ridge av, ss, 305 w 18 av, 20x90; Frank, comm of H T Smith agt Safe Realty Corp; A A Spear, atty.

OCT. 6, 1876.

Ellen V Conkey as extrx &c Kath F Minadain et al agt Same; same atty.

Bay 17th st, ss, 153 at Benson av, 20x120; Frank W Frasch et al agt Geo A Grimes et al; W H Anderson et al; Fast & Faust, atty.

Cleveland st, ss, 195 at 37th av, 20x128; Last, comm of A R Lathrop agt Same; Same atty.

Fifth st, ss, 60 w 4 av, 20x100.2; Emma W Winkael agt Same; same atty.

Van Buren st, ss, 100 e Throop av, 100x100; Jos Landsman agt Same; same atty.

E 29th st, ws, 65 s Av D, 20x80; Wm D Bruns as admr, &c, Wm D Bruns agt Bertha Eckstein et al; F R Trautmann, atty.

12TH st, ss, 61 at 137.8 e Martha av, 75x99.11; Central Mtg Co loans Avesley Conkey et al to erect a house; 16 payments. 4,500

Middletown rd, nec Edison av, 51x130.9; Francis Aronson agt Anna Aronson et al; R F Trautmann, atty.

FORECLOSED SUITS.

86TH st, ss, 20 nw Bay 16th, 19.3x65; Ellen V Conkey as extrx &c Kath F Matherson agt Lena Shostak et al; Wray & Pilsbury, atty.

RECORD AND GUIDE

86TH st, ws, 20 nw Bay 16th, 19.3x65; Ellen V Conkey as extrx &c Kath F Matherson agt Lena Shostak et al; Wray & Pilsbury, atty.

RECORD AND GUIDE

Lincoln av, ss, 100 at 137.8 e Martha av, 25x109.6; Two actions; V Everit Macy et al agt Herman J Katz et al; Davison & Underhill, atty.

RECORD AND GUIDE

OCT. 5.

Record of 1876.

October 12, 1912.
This condition has clogged the mills so that the man who comes into the market today to find steel and who wants to get deliveries before the end of the second quarter.

There is a firm tone for building metals.

In the pig iron industry, which reflects the future activity of steel, the actual volume of business is smaller, but there has collected $1,411,610, which was taken at a minimum profit basis in a market began to stiffen are those who received them fairly satisfactorily, although some of the deposits of more than 25,000 small depositors.

The grade changes proposed are of a minor character and consist of an addition of 156th street and to Truxton street.

The hearing will be held by the Board of Estimate, October 17, on a proposal to modify the street plan for territory in the East Bronx.

The average consumer of steel today has to pay premiums for prompt deliveries.

This hearing will be held by the Board of Estimate, October 17, on a proposal to modify the street plan for territory in the East Bronx.

A man who is in a position to know has introduced in his office, says that he has collected under the laws which existed at the beginning of his term $4,620,000 more revenue than had ever before been obtained by the Commonwealth.

There is a firm tone for building metals.

The average consumer of steel today has to pay premiums for prompt deliveries.
DRAGON for nearly a quarter of a century has been recognized for its absolute uniform quality and has won and held the confidence and unqualified endorsement of engineers and builders throughout the country. DRAGON has been specified and used exclusively on many of the finest public and private buildings; also on very important engineering works, such as subways, bridges, tunnels and aqueducts.

"WATERPROOF DRAGON"

If you could know in advance whenever a contract in your line is to be let, you would take advantage of the opportunity. We can furnish you with daily accurate information in regard to all Building and Engineering enterprises contemplated or in course of construction which may require the use of products or services of all parties engaged in construction, equipment, decorating and furnishing. Our system enables us to select only such matter as will interest YOU.

THE F. W. DODGE COMPANY
11 East 24th Street, New York
BLOK AND LOT INDEX OF RECORDED CONVEYANCES

The following is the block and lot order of the Recorded Manhattan Conveyances arranged numerically for the current week.

The first figure indicates the official Lot number of the property changing ownership.

The second figure indicates the official Block number of the property changing ownership.

The middle figure is the date of the deed.

The last figure is the Index number where the deed is recorded.

This is a key to abbreviations used, A = attorney, &c. = and, etc., etc. The second date is the date of the deed.

KEY TO ABBREVIATIONS USED.

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CONVEYANCES
Borough of Manhattan.

2-5 & 1-6 Sty bk lott & str bldgs; A L Mor­

Prince, 40x64.9x39.4x61.6, 7-sty bk lott &

ger, 118 E 85; Octl0'12; A$11,000-12,500.

Bowery, 20x61.9x20x60.11, 3-sty bk tnt &

Wooster (Nos 22-6) xn71xel8xn75 to beg,

85 Lenox av; mtg $42,000; Oct5; Oct7'12; A

abt 115 w ^Vm. 25.6x76.10x23.4x80, ws, pt

ber to Esther Holober his w-ite, 270 W 4;

strs; Louis J Anger et al to Geo F Anger,

wb6.9 to st xnl7.11 to beg. 4-sty bk tnt &

$29,000-57,000. O C & 100

Mulberrv, runs n45.2&72xsw30.7xs94.7 to

Soc ot the U S to Mutual Life Ins Co ot

N Y, 59 Cedar; Septl'92; Oct9'12; A$5.500-

MIDurand & Andre Marcotte, heirs, &c,

TRSTES ot Louise M Marcotte; Apr2; Oct

19TH st, 39-47 W (3:821-14), ns, 244.4

54 (2:611-12), ss, 121.7 e 4th.

Oak st, 30-2, on map 32 (116-121), ns.

James H Anger et al to Louis J Anger,

118 E 85; Octl2; A$11,000-12,500.

Oak st, 30-2, on map 32 (116-121), ns.

James H Anger et al to August C Anger,

124 E 85; Oct9'12; A$11,000-12,500.

Oak st, 30-2, on map 32 (116-121), ns.

James H Anger et al to Geo F Anger,

118 E 85; Octl2; A$11,000-12,500.

Oak st, 30-2, on map 32 (116-121), ns.

James H Anger et al to Geo F Anger,

118 E 85; Octl2; A$11,000-12,500.

Oak st, 30-2, on map 32 (116-121), ns.

James H Anger et al to August C Anger,

124 E 85; Oct9'12; A$11,000-12,500.

Oak st, 30-2, on map 32 (116-121), ns.

James H Anger et al to August C Anger,

124 E 85; Oct9'12; A$11,000-12,500.

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124 E 85; Oct9'12; A$11,000-12,500.

Oak st, 30-2, on map 32 (116-121), ns.

James H Anger et al to August C Anger,

124 E 85; Oct9'12; A$11,000-12,500.
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throughout the text
Mortgages of the Bronx.

Aldus st. (10/24/16), nec Southern Blvd., runs ncl@300x15x10 to st x124 to at 12x124. same to Castle Hill Av. with American Real Estate Co with City Mtg. Co, 15 3/4%.

Aldus st. (10/27/16), nec 165 Southern Blvd., runs ncl@25x25x25 to st x25x25 to at 25x25. same to same.

Aldus st. nec Southern Blvd., with South End Av., 25x25 to at 25x25.

Aldus st. nec Southern Blvd., with South End Av., 25x25 to at 25x25.

Barretto st. (9/30/16), nec Fox, 150x150 to st x150 to at 150x150.

Barretto st. (11/24/16), nec Fox, 150x150 to st x150 to at 150x150.

Barretto st. nec Fox, with St Ann's Av., with St Ann's Av., 150x150 to at 150x150.

Barretto st. nec Fox, with St Ann's Av., with St Ann's Av., 150x150 to at 150x150.

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"Washington av (9:2250), ss. 25 n 164th, 25 x 25; PM; pr mtg $0,000; Sepl 30; Oct 12: due as per bond. Eliz. L. Ludwik & Max Levitt to Gertrude L. Simpson, 25 Av 112.

"Webster av (11:2887), ws. 211.5 n 179th, if prolonged, 25 x 25: ext of $1,000 to Jan 1, 1915 at 5%; Oct 1; Oct 12: Eliz. Yeager with Henry Doets, 135 Webster av, nom. "Webster av (12:3310), ss. 25 w 204th, 150 x 100; Oct 1; Oct 12, 4% 5/8; Peter Seery to Jan H. Grace, 25 Av 112.

"Westchester av (*), ss. 51 e 175th, 25 x 25.5 x 25.5; due &c as per bond. Oct 10, 12; Oct 12. Eliz. A. Diller et al to J. Mason North, Wm. E. Diller & Joe Petriech.

"Willis av (9:2351), ss. 147th, 25 x 25; Oct 10, 12; due Oct 12, 12: Olinville J. Church to Francis Crawford for $25.861. 8.000

"White Plains rd (•). ws, at ses Birchall av, runs s 31.3 x w 32.5 to ses Birchall av, runs s 25.7 to beg; sept 15; Oct 8, due July 1, 1912; 5%: John L. Tobin to Adam O. Groven, 5 Av 112.

"White Plains av (*). bet 216th & 219th; ass of all R & I to monies secured by bond & mtg made by Olinville J. Church to Francis Crawford for $25.861. which is to be held in escrow by parties 25 pt. July 27 11; Oct 12, Eliz. A. Diller & F. Mason North, Wm. E. Diller & Joe Petriech.

"Willis av (9:2351), ss. 147th, 25 x 25; Oct 10, 12; due Oct 12, 12: Olinville J. Church to Francis Crawford for $25.861. 8,000

"Willis av (9:2351), ws. 75 n 139th, 25 x 100; F. M. Oct 10, 12; Aug 25: August Meyfahrt, 72 Av 112, to Wm. Schmindo, 72 Av 112.

"3D av, 13780 (11:2927), ws, 25 s 171st, 25 x 100; due &c as per bond. Oct 2; Oct 7, 12; Fannie Zwilling to Tilling Guarantee & Trust Co. 7,000

"3D av, 13780; sobrn agmt; Oct 2; Oct 7, 12; Millie H. Reinkorf with same. non
IMPORTANT TO THOSE WHO EXPECT TO BUILD

WHEN PLANNING TO BUILD, you will find it of great value to first make a careful personal study of the illustrations of houses, etc., that have been designed and built by a number of leading architects, and to also learn their ideas regarding the best interior arrangement and the most appropriate furnishings. This important information, which would greatly aid you in deciding about your own building plans, when you take them up with your own architect and builder, can easily be obtained from the several hundred exterior and interior designs that are beautifully illustrated in the last six numbers of the

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