

REAL ESTATE RECORD AND BUILDERS' GUIDE.

NOVEMBER 16, 1912

LIVINGSTON STREET AND ITS CHANGES

Since It Was Widened Five Years Ago The Street Has Been Captured By Trade and Its Structural Appearance Changed

NO other thoroughfare in Brooklyn has undergone so great a transformation during the last decade as Livingston street. Twenty-five years ago it was a good private residence street, from its beginning at Clinton street to its end at Flatbush avenue. Now, no private residences remain, except in the block between Clinton and Court streets, which block retains all of its original characteristics. Livingston street parallels Fulton street on the south from Boerum place to Nevins street, a distance of eight blocks, and, for a distance of one block, it parallels Flatbush avenue on the south also. In the hey-day of its fame as a place of residence Livingston street contained the homes of many prominent men;

ing of its kind on record, it having covered only 60 days. It is pointed to, even now, as a model condemnation proceeding. One of the commissioners was Luke D. Stapleton, who is now a Justice of the Supreme Court, Second Department.

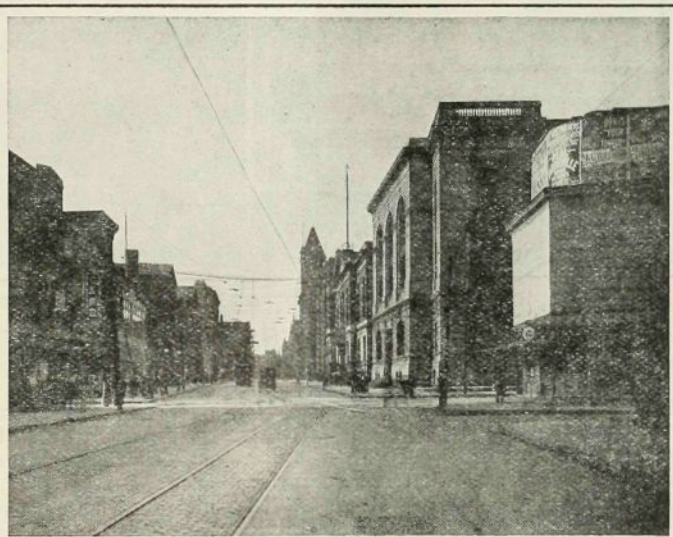
Since Livingston street was widened its general transformation has been rapid and it is fast becoming a fine business street. Trolley cars going to and from Flatbush and South Brooklyn now pass through the street, thus relieving the congestion in Fulton street, and at the same time serving the rear entrances of the department stores with traffic. All of the modern improvements on the north side of Livingston street, from Smith street to Bond street, comprise

remnant of dwelling rows in the widened part of Livingston street that are devoted to dwelling use, except a mere handful on the north side of the street between Hanover place and Nevins street. A row of old brick English basement dwellings on the north side of the street, and west of Elm place, have been captured for business uses, although their structural form has not been altered yet. The New Montauk Theatre is at the northwest corner of Livingston street and Hanover place and it was one of the early new structures in the thoroughfare.

At 283 Livingston street, in the north side, one door east of Hanover place, a new four-story brick and stone building is being built, the ground floor and



LIVINGSTON STREET, AT FLATBUSH AV., BROOKLYN.



LIVINGSTON STREET, AT BOERUM PLACE, BROOKLYN.

but, as the section of Fulton street, from Borough Hall to Flatbush avenue became of greater business importance, Livingston street gradually changed from a thoroughfare of fine homes into one of boarding houses and restaurants.

Subsequently the large department stores on the south side of Fulton street were extended through to Livingston street, and the long line of delivery wagons backed up to the curb daily for a distance of several blocks sealed the future of the street for business purposes. Finally, a public agitation began for the widening of Livingston street for the purpose of relieving the steady accretions to traffic in Fulton street, and, during 1906 and 1907, the thoroughfare was widened from 70 to 100 feet, 30 feet being taken from the lots, 100 feet in depth, in the south side of Livingston street, from Court street to Flatbush avenue. The condemnation proceeding set in operation for the acquiring of the widened part of this street was probably the shortest proceed-

large extensions to department stores fronting in Fulton street. The latest improvement of this kind is now approaching completion, being an 8-story brick and stone fireproof annex, on the northeast corner of Livingston and Hoyt streets, to the Fulton street building of A. I. Namm & Son, and running east on Livingston street one-half block.

On the northwest corner of Livingston and Hoyt streets is a group of four old frame buildings (two in each street) which adjoin the department store building of Abraham & Strauss, and it is very likely that these structures will eventually be superseded by an addition to the firm's building. Another notable improvement in the north side of Livingston street is the brick and granite structure of the Board of Education, between Smith street and Red Hook lane. The remainder of this block front is composed of very old 3-story brick dwellings, except the northwest corner of Smith street, which is covered by the Bijou Theatre. They are the last

first story to be utilized for business purposes and the upper two floors for apartments. The store floor will rent for \$1,500 a year, the first story for \$660 a year, and the apartments for \$30 a month each. At 291 Livingston street, in the north side and west of Nevins street, is an old two-story and basement brick dwelling which is on the market at \$40,000. There is an "L" 20x20, and it opens on an alley that leads into Hanover place. This dwelling was not worth more than \$10,000 a decade ago. A vacant modern store at 305 Livingston street, just west of Nevins street, is for rent at \$1,200 a year.

There is little or no difference in the rental power of business space in Livingston street as between the sides of the thoroughfare. Saloons produce a better rental than ordinary lines of business, ranging from 25 to 50 per cent. more on the total yearly rental; and their proprietors obtain longer leases because they go to greater ex-

pense, than men in ordinary lines of business, in fitting up their establishments.

South Side of the Street.

So great has the growth of the department stores in Fulton street been that they have not only been extended through to the north side of Livingston street by their owners, but, in some cases, they have crossed the street and built large warehouses in the south side of the thoroughfare. Especially is this true of Abraham & Straus and Frederick Loeser & Co. The strongest business part of the south side of the street is from Hoyt street to Flatbush avenue. Bond street, which crosses Livingston street in this part, is a busy intersecting thoroughfare and pours traffic into it in both directions. The Brooklyn Public Library has a large branch building between Smith and Hoyt streets. The distinct phases of character of the south



LIVINGSTON STREET, AT BOND STREET, BROOKLYN.

side of Livingston street, however, is the variety of business there and the tendency toward a greater diversity. Milliners, photographers, picture dealers, saloons, florists, druggists, coal dealers, wood workers, decorators, automobile agencies and what not comprise the tenantry. Two vacant stores at 328 and 330 Livingston street are for rent at \$1,200 each. At 342, in the street, is a new two-story brick "taxpayer," the store floor of which is for rent at \$1,500 a year. Many new buildings in the south side of the street also contain bachelor or other types of living apartments in their upper two stories.

There are about a dozen vacant lots in the south side of Livingston street. It is asserted that property here is worth \$1,000 a front foot, but others assert that it is not worth that much. At any rate property in the street generally has shown marked increment since the thoroughfare was widened.

There is a vacant plot, about 100x100 feet in size, at the southeast corner of Livingston and Smith streets; a plot of several lots in the south side of Livingston street, between Boerum place and Smith street; a lot 20x70.9 feet at 346 Livingston street, which is held at \$1,000 a front foot; and an old stable on a single lot at 356 Livingston street, which is held at \$35,000.

An aggregation of old business buildings make up the south side of Livingston street, from Court street to Boerum place, as well as from Boerum place to Smith street, excepting one or two parcels of vacant land,

FUTURE OF FIFTH AVENUE.

Ought It to Be Saved From Becoming a Factory Center?

As readers of the Record and Guide have learned before, architects are not of one opinion in regard to limiting the height of buildings, even on Fifth avenue, which some interests are striving to preserve from an incursion of loft buildings, such as turned lower Fifth avenue and thereabouts into a textile manufacturing center and drove many firms uptown.

The public has begun to realize that the question is an economic as well as an architectural one, and that the future character of the population of the city in a large degree depends on it. The proposition may be stated in this way:

If Fifth avenue is to be given over to

doomed already as a street of homes. It ought to be, he adds. "There is plenty of country around New York, and it is there we all ought to live, unless we have money enough to maintain a town house to live in for two months of the year."

The Superintendent of Buildings, Rudolph P. Miller, is in favor of any movement which will limit congestion. Walter Cook, president of the American Institute of Architects, says the height of buildings should have been limited fifty years ago. Thomas Hastings says it is not a question of architectural beauty but of sanitation and justice to property owners, therefore the height of buildings should be restricted.

CENTRAL PARK WEST.

The Park Commissioner Thinks Part of the West Sidewalk Should be Surrendered.

Commissioner Stover of the Department of Parks, while agreeing that something should be done to improve traffic conditions in Central Park West, maintains that the Park Department should not be asked to make all the sacrifice.

He believes that the property owners on the west side of the street should surrender some portion of the sidewalk to widen the roadway, and that the railway company should also make some sacrifice in the form of the cost of the removal of their tracks.

The existing roadway is 50 feet wide and is occupied by a double track trolley railroad located immediately adjacent to the easterly curbing, making it necessary that both north and south bound traffic pass on the westerly side of the street. To permit of a better regulation of traffic, it was originally proposed to widen the roadway ten feet on its easterly side through a corresponding reduction in the adjoining sidewalk width.

Chief Engineer Lewis of the Board of Estimate, in a report which will be considered at next week's meeting of the board, recommends that a resolution be adopted fixing the roadway width of Central Park West, from Columbus Circle to Cathedral parkway at 60 feet, this to adjoin a 25-foot sidewalk on the west and a 15-foot sidewalk on the east.

Riverdale Avenue To Be Widened.

The time is coming when the Riverdale section of the city will receive as much attention from speculative builders as the Washington Heights section has been getting. It will go through much the same process of development as the old "West End" and Washington Heights.

Riverdale avenue, the main thoroughfare, is to be widened from its junction with Spuyten Duyvil road, near West 231st street, to the land required for Spuyten Duyvil parkway, a distance of about half a mile. Title has already been acquired to this section of the street for a width of 66 feet, and proceedings are about to be taken by the Board of Estimate to acquire title to the land needed for the widening. The matter is now in the hands of the Borough President.

A macadamized roadway is in use at the lesser width. A few buildings stand on abutting property, but none within the street lines. All the cost is to be assessed upon the property benefited.

Proceedings have also been started for the laying of sewers in Liebig avenue, from West 259th street to West 260th street; in West 260th street, from Liebig avenue to Riverdale avenue; and in Riverdale avenue, from West 259th street to West 261st street. Each street is macadamized, and the abutting property is partially improved. The outlet sewer is built.

skyscraper loft buildings, then the upper floors in most cases will be rented to lines of business employing a great many operatives, who will congregate on the sidewalks of the avenue as they do elsewhere. The roadway will also become congested with business vehicles. The construction of loft buildings will spread into the lateral streets each way from Fifth avenue, and the eventual result will be not only to exterminate the fashionable residential section, but the retail trade as well.

The opposite line of thought is like this:

Let construction and business take their natural course. If it sacrifices our best residential streets and turns Manhattan Island south of 59th street completely over to commerce and manufacturing, what's the objection? Why does anyone want to live in town for any way, when the country is so accessible?

The objection to leaving the city is found to be that the people of present and past generations have contributed of their means and effort to make Manhattan Island a liveable place; that they have built or founded churches, schools, hospitals, homes for the aged and eleemosynary institutions without number. Must all these benevolences be abandoned, all the old landmarks destroyed and the people who made New York be driven off; or will they stand their ground and defend their historic institutions?

Some architects say, as does Mr. Goodhue, of Cram, Goodhue & Ferguson, architects, that Fifth avenue is

ARE MORE FIRE EXITS NEEDED?

For the Safety of Tenants in Fireproof Apartments?—Views of Architects—Ordinary Fire-Escapes Considered Objectionable.

THE views entertained by architects and builders in respect to the proposition to equip fireproof as well as non-fireproof apartment houses with fire-escapes have been made very clear in the reports on the subject in previous issues. A strong body of opinion has been found adverse to the thought of an arbitrary law that would impose upon the street fronts of fireproof houses iron fire-escapes of the kind seen on ordinary tenements. Those who are willing to concede that more than one main exit from an apartment house is necessary, advise the adoption of some other expedient. Others maintain that the present law is adequate.

Fireproof outside stairways instead of "fire-escapes" have been erected on the rear of fireproof apartment houses in several instances, and on a number of non-fireproof houses. The law permits

dren and aged people are always the sufferers. Every flat dweller should see that the helpless are guaranteed that protection which the law prescribes.

"It is impossible for the Department to keep the fire-escapes free from encumbrances except where specific complaint is made, as the force of inspectors is inadequate when it is called upon to clear the thousands of fire-escapes in the city and keep them unobstructed. When a definite complaint is received, the case is assigned to the police officer attached to the department and immediate results are obtained.

Misplaced Drop Ladders.

"During the year 1910 the attention of the Commissioner was called to the fact that the usefulness of fire-escapes on tenement houses was greatly impaired and in many instances nullified by the absence or misplacement of drop ladders.

"In some cases the ladders were found suspended from the balconies of the fourth and fifth stories; in other houses, ladders were found lying on the roof or in the cellar. Some houses were absolutely without means of escape from the lowest balcony, fifteen to eighteen feet above the ground.

"Even when the ladders were hung on the second-story balcony, it was found that very often they were so placed as to be practically useless. The old style drop-ladders provided before the new fire-escape regulations went into effect were at best extremely heavy and hard to handle. In fact, it required at least two able-bodied men to swing them into position.***

"While outside fireproof stairways, instead of interior stairways, are not a new feature in the arrangement of tenement houses in this city, few, if any, have been erected for several years. This arrangement has several advantages, however, not the least of which is the fact that persons escaping from the building can readily be reached by the firemen from such stairways. Another distinct advantage from this type of stairway is the fact that it, being in the open air, will largely prevent uncleanly conditions which frequently arise in the interior stairs."

A Question of Definition.

In answer to an inquiry in regard to the advisability of requiring fire-escapes on fireproof apartment houses, Charles R. Lamb, of the Municipal Art Society, said this would seem to be a question of definition. If the apartment houses are really fireproof, they certainly do not require fire-escapes.

"If our buildings were as substantially built as buildings on the continent, it would be quite possible to have a fire in any one apartment, burning removable chairs, etc., without the slightest damage to any other apartment in the building," added Mr. Lamb.

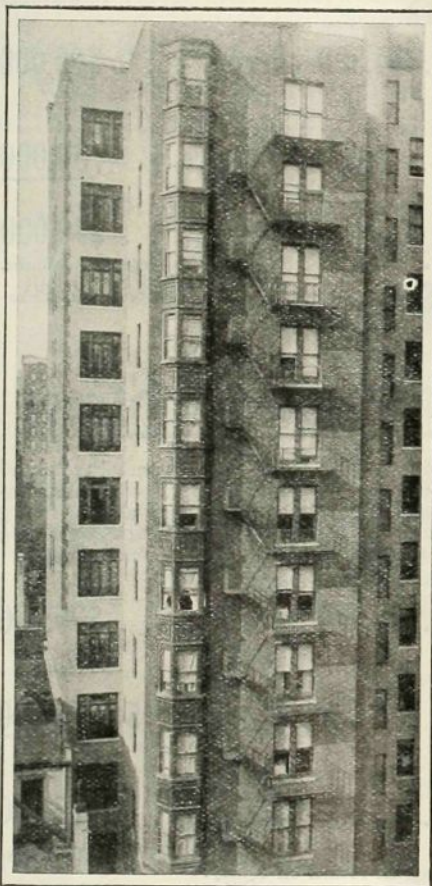
"It is towards this form of fireproof building that many of us have worked for years past and are still working, with the belief that this form will be found the cheapest in the long run for a great city like New York."

If the question referred, Mr. Lamb said, to such apartment houses as are only semi-fireproof, then, in the interest

of life, some form of "escape" in case of fire should be considered.

It would be quite possible to design buildings by which the main staircase built within fireproof walls would be an adequate fireproof form instead of having an exterior ironwork construction, which must necessarily even though well designed interfere with the architectural character of the building. This should be, in Mr. Lamb's view, the ideal towards which all architects should work for buildings to be built in the near future.

If the question related to old buildings to which alterations are to be made, where the staircase is not fireproof, the buildings being only semi-fireproof, it would then be necessary that an intelli-



(FIG. 1).—FIRE-ESCAPE ON A WEST END AVENUE HOUSE.

the location of an outside fireproof stairway in a court as a means of egress from an apartment, while requiring fire-escapes to be situated on the front of a building when similarly situated and planned. Reports are current that bills will be introduced at the next session of the Legislature requiring additional exits in fireproof houses.

That Commissioner Murphy, of the Tenement House Department, sees the faults of exterior "fire-escapes" can be inferred from some remarks in his biennial report, issued a few weeks ago. When writing on the topic of encumbered fire-escapes he says:

"More people are killed by panic than by fire itself. A crowded fire-escape leads to a panic, in which women, chil-



(FIG. 2). A NEARER VIEW.

gent design of exterior fireproof construction should be added to the present building with as little interference to the architecture as possible.

New Designs for Fire-Escapes.

Most of the demands for fire-escapes had not been considered as to design in the past and it would seem as if it would be wise in the future to have prepared preliminary plans, for escapes, which are to be added to buildings, and have them submitted to the Building Department for criticism not only as to their safety but also for their architectural character.

If the Building Department was unwilling to assume the responsibility of this,

FOR SALE

WE are sole agents for the following properties. We manage these buildings and collect the rents. We disburse the income for the owners. The properties represent Business Parcels, except the West End Avenue house, in different sections but in the best neighborhoods. We do not think any property advertised can be duplicated at the price. They are all splendid investment properties with excellent futures. By special arrangements with the owners we can offer other Brokers a full commission in case of sale.

We will cheerfully show any and all of the properties offered and give any additional information desired. Investors, or Brokers having clients with special funds for investment, will do well to carefully consider these buildings.

109-111 Beekman Street

Seven story and basement iron front building in good condition on lot 38.4 x 48.7 irregular. Electric elevator. Leased to one strong tenant for term of years.

| | | | |
|------------------------|-------------|---|----------|
| Rent | \$3,000 | Price (no trade) | \$40,000 |
| Interest | } | Mortgage, 4½%, | 25,000 |
| Taxes | | | |
| Insurance | | | |
| Repairs | | | |
| Net Return . . . | \$1,050 | Equity | \$15,000 |
| EQUITY EARNS 7% | | Small Second Mortgage may remain. Offers solicited. | |

N. B.—Original cost of this property, \$65,000.

440 Washington Street

Southwest Corner Desbrosses Street

Six story and basement brick loft and store building like new, on lot 21.9 x 82.10. Ground floor plastered and finished in mahogany and oak with ornamental open fireplace. First loft plastered and finished for office purposes. Concrete basement. Electric elevator. Rented to one strong tenant for 10 years.

| | | | |
|------------------------|-------------|---|----------|
| Rent | \$4,500 | Price | \$60,000 |
| Interest | } | Mortgage, 4½%, | 35,000 |
| Taxes | | | |
| Insurance | | | |
| Repairs | | | |
| Net Return . . . | \$2,100 | Equity | \$25,000 |
| EQUITY EARNS 8% | | Second Mortgage may remain. Offers solicited. | |

228 Pearl Street

Six story and basement brick store and loft building in good condition on lot 23 x 100. Leased to two responsible tenants. Electric elevator.

| | | | |
|------------------------|-------------|---|----------|
| Rent | \$4,500 | Price | \$60,000 |
| Interest | } | Mortgage, 4½%, | 30,000 |
| Taxes | | | |
| Insurance | | | |
| Repairs | | | |
| Net Return . . . | \$2,100 | Equity | \$30,000 |
| EQUITY EARNS 7% | | Second Mortgage may remain. Offers solicited. Tenants operate and make repairs. | |

117-119 Leonard Street

Three story and basement store and loft building, brand new, on lot 45 x 50. Tapestry brick front; all side walls plastered; steel ceilings; concreted basement; very heavy carrying capacity. Diagonally opposite new Civic Centre, **adjoining small Lafayette street corner**. Rented to one tenant for long term.

| | | | |
|------------------|-------------|---|----------|
| Rent | \$4,750 | Price | \$75,000 |
| Interest | } | Mortgages, 5%, | 50,000 |
| Taxes | | | |
| Insurance | | | |
| Repairs | | | |
| Net Return . . . | \$1,400 | Equity | \$25,000 |
| | | Offers solicited. Wonderful strategic value. Actually a taxpayer, showing excellent return on equity. | |

662 West End Avenue

Three story and basement dwelling adjoining northeast corner 92nd Street

| | |
|---------------------------|----------|
| Rent nominal | \$1,800 |
| Price | 35,000 |
| Mortgage 4 1-2% | 18,000 |
| Equity | \$17,000 |

Ripe for improvement. A bargain at the price. Offers solicited.

CHARLES F.

Branch: 71 West 23rd Street

92 WILLIAM

Two Properties Offered Together or Separately

Cash offers on either of these two properties submitted. The combined equities, amounting to \$135,000, can be traded for one parcel. Country property would also be considered in part payment.

No. 133 West 33rd Street

North Side.

Between 6th and 7th Avenues

Plot of 3300 square feet. New 2 story building ready for occupancy. Steel and Foundations of sufficient strength so that 4 additional stories can be added.

| | |
|--------------------------|------------------|
| PRICE | \$150,000 |
| MORTGAGE at 4½%, 5 years | 75,000 |
| VALUE TO REPRODUCE: | |
| Ground at \$40 per foot | \$132,000 |
| Building | 30,000 |
| | <u>\$162,000</u> |

This is an excellent plot. 50 feet wide in the rear, abutting two full sized unimproved 34th Street lots. It is opposite the recently made famous Dimond plot now owned by the Penn. R. R. Within 500 feet of this property is located the Pennsylvania Station, Gimbel's, Sak's, Macy's, Marbridge Building, Herald, Astor Holdings, New McAlpin Hotel, etc. At one end of the block is the "Penn." Station, at the other end Sixth Avenue meets Broadway with "L" stations, McAdoo Tube station and five surface lines.

A CERTAIN SPECULATIVE PURCHASE HARD TO DUPLICATE :

No. 597 Broadway

Through to No. 170 Mercer Street

25 x 200.

5 story basement and sub.

Superior stone front building. Building recently appraised (exclusive of ground) at \$83,000 for fire insurance purposes. Ground as low as \$20 per foot shows value of \$100,000. Total reproduction value \$183,000.

| | |
|--|-----------|
| PRICE | \$150,000 |
| MTG. at 4½% for 5 years held by Estate | 90,000 |
| EQUITY | 60,000 |

This building is leased for total rental of \$10,750 to very responsible tenants on term leases. The original rentals were much higher, but every lease in the building was negotiated within the last few months at a time when Broadway renting was at its worst. After paying taxes, insurance and interest on the mortgage this property nets about \$4,000 per annum. With the completion of the Broadway-Lexington Avenue Subway (station in this block) the net income will greatly increase and the property is certain to be worth \$200,000, its value 10 years ago.

BROKERS PROTECTED. Full Commission Paid.

NOYES COMPANY
STREET

Telephone 2000 John

then, personally, it would be wiser to have the design for fire-escapes on any important building submitted to the Art Commission of the City of New York for criticism and approval.

Better Means Could Be Devised.

William A. Boring, of 32 Broadway, past president of the New York Chapter of the American Institute of Architects, could see no objection to outside fire-escapes on houses not over six or seven stories high, but for buildings above that height, he said, safety lies in the means of vertical communication known to and habitually used by the tenants:

"A fire-escape that is exposed to the elements and looks dangerous and uninviting is not likely to be effective in case of accident, especially in view of the unusual condition of mind which the person would be in while attempting to effect escape by such means.

"The tower fire-escape as recommended for factories by the Board of Fire Underwriters would be effective in a twelve-story building, but it is extravagant of space, and I am of the opinion that a better means of escape could be devised with the same space and expenditure by having two staircases, one for service and one for the master's use, having these staircases widely separated and not directly connected with the elevators.

"Until some disaster occurs in a twelve-story building it will be difficult to determine just what degree of danger there is in the present method of construction. I am convinced that it is a mistake to have all the vertical communications connected, as is the case in many of the present buildings.

"The more widely separated they can be and the more distinct the one from the other, the more safety there will be for the tenants in this class of buildings, and space thus used will be more effective than used for a fire-escape in the ordinary sense of the term."

The Window Route.

Capt. John P. Leo, architect, builder and member of the Board of Examiners, expressed the view that the Alwyn Court fire demonstrated how easy it is for fire to leap from floor to floor in our so-called fireproof tenements.

"The mass of inflammable material usually contained in one of these apartments will make a very hot fire," said Capt. Leo, "and while it is possible to confine this fire to one particular section of the building, yet it is not probable that it could be so confined, because of the excitement, the leaving of doors open, and so forth, during the panic that usually follows the cry of fire.

Danger in Pent Houses.

"Further, it should be remembered that the freak legislation of last winter, viz., of allowing pent-houses for servants on the roof of such a building, and covering fifty per cent. of the roof, permits the segregation of the most helpless occupants of the houses in a position of extreme danger—as it must be remembered that even our splendid fire department cannot reach over seventy-five feet above the curb with its present ladder equipment.

"It should be borne in mind, however, that a fire-escape is really a delusion and a snare, as in a panic on a stormy night it would be impossible for the helpless occupants of a house to use it as a means of escape.

Smokeproof Towers Recommended.

"From the facts above stated, it is my opinion that the only safe solution of the problem would be the installation of the necessary number of smokeproof towers containing stairs, and accessible to the public halls on each and every

floor, and the roof of such a building, and I am in hopes that when the doctrinaires get through tinkering with this important matter, the Legislature will listen to thinking men who are more concerned with an honest solution of such problems than with the exploitation of crank ideas, or the saving of a few dollars."

Fire Towers Advised.

Adam E. Fischer, architect, 23 Park Row and 862 Bushwick avenue (Brooklyn), considered that additional fire-exits are absolutely essential for the large so-called fireproof apartment houses:

"In fact, not only would I suggest additional fire-escapes but that such escapes be built in the form of fire-towers, and that no outside or balcony fire-escape be permitted.

"In the framing of the Tenement House Act too much leeway was given to the larger tenement house; in fact, tenements below five stories in height had not been considered by the framers of the act nor did they know anything about them.

"I go further, in that I would require fire-towers in any building more than four stories in height, and if the tower should be located on a yard or court then the fire-passage to the fire-tower should be on the same level as the sidewalk to which it opens.

"Recent amendments to the tenement laws have again shown that the large interests predominate and that amendments are passed to help out such interests, while the smaller buildings have no sponsors and therefore receive no consideration.

"If a water-closet and bathroom in a small tenement needs certain air and ventilation, I cannot see why the same requirement should not be necessary in the larger building, especially so as they are so many stories higher and are occupied by more tenants.

"I would sum up my amendments to the Tenement House Act as follows:

"1. No balcony fire-escapes to be permitted on a building more than four stories high.

"2. When buildings exceed four stories in height tower fire-escapes must be erected.

"3. All tower fire-escapes, stairs, etc., to comply with the requirements of stairs as to width, light, ventilation and construction.

"4. Where balcony or tower escapes are placed in yard or courts the yard or court to fire-passage to be on the same level with the sidewalk.

"5. That the additional stairs be provided regardless of additional width of stairs, and built in form of tower fire-escapes for all classes of tenements.

"6. That all tenements more than four stories in height be built fireproof."

Would Advance Long Island Interests.

At a meeting of the Public Service Commission, Commissioner J. Sergeant Cram moved that counsel to the Commission be instructed to draft a bill for presentation to the next Legislature amending the Public Service Commission's Law by including within the first district all that portion of Long Island lying outside of the city of New York and comprising Nassau and Suffolk counties. The motion was carried without opposition.

At the present time the jurisdiction of the commission for the first district is confined to the territory embraced within the city limits of Greater New York.

Commissioner Cram said he believed the interests of the people of Long Island would be promoted if that part of the island were attached to the first district.

FORSTER-SCHMITT SALE.

464 Lots in Riverdale Section Sold in 12 Hours By Joseph P. Day.

Another was added to the list of epochal auction sales when Joseph P. Day disposed of the Forster-Schmitt lots near the Yonkers City Line on Tuesday. The offering comprised 464 lots, with nine dwellings, and the sale continued from eleven o'clock in the morning until far into the night. The attendance was the largest the Vesey street salesroom ever held, for it was packed at the height of the sale.

The fame of Broadway, with the thought that perhaps the market had been oversupplied and that the property would in consequence be ruthlessly sacrificed, no doubt brought the crowd. Good advertising had done its perfect work. Mr. Day had frankly stated in his advertisements that he had been disappointed in the number of inquirers and visitors to the property, and that he had advised against the sale at this season.

Every particular concerning a lot was freely given from the stand, and it was the general opinion that never were lots offered under fairer conditions for the public. The property runs back to Riverdale avenue. Some of the streets are improved. The Broadway lots are at or near cellar depth, and are opposite Van Courtlandt Park. The cheapest lot at the sale went for \$400, the highest for \$25,000, the average was \$1,712.62, and the total amount derived from the sale, \$792,825.

The Broadway Prices.

The price obtained for the entire offering was somewhat over \$100,000 above the price that astute experts had expected the property to bring, and in many individual cases, notably in the 56 Broadway lots, the prices paid for choice situations, especially the corners, were well above expectations. For the corner of Mosholu avenue and Broadway, 47x61x35 feet, Ralph Wurts Dundes paid \$25,000. He also purchased two adjoining parcels for \$5,500 each a lot 25x100 feet. The other corner of this block, at 259th street, went for \$8,400, while the opposite northwest corner of Broadway and 259th street was sold for \$11,800.

The northwest corner of 260th street went for \$61,000 and the southwest corner of Whalen street for \$4,700. The northwest corner of Whalen street brought \$4,600 and the southeast corner of Forster avenue \$5,000; the northwest corner of this avenue went for \$5,800. The southwest corner of 261st street brought \$10,000. The northwest corner, comprising two lots, one 25x98 feet and the other 98x25xirregular, brought \$22,000. Inside lots on Broadway brought \$2,800 to \$5,500 each.

Off from Broadway the prices took a notable decline, though in some instances good values were paid. The lot, 28x147, on Mosholu avenue, just west of Broadway, brought \$7,100 and the northwest corner of Mosholu and Newton avenues sold for \$3,500. Other corners brought \$2,250 and less and inside lots on side streets and avenues went to buyers at from \$2,250 down to \$400. This latter price was paid for a lot on Huxley avenue adjoining the corner of Forster place.

Among the last lots to be sold were those on Riverdale avenue, where prices ranged from \$3,100 for corners to \$1,500 for inside lots. Single lots on Von Humboldt avenue brought from \$800 to \$900 and on Liebig avenue from \$775 to \$1,000. Tyndall avenue lots were sold at \$950 to \$1,200 and those on Fieldston road at an average of about \$800. For some of the lots on Spencer avenue buyers paid as high as \$1,000.

DRASTIC FACTORY LAWS.

Would Cost Owners \$200,000,000 to Comply With Them, Says Merchants' Association.

The State Factory Investigating Commission has prepared tentative drafts of twenty-three bills to be presented to the next Legislature, most of which deal with the subject of fire prevention and fire-escapes in factories. (See Record and Guide, Sept. 28.)

It has been roughly estimated that the adoption of these requirements would entail an expense for reconstruction of existing buildings of at least \$200,000,000 upon the owners of factory property in the City of New York alone. The Merchants' Association's Committee on Insurance has caused to be prepared a careful analysis of each of the bills, together with a general digest which summarizes the provisions of all, with the purpose of conferring with the officials of the Fire Department, with real estate owners, and with other organizations, to determine its attitude toward these measures. Similar study has been given to the bills by the Assistant Corporation Counsel in charge of fire prevention matters, and it is his opinion that in some respects the bills are unduly drastic.

It is likely, says the Merchants' Association, that the questions raised by these bills will be among the leading issues before the next Legislature, and it is certain that a great deal of antagonism to them will develop on the part of the property owners affected.

The Merchants' Association's committee is reported not to have yet reached any conclusion upon the subject. It is disposed to advocate sound and necessary measures of fire protection, but it is not yet prepared to concede that all the provisions of the bills in question come within that category.

Classon Avenue Relief Sewer.

The construction of the Fourth avenue subway in Brooklyn has made it necessary that a new system of sewers shall be constructed in Classon avenue and connecting streets. The estimated cost is \$2,497,500. The local board having hesitated to order the improvement, the Board of Estimate is about to assume the responsibility of initiating proceedings. A public hearing will be held Dec. 12.

The system will comprise relief sewers in Rockaway avenue, Saratoga avenue, Howard avenue, Herkimer street, Ralph avenue, Rochester avenue, Pacific street, Troy avenue, Chauncey street, Lewis avenue, Macon street, Prospect place, Nostrand avenue, Dean street, Brooklyn avenue, Fulton street, Tompkins avenue, Vernon avenue, Myrtle ave-

nue, De Kalb avenue, Skillman street, Park avenue, Classon avenue and Hewes street, which are required in order to adequately provide for the drainage of the district. The assessed valuation of the property benefited is \$476,883,000.

Queens Subway Deadlock.

The Public Service Commission is giving official notice that it will apply to the Appellate Division of the Supreme Court on December 20 for the appointment of three commissioners to determine whether the proposed rapid transit railroad connecting the Queens end of the Steinway tunnel with the Queensboro Bridge plaza and the line to Corona and Astoria shall be built along the route laid down by the commission.

The Commission has been striving since early last summer to get the consents of property owners to the extent of a majority, in value, of the assessed valuation of property along the route, as required by law. These consents it has been impossible to obtain, owing to the opposition principally of property owners in Ely avenue who objected to the construction of an elevated railroad in that street.

The route begins under Fourth street, Long Island City, about 200 feet west of Van Alst avenue and thence runs under Fourth street and private property and across Van Alst avenue and through private property and across Hunters Point avenue to a point in the Sunnyside yard of the Pennsylvania tunnel and terminal railroad, where the route will become an elevated structure, and thence continues over Sunnyside yard to Davis street and over Davis street and over and across Jackson avenue and over and along Ely avenue to a point near Henry street, and thence over private property to the Queensboro Bridge approach.

Bronx County Legislation.

Senator Stilwell is preparing an amendment to the Bronx County act in which the alleged defects of that measure will be corrected, and this amendment will be introduced at the opening of the next session of the Legislature. All the Bronx senators and assemblymen are pledged to support it. The first election in the new county will take place at the regular time in November, 1913. Sessions of the Supreme Court may be held in the meantime, if the Sinking Fund provides accommodations.

City Planning the Theme.

Preliminary plans are being formed for the Eighth Annual Convention of the American Civic Association which is to be held in Baltimore on November 19 to 21. The leading topic will be city planning for the smaller cities.

WALTER STABLER RETURNS.

Comptroller of Metropolitan Life Spent Five Weeks Studying Prosperity Symptoms.

Walter Stabler, comptroller of the Metropolitan Life Insurance Company, has just returned from a five and one-half weeks' trip through Canada and the United States. Mr. Stabler said that not only were financial and industrial conditions good in this city, but he also found them so throughout the whole country and Canada, and that it was his opinion that the change in administration at Washington would not affect present prosperity.

Mr. Stabler noted with considerable interest that the four western provinces of the Dominion of Canada have adopted the single tax and are finding it a very satisfactory method of raising public funds. He said he thought the single tax idea was all right if a community started with that system. In as much as all these provinces are practically new, he expected that the application of the single tax would work out with a great deal of success.

In the party with Mr. Stabler were Vice President Haley Fiske, Fourth Vice President F. O. Ayres, Dr. A. S. Knight, the medical director, and Superintendent of Agencies James E. Kavanagh. This trip is made every year to Canada, and every three years through the United States. The objective point this year was the Metropolitan Life convention, which was held at San Francisco.

Mr. Stabler said that during his trip he and other members of his company made frequent inquiries regarding the attitude of the people in reference to the recent campaign and in almost every case he found them treating politics as a matter of secondary consideration.

Manhattan Bridge Lines.

Public Service Commissioner George V. S. Williams says that as soon as the traveling public realize the advantage offered by the new Manhattan Bridge lines, at least twenty-five per cent. of the trolley traffic will be taken from the old bridge, and the rush-hour crush on that structure correspondingly lessened.

"The people of the city are to be congratulated," he said, "that another line of cars has been added to this bridge, so long idle, and that these rival railroad companies have at last agreed to an operation which will permit passengers from Brooklyn not only to get into Manhattan, but to ride to the North River for a five-cent fare.

"The Manhattan Bridge, with its eight tracks, is a magnificent structure, and I hope and expect to see cars from the Fourth avenue subway operated over it within the next year."



QUEENSBORO PLAZA.

The Principal Traffic Center of Queens Borough and the Gateway to What Will Be a District Mainly Devoted to Heavy Manufacturing.

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 Bureaus Relating to Street and Other City and Borough Improvements.

The news collected here under the general head of Municipal Improvements is intended to be of service to property owners as well as contractors and brokers. It covers every measure looking toward a change in the City Map, toward the acquisition of title to real estate by the city or toward construction work, including the grading of streets, the laying of sewers, the building of schools, etc. Each such measure is acted upon by one or more—generally by several—official bodies before it becomes a valid ordinance. In these columns the successive official acts pertaining to it are noted from the time it is introduced in a Local Board or in the Board of Estimate. Wherever public hearings on it are granted, the fact is also announced.

Municipal improvements may be divided into two classes—those that are paid for out of the general tax levy and those that are paid for wholly or in part by special assessments on the property owners benefited. The latter, which are the more important to real estate owners, originate in the Local Boards. However, every local improvement, except certain street improvements calling for an expenditure of not more than \$2,000, must be submitted to the Board of Estimate for authorization.

The news is classified and is printed in this order: Local Board Calendars, Local Board Resolutions, Proceedings of the Board of Estimate, Public Hearings, Assessments Due and Payable.

PROCEEDINGS OF THE BOARD OF ESTIMATE.

All city improvements, whether public or local, come before the Board of Estimate for authorization. The Board invariably grants one or more public hearings on every measure. The hearings are noted in advance in another column. In the present column are noted the resolutions passed by the Board concerning public or local improvements:

BRONX.

SEDGWICK AV.—Reapportionment of the cost and expense of acquiring title to the lands required for the widening of SEDGWICK AV. from Jerome av to the line bet the 23d and 24th Wards. Adopted.

QUEENS.

SECTION 23, FINAL MAP.—Laying out a street system. Adopted.

LURTING ST, ETC.—Widening, and changing grade of LURTING ST, from 51st st to a line about 200 ft east of Tiemann av; and, changing the grade of LOW PL, from Lurting st to Merritt st; and, MERRITT ST, from 51st st to Tiemann av. Adopted.

BURNSIDE AV, ETC.—Changing the lines and grades of THE STREET SYSTEM for the territory bounded by Burnside av, 49th st, Polk av, Alburtis av, Filmore av, 46th st, Hayes av and 47th st. Adopted.

8TH AV, ETC.—Changing the grades of THE STREET SYSTEM bounded by 8th av, Broadway, Steinway av and Jackson av. Adopted.

9TH ST, ETC.—Acquiring title and fixing an area of assessment in the matter of 9TH ST, from Broadway to Jackson av; 10TH ST, from Broadway to Jackson av; and, PEEL ST, from Broadway to Hayes av. Adopted.

PROCTOR ST.—Acquiring title and fixing an area of assessment in the matter of PROCTOR ST, from Metropolitan av to Myrtle av, excluding cemetery lands; and MCOMB PL, from Myrtle av to Edsall av. Adopted.

FIKSK AV.—Acquiring title, from Woodside av to Broadway. Referred back to the Borough President of Queens.

OLMSTEAD PL, ETC.—Petition from the Glendale Taxpayers' Association alleging that the city has recognized the dedication to public use of OLMSTEAD PL, EDISON PL, TESLA PL, and RIDGEWOOD PL, and advising that they cannot understand why they should be burdened with the expense involved in carrying out opening proceedings. Petition is denied. It is suggested that the petitioners cede land to the city.

ADDISON PL, ETC.—Rule map, damage map and profile in the proceeding for acquiring title to ADDISON PL, from Laurel Hill Boulevard to Anable av; and, GOSMAN AV, from Borden av to Barnett av and from Dreyer av to Jackson av. Adopted.

BRITTON AV.—Rule and damage map in the proceeding for acquiring title to BRITTON AV, and to ELMHURST AV, from Broadway to Roosevelt av. Adopted.

LEFFERTS AV.—Sewer in LEFFERTS AV, from Liberty av to Atlantic av. Preliminary work. Adopted.

LIBERTY AV, ETC.—Sewer in LIBERTY AV, from Stoothoff av to Chestnut st; CEDAR AV, from Liberty av to Kimball av; and, CHESTNUT ST, from Liberty av to Kimball av. Preliminary work. Adopted.

CHICHESTER AV.—Sewer in CHICHESTER AV, from Greenwood av to Lefferts av; CEDAR AV, from Chichester av to the crown about 215 ft south of Atlantic av; and, CHURCH ST, from Chichester av to Atlantic av. Preliminary work. Adopted.

GREENE AV.—Regulating and grading GREENE AV, from Grandview av to Forest av. Preliminary work. Adopted.

ELM ST.—Paving with asphalt block (permanent pavement) ELM ST, from Crescent st to 2d av. Preliminary work. Adopted.

CAMELIA ST.—House connecting drains in CAMELIA ST, from Boulevard to Crescent st. Adopted.

EAST AV.—House connecting drains in EAST AV, from 9th st to Nott av. Adopted.

ELY AV.—Sewer in ELY AV, from Jamaica av to Broadway. Adopted.

HAMILTON ST.—Sewer in HAMILTON ST, from Harris av to South Jane st. Adopted.

8TH AV.—Sewer in 8TH AV, from Washington av to Pierce av. Adopted.

MARION ST.—Sewer in MARION ST, from Webster av to Payntar av. Adopted.

SUMMERFIELD ST.—Sewer in SUMMERFIELD ST, from Wyckoff av to Seneca (Covert) av. Adopted.

SHERMAN ST.—Sewer in SHERMAN ST, from Webster av to the crown 330 ft north of Payntar av. Adopted.

12TH AV.—Sewer in 12TH AV, from Van Deventer av to a point about 475 ft south from Wilson av. Adopted. Title was vested in the city on Nov. 1, 1912, to 12TH AV, from Van Deventer av to Wilson av.

SHERMAN ST.—Sewers in SHERMAN ST, from Washington av to Webster av; and, WASHINGTON AV, from Marion st to the Boulevard, and from Hamilton st to Hancock st. Adopted.

WOODSIDE AV, ETC.—Plans showing the details of THE FLOOR SYSTEMS designed for the bridge over the Long Island Railroad at Woodside av, Rowan av and Hyatt av. Adopted.

ROCKAWAY AV, ETC.—General drawings showing THE STRUCTURES designed to carry the tracks of the Long Island Railroad over Rockaway av; and, the TUNNEL carrying Church st under the railroad yard. Adopted.

FITTING ST, ETC.—Changing the lines and grades of THE STREET SYSTEM bounded by Fitting st, Greenpoint av, Skillman av, 5th st and Queens Boulevard. Adopted.

BROADWAY.—Laying out BROADWAY, bet 21st av and Jackson av. Adopted.

SECTION 11, FINAL MAPS.—Modifying the lines and grades of THE STREET SYSTEM designated as SECTION 11 OF THE FINAL MAPS. Adopted.

HYATT AV, ETC.—Modifying the lines and grades in THE TERRITORY bounded by Hyatt av, Fulton st, Burrough av, Houten st, Van Sinderen st, Falkner st, Fisk av, Hull av, Ramsey st, Grand st and Borden av. Adopted.

PUBLIC HEARINGS.

One or more hearings are granted in connection with all proposed improvements. In the case of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and Guide under the general head of Local Board Calendars. Hearings by all other bodies are noted in the present column.

In acquiring title to land for streets, sewers, parks, approaches to bridges, etc., condemnation proceedings are commonly resorted to. A proceeding having been authorized by the Board of Estimate, the Corporation Counsel makes application to the Supreme Court for the appointment of three commissioners. If the cost of the land is to be paid wholly or in part by property owners benefited, the commissioners are known as commissioners of estimate and assessment. They hold their meetings at the Bureau of Street Openings, a clerical and legal organization under the supervision of the Corporation Counsel charged with the management of all legal proceedings which involve awards for damages or assessments for benefit to land.

If the cost of the land is to be paid by the city as a whole, as in the case of school sites, dock property, etc., the commissioners are known as commissioners of estimate and appraisal, whose place of meeting is at 258 Broadway.

In the case of assessments for local improvements of a physical nature which do not have to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments for such improvement as the regulating and grading of streets, the laying of sewers, etc.

Proposed Assessments.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors, 320 Broadway, Manhattan, for examination by anyone interested; and, all persons who are opposed to these assessments, or either of them, must present their objections, in writing, to the Secretary of the Board, at the above address, on or before Dec. 10, at 11 a. m., at which time and place testimony will be taken:

BROOKLYN.

FLATBUSH AV EXTENSION.—Sewers in FLATBUSH AV EXTENSION, west side, bet Nassau and Fleet sts; east side, bet Nassau and Johnson sts; bet Gold and Willoughby sts, and bet Fleet and Lafayette sts; outlet sewers in TILLARY ST, bet Gold st and Flatbush av extension and in DUFFIELD ST, bet Tillary st and Flatbush av extension; and to rebuild the EXISTING SEWER in TILLARY ST, bet Flatbush av extension and Bridge st. Area of assessment: Blocks Nos. 87, 88, 97, 98, 103 to 107, 114 to 121, 126 to 133, 138 to 160, 164 to 166, 256, 266, 2047 to 2049, 2058 to 2060, 2062, 2076 to 2080, 2084 and 2093. List 1618.

JOHNSON AV.—Laying sidewalks bet Morgan and Flushing avs. Area of assessment: Blocks 2981 and 2987 to 2996. List 2663.

EAST 7TH ST.—Sewer basins on the west side of EAST 7TH ST, opposite Montgomery st. Area of assessment: Block 5329. List 2687.

FENCING VACANT LOTS.—On the north side of WEST 9TH ST, bet Hamilton av and

Court st; north side of 3D PL, bet Court and Smith sts; south side of 51ST ST, bet 3d and 4th avs; south side of GLENMORE AV, FOUNTAIN AV and CENTRAL ST (AV); north side of ST. MARKS AV, bet Troy and Schenectady av; southeast side of TAYLOR ST, bet Kent and Wythe avs; west side of ROEBLING ST, from Filmore pl to a point about 60 ft. north; northwest corner of IRVING AV and TROUTMAN ST; southeast side of WILLOUGHBY AV, bet Central and Hamburg avs; north side of STOCKHOLM ST, bet Evergreen and Central avs; both sides of BERGEN ST, bet Rockaway av and Hopkinson av; both sides of RIVERDALE AV, bet Osborn and Watkins sts, and on the east side of OSBORN ST, bet Riverdale and Newport avs. List 2694.

WASHINGTON AV.—Paving, bet 3d st and Gravesend av. List 2617.

ATLANTIC AV.—Regulating, grading, curbing and flagging outside of right of way of the L. I. R. R. on ATLANTIC AV, bet Berriman st and county line. List 2643.

CARROLL ST.—Regulating, grading, curbing and flagging CARROLL ST, bet Utica and East New York avs. List 2648.

EAST 2D ST.—Paving, bet Vanderbilt st and Greenwood av. List 2651.

WARWICK ST.—Regulating, grading, curbing and flagging WARWICK ST, bet Belmont and Sutter avs. List 2674.

BELMONT AV.—Regulating, grading, curbing and flagging BELMONT AV, bet Snediker and Alabama avs. List 2698.

13TH AV.—Regulating, grading, curbing and flagging 13TH AV, bet 37th st and New Utrecht av. List 2708.

NOTE.—The area of assessment in the last 8 mentioned lists extends to within one-half the block at the intersecting and terminating streets.

By the Supreme Court.

APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS.

ASHLAND ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending ASHLAND ST, from Cypress Hills Cemetery to Myrtle av; from Birch st to Spruce st, and from North Curtis av to Metropolitan av, as shown upon a map or plan adopted by the Board of Estimate and Apportionment May 16, 1912, and approved by the Mayor May 22, 1912, together with the small UNACQUIRED PORTIONS OF FOREST PARK, opposite Nosstrand pl and at the intersection of Ashland st, Myrtle av and Guion st, 4th Ward. Application will be made to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Nov. 20, for the appointment of commissioners of estimate and a commissioner of assessment in the above proceeding.

UNIONPORT RD, BRONX.—Acquiring title to the lands, etc., required for opening and extending UNIONPORT RD, from Morris Park av to White Plains rd, near Baker av, 24th Ward. Application will be made to Special Term, Part 3, Supreme Court, Manhattan, on Nov. 21, at 10.30 a. m., for the appointment of commissioners of estimate and a commissioner of assessment in the above proceeding.

EXAMINATIONS OF COMMISSIONERS.

At Trial Term, Part 1, Supreme Court, to be held in the Queens County Court House, Long Island City, on Nov. 22, at 10 a. m., the commissioners named in each of the following proceedings will be examined as to their qualifications by anyone interested:

PACKARD ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending PACKARD ST, bet Borden av and Middleburg av, 1st and 2d Wards. Jas. F. O'Brien, commissioner of estimate in place of Geo. E. Clay, resigned.

9TH AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending 9TH AV, from Flushing av to Berrian av, 1st Ward. Jas. H. Quinlan, Abraham D. Van Sיעlen and John Wild, commissioners of estimate, and Jas. H. Quinlan, commissioner of assessment.

SUMMIT PL, BRONX.—Acquiring title to the lands, etc., required for opening and extending SUMMIT PL, from Heath av to Bailey av, 24th Ward. Chas. H. Ayres, commissioner of estimate in the above matter, in place of Timothy E. Cohalan, resigned, will attend Special Term, Part 2, Supreme Court, Manhattan, on Nov. 26, at 10.30 a. m., to be examined as to his qualifications by anyone interested.

FLATBUSH AV EXTENSION, BROOKLYN.—Acquiring title, bet Concord st and Nassau st, 4th Ward. Edmund D. Hennessy, John W. Dewy and Wm. H. Taylor, commissioners of estimate, and Edmund D. Hennessy, commissioner of assessment in the above proceeding, will attend a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn on Nov. 25, at 10 a. m., to be examined as to their qualifications by anyone interested.

FINAL REPORTS.

14TH ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending 14TH ST (unofficial name), from Broadway to Mitchell av, 3d Ward, as amended by an order of the Supreme Court on April 19, 1910, so as to relate to 14TH ST, from Broadway to Mitchell av as shown on a map of the Board of Estimate adopted Nov. 19, 1909. The final report of the commissioners in the above proceeding will be presented, for confirmation, to Part 1, Supreme Court, in the Queens County Court House, Long Island City, on Nov. 19, at 10 a. m.

BILLS OF COST.

The bill of costs in each of the following proceedings will be presented, for taxation, to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Nov. 22, at 10 a. m.:

COLUMBIA PL, QUEENS.—Acquiring title to the lands, etc., required for opening and extending COLUMBIA PL, from Grand st to Brown pl, 2d Ward.

WEST AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending WEST AV (unofficial name) from Hillside av to Jamaica av, 3d Ward.

HARSELL ST, QUEENS.—Acquiring title to the lands, etc., required for an easement for sewer purposes in HARSELL ST (WILBUR AV), from Vernon av to the bulkhead line of the East River, 1st Ward, shown on a plan submitted on June 13, 1910. The bill of costs in the above matter will be presented, for taxation, to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Nov. 29, at 10 a. m.

By Comm'rs of Estimate and Assessment.

THATFORD AV, ETC, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending THATFORD AV, from Riverdale av to Stanley av; and, OSBORN ST, from Riverdale av to Vienna av, 26th and 32d WARDS. Francis J. Sullivan, David J. McLean and Morris Cohen, commissioners of estimate in the above proceeding, have completed their estimate of damage; and, all persons who are opposed to the same must present their objections in writing, to the commissioners, at 166 Montague st, on or before Nov. 27; and, they will hear all such parties, in person, on Dec. 2, at 3 p. m.

Francis J. Sullivan, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and, all persons who are opposed to the same must present their objections in writing, to the commissioner, at 166 Montague st, Brooklyn, on or before Nov. 27; and, he will hear all such parties, in person, on Dec. 3, at 3 p. m.

PUBLIC (SEASIDE) PARK, ROCKAWAY BEACH.—Acquiring title to the lands, etc., included within the PUBLIC PARK otherwise known as SEASIDE PARK, at ROCKAWAY BEACH, 5th Ward of Queens, as shown on a map adopted by the Board of Estimate on Sept. 21, 1911, and approved by the Mayor on Sept. 26, 1911, together with all the right, title and interest of the owners thereof in and to the land under the ATLANTIC OCEAN and of JAMAICA BAY in front thereof, EXCEPT so much of the land shown on the aforesaid map as lies within the lines of an avenue known and shown thereon as WASHINGTON AV, running across the entire length of the premises shown on said map, and which avenue is referred to in the sale of the above described premises in the action partition, entitled "H. H. Chittendon, plaintiff, against I. E. Gates, and others, defendants," but INCLUDING A PERPETUAL RIGHT OF WAY over the said strip of land lying within the limits of the said WASHINGTON AV as appurtenant to the property abutting on either side thereof. Wm. S. Cogswell, Clarence Edwards and John J. Goodwin, commissioners of estimate in the above proceeding, have completed their estimate of damage; and, all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before Dec. 4; and, they will hear all such parties, in person, on Dec. 5, at 3 p. m.

By Comm'rs of Estimate and Assessment.

AT BUREAU OF STREET OPENINGS, 90 WEST BROADWAY, MANHATTAN.

MONDAY, NOV. 18.

WEST 172D ST, BRONX.—From Aqueduct av to Plimpton av, and from Shakespear av to Jessup pl. At 3 p. m.

BEACH AV, ETC., BRONX.—BEACH AV, from Gleason av to West Farms rd; and TAYLOR AV, from Westchester av to West Farms rd. At 2 p. m.

DAVIDSON AV, ETC., BRONX.—DAVIDSON AV, from Grand av to West 177th st; GRAND AV, from Macombs rd to Tremont av; WEST 176TH ST, from Macombs rd to Jerome av; WEST 177TH ST, from Jerome av to Tremont av. At 1 p. m.

ROSEDALE AV, ETC., BRONX.—ROSEDALE AV, COMMONWEALTH AV and ST. LAWRENCE AV, between Westchester av and West Farms rd. At 10 a. m.

CANAL ST, MANHATTAN.—Widening, between Bowery and Chrystie st. At 11 a. m.

TUESDAY, NOV. 19.

KINSELLA ST, ETC., BRONX.—KINSELLA ST, between Matthews (Rose) st and Bear Swamp rd; and VAN NEST (COLUMBUS) AV, between West Farms rd and Bear Swamp rd. At 10:30 a. m.

HAVEMEYER AV, BRONX.—Between Lacombe av and Westchester av. At 2 p. m.

BRAGAW ST, QUEENS.—From Skillman av to Borden av. At 12 m.

LIEBIG AV, ETC., BRONX.—LIEBIG AV, from Mosholu av to the city line; and TYN-DALL AV, from Mosholu av to West 260th st. At 9:30 a. m.

WHITE PLAINS RD, BRONX.—Closing from the north boundary of the city to Morris Park av. At 10 a. m.

BRONXWOOD AV, ETC., BRONX.—BRONXWOOD AV, from Burke av to Gun Hill rd; BARNES AV, from Williamsbridge rd to Tilden st; and WALLACE AV, from Williamsbridge rd to Gun Hill rd. At 2 p. m.

WEST 207TH ST, MANHATTAN.—Widening, bet 10th av and Emerson st. At 9 a. m.

THURSDAY, NOV. 21.

ST. RAYMONDS AV (4TH ST), BRONX.—Between Protectory av and Williamsbridge rd. At 2 p. m.

EAST 233D ST, BRONX.—From Baychester av to Boston rd at Hutchinson river. At 3 p. m.

FOUNDED 1891 EAGLE SAVINGS AND LOAN CO. 186 Remsen St. Brooklyn, N.Y.C. NEAR BOROUGHS HALL

CAPITAL AND SURPLUS OVER \$2,900,000.00

Information For Brokers CONCERNING OUR LOANS

It is the leading feature of this business to assist worthy people in home buying and building and in paying off mortgages on homes, which, under the provisions of the New Savings and Loan Law, it is authorized and empowered to do to a greater extent than financial institutions of any other class.

When all surrounding conditions are satisfactory, we go as far as 75% of value, if necessary, in placing our monthly installment loans.

Under the operation of the New Law, which became effective on January 1, 1911, the loans we are now making provide for monthly payments at the rate of \$10 per month per \$1,000 of the amount of the mortgage, which payments include interest, or the mortgage can be paid off entirely at any time, and after one year by the payment only of the balance due on the mortgage, plus one per cent. of such balance.

Our loans are made on First Mortgage only and are for the exact amount of the cash advanced.

Our New System is so simple and direct that a borrower can tell at any time from the credits in his pass book just what amount will pay off his mortgage.

While the law permits us to loan within a radius of 50 miles, we particularly invite applications on private residential properties in Brooklyn, Queens, Bronx and Westchester.

FRIDAY, NOV. 22.

3D AV, BRONX.—Widening, opposite 159th st. At 1 p. m.

Notices to Present Claims.

FOWLER ST, ETC, QUEENS.—Acquiring title to the lands, etc., required for opening and extending FOWLER ST, from Lawrence st to a point distant 1,730.02 ft. west therefrom; BLOSSOM AV, from Lawrence st to Saull st; SAULL ST, from Cherry st to Irving pl; CHERRY ST, from Saull st to Colden av, and COLDEN AV, from Hillside av to a line distant about 75 ft. north of Jacinth st. (Juniper st), and from the north line of Mulberry st to Underhill av, 3d Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Jas. A. Dayton, Robt. Wilson and Harry R. Gelwicks, commissioners, in the Municipal Building, Long Island City, on or before Nov. 18; and, they will hear all such parties, in person, on Nov. 22, at 9:30 a. m.

HAROLD AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending HAROLD AV, from Queens Boulevard to Skillman av, 1st Ward. All persons having any claim on account of the above proceedings must present same, in writing, to Theo. P. Wilsnack, Jacob F. Haubell and Edward Duffy, commissioners, at their office in the Municipal Building, Long Island City, on or before Nov. 24; and, they will hear all such parties, in person, on Nov. 26 at 9:30 a. m.

SIST ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending SIST ST, from 14th av to Stillwell av, excepting the lands occupied by the tracks of the Brooklyn, Bath Beach & West End Railroad, 30th and 31st Wards. All persons having any claim on account of the above proceeding must present same, in writing, to Edmond Huerstel, Harris G. Eames and Jas. T. Williamson, commissioners, 166 Montague st, Brooklyn, on or before Nov. 24; and, they will hear all such parties, in person, on Nov. 25, at 10 a. m.

MARY ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending MARY ST, from Flushing av to the north property line of the Long Island Railroad, and from the south property line of the Long Island Railroad to Metropolitan av, 2d Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Frank L. Entwisle, Benj. A. MacDonald and

Michael J. Connor, commissioners, at the Municipal Building, Court House Square, Long Island City, on or before Nov. 25; and they will hear all such parties, in person, on Dec. 2, at 1:30 p. m.

EAST 174TH ST, BRONX.—Acquiring title to the lands, etc., required for widening EAST 174TH ST, from Southern Boulevard to West Farms rd, 24th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Phillip J. Schmidt, Geo. Guicksman and John A. Rooney, commissioners, 90 West Broadway, Manhattan, on or before Nov. 25; and they will hear all such parties, in person, on Dec. 2, at 3 p. m.

ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date mentioned at the end of each improvement interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment.

BRONX.

OLINVILLE AV (RICHARD ST).—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and placing fences bet Bronx and Pelham Parkway and Burke av (Morris st) 24th Ward, Annexed Territory. Area of assessment: Both sides of OLINVILLE AV, from Bronx and Pelham Parkway to Burke av and to the extent of one-half the block at the intersecting streets. Jan. 6.

RICHMOND.

WESTERVELT AV, ETC.—Constructing a combined sewer in WESTERVELT AV, from Curtis pl northward to 5th st; and, a temporary combined sewer in 5TH ST, from Westervelt av westward to the brook, 1st Ward. Area of assessment: Plot 3, Block 6; Plot 4, Blocks 1, 2 and 4; Plot 6, Blocks 7, 8, 9, 10 and 1; Plot 7, Blocks 4A, 11 and 12. Jan. 6.

BROOKLYN.

56TH ST.—Paving 56th st, bet 1st and 2d avs, 8th Ward. Area of assessment: Both sides of 56TH ST, from 1st av to 2d av and to the extent of one-half the block at the intersecting avenues. Jan. 6.

THE CHARLES F. NOYES CO. leased to Wolf & Barend the store and basement of 113 and 115 Spring st for a long term of years; the store and basement in 102 John st for Alexander Flndlay to Charles Wallach and the 7th loft of the Turnbull Building at 161 and 163 Grand st to the German Novelty Co., of 413 Broome st.

LEASES—BRONX.

WILBER C. GOODALE leased to William M. Tivoli the hotel and land bounded by Southern Blvd., Mohegan av and 179th st. The lessee will rebuild and open an amusement enterprise.

HUGO WABST leased for George Hill, the northeast corner of Burke st (207th st) and White Plains av to Dr. Quedenfeldt.

LEASES—BROOKLYN.

CHARLES E. RICKERSON leased 40 Montgomery pl, a 4-sty and English basement, circular stone and brick dwelling, for a client to Charles L. Foster for a term of years, an apartment in the "Lakewood" at 495 8th av, for C. P. Browning to William Otis Badger; 622 Carlton av, a 3-sty brownstone dwelling, for Mrs. L. Graves to George Douras for a term of years; 577 Carlton av, a 3-sty brick dwelling, for a client, to W. O. Steele for a term of years.

CHARLES E. RICKERSON leased 61 8th av, a 3½-sty brownstone dwelling, furnished, for Mrs. H. M. Winter to Edward F. DeBeixodon; 102 Prospect pl, a 2½-sty brick dwelling, for a client to William D. Bartley; 340 Park pl, first apartment, for A. E. Mudge to John C. McGrearty.

HARRY STRONGIN leased the southwest corner of Pitkin av and Rockaway av, a 3-sty brick building with three stores, for H. Selverstone to Aaron Reiser, for a term of 12 years, which is the longest lease ever closed in Brownsville. Mr. Reiser is to use the corner for a cafe and restaurant, and the upper floors as meeting rooms; also for Aaron Reiser to Samuel Shor, a store on Pitkin av, near Rockaway av, for a long term of years. Mr. Shor is to open a fine tailoring establishment; also for D. Mickelbank, the 1-sty structure on Amboy st, near Pitkin st, to the Health Dept., to be used as a milk station.

REAL ESTATE NOTES.

SAMUEL H. MARTIN has been appointed agent for 21 West 60th st.

DONATO PICIULO, formerly of 38 Park Row, has moved his real estate and mortgages office to 489 5th av.

JAMES L. LIBBY has discontinued his real estate office at 3 Madison av. The main office is now at 165 Broadway.

HERMAN HENRY BREUER has moved his office from 149 Broadway to the World Building, and is now engaged as store and business broker.

THEODORE C. JUNG, for some time past connected with the office of Mooyer & Marston, is now associated with the Cross & Brown Co. as office manager.

BAKER & GROVER, real estate brokers, have opened an office in the Firemen's Building, Newark, N. J., and will make a specialty of factories and factory sites.

THE UNITED REAL ESTATE OWNERS' ASSOCIATION at their regular meeting held Nov. 12 elected the following officers for the year 1912-1913: Dr. Abraham Korn, president; Joseph Schwad, 1st vice-president; Henry Wolf, 2d vice-president; John Volz, treasurer; Chas. I. Eidt, recording secretary; Charles H. Schnelle, corresponding secretary, and Charles S. Meyerson, financial secretary.

SMITH & PHELPS and R. Livingston Stedman placed for the Wahlig & Sonsin Co. a first mortgage loan of \$31,000 on the 5-sty apartment at the southwest corner of 163d st and Morris av.; also a first mortgage loan of \$25,000 on the 5-sty apartment on the east side of Morris av, 123 ft. south of 163d st.; also for Corrig Realty Co. a first mortgage loan of \$13,000 on the vacant plot, 80x102, at the southwest corner of 182d st and 3d av.; also for Sidney Schoen a mortgage loan of \$10,000 on the vacant plot at the southwest corner of Jackson av and 142d st, size 118.9x100.

EWING SPEED, for upwards of 12 years connected with New York title companies, has gone into the mortgage business and is giving his exclusive attention to the purchase and sale of existing mortgages. He has assumed charge of this branch of A. N. Gitterman's realty brokerage business, and since Oct. 1 has disposed of over \$295,000 worth of existing mortgages. The business is conducted at a fixed fee, and sellers can in an instant calculate their net return in advance. Mr. Speed is especially equipped to handle this order of securities, as he has for years been in close touch with the realty conditions and values in the city.

—For years it has been supposed that the site of the "stadium" which New York is to build some day, when the tax rate is lower than it is now, has been fixed for Riverside Park, in the new-made land at the foot of Claremont hill. The suggestion of a site in Central Park comes rather late.

—Among the biggest construction jobs under way in Queens is the building of fifteen houses on the Estates of Great Neck. Most of these are to be of hollow tile erection with a concrete finish.

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MULTIPLE LISTING.

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At the annual meeting of the New York State Real Estate Association, held at Binghamton, Secretary L. D. Woodworth, of Rochester, read a paper which gave the thoughts of many of his hearers a new turn. He discussed the subject of exclusive and multiple listing. Real estate firms everywhere should insist, he advised, first, upon an exclusive agency contract and, second, should also list the property with other agents, if necessary.

"Divide all real estate brokers into four classes," said Secretary Woodworth. "Each member advances to various stages of development after adopting a distinguishing system of contracting with his clients. Each of us can classify himself under my outline.

"Class 1, the Novice class, which begins with the acceptance of the first employment to sell as a broker. This

authorization is not in writing nor is it complete in essential details. The owner does not expect a sale to result and usually quotes a fancy price. If the owner had a strong desire to sell, he would probably have listed with some office having a reputation for service to its clients.

"But the novice works hard, spends his capital on meaningless or 'live wire' advertising, and finds that his shoes require many taps, before he realizes that all property is not salable and that the fancy schemes for selling real estate which he has developed were in fact worthless and long since discarded by experienced brokers.

Written Authorization.

"At this point he either quits or becomes a trader, or settles down to do a small personal business, or advances to—

"Class 2, which is marked by his first demanding or accepting a written listing. He has now begun to accumulate a stock in trade. He knows what he has to sell. He has evidence which refutes

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a statement that the property is not for sale. When complete, his contract states all the conditions to be considered by the prospective buyer, certified by the legal owner.

"Experience and study have convinced me that if there is one thing to be demanded of our Legislature which is of more importance than the licensing of brokers it is a statutory requirement that all listings must be in writing duly signed by the owner of record. I would make it a misdemeanor punishable by fine and imprisonment for any person to act as broker without written authorization, and also make it impossible for him to maintain a suit for commissions in any court. An enactment to this effect must be made applicable to all parts of the State, as the law of 1890 was declared unconstitutional because made applicable to certain cities only.

"The length of time which will be spent in this class depends entirely upon the capability and amount of nerve force which the broker can command. If he cannot stand it to see his work come to naught and prospective purchasers lost because listed properties are sold by competitors or owners just when he needs them most, he will progress to—

Exclusive Agency.

Class 3, when he demands an exclusive listing. Then, and not until then, will he be assured of compensation for his labors. He will refuse to be made the goat which forces through deals for other brokers and for unscrupulous owners. He will soon realize that ten carefully selected exclusive listings are of more consequence than one hundred hit-and-miss listings which come and go with every day, many of which he may be instrumental in selling without being in position to present a claim for compensation.

"But exclusive listings are frequently hard to get. The owner who is willing to make a low price is usually very anxious to sell. He feels that the chances of selling are increased in direct proportion to the number of brokers working on his property, and he is not convinced by the argument that a sole agent will gladly spend more time and money in pushing the sale than will many competing brokers. He has seen brokers obtain an exclusive listing and then wait for the property to be sold without his aid.

"Assuming the obvious requirement that a broker will not accept an exclusive listing under which he does not have good reason to believe that the property will be sold, how can he offer a greater inducement than to say that the competitors in question will co-operate with him to effect a sale without increase of expense to the owner? This involves a system of Multiple Listing.

"Multiple listing proves to property owners that brokers are taking a broad view of their business. It proves that petty, under-handed insinuations are contrary to ethical practice. It proves that real estate brokers realize their professional importance and dignity.

"The adoption of the exclusive multiple listing in any city or among any class of competing brokers is a fatal day for the imposter and braggart. It is not safe for any broker to adopt it unless he knows that he can and will make good.

Final Development.

"And this leads us to the final development of a real estate broker in Class 4. A broker in this class will accept no listing other than on exclusive terms. When he spends a dollar he may reasonably expect that it will return with interest. This broker has come into his own, and is master of his business. His clients entrust their business to him without thought of changing his

business methods. True, he will frequently have to search out additional offerings in special cases and will sell properties under irregular authorizations. But the property which he has pledged his word to sell if sale is possible, can be spread before the world without danger of theft."

E. C. M. Fitzgerald.

Edward C. M. Fitzgerald, a Long Island real estate operator, died suddenly at his suburban home on the Shore road, Brooklyn, Nov. 10, aged 58.

Mr. Fitzgerald, on his own account, was the owner of thousands of acres of Long Island farm land, which is being developed into home sites, as well as considerable improved property in Brooklyn and Manhattan. His town residence was at 22 West 59th st, Manhattan, and his beautiful country estate on the Shore road, Brooklyn is one of the show places of this borough. Most of his time was spent there.

Mr. Fitzgerald started his real estate career as a partner of the late Major Peter H. McNulty, the firm being McNulty & Fitzgerald, pioneers in the development of the vast acreage of Long Island as residential sections. On Major McNulty's death he became president of the McNulty & Fitzgerald Realty Company and also became connected with other large real estate ventures. At the time of his death he was president of the Lakeview Acreage Estate, Rosedale Plaza Company, Genoa Realty Company, Fitzgerald Associates and secretary of the Montauk Harbor Company, organized for the purpose of advancing that point as a railroad terminal and shipping centre for all parts of the world.

AUCTION SALES OF THE WEEK.

MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Nov. 15, 1912, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

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

JOSEPH P. DAY.

*Crotona Park N, 741, ns, 95.4 e Clinton av, 23x100, 2-sty fr dwg; due, \$4,597.10; T & c, \$214.44; Cath A McGuire, defendant 5,300

Tiffany st, 1069 (), ws, 266.8 s 167th, 42x100, 5-sty bk tnt; due, \$6,844.74; T & c, \$771.05; Morris Lederman. 39,300

11TH st, 718-22 E (), ss, 21.1 w Dry Dock, 62.11x75.4, 3-5-sty bk loft & str bldgs; due, \$22,728.31; T & c, \$2686.25; mtg recorded June 22 '08; Max Haefner. 25,500

57TH st, 563 W (), ns, 50 e 11 av, 16.8x 75.5, 3-sty bk tnt & str; also 11TH AV, 844, es, 75 n 57th, 25x66.8, 5-sty bk tnt & str; due, \$16,161.16; T & c, \$523.03; Kath F Reynard. 10,000

80TH st, 323 W (), ns, 241 w West End av, runs n49.6xw21.6xs3.6xw16.6xs13.8xw5x 32.4 to beg, 5-sty bk dwg; due, \$47,756; T & c, \$1,498.29; Hudson City Savgs Inst. 40,000

92D st, 338, on map 338-40 E (), ss, 200 w 1 av, 50x100, 6-sty bk tnt & str; due, \$8,895.98; T & c, \$4,500; State Bank. 41,000

*117TH st, 429-431 on map 429 E, ns, 306.6 e 1 av, 37.6x100.10, 6-sty bk tnt & str; due, \$31,924.37; T & c, \$2,871.24; Est Louis Willetts. 30,500

118TH st, 216-8 E (), ss, 212.11 e 3 av, 37.1x100.5, 6-sty bk tnt; due, \$10,447.13; T & c, \$411.75; sub to pr mtg of \$33,000; Jacob Loewenthal. 40,000

*122D st, 55 E, ns, 253 w Park av, 27x 100.11, 5-sty stn tnt; due, \$13,887.83; T & c, \$1,343.46; Hattie Potash. 23,000

*174TH st, 451 E, ns, 100 e Park av, 50x 100, 2-sty fr dwg; due, \$7,387.52; T & c, \$68.05; E W Klappert. 7,625

*11TH av, 844, see 57th, 563 W.

BRYAN L. KENNELLY.

*Greene st, 138-40, es, 225.5 n Prince, 38.1x100x38.3x100.4, 6-sty bk loft & str bldg; due, \$52,634.97; T & c, \$664.50; Michl Coleman. 51,000

*102D st, 213 E, ns, 205 e 3 av, 25x100.11, 5-sty bk tnt with str; exrs & trstes sale; withdrawn.



Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday
By THE RECORD AND GUIDE CO.

F. W. DODGE, President
F. T. MILLER, Secretary and Treasurer

Nos. 11 to 15 East 24th Street, New York City
(Telephone, Madison Square, 8900.)

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

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On one day this week twenty-three dwellings in Manhattan were sold to builders and operators, and will be presently torn down to make way for apartment houses.

The latest type of special utility building is represented by a twelve-story non-housekeeping apartment house, which is to be erected at 33 West Fifty-first street. The suites are to contain from one to five rooms, designed for people who live in the country but who wish to rent an apartment of moderate cost in the heart of the city. The site and building will call for an investment of more than half a million.

The Title Insurance Company of New York has just issued the first number of a monthly house organ called "Title Insurance News." The publication, though its main purpose is to deal with questions relating to title examinations and mortgage loans, will contain articles discussing real estate and building conditions, and will also touch upon matters of historical interest bearing on the development of New York. Under the head of Property for Sale are printed nine pages of advertisements from brokers and owners. As there is no charge for advertisements and no subscription price the monthly can hardly fail to acquire a circulation. The initial number is being mailed to 8,000 brokers, lawyers and builders.

The refusal of Secretary Stimson to grant further extension of piers in Hoboken has apparently turned out to the advantage both of this city and of the steamship lines directly affected. It looks now as if the Board of Estimate will take action immediately on the report submitted last summer to Governor Dix, by a commission consisting of Dock Commissioner Tomkins, State Engineer Bense and R. A. C. Smith. The report, which was brought to the favorable notice of the Board of Estimate this week by a commission of the board's appointing, recommends among other things that eight 1,000-foot piers be built on the North River between 44th and 56th street. The advantages of that neighborhood to steamship passengers are obvious. It is equally obvious that the docking there of big ocean liners will have important effects on real estate. Certain lines of trade which have remained downtown because of the concentration of steamship terminals on the lower river front will presently have a strong inducement to join the uptown migration of business.

Is Skyscraper Building Overdone?

Mr. Arnold F. Brunner, the well-known architect, has recently reiterated in the newspapers the recommendation of the Fifth Avenue Association that the height of buildings on that avenue be limited to one hundred and fifty feet. Many good reasons can be urged in favor of this particular limitation. Much more than any other business thoroughfare in the city, Fifth avenue is on exhibition. It contains the most attractive shops; it is used by the largest amount of pedestrian and vehicular traffic, and its future depends to some extent on its ability to remain an interesting and pleasant place for people to pass through. The prosperity of its retail stores would be distinctly endangered in case it were lined with twenty-story buildings, and converted into a dark, depressive and draughty canyon. It needs air, sunlight and some sense of good looks in its business; and that is the reason why the majority of the business men who occupy locations on the avenue are in favor of the restriction.

It is to be hoped that the Board of Estimate will approve it and the Board of Aldermen embody it in the code. It is one of the few cases in which the value of high-priced property, instead of being hurt by a building restriction, might actually be enhanced by it. A sufficient proof of this fact is that of late years there have been very few buildings erected on the avenue north of 26th street over twelve stories in height. Apart from a couple of hotels in the fifties and a couple of loft buildings in the thirties the limit of height of the latest buildings has been ten stories.

Retail shops do not need and cannot profitably use too tall a building. The Tiffany, Gorham, Best, Sloane, Altman, Lord & Taylor and other similar buildings come within the restriction advocated by the Fifth Avenue Association. Their interests dominate the avenue and bestow upon it its character. They should be protected against the occasional property owner who can see a profit in erecting a much higher structure on any particular parcel. As a matter of fact very few property owners are tempted into such an enterprise. The high value of real estate on the avenue is based on the retail trade; and a tall edifice, used necessarily for offices and lofts, does not always pay. A restriction is, consequently, scarcely necessary. It is already established by economic conditions. But just because it is established by economic conditions for the large majority of property owners, the few exceptions should be prevented by regulation from using their property in such a way as to injure their neighbors.

The Dock Problem.

The final decision by the War Department, refusing permission to the occupiers of docks on either side of the Hudson River to extend their piers farther into the water, raises a serious question for the City of New York. It is a great advantage for large ocean liners to land their passengers at piers as near as possible to the hotel and residence district of Manhattan. The city has recently

spent a great many million dollars on the Chelsea improvement for the particular purpose of affording accommodation farther uptown for the largest and best vessels engaged in foreign trade. Unfortunately, the size of the largest of these vessels has increased considerably since the Chelsea Dock Improvement was planned, and the piers are not long enough properly to accommodate boats of the size of the "Olympic" and "Gigantic." Assuming that these huge boats meet a real need and have come to stay, what is to be done? The only part of New York harbor where these large boats can be accommodated is South Brooklyn, and South Brooklyn is yet too inaccessible for the passengers who embark in these steamers. Unless New York wants to risk losing this class of business it looks as if it would have to build longer piers into the land instead of out into the water.

Just where and how this can best be done is a matter for expert consideration; but in all probability some action of the kind can scarcely be avoided—even at the cost of buying a strip of private property along a certain part of the waterfront 150 feet deep. Fortunately, real estate in New York on the exterior street is not very expensive. But probably this is the first time in the history of the world in which men have been obliged to manufacture water at the expense of land instead of land at the expense of water.

Freight Distribution.

It is much to be hoped that the answer to the question as to how ships like the "Olympic" are to dock in a convenient part of New York Harbor will be involved in the answer to the larger and more important question as to more efficient equipment and organization of the whole port of New York. Sometime within the next few weeks the subway question will be finally disposed of by the signing and sealing of the contracts with the two companies, and the Board of Estimate will then be free to take up for final settlement the equally important problem of bringing the machinery for handling freight in and around the harbor into line with the best modern practice. The board will have little enough time left in which to deal with the matter in an adequate way, and when it comes up for renomination and reelection next fall, its services or disservices in relation to the reorganization of the port of New York will be uppermost in the minds of the more intelligent voters.

The main outlines of any adequate plan are already established, and it only remains to settle certain details of railroad equipment and financing. The tunnel from Bay Ridge to Staten Island, connecting by means of the Baltimore & Ohio with a classification freight yard near Elizabethport, N. J., would connect all the New Jersey railroads with the South Brooklyn dock system and with New England by means of the Connecting Railroad. But any such connection between Long Island and New Jersey should be supplemented by a railroad freight service between Manhattan and New Jersey. If such were not the case the freight handled in Manhattan would

gradually be reduced to that which was produced or consumed on the island itself plus what could be carried by the New York Central. Manhattan would be placed at a grave disadvantage compared with the other parts of the waterfront. The freight tunnel to Jersey may not be an immediate possibility, but no plan of developing existing means of transportation and handling should be accepted which does not allow for its future construction.

The William Street Subway Route.

The William street property owners who have organized for the purpose of securing the proposed subway through that street are doing themselves and the city a service. The William street subway was adopted as a happy solution of certain difficulties which had arisen in respect to the comparative claims of the Interboro Company and the Brooklyn Rapid Transit to a connection with their lines in Brooklyn. It is essential to the new Interboro system, and if it had to be abandoned, the whole arrangement with that company would be imperiled. In view of its necessity it is improbable that any court would sustain the protests of property owners; but this improbability becomes all the stronger in case many other property owners along the same street are strongly in favor of it. They have every reason to be. The William street subway will benefit the office buildings in that neighborhood. According to other plans their inhabitants would have to walk several blocks in order to reach any subway, whereas now they will be immediately and advantageously connected with the whole Interboro system.

The district to the east of Broadway needed such a connection in order to counterbalance the gains which the district to the west of Broadway will reap from its penetration by the Brooklyn Rapid Transit system and its convenience to the Interboro lower Broadway line. The easterly district will also benefit substantially from the improvement in the East Side elevated service. Its population have always used the East Side elevated to a very considerable extent, and the better express service thereon will enable them to save many minutes every day in their journey to and from their homes.

THE WEEK IN REAL ESTATE.

The brokerage news of the week was concerned largely with sales of apartment houses and of sites intended for improvement with such houses. Purchases and leases of premises in the Fifth avenue shopping section were also a feature of the trading. The demand for mercantile property, improved and unimproved, was less conspicuous.

For a long time brokerage activity in Manhattan has been limited pretty much to apartment house, retail store and mercantile property. The center of interest has shifted repeatedly from one to another of these three classes of real estate, and just now it appears to have shifted again, this time away from loft buildings, which recently occupied the chief attention; but there is no indication that the market is expanding beyond the three classes of property in question.

Meanwhile, scattering sales are of course taking place in office buildings, tenements and private dwellings. Thus, the fourteen-story office building at 93 to 97 William street, which figured in a \$1,500,000 investment transaction, was not typical of the kind of real estate that is in current demand, although it was one of the most valuable properties that changed ownership during the week.

A deal that involved a comparatively unimportant holding, but which really reflects a notable tendency in real estate, was the leasing of the southwest corner of Eleventh avenue and 50th street by Joseph V. Horn of Douglassville, Pa., and Frank Herdert of Philadelphia, proprietors of the automatic lunch room next to the Globe Theatre on Broadway, between 46th and 47th streets, and of several similar restaurants in Philadelphia. The lessees will erect a six-story bakery on the site, which measures 88 feet on the avenue and 325 feet in the street.

Concerns operating chains of stores are among the heaviest investors in New York real estate at the present time. The supply of stores is limited; it cannot be multiplied, and rents and freehold values in the central retail sections are advancing in such a way as to suggest to merchants the expediency of obtaining control of sites before valuations become prohibitive. A favorite method is to secure property on long term leases, and to erect modern buildings, the larger part of which can be sublet. This week, for example, a \$2,000,000 sublease near the Grand Central Terminal was virtually closed, although the written contract still remains to be signed; and the lessor retains only a few square feet of ground floor corner space in a costly building covering an entire block front.

The proposed giant bakery at Eleventh avenue and 50th street means that another chain of restaurants will be opened in New York. A number of years ago the department stores introduced a new principle in retail selling which has had an important effect on real estate, raising values tremendously in a few special neighborhoods. Chains of restaurants, cigar stores, groceries, drug stores, saloons, banks, theatres and what not represent another and more modern principle of retail selling that is also bound to react in a marked degree on real estate.

Building Materials.

Building construction and building material price records promise to reach new levels during the next thirteen months if the attitude of money lending institutions on the subject of construction financing may be accepted as a barometer of the building market,

According to financiers, architects and others in a position to have first hand information regarding prospective building operations, we are to have a good building season. Financiers have assumed a broad-gauge attitude regarding building projects with the exception of office structures. Requirements for 1913 based upon actual inquiry in financial circles will total \$239,000,000 for the metropolitan district, of which the Metropolitan Life Insurance Company alone has made engagements aggregating about \$20,000,000, all of which will come forward between now and January, 1914.

In the building material department of this issue will be found a report of an investigation covering price tendencies in almost every department entering into building construction. Included in this report is a comparative statement showing price fluctuations in building materials during the last ten years,

which shows a marked upward movement in favor of the current year.

In the statements set forth by producers of these materials there is a general expression of opinion that prices will move up sharply between now and April first, when the building season actually opens, due, first, to greater demand; second, to higher cost of raw materials and labor, and, third, to the inability of transportation companies to move finished materials from the mills fast enough.

The result of this upward trend of prices has been to add from five to ten per cent. to the cost of construction next year. Consumers and investors who have gone into the money market for funds have found the lending interests receptive for gilt edged propositions, but a "gilt edged" proposition, they have been pleased to believe, were so hedged about by requirements for higher quality of construction as to lead them to believe that the lending interests were actually trying to check continued over-production in office buildings by making conditions of construction either temporarily prohibitive or commercially impracticable. There consequently has grown up in the street a flourishing fabric of rumor and report that building money was tight except on certain types of building.

Untruth is most dangerous when it contains a semblance of fact. In this case the fact is that the financiers have been thoroughly impressed, as, in fact, have all conservative brokers, that instead of over-production in apartment houses and flats over-production during the last year has run to office buildings; and since a veritable city of offices is to open its portals to the commercial renting populace during the next year, projected office building operations are not considered favorably, and money for this type of investment is not easy to get to say the least.

As far as loft buildings are concerned, propositions having merit are readily considered. Stores, specialty buildings, like restaurants, hotels, sales and show rooms, halls, clubs and similar types of structures are prominent factors among the applications, but also are apartment houses, which only a few years ago were considered very much over-produced.

There is plenty of money available for building construction, but it must be good building construction, simply because a higher standard of building is demanded by the average commercial tenant of today. Shoddy construction no longer pays, and, indeed, with the gradual elimination of the "shoestring" builder, better and safer buildings will prevail and toward this end the money lending interests of the whole metropolitan district apparently are working.

Time for Real Estate Interests to Speak.

Editor of the RECORD AND GUIDE:

As nominations for the office of Mayor seem to be in order, and as the Comptroller of the city has suggested the Borough President of Manhattan for the office, why do not those who must pay the salaries of public officers come forward with a few selections?

Why not find candidates for the Board of Estimate who know New York, who would not need to rely for knowledge of localities upon the Board's engineers? Why not nominate and elect a few who can lend a deaf ear to the entreaties of those altruistic gentlemen who are forever pleading for new parks and parkways, and for everything under the head of "public improvements" that will cause public money to be distributed in their direction?

REAL ESTATE.

New York, Nov. 14.

A Promising Bronx Section.

The territory from Pelham avenue to the city line (243d street), lying between Paulding avenue and the Bronx River, contains a number of sections suitable for residential purposes, and along the Bronx River Valley are good sites for manufactories. White Plains avenue, which runs north and south directly through the center of the territory, is becoming one of the important business thoroughfares in the Bronx, especially that part of the avenue beginning at Pelham avenue and extending north to 243d street.

The most important centers along White Plains avenue will be at and near the corners of the intersecting streets, namely, Boston road, Burke street (207th street), Gun Hill road and 244th street. One block north of Burke street an owner who is building four stores to be known as "Bronxwood Stores," has rented three before completion. They will be ready for occupancy about November 15. It is essential in this section to know the kind of stores to build in order to get the best results.

HUGO WABST.

New Real Estate Board.

The members of the Kings and Queens County Board of Real Estate Broers, held their weekly meeting Tuesday afternoon last at the office of Mr. Schoenewald, 1234 Broadway, Brooklyn, and elected the following new members: Sheldon C. Kniffin, of Jerome and Portland avenues, Richmond Hill; Arthur T. Weygandt, of 456 Bedford avenue, Brooklyn, and E. V. Brand & Son, of 4505 Jamaica avenue, Richmond Hill. Charles W. Schreiber, the chairman, gave a very interesting talk on co-operation and the benefits to be derived therefrom. All real estate brokers, irrespective of what section they are located, providing they have an office, are eligible to membership. Information can be obtained by communicating with the secretary, George H. Westhall, 193 Himrod street, Brooklyn.

Subway Plot at Auction.

A parcel commanding a strategic position will be offered at auction in the Vesey street salesroom on Nov. 27. The parcel is 129 East 124th street, which is but 40 ft. from Lexington avenue, rears on the Harlem Savings Bank building, and is between the New York Telephone Company's exchange and the low building of the Provident Loan Society, at the Lexington avenue corner. It can be sold with a plot leading to and facing Lexington avenue. L. J. Phillips & Co. will conduct the sale.

Commends New Tax Law.

Andrew Carnegie explained why he had paid the half per cent. exemption tax on all his bonds. The ironmaster is pleased with the new law, which he intimates will stop the millionaires taking a legal residence outside the city to avoid the payment of the old annual tax on bond holdings. This amounted to almost one-half the income from 4 per cent. bonds and over one-third that of 5 per cent. bonds.

—Once again the courts have decided that a landlord must furnish heat to his tenants when he engages to do so, or he cannot recover if the tenant leaves before the term is up. In the most recent case the Appellate Term holds that it is not a sufficient excuse for the landlord that the heating apparatus is out of order. If he does not want to endanger his rent roll, he must not let it get out of order.

REAL ESTATE STATISTICS

The following table is a resume of the recorded Conveyances, Mortgages, Mortgage Extensions and Building Permits for the boroughs of Manhattan, the Bronx, and Brooklyn and the Building Permits for the boroughs of Queens and Richmond for the current week. The right hand column enables the reader to make a comparison with the corresponding week of 1911. Following the weekly tables is a resume from January 1, 1912, to date.

MANHATTAN CONVEYANCES

Table with 3 columns: Category, 1912 (Nov. 8 to 14), 1911 (Nov. 10 to 16). Rows include Total No., Assessed value, No. with consideration, Consideration, Assessed value.

MORTGAGES

Table with 3 columns: Category, 1912 (Nov. 8 to 14), 1911 (Nov. 10 to 16). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, 5%, 4%, Unusual rates, Interest not given.

MORTGAGE EXTENSIONS

Table with 3 columns: Category, 1912 (Nov. 8 to 14), 1911 (Nov. 10 to 16). Rows include Total No., Amount, To Banks & Ins. Cos.

BUILDING PERMITS

Table with 3 columns: Category, 1912 (Nov. 9 to 15), 1911 (Nov. 11 to 17). Rows include New buildings, Cost, Alterations.

BRONX CONVEYANCES

Table with 3 columns: Category, 1912 (Nov. 8 to 14), 1911 (Nov. 10 to 16). Rows include Total No., No. with consideration, Consideration.

MORTGAGES

Table with 3 columns: Category, 1912 (Nov. 8 to 14), 1911 (Nov. 10 to 16). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, 5%, 4%, Unusual rates, Interest not given.

MORTGAGE EXTENSIONS

Table with 3 columns: Category, 1912 (Nov. 8 to 14), 1911 (Nov. 10 to 16). Rows include Total No., Amount, To Banks & Ins. Cos.

BUILDING PERMITS

Table with 3 columns: Category, 1912 (Nov. 9 to 15), 1911 (Nov. 11 to 17). Rows include New Buildings, Cost, Alterations.

BROOKLYN CONVEYANCES

Table with 3 columns: Category, 1912 (Nov. 7 to 13), 1911 (Nov. 9 to 15). Rows include Total No., No. with consideration, Consideration.

MORTGAGES

Table with 3 columns: Category, 1912 (Nov. 7 to 13), 1911 (Nov. 9 to 15). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, 5%, 4%, Unusual rates, Interest not given.

BUILDING PERMITS

Table with 3 columns: Category, 1912 (Nov. 8 to 14), 1911 (Nov. 9 to 15). Rows include New buildings, Cost, Alterations.

QUEENS BUILDING PERMITS

Table with 3 columns: Category, 1912 (Nov. 8 to 14), 1911 (Nov. 10 to 16). Rows include New buildings, Cost, Alterations.

RICHMOND BUILDING PERMITS

Table with 3 columns: Category, 1912 (Nov. 8 to 14), 1911 (Nov. 3 to 16). Rows include New buildings, Cost, Alterations.

Could Make Good Use Of It.

Michael J. Kennedy, Commissioner of Parks for the Borough of Brooklyn, has asked the Public Service Commission to direct the contractor for the construction of extensions to the Fourth avenue subway in Brooklyn to deliver the excavated material from this work to fill in back of the seawall which has been constructed along the Shore Road, between Bay Ridge avenue and 92d street, Brooklyn. The Park Commissioner states that he could use to advantage 500,000 cubic yards of earth for this purpose.

Westchester Road To Be Extended.

The New York, Westchester & Boston Railroad Company has just sold an additional \$2,000,000 of 4 1/2 per cent. bonds, the proceeds to be used for the construction of the Westchester & Northern extension. This new road will extend from the White Plains terminal northward through Westchester County to Danbury, Conn.

BUILDING SECTION

WHY DESTROY GOOD BUILDINGS?

Are New York Owners Wasteful of Real Values?—How to Avoid Skyscraper Evils—Views of a Skyscraper Architect.

By ERNEST FLAGG.

YOU ask me if I think the owners of buildings have been in any wise wasteful through unnecessary destruction of old buildings in order to replace them with new and larger ones?

The building of excessively tall buildings in this country has produced conditions the like of which do not exist elsewhere, and the wasteful destruction of good buildings to make way for new ones is the result of these abnormal conditions.

Of course, the removal of old structures which are poorly built to make place for others of a more substantial kind cannot be called wasteful; this is done everywhere; but the destruction of comparatively new and substantial buildings to replace them by others of the same character, but taller, is peculiar to our methods and is a thing which is done nowhere but here.

Although it may be shown that the land can be put to so much greater use as to offset the loss involved and to apparently justify the proceeding, it cannot be denied that real value is destroyed in the process. The loss must fall somewhere, and if not on the owner of the property, then upon someone else. It is not hard to see upon whom.

The unrestricted right to build high acts as a sort of subsidy to the owners of land in certain favored districts at the expense of the owners of land just outside of those districts; and this subsidy is so great as to more than offset the value of perfectly good and substantial buildings which it may be necessary to remove to take advantage of it.

For instance, in the last forty years the area of the financial district here in New York has hardly increased at all, while the floor area in this district has been multiplied many times. Within a stone's throw of it property lies dead and values are hardly greater than they were a generation ago. The enormous increase in values within the district have been made at the expense of this surrounding property.

The same process is going on in other districts and land values in these favored places have been greatly inflated at the expense of property which would have received its proportionate share of the benefit from the general prosperity of the city if the right to build high, and so corral all the prosperity, had not existed in favor of the few who can take advantage of it.

Are American Methods Wrong?

When the Equitable building burned up it was said that no real loss had occurred, so far as the building was concerned, for the land was worth more without it than with it. If this is true, then surely something must be radically wrong with our methods. If a building which in any other country would be considered new and likely to be serviceable for at least a hundred years, and which had cost millions to build, becomes worse than useless

in so short a time, then the conditions which render it so must be abnormal, to say the least.

The abnormal value of the land on this spot, owing to the right which the owners have to build heavenward as far as they choose, may be considered as a gauge to the loss sustained by the owners of land nearby which under normal conditions would have received its share in the general prosperity.

If the owners of the Bankers' Trust Company could with profit destroy several hundred thousand dollars' worth of substantial modern buildings to make way for their new building, does not this fact show what an enormous subsidy the right to build high gives them and how great the loss must be to the owners of land just beyond the financial district?

Spread of Land Values Checked.

Besides preventing the normal spread of land values, through the enlargement of business centers, high buildings hurt the surrounding property by drawing from it its most profitable tenants. So many new tall buildings have been built that the people have acquired what may be called the high building habit and have come to think that they must have quarters only in buildings of that kind; so the new buildings as they go up draw the best tenants from the old ones and depopulate surrounding property and lower rents in old buildings.

It is often said that the limited area of the island obliges us to build to excessive heights.

While that condition may arise in the future, it certainly has not arisen as yet, for the tall buildings, all told, occupy but an infinitesimal fraction of the total area of the island, and the average height of the city, in spite of them, is still far below many European cities where high building is not allowed.

Although the high buildings are generally confined to certain comparatively small districts and land values within those districts have been greatly inflated, the benefit of the rise in value is only obtained by those who build or who sell out their holdings.

The value of the land is based on the earning capacity of the tall building, and if not utilized in this way, the holder of it must pay ruinous taxes, besides losing interest on the investment, so that owners in such localities are often obliged to build and add to the congestion, or else sell out to others who are able to do so.

The high building movement is of very recent origin. We went into it with a rush and thus embarked on a gigantic experiment with little heed as to where it would lead. So far results have been: the inflation of values within certain limited areas at the expense of the surrounding buildings and streets, and the endowment of the city with a

class of buildings of a highly dangerous type by reason of fire. These evils are only commencing to show themselves, because, as I have said, the movement is of very recent origin.

Avoidance of Evils.

No one can deny that there are certain advantages in building high, and the question which ought to be considered is—How can this be done while avoiding the disadvantages above enumerated?

To me the way seems plain: Restrict the area which can be built upon, to a great height, to a certain percentage of the area of the lot; limit the height of the rest of the building in proportion to the width of the street and allow no wood whatever to be used in buildings any part of which exceed the lower limit.

In detail the plan is this:

1. Let all buildings be carried to any height in the following places:

(a) On one-third of the area of any lot, but not nearer to any street than one-half the width of that street.

(b) On one-half of the area of any corner lot.

(c) On three-quarters of any lot which faces upon a park, square or other open public place and having at least 150 ft. of open space opposite every part of the front of the building.

2. In all other places than those above specified let the height of the building be regulated in proportion to the width of the street as follows:

(a) On streets less than 60 ft. wide this height not to exceed once the width of the street.

(b) On streets 60 ft. or more in width this height not to exceed once and one-quarter the width of the street except that

(c) On streets of 100 ft. or more in width this height shall not exceed once and one-half the width of the street.

3. Let no court, yard, or other open area, left vacant for lighting the interior of the building, be less in its least horizontal dimensions than one-tenth of the average height of the wall or walls of the building which partially or entirely enclose it, measured from the bottom of the court, yard or open area to the top of said walls.

4. Let no wood whatever be used in the construction of any building any part of which exceeds the limits mentioned in par. 2.

If this plan were adopted, a limit would be placed on congestion; light would be assured for buildings and streets; land values would be more evenly distributed; protection would be afforded to landowners against the unfair encroachment of their neighbors in the matter of light; fire risks would be lessened and the appearance of the city greatly improved.

It is announced that a new 36-story building is to occupy the Equitable site.

This seems to me a striking illustration of the fact that the right to build without restriction as to height or area does, in effect, constitute a subsidy to the holders of land within certain narrow business limits at the expense of the land owners just beyond those limits.

The new Equitable Building will be the equivalent of six six-story buildings, each covering a block of the size of the Equitable plot, placed one on top of the other.

Under normal conditions, such as exist, for example, in Paris, the floor area which is to be provided here would be obtained by building over six blocks instead of one and the consequent expansion of the business area by that amount.

The profits under those conditions which would accrue to the holders of the adjoining land is by our system concentrated in the hands of the holders of the Equitable site.

The Architects' Building.

The finished design of the Architects' Building, being erected for the occupancy of architects, is reproduced here. It will be a modern office structure of the best type, with facades of limestone and light buff brick. It will contain an area of 14,913 square feet, with an approximate net rentable floor area of 10,000 square feet on each floor, and is to be ready for occupancy on or before May 1, 1913. Eugene Stern is engineer for the structural work, Ewing, Bacon & Henry for mercantile equipment, and Irons & Todd are the builders. The stockholders include McKim, Mead & White, Arnold W. Brunner, Post & McCord, H. Bacon, La Farge & Morris,

Kenneth M. Murchison, Ewing & Chappell, Howard Greenley, Ford, Butler & Oliver; Ludlow & Peabody, H. Van B. Magonigle, Lionel Moses, Ewing, Bacon & Henry, Negren, Tenney & Ohmes, Eugene Stern, and Clark, MacMullen & Riley. The Metropolitan Life Insurance Company has made a building loan of \$1,400,000 on the property and the new building. For an extended description of the building see issue of June 29, 1912.

Julius Fleischman.

Mr. Julius Fleischman, head of the firm of contractors and builders styled Fleischman Bros. Company, of 507 Fifth avenue, who died on Tuesday at the age of 62, was a considerable factor in the development of Manhattan real estate for many years, for he was a speculative builder as well as a general contractor.

His firm was the first to buy land and build in the former Audubon Park section, at the intersection of Broadway and 157th street. Here they built two large apartments occupying the whole block front. Their lead was followed by other builders until the present populous center was built up.

Similarly they previously had led in the development of that part of upper Fifth avenue lying between 110th and 120th streets, and of upper Seventh avenue north of 135th street.

Fleischman Sons Company is the successor of the old firm of J. Fleischman & Sons, and first and last Julius Fleischman executed many large contracts, and some notable ones, including the Seventy-first Regiment Armory, the Temple Israel, the Home for the Aged and Infirm in West 106th street, Montefiore Home, at 138th street and Amsterdam

avenue, the Home for Crippled Children, the Columbia Bank, Fifth avenue and 47th street, and a number of theatres, including the Fulton, Eltinge, Shubert and Greeley Square.

Mr. Fleischman was a member of the Mason Builders' Association, the Building Trades Club, the Educational Alliance, Mount Sinai Hospital and the Home for Aged and Infirm Hebrews. He leaves two sons, Gustave J. and Leon who are members of the firm. The funeral was on Thursday from Temple Israel, at Lenox avenue and 120th street.

SCHOOL BUILDINGS SAFE.

Authorities Will Comply With New Fire Prevention Orders.

Commissioner Johnson of the Fire Department issued a statement of the result of an inspection of the school buildings during the summer vacation and his directions to the President of the Board of Education for the installation of precautionary measures to reduce the fire hazard.

It is plain from the orders, that, as Commissioner Johnson says, they are not issued in a spirit of criticism. If the worst that can be said against the fire protection methods of the school authorities are contained in these orders, the school authorities are to be congratulated that they had of their own accord approached so near the standards now about to be enforced.

The architect and superintendent of the school buildings, C. B. J. Snyder, thinks it sufficient to say, lest anyone should draw an incorrect inference, that the Board of Education does not consider there is an unsafe school in the city. If there were such buildings, the public is assured that they would not be used.

Mr. Snyder further says the equipment conforms to rules laid down by former fire commissioners, and the new rules will be conformed to as speedily as possible.

The order most often repeated in the Commissioner's list is "Close entrance to cellar," by which is meant that it is desired to isolate the cellars, so that exit from the rooms in which the heating and ventilating apparatus are operated shall be by exterior stairways to the streets, instead of up and through the school buildings themselves.

Outwardly opening doors have been ordered wherever they should be, and the orders also cover many other minor defects, including the alleged lack of proper auxiliary fire appliances.

In addition to the orders issued against 587 buildings occupied for public school purposes, the Bureau of Fire Prevention has issued violation orders against 227 other schools in the five boroughs. Of these 135 are parochial and 92 private schools.

The number of buildings occupied as public schools which were inspected by the Deputy and Battalion Chiefs was 647. It was found that 60 of these either complied with the fire department safety regulations or were unoccupied.

—On the site of the house where Isador Straus once lived, in a frame dwelling with grounds and stable that had come down from the era when Bloomingdale was a suburban section, a twelve story apartment house will be erected to cover the whole plot, which has frontages on both Broadway and West End avenue, as well as on 105th street. Schwartz & Gross, architects, have designed for Harry Schiff, the owner, a building of a fitting character for so prominent a site, estimated to cost \$750,000 for construction alone.



Park Avenue at north corner of 40th Street.

Ewing & Chappell, } Associate
La Farge & Morris, } Architects

A BUILDING FOR THE USE OF ARCHITECTS.

BUILDING VIOLATIONS.**Twenty Per Cent. Are on Account of Plumbing—Proceeding Without a Permit.**

Contractors continue to violate the law by starting work without permits. Although more injunctions were issued by the courts last year on the petition of Superintendent Miller of the Bureau of Buildings than in any previous year, the number of violations increased. Out of 7,913 applications for permits to erect new buildings, alter old ones and make repairs, one in every six jobs were started before the permit was received. Of the 2,244 permits issued for plumbing, nearly one-fourth were issued after the work had been started.

It is true that in many of these cases no particular harm resulted, but in the view of Superintendent Miller, as stated in his annual report to the Borough President, the moral effect is bad, as it engenders disrespect for the law. While in some cases the excuses for failure to get a permit before starting work seem reasonable, in the majority of cases there is no excuse, the Superintendent says. The police department can only be called upon to assist the Building Inspectors when there is danger to life or property. Judgments are generally obtained only after more or less delay and require much of the inspector's time that they could spend to better advantage on their districts, especially as the courts are inclined to be lenient with the offenders after they have received their permits. Without summary powers to stop work the difficulty of securing a compliance with the provision of law in this matter is readily seen.

Many of the 577 violations in construction which occurred in Manhattan last year, and many of the 403 violations in plumbing (for doing work contrary to approved plans) are similar in nature to the violation notices served for proceeding without a permit. Changes are often decided on after the work has been started under a permit. Such changes may be unexpectedly made or even necessitated before the application can be amended and the changes approved. Sometimes the architect or contractor does not realize the importance of correct records in the Bureau of Buildings and feels that it is not necessary to report the changes. Again, and all too frequently, the filing of an amendment is too troublesome and it is hoped that the changes will not be observed or reported by the inspector.

A good proportion of these latter cases, however, could be classed with those for defective construction, in which a compliance is secured only by doing the work over. Defective construction constitutes about one-fourth of the violations for construction and over 40 per cent. of the plumbing violations in Manhattan, according to Supt. Miller's report.

"The erection of frame structures within the fire limits continues to be a frequent violation," says the report. "These structures are generally erected so quickly that the violation is discovered only after completion on complaint of some offended neighbor or between the rounds of the inspector. The difficulty of discovery is often increased by the fact that work is done behind a high board fence or in a backyard. The Corporation Counsel seems unable to effectively secure the removal of such structures, as it appears that the city must produce witnesses who can testify to the erection of the structure, the difficulty of which will be readily realized.

"By the enactment of Chap. 756, Laws

of 1911, which became a law on July 24, 1911, it was necessary for the Bureau of Buildings to examine every place where moving pictures were exhibited to see whether the apparatus for projecting the pictures was enclosed in a fireproof booth complying with the requirements of that chapter. The inspection resulted in the filing of 177 violations for not providing a booth as prescribed or its equivalent. Many more places existed where the necessary booths had not been provided but the proprietors were given an opportunity to comply voluntarily with the new law before a violation was reported.

"Not posting the floor capacities or overloading floors is reported on the average about once every other day, indicating that an examination of existing buildings, to some extent at least, would seem to be desirable.

Dumbwaiter Shafts.

"During 1910, due to an opinion from the Corporation Counsel that the provisions of Section 97 of the Building Code, governing the construction of dumbwaiter shafts, are retroactive and apply to all tenement houses erected prior to April 12, 1901 (when the Tenement House Act, Chap. 334, Laws of 1901, went into effect), and to all other existing as well as new buildings, except private dwellings under the specified conditions, 587 violations were filed.

"Most of these cases, as stated in the Annual Report for 1910, were held in abeyance, awaiting the outcome of litigation to test the correctness of this view. A penalty action was started late in 1910 and a judgment in favor of the defendant was rendered on May 6, 1911. An appeal was taken by the city to the Appellate Term of the Supreme Court, and judgment was reversed on May 23, 1911, it being held that the provisions of Sec. 97 apply to dumbwaiter shafts in existing as well as new buildings. By permission of the Appellate Term the case was taken to the Appellate Division. Final judgment is awaited."

Loft Building Criticised.

The representative of a big building institution in expressing sympathy with the movement to limit the height of buildings on Fifth avenue says that the congestion in freight elevators and in the street in front of a high building, from which much merchandise is shipped, impairs its economic advantage. Increased elevator space means decreased income from rents. In many cases, it is said, the streets have become so badly blocked with traffic because of so many tall buildings that rents have had to be lowered to keep tenants. The supply of offices, too, exceeds the demand.

Cement Users' Convention.

The ninth annual convention of the National Association of Cement Users will be held in Pittsburgh, Pa., Dec. 10-14, inclusive. The convention proper will open on Tuesday evening, Dec. 10, and will close on Friday evening, Dec. 13. The sessions and headquarters of the convention will be at the Fort Pitt Hotel. The annual banquet will be held on Thursday evening.

Credit Omitted.

Through an inadvertence, credit for the copyright of the new Woolworth Building, which appeared in an article entitled "Edward J. Hogan, Agent" in the Record and Guide of Nov. 9th, was omitted. Rights are reserved on this picture by W. T. Littig & Co., 52 Beaver street.

CRISIS FOR HARBOR PLANS.**More Inshore Piers for the West Side—A Challenge from Washington.**

New York awoke this week to a new realization of the fact that it is primarily a seaport. Plans for harbor development received more attention for the time being than subway affairs. The denial by the Secretary of War of permission to extend Hoboken piers was esteemed a challenge to the city of New York to do something, to deliberately set itself to the task of developing a system of harbor terminals.

For some time the city has had plans from the Dock Department, and every day now a decision is expected from the Court of Appeals on how much money can be raised by bond issues to devote to building terminals under the authority conferred by recent legislation.

On Monday there was a hearing before the Dock Commissioner at the City Hall, on the plans for South Brooklyn, and on Thursday a second hearing at the Dock Department, the first on the physical aspect of the improvement, and the second on the administrative features. Managing and conducting a great business for the interchange or transshipment of the freight of the biggest port in the world, will be a vast and intricate job. Some business men believe with Irving Bush that it will be too complex for public officials to undertake.

South Brooklyn's Advantages.

The plans received general commendation at the first hearing, and at the second hearing a gathering of steamship men, manufacturers and general business men were much impressed with the discussion of the subject by Irving T. Bush, Mr. Franklyn of the American line, and State Commissioner R. A. C. Smith.

It is apparent that a strong influence is being brought to bear in favor of developing the waterfront of Brooklyn. Mr. Bush said the time would come when it will be considered absurd that the West Side waterfront should be so largely used for general freight handling as it is to-day. Ships should be required to tie up somewhere else after discharging their passengers, and in this connection he mentioned the advantages of South Brooklyn, where there is forty feet of water and room enough for piers half a mile long if necessary. The Bush terminal did not want passenger lines, but he considered that the Brooklyn waterfront with the Fourth avenue subway completed would as a matter of fact be more accessible for passengers than is Hoboken.

Inshore Piers, Perhaps.

The committee of the Board of Estimate in charge of terminal improvements reported on Thursday morning as in favor of building eight 1,000-foot piers by cutting into the North River shore line of Manhattan between 44th and 56th streets. The committee lays aside for the present the plan of Commissioner Tomkins for building two great piers on the site of West Washington Market.

Mr. Tomkins also presented to the Board of Estimate his scheme for waterfront development. The chief feature in this is the acquisition by the city of the marginal freight ways between the docks and the inland warehouse and industrial sites. A public hearing on this report was set for December 5. There will be a public hearing on Mitchell's report on Thursday, November 21. Commissioner Tomkins feels that the adoption of the plan for inshore piers will require so much money that the development of other parts of the harbor will be greatly retarded.

NEW HIGH BUILDING AND MATERIAL RECORD

Total 1913 Construction Requirements \$239,000,000.—Metropolitan Life Engagements about \$20,000,000 up to January, 1914, Despite 5 to 10 per cent. Construction Cost Advance—Ten Year Comparison of Building Commodities—Good Season Assured—Financiers Unafraid.

BUILDING operations for 1913 will call for at least \$239,000,000. This represents a gain of \$15,000,000 over 1911 and will prove to be a decided increase over the total for 1912. Of this amount the Metropolitan Life Insurance Company, one of the largest lenders of building money in the city, has made engagements for \$20,000,000 to go into building construction between now and January, 1914. Other institutions and individuals who finance building operations have also made heavy engagements and all still are in a receptive mood.

The fact that interest rates have not stiffened in this exceptional demand reflects the general stability of the building money market.

Recent sharp advances in prices of building materials have been responsible for the spirit of unrest among smaller investors who feared prohibitive construction costs next year. Unconfirmed rumors have been afloat to the effect that a quantity of minor projects have been postponed, pending a possible reaction. It was even reported that financial institutions were planning to check the 1913 building movement by demanding excessively high quality of construction as a price for accommodation, as a means to indirectly put the brakes on office and commercial building operations on the ground that these two types have been overconstructed.

Financial authorities make no secret of the fact that the situation in regard to office buildings in this city is very bad. After next year there is a general belief that there will be sufficient loft buildings to warrant a period of activity in this class of building construction. As far as store construction in the Times Square district, apartment houses, buildings for special tenants, such as restaurants, hotels, show rooms, halls and clubs and theatres, industrial buildings in the suburbs, are concerned, money is available for gilt-edged propositions. New Jersey lending interests are receptive for office building and store construction projects, and in the Queens territory the semi-detached houses and two-family house construction have the best call. The fact that building materials will cost considerable more next year than they have in any year since 1906 has not had any deterrent affect upon prospective operators, although this is responsible for the increase in the cost of construction ranging from 5 to 10 per cent. over costs prevailing in recent years. So great is the demand and so anxious are distributors to get under cover for next year's deliveries on current quotations, that factories are working day and night in many instances and even higher prices are promised before April 1st.

Divided into districts \$186,000,000 will be required for prospective Manhattan, Bronx and Brooklyn construction, \$23,000,000 will be required in Queens, mostly for residential and some industrial developments, while the estimated total engagements for building construction during the next 12 months in East Jersey is \$30,000,000, thus bringing the estimated financial requirements for completed building construction of all kinds between now and January 1, 1914, up to \$239,000,000.

This shows a probable increase for 1913 of approximately \$15,000,000 over the figure for 1911. In that year the cost of building construction and alterations totalled \$197,415,374 in the entire City of New York. At the close of 1911 the total value of all construction in the metropolitan district, including all towns and cities over 5,000 population in East Jersey, totalled \$224,000,000 a large part of which represented plans filed, but not actual work begun.

In the interest of building material manufacturers, architects, contractors, owners and investors, this department undertook an investigation covering both these fields with the result that not only was there found a larger building movement than has featured any recent year, but that producers of building materials were forced to increase their prices, partly because of greater demand and partly because the railroads are unable to move finished material in sufficient quantities fast enough to supply even present building needs.

The following statements are compiled from representative architects, builders, mason supply houses and building material producers shipping into this market, and reflect the price trend in practically all building commodities between now and April 1st:

ARCHITECTS.

Aymar Embury II.—"As far as my personal work goes I have never had so much in prospect as at the present time. I find, however, that the work is costing more than we have expected, and that the owners are reducing the size of their buildings or cheapening the construction in order to make them commercially possible."

Ernest Flagg.—"Every rise in the price of building materials must, of course, place a damper on building operations. I think building, in certain lines, has been very much overdone and that a check will be wholesome."

MASONS' SUPPLY DEALERS.

A Masons' Material Firm: "The brick yards have now stopped moulding and from all accounts there is a supply on hand below the average for the past ten or fifteen years. This is largely due to the lack of labor during the present season. Further, the demand in this territory between now and the delivery of new brick (about the first week in June, 1913) will be in excess of the average demand. We estimate that about 300,000,000 of brick will be used in the metropolitan district alone, before the arrival of new brick. While operations demanding large quantities of brick are not above the average, the delay on steel on a number of operations that would ordinarily be completed by the first of the year, will occasion a large demand for brick during the winter and spring months of 1913, and we do not look for any increase in the present price of hard brick, but, on the other hand, a slight advance."

"A number of the larger Portland cement mills have no great quantity of cement in their storehouses, and, therefore, they will be able to maintain the present price of \$1.58 per barrel with an ordinary demand in sight. We do not believe the manufacturers will reap the advantage of the advance in price until after the first of the year, in that, most of the dealers were covered at the lower price on operations that are now going ahead. It is problematical whether they will advance the price of cement after the first of the year, as this is largely dependent upon market conditions at that time."

"We have been notified by the lime manufacturers, sand men and other allied trades, of a slight advance in the prices of their commodities—which prices I have no doubt will be maintained."

"Taking all the conditions into consideration, the average prices for building

materials during the year 1913, will be at least ten per cent. above their cost in the year 1912, with the exception of hard brick—for which I believe the demand will be normal after the arrival of new brick about the first week in June."

Empire Brick & Supply Co: "The price of common brick for delivery in this market will probably not vary much from present quotations during the next two months. The present price at dock is \$6.75 to \$7.25 per thousand for North River hard brick."

"The delay in the delivery of steel has retarded the progress of many building operations. Should conditions change and the steel mills be able to make prompt deliveries for the work now in readiness for the steel and iron erectors, it would make a perceptible difference in the demand for building materials, principally common brick, Portland cement and lime, and might have a tendency to stiffen prices slightly."

"The users of common brick must expect to pay an advance of from 50 cents to \$1.00 per thousand over the price ruling during the period of open navigation for deliveries required during the winter months. This added cost is to cover the expense for storing, and the extra labor and cartage incident to the handling of this commodity during the closed navigation period."

"Unless apparent conditions should change very much, it is fair to assume that common brick prices will not vary greatly from present quotations after the opening of navigation next spring."—Wright D. Goss, President.

Candee, Smith & Howland Co.: "The wave of prosperity now on its way, resulting from the enormous crops of this year and the markets of the world being ready to receive them, has resulted in an advance in prices on nearly all material that goes in a building operation, and as from the present outlook the demand for building materials during 1913 will be large, I do not look for materials to be lower, but rather an advance in some materials over existing prices."

"There seems to be a shortage of all manufactured building material at the present time, and it will probably take a year or more to catch up with the demand, so that it would be well for estimators, architects, prospective builders and owners, to govern themselves accordingly."—Francis N. Howland.

BUILDERS.

Thompson-Starrett Co.—"In our opinion the cost of building during the season of 1913 will probably be 5 to 10 per cent. greater than in 1912. At present we are not figuring on a very large volume of business for next year and much of the work to be done during this period is already under contract."—J. H. Dinwiddie, Vice-President.

A Building Company.—"As we understand it, the market for building materials, at its present average, can hardly be subjected to still further increases without disastrous results. There is an increasing anxiety and desire to secure some semblances of stability at the present market, and with this end in view, we believe some of the large manufacturing corporations have announced that no further increase will take place for some time in order to permit legitimate building enterprises to secure the benefit of the present market by stopping to some extent purchasing for speculation or for stock."

"As it stands, we do not believe that the 1913 building season will be materially more expensive than the present one, except in so far as everyone feels the necessity of securing a fair profit upon their operations, and with this attitude, competition is bound to be more conservative, less keen, and the exceptionally low figures submitted for contract work during the past year will not be repeated."

"The prospects seem exceedingly bright for a large volume of high-class business during the coming season, and the activity will be greatest, we believe, in those sections affected by the subway construction now undertaken, the Grand Central Terminal section, and the financial section."

shutdowns and all this trouble brought about a comparatively low stock. Fortunately, for the long-harassed cement industry, the general improvement throughout the country, based, we believe, on the splendid crops and other fortuitous conditions, has developed at a most desirable time. In other words, the improving tone in all trades, in conjunction with the low stocks, have had the natural results of advancing prices.

"Owing to the very bad business methods, weakness in the matter of credit, etc., brought about among other abuses in the cement trade during these recent deplorable times, there were some very low-priced contracts made on which the New York market is still drawing largely, so that as a matter of fact there is very little improvement to-day in the New York market and vicinity, but in general, outside of New York, the trade is paying an advanced price and new business in this vicinity is also being quoted uniformly at an advance of approximately 30 per cent. per barrel over the low prices which prevailed a few months ago. There are two or three companies who are breaking this price on new business, according to reports which reach us, but all companies who are financially sound and have strictly high quality goods, have no trouble whatever in getting the new price basis on all new business. Of course, there are a few companies who have difficulty in disposing of their goods through having made an ununiform cement or because the buyers are very much afraid of being left with some of their bags which receivers of cement companies do not buy back, as a rule.

"To summarize: it is safe to say that the first class and thoroughly strong cement companies, financially, are getting an advance of about 30 per cent. per barrel on all new business and the indications are that prices will hold firm through this winter, for there is no more use in selling cement at a cut price when it is unmarketable than to sell ice below cost in winter or coal below cost in summer. There is some talk that the situation would force an additional raise of 10 cents this fall, but we are rather doubtful ourselves if that will be general and the best judges of the cement trade are inclined to think that with the very good business outlook for next year, the price of cement naturally will be perhaps 10 cents higher than it is at present, but this is a matter we are not personally attempting to prophesy. Certainly, however, every indication at this writing is for a firm or slightly higher market, because labor is scarce and high and there have already been considerable minor labor troubles.

"The New York State mills have suffered from this especially because of the large call for labor for the State roads and other State improvements and because the brick yards have been running at better capacity. This makes laborers much more independent and they command higher prices, as they are scarce—in fact, the condition is such that the capacity cannot be very greatly increased in the cement business just now, even with such a large consumption and with such low stocks. The prospects are, therefore, that the price of cement will be higher rather than lower and there is no reason why the selling price should not be very firm for that reason, unless we suffer some unforeseen calamity.

"Of course, we are referring to the price of standard goods and the present price being obtained generally by such first-class cement factories is 90 cents at the mill in the Lehigh Valley district and approximately \$1 at the mill in the Hudson River district, both prices being for bulk cement. To this price the cost of the barrel, the cloth sack or the paper bag is added and some of the mills are now taking up the question of shipping cement in bulk, which will be of immense advantage to those people who can handle it that way and wherever the cement can be used direct from the car to the concrete mixer or where certain people plan facilities for taking in the cement in that way. It has been proved that a great saving can be effected in some large works just as sand and other material is shipped in bulk."—W. P. Corbett, Secretary.

ELEVATORS.

The Reedy Elevator Co.—"Prices of materials entering into the construction of elevators have sharply advanced recently. In view of an increasing demand for high grade elevators for use in all kinds of buildings, and the increasing cost of labor, prices for elevators must advance.

A. B. See Electric Elevator Co.—"I do not know to what degree the increase in the price of material will affect the price of elevators."—Alonzo B. See.

FIREPROOFING.

National Fireproofing Co.—"The prices for hollow tile for exterior walls and fireproofing purposes have advanced recently owing to the increased demand and on account of increased cost of production, by reason of recent advances in wages and prices of supplies.

"As to the prices in future, we look for a still further advance after January first and a brisk demand for all building materials in the spring."—Henry M. Keasbey, Vice-President and Manager.

FLOORING.

Metropolitan Flooring Co.—"There has been a sharp advance of about 20 per cent. in maple flooring and 15 per cent. on the better grades of oak flooring, within the past four weeks. This is a condition which has prevailed at this season of the year almost without exception and is easily accounted for by the fact that the building trades become active around this time. The price of flooring is, of course, closely related to the lumber market and as the latter is higher than it has been for five years, the price of flooring reflects that condition. It is almost certain that the lumber market will go higher because of an almost unprecedented demand for stock, and flooring can reasonably be expected to go with it. Aside from this fact, our mills are all oversold and we do not expect to catch up with our orders for some time to come. We understand that a similar condition obtains in practically every mill in the country and this applies particularly to maple.

"There has been a heavy demand for 17/16-inch maple flooring of which the market is now practically entirely free, and as this must be made from 5/4-inch lumber, which is a very scarce article, it is difficult to predict to just what figure this stock will go."—Lawrence Ottinger.

GLASS (PLATE).

Pittsburgh Plate Glass Company.—"Price trend will depend largely upon the amount of building construction and alteration that develops from now on. If developments are such as insure confidence in operators and investors and cause them to make continued improvements, and if the general prosperity of the country makes it attractive to invest money in building operations, it would seem that demand for plate and window glass, which is at present excellent, will increase, but prices in our business depend mainly on the question of demand and supply, and unless one can know what this demand will be, it is difficult to answer more definitely whether there will be a rise in prices during the winter.

"At the present time both the plate and window glass industries are in a very healthy and satisfactory condition, and our present prices are normal."—R. T. Conley, Local Manager.

GLASS (WIRED).

Mississippi Glass Co.—"There is a big demand for wire glass, figured, rolled and rough and ribbed skylight glass. Our factories are working day and night and we are some weeks behind on our orders.

"Prices have been extremely low on our line of manufacture for some time, and on account of the big demand now, one is able to obtain a better price. The old saying is it depends entirely on the law of supply and demand. We anticipate a good demand for our product between now and April first, and from what we can learn 1913 looks very promising in the building line, unless something unforeseen occurs."

GLASS (WINDOW).

J. H. Werbelovsky.—"The prices on all kinds of building glass have sharply advanced within the last month. This has been the case with polished glass, common window glass, ribbed glass, figured glass and wire glass.

"In my opinion these higher prices will prevail to April 1, 1913, and with the possible exception of window glass, I look forward to an advance in plate and the other kinds of glass enumerated above.

"The present discount on common window glass is 90 and 20 on single and 90/20/5 on double, while a year ago the discount was 90 and 45 and on double 90 and 50."

IRON AND STEEL.

Hecla Iron Works: "We are makers of architectural iron and bronze. In the past few months there have been many more inquiries and bids made for several large structures at no increase in price, although we are paying more for material.

"We expect a great improvement in business generally, and increase in price in the near future."—Francis D. Jackson, Vice-President.

Post & McCord: "From September, 1911, to August, 1912, there were not sufficient orders for steel work placed to anywhere nearly fill the mills and shops to their capacity. Consequently from September, 1911, prices began to sag until both the mills and fabricators were even cutting off their fixed charges in order to keep their plants going. Sufficient tonnage accumulated since June, 1912, to warrant the mills and the fabricating plants to ask a profit and the congestion has been steadily increasing until, in some sections, large bonuses are being paid for immediate delivery.

"It is our opinion that quotations for steel skeleton work will be at least 30 per cent. greater for the next six months than they were during the first part of 1912, due to the increased price of raw material and the increased demand."—Robert C. Post.

Cornell Iron Works: "Structural iron work on buildings has advanced owing to increased demand. As to whether it will advance between January first and April first, that will depend somewhat upon the election. It generally does advance in the spring, but we think the present advance may take the place of the spring rise in prices."—John M. Cornell.

Levering & Garrigues Co.: "The increased cost of structural steel for building work at the present time is almost entirely due to the advance in mill prices of structural material. I do not see how prices for this class of work can decline between the present time and the first of April. The mills seem to be receiving orders faster than they are making shipments and the unfilled tonnage is, therefore, in general, increasing. This, as I take it, is very largely due to the fact that the railroads of the country are being forced into the market for their full normal requirements, whereas, until recently, they have been curtailing expenditures for improvements ever since the panic of 1907.

"While the prices of structural material are perhaps 25 per cent. higher than they were during the first quarter of this year, it must be remembered that at that time they were abnormally low, and the advance which has taken place has not yet brought the price of structural steel work erected in buildings to a figure which can be considered high."—W. A. Garrigues.

KALAMEIN.

Manhattan Fireproof Door Co.—"No doubt our prices will be advanced between now and April 1, due to the fact that the raw material has advanced from 25 to 30 per cent. With the advance of raw material it will be necessary for us to advance our prices."—J. Gleckner, Vice-President.

LIME.

Farnam's Cheshire Lime Co.—"There will be no further advance in the price of lime until after January 1. If business keeps brisk there is a chance for advance in price the early part of next year."—C. J. Curtin, President.

LUMBER.

Southern Cypress Manufacturers' Association.—"Within the past three or four months cypress has advanced all along the line about \$1.50 to \$2.00 per M and it is our opinion that there will be a slight advance between January first and April first."—Geo. E. Watson, Manager.

Hoban-Hunter-Feltner Co.: "The greatest difference in price between now and a year ago is about 6 per cent. advance. We should say that the average price of cypress is \$1.00 a thousand stronger than a year ago, or about 3 per cent. of the average selling price.

"We do not look for any material advances between now and spring, unless the car shortage would prevent receipts in this market. There is no wide fluctuation in the price of cypress lumber as a rule, on account of the necessity of carrying large stocks until the lumber is dry.

"The cypress market is not sensitive to extra heavy demand. It would take several months of more than ordinary demand to cause any mill advance in prices.

"The long and short leaf pine, on the other hand, is liable to quick change on account of the lumber being sold practically from the saw."—Martin J. E. Hoban.

New York Lumber Trade Journal: "In considering the condition of the lumber market we must take into account a fact which many doubtless overlook, and that is, that the lumberman is working on his principal to a greater extent probably than any one else engaged in the marketing of natural products. He is not like the farmer, who can add to the output by planting more seed. He is not like the cattle raiser, who can increase the supply at will. In the case of the lumberman he must take what nature has provided, knowing full well that no living lumber-

man will ever reap a second crop.
 "The advance in the price of lumber, therefore, is more nearly normal than that of most any other commodity we know, and we do not look to see any lower prices in the immediate future. The subway construction and other work of this kind which is being carried on in this section has made a tremendous demand for lumber, and this in addition to that required in the building industry and conditions at points of supply will tend to keep prices stiff, with what looks to us no possibility of a reaction for some time to come.

"In our opinion, if builders hold off because of present prices of lumber, they will wait a long time before they get any cheaper prices. Conditions are such today that a good many of our yards, and some of them very big ones, don't care very much about the building trade, anyway. We know of one large yard whose business is almost entirely with large contractors, doing very little with builders."—Jesse D. Crary, Managing Director.

PAINTS.

John Lucas & Co.—"The trend of prices in the paint line is all upward, due to the high cost of metal products of various kinds. The only exception to the upward trend is in the case of linseed oil on which the market is lower than it was a year ago, due to a considerably larger crop of flaxseed having been produced in the northwest this year than last.

"The reduction in the costs of the finished products of the paint factory affected by the lower linseed oil price is, however, more than offset by the increases in other products, such as basic carbonate of lead, basic sulphate of lead, zinc oxide, petroleum products, tin cans, packing boxes, etc.

"It is our opinion that the selling prices of paints, varnishes and kindred products will continue very strong during the coming spring, at least."—Ernest D. Trigg, General Manager.

Toch Brothers.—"Our forecast for the 1912-1913 season strongly indicates a continuance of practically the same prices as are now prevailing. This year has been a record-breaker in sales with us, notwithstanding the fact that it is Presidential year, and that the policy of the firm is quality goods. This increase in our sales in the face of the keenest competition of a very large number of cheap materials strongly indicates a strengthening tone among the architects, contractors and owners to the use of a higher grade of building material in the modern construction now going on.

"In a survey of the metal protective paint situation, specification and use of high-grade materials for the preservation of steel work covered by building materials it is a sure proof that, although the material is hidden, yet the architect and engineer are fully appreciative of the importance of providing a class of building materials for their constructions that will insure the maximum of endurance for future ages and that the higher cost of construction is decidedly secondary consideration to the factor of quality.

"The 1912 building season has been a generous one and every indication points to great activity for the 1913 season on practically the same prices and lines which now exist."

Charles M. Childs & Co.—"While the price of linseed oil has declined materially, and much lower prices are looked for, yet this is offset by the advanced prices of nearly all paint pigments, and we have just been notified of a further advance in the price of oxide of zinc.

"From our point of view, the outlook for the next few months is especially good, as the building trades are busy. We have taken contracts for paint for several large buildings which are now in the course of construction, and we feel that a good demand for structural paints will keep up for several months to come."

Glidden Varnish Company.—"The outlook for 1913 business is very favorable and we do not anticipate any serious changes in prices the coming year."

SLATE (ROOFING).

E. J. Johnson: "The demand for roofing slate for the past three months has been gradually increasing until at the present time it is severely taxing the ability of the quarries to take care of orders in many sizes and kinds. Within the next 30 days it is anticipated that the stocks in all sizes and kinds of roof slates will be cleaned up, a condition that has not existed in the slate quarries for the past 5 years.

"Unquestionably higher prices will prevail after January 1st. As a matter of fact, prices are now stiffening in many lines, such individual advances running from 5 to 10 per cent."

BUILDING STONE.

B. A. & G. N. Williams: "No noticeable advance has taken place in the cut stone

industry in New York. Prices were never lower in the history of the business than at the present time. Soft stone, marble and granite work during the past two or more years of general depression have been far below normal. If the predicted prosperity arrives on schedule time, 1913 ought to be a good year in the cut stone trade as well as in other lines of the building business."—P. B. Parker.

William Bradley & Son: "We have not noticed any marked increase recently in the building materials that we furnish, which are cut stone and marble exterior and interior uses. We do not know of any reason why prices will advance before the first of April, other than interior marble, on which a large increase in wages will be effective on the first day of March."—Walter Roberts, General Manager.

Arlando Marine: "I do not anticipate any change in the wholesale quotations of the leading building stones of this market during the winter season.

"I have just returned from the Indiana quarry field and while the quarries were all working to about their full capacity, they were nearing the close of their season and none of the quarries except one or two of the largest had any considerable stock of stone under their storage derricks.

"One or two of the largest producers have large stocks, sufficient, I think, to run them through the closed season without any difficulty. My specialty being blue limestone 1, of course, gave more general attention to this grade, the demand for which has been exceedingly good during the past few months, so that none of the quarries are going into the winter season with any considerable stock of first class blue limestone that is not already contracted for shipment during the early months of the winter.

"The Ohio sand stones are perhaps coming into more general favor again, but the prices on these stones have been stable for a number of years and no likelihood of any change during the winter season."

STONE (CRUSHED) AND SAND.

Clinton Point Stone Company: "The price of 1½-inch and ¾-inch crushed stone remains firm, but has not increased appreciably as yet, although with the demand there is at present for this material before the close of navigation, I expect some increase in prices before the first of next April over those prevailing this season as it is likely that the demand for crushed stone may exceed quarry capacity for producing it.

"I do not think the production for this season will vary greatly from that of last year as it has been somewhat curtailed by lack of common labor, which has been scarce this summer."—M. H. Wilson, Secretary and Treasurer.

Goodwin Sand & Gravel Co.: "The price of Cow Bay sand is 45 cents per cubic yard, delivered in scow-load lots, alongside of proper dock within the lighterage limits of New York Harbor, there being an extra charge of 5 cents per yard for all material delivered alongside of dock on the Harlem River, Newtown Creek and Gowanus Canal.

"On and after January 1, 1913, the price of Cow Bay sand will be 50 cents per cubic yard, delivered in scow-load lots, alongside of proper dock within the lighterage limits of the harbor of New York, including Harlem River, Newtown Creek and Gowanus Canal."—M. Crandall, Assistant Secretary.

New York Trap Rock Co.: "The market for crushed stone in 1½-inch and ¾-inch sizes is very strong indeed at this time and has been for the last four months.

"The price has advanced from 90 cents per cubic yard for the 1½-inch to \$1 per cubic yard, and from \$1.10 to \$1.25 per cubic yard on the ¾-inch size, and we think will continue to be at those figures for the rest of the year, and probably for the coming year.

"We think that the quality of crushed stone manufactured during the year 1912 will exceed by 300,000 cubic yards, the quantity manufactured in the year 1911."—M. D. Wandell.

WOOD TRIM MANUFACTURERS.

Weisberg-Baer Co.—"We do not think that price of trim as far as we are concerned will raise between now and January 1, as a matter of fact all the work that we will do for the balance of this year is already contracted for. We would say that rough lumber did go up within the last few months, but the trim market in this city is peculiar, in that we cannot often get our prices in accordance with the raw products, as it is a matter of production and demand and the competition is very keen."

DEPARTMENTAL RULINGS

BUREAU OF FIRE PREVENTION.
Orders Served.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

- A--Signifies, Auxiliary Fire Appliance.
- B-- " Fire Escape.
- C-- " Fireproofing and Structural Alteration.
- D-- " Fire Alarm and Electrical Installation.
- E-- " Obstruction of Exit.
- F-- " Exit and Exit Sign.
- G-- " Fireproof Receptacles and Rubbish.
- H-- " No Smoking.
- I-- " Diagr.ms on Program and Miscellaneous.
- J-- " Discontinue use of premises.
- K-- " Volatile, Inflammable Oil and Explosive.
- L-- " Certificates and Miscellaneous.
- M-- " Dangerous condition of heating or power plant.
- O-- " Discontinue use of Oil Lamps.

| Premises. | Class. |
|--|---------|
| 51 Boerum st, Bklyn, agt Bennie Shapiro & Louie Shatzkin..... | G |
| 51 Boerum st, Bklyn, agt Bennie Shapiro & Louie Shatzkin..... | G |
| 189 Division av, Bklyn, agt William Dommer | G |
| Flatbush av and Maple st, Bklyn, agt Est. J. Lefferts..... | A-C-G-K |
| Flatbush av and Maple st, Bklyn, agt Est. J. Lefferts..... | H |
| 283 Henry st, Bklyn, agt Geo. E. Lovett | G |
| 287 Keap st, Bklyn, agt Samuel Lipshitz | G |
| 1145 Manhattan av, Bklyn, agt Mrs. J. Sabath | G |
| 141 West 48th st, Man, agt William J. Brady..... | G |
| 257 Henry st, Bklyn, agt G. Chauncey | G |
| 124 Joralemon st, Bklyn, agt E. C Granberry | G |
| 136 Joralemon st, Bklyn, agt Mr. Notman | G |
| 547-553 Broadway, Bklyn, agt A. Tonkonogy | G |
| 1440 East New York av, Bklyn, agt A. B. Buchanan..... | G-A-C |
| 767 Rockaway av, Bklyn, agt David Wortzman | A-G |
| 767 Rockaway av, Bklyn, agt David Wortzman | B |
| 767 Rockaway av, Bklyn, agt David Wortzman | H |
| 302 Stone av, Bklyn, agt Ike Nur..... | G |
| 385-387-389 Stone av & 344-46-48 Christopher av, Bklyn, agt Henry F. Shephard | A-C-G |
| 385-387-389 Stone av & 344-46-48 Christopher av, Bklyn, agt Henry F. Shephard | G |
| East side Broadway, bet. Lockwood av & South st, Far Rockaway, Queens, agt Est. of Chas. Donahue | B |
| 165 Pioneer st, Bklyn, agt John G. Myer | G |
| 528 Sutter av, Bklyn, agt Richardson & Dutt | G |
| 129th st and Park av (S. W. Cor.) Man, agt Carl Lusser..... | F-E-I-C |
| 129th st and Park av (S. W. Cor.) Man, agt Carl Lusser..... | B |
| 4430 3d av, Bronx, agt Fordham Palace Amusement Co..... | D |
| 36 Franklin st, Bklyn, agt Mrs. R. H. Carr..... | G |
| 22 South Waverly av, Rockaway, Queens, agt Harry Nathons.... | D |
| 22 South Waverly av, Rockaway, Queens, agt Harry Nathons.... | A-F-B |

JOSEPH JOHNSON,
Fire Commissioner.

WILLIAM GUERIN,
Acting Chief Bureau of Fire Prevention.

BUREAU OF BUILDINGS.

New Materials of Construction.
BULLETIN NO. 51—1912.

Portland Cement.—The following cements have been added to the list of Portland cements which meet the requirements of section 16 of the Building Code: Allentown, Bath and Knickerbocker.

Fireproof Trim.—The incombustible flooring composition manufactured by the American Flooring Co., of 1170 Broadway, City, is approved for use as flooring and interior trim in buildings exceeding 150 feet in height.

Dated November 6, 1912.
 RUDOLPH P. MILLER,
 Superintendent of Buildings.

Rope Drive Data.

A treatise thoroughly illustrated, giving vast amount of valuable information on the subject of rope drives and their advantages, is being distributed to architects, especially those specializing on factory construction, and to engineers, by the American Manufacturing Company, of Noble and West streets, Brooklyn, N. Y. The work contains complete explanation of up-to-date methods of power and also reveals how to reduce power cost in industrial buildings. The book, which is in no sense a catalogue or advertisement, is sent free on request.

CURRENT BUILDING OPERATIONS

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

Park & Tilford's Candy Factory.

The Park & Tilford Company, of 5th avenue and 26th street, wholesale grocers, are completing plans for the erection of a fireproof candy factory at 543 to 551 West 43d street through to 548 to 550 West 44th street, opposite the new six-story storage warehouse which Archibald D. Russell, of Princeton, New Jersey, is constructing at 529 to 541 West 42d street and 532 to 538 West 43d street, between 10th and 11th avenues, who has leased the building for a term of years to Park & Tilford, for their chief shipping and storage warehouse. The cost of this site and building together, it is estimated, will represent close on to \$1,500,000. Lancing C. Holden, 103 Park avenue, was the architect for this building, and it was stated at the office of Park & Tilford on Thursday that in all probability Mr. Holden would be retained as architect for the new factory. Frank Tilford is president; James W. Buchner, secretary, and John R. Agnew, treasurer.

\$2,000,000 Hotel Project for Newark.

J. Flood Walker, architect, 140 Cedar street, Manhattan, is promoting plans for a twelve-story hotel, to be erected at Broad and Lafayette streets, Newark, N. J., to cost \$2,000,000. The building will contain 310 rooms. Parties behind the project include Curtis R. Burnet, president of the Board of Trade, Newark; Frank J. Bock, postmaster; Christian Fleissner, president of the Broad and Market Bank; George W. Avery, E. Thompson Owen and William Milligan of the Hotel Rector Company. The structure, if erected, will be under the supervision of the General Hotel Corporations of New York. Friedman, Robertson & Keeler, 140 Cedar street, N. Y. C., will probably be assistant architects.

Contract for Hall of Philosophy.

The E. E. Paul Company, of 1 Madison avenue, has signed the general contract to erect the new hall of philosophy on University Heights, for the New York University, from plans by Crow, Lewis & Wickenhofer, 200 5th avenue, and McKim, Mead & White, 160 5th avenue, associate architects. The structure is to cost \$200,000, will be strictly fireproof, three and one-half stories, 90x53 feet, with an exterior of granite, limestone and brick.

Bronx Court House Bids.

The John H. Parker Company, 315 4th avenue, at \$309,875, has submitted the lowest bid for the completion of the Bronx Court House at 3d and Brook avenues, and 161st street. The second lowest bid was from Connors Brothers Co., 17 West 42d street, \$321,700. The third lowest was Durkin & Laas, 103 Park avenue, \$322,300. The fourth lowest was J. T. Brady & Company, 103 Park avenue, \$323,840.

Figuring for Christian Workers' Home.

L. C. Holden, 103 Park avenue is taking estimates from general contractors for the eight-story fireproof home, 52x110 feet, which the Christian Workers' Home, of the Mission & Tract Society, 105 East 22d street, is to erect at 6-7 Gramercy Park West, costing about \$200,000. Miss Gertrude Dodd is treasurer of the society. The building will include dormitories, dining and reception rooms.

Another Montefiore Hospital.

Buchman & Fox, 11 East 59th st, and Arnold W. Brunner, 320 5th av, architects, have plans in progress and expect to take estimates about Dec. 9 for a private hospital to be erected at the corner of Bainbridge avenue and Gun Hill road, The Bronx, for the Montefiore Home for Chronic Invalids, now situated at Broadway and 138th street. The building will be four stories, 100x50 feet, with a brick facing on reinforced concrete, costing about \$200,000. This project will be erected separately, but in connection with the Montefiore Home now under course of construction on the adjoining premises.

Hotel for Far Rockaway.

Oscar Lowinson, of 5 West 31st street, Manhattan, has been commissioned to prepare plans for the Hotel St. Felix, to be erected at Ostend, Far Rockaway, L. I., to cost about \$70,000. It is claimed that this will be the first modern hotel to be built at Far Rockaway. It will contain four stories, including public and private restaurants, a grill room and elevator equipment.

Bids for Public Bath.

The Department of Public Charities, foot of East 26th street, is ready to advertise for bids for the new public bath, 75x100 feet, of brick and stone construction, to be erected in the north side of 26th street, 105 feet west of 9th avenue, to cost in the neighborhood of \$180,000. William Emerson, 281 5th avenue, is the architect. Frank Sutton, 80 Broadway, will be the engineer.

Plans for Public School 176.

The Board of Education, through C. B. J. Snyder, 500 Park avenue, architect, will call for bids some time in January for the construction of Public School 176, on 12th avenue, between 64th and 65th streets. The cost is estimated at \$270,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

98TH ST.—Excavating is under way for two 9-sty apartment houses, 62x101 ft., in the north side of 98th st, 100 ft west of Broadway, for the A. C. & H. M. Hall Realty Co., Broadway and 108th st, owner. G. Ajello, 1 West 34th st, architect.

BROADWAY.—George & Henry Boehm, 7 West 42d st, architects, have nearly completed plans for alterations to the 5-sty restaurant, hotel and apartment on the west side of Broadway, between 51st and 52d sts, for the estate of J. J. Einery, care of Girard Trust Co., Chestnut and Broad sts, Phila., Pa. Cost, \$100,000.

51ST ST.—J. Rely Gordon, 507 5th av, is preparing plans for a 12-sty apartment house, 42x100.5 ft, to be erected at 33 West 51st st, for the 33 West 51st St Co., of which Franklin M. Haines, 507 5th av, and Francis Gilbert are members. The entire investment will represent about \$550,000.

8TH ST.—Samuel G. Herts contemplates the erection of an apartment house at 302-8 West 8th st, which he recently purchased from the estate of Alida Dreyfuss. Project will probably not go ahead until spring.

RIVERSIDE DR.—Schwartz & Gross, 345 5th av, are preparing plans for two 12-sty apartments, 180x100 ft, to be erected on Riverside drive from 141st st to 142d st, for the Carnegie Construction Co., 420 West 119th st, owner, Charles Newmark, president; Aaron, B. Davis, secretary.

31ST ST.—John H. Friend, 148 Alexander av, has completed plans for alterations to the 4-sty tenement, 241 West 31st st, for the Province of St. Joseph of the Capuchin Order, 214 West 31st st, owner.

57TH ST.—Rouse & Goldstone, 38 West 32d st, have completed plans for alterations to the 9-sty apartment house, 46x90 ft, at 256-60 West 57th st, for the Rutland Leasing Co., 149 Broadway, owner. Cost, \$50,000.

162D ST.—Gronenberg & Leuchttag, 7 West 22d st, have completed plans for a 6-sty apartment, 102.2x105.4 ft, to be erected at the

northwest corner of 162d st and Ft. Washington av, for the Hilliard Construction Co., 2865 Broadway, owner. Cost, \$225,000.

162D ST.—Harold L. Young, 1204 Broadway, has completed plans for a 6-sty apartment, 102.2x irregular, to be erected at the southeast corner of 162d st and Ft. Washington av, for the Friedman Construction Co., owner. Cost, \$350,000.

140TH ST.—Samuel Sass, 32 Union sq, has completed plans for a 6-sty apartment, 135x86.11 ft, to be erected at 603-11 West 140th st, for the Dayton Realty Co., 132 Nassau st, owner. Cost, \$200,000.

49TH ST.—Nast & Springsteen, 21 West 45th st, have completed plans for a 9-sty apartment house, 49.11x85.5 ft, to be erected at 146-8 East 49th st, for the Maze Realty Co., 2650 Broadway, owner. Cost, \$150,000.

171ST ST.—George Fred Pelham, 507 5th av, has completed plans for a 6-sty tenement, 57.6x79.6 ft, to be erected in the north side of 171st st, 100 ft east of Audubon av, for the Fair Deal Realty Co., 117 West 119th st, owner. Cost, \$50,000.

FT. WASHINGTON AV.—Harold L. Young, 1204 Broadway, is preparing plans for a 6-sty apartment, 102x142 ft, to be erected at the southeast corner of Fort Washington av and 162d st, for the Friedman Construction Co., Henry Friedman, president, 171 Broadway, owner. Cost, \$175,000.

HOSPITALS AND ASYLUMS.

MADISON AV.—Max G. Heidelberg, 322 5th av, architect, is ready for bids for the 6-sty and basement clinic and dispensary building, 35x100 ft, to be erected at Madison av and 124th st, for the Hospital for Deformities and Joint Diseases, Dr. H. M. Frauenthal, on premises. Cost, \$75,000.

HOTELS.

11TH ST.—Eugene J. Lang and John F. Rowley, 481 5th av, architects, are taking bids for alterations to the Hotel Alabama at 17 East 11th st.

MUNICIPAL WORK.

SOUTH FERRY.—The U. S. Government, Treasury Department, Washington D. C., is taking bids for the mechanical equipment (except plumbing and elevators) for the barge office and power plant near South Ferry on the site of the present Emigrant Station, from plans by Oscar Wenderoth, Treasury Department, Washington, D. C., supervising architect. North Eastern Construction Co., 225 5th av, has the general contract. Bids close November 21 at 3 p. m.

57TH ST.—The City of New York, George McAneny, president, is taking bids for alterations to the Court House at 151-153 East 57th st. Bids will close November 20 at 2 p. m.

MANHATTAN.—The City of N. Y., Calvin Tomkins, commissioner Department of Docks and Ferries, Pier A, foot of Battery pl, North River, owner, is taking bids to close November 22 for piles, Contract No. 1356, for furnishing and delivering piles.

STABLES AND GARAGES.

AV. A.—The Brewer Estate, 141 Broadway, owner, is taking bids for a rear addition to the garage at 362-370 Av A, and 504-506 East 23d st, from plans by Joseph Putzel, 29 West 34th st, architect. The Auto Truck Storage & Exchange Co., 370 Av A, lessee. Cost, \$8,000.

WEST END AV.—Figures are being received for the 6-sty garage, 200x125 ft, to be erected on the east side of West End av, from 63d to 64th sts, for Archibald D. Russell, 30 Pine st, owner. The International Motor Service Association, 1777 Broadway, is lessee. L. C. Holden, 103 Park av, architect. Cost, \$250,000.

STORES, OFFICES AND LOFTS.

41ST ST.—Geo. & Edw. Blum, 505 5th av, architects, are taking bids on masonry for the 20-sty office building, 50x100 ft., to be erected at 18-20 East 41st st, for the Holland Construction Co., Judson S. Todd, president, 11 Pine st, owner. Clark MacMullen & Riley, 80 Maiden Lane, steam and electrical engineers.

CHRYSTIE ST.—Louis A. Sheinart, 194 Bowery, is preparing plans for the erection of a 7-sty fireproof loft building, 19x92 ft., at 87 Chrystie st, for the Nathan Harrison Realty Co.

57TH ST.—Rouse & Goldstone, 38 West 32d st, are preparing plans for a 6-sty loft building, 58x53 ft, to be erected at the southwest corner of 57th st and Broadway, for Klein & Jackson, 149 Broadway, owners. H. H. Oddie, Inc., 251 4th av, has the general contract.

THEATRES.

AV A.—Joseph Burger, 107 2d av, baker, has leased the plot 194x100 ft on the east side of Av A, between 5th and 6th sts, which he will improve with a theatre, restaurant and dance hall.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

160TH ST.—Wolfe Burland, 811 Westchester av, recently purchased property, 65x77 ft, in 160th st, 148 ft west of Prospect av. It was reported elsewhere during the week that the property would be improved with an apartment house, but it was stated at this office that nothing definite has been decided.

BATHGATE AV.—M. W. Del Gaudio, Tremont and Webster avs, has completed plans for a 6-sty apartment house, 55x82 ft, for the

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Both quotations above are from Bulletin 95 (page 44), U. S. Dept. of Agr. (Forest Service), June 30, 1911.

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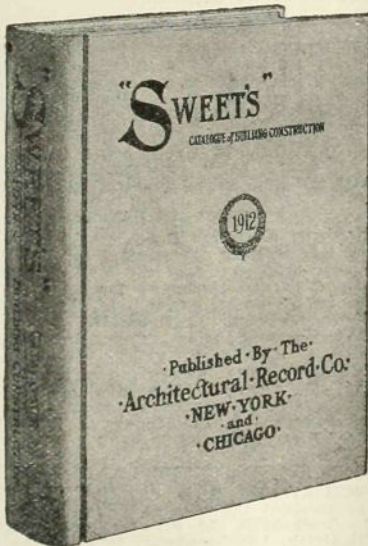
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CHURCH ST.—McDermott & Hanigan, 103 Park av, have received the contract for alterations to the store and office buildings at the northwest corner of Church and Warren sts, and the southwest corner of Cortlandt and Greenwich sts.

6TH AV.—Richard L. Walsh, 100 William st, has received the general contract to erect a 1-sty brick taxpayer, 25x49 ft, at the northwest corner of 6th av and 57th st, for the Yvelin Estate, Garden City, L. I., owner. Arthur W. B. Wood, 1 Madison av, N. Y. C., architect. Cost, \$4,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.—WEST END AV, s w cor 104th st, 12-sty apartment house, 100.11x89.11, cost, \$500,000; owner, Michael E. Paterno Realty Co., 601 West 115th st; architect, Gaetan Ajello, 1 West 34th st. Plan No. 615.

ST. NICHOLAS AV, n e cor 187th st, 5-sty tenement, 75x65x53; cost, \$50,000; owner, St. Nicholas Av Construction Co., 562 West 171st st; architect, Andrew J. Thomas, 2526 Webster av, Bronx. Plan No. 623.

55TH ST, 39-41 West, 9-sty apartment house, 50x85.5; cost, \$200,000; owner, George Backer Construction Co., 62 West 45th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 624.

72D ST, 105-109 West, 12-sty store and apartment house, 50x83.2, slag roof; cost, \$300,000; owner, 105 West 72d St Co., 53 East 20th st; architects, George & Edward Blum, 505 5th av. Plan No. 627.

DWELLINGS.

37TH ST, 431 W, 3-sty dwelling and stable, 25x98.4; cost, \$10,000; owner, Geo. Kern, Inc., 496 9th av; architect, Geo. H. Van Auker, 30 East 14th st. Plan No. 612.

FACTORIES AND WAREHOUSES.

31ST ST, 340-342 W, 1-sty & basement steam plant, 40x51.6, extension 40x47.3, slag and felt roof; cost, \$22,000; owner, Chas. I. Taylor, 54 Wall st; architect, Wm. Weissenberger, 55 Duane st. Plan No. 613.

HALLS AND CLUBS.

95TH ST, 209 West, 1-sty amusement hall, 24.2x100.9, tin roof; cost, \$20,000; owner, Kerlock Realty & Construction Co., 63 Park Row; architects, GGoldner & GGoldberg, 391 East 149th st. Plan No. 618. Owner builds.

HOSPITALS AND ASYLUMS.

SPRING ST, 34-36, 2-sty dispensary 51.1x124.1, tar and gravel roof; cost, \$25,000; owner, New York Dispensary, 145 Worth st; arch-



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The "ORIGINAL" FARNAM'S "CHESHIRE" LIME

itects, Trowbridge & Livingston, 527 5th av. Plan No. 616. Wm. Crawford, 7 East 42d st, has contract.

BEEKMAN ST, n w cor Water st, 6-sty hospital, 56.9x74.8; cost, \$65,000; owner, Volunteer Hospital, 34 West 28th st; architect, Adolph Mertin, 34 West 28th st. Plan No. 625.

PUBLIC BUILDINGS.

22D ST, 137-143 East, 4-sty childrens' court building, 81.5x74.8, tile roof; cost, \$200,000; owner, City of New York; architects, Crow, Lewis & Wickenhoefer, 200 5th av. Plan No. 626.

STABLES AND GARAGES.

102D ST, 414 East, 1-sty garage, 25x100.11, slag roof; cost, \$3,000; owner, Adam C. Wicke, 412 East 102d st; architect, Charles Gens, 165 East 88th st. Plan No. 620.

STORES, OFFICES AND LOFTS.

9TH AV, s w corner 26th st, 10-sty loft, 98.9x100, slag roof; cost, \$250,000; owners, Heywood, Strasser, Voight Lithographic Co., 155 Leonard st; architects, Shire & Kaufman, 373 4th av. Plan No. 614.

BROADWAY, 1767-1769, 6-sty store and loft, 57.11x39.5x54.3, slag roof; cost, \$75,000; owner, Rutland Leasing Co., 149 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 617. Not let.

CHRYSSTIE ST, 87, 7-sty store and loft, 19x92, concrete roof; cost, \$30,000; owner, Nathan Harrison Realty, 61 Park Row; architect, L. A. Sheinart, 194 Bowery. Plan No. 619.

13TH ST, n s, 549 w 3d av, 1-sty office, 40x85, slag and tar roof; cost, \$3,500; owner, August Luckow, 103 East 13th st; architect, Frank Wennemer, 2136 Honeywell av. Plan No. 622. Gustav Staiger, 11 East 128th st, has mason work.

THEATRES.

AMSTERDAM AV, w s, 50 s 180th st, 2-sty picture theatre, 38x100, cement roof; cost, \$12,000; owner, Kerlock Realty & Construction Co., 63 Park Row; architects, Von Beren & La Velle, 507 5th av. Plan No. 621.

MISCELLANEOUS.

CENTRAL PARK WEST, 59th and 61st sts and Broadway, block fence, 37.11x19; cost, \$1,000; owners, Huberth & Gabel, 147 4th av; architect, Harry O. Reeves, 128 4th av. Plan No. 611.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

159TH ST, s s, 92 e Courtlandt av, 5-sty brick tenement, plastic slate roof, 50x86.5; cost, \$45,000; owners, Cedar Construction Co., Joseph J. Lese, 35 Nassau st, president; architects, Charles Schaefer, Jr., Co., 401 Tremont av. Plan No. 831.

AQUEDUCT AV, s w cor 171st, 5-sty brick tenement, slag roof, 50x90; cost, \$45,000; owner, Lloyd Phyfe Co., Ogden and Aqueduct av; architect, Lloyd I. Phyfe, 949 Ogden av. Plan No. 830.

182D ST, n s, 125.9 w Prospect av, 5-sty brick tenements, plastic slate roof, 50x86; cost, \$50,000; owner, Sarah Browning, 2286 Beaumont av; architects, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 837.

FRANKLIN AV, s w cor 169th st, two 5-sty brick tenements, tar and gravel roof, 34.0x80.3 & 39.4x92.6; cost, \$85,000; owners, Eckman Bldg. Co., Hayman Eckman, 1054 Grant av, pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 838.

DWELLINGS.

235TH ST, s s, 175 w Kepler av, 2-sty brick dwelling, tin roof, 20x55; cost, \$5,000; owner, Chas. F. W. Bange, 134 East 235th st; architect, Anton Pirner, 2066 Blackrock av. Plan No. 832.

FIELDSTONE RD, w s, 50 s Faraday av, 2-sty frame dwelling, tin roof, 21x44, cost, \$1,500; owner, Arthur Gorman, Sedgwick av; architect, Robt. W. Murphy, Fieldstone rd. Plan No. 836.

CLINTON AV. w s, 44 n Greene av, 1-sty brick fence and tool house, 24.2x6.4, tar and gravel roof; cost, \$2,000; owner, Julius Liebmann, 380 Clinton av; architect, Benj. Driesler, 153 Remsen st. Plan No. 6815.

FLUSHING AV, n s, 114.10 w Morgan av, 1-sty brick boiler and engine house, 49.4x78.4, tar and slag roof; cost, \$20,000; owner, Adolf Gobel, Morgan av and Rock st; architect, Louis Allmendinger, 926 Bway. Plan No. 6813.

Queens.

DWELLINGS.

ARVERNE.—Waverest av, e s, bet Bannister & Elizabeth avs, five 2½-sty frame dwellings, 21x30, shingle roof, 1 family; cost, \$15,000; owner, Waverest Construction Co., 17 5th av N. Y. C.; architect, Emil Erickson, 640 Fulton st, Brooklyn. Plan No. 3527.

CORONA.—Benjamin st, e and w s, 120 n Smith av, four 2-sty frame dwellings, 17x30, shingle roof, 1 family; cost, \$10,000; owner, T. Gange, 120 Grant av, Corona; architect, A. Magnolin, 112 Lincoln st, Corona. Plan Nos. 3528-29-30-31.

CORONA.—50th st, w s, 142 n Jackson av, two 2-sty frame dwellings, 19x46, tin roof, 2 families; cost, \$6,400; owner, Alfonso Napoli, 124 43d st, Corona; architect, Alfred Di Basi, 29 West Jackson av, Corona. Plan Nos. 3525-26.

EDGEWATER.—Dickerson av, w s, 300 s Fulton av, 3-sty frame boarding house, 104x68, shingle roof; cost, \$35,000; owner, S. & L. Construction Co., Far Rockaway; architect, Howard & Callmann, Far Rockaway. Plan No. 3521.

FOREST PARK HEIGHTS.—Morton st, e s, 90 n Pulaski st, 2-sty frame dwelling, 32x37, shingle roof, 1 family; cost, \$5,000; owner, John A. Hoerning & Co., 51 Furman av, Middle Village; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 3522.

QUEENS.—Ascot pl, n s, 100 w Cattering av, two 2½-sty frame dwellings, 24x31, shingle roof, 1 family; cost, \$8,000; owner, Queens Court Realty Co., 200 Broadway, N. Y. C.; architect, J. L. Theo Tillack, Park Row Building, N. Y. C. Plan Nos. 3523-24.

ROCKAWAY BEACH.—Dodge av, e s, 148 s Ocean av, two 1-sty frame dwellings, 16x48, shingle roof, 1 family; cost, \$1,400; owner, M. & H. Flecker, South Pleasant av, Rockaway Beach; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan Nos. 3519-20.

ARVERNE.—Remington av, w s, 340 s Morris av, 2½-sty frame dwelling, 25x40, shingle roof, 1 family; cost, \$7,000; owner, S. Strauss, 416 Boulevard, Rockaway Beach; architect, Chas. R. Peck, 2802 Jamaica av, Richmond Hill. Plan No. 3544.

ARVERNE.—Amstel Boulevard, n s, 304 n w Remington av, 2½-sty frame dwelling, 28x32, shingle roof, 1 family; cost, \$4,000; owner, Samuel Englesberg, 56 West 17th st, N. Y. C.; architect, Arthur Wisner, 37 Liberty st, N. Y. C. Plan No. 3533.

BAYSIDE.—Crocheron av, s w corner 4th st, three 2½-sty frame dwellings, 22x28, shingle roof, 1 family; cost, \$9,000; owners, Nelson & Stromgren, 103 Prometcha av; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 3536, 37-38.

FLUSHING.—15th st, w s, 100 n Myrtle av, 1-sty frame dwelling, 23x35, shingle roof, 1 family; cost, \$2,000; owner, Mrs. Mary F. Williams, 150 West 104th st, N. Y. C.; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 3533.

JAMAICA.—Phraner av, n e corner Cumberland st, four 2-sty frame dwellings, 17x44, tin roof, 2 families; cost, \$14,000; owner, John Macona, South st, Jamaica; architect, Edward Jackson, Jamaica av, Richmond Hill. Plan Nos. 3540-41-42.

CORONA.—Bergen st, w s, 125 s Park av, eight 2-sty frame dwellings, 20x54, tin roof, 2 families, cost, \$45,600; owner, Thomas Daly, 12 39th st, Corona; architect, Robert W. Johnson, 60 Grove st, Corona. Plan Nos. 3552-3-4-6-7-8-9-60.

CORONA.—Prak av, n s, 40 e Grant st, 2-sty frame dwelling, 17x28, shingle roof, 1 family; cost, \$2,000; owner, Antomia D. Santis, 40 Lake st, Corona; architect, Wm. K. McIntyre, 27 Grand av, Corona. Plan No. 3551.

DUNTON.—Baker av, w s, 225 s Jerome av, 2½-sty frame dwelling, 14x28, shingle roof, 1 family; cost, \$4,000; owner, Dunton Constn. Co., Dunton; architect, Lars Olsen, 363 Fulton st, Jamaica. Plan No. 3545.

ELMHURST.—Paris Boulevard, s s, 460 e Thompson av, 2½-sty frame dwelling, 20x35, shingle roof, 1 family; cost, \$3,000; owner, E. F. Jones, Elmhurst; architect, S. Maxon, Jr., Endicott av, Elmhurst. Plan No. 3495.

JAMAICA.—Amherst av, n s, 40 w Victoria st, two 2½-sty frame dwellings, 20x40, shingle roof, 1 family; cost, \$8,000; owner, Ignatz Wohl, 27 North Washington av, Jamaica; architect, I. M. Kirby, Jamaica. Plan Nos. 3549-50.

MORRIS PARK.—Sherman st, e s, 593 s Liberty av, two 2½-sty frame dwellings, 18x30, shingle roof, 1 family; cost, \$5,200; owner, Emanuel Larsen, Liberty av, Morris Park. Plan Nos. 3546-48. Architect, owner.

MORRIS PARK.—Wick st, w s, 644 s Liberty av, 2½-sty frame dwelling, 18x30, shingle roof, 1 family; cost, \$2,600; owner and architect, Emanuel Larsen, Liberty av, Morris Park. Plan No. 3547.

WOODHAVEN.—Syosset st, s s, 80 w Yarmouth st, 2-sty frame dwelling, 17x44, shingle roof, 1 family; cost, \$2,600, owners, Sim & Greig, 165 2d st, Union Course; architect, J. D. Geddis, 4 Lexington st, Richmond Hill. Plan No. 3494.

WOODHAVEN.—Syosset st, s w cor Yarmouth st, two 2-sty frame dwellings, 37x55, tin roof, 4 families; cost, \$7,000; owners, Sim & Greig,

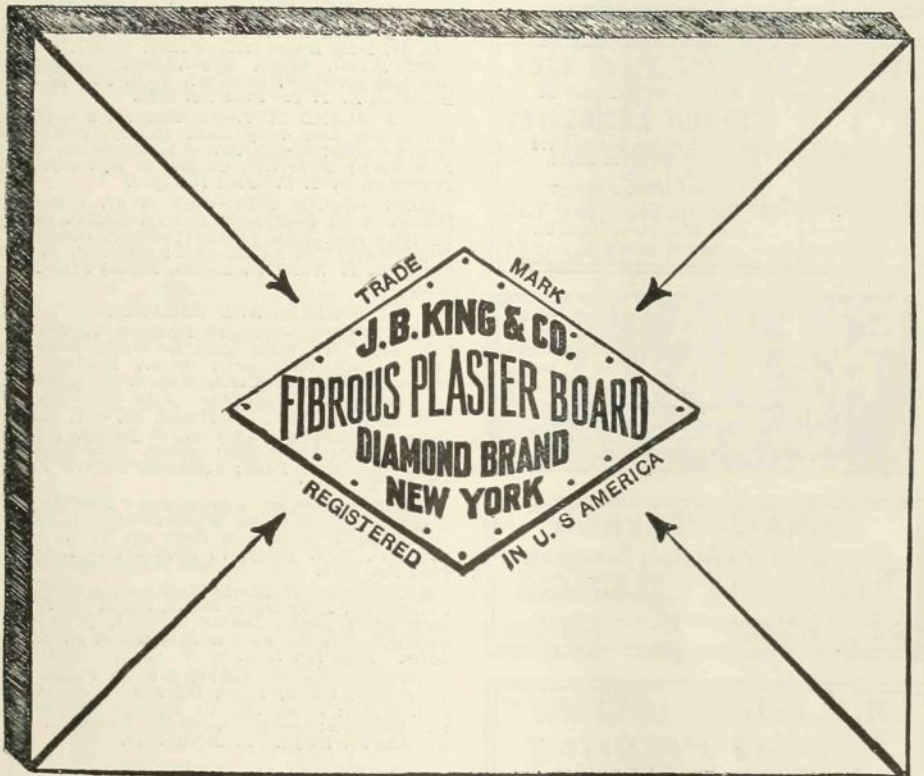
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BAYSIDE.—Jackson st, w s, 120 n Lamartine av, two 2½-sty frame dwellings, 26x31, shingle roof, 1 family; cost, \$6,000; owner and architect, Gustave A. Cooper, 75 Whitestone av, Flushing. Plan Nos. 3578-79.

CORONA.—Benjamin st, ws, 262 s Park av, 2-sty frame dwelling, 20x54, tin roof, 2 families; cost, \$3,700; owner, Thomas Daly, 39th st, Corona; architect, R. W. Johnson, 50 Grove st, Corona. Plan No. 3577.

EDGEWATER.—Frank av, s w cor Hantz pl, 2-sty frame dwelling, 30x23, shingle roof, 1 family; cost, \$2,000; owner, Hiram Goldin, Inwood; architect, Jos. H. Cornell, Far Rockaway. Plan No. 3572.

ELMHURST.—Cook av, s s, 130 w Horam av, 2½-sty frame dwelling, 22x48, shingle roof, 1 family; cost, \$3,500; owner, F. Mertins, Cook av, Elmhurst; architect, Robert Johnson, 60 Grove st, Corona. Plan No. 3576.

JAMAICA.—Church st, e s, 280 s Catherine st, 1½-sty frame dwelling, 14x30, shingle roof, 1 family; cost, \$2,600; owner, Jos. Pette, 4 Kaplan st, Jamaica; architect, I. M. Kirby, Jamaica. Plan Nos. 3564-65. (Two buildings.)

MASPETH.—Clinton av, s s, 200 e Astoria rd, 2-sty frame dwelling, 28x28, tin roof, 2 families; cost, \$2,000; owner, Jan. Berta, 75 Clinton av, Maspeth; architect, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 3583.

ROSEDALE.—President st, n s, 100 e Rose-dale av, 2½-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$2,300; owner, Alfred J Rapson, Rosedale av, Rosedale. Plan No. 3584.

ROSEDALE.—Sumner av, n s, 275 w Rosedale av, 2-sty frame dwelling, 20x27, shingle roof, 1 family; cost, \$2,000; owner, Mrs. C. Mortinson, Rosedale. Plan No. 3568.

SOUTH OZONE PARK.—Kaiser av, es, 25 n Baldwin av, 2-sty frame dwelling, 16x26, shingle roof, 1 family; cost, \$1,800; owner, F. K. Chapman, 45 Kaiser av, South Ozone Park. Plan No. 3575.

WOODHAVEN.—Woodhaven av, e s, 304 s Jamaica av, 2-sty frame dwelling, 18x40, shingle roof, 1 family; cost, \$3,500; owner, Frank E. Gibson, 1645 Woodhaven av, Woodhaven; architect, Edw. Ball, 514 Union av, Richmond Hill. Plan No. 3567.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—3d st, n s, 228 e Van Alst av, 1-sty frame storage shed, 100x75, ready roofing; cost, \$2,500; owner, Columbia Paper Bag Co., premises; architect, F. G. Folson, 127 E 23d st, N. Y. C. Plan No. 3555.

LONG ISLAND CITY.—Freeman av, n s, from 5th to 6th av, 4-sty brick factory, 200x156; cost, \$300,000; owner, Arrow Motor Realty Co., New York; architects, Griffen & Wyncoot, 30 Church st, N. Y. C. Plan No. 3581.

LONG ISLAND CITY.—Jackson av, s w cor Honeywell st, 4-sty brick factory, 52x268, plastic slate roof, cost, \$225,000; owner, Goodyear Improvement Co., Akron, Ohio; architect, A. H. Bowditch, 17 Water st, Boston, Mass. Plan No. 3580.

STABLES AND GARAGES.

WHITESTONE.—Willets Point, s s, 500 e 14th av, 1-sty brick garage, 19x21, asbestos shingle roof; cost, \$500; owner, Harvey W. Pease, premises; architect, Wm. J. McCormick, 16 West 22d st, Whitestone. Plan No. 3534.

BELLAIRE PARK.—Claremont av, w s, 622 n Bellaire Boulevard, 1-sty brick garage, 19x21, shingle roof; cost, \$500; owner, Lizzie Montgomery, Bellaire Park; architect, owner. Plan No. 3573.

FLUSHING.—Parsons av, n w cor Sinclair av, 1-sty brick garage, 16x16, tile roof; cost, \$500; owner, John Kissell, 50 Hoyt av, L. I. City; architect, T. J. Reidy, 76 Hoyt av, L. I. City. Plan No. 3574.

MIDDLE VILLAGE.—Lafayette st, e s, 187 n Barnum av, 2-sty frame stable, 22x15, tin roof; cost, \$300; owner, Isidore Goodfiet, premises; architect, Edward Rose & Son, Grand st, Elmhurst. Plan No. 3582.

WOODHAVEN.—Ocean av, n e cor Fulton st, 1-sty brick stable, 18x20, tar and gravel roof; cost, \$1,500; owner, Michale Zumbo, 16 Russell st, Brooklyn; architect, Chas. Cammelli, 60 Graham av, Bklyn. Plan No. 3571.

STORES AND DWELLINGS.

WOODHAVEN.—Fulton st, n s, 22 e Ocean av, four 2-sy brick store and dwellings, 19x52, tar and gravel roof, 1 family; cost, \$16,000; owner, Michael Zumbo, 16 Russell st, Brooklyn; architect, Chas. Cammelli, 60 Graham av, Brooklyn, Plan No. 3570.

WOODHAVEN.—Fulton st, n e cor Ocean av, 2-sty brick store and dwelling, 20x60, tar and gravel roof, 1 family; cost, \$5,000; owner, Michael Zumbo, 16 Russell st, Brooklyn; architect, Chas. Cammelli, 60 Graham av, Brooklyn. Plan No. 3569.

STORES, OFFICES AND LOFTS.

CORONA.—South av n s, 80 w Fairview av, 1-sty frame store, 16x11, tin roof; cost, \$300; owner, G. Manzio, 9 South av, Corona. Plan No. 3535.

MORRIS PARK.—Ridgewood av, s s, 303 w North Villa st, 2-sty brick store house and office, 22x198, tar and gravel roof; cost, \$7,000; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 3532.

STORES AND TENEMENTS.

RIDGEWOOD.—Onderdonk av, s w cor Grove st, 3-sty brick store and tenement, 25x78, slag roof, 4 families; cost, \$12,000; owner, Gus Kern, Wyckoff av, Evergreen; architect, Otto Thomas, 2358 Myrtle av, Evergreen. Plan No. 3497.

THEATRES.

ELMHURST.—Broadway, s s, 60 w Paris Boulevard, 1-sty frame moving picture show, 35x30, tin roof; cost, \$3,500; owner, Frank E.

Allen, 133 West 42d st, N. Y. C.; architect, Phillip Resnyk, 40 West 32d st, N. Y. C. Plan No. 3498.

MISCELLANEOUS.

FAR ROCKAWAY.—Central av, n s, 200 e Railroad av, 1-sty frame shed, 20x60, tin roof; cost, \$1,000; owner, W. Henry Beegle, Franklin av, Far Rockaway; architect, Samuel A. Mott, 77 Seneca av, Far Rockaway. Plan No. 3562.

JAMAICA CREEK.—Bay av, e s, ¼ mlle s Rockaway road, 1½-sty frame boat house, 12x16, shingle roof; cost, \$100; owner, J. F. Gill, Jamaica; architect, Otto Hildebrandt, Springfield. Plan No. 3496.

LONG ISLAND CITY.—Jackson av, s w cor Paynter av, erect frame billboard, 150x12; cost, \$150; owner, Wm. Ulmer Brewing Co., Beaver st, Brooklyn. Plan No. 3468.

LONG ISLAND CITY.—Webster av, n s, 100 w Vernon av, erect frame fence, 150x5; cost, \$150; owner, Manufacturers and Bottlers Supply Co., 701 Vernon av, L. I. City. Plan No. 3563.

Richmond.

DWELLINGS.

MANEE AV, w s, 160 s Jacob st, Tottenville, frame dwelling, 1½-sty, 24x24; cost, \$1,200; owner, John Sohl, Tottenville; architect, C. Peterson, Tottenville; architect builds. Plan No. 722.

SLEIGHT AV, 877 s Amboy rd, Tottenville, 2-sty frame dwelling, 22x28; cost, \$1,900; owner, Julia Previs, Tottenville; architect, C. Peterson, Tottenville; architect builds. Plan No. 725.

RIDGEWOOD PL, w s, 200 s Castleton av, Brighton Heights, 2½-sty frame dwelling, 20x30; cost, \$2,600; owner, Karlson Bros., New Brighton; architect, John Davies, Brighton Heights; owner builds. Plan No. 724.

TAYLOR ST, 260 s Richmond Terrace, West New Brighton, 2½-sty frame dwelling, 34x28; cost, \$5,500; owner, David J. Machof, West New Brighton; architect, Harry Pelchor, Bank Building, Port Richmond; builder, Patrick Brennan, 84 Elm Court, West New Brighton. Plan No. 723.

HATFIELD AV, n s, 25 w Elm st, Port Richmond, two 2-sty frame dwellings, 20x45; cost, \$3,500 each; owner, James Pedus, Hatfield av, Port Richmond; architect, John O. Johnson, Lafayette av, Port Richmond; architect builds. Plan No. 716. Plumbing, A. H. Ludwig, Port Richmond.

CASTLETON AV, s s, 164 e Havenwood rd, New Brighton, two 1-sty frame dwellings, 16x34; cost, \$2,000; owner, Joseph Kiefer, Harbor View Court; architect, P. P.; owner builds. Plan No. 717.

9TH ST, n s, 100 e Lincoln av, Grant City, 2-sty frame dwelling, 30x30; cost, \$1,000; owner, Charles J. Chambers, Grant City; owner builds. Plan No. 733.

OVERLOOK AV, n s, 120 w Vista av, Dongan Hills, two 2-sty frame dwellings, 24x24; cost, \$2,800 each; owner, Laselle J. Hayden, Sheepshead Bay, architect, Morris Nastasi, West New Brighton; architect builds. Plan No. 718.

FISCHER AV, w s, 335 n Amboy rd, Tottenville, 2-sty frame dwelling, 29x21; cost, \$1,200; owner, Ferd Petersen, Tottenville; architect, C. Petersen, Tottenville; architect builds. Plan No. 720.

NEPTUNE ST, n s, 120 e Bayview pl, New Dorp, 1-sty frame bungalow, 14x32; cost, \$360; owner, P. LePhiff, 279 West 113th st, N. Y. C.; builder, Aug. Matthon, Grant City. Plan No. 728.

SHARPE & CHARLES AVS, Port Richmond, 2-sty frame dwelling, 26x40; cost, \$4,200; owner, John Macormac, Port Richmond; architect, Percy Osborn, Mariner's Harbor; builders, W. W. Osborn & Son, Mariner's Harbor. Plan No. 721.

OAKLAND AV, e s 368 n Forest av, Richmond, 2-sty frame dwelling, 39x44; cost, \$5,500; owner, Frank J. Nettleton, West New Brighton; architect, James Whitford, Crabtree Building, New Brighton; owner builds. Plan No. 720.

LAMONTE AV, w s, 200 East Jefferson Blvd, Port Richmond, 2½-sty frame dwelling, 26x26; cost, \$3,000; owner, George Sinclair, Port Richmond; architect, George Huverhamp, Port Richmond; architect builds. Plan No. 734.

RARITAN AV, n s, 175 e Johnson pl, Dongan Hills, 2½-sty frame dwelling, 22x26; cost, \$2,800; owner, Wm. Taylor, Stapleton; architect, J. A. B. Larsen, Port Richmond; architect, builds. Plan No. 730.

STABLES AND GARAGES.

THOMPSON ST, 324 w Bay st, Stapleton, 2-sty brick garage, 21x36; cost, \$1,500; owner, Leo Sander, Stapleton; architect, Samuel Sass, Stapleton; builder, Wm. McDermott. Plan No. 731.

GREAT KILLS RD, e s, 350 s Southfield Blvd, Great Kills, 1-sty garage, concrete blocks, 20x20; cost, \$300; owner, Richard H. Britton, Great Kills; architect, Wm. S. Boyd, 561 Hudson st, Manhattan. Plan No. 732.

STORES, OFFICES AND LOFTS.

ANN ST AND RICHMOND AV, Port Richmond, 1-sty brick store, 22x40; cost, \$1,300; owner, Wm. B. Thompson, Port Richmond; architect, Wm. H. Ellis, Port Richmond; architect builds. Plan No. 719.

MISCELLANEOUS.

EVELYN PL, 75 n Horne av, Fort Wadsworth, retaining wall stone; cost, \$550; owner, Mary Harden and Eveline Lawrence, Rosebank; builder, W. S. Lee, Rosebank. Plan No. 727.

CHURCH ST, s e cor intersection and R. R., Tottenville, 1-sty brick enclosure tank, 20x40; cost, \$500; owner, Tottenville Copper Co., site; architects, Sommerfeld & Steckler, 31 Union sq, N. Y. C. Plan No. 729.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

BARCLAY ST. 19 Park Pl. 24, remove projections to 6-sty office; cost, \$2,000; owner, National Railway Publishing Co., 75 Church st; architect, M. J. McQuillan, 100 William st. Plan No. 2946.

CHERRY ST. 335, Water st. 582, flue, foundations to 5-sty loft; cost, \$150; owner, Mrs. Leopold Wallach, 95 Liberty st; architect, J. B. Snook Sons, 261 Broadway. Plan No. 2944.

GOECK ST. 59-65, windows to 4-sty loft; cost, \$300; owner, Anna T. Joyce, 68 William st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2927.

HENRY ST. 318, alterations to 3-sty stable; cost \$500; owner, Philip Sweller, premises; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2901.

LAFAYETTE ST. 318-322; CROSBY ST. 153-157, tank to 5-sty loft; cost, \$3,000; owner, Louis Ettlinger, 222 4th av; architect, Earl C. Maxwell, 30 Church st. Plan No. 2925.

LEWIS ST. 56, skylight to 3-sty tenement; cost, \$50; owner, Jacob H. Wertheimer, 361 West 121st st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2913.

LIBERTY ST. 29-31, show windows, partitions to 12-sty office; cost, \$2,500; owner, Corporation Joseph Fahys & Co., 29 Liberty st; architects, Clinton & Russell, 32 Nassau st. Plan No. 2924.

MONROE ST. 160-166, partition, windows, columns, girders, to 6-sty loft; cost, \$15,500; owner, Estate Martin Schrenkeisen, 1123 Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2900.

PARK PL. 29-31, change bulkheads, show windows to 5-sty store and loft; cost, \$1,800; owners, Seth Sprague Terry, 66 Broadway, and C. C. Nadal, 92 Liberty st; architect, W. S. Timmis, 47 West 34th st. Plan No. 2920.

RIVINGTON ST. 58-60, alter stoop, doors, stairs to 2-sty synagogue; cost, \$1,000; owner, First Warshamer Congregation, premises; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2937.

WATER ST. 652-654, fire escapes to 4-sty stable; cost, \$100; owner, Anna Elisorakn, 52 Division st; architect, Max Muller, 115 Nassau st. Plan No. 2904.

WOOSTER ST. 77-79; WEST BROADWAY, 391-393, tank, alter walls to 6-sty loft; cost, \$4,900; owner, Louis L. Loullard, Jr., 198 Broadway; architect, P. J. Mansfield, 135 William st. Plan No. 2929.

WOOSTER ST. 73-75, tank, walls to 6-sty loft; cost, \$950; owner, Louis L. Loullard, Jr., 198 Broadway; architect, R. J. Mansfield, 135 William st. Plan No. 2930.

WORTH ST. 110, partitions to 5-sty sales-rooms and loft; cost, \$300; owner, Chas. S. Smith Estate, 45 Wall st; architects, Blanchard & Barnes, 15 West 38th st. Plan No. 2902.

WORTH ST. 106-108, staircase to 5-sty show-room; cost, \$2,500; owner, Charles Steward Smith, 45 Wall st; architect, Frank E. Vitolo, 16 East 23d st. Plan No. 2903. Corrects issue of Oct. 12, 1912, when North st was incorrectly given for Worth.

3D ST. 104 West, partitions, windows, to 5-sty tenement; cost \$1,200; owner, Daisv Nimis, care of architects, R. W. Berger & Son, 121 Bible House. Plan No. 2906.

5TH ST. 231 East, walls to 5-sty tenement; cost \$500; owner, James Nealis, 125 8th av; architect, H. Zlot, 230 Grand st. Plan No. 2919.

12TH ST. 378-392 West, walls, tank, stairs to 7-sty warehouse; cost \$3,000; owner, Baker & Williams 378 West 12th st; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 2943. Cauldwell-Wingate Co., 381 4th av, has contract.

13TH ST. 421-425 West, partitions to 6-sty loft; cost, \$200; owner, P. F. Collier & Son, premises; architect, R. J. Mansfield, 135 William st. Plan No. 2899.

14TH ST. 233 East, partitions, windows, toilets to 4-sty tenement; cost, \$500; owner, Miss Beth Muller, 304 East 14th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2938.

14TH ST. 203 East, change stairs to 5-sty tenement; cost, \$500; owner, Eugene Flood, 688 6th av; architect, J. H. Knubel, 305 West 42d st. Plan No. 2941.

17TH ST. 107-109 East, toilets, partitions, to 5-sty store and loft; cost, \$1,000; owner, John Kroder & Henry Reubel Co., premises; architect, R. Berger, 309 Broadway. Plan No. 2903.

17TH ST. 634-636 East, alter floor beams to 4-sty bakery; cost, \$200; owner, Augustus Goodman, 638 East 17th st; architect, J. H. Friend, 448 Alexander av. Plan No. 2923.

21ST ST. 505 West, partitions, windows to 5-sty loft; cost, \$500; owners, Catherine T. Moore, 191 9th av, and Jacob Appelle, 271 West 23d st; architect, H. Davidson, 400 West 23d st. Plan No. 2928.

22D ST. 2-4 East; BROADWAY, 935-939; 5TH AV. 157-161, install elevator shafts, stairways, toilets, mezzanine floor, columns to 6-sty store and loft; cost, \$40,000; owner, Estate Richard Mortimer, 11 Wall st; architect, Rouse & Goldstone, 38 West 32d st and Jos. L. Steinam, 38 West 32d st. Plan No. 2935.

30TH ST. 36-38 West; BROADWAY, 1216, extend walls, alter stairways, beams, show windows to two 2-sty stores and offices; cost, \$15,000; owner, Estate George Rudd, 190 Riverside Drive; architects, Townsend, Steine & Haskell, Marbridge Bldg., Broadway and 34th st. Plan No. 2914. Not let.

33D ST. 22 East, windows to 4-sty store and dwelling; cost, \$150; owner, Estate Wm. H. H. Moore, premises; architect, B. W. Levitan, 20 West 31st st. Plan No. 2896.

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36TH ST, 23 West, partitions, windows to 6-sty office; cost, \$500; owner, James R. Whitaker, 23 West 36th st; architect, M. Zipkes, 220 5th av. Plan No. 2921.

44TH ST, 152 West, 1-sty rear extension to 4-sty dwelling; cost, \$1,500; owner, Louis Steckler, 261 Broadway; architect, Frank Hausle, 81 East 125th st. Plan No. 2907.

46TH ST, 223-225 West, pent house to 4-sty loft; cost, \$800; owner, Mary E. A. Raft & Louis Robinson, care of Trust Co. of America; architect, W. H. T. Quest, 504 West 151st st. Plan No. 2947.

46TH ST, 56 West, 1 and 5-sty front and rear extension, 20x6 and 20x41.6, elevator, partitions, skylight, piers, new front to 5-sty dwelling; cost, \$10,000; owner, Emil Faad, 1301 Av N, Brooklyn; architect, H. H. Rice, 68 Bay 32d st, Brooklyn. Plan No. 2931.

54TH ST, 14 East, tank to 5-sty dwelling; cost, \$450; owner, Alma G. Pell, 14 East 54th st; architect, Geo. A. Fitting, 2432 Broadway. Plan No. 2922.

54TH ST, 114 West, 1-sty rear extension, 11x10, windows to 2-sty garage; cost, \$300; owner, United States Trust Co., 45 Wall st; architect, C. H. Lang, 145 West 45th st. Plan No. 2945.

56TH ST, 34 West, cut walls to 2 and 4-sty residence; cost, \$2,000; owner, Estate Edwin Hawley, 25 Broad st; architect and builder, Merick Fireproofing Co., 1 Broadway. Plan No. 2933.

59TH ST, 142-144 East, partitions, windows, to 5-sty loft and office; cost, \$1,500; owner, Schaefer Co., 114 East 51st st; architect, Louis E. Dell, 1133 Broadway. Plan No. 2895.

59TH ST, 43 East, change steps, store fronts to 4-sty store and office; cost, \$300; owner, Chandler H. Hickok, West Brighton, S. I.; architect, L. E. Dell, 1133 Broadway. Plan No. 2909.

120TH ST, 166 West, partitions, windows, toilets to 5-sty tenement; cost, \$7,400; owner, Nellie Voit, 465 Bedford av; architects, Cantor & Levingston, 39 West 38th st. Plan No. 2916.

125TH ST, 61½-63 East, partitions, windows, to two 4-sty tenements; cost, \$800; owner, Hudson Realty Co., 115 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 2897.

BROADWAY, 2328, new floor, toilets, store fronts to 3-sty loft; cost, \$1,000; owner, Mrs. Laura W. Parsons, 324 West End av; architect, Anton F. Korn, Jr., 25 West 42d st. Plan No. 2932.

BROADWAY, 682, tank to 10-sty warehouse and storage; cost, \$200; owner, James L. Beers, 299 Broadway; architect, Chas. Sheres, 37 Liberty st. Plan No. 2934.

BROADWAY, 1155-1159, store fronts, columns, piers to 3-sty store and office; cost, \$2,000; owner, Estate Maria D. Morgan, 9 West 29th st; architect, J. H. Knubel, 305 West 43d st. Plan No. 2942.

LEXINGTON AV, n w cor 106th st, partitions, windows to 5-sty store, office and tenement; cost, \$500; owner, James O'Connell, premises; architect, Rudolph Moeller, 1007 Tinton av. Plan No. 2915.

1ST AV, 1374, 1-sty side extension, 3x9, partitions to 5-sty store and tenement; cost, \$100; owner, Frederick R. Fautel, 1348 1st av; architect, A. Saffian, 1395 2d av. Plan No. 2936.

2D AV, 1014-1020; 54TH ST, 304 East, cut smoke flue to 7-sty factory; cost, \$3,000; owner, United Cigar Mfrs. Co., 54th st and 2d av; architects, W. L. Fleischer & Co., 31 Madison av. Plan No. 2912.

5TH AV, 126-128, cut sidewalk to 15-sty office; cost, \$2,000; owner, Chas. A. Gould, 347 5th av; architect, Woodruff Leeming, 20 Broad st. Plan No. 2910.

5TH AV, n e cor 46th st, windows to 3-sty store and office; cost, \$1,500; owner, 5th Av & 46th St Co., 569 5th av; architect, Chas. I. Berg, 331 Madison av. Plan No. 2939.

6TH AV, 644, partitions, plumbing, to 4-sty store; cost, \$500; owner, Mrs. Caroline Kissel, Morristown, N. J.; architect, Geo. Keister, 12 West 31st st. Plan No. 2908.

6TH AV, 379, steel beams to 4-sty store and loft; cost, \$150; owner, Anna Murtland, 40 East 81st st; architect, L. A. Sheinart, 194 Bowery. Plan No. 2917.

6TH AV, s w cor 39th st, windows, partitions to three 3-sty stores and lofts; cost, \$1,000; owner, Wm. McDonald, 677 6th av; architect, B. W. Berger & Son, 121 Bible House. Plan No. 2926.

7TH AV, 2072-2078, partitions, windows to two 5-sty tenements; cost, \$1,000; owner, Mary Cunningham, 46 Hamilton pl; architect, A. T. Johnson, 17 West 128th st. Plan No. 2940.

7TH AV, 422, sign to 4-sty stores; cost, \$190; owner, Morris Krim, 138 East 14th st; architect, F. Sutton, 158 West 65th st. Plan No. 2905.

7TH AV, 592-596, sign to 12-sty hotel; cost, \$475; owner, Hotel Hermitage Co., 592 7th av. Plan No. 2911.

8TH AV, 644-648, partitions, windows, to 4-sty store and office; cost, \$1,000; owner, Wm. Morris, Incorp., Times Bldg.; architect, T. W. Lamb, 501 5th av. Plan No. 2898.

11TH AV, 701-709, 1-sty rear extension, 26.6x43.7, windows to 6-sty factory; cost, \$2,000; owner, J. J. Astor Estate, 23 West 26th st; architects, Ross & McNeil, 39 East 42d st. Plan No. 2918.

MOSHOLU AV, n s, 325 w Huxley av, new toilet to 2½-sty frame dwelling; cost, \$100; owner, James C. Gaffney, 1148 Tiffany st; architect, Robert E. La Velle, 2801 Valentine av. Plan No. 507.

ZEREGA AV, e s, 1211 s Butler pl, move 2-sty frame dwelling; cost, \$500; owner, M. Hass, on premises; architects, Koppe & Daube, 830 Westchester av. Plan No. 508.

ZEREGA AV, s w cor Castle Hill av, new foundations, etc., to two 2-sty frame dwellings; cost, \$1,200; owner, Wm. Hyland, Eastern Boulevard; architect, M. A. Buckley, 1513 Hone av. Plan No. 506.

3D AV, e s, 99 n 152d st, new show windows, new partitions to 3-sty brick and frame store and dwelling; cost, \$1,000; owner, Herman Schmitt, 2944 3d av; architect, Fred Hammond, 391 East 149th st. Plan No. 509.

3D AV, No. 3203, new store front to 3-sty frame store and dwelling; cost, \$400; owner, Diouisios Makres, on premises; architect, Luciano Pisciotta, 391 East 149th st. Plan No. 512.

Brooklyn.

BARBEY ST, w s, 85 s Hegeman av, move 1-sty dwelling; cost, \$1,200; owner, Domenico Marino, 709 Hegeman av; architect, Charles Infanger & Son, 2634 Atlantic av. Plan No. 6767.

COLUMBIA ST, No. 68, windows, etc., to 4-sty tenement; cost, \$500; owner, Luigi Cipullo, 797 Manhattan av; architect, Edw. H. Scally, 527 Henry st. Plan No. 6846.

CUMBERLAND ST, 156, windows to 3-sty store and tenement; cost, \$1,100; owner, Ernest Jesper, 312 Myrtle av; architect, John Galvin, 122 Cumberland st. Plan No. 6890.

DEAN ST, n w cor New York av, extension to 3-sty dwelling; cost, \$2,000; owner, James L. Bennett, 1265 Dean st; architect, Snee & Bryson, 153 Montague st. Plan No. 6765.

DEGRAW ST, s s, 280 w Columbia st, plumbing to 3-sty store and tenement; cost, \$100; owner, Antonio Gambino, 239 39th st; architect, Freeman Imperrato, 356 Fulton st. Plan No. 6903.

ELLERY ST, 274, windows to 3-sty store and tenement; cost, \$125; owner, Giovanni Marano, 247 Ellery st; architect, Tobias Goldstone, 49 Graham av. Plan No. 6775.

FULTON ST, No. 3333, extension to 2-sty store and dwelling; cost, \$1,000; owner, John H. Ives, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 6801.

FULTON ST, No. 408, new elevator; cost, \$2,035; owner, W. F. Grant & Co., on premises; architect, Otis Elevator Co., 250 11th av. Plan No. 6820.

FULTON ST, n s, 146.6 w Van Sinderen av, store front to 3-sty dwelling; cost, \$200; owner, John De Jessee, 2443 Fulton st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6882.

GEORGE ST, No. 122, interior alterations to 3-sty tenement; cost, \$200; owner, Francesca Incandela, on premises; architect, Chas. P. Cannella, 60 Graham av. Plan No. 6861.

GRACE COURT ALLEY, s s, 55 e Hicks st, extension to 2-sty stable; cost, \$2,500; owner, Samuel E. Huntington, 36 Remsen st; architect, Joseph Hassack, 62 Schermerhorn st. Plan No. 6894.

HENRY ST, 498, plumbing to 4-sty store and tenement; cost, \$200; owner, Joseph Fontanarosa, 67 Carroll st; architect, David A. Lucas, 98 3d st. Plan No. 6885.

HEYWARD ST, Nos. 18 to 22, interior alterations, etc.; cost, \$250; owner, John Dernhardt, 377 Hamburg av; architect, L. J. Frank, Jr., 206 Crescent st. Plan No. 6889.

JAY ST, foot of, bounded by Jay, John, Pearl and Plymouth sts, extend present column above roof; cost, \$3,000; owner, Arubuckle Bros., 71 Water st, N. Y. C.; architect, Royal J. Mansfield, 135 William st, N. Y. C. Plan No. 6879.

JORALEMON ST, n s, 85 e Henry st, add new sty to 3-sty dwelling; cost, \$1,375; owner, Wm. B. Dudley, 123 Joralemon st; architect, Jos. Hassack, 62 Schermerhorn st. Plan No. 6835.

JUNIUS ST, w s, 150 s Belmont av, extension to six 2-sty stables; cost, \$450; owner, Mutual Poultry Co., on premises; architect, Cohn Bros., 361 Stone av. Plan No. 6891.

KEAP ST, w s, 75 n Ainslie st, stairway to 3-sty factory; cost, \$5,000; owner, estate A. C. Schutz, 214 Broadway; architect, Benjamin Finkensleper, 134 Broadway. Plan No. 6770.

LEONARD ST, Nos. 529, 529½ and 531, plumbing to 3-sty tenement; cost, \$210; owner, Mary Schoenborn, 137 Meserole av; architect, J. McKillop, 154 India st. Plan No. 6781.

MALTA ST, No. 111, store front removed and new brick wall built to 2-sty store and dwelling; cost, \$350; owner, Bessie Heisler, on premises; architect, Morris Rothstein, 627 Sutter av. Plan No. 6809.

MONTGOMERY ST, s s, 26 e Nostrand av, extension to 1-sty dwelling; cost, \$1,500; owner, Antonio Costello, on premises; architect, Alex. McLean, 883 East 35th st. Plan No. 6821.

NASSAU ST, No. 175, girder and interior alterations to 3-sty tenement; cost, \$250; owner, Harry Feuerstein, 181 Bridge st; architect, Christian Bauer, Jr., 6 Bedford av. Plan No. 6838.

OSBORNE ST, Nos. 409 and 411, extension to 2-sty shop; cost, \$300; owner, Joseph Setzman & ano, on premises; architect, Cohn Bros., 361 Stone av. Plan No. 6892.

PARK PL, No. 1084, plumbing to 2-sty dwelling; cost, \$500; owner, Geo. V. Brower, on premises; architect, J. S. Kennedy, 44 Court st. Plan No. 6822.

PULASKI ST, n w cor Reid av, replace store front to 3-sty store and dwelling; cost, \$200; owner, John H. Muller, 417 Pulaski st; architect, Chas. Wuttke, 15 Hull st. Plan No. 6854.

Bronx.

140TH ST, No. 298, new chimney, new partition to 2-sty brick shop; cost, \$100; owner, Frederick Siems, on premises; architect, Geo. Hof, Jr., 328 East 154th st. Plan No. 510.

BURNSIDE AV, No. 1, new beams to 5-sty brick store and tenement; cost, \$100; owners, Hoffen Realty Co., 152d st and Melrose av; architect, Geo. Hof, Jr., 328 East 154th st. Plan No. 511.

REMSEN ST, No. 57, extension to 4-sty dwelling; cost, \$5,000; owner, Homer Realty Co., — Broadway, N. Y.; architect, Slee & Bryson, 153 Montague st. Plan No. 6819.

SMITH ST, No. 144, plumbing to 3-sty store and dwelling; cost, \$200; owner, Wm. T. Liddle, 291 Columbia st; architect, W. F. Miller, 173 Court st. Plan No. 6799.

STOCKTON ST, 244, extension to 2-sty dwelling; cost, \$500; owner, Phillip Ress, 244 Stockton st; architect, Tobias Goldstone, 49 Stockton st. Plan No. 6776.

VERONA ST, n s, 70 w Dwight st, extension to 3-sty boiler house; cost, \$2,500; owner, American Hopper Co., on premises; architect, Turner Const. Co. 11 Broadway, N. Y. Plan No. 6834.

1ST PL, No. 67, interior alterations to 5-sty dwelling; cost, \$1,895; owner, Mrs. O'Neil, 12 Luqueer st; architect, Gibbons Co., 318 Columbia st. Plan No. 6869.

SOUTH 2D ST, Nos. 396 to 400, repair elevator. cost, \$580; owner, Eugene R. Shotwell, —, architect, Reedy Elev. Co., 13th st and Willow st. Plan No. 6871.

EAST 2D ST, e s, 360 s Cortelyou rd, plumbing to 2-sty dwelling; cost, \$200; owner and architect, Wm. Symons, 46th st and Church av. Plan No. 6808.

SOUTH 3D ST, Nos. 228 and 230, sky sign to 5-sty dwelling; cost, \$250; owner, John Kovacs, 36 Grand st; architect, O. J. Gude Co., 935 Broadway, N. Y. Plan No. 6783.

4TH PL, Nos. 119-125, add new sty to 2-sty factory; cost, \$500; owner, Jos. H. Galey, 119 4th pl; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 6789.

8TH ST, n s, 245 e 2d av, interior alterations to 2-sty factory; cost, \$1,000; owner, H. Krantz Mfg. Co., 160 7th st; architect, Richard A. Wright, 350 Fulton st. Plan No. 6887.

EAST 14TH ST, w s, 340 s Av I, extension to 2-sty dwelling; cost, \$200; owner, Peter Lindbloom, 906 East 14th st; architect, Benj. F. Hudson, 319 9th st. Plan No. 6795.

WEST 16TH ST, e s, 110 s Neptune av, interior alterations to 1-sty dwelling; cost, \$500; owner, Nicola Messina, West 16th st; architect, J. T. McDonald & Son, Surf av and West 24th st. Plan No. 6793.

EAST 17TH ST, w s, 100 n Av U, plumbing to 2-sty dwelling; cost, \$50; owner, Raphael Prisco, on premises; architect, Thomas Martin, 1971 East 17th st. Plan No. 6782.

BAY 28TH ST, w s, 300 s 86th st, plumbing to 2-sty dwelling; cost, \$125; owner, Lillian E. Williams, 42 Bay 28th st; architect, Henry Rausch, 3 Christopher st, N. Y. C. Plan No. 6853.

ALABAMA AV, 83, interior alterations to 2-sty dwelling; cost, \$500; owner, Harry Sinkovetsky, on premises; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 6901.

BROADWAY, n e cor De Kalb av, extension to 1-sty store; cost, \$2,000; owner, Meyer Cohen, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 6880.

CENTRAL AV, No. 122, interior alterations to 3-sty store and tenement; cost, \$200; owner, Giuseppe Rabbito, on premises; architect, Chas. P. Cannella, 60 Graham av. Plan No. 6862.

CLINTON AV, s w cor Gates av, new bay window; cost, \$1,400; owner, Louis Levy and ano, 114 East 21st st; architect, Worthman & Braun, 114 East 23d st. Plan No. 6811.

CONY ISLAND AV, e s, 20 s Av I, plumbing to 3-sty store and dwelling; cost, \$125; owner, Firthrof Anderson, 153 3d av; architect, George Robe, 435 East 17th st. Plan No. 6778.

CONY ISLAND AV, s e cor Av I, plumbing to 3-sty store and dwelling; cost, \$125; owner, Firthrof Anderson, 153 3d av; architect, George Robe, 435 East 17th st. Plan No. 6777.

FLUSHING AV, 753, lower building of 2-sty dwelling to curb level; cost, \$500; owner, John Mayer, 734 Broadway; architect, Emil J. Meisinger, 394 Graham av. Plan No. 6762.

GLENMORE AV, n s, 29 e Vermont st, interior alterations to 3-sty dwelling; cost, \$1,500; owner, David Warshowsky, 254 Wyona st; architect, Max Cohn, 433 Glenmore av. Plan No. 6797.

GRAHAM AV, No. 277, extension to 3-sty club house and dwelling; cost, \$1,800; owner, Wm. A. Adlerr, on premises; architect, Emil J. Meisinger, 394 Graham av. Plan No. 6855.

GRAVESEND AV, No. 794, store front to 3-sty store and dwelling; cost, \$1,200; owner, Tilly Habert, 704 East 2d st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 6883.

HAMBURG AV, No. 13, windows to 3-sty store and tenement; cost, \$200; owner, Giuseppe Liotta, on premises; architect, Chas. P. Cannella, 60 Graham av. Plan No. 6860.

HUDSON AV, No. 214, plumbing to 3-sty tenement; cost, \$150; owner, Michael Russo, on premises; architect, Brook & Rosenberg, 44 Court st. Plan No. 6831.

JOHNSON AV, s s, 75 w Carona av, chimney stack to 1-sty kettle room; cost, \$2,500; owner, Edw. T. Trotter, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 6802.

KENT AV, No. 833, brick walls to 1-sty bowling alley; cost, \$700; owner, Antonio De Rosa, on premises; architect, Max Cohn, 433 Glenmore av. Plan No. 6798.

KENT AV, No. 899, support rear wall, etc.; cost, \$2,000; owner, Harry Aaronson, 43 Manhattan av; architect, Brook & Rosenberg, 44 Court st. Plan No. 6881.

MANHATTAN AV, No. 1002, extension to 3-sty store and tenement; cost, \$2,500; owner, Henri Brandenburger, 797 Manhattan av; architect, Gustave Erda, 826 Manhattan av. Plan No. 6845.

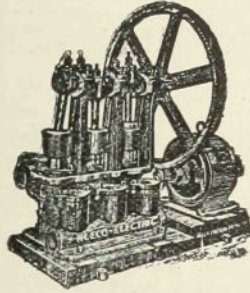
MANHATTAN AV, w s, 340 n Surf av, dormer windows to 2-sty dwelling; cost, \$500; owner, Mary G. Thompson, on premises; architect, Adolph W. Guthell, 8758 24th av. Plan No. 6843.

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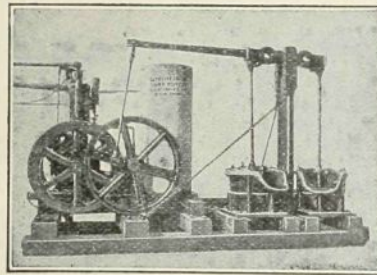
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Personal and Trade Notes.

ELI BATES, the oldest ex-chief of the New York Fire Department, died Saturday at his home, 236 Fulton avenue, Jersey City. He was born in Orange County in 1825.

HERING & GREGORY, consulting engineers, of 170 Broadway, New York City, have been retained by the city of Trenton, N. J., to prepare plans and specifications for the sewage disposal plant at that place.

EDWARD F. FELGENHAUER, contracting builder, has opened offices at 16 Court street, Brooklyn. Mr. Felgenhauer has been identified with this line of business for twenty-two years and handles general contract work in all its branches.

SUPT. RUDOLPH P. MILLER, of the Manhattan Bureau of Buildings, has appointed Frederick H. Dewey, chief inspector. Mr. Dewey was with the bureau six years ago as assistant engineer. The position carries a salary of \$4,000.

EDWIN H. BLASHFIELD, the painter of mural decorations on a large scale, has been working all summer in the Vanderbilt Gallery of the Fine Arts Building in West Fifty-seventh street, Manhattan, on three subjects, which are destined soon to be placed in buildings out of town. The largest, which pretty nearly fills the north side of the wall in the gallery, is to be placed in the lofty dome of the Wisconsin State House, which is now in process of building by George B. Post & Sons, architects.

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Elevators (Passenger and Freight)
Burwak Elevator Co., 216 Fulton st.
Murtaugh Elevator Co., 237 East 41st st.
Otis Elevator Co., 26th st. and 11th ave.
See Electric Elevator Co., A. B., 220 Bway.
Welsh Machine Works, 276 West st.

Elevator Repairs
Lord Electric Co., 103 W. 40th st.

Fire Extinguishers
The Safety Fire Extinguisher Co., 291 7th
ave.

Flooring
Metropolitan Floor. Co., Flatiron Bldg., N. Y.

Fireproofing
Eastern F. P. Sash, Door & Cornice Co., 109
Cook st., Brooklyn.
Maurer & Son, H., 420 East 23d st.
Rapp Construction Co., 600 W. 110th st.

Glass
Werbelovsky, J. H., 93 Meserole st., Bklyn.

Granite
Woodbury Granite Co., Hardwick, Vt.

House Mover and Shorer
Vorndran's Sons, C., 412 E. 147th st.

Insurance
Colihan & Co., 1 Madison ave.
Ritch-Hughes Co., 1123 Broadway.

Interior Woodwork
Empire City-Gerard Co., 40 E. 22d st.

Iron Grille Work
Bataille & Co., A., 587 Hudson st.

Iron Work (Arch. and Struc.)
Grand Central Iron Works, 212 E. 52d st.
Hecla Iron Works, N. 10th st., Brooklyn.
Perlman Iron Works, 1735 West Farms rd.
Schwenn, Wm., 822 Lexington ave., Bklyn.
Wells Arch. Iron Co., River ave. & E. 151st.

Lime
Farnam Cheshire Lime Co., 39 Cortlandt st.

Lumber
Collins, Lavery & Co., 50 Church st.
Finch & Co., Chas. H., Coney Island ave.
& Ave. H, Brooklyn.
Johnson Bros., 45 Classon ave., Brooklyn.
Orr Co., J. C., India st. & East River, Bklyn.

Marble
Klaber & Son, A., 211 Vernon ave., L. I. City

Metal Ceilings
Berger Mfg. Co., 11th ave. & 22d st.
Northrop, Coburn & Dodge Co., 40 Cherry st.
Wheeling Corrugating Co., 14 Desbrosses st.

Metal and Metal Covered Work
Manhattan Fireproof Door Co., Winfield, L. I.
Pomeroy Co., Inc., S. H., 427 W. 13th st.

Mortgages
Buchanan, H. W., 49 Wall st.
Darling, Remsen, 170 Broadway.
Eagle Savings & Loan Co., 186 Remsen st.,
Brooklyn.
Lawyers' Mortgage Co., 59 Liberty st.
McLaughlin & Co., A. W., 128 Broadway.
McMahon, J. T., 188 Montague st., Bklyn.

Paint
Childs & Co., C. M., 99 John st.
Lucas & Co., John, 521 Washington st.
Toch Bros., 320 5th ave.

Painting
Davidson, S., 1424 Wilkens ave.
Oliver, W. H., 104 University pl.

Plumbers
Haase, W. A., 1513 3d ave.

Pumps (Electric)
George & Co., E., 194 Front st.
Rider-Ericsson Engine Co., 20 Murray st.

Real Estate (Manhattan and The Bronx)
American Real Estate Co., 537 5th ave.
Ames & Co., 26 W. 31st st.
Amy & Co., A. V., 7th ave., cor. 115th st.
Appell, J., 271 W. 23d st.
Archibald, Wm. H., 316 W. 23d st.
Armstrong, J., 1984 3d ave.
Ashforth, A. B., 10 E. 33d st.
Bailey, F. S., 162 E. 23d st.
Bechmann, A. G., 1055 S. Boulevard.
Boylan, J. J., 402 W. 51st st.
Braude-Papae Co., Broadway & 142d st.
Brown Co. J. R., 105 W. 40th st.
Brown, Inc., W. E. & W. I., 3422 3d ave.
Buerman & Co., C., 507 Grand st.
Cammann, Voorhees & Floyd, 84 William st.
Carpenter, Firm of L. J., 25 Liberty st.
Carreau, C., 796 6th ave.
Cokeley, W. A., Grand Central Term., Man.
Cole, M. H., 500 5th ave.
Cruikshank Co., 141 Broadway.
Cruikshank's Sons, W., 31 Liberty st.
Cudner R. E. Co., A. M., 254 W. 23d st.
Davies, J. C., 149th st. and 3d ave.
Day, J. P., 31 Nassau st.
De Selding Bros., 128 Broadway.
De Walltearss & Hull, 135 Broadway.
Dowd, J. A., 874 6th ave.
Doyle & Sons, J. F., 45 William st.
Duross Company, 155 W. 14th st.
Eckerson, J. C. R., 35 W. 30th st.
Eckhardt, P. C., 693 9th ave.
Edgar, Herman L. R., 81 Nassau st.
Elliman & Co., D. L., 421 Madison ave.
Ely & Co., H. S., 21 Liberty st.
Finegan, A., 35 Nassau st.
Fischer, J. A., 690 6th ave.
Fitzsimons, T. P., 751 6th ave.
Fox & Co., F., 14 W. 40th st.
Frost, Palmer & Co., 1133 Broadway.
Geoghegan, P. A., 464 8th ave.
Golding, J. N., 9 Pine st.
Goodwin & Goodwin, Lenox ave. & 123d st.

Harft, Chas., 53 E. 8th st.
How & Co., Hall J., 141 Broadway.
Huston & Spraker Co., 27 E. 45th st.
Jackson, H. C., 1419 Wilkins ave.
Kennelly, B. L., 156 Broadway.
Kirwan, J. P., 138 W. 42d st.
Kohler, C. S., 901 Columbus ave.
Kyle & Sons, J., 721 Lexington ave.
Leaycraft & Co., J. E., 17 W. 42d st.
Lummis, B. R., 25 W. 33d st.
McLaughlin, T. F., 1238 3d ave.
McNally, G. V., 47 W. 34th st.
Mable & Co., W. B., 1178 Broadway.
Manning, E. A., 489 5th ave.
Muhlfeider, L. J., 681 Broadway.
Noyes Co., C. F., 92 William st.
O'Donohue, L. V., 25 W. 42d st.
Ogden & Clarkson, 17 W. 30th st.
O'Hara Bros., Webster ave. & 200th st.
Palmer, E. D., 179 Columbus ave.
Payton, Jr., P. A., 67 W. 134th st.
Pease & Elliman, 340 Madison ave.
Pfomm, F. & G., 9 W. 29th st.
Polak, E., 149th st. and 3d ave.
Polizzi & Co., 192 Bowersy.
Porter & Co., 159 W. 125th st.
Price, George, 438th st. and 3d ave.
Read & Co., Geo. R., 20 Nassau st.
Roome & Co., W. J., 177 Madison ave.
Royal, Jno. M., 21 West 134th st.
Ruland & Whiting Co., 5 Beekman st.
Schindler & Liebler, 1361 3d ave.
Schmuck, A. J. C., 47 W. 34th st.
Schrag, L., 142 W. 23d st.
Sheeran, Jas. A., 1250 Lexington ave.
Simmons, E. de Forest, 2 E. 58th st.
Smith, F. E., 3 Madison ave.
Smyth & Sons, B., 149 Broadway.
Steinmetz, J. A., 1009 E. 180th st.
Trucker, Speyers & Co., 435 5th ave.
Tvng, Jr., & Co., 41 Union Square West.
Ullman, C. L., 3221 White Plains ave.
Varian, Wilbur L., 2777 Webster ave.
Ware, William R., 451 Columbus ave.
Watson & Son, T., 200 9th ave.
Wells' Sons, J. N., 191 9th ave.
White & Sons, W. A., 62 Cedar st.
Whiting & Co., W. H., 41 Park Row.
Willard & Co., E. S., 45 Pine st.
Wissman, F. De R., 149 Broadway.
Zittel & Sons, F., Broadway & 79th st.

(Brooklyn)
Bulkley & Horton Co., Myrtle & Clinton aves.
Cederstrom, Sig., 201 Montague st.
Chauncey Real Estate Co., 187 Montague st.
Clark, Inc., Noah, 837 Manhattan ave.
Corwith Bros., 851 Manhattan ave.
Henry, John E., 1251 Bedford ave.
James & Sons, John F., 193 Montague st.
Ketcham Bros., 129 Ralph ave.
Morrisey, Wm. G., 189 Montague st.
Porter, David, 189 Montague st.
Pyle Co., H. C., 199 Montague st.
Rae Co., Wm. P., 180 Montague st.
Realty Associates, 176 Remsen st.
Small, Fenwick B., 939 Broadway.
Smith, Clarence B., 1424 Fulton st.
Smith, Wm. H., 189 Montague st.
Tyler, Frank H., 1183 Fulton st.
Vanko, Inc., 189 Montague st.
Welsch, S., 207 Montague st.

(Queens)
Rickert-Finlay Realty Co., 45 W. 34th st.

Real Estate Operators.
Alliance Realty Co., 115 Broadway.
City Investing Co., 165 Broadway.
Cohen, Elias A., 198 Broadway.
Jackson & Stern, 31 Nassau st.
Kempner, I. H., 17 W. 42d st.
Lewine, F. & I., 135 Broadway.
Lowenfeld & Prager, 149 Broadway.
Mandelbaum, H. & M., 135 Broadway.
Wallach Co., R., 68 William st.

Red Gum
Anderson-Tully Co., Memphis, Tennessee.
Carrier Lumber & Mfg. Co., Sardis, Miss.
Himmelberger-Harrison Lumber Co., Cape
Girardeau, Mo.
Lamb-Fish Lumber Co., Charleston, Miss.
Luehrmann Hardwood Lumber Co., Chas. F.
St. Louis, Mo.
Paepcke-Leicht Lumber Co., Chicago, Ill.

Reports (Building)
Dodge Co., F. W., 11 East 24th st.

Rock Blasting
John Coombs, 253 W. 126th st.
Salamanders House Drying Co., 2999 3d ave.

Slate
Johnson, E. J., 38 Park Row.

Stone Renovating
Fordham Stone Renovating Co., 1123 Bway.

Terra Cotta
Atlantic Terra Cotta Co., 1170 Broadway.
New Jersey Terra Cotta Co., 149 Broadway.

Title Insurance
Lawyers' Title Ins. & Trust Co., 160 Bway.
Title Guarantee & Trust Co., 176 Broadway.
Title Insurance Co. of N. Y., 135 Broadway.

Trucking
Atlanta Contracting Co., 230 E. 42d st.

Vacuum Cleaners
Santo Electric Appliance Co., Inc., 168 Mad-
ison ave.

Vault Lights
Berger Mfg. Co., 11th ave. & 22d st.
Brooklyn Vault Light Co., 270 Monitor st.,
Brooklyn.

Waterproofing
Obelisk Waterproofing 1 Madison ave.

OFFICIAL CREDIT RECORDS

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency, (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Manhattan and Bronx.

- NOV.
9 Andrews, Daisy—G Edwardes...2,129.40
9 Alexandre, Minnie H—F A Chase...543.59
9 Armato, Nicola—S Fresca...406.65
9 Albanos, Jno & Henry—M Tallianoff...318.66
13 Allgood, A P De Forest—Cafe Regence Inc...166.05
11 Allen, Harold—Jno Wanamaker, NY...265.09
11 Auguilli, Luigi—R Magosy et al...33.33
11 Alters, Saml—H Kramer et al...274.21
11 Allen, Jas F—Guardian Trust Co...costs, 79.28
12 Anderson, Jno R—Star Finance Co...47.00
12 Ambil, Saml & Abr Gabriel—People & Co...1,000.00
12 Allbrecht, Wm W—N Y Lubricating Oil Co...87.66
12 Altman, David—L W Sweet & Co...34.44
12 Albert, Saml—J Bulova...2,606.51
12 Ackerman, Jas T—H Levy...178.51
14 Ake, Alphonsus M—N Morris et al...252.01
14 Ackerman, Louis—N Y Tel Co...32.90
14 Andino, Jules E—same...31.26
14 Abell, Jno T & Wm J Shaw—same...17.15
14 Andreis, Chas—Italian Importing Co of N Y...1,882.09
14 Allen, L J McMillan—J W C Carroll...166.23
14 Allen, Franklin W—E Lauritano...40.45
15 Abbott, Twyman O—Utility Printing & Pub Co...145.40
15 Ackerman, Harold A—A Oestreicher...44.31
9 Buffi, Jacob—E D Depew et al...77.75
9 Boardingham, Alex S & Fredk J Keeling—P B Hugh...222.86
9 Bernstein, Amelia—Interborough Rapid Transit Co...67.83
9 Berkowitz, Jacob W—S Zimet et al...25.24
9 Bruyvers, Jno P—Manhattan Hotel Co...64.70
9 Blasofsky, NACHEM—S Zimet et al...46.61
9 Berkowitz, Pincus—S Zimet et al...54.62
9 Byrne, Danl J—Bernham Distilling Co...288.04
9 Bowerstock, Fredk W—L Jones...156.95
9 Black, David—Gimbel Bros N Y...costs, 40.30
11 Belmont, Frank—E Bass et al...3,319.48
11 Bonyng, Arthur—J Kaufman...68.26
11 Brill, Louis V—J Mathias...73.62
11 Butler, Thos J—O Chalzel...67.02
11 Browning, Jno H, Edw W Browning & Geo P Biggs exrs—M L Sire...costs, 120.47
11 Brownell, Wm H—T S Slack...80.31
11 Bispham, Caroline R—M Oppenheimer...302.70
11 Buek, Chas—L A Shattuck...1,569.14
11 Brown, Agnes M—A J Hamilton, Jr...2,483.08
11 Byrne, Jno S—J F Byrne...100.00
11 Blake, Jos E & Ame E—Knickerbocker Ice Co...1,045.52
12 Butler, Henry M—E Maxson...19.41
12 Brennan, Lawrence—Cahn, Belt & Co...331.69
12 Braunworth, Anthony—Star Finance Co...67.22
12 Brady, Eliz T—same...68.23
12 Brady, Jno R—same...67.27
12 Bennington, W Newton—R V Evans...238.14
12 Bindsell, Herman F—City of N Y...costs, 118.35
12 Same—Degnon Contracting Co...costs, 122.92
12 Bogaty, Peter—A Kreger et al...59.41
12 Beyer, Chas H—N Y Vacuum Cleaner...90.54
12 Beeckman, Robt L, Edw R Thomas, Henry F Elbridge & Chas I McBurney exrs, & Ed R Thomas—W C Allison et al...costs, 59.10
12 Bares, Alex—H Kaufman...295.37
12 Brown, Leonis—A Kohn...248.60
12 Bailey, Chas—Wetherby Gas Appliance Co, Inc...32.11
12 Brady, Thos J—J Bradley...47.66
13 Bahl, Philip M—L Leffler et al...583.09
13 Blohm, Wm—C H Tammany...468.52
13 Bonacci, Dominic, Moses Vincelli & American Bonding Co of Baltimore—Seaboard Brick Co...costs, 120.50
13 Brigante, Michele—A C Stabile...costs, 112.70
13 Burns, Jno J—Aetna Life Ins Co...61.03
13 Bookey, Jos W* & Earle R Sheppard—W Naigles et al...270.40
14 Balish, Benj—W J Farrell Co...172.36
14 Brilliant, Henry—Siede Fur Co...78.65
14 Bodenstein, Harry E—W Isaacs...costs, 118.68
14 Burvick, Isadora—N Y Tel Co...18.93

- 14 Bush, Gertrude G or Gertrude G Boush—same...36.56
14 Bornstein, Israel & Ike Friedman—M Walpole...68.65
14 Burdick, Alvin F—Hannis Distilling Co...228.38
15 Brown, Isaac & Vigder Bogolowitz—L Levy...2,618.78
15 Barron, Louis—W R Anderson Co...215.89
15 Bernheim, Abram—L Held...2,523.13
15 Blauman, Harry—M Matzke...122.83
15 Bascone, John H & Eugene A Wise Jr—J J Feeley & Co...59.65
15 Bogue, Abr—J Abel...115.49
15 Babcock, Martin B—M C Pratt...44.65
15 Bleck, Oscar—H R Hansen et al...67.46
15 Brown, Philip—S Solomon...59.41
15 Bennett, Jennie—D Brand...144.41
15 Barnett, Peter M—H D Michaels...275.00
15 Bowman, Wade W—D Nicoll et al...106.23
15 Brauner, Max—E Bernstein et al...659.39
15 Baum, Saml C—S Wechsler...70.31
15 Cancere, Jno—N Y Tel Co...63.02
9 Conville, Wm—I Lewkowitz...92.65
9 Clark, Lottie L—T S Burke...90.71
9 Charyn, Rose—M Hein...236.72
9 Chamberlain, Coleman R—A J Ellis Inc...costs, 12.53
9 Carnes, Margt—J H Muller...64.52
11 Coletta, Elisa—W Roch...368.44
11 Cohn, Hyman—E Ackerman et al...89.14
11 Curren, Benj A, adm—N E Beakey...costs, 108.70
11 Clancy, David—M Grossman...40.41
11 Conk, Theo—W F Campbell...67.78
11 Cunningham, Michl J—Frank P Hayes Co...130.65
11 Cowley, Edw A—C Riggles...4,386.63
11 Cavanagh, Eliz A—City of NY...costs, 120.59
12 Cowen, Abr—M B Shantz...44.76
12 Carmer, Geo—A H Meyer...3,103.60
12 Carr, Benj J, Jr—Wm T Hookey & Co...113.41
12 Clark, Chas S—H I Feldman...185.61
12 Colby, Chas R—L H Biglow...20.40
12 Crudden, Edw—Star Finance Co...66.24
12 Currie, Jos M—Equitable Trust Co of N Y...280.19
12 Cohn, Bertha—State Bank...323.16
13 Carmenta, Thos—Washington Arch Realty Co...59.91
13 Cinque, Antonio—G Cavallora & Co...260.31
13 Corrideo, Vincenzo—P Gargiulo & Co...93.34
13 Colby, Chas R & Anderson Eyre—Addressograph Co...154.79
13 Cohen, Rudolph—S E Cothel...costs, 112.14
13 Canfield, Mary E—H W Titus...166.91
13 Collins, Jno F L—N Y Tel Co...costs, 27.67
13 same—same...costs, 12.67
13 Condon, Patk—H P Hanaford...47.25
13 Cronin, Jos V & Michl—Aetna Life Ins Co...57.59
13 Cantasano, Mechelina—V G Cantasano...1,130.59
13 Cohen, Sarah D—National Enameling & Stamping Co...208.11
13 Cook, Fredk B—K Herkert...72.49
14 Clubok, Rebecca—R Gershowitz et al...costs, 106.47
14 Chapput, Geo—M E Claudin...244.98
14 Chapman, Arthur—N Y Tel Co...14.19
14 Clein, Abi—same...21.86
14 Chesley, Blanche R—same...23.85
14 Casey, Henry L—Lafayette Trust Co...3,503.70
15 Caccavella, John—White Rats of American Pub Co...32.67
15 Cohen, Jos—J Spitzer...58.87
15 Cohn, Jos M—Paul Gerli & Co, Inc...130.86
15 Coe, Mary C—S J Bloomingdale et al...430.93
15 Crane, Irving M—C S Furst...170.35
15 Cenarro, Enrique—J Schreiner...84.68
15 Charnick, Nathan—P Uhlig...46.41
15 Charnick, Nathan—P Uhlig...costs, 27.51
15 Cohen, Benj—N Rosenberg...275.95
15 Craig, Wm B—Lord & Taylor...113.51
15 Cohen, Ray—N Y Tel Co...17.21
15 Covert, Rollin S—Francis Draz & Co...119.91
15 Coe, Mary C—J Shenfield...182.22
15 Cagney, Eliz T—H Farber...14.31
15 Cullen, Mark R—M Kramer...85.01
9 Drake, Chas W, United Stores Assn & Earle R Carley—C Shongood...2,532.45
9 De Pastor, Constance L—Town Topics Pub Co...44.65
11 Davis, Walter B—M Lipshitz...191.95
11 Dowie, Oliver—T d'Arcy Lucas...costs, 118.40
11 Doyle, Alex—Hamilton Fish Corp...costs, 85.47
11 Deubner, Henry—L Fain...87.54
11 Dineen, Hannah—G Riegers Sons Inc...224.72
11 same—same...363.22
11 David, Horace S—Robt Chapman Co...40.52
11 Dorf, Moses—D Meyer...60.98
11 Dye, Jas T—C Reilly...125.27
12 Doyle, Jos A—American Radiator Co...145.82
12 Dincon, Philip & Isaac—Francis H Leggett & Co...218.41
12 De Angelis, Donato—Scalzo Realty Co...32.72
12 Same—Scalzo Realty Co...237.20
12 Dwyer, Jas S—M Peters...76.28
12 Dolan, Lawrence J—A Klenk...104.60
13 Durant, Janet L—I Hamilton...660.17

- 13 De Passe, Bernard J—Normandie Park Co...63.72
13 Desowitz, Saml—L Hemmerdinger et al...82.86
14 Di Gregorio, Vincent—E H Van Ingen et al...52.56
14 Doyle, Jas J—Bessie Goldsmith...25.36
14 Davis, David—Mossman Realty Co...148.11
14 Decker, Philip A—Meyer Denker Sinar Co...387.91
15 Duffy, Jas J—Kerin & Dunn...334.99
15 Dewey, Wm H—J L Block et al...costs, 70.76
15 Davidson, Fredk J—Lord & Taylor...35.31
15 Davidovitch, Sophia—Campagnie Generale Transatlantique Co...costs, 47.82
15 Du Bois, Wm H—A L Purcell...151.67
9 Ernst, Moritz L, Carl Ernst & Fredk G Reeves—American Spirits Mfg Co et al...costs, 300.65
9 Earley, Martin J—W Brennan...610.68
9 Elitz, Saml—D A Sweeze...59.17
9 Ennison, Walter J—C F Matilage...186.66
9 Eberle, Harry—Smith Worthington Co...102.84
11 Epstein, Philip—M L Hulff...74.31
12 Evans, Gerald W—C N Fairchild...1,194.91
13 Edmondson, Oliver L—Clark & Heendrick...84.23
13 English, Chas M, Chas L Hayden, Jno F Gibbons, Alfred G Niles & Lee M Rumsey—C D Mower...costs, 26.76
13 Epstein, Saml H—A V Amy...189.31
13 Egan, Thos P—E H Sayre et al...273.93
13 Einhorn, Saml & Wm—M David...365.00
14 Eisenlohr, Luella, extrx—T J Kieley...costs, 78.32
14 Eller, Fredk W—R F Abbe...1,294.74
14 Ellsworth, Sadie—N Y Tel Co...18.38
15 Erickson, Wm J & Fritz W—People, & Co...300.00
15 Eakins, Wm C—W H Dean...costs, 20.25
15 Erde, Henry M & Benj—M Erde...702.97
9 Fickling, W Irving—N Y Tel Co...39.32
9 Fawcett, Walter W & Herbert H Hirschler—P Overhage...153.67
9 Foye, Andw E—Knickerbocker Apartment Co...1,033.43
11 Friedman, Arthur—G W Bernstein...39.31
11 Feinberg, Isaac—A Spada et al...105.61
11 Francis, Arthur D—NY Lubricating Oil Co...103.60
11 Ferrer, Paul T—Electro Surgical Instrument Co...32.84
12 Forthmuller, Margt—F W Huber...66.30
12 Feuerman, Beatrice, by gdn—Great Atlantic & Pacific Tea Co...costs, \$10.00
12 Fehlinger, Jacob—S Eichenbaum et al...379.12
12 Fratto, Sebastine—V Corrado...46.81
13 Frowsin, Jno J & Jacob Knaster—A J Kuflik et al...89.26
13 Foye, Andw E—Larchmont Yacht Club...113.00
13 Fox, J Willett—G F Ackerman...3,037.70
13 Fischer, Fredk—J Skelton...122.00
13 Finkelstein, Arthur—M Cohen...147.39
13 Farley, Wm W Comr—G Bernheim...costs, 89.80
13 Fried, Sarah & Abr Goodman—K Greenblatt et al...162.51
13 Fischer, Jacob & Bernhard Levy—J Reilly...750.00
14 Fisher, Peter J Jr—Darling Bros Co...27.66
14 Friedlander, Edw—J Strassman...62.79
14 Ford, Thos J—American Exchange Cigar Co...107.66
14 Fagan, Jno—J Hirsch et al...costs, 38.67
14 Farley, Wm W Comr—R Klitzko...costs, 23.25
14 Fellowes, Natalie—N Y Tel Co...32.82
14 Pine, Morris—same...20.57
14 Fogel, Isaac—C Radish...45.90
14 Farkas, Louis—Pittsburgh Meter Co...78.69
14 Freedman, Jos—Jefferson Bank...4,886.70
14 Fieldman, Aaron—Kaplan Bros...164.93
14 Frowein, Jno J & Jacob Knaster—A J Kuflik et al...89.28
15 Fink, Meyer—H Green...226.08
15 Freund, Edw & Sidney—I Burnstein...94.31
15 Flynn, Virginia—Shadboldt Mfg Co...423.95
9 Goodman, Jacob—F Kubera...63.99
9 Greenberg, Danl—Siegman & Weil...95.54
11 Goldstein, Eva—J A Deering...3,692.25
11 Gigler, Jno E—W L Flagg...94.34
11 Giordano, Antonio* & Salvatore—W Roch...180.16
11 Galinger, Harry H—I B Clark...589.75
11 Grohs, Hulda—Jefferson Bank...4,390.24
11 Goldsmith, Danl B—H Held...2,688.54
11 Gorodsky, Bella—J Reitman...129.18
11 Greenspan, Morris—H Druskin et al...23.93
11 Goldsmith, David B—H Held...2,688.54
12 Golden, Hubert F—S J Alexander...50.10
12 Goldberg, Wm H—A C & H M Hall Realty Co...1,058.55
12 Goodfried, Emanuel B—F J Appelbee et al...12.38
12 Germeroth, Martin—Sonn Bros Co...119.16
12 Glassman, Saul & Ben Baer—M Berman...44.65
13 Gehlhaus, Chas—S V Daggs...539.32
13 Gollier, Frank E, Norman E Wiggins & Sara Wiggins—H Woelfer, Inc...44.98
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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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

Vol. XC

No. 2331

New York, November 16, 1912

(20) PRICE 20 CENTS

BLOCK 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 Block number.

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

| | | | | |
|--------------|------------------------|---------------|---------------|----------------|
| 24-6, 7 & 11 | 752-29 | 1330-14 | 1808-31 | 2133-10 |
| 92-39 | 769-50 | 1337-52 | 1827-3 | 2152-48 |
| 110-37 | 772-31 | 1407-56 | 1833-33 | 2153-51 |
| 147-7 | 777-49 | 1417-15 | 1847-53 | 2161-13 |
| 211-9 | 802-5 | 1429-35 | 1883-30 & 34 | 2190-1 |
| 253-5 | 858-79 | 1439-42 & 45 | 1893-9 | 2232-4 |
| 282-7 | 872-67 | 1446-4½-10 | 1914-43 | 2256-700 & 745 |
| 285-11 | 909-36 | 1491-37 | 1916-57 | 2257-140 |
| 323-19 | 928-20 | 1558-2 | 1929-60 | |
| 379-48 | 930-25 | 1585-21 | 1932-46½-47 | |
| 398-45 | 945-9 | 1616-49 | 1934-46 | |
| 447-6 | 998-26 | 1618-11 | 1936-2 | 149-12 |
| 452-41 | 1008-42 | 1619-59½-60 | 1938-31 | 289-14 |
| 458-22 | 1037-41 | 1631-2 | 1945-52 | 377-20 |
| 478-6 | 1064-2 & pt lt 9 | 1636-50 | 1952-39 | 745-56-57 |
| 481-22 | 1066-9 | 1648-9 | 1993-108 | 746-18 |
| 492-5 & 7 | 1078-41-42 | 1667-39 | 2009-29 | 759-72 |
| 507-7 | 1124-54 | 1672-31-32 | 2012-61 | 764-32 |
| 519-pt lt 50 | 1160-60 | 1677-19-20-21 | 2050-186 | 810-76 |
| 588-38 | 1181-52 | 1687-52 | 2061-35 | 892-6 |
| 623-39 | 1186-18 & 77 | 1688-38 | 2080-37½ | 1262-28 |
| 641-26-27 | 1290-13 | 1727-59-68 | 2088-38-39 | 1263-23 |
| 709-48 | 1303-39 | 1753-14-15 | 2110-18 | 1582-24 |
| 715-47 | 1308-5-7 & 8 & pt lt 8 | 1758-52-54 | 2115-pt lt 17 | 1627-27 |
| 745-60 | 1329-22 | 1792-25 | 2128-23 | 1851-44 |
| 748-57-58 | | | | |

WILLS.

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed

as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bidg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.

con omitted—consideration omitted.

corp—corporation.

cor—corner.

c l—centre line.

ct—court.

certf—certificate.

dwg—dwelling.

decd—deceased.

e—East.

exr—executor.

extrx—executrix.

et al—used instead of several names.

foreclos—foreclosure.

fr—frame.

ft—front.

individ—individual.

irreg—irregular.

impt—improvement.

installs—installments.

lt—lot.

mtg—mortgage.

mos—months.

mfg—manufacturing.

Nos—numbers.

n—north.

nom—nominal.

pt—part.

pl—place.

PM—Purchase Money Mortgage.

QC—Quit Claim.

R T & I—Right, Title & Interest.

(R)—referee.

rd—road.

re mtg—release mtg.

ref—referee.

sobrn—subordination.

sl—slip.

sq—square.

s—south.

s—side.

sty—story.

sub—subject.

strs—stores.

stn—stone.

st—street.

TS—Torrens System.

tnts—tenements.

w—west.

y—years.

O C & 100—other consideration and \$100.

Wales av, 687 (10:2644), ws, 137.7 s Westchester av, 25x111x29.11x94.7; Nov9; Nov13'12; due, &c, as per bond; Christian Ott to Title Guarantee & Tr Co. 10,000

Wales av (10:2581), nwc 147th, 17x100; Nov4; Nov8'12; due &c as per bond; Jacob Fleischer, 498 Wales av, to Michl Strenglein, 497 Tinton av. 2,000

Walker av, nec 178th, see Walker av, sec Bronx Park av.

Walker av (*), sec Bronx Park av, runs s104.1 to 178th x e100x n143.2x w106.1 to beg; estoppel certf; Nov13; Nov14'12; Eliz Dwyer to whom it may concern.

Walton av, 2074 (11:3179-3185) es, 252.4 n Burnside av, 25.3x100.11; pr mtg \$5,500; Nov8; Nov11'12; 3y5½%; Jos Reed to Cath Kountze, 238 Madison av. 500

Washington av (9:2385), ws, 34.6 n 163d, 37.6x99.11x37.6x99.9; ext of \$32,000 mtg to Nov1'15 at 5%; Nov8; Nov11'12; Rice-Fitzgerald Bldg Co with Luke Kouwenhoven, Steinway, LI. nom

Washington av, 1332 (11:2910), es, abt 323 n 169th, runs n25xe121xs25xw119 to beg, except part for av; PM; pr mtg \$—; Nov11; Nov12'12; due July1'17, 6%; Jno Lamborghini to Eliz wife Otto J Schwarzer, 1332 Wash av. 3,800

Webster av, 2148 (11:3030), es, 432.10 s 182d, 37.6x105; ext of \$20,000 mtg to Nov1'17 at 5%; Nov12; Nov13'12; Margt L White trste Jno P White for Margt T White et al with Jno J Tully Co, 1603 Boston rd. nom

Westchester av, 845-7, see Prospect av, 876 to 878½.

Westchester av (*), ss, 277 w Olmstead av, 67x310.10 to Newbold av x67x313.10, Unionport, except part for av; Nov8'12; due June1'15, 5%; Kath Schmitz to Dollar Savgs Bank, 2808 3 av. 2,000

Westchester av, swe 156th, see Westchester av, Forest av & 156th, the block.

Westchester av (10:2645); also FOREST AV; also 156TH ST, triangular block; certf as to mtg for \$20,000; Oct29; Nov12'12; Kellwood Realty Co to Chas Lehnert.

Westchester av, swe 156th, see Westchester av, Forest av & 156th, the block.

Westchester av (10:2644), nec Robbins av, runs e110xn12.4xnw79.11 to Westchester av xsw76.6 to beg; ext of \$30,000 mtg to Dec1'13 at 5%; Nov7; Nov13'12; Irene Power with Atlas Investors Co, 30 Broad. nom

White Plains rd (*), ws, 116.6 n 241st, 33.6x92.5x33.6x92.7, except part for rd; Nov7; Nov8'12, 3y6%; Saml Erdreich to Mathias Haffen, 652 Courtlandt av. 2,500

White Plains rd, ws, 330.2 s Westchester av, see 159th st E, ss, 375 e Courtlandt av.

Zerega av (*), es, 79.11 n Maclay av, 20 x75.3x20x76.2; pr mtg \$5,000; Nov13'12; due, &c, as per bond; Henry Osterholt to Arnold Timmerlians, 2123 Gleason av. 1,500

3D av (11:2919), ws, 115.4 n Wendover av, 200.11x109.6x200x90; Nov6; Nov8'12; due &c as per bond; Zarland Realty Co, a corpn, to Title Guar & Trust Co. 145,000

3D av (11:2919); same prop; certf as to above mtg; Nov6; Nov8'12; same to same.

3D av, 3752 (11:2927), es, 127.4 n St Paul's pl, 25x100; pr mtg \$8,000; Nov9; Nov12'12; 3y6%; Chas N Mazza to Annie Goldstein, 538 Wendover av. 4,700

3D av (11:2910), ws, 78.10 s 170th, 79.6x 114x79.6x117; PM; pr mtg \$16,000; Oct1; Nov14'12; due &c as per bond; Ionic Realty & Constn Co to John Schreyer, 53 W 83. 14,000

3D av, 4431 (11:3048), ws, 231.6 n 181st, 50x127.11; PM; pr mtg \$44,200; Nov12; Nov13'12; due, &c, as per bond; Saml J Bettman to Valentine Constn Co, 4435 3 av. 3,200

3D av, 4435 (11:3048), ws, 281.6 n 181st, 50x127.11; PM; pr mtg \$44,200; Nov12; Nov13'12; due, &c, as per bond; Saml J Bettman to Valentine Constn Co, 4435 3 av. 3,200

3D av, 3222 (10:2620), leasehold; Nov4; Nov11'12; 1y6%; Nathan Vinegrad, Rose Klorfein & Herman Friedlander, all of Bklyn, to Sidney Ascher, 811 Cauldwell av. 2,000

Interior lot, 128.8 n Westchester av & 80 e Stebbins av, see Stebbins av, es, 238.8 s 165th.

Plot (*), begins 240 e White Plains rd at point 445 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; PM; pr mtg \$3,500; Nov11; Nov12'12; 3y6%; Jno J Barrett to Francis J Healy, 1846 Cruger av. 1,300

MISCELLANEOUS MORTGAGES.

Borough of The Bronx.

Consent & certf (file) as to chattel mtg for \$1,500 covering chattels at 143-5 W 20th; Nov4; Nov12'12; I Leon Co to Isaac Johnson.

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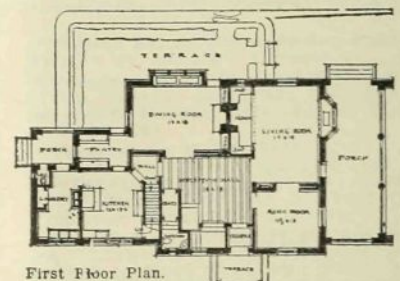
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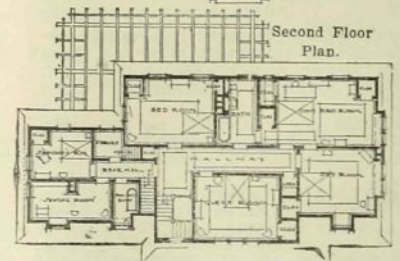
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