

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.
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Vol. XC

No. 2337

New York, December 27, 1912

(26) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

Bleecker st, 247.	51st st, 340 W.	111th st, 208-10, 304-6 W.	Amsterdam av (ws), 2159-51-52.	7th av, 2365.
Canal st, 255.	53d st, 531-3 W.	113TH st, 21 E.	Bowery, 4, 71.	8th av, 601-3, 2405-7, 2442.
Catherine sl, 8.	54th st, 538-40 W.	114th st, 341 E.	Broadway (es), 2233-3-5	9th av (es), 2187-1.
Charles st, 2.	55th st, 211 W.	114th st, 116 W.	Ft Washington av (es), 2137-pt lt 65 & 11.	10th av, 363-5, 858.
Cherry st, 270.	63d st, 36 E.	115th st, 75-9 W.	Ft Washington av (ws) 2136-190, 195 & pt lt 140.	10th av (ws), 1082-pt lt 14.
Chrystie st, 189.	65th st, 105 E.	116th st, 411 E.	Hillside av (ws), 2173-29.	Interior lot (ns), 1344-17 1/2.
Crosby st, 9.	66th st, 153 W.	118th st, 26 W.	Lenox av, 54, 430-2.	WILLS.
Forsyth st, 178-80.	68th st, 38, 404 E.	119th st, 156 W.	Lexington av, 1804.	Cherry st, 98.
Goerck st, 32.	69th st, 405 E.	124th st, 354 E.	Manhattan av, 385.	Crosby st, 35-7.
Greenwich st, 696.	72d st, 204 E.	124th st W (ss), 1978-45 48.	Pleasant av, 285.	Hester st, 204-6.
Hester st, 57.	75th st, 238 E.	126th st, 23 W.	Riverside dr, 170, 331, 740.	Houston st, 40 E.
Market st, 49.	78th st, 307 W.	127th st, 112-6 E.	Riverside dr (es), 2136-140, 150, 190, 195,*200.	Nassau st, 83.
Mercer st, 21-5.	84th st, 121, 342-50 E.	128 st, 54 W.	St Nicholas av, 486, 928-30.	19th st, 216 E.
St Nicholas pl, 30-2.	87th st, 265 on map 255 W.	131st st, 48-50, 116, 632 W.	West End av, 266, 536.	40th st, 16 W.
Wall st, 50.	89th st, 72, 333-47 W.	136th st, 241 W.	1st av, 340, 1213-5, 2054-8, 2125.	49th st, 13 W.
5th st, 747 E.	91st st, 334 E.	141st st W (ns), 2088-74-83 & 106-114.	3d av, 1461.	64th st, 116 E.
6th st, 219, 705-7, 712-14.	91st st, 56 W.	142d st, 512 W.	5th av (es), 1611-1-4 & 67-70.	72d st, 118 W.
8th st, 55 W.	95th st E (ns), 1507-7-1.	148th st, 402-10, 514-20 W.		86th st, 47 W.
17th st, 15 W.	101st st, 61, 106 E.	160th st W (ns), 2137-pt lt 11.		102d st, 316-8, 446-8 E.
23d st, 428 E.	102d st, 127 E.	207th st (es), 2236-pt lt 48.		108th st, 418-28 E.
28th st, 409 W.	103d st, 107 E.			110th st, 408-18 E.
29th st, 147 E.	103d st, 241 E.			123d st, 124-8 E.
32d st, 32, 350 E.	107th st, 5 & 7 W.			Madison av, 273, 1629.
34th st, 406 W.	109th st, 236-42 E.			
38th st, 269-71 W.	111th st, 75-9, 302-4 E.			
39th st, 622-34 W.				
41st st, 440-4 W.				

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 the 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.
E & S—Bargain and Sale.
bldg—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.

extr—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.

MISCELLANEOUS CONVEYANCES.

Borough of The Bronx.

Prospect av (11:3106), ses. 242.10 ne Tremont av, runs sel50.2xsw4.4xsel50.2 to nws Mapes av xne52 to 178th xnw150.2xne 0.4xnw150.2 to Prospect av xsw52 to beg, except pt for Prospect av, 178th & Mapes av; vacant; Harrie Constn Co to Nathan- iel Brenner, 417 Jackson av, Jersey City, N.J.; mtg \$48,250; Sept4; Dec26'12.

Bronx ter (*), nwc 226th, 140x190x140x 188, with awards for Bronx bldg, amount- ing to \$10,582; agmt that party 1st pt hold above until int and mtg for \$10,000, taxes, assessment, &c, are paid & then to re- convey portion of above as follows: Bronx bldg (*), ws, 100 n 226th, runs n40xw140xs 140 to ns 226th xe43xn 100xe95 to beg to party 2d pt; Bronx Borough Bank with Sarah M Baldwin; June17; Dec20'12. nom

19TH st, 507 W (3:691), nes, 100 nw 10 av, 25x99.11; also 19TH ST, 509 W (3:691), nes, 125 nw 10 av, 25x99.11; asn two Ls; Fredk S Meyers to Kath T Moore, Scar- borough, NY; Nov1; Dec20'12. nom

Macombs rd, nec Featherbed la, see Macombs rd, sec 176th.

Macombs rd (11:2866), sec 176th, runs e—to ws Jerome av xs—to ns Featherbed la xn186xw152.7xw40.8 to es Macombs rd xw—to beg; also JEROME AV (11:2849), nec Clifford pl, runs e—to cl Cromwell's Brook as it formerly existed xn—to Jerome av xs—to beg; also JEROME AV (11:2848), sec Clifford pl, runs e—to cl Cromwell's Brook as it formerly existed xs—to ns 174th xw—to es Jerome av xn—to beg; also JEROME AV (11:2860), swc Featherbed la, runs w—to es Inwood av xs—to cl Cromwell's Brook as it formerly existed xn—to Jerome av xn—to beg; also INWOOD AV (11:2865), swc Featherbed la; pr mtg \$250,000; Dec10; Dec24'12; 1y5½%; Royal E Moss, Red Bank, NJ; Florence C Gilbert, 33* Riverside dr; Octavia Earle, of White Plains, NY; Mignon G Brand, Chicago, Ill; Mildred H Tuttle & Ethel Hays, New Rochelle, NY; Beverly Keator, Hartsdale, NY; Randall M Keator of New York, to Edw S Clark, Cooperstown, NY. 35,000

Macombs rd Jerome av, Jerome av, Jerome av, Inwood av, same prop; ext of \$250,000 mtg to Dec17'13 at 6%; Dec10; Dec24'12; same with Stephen C Clark, Cooperstown, NY. nom

Merriam av, ws, abt 175 s Aqueduct av, see Aqueduct av, es, 175 s Merriam av.

Middletown rd (*), ns, 231.8 w Eastern blvd, 55x158.9x55x159.4; Dec17; Dec20'12; due &c as per bond; Chas R Baxter Constn Co to Margt McGill, 2328 Andrews av. 16,000

Middletown rd (*), same prop; certf as to above mtg; Dec19; Dec20'12; same to same.

Morris av (9:2422), sec 163d, 39x86; ext of \$31,000 mtg to Nov22'17 at 5%; Nov22; Dec20'12; Walter S Gurnee et al, trstes for Delia E Gurnee, with Wahlig & Son-sin Co, 1344 Bristow. nom

Muliner av, es, 200 s Brady av, see Muliner av, ws, 200 s Brady av.

Muliner av, ws, 275 n Brady av, see Muliner av ws, 200 s Brady av.

Muliner av (*), ws, 200 s Brady av, 25x 100; also MULINER AV (*), ws, 275 n Brady av, 25x100; also MULINER AV (*), es 200 s Brady av, 100x100; also LAND in Mt Vernon, NY; pr mtg \$31,500; Oct29; Dec24'12; due &c as per bond; Robt L Moran & Fred L Hahn to Ellsworth C Grey, at Leonia, NJ. 4,000

Olinville av, 3644 (*), es, 333.4 s 216th, 33.4x100, except pt for Pleasant av; PM; Dec10; Dec20'12; 3y5½%; Geo Bonavia to Jas M La Coste, White Plains, NY. 2,000

Old Boston rd, see Highway leading to Reed's Mill.

Prospect av, 679-81 (10:2675), ws, 200 n 152d, 25x95; Dec24'12; 4y5%; Louis B Samuels, 1522 Charlotte to Myers Curtiss, 2109 Bway. 10,000

Prospect av, 679-81; sobrn agmt of mtg for \$12,000 to mtg for \$10,000; Dec23; Dec 24'12; Phillip Messenkopf & Jno Friedrich with same. nom

Prospect av, 910-12 (10:2690), es, 25 s 162d, 44.6x97; Dec24'12; 5y5%; Friedman Constn Co, a corpn, to Lawyers Mtg Co, 59 Liberty. 48,000

Prospect av, 910-12, same prop; certf as to above mtg; Dec24'12; same to same.

Prospect av (11:3115), nec 187th, 50x95; sobrn of mtg for \$10,300 to mtg for \$2,000; Dec10; Dec20'12; P & F Constn Co, a corpn, 663 Crescent av & Geo Maurer, 2408 Prospect av with Gussie Morgenstern, 118 Columbia. nom

Southern blvd, 1761-3 (11:2940), ws, 225 s Crotona Park E, runs w130.1xs16.4xw4.7x s25xe134.2 to Boston rd (Nos 1757-9) xn33.5 to Southern blvd xn33.10 to beg; pr mtg \$30,000; Dec19; Dec20'12; 2y; % as per bond; Kellwood Realty Co to Chas Leh-nert, 1408 Franklin av. 8,000

Southern blvd, 1761-3 & Boston rd, 1757-9; certf as to above mtg; Dec19; Dec20'12. same to same.

Southern blvd, 1761-3 & Boston rd, 1757-9; sobrn agmt; Dec19; Dec20'12; Emil S Levi with same. nom

Southern blvd, 1761-3 & Boston rd, 1757-9; ext \$7,000; mtg to Dec19'17 at 5%; Dec 19; Dec20'12; same with Kellwood Realty Co, 815 Hunts Point rd. nom

Southern blvd, 1813 (11:2958), nwc 175th; sal Ls; Dec18; Dec26'12 demand, 6%; Thos Lynskey to Lion Brewery, 104 W 108. 500

Southern blvd (10:2742), es, 270.5 s Aldus, 2 lots ea 42x150, 2 bldg loan mtgs ea \$43,000; Dec23'12, demand, 6%; Oval Constn Co (Inc), a corpn, to City Mtg Co, 15 Wall. 86,000

Southern blvd (10:2743), es, 180 s West-chester av, 42x117; agmt as to share own-ership in mtg; Dec18; Dec26'12; Gibraltar Mtg Co to Baron De Hirsch Fund, 80 Maiden la. nom

Southern blvd (10:2742); same prop; 2 certfs as to above mtgs; Dec23'12; same to same.

Southern blvd (10:2742); same prop; 2 PM mtgs ea \$10,000; 2 pr mtgs \$43,000; Dec23'12, 3y6%; same to American Real Estate Co, 527 5 av. 20,000

Southern blvd (11:2976), nwc Wilkins av, 99.3x85.7x127.9, gore; Dec13; Dec20'12; 3y5%; Emil S Levi to Fanny Stern, 29 W 71. 28,000

Story av (*), ss, 239.8 e Olmstead av, two lots, ea 25x103.1; two mtgs, ea \$4,000; Nov1; Dec24'12; 3y5½%; Wm F Angus to Central Mortgage Co, 60 Wall. 8,000

Summit av (9:2524), es, 175 s 162d, 25x 100; pr mtg \$7,500; Nov22; Dec24'12; due Apr22'13, 6%; Geo F & Christina E Bache to Alema Realty Exchange Co, a corpn, 1 W 34. 1,150

Tieman av (*), ws, 425 s Chester av, 25 x100; sobrn agmt; Dec20; Dec23'12; Mount Vernon Builders Supply Co with North Side Mtg Corpn, 391 E 149. nom

Union av, 1085 (10:2670); sal Ls; Dec 12; Dec23'12, demand, 6%; Jas H Bailey & Patk J Tague to A Hupfel's Sons, a corpn, 842 St Anns av. 4,100

Walton av (11:2850), ws, 207.7 s 176th, 50x100; Dec23'12; due &c as per bond; August Nelson, 193 W 168, to Karl Riese, 145 E 116. 3,500

Walton av (11:3179), ws, 153.3 s 181st, runs s102.9xs—xne100 to av xn—to beg; also PLOT (11:3179), begins 24.1 e Wal-ton av & 150 sw 181st, runs e55.10xs31.9x w23.7xw51.5 to beg; also WALTON AV (11:3180 & 3185), es, at line bet lands formerly Archer & lands formerly of Chrystie, runs ne—to pt 318 e Jerome av xse 33xne39xw12xne43.10xsw15.8xw—to pt 24.1 e Walton av & 150 s 181st xw24.1 to av xs—to beg; pr mtg \$9,000; Dec19; Dec 20'12; 1y6%; Mundane Realty Co to Edw A Faust, 157 W 142. 2,500

Walton av, Plot, Walton av, same prop; certf as to above mtg; Dec19; Dec20'12; same to same.

Washington av (*), es, 146.3 n 2d, as on map in partition of Real Estate of Wm Adeo, 75x100, except pt for Benson av; Dec26'12; due Jan21'15; 6%; Mary E wife of & Richd T Fordham to Hahnemann Hospital of City of NY, 657 Park av, 1,000

Washington av (9:2389), nws, 195.2 ne 167th, 40x140.3; ext of \$2,300 mtg to Dec 5'14 at % as per bond; Dec24; Dec26'12; Isadore M Levy with Bernard A Green-thal, 1185 Wash av. nom

Webster av (12:3277), ws, 50 s 195th, 50x99.10x50x99.11; Dec24'12; 5y6%; Quiller Morgan Co, 793 Bway, to Metropolitan Savings Bank, 59 Cooper sq. 15,000

Webster av (12:3277), same prop; certf as to above mtg; Dec23; Dec24'12; same to same.

Westchester av (10:2676), ss, 126 ne Union av, 25x119.6x25x—; Dec20'12; 5y5%; Louis B Samuels to Hope I Powel, New-
port, RI. 20,000

Westchester turnpike & Post rd, es, see Highway leading to Reed's mill.

West Scofield av (*), ss, at nwc land Michl McWhenny, runs s100xw120 to com-mon high water mark Eastchester Bay xn 100 to av xell10 to beg, City Island; Dec 19; Dec21'12; due &c as per bond; Robt Kelly to Evelyn L Wood, 357 W 123. 2,500

White Plains rd (*), sec 213th, 100.4x 113.3x100x105.2, except pt for rd; Dec13; Dec26'12; due &c as per bond; Chas W Oakes to Jno Riegelman, 1925 7 av. 10,000

White Plains rd, swc 232d, see 232d E, sec White Plains rd.

White Plains rd, sec 232d, see 232d E, sec White Plains rd.

Wilkins av, nwc Southern blvd, see Southern blvd, nwc Wilkins av.

3D av, 3786 (11:2927), leasehold; Dec14; Dec24'12; demand, 6%; Jacob Smith to Carlfried Amusement Co, 350 Bway. 800

3D av, 3861-3891 (11:2919), ws, 115.4 n Wendover av, 200.11x109.6x200x90; Dec23 '12, 2y6%; Zarlund Realty Co to David Schwartz, 107 6 av, Bklyn. 20,000

3D av, 3861-3891; certf as to above mtg; Dec23'12; same to same.

3D av, 3968 (11:2929); ext of mtg for \$12,000 to Dec1'17; 5%; Dec1; Dec26'12; Edw W Davis with Chas Lewin, 265 W 129. nom

3D av (11:2925), es, 191.2 s 170th, 72.9x 209; A T to strip 2x209.5, adj above on north; PM; pr mtg \$15,000; Dec24; Dec26 '12; due Jan1'18; 6%; Regina Peltin to Jno J Tully Co, 1603 Boston rd. 8,500

IMPORTANT TO THOSE WHO EXPECT TO BUILD

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



Architectural Record

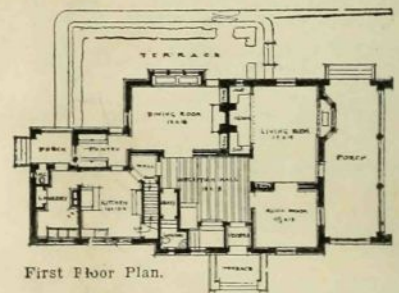
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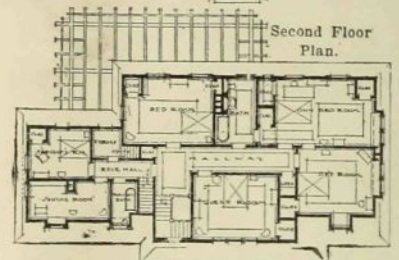
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REAL ESTATE RECORD AND BUILDERS GUIDE.

DECEMBER 28, 1912

THE UNSIGHTLY BILLBOARDS OF NEW YORK

How They Frustrate the Efforts of Architects and Builders to Make a Handsome City—Inconsistency in Public Policy

BY RAYMOND B. FOSDICK
Former Commissioner of Accounts, City of New York*

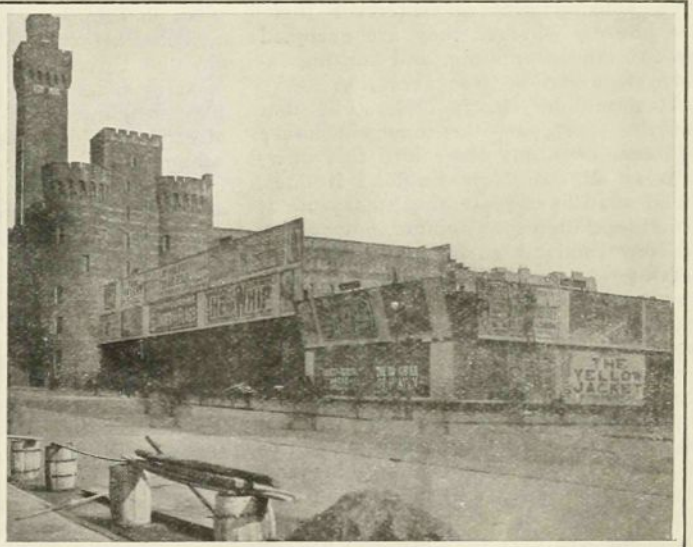
IT is with some reluctance that I have to call attention to the conditions existing in my own city of New York. In 1905, New York City passed an ordinance regulating not only billboards, but sky-signs erected under the roofs of buildings. Public opinion was thoroughly aroused; and the ordinance was passed as an entering wedge into the problem of civic ugliness. But, alas for our expectations! The Court of Appeals, in a decision handed down in March, 1909, held unconstitutional that part of the ordinance relating to sky-signs. "The purpose seems to be mainly sentimental," said the learned Court, "and to

advertisers know, that a test case would send it to its long home with many other enactments for the public good which the Court of Appeals in its infinite wisdom has declared unconstitutional.

The result of this condition is evident to any one who has occasion to pass through our streets. On every side, in every part of the city, whether in restricted residential locations, park surroundings, or business sections, an unceasing exhibition of signs of every conceivable construction, color and form confronts the eye.

There are approximately 3,700 billboard in New York City, 25 per cent. of

haps unexcelled in any city of the world, past splendid churches and libraries and private residences, skirting the magnificent sweep of Central Park, and ending its triumphal course in the Mt. Morris section on the north. We New Yorkers, in our provincialism, think it is the finest street in the world; and, indeed, there is much to substantiate our belief. But come with me up Fifth avenue past St. Gaudens' statue of Sherman that stands at the entrance to our great park, past the splendid residences that front on the east side of the street. That is the Metropolitan Museum that rears its granite walls on our left. That is An-



AT BROADWAY AND 29TH STREET—THE FIRST STREET IN AMERICA IS SIMILARLY PLACARDED IN MANY PLACES.

DOUBLE-DECKED BILLBOARDS ON CAR BARN'S ADJOINING THE 71ST REGIMENT ARMORY ON FOURTH AVENUE.

prevent sights which may be offensive to the esthetic sensibilities of certain individuals." And then the Court gave vent to the following illuminating utterance: "Esthetic considerations," it said, "are a matter of luxury and indulgence rather than of necessity." God forbid that we should criticise the courts!—and yet I cannot help thinking (and I am an attorney myself) that had the learned Court of Appeals known a little more about life as it is lived in our crowded cities, and a little less of antiquated conceptions of individual liberty, it would not have been so quick to declare invalid the emphatically expressed will of the people.

What is the result of this decision? While no decision has as yet been rendered as to the constitutionality of the other section of the ordinance, relating to billboards, and it still stands unchallenged on our statute books, it is, to all intents and purposes, unenforced. For the city administration knows, and the

which, from actual inspection in the different boroughs, we have found to be of the double-decker variety. In some instances triple-deckers can be seen. There are thirteen gigantic billboards situated along the most picturesque part of Riverside Drive, between 96th street and 143d street. At forty-one locations in the streets surrounding Central Park are located billboards, some of them to the height of 30 feet. So mad has become our race for signs that even some of our city officials—the guardians of the people's interest—have taken a hand in their erection. Only this year, the Comptroller's office of New York rented for billboard purposes some property which the city owned directly facing the entrance to Prospect Park in Brooklyn. Everybody's doing it; why shouldn't the city make a little money? I am glad to say that these city officials have seen the error of their ways and the contracts have been rescinded.

Fifth avenue in New York City is our show street. Broad and straight it runs from Washington Square on the south through a shopping district that is per-

drew Carnegie's house diagonally across the avenue.

But next door, adjoining Mr. Carnegie's house, what is that jarring, blatant mass of color that we see, as we stand on the steps of the Metropolitan Museum? That is a billboard, 20 feet high, 60 feet long, proclaiming in strident tones the excellence of a patent breakfast food and the superiority of a certain make of men's underwear. Why in the name of common sense should New York City permit such a desecration? It is because the revered jurists of our Court of Appeals—and God forbid that we should criticise the courts!—have decided that esthetic considerations are a matter of luxury and indulgence rather than of necessity!

But let us look a little further. A few blocks beyond the Metropolitan Museum the riot breaks out afresh, and the discordant shrieks of the advertisers become deafening. Four uninterrupted blocks of 20-foot billboards, running in a straight line, across the street from Central Park for nearly a quarter of a mile, announce to a breathless public the

*From a paper read before the National Civic Association.

arrival of beers, gins, cigarettes, patent medicines, teas and chewing gum.

"They Even Profane the Dead."

Let me take you to the corner of Riverside Drive and 119th street. Have you ever seen a more wonderful sight? There is the broad sweep of the Hudson, showing blue against the gray of the Palisades on the Jersey shore. Those boats in the river below are United States battleships. To our right rises the splendid Tudor Gothic tower of the new Union Theological Seminary, while directly in front, two hundred yards up the drive, in the dignity and simplicity of the man whom it was built to honor, stands Grant's tomb. As your eyes rest on that great scene, why do you suddenly gasp? Between the Gothic tower of the seminary on our right, running up with-

in a short distance of Grant's tomb, are 300 feet of glaring billboards, demanding our attention to somebody's cleanser and somebody else's tea. As if it were not enough to affront the living, they even profane the dead!

In this manner I could take you to dozens of places in New York, our parks, our squares, our public drives, our principal thoroughfares, and show you how their beauty and sightliness are marred and destroyed by the hideous profusion of our billboards. To what purpose do we erect a Century Theatre on Central Park West and 62d street and spend thousands of dollars in making it architecturally beautiful, if 60 feet of double-decker billboards are stuck up next door? To what end should we plan the splendid plaza at the Brooklyn terminal of

the Williamsburgh Bridge if the equestrian statue of Washington that we place in the center is silhouetted against the mammoth 40-foot sign of a 14th street drygoods store? To what purpose do we spend our public money on the imposing entrance to Prospect Park in Brooklyn if we try to make the trees and shrubs and the marble groups harmonize with advertisements of bottled beer? Why place a magnificent statue of Liberty in our harbor to welcome our home-coming citizens, when, across the bay, on the Brooklyn side, rises the gigantic attention-compelling sign, proclaiming to all the world that America uses a certain patent medicine for a popular ailment? The inconsistency of our public policy in matters of this kind is a sad commentary upon our common sense as a people.

RURAL AND SUBURBAN HOUSING EVILS

Should Both Private Residences and Tenements Be Under One General Housing Law, For the Good of Owners as Well as Tenants?

By ELMER S. FORBES

Chairman Housing Committee, Massachusetts Civic League*

THE truth is that except in New England and in the metropolitan districts of some of the larger cities, tenement houses are few and far between, and the problems which have their origin in the multiple dwelling do not exist, but there is a housing problem wherever there are houses, whether they are occupied by one family or more, and housing reform is a nation-wide necessity.

It should be clearly understood that for the most part the tenement house problem does not enter into this question at all. In New England it does, and I shall have something to say about conditions there in a minute, but outside of New England, so far as my own observation goes, the tenement house in country and suburban districts with the exception mentioned, is practically a negligible quantity.

More or less bad housing is to be found in the country all over the United States, but in some respects it is not so bad, nor does it have the same causes as in the cities. The dwellings in question may be fairly well built or be miserable shacks or anything between the two; but whatever they are, dirt usually reigns supreme within doors, they are apt to be crowded to the limit, water to be scarce and sanitary conditions unspeakably vile.

It is not often the fault of a speculative builder or of a grasping landlord. Neither does the high value of land, nor an excessive ground rent, account for it, for you find these slum spots where the land is almost worthless. Personally, I believe the explanation of the country slum is to be sought not so much in unfavorable economic conditions as in the physical and mental and moral deficiencies of the occupants.

The Problem in the Smaller Cities.

When we turn to the suburban towns and the small cities of fifty thousand population or less we face a different proposition. Here we are dealing not alone nor principally with the shack occupied by the decadent family, but with the housing accommodations of every class of society, and we run the gamut of housing abominations. As has been said, except in New England there are almost no tenement houses in these towns, but some of the worst living con-

ditions it has ever been my fortune to see have been in small one-family houses in different parts of the country, and especially in several Western communities.

The same thing is indicated by conditions in suburban New England. Here we have a form of tenement house, the wooden three-family flat, of which I wish to speak because it is spreading like the cholera or yellow fever. It is already firmly established in the large region of which New York City is the center, and will surely make its appearance in more distant parts of the country unless measures are taken to prevent it. It was first built in New England because, as it does not fall within the local definition of a tenement house, it is not subject to any of the requirements of the tenement-house law. Its rooms may be practically closets, they may be without windows to the outer air, if the builder does not choose to put them in; the plumbing can be reduced to the lowest terms.

Nothing in the way of a tenement house could be worse except another of the same sort, but higher. It is usually of the flimsiest construction, and after a few years the owner is likely to ask for an abatement of taxes because of its depreciation in value. It is a dangerous fire hazard, dreaded alike by the fire department and the owners of neighboring property. It is terribly destructive of real estate values, and the coming of one such building into a residence district will cut in two the selling price of the nearby properties. Within a month a building company appeared in one of the large suburban towns in the vicinity of Boston and announced that it proposed to put up fifty of these three deckers. The people, rich and poor alike, could almost hear the crashing of property values and at once took steps to ward off the impending danger and to protect themselves against similar attacks in the future.

We should all agree that the exploitation of the tenant is a greater injustice than the destruction of property values, but there is no reason why either of these things should be permitted. Both are common in our suburban towns. We have heard much about the injury to the tenant, but not so much of the other side of the question.

One of the serious results of the lack of building regulations is that no property owner, be he large or small, knows what is going to happen to him. The daily newspaper supplies illustrations of this:

How Good Property Is Injured.

"A citizen built a beautiful house within an area of 50,000 square feet of land—and presently found himself confronted by a garage. A gentleman expended \$17,000 on his place, as he called it—and by and by a fellow citizen built a row of seven one-story shacks on the opposite side of the street. A third citizen, whose property cost him \$50,000, awakened one morning to discover a Chinese laundry in the basement adjoining his own, and the selling price of his estate automatically reduced by that master stroke of Fate and an unscrupulous neighbor to \$13,000."

A policeman in a country town which I know well built himself a comfortable house on a generous lot and adorned it with trees and shrubs to suit his taste. Along came a speculator who planted a flimsy firetrap of a three-decker within three feet of his lot line, cutting off his sunlight and robbing him of half the savings of his life time.

Tragedies of the Suburban Towns.

These are the tragedies of the suburban towns, and they are certainly worthy of the attention of the National Housing Association. They do things better than this in Germany, as we all know. There you are not allowed to go on your way with no regard whatever for your neighbor. You may not kill him with an unsanitary and unhealthy house, if by chance he does not own his own home and has to rent one from you. Or if he is so fortunate as to own his own place you cannot rob him of his property by building some unsightly or undesirable structure in his immediate vicinity. Why should these things be permitted in America?

They need not and ought not to be. At the same time that the protection of the law is thrown around the tenant, securing him against oppression and wrong on the part of the owner of his dwelling, something should be done to preserve the beauty and attractiveness of our towns and cities and to afford a reasonable safeguard for the property

*From a paper read at the National Conference on Housing at Philadelphia.

values of the homes of their citizens.

The only difference between the evil housing conditions of the small village of a few hundred people and those of the city of as many thousand population is in degree, not in kind. In the village there will be only one-family or at the most two-family houses, and in the city there will be hundreds of thousands of multiple tenements, but the same wretched conditions will be found in them all. There is only one problem in both village and city.

Tenements Not the Sole Offenders.

It was perfectly natural when we woke up to the evils of bad housing that we should at first direct attention to the tenement houses of the large cities. The evils were concentrated there,

we could see the outrages practiced upon tenants and the dangers which threatened the rest of the community, and we said these iniquities must go. But now a clearer and fuller knowledge has shown us that bad housing is quite as much a matter of the one and the two-family house as it is of the dwelling which shelters a much larger number of families, and reform is just as necessary in the one case as in the other.

I have said it before at another time and place and repeat it here, that I am convinced the only way in which owners, occupants, and community can be assured of adequate protection against bad living conditions is by bringing every kind of dwelling within the scope of the law, and this is the one point which I wish to make in this paper.

A tenement house law is good as a step toward something better, but the general situation demands not a tenement house but a well enforced housing law. Under such a law it will probably be necessary to classify dwelling houses according to the number of families occupying them, but this offers no great difficulty. The great achievement will be the wiping out of the troublesome distinction between tenement houses and private residences and the bringing of them all under one general housing law. The cities of Columbus and Duluth have already done this. In several of the towns of Massachusetts groups are at work upon a similar law. It is bound to come, nothing can stop it, because it is in the interests of the health, morals and happiness of all the people.

SEVENTH AVENUE EXTENSION IMMINENT

New Areas of Assessment Proposed—New Basis For Distribution of Expense—Hearing to Be Held January 9—Proceedings Then to Be Initiated

A COMMITTEE of the Board of Estimate has recommended to the board that proceedings be initiated for the acquisition of the land needed for the extension of Seventh avenue, and a hearing has been set for January 9.

Last September a hearing was held by the committee in order to give an opportunity for an expression of views on several different plans for the distribution of the expense. The committee, which consists of the President of the Board of Aldermen, the Comptroller and the President of the Borough of Manhattan, believes that what was designated as plan No. 3 is the most feasible and equitable. Under this plan the cost is to be divided between a district of special benefit, including the immediate frontage on the new and widened street to a depth of one hundred feet, a secondary area of benefit embracing a large territory which would be benefited by the improvement but excluding the im-



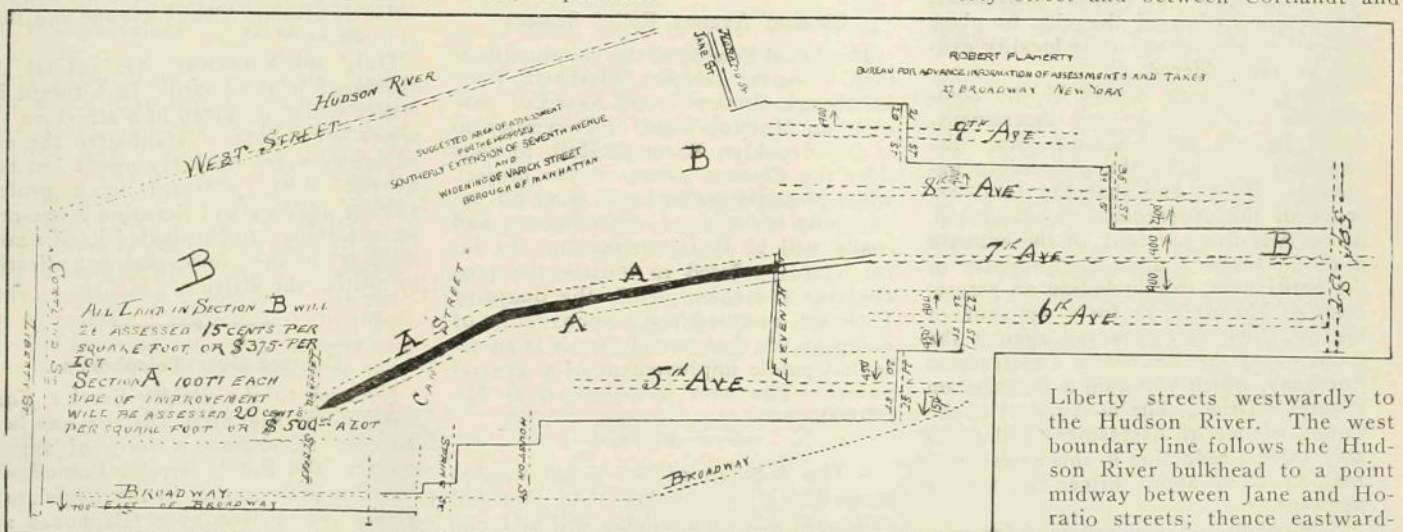
ST. JOHN'S CHURCH, WHICH WILL BE CUT THROUGH BY THE WIDENING OF VARICK STREET.

mediate frontage, and the Boroughs of Manhattan, Brooklyn and The Bronx. District "A," 33 per cent. District "C," the Borough of Manhattan, 40 per cent.

southerly end to Carmine street, the widening of Varick street from Carmine to Franklin, and the extension of Carmine street as widened from Franklin to West Broadway. District "A" embraces the immediate frontage of the new and widened avenue.

District "B" extends from the north side of 59th street midway between Seventh and Eighth avenues eastwardly to a point midway between Sixth and Seventh avenues; thence southerly along a line midway between Sixth and Seventh avenues to West 24th street from which point the boundary follows a zig-zag course in a generally southerly direction corresponding to the direction of Seventh avenue extended southward, and fetches out at Liberty street one hundred feet east of the easterly side of Broadway.

The southern boundary begins there and runs between Maiden lane and Liberty street and between Cortlandt and



AREA OF ASSESSMENT FOR THE EXTENSION OF SEVENTH AVENUE AND WIDENING OF VARICK STREET.

mediate frontage, and the Boroughs of Manhattan, Brooklyn and The Bronx.

Areas of Assessment.

The committee now recommends that proceedings be initiated for the acquisition of the land needed and that the expense be divided as follows:

District "A," including the immediate frontage, 12 per cent.

District "B," including the secondary

District "D," the Borough of Brooklyn, 11 per cent.

District "E," the Borough of The Bronx, 11 per cent.

Nature of the Improvement.

The bounds of District "A" will be understood from the description of the nature of the improvement, which is to extend Seventh avenue from its present

Liberty streets westwardly to the Hudson River. The west boundary line follows the Hudson River bulkhead to a point midway between Jane and Horatio streets; thence eastwardly to a point between Washington and Greenwich streets; thence northerly along Washington street and Ninth avenue to 20th street; then the course is along a line between Eighth and Ninth avenues northerly to 34th street; thence northerly along a line between Seventh and Eighth avenues to 59th street and the place of beginning.

It was hoped that the city might apply the right of excess condemnation in carrying out the extension of Seventh ave-

nue and the widening of Varick street, plans for which have already been adopted, but apparently it will be necessary to proceed in the manner now prevailing, the city paying approximately full value for the parcels affected while taking only portions of them and leaving the full benefit following the creation of the new street to the owners of the remnants, although in many cases these remnants cannot be properly utilized while in separate ownership.

"While much of the opposition to the excess condemnation amendment was due to selfish motives," says Chief Engineer Lewis, "there was undoubtedly a feeling on the part of many that such a policy would mean a movement in the direction of socialism in that the city as a corporation would have the opportunity to share in the beneficial results of its further development, or that it was designed to promote the aesthetic embellishment of the city, both of which ideas appeared to some to be highly objectionable. As a matter of fact it is simply a business proposition. With this method of lightening the burden of the taxpayer it would be possible to carry out certain great improvements which will be of enormous benefit to the public, while without it they must apparently be indefinitely postponed. A literal adherence to the policy to which the city appears to be confined, of acquiring only the bare rights which are necessary in order to accomplish a specific purpose, has cost the public very large and wholly needless expenditure through undertaking in piecemeal fashion what should have been a single improvement." (For maps and further information, see Record and Guide Sept. 30, 1911.)

Widening West 155th Street.

A petition signed by the American Numismatic Society, the American Geographical Society, the Hispanic Society of America, the Church of Our Lady of Guadalupe and the Bendheim Construction Co., requesting relief from assessment in the proceeding for acquiring title to the widening of Riverside Drive on its easterly side between West 155th street has been denied by the authorities. Under the charter provisions, the determination of the city to place the entire expense upon the locality cannot be reconsidered.

The preliminary report of the commissioner of estimate and assessment, dated June 5, 1912, shows that the awards proposed in the proceeding aggregate \$19,000, and that the total expense of the proceeding is \$25,260.04. About fifty-five per cent. of the expense is to be assessed upon the property of the petitioners, this including an assessment of \$10,180.54, or forty per cent. of the total, which is charged against the property of the Bendheim Construction Company, which will gain a frontage on Riverside Drive. The final report of the Commissioner of Assessment will probably show a reduction in this assessment ranging from about fifteen to twenty per cent.

The change of plan provided for raising the grade through the northerly half of the street in such a way as to secure for this portion of the street a connection with Riverside Drive, the southerly half retaining approximately the grade originally fixed and passing under the Drive.

—The weather man completed his perfect work of the year by sending beautiful snow to grace the Christmas season.

BRONX CIVIC CENTER.

Grand Boulevard and Concourse As a Site for the Public Buildings.

The Borough of The Bronx are intensely interested in the question of where the new county buildings should be erected. It is generally agreed that a new borough hall should be erected in the same place. Consequently the decision is to be made an important one. Four neighborhoods are now under consideration, the latest to be proposed being the Grand Concourse and Boulevard at 161st street. The land is owned by the city. The site is a commanding and beautiful one, but the argument against it is that it is not so accessible as 149th street will be in the vicinity of Mott avenue, when the new subway is opened and the New York Central depot and the new general post office are built.

Drainage for Throgs Neck Section.

The drainage plan of the Commissioner of Public Works, Borough of The Bronx, for District 45-B, in the Throgs Neck Section has been approved by the city authorities. This plan relates to an area of about 300 acres, comprising the territory bounded approximately by Fort Schuyler road, Dudley avenue, Mayflower avenue, Westchester avenue, Eastern boulevard, Throgs Neck boulevard and Barkley avenue. It also includes provision for a storm water overflow extending along the prolongation of the line of LaSalle avenue eastwardly from Eastern boulevard to Eastchester Bay. The latter sewer is apparently also planned to serve as the collecting trunk for the unmappped adjoining area. The sewers form a portion of the Throgs Neck drainage district, the main outlet of which traverses the Throgs Neck boulevard.

The trunk sewers shown upon the plan now presented follow the lines of Throgs Neck boulevard, Eastern boulevard and La Salle avenue to Hobart avenue, from which latter point one branch extends westwardly along the line of LaSalle avenue to Edison avenue, while the other relates to the northerly section and follows the lines of Hobart avenue, Middletown road and Crosby avenue.

Classon Avenue Relief Sewers.

The Local Boards of the Heights, Bedford, Prospect Heights, Flatbush, Williamsburgh, Bushwick and New Lots will meet on Monday night of December 30 at the Brooklyn Borough Hall, to consider the Classon avenue sewer project when property owners will have an opportunity to be heard. So extensive and costly will be this construction, the local boards refused to initiate the proceedings and consequently the Board of Estimate assumed the responsibility of doing so, on the ground that it is an essential public improvement of a general nature. The cost is estimated at \$2,500,000.

—The decision of the Court of Appeals that it is not unlawful to offer real estate for sale on a Sunday will be found of great benefit to suburban real estate interests, because it is to the suburbs that people must mostly go nowadays to view private residential property.

—Simple forms of government, applicable enough among old-established communities of high moral tone, are sometimes found inadequate when applied to a great cosmopolitan city, and the idea that New York City ought to be governed by itself is steadily gaining ground.

HOW TO PRESERVE VALUES.

Public Garages Excluded from the 59th Aldermanic District.

A possible suggestion to property owners in select residential sections of the city, regarding how they may provide for the exclusion of objectionable buildings, such as public garages and picture theatres, is contained in an ordinance passed by the Board of Aldermen last week. Buildings of the class named are recognized as necessary and proper in appropriate locations, but quite out of place when planted on city blocks heretofore exclusively devoted to residential houses.

If values are to be ruthlessly sacrificed by the intrusion of discordant structures, then the time will be short before the State will be asked to pass a law giving the whole control of the housing problem, dwellings as well as tenements, to a State Housing Commission, whose duty it will be to prohibit the desecration of good neighborhoods. It is not in mind to prevent the legitimate transformation of a residential street into a retail business quarter, a change which does not necessarily sacrifice values; but it is the destruction of values by the injection of incongruous elements, which would be nuisances in their effect, that is being resented by property owners.

The ordinance referred to was introduced in the Board of Aldermen by the Committee on Laws and Legislation and provides that no public automobile garage shall be built within three hundred feet of any residence in any residential street within the 59th Aldermanic district, described below, unless with the written consent of the majority of the owners of the residences.

The district is situated in Brooklyn and is bounded by Utica avenue, Church avenue, East 49th street, Snyder avenue, Schenectady avenue, Avenue J, East 34th street, Avenue I, East 17th street, Foster avenue, Coney Island avenue, Caton avenue, Poplar street, Fort Hamilton parkway, Prospect avenue, Vanderbilt street, Coney Island avenue, Parkside avenue, Ocean avenue, Malbone street, Washington avenue, Montgomery street, Franklin avenue, Carroll street, Bedford avenue, Dean street, New York avenue, Atlantic avenue, Albany avenue and Bergen street.

Only one vote was cast against the ordinance in the board. In a recent instance which occurred in a street on the upper West Side of Manhattan the signature of every property owner but two in the block, obtained to a protest against building and licensing a five-cent picture show, which planted itself nearly midway up the block, was not effective to protect the district.

Control Over Telephones.

Counsel to the Public Service Commission for the First District has been directed to prepare a form of amendment to the Public Service Commission Law for presentation to the Legislature, giving jurisdiction over telephones and telegraphs within the First District to that commission. The First District embraces the territory within the boundaries of Greater New York, and while it exercises control over railroads, gas and electric companies in that territory, the jurisdiction over telephones and telegraphs within the city is vested in the commission for the Second District. The First District commissioners feel that all corporations subject to regulation within the First District should be placed under the jurisdiction of the commission for that district.

ESTIMATING LOT VALUES.

Methods Followed in Assessment Work
—Land Value Maps.

In actual assessment work the assessor will enter on his field map the unit value of a normal unit on each street, or, to be more accurate, on each side of each block. From this unit value he can then compute according to his table of percentages the land value of each lot of any size or shape upon that street, and enter the same on his assessment roll.

Thus all the lots along the given block will bear a just relation to each other, and the same will be true of all the lots upon the frontage of any block in the city.

It is to be observed, however, that while this method secures equality and precision among the lots along the side of a block or on the opposite sides of a street, it does not necessarily secure the proper relation between the assessments of lots in one block or one street with the lots on adjoining or neighboring streets or blocks. If we may compare the blocks to townships and the city to the country, we may say that the method above described has secured a proper equalization among the lots within the township, but has not provided for equalization among the townships in the county.

In the city of New York provision has been made for equalization among the blocks by the use of land value maps.

Land Value Maps.

An outline map of the city is used, subdivided into such areas as may be convenient. On each side of each street, for each block, the unit value of the normal unit is entered. Thus the relation of value on one street with values on another street is at once apparent. Points showing high value will grade off toward the points showing low values, and everywhere the values on one street will interlock with the values on the next street in a way that can be seen, understood and explained. Accuracy and precision will be introduced into an assessment. The disturbing influences of abnormally high or abnormally low scales will be minimized, and the assessor will be doing what he ought to do, namely, exercising his judgment in assessing all lots within a given area in their relative values to one another.

The city of Milwaukee has for almost twenty years made a practice of using maps which have been termed "Equalization Maps," to assist in fixing unit or per front foot values. These maps are bird's-eye views of each ward drawn to scale, on which are shown each square or block of land bounded by streets or alleys. There is also shown on each map a tier of blocks of all the surrounding wards or adjoining property for the purpose of making comparisons. On these maps the assessed values of the land are shown on all sides of each block, so that

comparisons can readily be made with all parts of such ward or adjoining wards.

Corner Values.

One of the hardest problems presented to the assessor is to determine corner values. On this point the Committee on Assessment of Real Estate of the National Tax Association was unable to discover any common rule among assessors. There seems to be no agreement as to how far the corner influence extends down the side of the street, or how far back it extends from the street front.

Corner influence, of course, is a fact, and a corner lot has a much greater value than an inside lot. All that we can at present say on this point is that the consensus of opinion appears to be that corner influence varies according to the use to which the property is put, being greatest in retail districts and smallest in suburban residence districts. —From the report of the Committee on Assessment of Real Estate of the National Tax Association.

Elevated Lines or Nothing for Queens.

Chief Engineer Craven of the Public Service Commission stated this week at a hearing before a special commission that the plans for the extension of Steinway Tunnel to Seventh avenue called for the abolition of the present loop at Park avenue and that, so far as he knew, there are no grades in Steinway Tunnel too steep for regular Manhattan subway trains.

Mr. Craven further remarked that the estimated cost of the elevated extension from Van Alst avenue to the Queens plaza would be about \$750,000, exclusive of the cost of reconstructing the easterly end of the Steinway Tunnel, damage to abutting property and the cost of private property which the line will cross near William street.

It was admitted that subways are more desirable, but Mr. Craven said that it was either a case of elevated lines for Queens, or nothing, because of the limited amount of money which the city has to spend. The special committee was appointed by the court to investigate.

Title to Queens Boulevard.

The city will take title on the 14th day of May, 1913, to each and every piece or parcel of land lying within the lines of Queens boulevard from the easterly line of Honeywell street to the westerly line of Van Pelt street, in the Borough of Queens.

—The Real Estate Exchange of Long Island will hold its eighth annual banquet at the Hotel McAlpin on the evening of January 15, 1913. The following speakers have been invited: Governor Sulzer, Public Service Commissioner Williams, Borough President Connolly, William H. Prendergast.

THE NORTH SHORE.

Will Have Through Electric Trains Next
February—Effect on Real Estate.

Every step of progress on Manhattan Island compels man to seek some-where to dwell and to play in order that the progress of that wonderful little Island shall not be cramped for room. The Pennsylvania station on opening its doors on Thursday, September 8, 1910, to the commuters of Long Island showed a step of progress. The next step of this company was the substitution of electric trains for steam trains, which formerly carried commuters to points on Long Island. Electric service was opened to Jamaica and Far Rockaway, bringing these towns within twenty to thirty minutes of the business district of Manhattan.

Now the commuters of the North Shore are looking forward to the elimination of the disagreeable change at Corona and Woodside by the through service of the North Shore Branch to Port Washington, which will be put in operation by February 22.

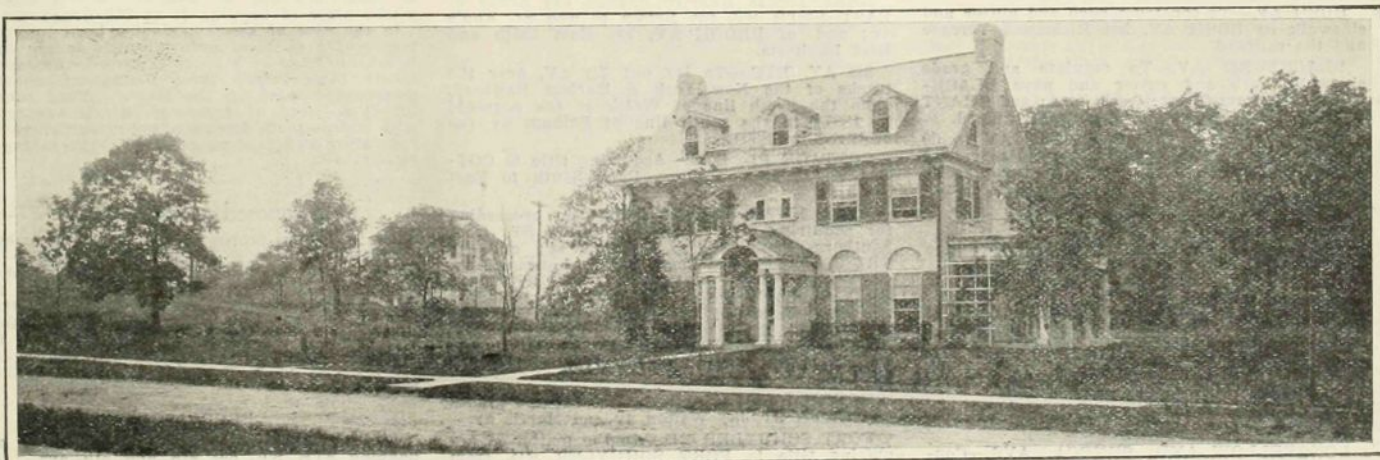
Considering the early operation of this through electric service, together with the outlet afforded for motor and vehicle traffic over the Queensboro Bridge, and the near completion of the excellent system of asphalt roads throughout the main arteries of travel on the North Shore of Long Island as far as the city line, the dual subway system, which insures the running of elevated trains from Manhattan as far east as Corona with existing transit lines of Manhattan for a five-cent fare, the logical deduction is that New Yorkers will be led more than ever to select the North Shore as a dwelling place.

The North Shore harbors afford excellent yachting pleasures. The bathing beaches around Bayside, Port Washington and Great Neck are superb. •There are many clubs, some the most fashionable in America.

Home progress, as well as any other kind, moves along the lines of least resistance, and the man who can get to his place of business in the least time commands so many more minutes for his business affairs. Returning, he has more time to spend at home, and, consequently, more time to rest and recuperate from the nerve tension and business worries. He lives better, eats better, sleeps better, and, evidently is bound to live longer.

Mr. H. S. McKnight, President of the McKnight Realty Company, in reviewing the situation from the standpoint of a commuter, states that there will be great rejoicing among the residents of the North Shore towns, and he has planned to have a committee appointed to celebrate in a fitting way the elimination of changes.

FRANK CROWELL.



VIEW AT JAMAICA ESTATES.

Bronx.

LIGHT ST.—The Dyre Av Realty Co. sold to Patrick Sullivan, an investor, through Dane D. Russell, the 3-sty store and flat building on Light st, near 233d st. The property is located at the Dyre av station of the New York, Westchester and Boston Railroad.

OAK TREE PL.—Schwab & Co. sold for the Bernhard Construction Co. to a client a 5-sty apartment house at 579 Oak Tree pl and La Fontaine av, on lot 25x95.

160TH ST.—The 5-sty apartment 406 East 160th st, on a plot 50x100, has been purchased for investment by the Beneson Realty Co. from Ferguson Brothers & Forshay. The sellers acquired the property about three weeks ago. Arnold, Byrne & Baumann, in conjunction with Kurz & Uren, negotiated the transaction.

161ST ST.—Nicholas Lopard sold for Harry Euchalter the 3-sty, two-family brick house at 723 East 161st st to Margaret Hardy for investment.

BEAUMONT AV.—Schwab & Co. sold for Jackson & Stern to a client a 4-sty brick apartment house at 2302 Beaumont av, near 183d st, on plot 37.6x100.

FOREST AV.—The Robert J. Moorehead Construction Co. sold 1129 Forest av, a 3-sty, two-family brick dwelling, on lot 25x87.6.

JACKSON AV.—Joseph Stolz sold 815 and 817 Jackson av, two 3-sty dwellings, on plot 36x76.

JACKSON AV.—Catherine Nestrock sold 825 Jackson av, a 3-sty dwelling, on lot 20x75.

MAMARONECK AV.—John A. Steinmetz sold for John Carroll the garage and plot of ground on Mamaroneck av, 205x376, to Theo. H. Fischel, who gave in part payment a residence at 621 Mamaroneck av, on plot 100x200.

SENECA AV.—A. J. Madden sold for the Mannea Const. Co., 5 Seneca av, a 5-sty apartment house on plot 67x165 to the Intercity Land and Securities Co.

SOUTHERN BOULEVARD.—Williamson & Bryan resold for Ferdinand Hecht the plot of 8 lots on the west side of Southern boulevard, 25 ft. north of Jennings st. Mr. Hecht bought the property last week from William R. Rose.

SOUTHERN BOULEVARD.—Ellen Mullair bought from C. R. Mainek the 2-sty frame dwelling at the northwest corner of the Southern Boulevard and 181st st, plot 48x150. S. H. Frankenheim negotiated the transaction.

STEBBINS AV.—A. J. Madden sold to a builder for improvements a plot, 125x87, on Stebbins av, 65 ft south of Boston rd.

STEBBINS AV.—The Inter-City Land & Securities Co. bought from Emil S. Levi a plot, 125x87x irregular, on the east side of Stebbins av, about opposite the intersection of Boston rd.

TRINITY AV.—Benjamin M. Gruenstein sold 812 and 814 Trinity av, two 2-sty dwellings, on plot 50x99.

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REPAIRS

A Review of The Real Estate Year 1912 and a Forecast of the Year 1913

The *Evening Post* will, for the eighth time, devote an entire section of its December 31st edition to an annual review and forecast of the Real Estate world, modelled after its famous financial review.

CONTENTS THIS YEAR

Special articles by qualified experts in every branch of the market, giving their views of the present and future, will make this section valuable and interesting to owners, prospective buyers, brokers, operators and builders, and laymen generally.

Every feature of interest associated with the almost marvellous growth of the city, structurally and in a rapid transit way, will be outlined in detail.

Each borough of the city will be reviewed under separate captions.

This edition will comprise a Real Estate section, two Financial sections, and a Main section and will reach every banking and financial institution throughout the United States and Canada, and practically every important real estate interest throughout Greater New York and the larger cities of the East and West.

Copy for advertisements in order to obtain insertion in this section should be in hand by 2 P. M. Monday, December 30th. There will be no increase in the advertising rates for this issue.

Orders for copies of this issue should be placed with newsdealers or this office in advance, as the edition will be limited. Price by mail 5 cents per copy.

20 VESEY STREET

The *Evening Post*

NEW YORK

PRICE 3 CENTS

PRICE 3 CENTS

PEASE & ELLIMAN leased for a term of years to Mrs. Carl Beck 37 East 31st st, a 4-sty high stoop brownstone dwelling for Mrs. A. H. Forbes and Charles C. Forbes.

THE LIBMANN REALTY CO. leased through Mooyer & Marston 4th loft in building 48 to 56 West 38th st for a term of years to D. J. Kennedy, manufacturer of cork floorings.

WILLIAM CRUIKSHANK'S SONS leased the buildings at 54 West st to the Gold Car Heating & Lighting Co., of 17 Battery pl, and 59 West st to S. & F. Uhlmann, of 17 Battery pl, for a term of years.

DOUGLAS L. ELLIMAN & CO., INC., leased for N. Brigham Hall & William D. Bloodgood, for a term of years, the store and basement in the new building nearing completion at 11 East 47th st. The tenant is the well-known English firm of decorators, trading under the name of Fryers, Ltd., of London. Arthur R. de Lissa is the managing director.

FOLEY & HUGHES rented for the Kuper estate the 4-sty dwelling at 347 West 22d st to E. L. Booth and for Joaquin Cifuentes the two 3-sty dwellings at 37 and 39 7th av to A. B. Simpson.

THE JULIUS FRIEND, EDWARD M. LEWIS CO. rented to A. & L. Metzger, of 482 Broadway, 5,000 sq. ft. of space in 36 and 38 West 20th st.

SAMUEL H. MARTIN leased for Thomas Simpson offices at the southeast corner of Broadway and 67th st to Samuel Kops and Charles Strauss.

THE CHARLES F. NOYES CO. rented for Strong & Cadwalader the entire building 6 Ferry st to Louis Silberman and for the Dow Realty Co. the building 27 Front st to the Main Paper Stock Co., Inc., of 27 Peck slip.

PEASE & ELLIMAN rented for Mrs. Sarah T. Tubbs the dwelling at 136 West 70th st to Henry Rafael; the dwelling at 129 West 69th st, furnished, to Mrs. Sarah A. Smith, and the dwelling at 449 West End av to N. J. Rosenberg.

GEO. R. READ & CO. leased the top floor in the Jackson Building, at 324 to 328 Pearl st, to Timothy O'Toole, of 228 Pearl st, also the store and basement in 118 Wall st to Hyman Wiener.

THE CROSS & BROWN CO. rented the 8th floor in 20 to 24 West 37th st to Froelich & Hughes, Inc., of 37 West 20th st, space on the 11th floor in the U. S. Rubber Building, southeast corner of Broadway and 58th st, to the Harmon-Yount Co., and an apartment on the 4th floor at 158 Madison av to M. J. Van Order for a term of years.

LEONARD J. MUEHLFELDER leased for William Waldorf Astor the store and basement in 484 Broadway to Braude Bros., Inc.; also for Max A. Singer, the store and basement in 130 to 134 West 17th st, to U. S. Paper Co., Inc.

MARK RAFALSKY & CO. leased the entire 1st, 2d and 3d floors in the 20-sty building now being erected at 5th av, Broadway and 26th st, to S. Stein & Co., of 105 5th av, for a term of 21 years at an aggregate rental of \$608,000. This site was formerly occupied by Delmonico and later as Martin's Restaurant. It has frontages of 56 ft. 5 ins. on 5th av, 60 ft. 5 ins. on Broadway and 155 ft 7 ins on 26th st. The Johnson Kahn Co. is erecting this new 20-sty store and loft building and although they are still working on the foundation of part of the site, leases have been made aggregating about \$1,000,000. Stein & Co. will move into the premises on May 1 next, when the building will be completed. Mark Rafalsky & Co. have been appointed as renting and management agents for the property.

PEASE & ELLIMAN leased for Robert McClenahan the southeast corner of 63d st and West End av, consisting of a 4-sty fireproof service building to the Firestone Tire & Rubber Co., of 1871 Broadway, New York, to be used exclusively for the motor truck end of their

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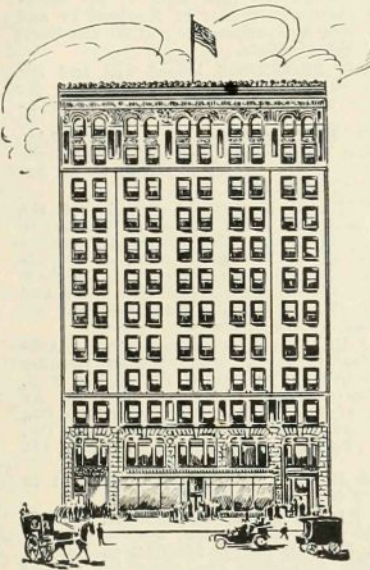
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tire business. The present lease is for a term of 21 years, with renewals, and the aggregate rent to be paid throughout the term will be approximately \$250,000. The block to the north was recently purchased by A. D. Russell from Senator W. A. Clark, consisting of a plot of 10 lots on which Mr. Russell has erected a modern 6-sty building for the use of the International Motor Co. The block to the west, on the west side, between 63d and 64th sts, which was recently leased by Thomas Devine, from the New York Central, has been improved with a 1-sty service station for the different automobile concerns, making this district the centre for the retail end of the automobile business. The trend lately has been to open service stations in this district rather than move to Long Island City, as some of the concerns did 1½ and 2 years ago.

PEASE & ELLIMAN leased apartments in 170 and 172 West 72d st to Percy W. Roberts and Joseph E. Meyer; in 251 West 89th st to Clarence Whitehall; in 435 Riverside dr, furnished, to George J. Magee, Jr.; also for Mrs. Sarah T. Tubbs the residence, 136 West 70th st to Henry Rafael; 129 West 69th st, furnished, to Mrs. Sarah A. Smith, and 449 West End av to N. J. Rosenberg.

G. W. BARNEY leased for Moore & Wyckoff the store and basement in 70 to 74 West Houston st to F. C. Neale, Inc., of 43 Church st, also to Chelsea Dress and Costume Co., of 27 East 10th st, space in 32 to 36 West 18th st; also to Rose Gambert, of 314 Bowery, the 1st loft in 369 Broadway; also to George W. Pat- urel the 1st loft in 100 Chambers st; also to Ginsberg & Bergen the 1st loft in 19 East 9th st, and to George D. Pine, of 104 Chambers st, the 2d loft in 89 Chambers st.

THE CROSS & BROWN CO. leased space on the 9th floor in the Aeolian Building, 27 West 42d st, to the Perkins-Goodwin Co., of 366 5th av, and offices on the 12th floor in the building at the southwest corner of Madison av and 42d st, to Lord & Burnham Co., of 39 Cortlandt st, for a term of years.

GOTTLIEB BROTHERS leased 319 and 321 East 107th st, a 6-sty house, to S. Cimino for three years at an aggregate rental of \$12,000.

MAXIMILIAN MOSER leased for David Lion to Mrs. Ella Bruner the 5-sty apartment, 438 and 440 West 164th st, for 3 years, at an aggregate rental of \$13,800.

THE CHARLES F. NOYES CO. leased the store and basement in 92 Fulton st to Charles Rangdale, of 48 New st; the store and basement in 46 Fulton st to Charles Viscount, of 40 Fulton st; the store in 43 Front st to William Polatsik, of 124 Front st, and the store and basement in 44 Cliff st to Muir & Davidson. All leases are for a term of years.

PEASE & ELLIMAN leased space in the Aeolian Building to C. A. Pier, United Lacquer Co., of 1170 Broadway; Miss L. M. Tinsley, B. F. Puffer; also additional space to The 5th Av Coach Co., of 815 8th av; Park Carriage Co., of 817 8th av; New York Transportation Co., of 817 8th av; Metropolitan Express Co., of 812 8th av.

PEASE & ELLIMAN leased an apartment in 45 5th av to Mrs. W. C. Dudley.

POST & REESE rented for John N. Golding as agent for John W. Sterling, the 2-sty stable at 79 East 77th st, on lot 25x102.2 to Howard Willetts, who will alter the same for use as a private garage.

GEORGE R. READ & CO. leased for John V. Cockcroft the store adjoining the corner in 71 and 73 Nassau st to Unholz & Williams for a term of ten years; also for Edward F. Jackman the entire top floor in 324 to 328 Pearl st to Timothy O'Toole, of 228 Pearl st, for a long term of years.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for R. M. Haan the 4th floor in 574 5th av, for a term of years, to Sourine & Co., ladies' tailors.

H. C. SENIOR & CO. leased the 4-sty dwelling at 49 West 68th st to a Mr. Wolseley, the 4-sty dwelling, at 108 West 78th st, for a long term of years to Mme. Bertha Mourlan, and the 5-sty American basement dwelling at 169 West 79th st for a term of years to Joseph S. Cavereaux.

DOUGLAS L. ELLIMAN & CO. leased for a term of years the entire 2d loft in 570 5th av, to Charles Heckman, tailor, of 306 5th av, for Horace S. Ely & Co., agents.

CORN & CO. leased for the 114 East 23d St Co., 17,500 sq ft in the building being erected at 114 to 120 East 23d st, running through to 115 to 119 East 22d st to Edelson & Shapiro, manufacturers of ladies, misses and children's cloaks, at present located at 145 Greene st.

THE UNITED STATES PRINTING & LITHOGRAPH CO., OF OHIO, one of the largest printing houses in the country, leased a floor in the building being erected by Phillip Lewisohn on the site of the old Mendelssohn Hall at 113 to 119 West 40th st and several old dwellings in the rear at 114 to 118 West 41st st. The space taken by the Western concern comprises 14,000 sq ft. It will be used as the executive offices. The rental to be paid for the term, which is for a long period, will aggregate \$120,000.

PEASE & ELLIMAN leased an apartment in 601 Madison av to William Darrach; also an apartment in 510 Park av to Henry Elias.

FENIMORE C. GOODE, of N. Brigham Hall and Wm. D. Bloodgood, and L. Van Rensselaer leased for the 5th Av and 26th St Co. the entire basement, portion of sub-basement and store No. 4 on 26th st side of the new 20-sty building at Broadway, 26th st and 5th av, occupying the former site of Delmonico's, and more recently by the Cafe Martin. The lease is for 21 years from September, 1913, at an aggregate rental of \$350,000, and the lessees are the Exchange Buffet Corporation, who already operate 18 similar places, of which this will be the furthestmost uptown. They will spend \$50,000 in special equipment and furnishings to be installed by Duparquet, Huot & Moneuse.

HUBERTH & GABEL leased for the Delches estate to Charles Cohn the 2d loft in 136 Prince st, and in conjunction with Julius Friend, Edward Lewi Co., studios in building 123 and 130 East 23d st to the American Home Magazine Co.

LEASES—BRONX.

EUGENE J. BUSHER leased to Charles Kuhn the northwest corner saloon at 149th st and Courtlandt av for 5 years at an aggregate rental of \$9,700.

LEASES—BROOKLYN.

THE L. L. WALDORF CO. leased for the builder, Louis Bonert, the 2d apartment north in the building 412 8th av to A. G. Hutcheson at \$900 per annum; also for V. Neuberger the 1st apartment west in 525 5th st; also for a client the north store in 134 7th av to John E. Henry.

HOWARD C. PYLE & CO. leased the entire basement, 105x106, in the Rothschild Building, northwest corner of Fulton and Jay sts, for a long term of years to a tenant for occupancy.

REAL ESTATE NOTES.

SYDNEY P. CORN is now associated with Frederick Fox & Co. at their downtown office.

LEWIS L. ROSENTHAL has been appointed agent for 246 and 248 East 82d st, 71 East 104th st and 110 West 17th st.

E. H. LUDLOW & CO. were the brokers in the sale of the dwelling at 267 West End av for George P. Brett to Frank de K. Huyler.

WORTHINGTON WHITEHOUSE represented the sellers of the 250 acre tract at Woodbury, L. I., bought recently by J. Watson Webb.

PEASE & ELLIMAN have been appointed agents of 213 to 225 West 120th st, three 5-sty apartment houses, for Mrs. Sophia Schuler.

PEASE & ELLIMAN have been appointed agents for the 6-sty apartment house with stores, at 341 to 349 Columbus av, by Mrs. Eleanor T. Smith and David B. Ingersoll.

PEASE & ELLIMAN have been appointed agents for the stores and bachelor apartment houses at 9 and 11 West 28th st by Miss Sarah Knight.

IRA A. LURIE, for several years in the auction business of Joseph P. Day, has severed his connection and is now with Bryan L. Kennelly as manager of his auction soliciting department.

ARTHUR F. TOMLINSON, formerly with A. E. Karelsen, has opened an office with his brother, William R., in the O'Kane Building, Far Rockaway, L. I., under the firm name of Arthur F. Tomlinson & Co.

THE TITLE GUARANTEE & TRUST CO. loaned on first mortgage \$140,000, to the Comfort Realty Co., on the 6-sty elevator apartment building, in course of construction located on the southwest corner of 181st st and Pinehurst av.

THE McVICKAR, GAILLARD REALTY CO. and the Brokers Realty and Mortgage Co. negotiated the sale of the Florence Court apartment, at the southwest corner of Amsterdam av and 176th st, for the Greystone Holding Co to the New York Real Estate Security Co.

THE FIRM OF GRODON, DUNN & CO. has been incorporated and has taken offices in 141 Broadway for the transaction of a general real estate business. Gordon Dunn, Lowry W. Staller, Charles F. H. Johnson and Arthur S. Corbin comprise the firm.

EUGENE J. BUSHER has placed the following mortgages: For Louis B. Samuels, \$20,000 at 5 per cent. for 5 years on the 5-sty brick building with stores at 810 Westchester av; for the Ernest Keller Construction Co., \$8,000 at 6 per cent. for two years, second mortgage, on 690 Westchester av; for John Pierce, \$12,000, at 5½ per cent. for 3 years on 4 lots, 100x100, on the south side of East 153d st, 100 ft. east of Morris av; for Emanuel G. Back, \$7,000, at 6 per cent., one lot, 25x86.6, on the south side of East 149th st, 225 ft. west of Morris av; for Jennie E. Brolles, \$6,000, at 6 per cent., 3 years, on lot on south side of East 149th st, 200 ft. west of Morris av, 25x86.6; for Raffaella Zimbardi, a second mortgage of \$500, on the northwest corner of 213th st and Holland av, 50x100.

Savings and Loan Dividend.

The Cooperative Savings and Loan Association of New York, No. 14 Bible House, Borough of Manhattan, has declared its usual semi-annual dividend at the rate of five per centum per annum on investment accounts, and at the rate of four per centum per annum on savings accounts payable to depositors on the 31st December. There will be shown a material increase in resources at the close of the year, with a reserve fund or surplus maintained at well over 10 per cent. of the deposits.

At a meeting of its board of directors Charles Stuart Folsom was elected president, vice John G. Folsom, deceased. Mr. Folsom for many years has been secretary and now succeeds his father who was one of the founders of this association which was formerly known as the New York and Wakefield Cooperative Building and Loan Association; he

is also President of The Folsom Corporation.

There have been elected to the board of directors, Messrs. George E. Lange, George E. Folsom and Archibald W. McEwan. Mr. Lange succeeding to the office of secretary. Mr. McEwan has long been identified with these institutions as secretary of the New York State League and of the Metropolitan League of Savings and Loan Associations.

LONG-TERM LEASES.

Practice of Sailors' Snug Harbor in Re-appraisal Proceedings.

An article in last week's Record and Guide explained the practice of the Astor estate in relation to the reappraisal of premises under long leases at the end of a term in order to fix a basis on which to compute the rent for another period of years. The Sailors' Snug Harbor trustees have a different method of selecting arbitrators, as will be seen from quotations taken from a Sailors' Snug Harbor lease, as here given:

If, upon the expiration of the first term, the parties cannot agree upon the terms for a renewal of the lease, or upon the amount of rent to be reserved for such renewed term, "then each party shall choose a disinterested person, who shall be the owner in fee simple of one or more lots of land in the neighborhood" in which the premises are situated, and these persons shall under oath appraise the land, considering it as a vacant lot, at its full and fair worth at a private sale. And they shall also under oath appraise the building erected on said lot, or any other building of like description as its substitute, at its then actual worth without reference to the ground on which it stands.

In case the said appraisers shall differ in their valuation or appraisal either of the lot or building, they shall then choose an umpire, qualified as aforesaid, whose decision under oath shall be final and conclusive.

The rent is computed at five per cent. on the value of the land. The tenant pays all taxes, assessments and encumbrances which may be assessed, imposed or charged on the premises. A lease may provide for one, two or three renewals. At the end of a stipulated term, if the lease is not to be renewed, the trustees of the estate pay to the tenant the value of the building which he may have erected during his tenancy.

Some landlords, however, stipulate in their leases that "all buildings erected on said premises shall become the property of the landlord at the expiration of the term."

Advantages to the Tenant.

In regard to the advantages to be derived from long term leases by tenants, the following points are to be noted:

1. The tenant has the advantage of not being required to make a large investment for real estate, and may concentrate his capital in his merchandising.

2. The tenant has the benefit of a low valuation of the premises. As values generally increase, year by year, the valuation on which the rent he pays is reckoned becomes during the latter half of his term less than the market value.

3. The tenant has the advantage of getting into a better location than otherwise. A business house may rent, for example, premises in a preferred location where they could not afford to buy.

4. Tenants are often permitted to sub lease their premises and make a profit by so doing. For example, a merchant who needs only a store floor and base-

ment may rent an entire building for a long term and lease the other floors to third parties for short terms at such rates as may greatly reduce his own expense.

Real Estate Man Real Booster.

"The real estate man," says an unidentified philosopher, "is the real booster in every community. He is a full page display advertisement, printed in colors, and always gets on the title page.

"Real estate men are the builders. They pull for the town when every other man lies down and quits. They keep on pulling when there seems to be nothing left to pull.

"The real estate man is among the foremost in all public enterprises that aim at the development of the community.

"The real estate man often sacrifices more in a movement for the general uplift of the community than he ever hopes to gain."

—No troubles with the building trades union to start the year with. Nearly all the agreements have either one or two years yet to run. One exception is the agreement in the metal lathing trade, which has been renewed to date from January 1 on the basis of \$5 a day.

AUCTION SALES OF THE WEEK.

MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Dec. 27, 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 Advertisements.

* Indicates that the property described was bid in for the plaintiff's JOSEPH P. DAY.

***Goerck st, 125 (*)**, ws, 75 n Stanton, 21 x100, 3-sty bk tnt & str & 6-sty bk rear loft bldg; due, \$12,913.23; T&c, \$302.30; Wm M Reed, 13,000

***Grand st, 60 (*)**, ns, 125 w Wooster, 25 x100, 7-sty bk loft & str bldg; due, \$42,417.29; T&c, \$1,922.80; Metropolitan Life Ins Co., 35,000

***4TH st, 9 E**, ns, 135 e Bway, runs n73.7 xw35xn25xe60xs98.10xw25 to beg, 6-sty bk loft & str bldg; due, \$52,313; T&c, \$512.60; Marie M Mills, 53,500

***66TH st, 153 W**, ns, 265.8 w Bway, 30.9x100.4, 5-sty bk tnt; due, \$5,207.41; T&c, \$746.43; withdrawn.

***80TH st, 505-7 E**; due, \$1,334.21; T&c, \$1,315.06; withdrawn.

***83D st, 25 W**, ns, 448.9 e Col av, 21.3x80; 3-sty & b stn dwg; due, \$11,856.47; T&c, \$1,394.63; David & Harry Lippmann, 14,700

***100TH st, 63 E (*)**, ns, 120 w Park av, 30x100.11, 5-sty bk tnt; due, \$23,753.63; T&c, \$1,219.14; Anna E Donald, 20,000

***104TH st, 220-2 W (*)**, ss, 100.10 e Bway, 32.7x70.2, 4-sty bk tnt & str; Geo W Walker, 40,000

***123D st, 304 E (*)**, ss, 80 e 2 av, 28.8x100.11, 6-sty bk tnt & str; due, \$29,956.34; T&c, \$1,285.78; Adirondack Cottage Sanatorium, 27,500

***131ST st, 632 W (*)**, ss, 275 e 12 av, 25x99.11, 4-sty bk tnt; due, \$2,960.67; T&c, \$105; sub to a first mtg of \$7,500; Isidor J Pocher, 8,119

***145TH st, 320 E**, ss, 100 e College av, 25 x100, 2-sty & b fr dwg; due, \$4,130.28; T&c, \$115.19; Patk Murphy, 4,475

***148TH st, 402-10 W (*)**, ss, 175 e Convent av, 100x99.11, 6-sty bk tnt; due, \$147,556.95; T&c, \$8,703.10; Seamen's Bank for Savings in City of N Y, 155,000

***179TH st E, swc Lafontaine av**, see Lafontaine av, swc 179th.

***Andrews av, 2236 (*)**, es, 223.11 s Fordham rd, 25x100, 2-sty fr dwg; due, \$7,291.13; T&c, \$442.04; Emma Blehn, 7,500

***Davidson av, 1910 (*)**, ws, 175 n 177th, 25x99, 4-sty b kdwg; due, \$9,377.38; T&c, \$418.18; Henry R Wood, 9,500

***Davidson av, 1921 (*)**, ws, 200 n 177th, 45.1x102.7x18.3x99, 4-sty bk dwg; due, \$9,369.95; T&c, \$435.96; Henry R Wood, 9,500

***Davidson av, 1917 (*)**, ws, 150 n 177th, runs n25xw99xs8.7xsw6.6xs14.10xe101.4 to beg, 4-sty bk dwg; due, \$9,386.75; T&c, \$418.18; Sarah M Tibbits, 9,500

***Davidson av, 1915 on map 1913 (*)**, ws, 125 n 177th, 25x101.4x25.11x94.6, 4-sty bk dwg; due, \$9,349.08; T&c, \$420.18; Oneida Savings Bank et al, 9,500

***Lafontaine av (*)**, swc 179th, 97.6x100x112.9x101.11, vacant; due, \$11,748.73; T&c, \$765.44; Mutual Life Ins Co of N Y, 11,500

***Morris av, 1040-2**; adj to Mar26.

***St Nicholas av, 945-9 (*)**, ws, 51.9 s 158th, 77.8x82.7x74.10x61.11, 5-sty bk tnt; Emilie W Reichow; due, \$15,625; T&c, \$713.70, 71,708

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DEC. 31.

Pacific st, ss, 400 e Albany av, 50x107.2; Jno H Seed agt Geo F Melvin et al; Robt B Bach (A), 203 Montague; Jas Gray (R); Wm H Smith.

W 5TH st, es, 494.4 n Neptune av, 39.7x100; Chas N Brewster agt Richd P Barry et al; Albt A Hovell (A), 177 Montague; G Storms Carpenter (R); Chas Shongood.

17TH av, ses, 60 sw 80th, 20x54x22x44.7; Fred H Pouch et al agt Elevated & Subway Realty Co et al; Action 1; Chas C Suffern (A), 203 Montague; Chas Y Van Doren (R); Wm H Smith.

18TH st, nes, 356.6 se 7 av, 15.11x100.2; South Eklyn Savings & Loan Assn agt Walter L Casdir et al; Action No 1; Henry J Davenport (A), 375 Pearl; Jos J Speth (R); Wm H Smith.

18TH st, nes, 372.5 se 7 av, 15.11x100.2; same agt same; Action No 2; same (A); same (R); Wm H Smith.

18TH st, nes, 388.4 se 7 av, 15.11x100.2; same agt same; Action No 3; same (A); same (R); Wm H Smith.

18TH st, nes, 404.3 se 7 av, 16x100.2; same agt same; Action No 4; same (A); same (R); Wm H Smith.

18TH st, nes, 420.3 se 7 av, 15.11x100.2; same agt same; Action No 5; same (A); same (R); Wm H Smith.

E 25TH st, es, 400 n Av K, 34.11x100; Louisa Blum agt St Marks Eldg Co et al Action 1; Robt Stewart (A), 375 Fulton; Mabel E Witte (R); Wm H Smith.

41ST st, ss, 135 e 13 av, 25x100.2; Home Title Ins Co of NY agt Mary L Behrens et al; Action 1; Henry J Davenport (A), 375 Pearl; Bernard I Finkelstein (R); Wm H Smith.

80TH st, sws, intersec ses 17 av, 15x66x44.7x60; American Missionary Assn agt Elevated & Subway Realty Co et al; Action 1; Chas C Suffern (A), 203 Montague; Milton M Brooke (R); Wm H Smith.

S1ST st, nes, intersec ses 17 av, 20x58; Louis H Soule agt Elevated & Subway Realty Co et al; Action 3; Chas C Suffern (A), 203 Montague; Jos P Conway (R); Wm H Smith.

S1ST st, nes, intersec ws New Utrecht av, 55.2x20x45x22; Fred H Pouch et al agt Elevated & Subway Realty Co et al; Action 2; Chas C Suffern (A), 203 Montague; Arthur G Jarvis (R); Wm H Smith.

Atlantic av, ss, 95 e Albany av, 80x100; Susan E Brown agt Christian C Ruckert et al; Albt A Hovell (A), 177 Montague; Mortimer W Byers (R); Wm H Smith.

Blake av, nec Powell st, 100.9x20; Ida Wittenberg agt Rebecca Horowitz et al; Jos J Schwartz (A), 353 Stone av; Jno B Stephens (R); Chas Shongood.

East New York av, ss, between Chester & Bristol sts, Lot 29; Tax Lien Co of NY agt Isaac Levingson et al; Wm Lustgarten (A), 68 William, Manhattan; Lloyd P Stryker (R); Saml Goldsticker.

New Utrecht av, ws, 44.6 n 81st, 22x40x20x50; American Missionary Assn agt Elevated & Subway Realty Co; Action 2; Chas C Suffern (A), 203 Montague; Wm A Dempsey (R); Wm H Smith.

New Utrecht av, ws, 81.1 n 81st, 44x15x40x35; Louis H Soule agt Elevated & Subway Realty Co et al; Action 1; Chas C Suffern (A), 203 Montague; Alex Sachs (R); Wm H Smith.

New Utrecht av, ws, 22.3 n 81st, 22x50x20x60; same agt same; Action 2; same (A); Wm Howard, Jr (R); Jas L Brumley.

Rogers av, es, 39.4 n Church av, 20x95; Louise L Williams agt Helen M Knickerbocker et al; Edwin Kempton (A), 175 Remsen; Geo C Jeffery Jr (R); Chas Shongood.

JAN. 2.

6TH av, ws, 68 s 6th, 16x78.10; Wm Huus agt Diantha M Walker; Overend & Buchner (A), 26 Court; Jacob W Kahn (R); Wm H Smith.

21ST av, es, 40 n Benson av, 50x98.6; Cuba I Ward agt Jennie M Burroughs et al; Caldwell & Holmes (A), 44 Court; David F Price (R); Wm P Rae.

JAN. 2.

Berry st, es, 100 s S 8th, 20x69; Williamsburgh Savings Bank agt Frances Gorman et al; S M & D E Meeker (A), 217 Havemeyer; Forrest S Chilton (R); Wm P Rae.

Hicks st, nec Pacific, 90x82; Alice H Van Anden agt Jno C Ball et al; Harry L Thompson (A), 175 Remsen; Selah B Strong 3d (R); Wm H Smith.

74TH st, nes, 346.10 se 4 av, 20x90; Rose Ashmun agt Wm H Fleming et al; Action 2; K C & M V McDonald (A), 189 Montague; Harry L Thompson (R); Wm H Smith.

76TH st, ns, 103.2 e Fort Hamilton av, 59.11x100; Max Kurzrok agt Hamilton Constn Co et al; McLaughlin & Stern (A), 15 William, Manhattan; Walter E Warner (R); Wm H Smith.

85TH st, ns, 102 e 7 av, 30x100; Gustave Roittner agt Kath L Yost et al; McLaughlin & Stern (A), 15 William, Manhattan; Walter E Warner (R); Wm H Smith.

Rogers av, es, 99.4 n Church av, 20x95; Eliz T E Carpenter et al agt Helen M Knickerbocker et al; Action 1; Edwin Kempton (A), 175 Remsen; Jno L Mitchell (R); Wm H Smith.

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JAN. 3.

Fulton st, ws, 24 n Middagh, —x49.8; Peter W Rouss agt Georgianna Smith et al; Rooney & Beha (A), 29 Bway, Manhattan; Lorenzo Uilo (R); Wm H Smith.

Herkimer st, ns, 150 w Buffalo av, 16.8x100; Mary R King agt Wm H Mellish et al; Cary & Carroll (A), 59 Wall; Chas Harwood (R); Wm H Smith.

Junius st, ws, 140 n Lot av, 20x100; Bensonhurst Co agt Lena Winkel et al; Harry L Thompson (A), 175 Remsen st; Geo F Elliott (R); Wm P Rae.

Troy av, es, between Dean & Bergen sts, —x—; North Side Bank of Bklyn agt Hatie E Burger et al; Sylvan Bier (A), 37 Liberty; Henderson Peck (R); Wm H Smith.

JAN. 4.

No Legal Sales advertised for this day.

JAN. 6.

57TH st, ss, 120 e 13 av, 20x100.2; Paul S Ayers et al agt Louis Christensen et al; Sidney F Strongin (A), 189 Montague; Philip G Gross (R); Chas Shongood.

Albemarle rd, nwc E 11th, 70x100; Jno Mayer agt Ella W Ireland et al; Milton Hertz (A), 391 Fulton; Earl J Bennett (R); Chas Shongood.

Lafayette av, ns, 275 e Tompkins av, 25x100; Morris Elum agt Mary E Walter et al; A I Nova (A), 924 Bway; W Harry Sefton (R); Chas Shongood.

Meserole av, sec Diamond, 100x20; Annie Armuth agt Israel Meschnick et al; Edw J Reilly (A), 142 Norman av; Jas V Short (R); Chas Shongood.

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BACK NUMBERS of The Record and Guide—We can supply a complete set, covering several years, invaluable to new firms in the real estate business. Can also furnish individual back copies to complete the files of regular subscribers. For particulars, address W. D. G., care Record and Guide.

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RECORD AND GUIDE
ESTABLISHED MARCH 21, 1868.
DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURE, HOUSEHOLD DECORATION
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second-class matter."

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The Engineering Experiment Station of the University of Illinois (Urbana, Ill.), has just published a valuable monograph under the title of "An Extension of the Dewey Decimal System of Classification Applied to the Engineering Industries." The price of the publication is fifty cents.

The possibility of having a law passed in regard to licensing real estate brokers was brought up at a recent meeting of the Kings and Queens County Board of Real Estate Brokers. All the members of the board agreed that such a law if passed would be a benefit to reputable brokers.

According to a count made at the instance of the Fifth Avenue Association, the busiest spot in Fifth avenue is at the intersection of Forty-second street where 10,048 vehicles passed from 2 P. M. to 6 P. M. on Dec. 14. Contrary to expectation, the next busiest corner was at Forty-seventh street, with Thirty-fourth street only third in rank. Eighty-four per cent. of the vehicles were motor driven.

Figures just compiled by Building Superintendent Miller show that there are in Manhattan 1,156 buildings of ten or more stories. The Woolworth, with its fifty-five floors, is in a class by itself, but there are not fewer than sixty buildings that contain from twenty to fifty or more stories. In 1890, Manhattan had eighteen buildings of ten or more stories. The changes that have taken place in architecture, engineering, real estate management and an endless list of professions and trades in consequence of the multiplication of tall buildings in the space of some twenty years would make a mighty interesting story.

President Robert Grier Cooke and the traffic experts of the Fifth Avenue Association have formulated a set of ordinances to be submitted to the Board of Aldermen for the relief of traffic congestion in the avenue. The association suggests that two-thirds of the roadway be given to vehicles moving south from 8 A. M. to 10 A. M., and to northbound vehicles from 4 P. M. to 6 P. M. It recommends the placing of cab stands in the less congested side streets and it asks merchants to keep enough room at their curbs so that the electric busses will not have to pause out in the roadway and hold up the stream of traffic.

A Notable Number.

New York was the only city of the first rank in the United States whose percentage of growth in population increased during the last Federal census decade, compared with the preceding ten-year period. The experience of New York in this respect was remarkable, for the percentage of growth of large cities the world over, including London and Paris, has of late years shown a decrease.

In other words, those general economic influences that affect all large cities tend to-day toward diminished urban growth; but in the case of New York these influences have been temporarily offset by special forces making for a relatively increased concentration of industry and commerce, and, consequently, of population.

If during the last census decade New York had shared the experience of London or Paris or Chicago in the matter of growth, it would not have achieved its rank as the world's most notable center of real estate activity. The increase in the assessed valuation of its real estate during that period was greater than the value of the world's entire gold production during the ten years in question, a production so tremendous as to react profoundly on money and credit.

Will the percentage of growth of the city be as high in the present census decade? Is real estate entering upon another period of phenomenal prosperity?

The special causes which account for the increased percentage of growth during the last decade were identified with the "trust movement" in banking and industry, and this movement has now spent its force. But the part which they played in the expansion of New York is about to be filled by a fresh set of influences.

The country is approaching a new era of transportation, and the prosperity of New York will be advanced even more notably by the coming transportation changes than it was by the trust movement.

The Record and Guide, in its annual review number, on Jan. 4, will have an article by Frederick B. De Berard, statistician of the Merchants' Association, setting forth the changed position of New York with reference to national and international trade in consequence of the Panama canal and the reconstructed Erie canal, of the parcels post and of the recent Federal laws and court decisions affecting express and railway freight rates. The article is the first we have seen to point out the influence of the coming revolution in transportation on New York.

Another subject of novel and vital interest is treated in an interview with Henry Morgenthau, who explains that under modern transportation the trade district tributary to New York, in the sense that a watershed is tributary to a harbor, contains a population of more than 30,000,000, constituting a local market of unequalled purchasing power. Mr. Morgenthau points out the lines of trade and of manufacturing in this city which are expanding as a result of the expansion of the city's "commercial watershed," and we invite at-

tention to his views as strikingly original and of the first value in their bearing on local real estate prospects.

The contributions by Mr. De Berard and Mr. Morgenthau will serve as an introduction to a logically planned series of studies of particular phases of the real estate and building market in New York, by such authorities as Borough President Miller, of The Bronx; William H. Chesebrough, Cecil C. Evers, I. P. Ferris, of Trow's Corporation Directory; E. W. Bennett, Francis K. Anderson, E. H. Moyer, W. M. Lawton, and other representatives of industries that are forming new trade centers in Manhattan, and a number of prominent architects and real estate agents.

To repeat a recent statement in this column, "No class publication has a bigger or more interesting message than the Record and Guide has at the beginning of 1913."

Points of Difference in the Subway Negotiations.

Property owners will be relieved at the apparently authentic announcement that all the remaining points of difference between the city and the two rapid transit companies have been settled. Many people were becoming apprehensive that something might yet occur to undo the work of the past two years. It is true that the points of difference seemed to be of trivial importance. Why haggle about \$400,000 in interest, when the expenditure of \$300,000,000 is at stake? A delay of even two weeks in the completion of the new subway system would cost more than \$400,000 worth of convenience and earning capacity to the people of New York. But it was just because the points of difference were trivial that the delay in settling them seemed alarming. Hence the breath of relief which many property owners will draw, and which will leave them with a lingering undertone of apprehension until the contracts are actually signed.

The settlement of the New York rapid transit problem has been attended with a fatality of delay. It took over ten years of planning and negotiation to get a contract signed for the construction and operation of the first subway. In 1904 the agitation was begun for the building of extensions, and after three more years of discussion certain routes were authorized and were offered to bidders; but no bidders appeared. Then the Public Service Commission came in and for a long time befuddled the negotiations with its impossible Triborough route. Three years ago the present administration was elected, pledged to secure rapid transit at the earliest possible moment. During the early summer of 1911 the committee of the Board of Estimate made its report, and it seemed for an instant as if a satisfactory agreement would be reached. But in the end a wholly unsatisfactory tentative arrangement was made with the Brooklyn Rapid Transit Company. Finally a little over a year ago negotiations were resumed with the Interboro Company, and a tentative agreement ultimately reached with both companies. When this agreement was made, it was confidently expected that the contracts

could be drawn during the summer, and the actual work of construction begun in the fall. Hence it was that the Brooklyn Rapid Transit Company arranged to have its money on hand by October 1. But three months' additional delay has already supervened, and probably two months more will pass before the contracts are signed. For a business-like people Americans certainly do some things in an un-business-like way. The City of New York consumes eight or nine years in arranging for subway extensions which are admitted to be necessary, and whose lack cramps the city's growth and causes discomfort to the great majority of its citizens.

Governor-Elect Sulzer's Promise.

The Governor-elect, Mr. Sulzer, at the dinner recently given in his honor uttered a few sentences which will sound grateful to the ears of New Yorkers. He promised to use whatever power he could command to improve the mechanism of transportation in and about New York, and he promised also to use his influence on behalf of more rigid economy in State expenditures. There is every reason to believe that the Governor-elect is sincere in making these promises, and that he will honestly try to redeem them; and there is some hope, consequently, that the interests of New York City may be less neglected at Albany than has been customary of late. Mr. Sulzer is a New Yorker himself. He understands the needs of the city. He is at the same time an independent and courageous man who, whatever his affiliations in the past, will do his best to make his administration of New York State conform to the best prevailing progressive standards. Whether he will actually succeed in reducing expenditures at Albany may be doubted, but if he can do anything to check the increase which has proved to be such an additional burden on New York, he will be deserving of the hearty thanks of the taxpayers of the city.

The Problem of Government.

In a recent article in the New York "Times," Mr. Raymond B. Fosdick adopted the suggestion of the total abolition of the Board of Aldermen which has frequently been made in the Record and Guide. He analyzes the various functions now performed by the aldermen, gives many illustrations of the way in which these powers are abused, and points out that the Board of Estimate is much more competent to do all of this work than is the Board of Aldermen.

Everything he here says is true, but if the Board of Estimate were to have bestowed on it such an increase of responsibility and work, it is probable that its constitution would have to be changed. The board has undoubtedly served the city well, and it is still an extremely useful administrative agency, but there are indications that its machinery is breaking down. Its members are overworked and cannot give as much time to the performance of their multifarious duties as the difficulties and complication of the work frequently demand. With one ex-

ception they have a large amount of special departmental work to perform, enough to occupy all of their time; but in spite of this fact they are frequently obliged to put in many hours a day for weeks on end on business connected with work on the Board of Estimate.

During the preparation of the Budget, for instance, the mass of detail to be sifted is enormous and consumes months of the time of the Budget committee. Or, again when a matter of city policy of the utmost importance is under discussion, such as the rapid transit question, the committee, with such a matter in hand, has really no time for any other work. Eventually the members of the Board of Estimate will have to be deprived of their departmental duties. The board should become a small municipal legislature, consisting of eight or nine members elected at large, who would be responsible on the whole for determining the policy of the city in all matters of general importance. Such small councils have been already instituted in a number of cities, such as Boston, Seattle, Los Angeles and elsewhere, and they are performing satisfactory service. It is generally agreed among students of municipal government that the commission form of government, in which both administrative and legislative functions are confined in one small board, is adapted only to small cities.

In large cities problems of administration are so technical that they require the services of experts, who devote all their time to departmental business; and it is desirable consequently to keep the administrative part of the government separate from its legislative branch. The legislative on the other hand, should determine the policy which the administrative is to find the means of carrying out. The relation between the two branches of the government is, however, very intimate, and division of responsibility is carefully avoided. It is along these lines that the charter of New York should be modified in the future; and if it cannot be modified along these lines, it should not be changed at all. We are doing very well in spite of the Board of Aldermen. We would do better without that encumbrance, which eventually will be thrown off, but in the mean time the less tinkering the better. Public opinion in New York is not prepared for a radical reconstruction of the city's instrument of government, and until it is petty changes will do more harm than good.

THE WEEK IN REAL ESTATE.

The brokerage branch of the real estate market, as was to be expected, remained quiet this week. A few good sales were reported, and several valuable holdings in Fifth and Fourth avenues figured in the trading; but the total amount of capital that changed hands was unimportant.

The sentiment of the market continued to be strongly optimistic. It was argued that the dividend and interest disbursements after the turn of the year will be exceptionally large and that a fair share of the money that will thus become available for investment must gravitate toward real estate. This conclusion was drawn from the fact of

the existence of an unusual conjunction of general and local economic factors tending to make New York real estate a profitable investment.

These factors include industrial prosperity throughout the country, increased employment here for factory operatives, and for labor on many great public improvements, and the prospect that the tightness of money, which has prevented real estate activity since last fall, will be relaxed during January.

The expansion of business after the money situation eases up will probably take the form of dealing in improved property rather than in sites intended for new buildings. There is a great deal of projected construction work that has already been financed and that is ready to be taken up next spring, but at the present level of prices for materials the prospect is that additional building operations will not be very numerous until vacant housing has been taken up and rents have recovered.

Meanwhile, there was no further advance in building material prices this week, although a determined effort was made by the independent steel producers to induce the United States Steel Corporation to list steel products at higher figures. If, however, there were no price increases, the building material market was not without development of interest. Owing to the long continued open weather, the light stocks with which producers went into the winter had been greatly reduced, threatening higher spring prices; but the cold and snow which came just before Christmas helped to check the drain on stocks. It is believed, however, that builders who have not covered their needs for next spring would do well to do so early.

Market Values and Assessment Values.

Editor of the RECORD AND GUIDE:

We acknowledge the receipt of Land Value Maps of New York for 1911 and are looking over same with a great deal of interest.

We should be obliged if you would give us information as to the relations these assessed values are supposed to hold to actual existing values, or ordinary selling prices. For instance, in Montreal the assessment is frequently up to the selling value on some streets. If we were to purchase a property today for \$14,000, it is probable the assessment commissioners would immediately change the assessment to, say, \$13,000.

In looking over your maps, particularly in the Borough of Manhattan, some of the values indicated appear to us to be much lower than what we might have expected in a city of the size of New York. For instance, we note you have the section between 38th and 39th streets on the east side of Fifth avenue at \$11,000 a front foot, or \$110 per square foot. What relation would this bear to the actual price one might expect to pay for a property in this location?

These enquiries are made with an idea of arriving at information which will enable us to make an intelligent comparison of values in New York and Montreal, and any information you can give us will be very much appreciated.

CARRICK LIMITED,

H. R. Kirkpatrick, Vice-President.
Montreal, Que.

The ordinary opinion is that the assessed valuations throughout the city range at least 90 per cent. of actual selling values. Perhaps in some cases they may be somewhat less, and in other cases claims are made that property is assessed for more than it will bring.

In your letter you say that if you were to purchase a property in Montreal

BUILDING SECTION

BEAUTIFUL PLAZA FOR MANHATTAN BRIDGE

Suggestive of the Colonnade at St Peter's in Rome—Contractor Selected and Construction Operations Soon to Start.

It is expected that the Board of Estimate will make a contract with William P. Seaver of 322 Fifth avenue for the construction of the Manhattan approach to the Manhattan Bridge on the basis of his bid, which Commissioner O'Keeffe has found to be the lowest of those submitted. The total, \$817,380, is less than the engineers' estimate and comes well within the appropriation of \$890,000. The next lowest tender, by the firm of Snare & Triest, amounted to \$914,300.

The design for the approach, which was executed by Carrère & Hastings,

The sidewalks will be laid out with warm colored mosaics and the crossings lined off with similar stones, which will add much to the appearance of the plaza.

For the remainder of the plaza the plan shows a park. The park has been raised above the adjoining streets from 5 to 8 feet and surrounded by a granite wall and a granite balustrade, with steps leading up to the park space at several points, so that it is apart from the street traffic. The main walks through the parks to the entrance of the bridge will be made of blue stone flagging and the pathways of white pebbles.

posed development will be in harmony with either scheme.

The arch and colonnade treatment was chosen because this bridge is a gateway to Brooklyn, and with the continuation down Flatbush Avenue Extension forms a main highway of travel from Manhattan to the ocean.

A Construction Feat.

Picking up a two-story fire house bodily, with the firemen in it, placing it on a barge in the Harlem River, towing it for a distance of more than three blocks through the river, removing it



DESIGN FOR THE WESTERN APPROACH OF MANHATTAN BRIDGE.

The contract for construction is about to be let by Commissioner O'Keeffe, of the Department of Bridges at a cost of \$817,300, which is less than the engineers' estimate.

has been approved by the Municipal Art Commission. An arch at the very entrance to the bridge opens up into a broad elliptical plaza, extending to the Bowery, at the corner of Canal street, a distance of two thousand feet. The bridge will connect with the Brooklyn and Manhattan subway systems.

A New Treatment for Bridge Entrances.

When the plazas or entrances to the larger bridges are all constructed it will mark a new era in aesthetic treatment of the entrances to bridges. In Europe this feature has been given a great deal of attention, but up to the present time, with but few exceptions, has been neglected in this country. Those who have been in Rome will be reminded by the elliptical effect of the colonnade at St. Peter's. The archway is somewhat similar to the arch in Paris at Port St. Denis, and the treatment of the arch suggests the Arc de Triumph.

These with the trees and shrubs will be most effective.

The Subway Arrangements.

A great deal of study was put upon the transportation facilities of the plaza. The architectural treatment was made possible by the constant co-operation between the engineers and architects. Subway trains coming off the bridge on the lower four tracks pass directly under the plaza in the foreground of the picture and directly under the arch. The surface cars, which are shown on the easterly or upstream side of the bridge pass around the colonnade to the east and are taken to Canal street. The picture shows the westerly or downstream tracks on the upper deck devoted to elevated train service. This is merely an alternative treatment to show how this connection can be made. The original plan showed a terminal building here for the Brooklyn surface lines. The plaza has been treated so that the pro-

posed development will be in harmony with either scheme. The arch and colonnade treatment was chosen because this bridge is a gateway to Brooklyn, and with the continuation down Flatbush Avenue Extension forms a main highway of travel from Manhattan to the ocean.

The feat was performed with no injury to the fire house greater than cracking the plaster. In the course of the operation the rise and fall of the tide were utilized to facilitate the floating of the house. The fire house in question is known as Engine House No. 87, and it stood at the end of 132d street and Lexington avenue, close to the bank of the river. It is used for the accommodation of the firemen who operate the fireboat "C. W. Lawrence." Its removal was made necessary partly because its location was near the line of the Lexington avenue subway where it goes under the Harlem River, but mostly because of the

obstacles to its operation which would be inevitable when the contractors begin sinking the four steel tubes which will carry the subway tracks under the river. It is a two-story, steel skeleton structure about 41 feet long and about 27 feet wide, of fireproof construction, and has a tower 62 feet above the foundation. The whole structure was found to weigh about 150 tons. The building was jacked up, placed on a barge and towed to its new site. No accident marred the work.

Isaac A. Hopper.

Isaac Abraham Hopper, builder and bank president, who died Saturday, December 21, was buried on Tuesday, in St. Raymond's Cemetery, following services at St. Joseph's Church at 125th street and Morningside avenue. Mr. Hopper's death occurred at his residence, 165 West 122d street. He was in the sixty-first year of his age.

Mr. Hopper was a member of one of New York's oldest families, and his father, Abraham, was a big builder before him. Isaac A. succeeded his father in business and became as well known and as important a factor in the building field. He was also influential in politics and was the Democratic leader in his district. Mr. Hopper was the first president of the Harlem Democratic Club, for a time a member of the Board of Education, and for a period the proprietor of a Harlem weekly newspaper.



THE LATE ISAAC A. HOPPER.

Of late years Mr. Hopper gave a great deal of his time to his duties as president of the Empire City Savings Bank, and consequently was by no means so active as a builder as in former years when he executed some of the heaviest and most important masonry in the city. In recognition of his standing as a master builder, the Building Trades Employers' Association honored him with the presidency.

Mr. Hopper put through many large contracts in his time, including the Third avenue bridge, a large part of the New York Central Railroad's viaduct, the New Netherlands Hotel, the former Emigrant Industrial Savings Bank, St. Michael's Episcopal Church in Bloomingdale, the Third Avenue Railroad Company's power house at Kingsbridge, the New York Central power house, Carnegie Music Hall, the Marie Antoinette Hotel, the Normandie and a number of public school buildings.

Mr. Hopper was a graduate of the College of the City of New York. His birthplace stood near the Harlem end of McComb's Dam Bridge. He leaves a wife and four sons, one of whom, Thomas T. Hopper, is a builder on his own account. John J. Hopper, the engineering contractor, is a brother. A few years ago the building business of Isaac A. Hopper was incorporated.

SUPT. MILLER AT PITTSBURGH.

Dined By the Building Code Commission—Notable Underpinning Work.

While attending the recent convention of the National Association of Cement Users at Pittsburgh, Pa., Superintendent Rudolph P. Miller, of the Manhattan Bureau of Buildings, was the guest at luncheon at the Union Club of Mr. Edward Stotz, architect, the chairman and his associates of the commission for the revision of the building code, F. H. Kindl, civil engineer; F. A. Russell, architect; S. M. Murphy, builder; Joseph A. Waldron, plumber; William S. McDowell, attorney, and Robert A. Cummings, civil engineer. Messrs. J. M. Morin, Director of Public Safety; S. A. Dies, Superintendent of the Bureau of Building Inspection, and J. P. Brennan, Assistant Superintendent, were also present and took part in the discussion on the essentials of a good building code.

The commission has been at work for some time and hopes to present an up-to-date measure in the near future. A state building code is also under consideration in Pennsylvania and naturally its relation to a city ordinance was discussed. Mr. Miller contended that while a state code might have some advantages inasmuch as there are certain fundamental principles of construction that are universally applicable, it should, nevertheless, be limited and should not attempt to replace the local ordinance entirely. The abolition of the local department certainly would be unwise and contrary to the interests of real estate owners, builders and architects.

Test of a Concrete Column.

An interesting test of a concrete column was made under the auspices of the National Association of Cement Users during the convention in the new ten-million pound testing machine (the largest in the world) at the Bureau of Standards. The column that was tested consisted of a concrete mixture in the proportions of one part cement, two parts sand and four parts crushed stone, reinforced by seven 1-16-inch round vertical rods and a helix of 1/2-inch wire having a pitch of 3 inches. The column was 16 feet long and had a diameter of 27 inches within the helical reinforcement and an outside diameter of 30 inches, thus giving an inch and a half covering for the wire reinforcement.

The first evidence of any stress on the column appeared when a load of 1,300,000 lbs. (2,275 pounds per square inch) was put on the column. The outer covering of concrete started to spall off at that time and continued to do so until the load had been increased about 500,000 pounds more. Complete failure occurred when the load had reached 1,950,000 pounds or a load of 3,400 pounds per square inch. Just before this load had been reached the wire helix broke near the top of the column and the vertical reinforcement began to buckle near the top and the whole column bulged until it was about 6 inches out of line. Considering that the column was only 25 days old when tested, this is a very satisfactory showing.

Many instructive papers on cement and concrete were presented at the convention of which those on the investigation of flat slab construction, the so-called girderless floors, and the effect of electric currents on concrete were perhaps of greatest value to the structural engineer.

Superintendent Miller was also much interested in the underpinning work now in progress in Pittsburgh in connection with the municipal improvement known as the "hump removal." This work con-

sists of the cutting down in the densely built business section of a little over two miles of streets within an area approximately equal to that enclosed by 14th street, Broadway, 23d street, Lexington avenue and Irving place. The maximum depth to which the streets are to be lowered is 16.3 ft. The widening of three streets for a total length of over 2,000 feet and the opening of another short street are also included in this work. One of the buildings affected by this improvement is the 22-story Frick Building, the old basement of which now becomes the first story of the building. In another instance, a five-story brick building was bodily lowered about ten feet in order that the floor of the first story might be level with the street in the new position of the building.

FIRE HAZARDS IN FACTORIES.

Citizens' Union's Recommendations—Importance of Horizontal Exits.

The Citizens' Union has sent to the New York State Factory Investigating Commission a memorandum giving the results of its study of the proposed bills relating to the fire hazard in existing factory buildings being considered by the commission for introduction in the next Legislature. These bills are likely to constitute one of the most important features of the next Legislative session. The Citizens' Union memorandum, which is of considerable length, contains, among others, the following specific recommendations:

That less importance should be placed upon outside fire-escapes as a means of exit. Such fire-escapes are described as "Not a good and safe means of egress," and it is urged that they should be recognized as a means of exit only in case a better means of exit cannot be provided.

That the proposed bills should be revised so as to fix definitely as between the landlord and the tenant the responsibility for compliance with each of their provisions.

That greater emphasis should be laid upon horizontal exits, as superior to vertical exits; and that in a fireproof building with non-combustible floor finish and trim and with metal or metal-covered window frames throughout glazed with wire glass additional occupancy should be allowed on any floor divided by partitions of brick, terra cotta blocks or concrete four inches thick, with all openings protected by fireproof self-closing doors.

That no wire glass should be permitted in the interior windows in fireproof enclosures of stairways and elevators, since wire glass, though it will turn a flame, will radiate practically all the heat that is thrown against it. Experts consulted by the Citizens' Union declare that with fire on one side of a partition or enclosure in which there is wire glass the heat on the other side is apt to be so great as to destroy human life.

That the percentage of increased occupancy allowed in a building where automatic sprinklers are installed should be reduced from fifty to twenty. The Union says: "The danger of congestion in the exits is so serious that with the fifty per cent. increase allowed there might be great loss of life in case the sprinkler should fail to extinguish or greatly retard the fire, as happens in a small percentage of cases of fires in sprinklered buildings. Furthermore, the reduction in insurance rates allowed in consideration of the installation of automatic sprinklers is so large an inducement to install them that it is unnecessary to provide such an additional inducement as is given by the proposed bill."

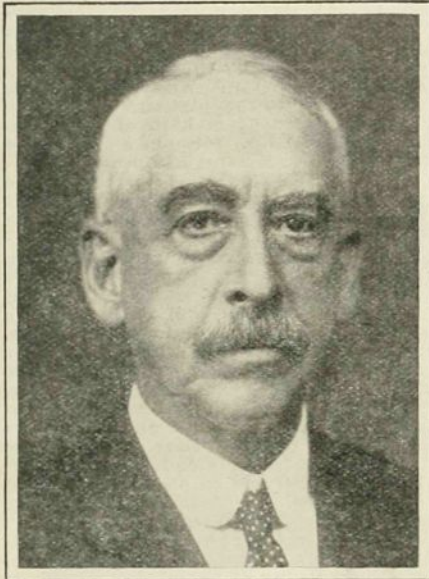
RAPID PAVING WORK.

How the Queens Highway Bureau Laid 100 Miles in Five Months.

At the annual convention of the American Road Builders' Association at Cincinnati, G. Howland Leavitt, Superintendent of Highways in Queens, read a paper in which he described how the borough laid this year over 104 miles of smooth road surface in one year. Before the work was begun it was the general opinion in the borough that the work could not be completed within so short a time. The bulk of the work, Mr. Leavitt said, was carried out during the last four months at an average rate of ten thousand square yards daily, or practically one mile a day. The work has just been finished. In the course of his paper Mr. Leavitt says:

Character of the Repaving.

The controlling features in deciding upon the character of paving to be used were: The nature of the traffic, the construction then in place which was to be used to best advantage, the first cost and the cost of maintenance. Probably seventy-five per cent. of the traffic is automobile, on pleasure or business bent. This portion of the traffic demanded a smooth pavement and one that could be kept in smooth condition continuously. The heavy horse-drawn traffic demanded a surface affording a



G. HOWLAND LEAVITT,
Superintendent of Highways, Queens.

good foothold and easy draft. For heavy grades the choice was granite block. Generally a bitulithic carpet placed upon the old macadam seemed best to meet all requirements and conditions.

The first cost of a bitulithic macadam (penetration method) would have been considerably lower than a bitulithic concrete (mixed method). Under the traffic to which these roads are subjected a light flush coat of bitumen and stone at a cost of from ten to fifteen cents per square yard would be necessary yearly to maintain a bitulithic macadam in good condition. Experience has demonstrated to us that such is the case. Adding this to first cost (as determined by actual contract costs) would bring the cost at the end of five years to about \$1.25 per square yard for bitulithic macadam. We estimated that a bitulithic concrete on a properly prepared macadam foundation, including the preparation of the foundation, and five years' guarantee, would not exceed this. The low bids as received have varied generally from \$1 to \$1.20 and the average for 1,396,550 square yards is \$1.11, including a five years' maintenance.

Owing to differences in the length of

haul for materials used and also in the varying requirements as to gutters, binders, etc., the price bid varied in the different contracts. In the case of the Hoffman Boulevard, a street of unusually heavy traffic, the price ran as high as \$1.44 per square yard, while on the other hand there were a number of cases in which prices ran below \$1, going as low as 86 cents to 91 cents in several cases.

Portable plants of several different types, but working on the same principle as the permanent asphalt plants, were used in carrying out this work; in addition to the three permanent asphalt plants belonging to local contractors which were partly engaged upon the work.

Progress of the Work.

The asphalt work was divided into 50 contracts. There were ten contractors successful in their bidding, using all told fourteen different plants during the season. There were over 2,000 men of all classes engaged in this work on October 15, 1912.

NO FAULT OF CONCRETE.

The Failure of the Stairway to Nostrand Avenue Elevated Station.

The collapse of the stairway at the Nostrand avenue station of the elevated division of the Long Island Railroad along Atlantic avenue, Brooklyn, was not a collapse of concrete construction, as the daily papers hastily reported, but was rather a failure of corroded structural ironwork. The Engineering News says the entire structure, staircases and platform is in an advanced state of rusting and is decidedly in need of paint. In one place on another of the stairways at the same station, it was possible to remove about half of the projecting part of a filler plate, which was corroded to a state of structural worthlessness. There seems to have been a decided lack of inspection. One of the cast-iron posts in another of the stairways shows a marked crack through one entire showing face.

So far as can be determined now, the concrete had nothing to do with the

failure, declares the Engineering News, except to add to the weight that the cast-iron column had to carry. In the debris which was found after the accident the concrete seemed strong enough to serve its purpose, i. e., to span a 6-foot opening between the girders. It should be noted, however, that several reinforcing rods were found showing pronounced corrosion, though in no case to the point of failure. This corrosion, however, is indicative of the general state of the structure and not a sign of initial failure in the reinforced-concrete steps. If these had failed first, it is entirely probable that the stringers would have remained in place.

The Public Service Commission is interesting itself in the design of the stairway, inasmuch as it is a fairly common one on the elevated railways of the city. Already orders have been given to prop up the remaining stairways of the Nostrand avenue station with 12x12-inch timbers. A coroner's inquest, with thorough engineering advice, is promised by the local authorities.

Eleven Months of Queens Building.

About twenty-five hundred frame dwellings were planned in Queens during eleven months of this year. Their total estimated cost is officially given as \$7,300,000, or an average of about \$2,700. Six hundred and forty brick dwellings estimated to cost \$2,700,000 have also been completed or planned. Their average cost is about \$4,300.

Only one frame tenement has been planned this year in Queens, but the brick tenements number 192; manufactories and shops, 76; places of amusement, 52; garages, 204; office buildings, 22; storage warehouses, 22; hotels, 18; churches, 6; schools, 4; and hotels and boarding houses, 18.

—Space may now be had for offices and showrooms in the building of the Builders' Exchange which extends through from 32d to 33d streets between Broadway and 5th avenue—a very central location, and a highly modern building.



Madison Ave., Northwest Corner 68th St.

Herbert Lucas, Architect.

APARTMENTS TO BE ERECTED BY THE ELEVEN EAST 68TH STREET COMPANY.

BUILDING MATERIALS

Brick Manufacturers Rush Barge Loads Here Ahead of Freeze-Up.

Attempt to Stampede Steel Prices Not Concluded In By Steel Corporation —Nails Go Higher—Lumber Market In Strong Tone—Lath Sharply Moves Up As Big Shipments Are Rapidly Absorbed.

HOLIDAY weeks generally make sluggish building material markets, but this one was an exception to the rule. Weather forecasters have been predicting heavy snows and the brick manufacturers who have been enjoying a longer navigating season than usual, have rushed large numbers of barge-loads of brick into a non-absorbent market. The result was a cluttering of the West 52d street docks this week, but prices held firmly at last week's level.

One of the most astonishing features of the day is the tremendous demand for spot materials for immediate delivery. Contractors have not lost more than three days owing to cold weather, and January is already here. This means a general upset of mill stock calculations, and word received here by wholesalers from mill interests is to the effect that stocks are exceedingly low.

In the lath market is found a good illustration of the conditions generally prevailing in all other building material departments. Between eighteen and twenty-five million lath came into this market in three weeks prior to Nov. 7. The shipments were made, it is said, to clear mill stocks for inventory. The shippers calculated that freezing weather would be prevailing here by this time and that that supply would be sufficient for the entire winter season. For a week or two the \$4.10 level held, then when favorable building weather continued to rule, a heavy and almost unprecedented buying movement developed. Believing themselves safe in the possession of such a large quantity of winter laths, distributors began to let down the bars when competition developed, but as the pile dwindled and there was no let-up in purchasing, lists began to stiffen until now they rule at \$4.05. The buying still can be called heavy, but the reserve here is light and mills have little more to offer now that down-east navigation is closed.

This shows why prices are ruling stiff and probably will go higher. The efforts of the Steel Corporation to keep prices down in that department to existing levels are being vigorously assailed by the independents and it seems possible that after the first of the year the lead of the sheet interests will be followed by other interests until the Steel Corporation itself will be forced to quote higher prices.

The market for general building supplies is somewhat different from that of materials in that it is easy while structural material is stiff. But the steady decline in linseed oil is offset by higher prices in rubber, lubricating oils, paint chemicals and varnish gums while coal stays fairly steady, only because mild weather has forestalled the usual winter demand.

It is possible that sand, crushed stone and gravel will move up sharply before long owing to the heavy demand for this class of building material that is now running. The demand for Portland cement amply sustains the ninety-cent mill price established some time ago. Pig iron is very stiff. A shortage of No. 2 foundry developed this week on orders running into January which has forced it up to \$18 valley furnace which is equivalent to \$18.50 Pittsburgh.

HEAVY BRICK RECEIPTS. Prices Rule Steady with Stiffening Tendency as Snow Falls.

RECEIPTS of North River common brick last week were exceptionally heavy while sales were very light. Early this week producers shipped heavily into this market on advices from the weather bureau that a heavy snow storm was on the way east. Snow thickens the water and makes freeze-over easy, and manufacturers hastened to move as much brick as possible into the city in anticipation of closing of navigation. The Raritan River brick situation was unchanged.

Official transactions for North River common brick last week with comparisons for the corresponding week of 1911 follow:

	1912.		
	Left Over, December 16—44.	Arrived.	Sold. Covered.
Monday	34	11	1
Tuesday	4	3	10
Wednesday	2	12	0
Thursday	12	4	1
Friday	6	7	0
Saturday	10	1	0
Total	68	38	12

Condition of market, weak on demand, strengthening in price. Prices, Hudson River, — to \$7. Basic, \$6.87½ per M. Raritans, \$6.75 to \$7. (Wholesale dock N. Y.) For retail prices allow for dealer's profit and cartage. Left over, December 23—53.

	1911.		
	Left Over, December 18—57.	Arrived.	Sold. Covered.
Monday	7	9	4
Tuesday	2	6	6
Wednesday	3	7	0
Thursday	14	14	5
Friday	1	4	0
Saturday	16	15	13
Total	43	55	28

Prices, \$7; top Raritans, —. Total covered, 55.

BUILDING SUPPLIES EASY. Quotations Steady With Linseed Oil At Low Level—Lubricants in Fair Demand—Packing Firm.

THE general building supply market is in steady demand and quotations are easy because of the low level of linseed oil. Substitutes for linseed oil are not in demand to any great extent, and there probably will be no improvement in this respect until the seed situation at Duluth improves. The demand for elevator lubricants is particularly firm, but floor oils are the stiffest factor as far as demand is concerned, which leads to the assumption that price changes will occur shortly after the first of the year.

Packing of all kinds are not in heavy demand at present, it being between seasons for renovations. Carriers of machinery packing are reporting, however, a heavy call for this commodity from closed-down brick plants in the Hudson River district, as well as in the Raritan River Valley and districts of boiler points are reporting a heavier call than usual, evidently owing to the fact that brick plant orders are desirous of getting greater efficiency out of their machinery in the coming year. Asbestos is weak and rope packing is quoted at 16 and 17 cents a pound. Sheet rubber is still listed at 11 and 13 cents; gum rubber 40 and 45 cents; red sheet rubber, 40 and 50 cents; cotton packing is 16 and 25 cents; jute, 3 and 4 cents, and Russian, 9 and 10 cents per pound. Cotton waste prices in bales of 100 and 500 pounds run as follows: No. 1 white pig cotton waste, 9¼ cents, per lb.; No. 3, 7¼; No. 1 colored, 5 cents; No. 3 colored, 4½ cents.

Fire hose is being quoted for standard grades of underwriter's cotton rubber lined 2-inch diameter, warranted 350 pounds pressure, in 50-foot lengths, with couplings, 65 cents per foot; common hose, 2½ ins. in diameter, tested to 300 pounds pressure, 35 cents per foot.

Owing to the activity of the fire-prevention bureau there is a very heavy demand on all kinds of heavy fire fighting appliances at present. Prices are very stiff at list quotations and shading is rare.

HEMLOCK LEADS LUMBER. Shipping Season on Lakes Closed with Distributing Points Well Supplied.

HEMLOCK is the stiffest factor in the building material market at the present time. List prices are being well sustained. Hard wood lumber in practically all grades is in fair demand. Maple, beach and birch are very firm, while western maple flooring is stiffer in selling and price. Supply is scant.

Eastern lath cargoes arrived from the east during the three weeks prior to Nov. 7 at the rate of 20,000,000 a week, which account for the recent sagging from the \$4.10 level of a month ago. Some which

have been going at \$3.90 went back to the \$4 level and as the week closed \$4.05 was being asked. Prices may not long remain at \$4.05 because of the heavy buying on the part of dealers and the scarcity of supply in this market at the present time with down east navigation closed.

Hemlock holds all the ground gained during the past two or three months. The New York base price of \$23.50 is in order to-day. Eastern random cargoes of stud-ding sell at \$18.50 to \$20, the lower price being for extremely short lengths.

North Carolina pine is in good demand, with producers and sellers in full control of the situation. The mills are all reported to be heavily oversold, particularly on rough stock, with the roofer grade and coarser leading in point of market strength. Vessels for New York cargoes are scarce and bring \$3 for barges from Norfolk to New York, with the sailing vessels at \$2.75 to \$3.

Yellow pine is a stronger seller at prices never before reached. The mills are in full control of the situation, and sellers' views as to prices must be taken as the market level, and those views with the special position in which each mill finds itself as regards outlet.

White pine shows practically no change. The shipping season on the Lakes has drawn to a close, and finds the big distributing yards at Buffalo, Tonawanda, Burlington and Albany going into the winter with fair assortments, but in no sense an excessive stock, and quite low on the coarser grades below the cutting up stock. Though the market is not quotably higher, sales are being made of specials at advances over previous quotations.

STEEL BOOST BALKED. Independents Try to Force Prices Up With Slight Success—Wire Nails Up.

TREMENDOUS pressure is being brought to bear upon the steel corporation to advance prices again. This applies particularly to finished steel. The break was caused by the advance of \$1 a ton announced by the American Steel & Wire Company to the minimum announced by the independent makers of wire two months ago, 1.55c. for plain wire and 1.75c. for nails. Several independent manufacturers of sheets tried to put up the prices on black and galvanized sheets \$1 a ton to the new basis of 2.30c. for black and 3.50c. for galvanized. The Steel Corporation, however, refused to concur in this.

Tin plate is expected to go up the first of the year. The National Tube Company is issuing its new card in boiler tubes, revising the old list to correspond with the latest list in steel pipe which goes into effect on Wednesday. It is generally stated in the trade that this card establishes a new basing point and withdraws the old light jobbing sizes. This action has little effect upon standard goods.

Expiring contracts on plates, shapes and merchant steel are being renewed with some traces of nervousness. This covers deliveries into the new year. It is significant that this action is taking place despite the warning of the principal makers that they would cancel all low price contracts with December 31 on all changes that had been specified late and remained undelivered.

The recent action of some of the Steel Corporation subsidiaries in extending their contracts into the third quarter has been virtually forced upon them through their inability to promise deliveries through the first two quarters of the year.

Pig iron showed little change from that of last week, except for an eminent shortage in foundry iron which has forced the price of No. 2 foundry for immediate or January delivery up to \$18 at valley furnace or \$18.50 Pittsburgh.

LINSEED OIL STEADY. Prices Hold Firm at 46 and 47-Cent Levels in Slow Market.

THE linseed oil market showed no further decline this week. The demand is steady and in this respect reflects the good condition of the general paint market. Many of the paint markets have now caught up with their orders, but are receiving heavy inquiries for spring deliveries. Most inquiries center around the fact as to whether prices will be lower as a result of the drop in linseed oil. Most of the paint interests, however, say that prices will not be affected because other basic elements in paints are still high and may go higher. As far as varnishes are concerned the stiffness in the current market for gum will keep prices on higher grades of varnishes up. Current quotations: City raw American seed, 46 and 47 cents; city boiled American seed, 47 and 48. Out-of-town raw American seed, 45 and 46. Raw Calcutta seed, 70 to —.

Building a Boat This Winter? If So, Remember That

YOUNG MARINERS SHOULD LEARN WHAT ANCIENT MARINERS KNOW



THE HISTORIC
TRUTH THAT

CYPRESS

"THE WOOD ETERNAL"

is, has been, and always will be

The Satest

Most Enduring and

Most Economical

BOAT MATERIAL

ever grown by nature or made by man.

The U. S. GOV'T REPORT (June, 1911) says that "John Lawson, writing about 1714 upon the resources of North Carolina, gives valuable information upon the CYPRESS canoes' part in the coast and river commerce at that time." How reasonable, then, is the deduction that "the best canoe wood in early times was Cypress,"—and how inevitable that later on "builders of sailboats and small ships in the South drew liberally upon Cypress for planking, decking, masts, and other parts of the vessel."

BRAND NEW
Vol. 19

of the "Cypress Pocket" Library is what you want. (Drop a line quick)

198 YEARS LATER—IN 1912 we find a typical case of a modern sailboat in Michigan, planked with CYPRESS and perfectly sound, even at the water line, after 20 years' use—whereas the gunwales (of a 'much "harder" wood) are rotting away—without even a "5-day notice." CYPRESS is the Answer, Mr. Sea-dog!

When planning a Yacht, Row-boat, Bungalow, Lodge, Sleeping-Porch or Fence, remember—"With Cypress you Build But Once"

Let our "INVESTORS' DEPARTMENT" help YOU. Our entire resources are at your service with Reliable Counsel

SOUTHERN CYPRESS MANUFACTURERS' ASSOCIATION

1213 HIBERNIA BANK BUILDING, NEW ORLEANS, LA.

INSIST ON CYPRESS AT YOUR LOCAL DEALER'S. IF HE HASN'T IT, LET US KNOW IMMEDIATELY

CROSBY-CHICAGO.

CURRENT BUILDING OPERATIONS

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

Equitable Building Plans.

Specifications and drawings showing in detail the building to be erected on the Equitable site were filed December 26 at the Manhattan Bureau of Buildings. The plans consist of a set of eighty-five drawings and indicate that the building will be 485.9 feet high, or about 75 feet higher than the Times Building at Broadway and 42d street. Its cost has been estimated by the architects, F. M. Andrews & Co., at \$8,000,000. The land is under a contract of sale for \$13,000,000, title to be passed to the new owners, the Du Pont Company,

on January 15. The ground plan will have the shape of the letter "H," with wide courts on the Broadway and Nassau street sides. Four towers will rise above the main building, and the style of architecture will be Italian Renaissance. Marble and mahogany will be liberally used in the interior finish. The Equitable will occupy four or five floors, and there will be thirty-seven stories in all. Twenty-four elevators will run to the top floor and twenty others to the twenty-second story. The Thompson-Starrett Company has the building contract.

Contracts for Flushing High School.

The Board of Education Monday afternoon awarded the contract for building the new Flushing High School at Whitestone avenue and Broadway to the Richard E. Henningham Contracting Company of Manhattan, which bid \$389,485. This was \$13,515 less than the nearest competitor, the Durkin & Laas Company, also of Manhattan. Eight bids were submitted. The plumbing contract will go to the James Hawley Plumbing Company of Manhattan, which bid \$31,771, \$196 less than the nearest competitor, F. J. Fee, also of Manhattan. The total amount appropriated was \$500,000. The bids for the building and the plumbing amount to \$421,256, which leaves \$78,744 for the heating and electric lighting contracts, upon which bids have not yet been received. The contracts of the successful bidders must be forwarded to the comptroller's office, where the security, one-half the amount of the bid, is examined and approved. The work will be begun at once if the comptroller approves of the security and certifies that there are enough funds.

New York Architects Plan Conn. Hotel.

C. V. Snedeker, Jr., of William Wells Bosworth's office, 527 5th avenue, Manhattan, and Henry J. F. Ludeman, associated architects, have just been commissioned to design plans for a six-story fireproof hotel and roof garden, 75x125 feet, to be erected by a syndicate of Middleton and New Haven business men at Middleton, Connecticut. The building will cost about \$250,000, and will contain 100 rooms, a large banquet hall, dining rooms and rathskeller. The exterior will be of golden tapestry brick and limestone. The general contract will probably be given to a member of the syndicate who is a builder. Fiske & Company, of 40 West 32d street, Manhattan, is designing the entrance lobby and rathskeller, which is to be in tapestry brick. Mr. Tuttle, of Fiske & Company, represents the building syndicate.

\$400,000 Building for Brooklyn.

The Wein Brothers Real Estate Company, Levi Weingarten, 6th avenue and 34th street, Manhattan, president, contemplate the erection of a store and business building probably twelve stories in height, on a plot of about 10,000 square feet, at the southwest corner of Court and Joralemon streets, Brooklyn, with a frontage of about 50 feet in Court street. At present two old marble buildings cover the site. The architect will be selected early next week. The stated cost is \$400,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

81ST ST.—Ernest Greene, 5 Beekman st, has completed plans for alterations to the 4-sty brick tenement, northeast corner of 81st st and 3d av.

181ST ST.—Schwartz & Gross, 347 5th av, have completed plans for the 6-sty tenement to be erected at the southwest corner of 181st st and Pinehurst av, for the Comfort Realty Co., 8 West 39th st, owner. Cost, \$225,000.

9TH AV.—B. W. Berger & Son, 121 Bible House, have completed plans for alterations to two 4-sty tenements at 721 and 403 West 9th st for Anna R. Kriete, 721 9th av, owner. Cost, \$4,000.

3D AV.—Ernest Greene, 5 Beekman st, has completed plans for alterations to the 4-sty tenement at 1435 3d av, for Henry C. Tinker, 48 East 57th st, owner. Cost, about \$8,000.

43D ST.—Wm. S. Boyd, 561 Hudson st, has completed plans for alterations to two tenements at 544-6 West 43d st for Eugene C. Higgins, 1 Manhattan av, owner.

7TH AV.—The Adlon Construction Co., 501 5th av, owner, is taking bids on the masonry for the 12-sty apartments and stores to be erected at 828-830 7th av. Geo. and Edw. Blum, 505 5th av, architects. Cost, \$250,000.

CHURCHES.

AQUEDUCT AV.—Robert N. Cleverdon, 41 Union sq, architect, is taking bids for the 1-sty and basement brick and terra cotta church, 83x51 ft, to be erected at Aqueduct and University avs, for the University Heights Presbyterian Church, 181st st and Aqueduct av, owner; Rev. P. B. Wightman, 2200 Loring pl, pastor.

DWELLINGS.

45TH ST.—Eisendrath & Horwitz, 500 5th av, are preparing plans for alterations to the residence at 141 West 45th st. The owner's name is withheld.

HOSPITALS AND ASYLUMS.

90TH ST.—Louis A. Sheinart, 192 Bowery, is preparing plans for alterations to the institute at 69-71 West 90th st, for Dr. Alexander Nechamkin, 251 West 92d st, and Dr. Louis Druskin, 79 Forsyth st, lessees.

MUNICIPAL WORK.

MANHATTAN.—William P. Seaver, 322 5th av, was low bidder at \$817,380 for the construction of the Manhattan Bridge Terminal for the City of New York. Carrere & Hastings, 5th av and 26th st, are the architects. Other bidders were: Snare & Triest, 143 Liberty st, \$914,300; and the Carlin Construction Co., 16 East 23d st, \$954,000.

PUBLIC BUILDINGS.

RIVINGTON ST.—Bids were received by Geo. McAneny, Borough President, for alterations to the swimming pool and rear extensions to the public bath at 324 Rivington st, from plans by Charles G. Armstrong & Son, 149 Broadway; architects, N. B. Smyth, 1123 Broadway, was low bidder at \$24,900.

STORES, OFFICES AND LOFTS.

LAFAYETTE ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, will take bids about Jan. 22, for the office and loft building to be erected at 144-146 Lafayette st, and 12-20 Howard st, for the Bradstreet Co., 346 Broadway, owner.

THEATRES.

177TH ST.—Louis A. Sheinart, 194 Bowery, has plans for a fireproof moving picture theatre to be erected at the northwest corner of 177th st and Amsterdam av.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

ROGERS PL.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty brick and limestone apartment, 60x70 ft, to be erected on the east side of Rogers pl, 50 ft south of 165th st, for the Jacob O. Peters Construction Co., 329 Freeman st.

DALY AV.—Chas. Schaefer, Jr., 401 Tremont av, is preparing plans for a 5-sty tenement, 42x92 ft, to be erected on the east side of Daly av, 113 ft south of 181st st, for Forks Bros., 180th st and Vyse av.

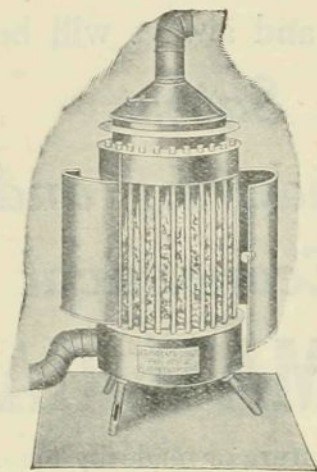
JACKSON AV.—Greenwald & Pollak, 171 Broadway, are figuring the general contract for two 6-sty tenements to be erected on the west side of Jackson av, 194 ft south of Westchester av, and on the east side of Trinity av, 75 ft south of Westchester av, for the Alt Realty Co., owner. Schwartz & Gross, 347 5th av, architects. All bids are desired at once on subs.

MUNICIPAL WORK.

THE BRONX.—The City of New York, Cyrus C. Miller, president Borough of The Bronx, Municipal Building, Crotona Park, 177th st and 3d av, is taking bids to close January 15th at 10.30 a. m., for constructing sewers and appurtenances at Lacombe av, Bronx River av, Metcalfe av and East 177th st.

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STORES, OFFICES AND LOFTS.

WEBSTER AV.—McKenzie, Voorhees & Gmelin, 1123 Broadway, have completed plans for an addition to the 4-sty telephone building, 40x80 ft, at the southeast corner of Webster av and 178th st, for the N. Y. Telephone Co., 15 Dey st. D. C. Weeks & Son, 1123 Broadway, have the general contract.

177TH ST.—B. & J. B. Walters, 147 East 125th st, architects, have taken estimates on the general contract for an extension to the stores in the north side of 177th st, 57 ft east of Webster av, for the estate of Richard Webber, 2191 3d av, owner. Cost, about \$12,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

41ST ST.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty brick apartment, 50x80 ft, to be erected in the north side of 41st st, 50 ft east of 6th av, for William Schwartz, care of architect. Cost, about \$35,000.

WATKINS ST.—Barranger & Heiberger, care of George Heiberger, 748 Myrtle av, owners, are taking bids on subs for two 4-sty brick tenements, 50x100 ft, to be erected at the southeast corner of Watkins st and Liberty av, from plans by S. Millman & Son, 1784 Pitkin av, architects. Cost, about \$30,000 each.

PUTNAM AV.—Slee & Bryson, 153 Montague st, are preparing plans for a 5-sty apartment, 53x140 ft, to be erected at the northwest corner of Putnam av and Dunning st, for the Absol Construction Co., 277 Broadway. Cost, about \$75,000.

HOSPITALS AND AYLUMS.

BROOKLYN.—Bids were received by the Department of Charities for an addition to the psychopathic ward of the Kings County Hospital. For the construction Frymyer & Hanna, 25 West 42d st, N. Y. C., were low bidders at \$61,136. For plumbing, H. J. Wilkes Co., 177 Front st, \$4,845. For heating, Blake & Williams, 24 Barrow st, N. Y. C., \$4,483.

MUNICIPAL WORK.

HAVEMEYER ST.—B. Diamond, 12 Bergen st, was low bidder at \$17,395 for the comfort station to be erected in the west side of Havemeyer st, 35 ft south of 5th st, for the City.

POWER HOUSES.

FLUSHING AV.—Figures are being received for the 1-sty brick power house, 49x78 ft, to be erected on the north side of Flushing av, 114 ft west of Morgan av, for Adolph Gobel, Morgan av and Rock st, owner. Louis Allmendinger, 926 Broadway, is architect. Cost, about \$20,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were received by the Board of Education, Dec. 23, for the installing of electric ash hoist in the Boys' High School.

Thompson-Bonney Co., was low bidder at \$1,047; and for the shop equipment Frank Tracy was low bidder at \$1,985. All bids were laid over.

STABLES AND GARAGES.

BERGEN ST.—Fred Albert, 942 Bergen st, owner, and Walter B. Willis, 1181 Myrtle av, architect, are taking bids for an addition to the garage in the south side of Bergen st, 40 ft west of Franklin av. Cost, about \$10,000.

STORES, OFFICES AND LOFTS.

PITKIN AV.—L. Danancher, 7 Glenmore av, is preparing plans for five 1-sty brick stores, 80x120 ft, to be erected on the north side of Pitkin av, northwest corner of Bristol st, for James E. Dietz, care of architect, owner. Cost, \$12,000.

HERKIMER ST.—The New York Telephone Co., 15 Dey st, N. Y. C., owner, is taking bids on the general contract for the 3-sty brick and stone addition to the telephone building at the East New York Central offices, 1430 Herkimer st, near Stone st, from plans by E. A. Munger, care of owner, supervising architect. Cost, about \$30,000.

THEATRES.

SARATOGA AV.—Farber & Nurick, 1028 Gates av, are preparing plans for a 1-sty brick moving picture theatre, 35x100 ft, to be erected on the east side of Saratoga av, for the Farber Construction Co., 1715 Park pl. Cost, about \$10,000.

Queens.

DWELLINGS.

COLLEGE POINT.—Valentine Zittel contemplates the erection of a 2-family residence on the north side of 7th av, near 15th st.

ELMHURST, L. I.—Ed. W. Rose & Son, this place, have completed plans for a 2½-sty frame residence, 18x36 ft, to be erected in Dewey st, for Mary E. Hoffman, 182 Forest av.

DOUGLAS MANOR, L. I.—Foundations are ready for the 3-sty frame residence, 40x34 ft, at the southwest corner of Warwick av and Centre dr, for Katherine Bayer, 575 Riverside dr, N. Y. C., owner. Voss & Lauritzen, 65 De Kalb av, Brooklyn, architects. Frank Lurz, 1-9 Plain st, Elmhurst, is general contractor. Cost, \$7,500.

EDGEMERE, L. I.—Von Beren & La Velle, 507 5th av, N. Y. C., architects, are taking bids on the general contract for a 2½-sty frame and stucco residence, 33x37 ft, to be erected here for Dr. Morris Brill, 381 5th av, N. Y. C.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Smith & Shell, Queens Plaza Court, have completed plans for a 1-sty frame factory, 100x200 ft, to be erected at the

southwest corner of Review av and Gilbert st, for Wild & Goddard Realty Co., Review av and Young st. Cost, about \$20,000.

THOMPSON AV.—The Loose-Wiles Co. of Kansas City and Boston has had plans prepared for a 9-sty bakery building to cover a plot, 200x430x382 ft, fronting on Thompson av, Queens pl and Orton st. It will be of reinforced concrete with a floor space of approximately 800,000 sq ft. The site was recently leased by the Loose-Wiles Co. for a long period of years from the Degnon Realty and Terminal Improvement Co. The cost is estimated at \$1,000,000.

MUNICIPAL WORK.

METROPOLITAN, L. I.—Fire Department is taking bids to close December 31st at 10.30 a. m. for the erection of an engine and hook and ladder house on the north side of Metropolitan av, 291 ft west of Collins av, from plans by Morgan & Trainer, 331 Madison av, N. Y. C. Separate bids will be received for the installation and completion of a steam heating system and for the plumbing and gas fitting.

ELMHURST, L. I.—Bids will close December 31st at 10.30 a. m. for the erection of an engine house, and hook and ladder house in Grant st, 159 ft east of Van Alst st, for the City. Morgan & Trainer, 331 Madison av, N. Y. C., architects. Separate bids will be received for a steam heating system and for the plumbing and gas fitting. Cost, \$45,000.

WHITESTONE, L. I.—The Fire Department, 157 East 67th st, N. Y. C., is taking bids to close December 31st at 10.30 a. m. for the 3-sty brick fire house, 56x72 ft, to be erected on the east side of 7th av, 63 ft south of 17th st. Separate bids will be received for the steam heating system to be installed and for the plumbing and gas fitting.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were received by the Board of Education, Dec. 23, for the Flushing High School. Richard E. Heningham was low bidder at \$389,485, and for the plumbing and drainage of same school James Harley Plumbing Co. was low bidder at \$31,771. All bids were laid over. Other bidders were: Charles Wille, James MacArthur Co., Peter Cleary, Durkin & Laas, P. J. Brennan & Son, Thomas McKeown, Inc., T. A. Clarke Co., Frank J. Fee, George E. Gibson Co., Inc., United Plumbing & Contracting Co., Nicholas Nehrbauer, Jr., John Kelly Plumbing & Construction Co. and the John J. Kenny Co.

MISCELLANEOUS.

CEDARHURST, L. I.—Figures have gone in for the 1-sty frame and stucco railroad station, 20x40 ft, for the Long Island Railroad, to be erected here. William Adams, 15 West 38th st, N. Y. C., is architect. Cost, about \$10,000.

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POWER HOUSES.

TOTTENVILLE, S. I.—Sommerfeld & Stecker, 31 Union sq, N. Y. C., architects, are taking new bids for a 1-sty brick boiler house, 42x76 ft, to be erected here for the Tottenville Copper Company, Church st, Tottenville.

Nassau.

DWELLINGS.

WESTBURY, L. I.—Newman & Harris, 1123 Broadway, N. Y. C., architects, are preparing plans for a 2½-sty frame residence, 30x75 ft, for Phillip Stevenson, this place, owner. Architect will take bids on the general contract about January 15th.

MANHASSET, L. I.—Cross & Cross, 527 5th av, N. Y. C., have plans for a 2½-sty frame residence for Seward Webb, 680 5th av, N. Y. C., to be erected here at a cost of \$20,000.

Suffolk.

DWELLINGS.

BRIGHTWATER, L. I.—T. B. Ackerson & Co. have sold at Brightwaters a plot 100x100 ft. on northwest corner of Penataquit drive and Pine Acres boulevard to George W. Wood, and a plot 25x210 on the west side of Windsor ave, south of Windsor place, to Ella L. Alger. Dwellings will be erected.

HOSPITALS AND ASYLUMS.

HOLTSVILLE, L. I.—The Board of Supervisors of Suffolk County has authorized the purchase of forty acres of land at Holtsville as a site for a county tuberculosis hospital. Construction work will begin in the early spring.

PATCHOGUE.—The Suffolk County Board of Supervisors voted in favor of the tuberculosis hospital to be erected here. A resolution to purchase a site consisting of 43 acres for \$4,000 on the trolley road between Patchogue and Port Jefferson was introduced.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

MOUNT VERNON, N. Y.—O. Murray Jenks, South 4th av, is preparing sketches for an addition to the 3-sty store and apartment at the corner of Washington st and Fulton av, for J. C. Smith, 209 Washington av, owner. Cost, \$12,000.

MT. VERNON, N. Y.—Julius Levine, 649 East 242d st, N. Y. C., contemplates the erection of a 3-sty frame store and apartment at Pearl and South sts, from plans by H. Rapelye, South 3d av, architect.

TUCKAHOE, N. Y.—A. Rogliano, Breckenridge st, owner, has taken bids on the general and separate contracts for a 4-sty brick apartment and store, 26x60 ft, to be erected in Breckenridge st, from plans by William B. Middleton, Sidney av, Mt. Vernon, architect. Cost, about \$13,000.

CHURCHES.

YONKERS, N. Y.—John V. Van Pelt, 381 4th av, N. Y. C., architect, is taking bids for a 3-sty church, school and auditorium, 57x95 ft, to be erected at Warburton and Lamartine av, for Our Lady of the Rosary, Rev. John S. Kelahan, rector, 236 Warburton av, owner.

YONKERS, N. Y.—F. J. Burlenbach, 260 Graham av, Brooklyn, is preparing plans for a 1½-sty brick church, 50x60 ft, to be erected at Convent av and Schenwald pl, for the Church of the Sacred Heart, Rev. Father Capistan, owner. Cost, \$125,000.

DWELLINGS.

SCARSDALE, N. Y.—Kirby & Pettit, 103 Park av, N. Y. C., are preparing plans for a 2½-sty brick terra cotta blocks, marble and stucco residence, 21x95 ft, to be erected at Murray Hill for John Kelly, care of Kelly & Jones Co., 13-21 Park Row, N. Y. C., owner. John Tevname, White Plains, has the contract for road building, landscape work and sewage disposal work.

MT. VERNON, N. Y.—The Langdon Co., 233 Langdon av, contemplates the erection of a 2½-sty residence on the west side of Tecumseh av, 300 ft south of 4th st from plans by A. Barbaresi, 4th st and Tecumseh av, architect.

MOUNT VERNON, N. Y.—William E. Brooks, 432 Nuber av, owner, is having plans prepared for a 2½-sty brick residence, 50x30 ft, to be erected at the southwest corner of 5th st and Tecumseh av. The Lucas Building Co., Depot pl, has the general contract. Cost, about \$18,000.

MOUNT VERNON, N. Y.—The Langdon Co., 233 Langdon av, contemplates the erection of a 2½-sty residence on the west side of Tecumseh av, 150 ft south of 4th st, from plans by A. Barbaresi, 4th st and Tecumseh av, architect.

HALLS AND CLUBS.

YONKERS, N. Y.—The F. W. Herter Co., 503 Manhattan av, N. Y. C., architect, is taking bids for a 3-sty brick and steel home, 150x174 ft, to be erected on Nepperhan av, for the German Odo. Fellows' Home Association, corner Havemeyer and Unionport av, N. Y. C., owner, Henry Weitzel, president; Henry Rauber, secretary and Carl Helm, treasurer. Cost, about \$150,000.

STORES, OFFICES AND LOFTS.

NEW ROCHELLE, N. Y.—Joseph W. Gahan, 221 Huruenot st, is preparing plans for a 2-sty brick store and office building, 30x75 ft, to be erected in Lawton st, for H. J. Dolan, Lawton st, owner. Cost, \$10,000.

NEW JERSEY NEWS.

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

THE FOLLOWING PLANS HAVE BEEN APPROVED BY THE BOARD OF TENEMENT HOUSE SUPERVISION AT THE MAIN OFFICE, NEWARK, N. J., TO BE ERRECTED IN THESE COUNTIES FOR THE WEEK ENDING DECEMBER 24.

ELIZABETH.—Owner, Mathias Laska, 616-18 East Jersey st, two 3-sty frame alterations, \$5,000; owner, Jacob Gordon, n side of Magie st, 105 w of Westfield av, 3-sty frame, \$5,000; owner, Jacob Gordon, n side Westfield av, 100 w of Magie st, three 3-sty frame, \$15,000.

NEWARK.—Owner, Henry Schenck, 183 Woodside av, 3-sty frame, \$9,000; owner, Harry Zaentz, 661 South 10th st, 3-sty frame, \$8,000; owner, Domenico Marra, 70 Nicholas st, 3-sty brick, \$7,000; owner, Louis Kaplowitz, 516-518-520-522 and 524 South 17th st, five 3-sty frames, \$28,000; owner, Morris Berkowitz, 105 Wallace st, 3-sty frame alteration, \$500; owner, Nathan Tenkin, 111 Prospect st, 2-sty frame alteration, \$500; owner, Parkway Realty Co., 282 Verona av, 4-sty brick, \$10,000; owner, Barnet Shalman, n e cor Runyon & Heddon sts, 3-sty frame, \$10,000; owner, Benjamin Shaneman, 17 Fairview av, 3-sty frame, \$7,000; owner, Morris J. Goldman, 20 Winans av, 3-sty frame, \$7,000; owner, Samuel Newman, 548 South 19th st, 3-sty frame, \$7,000; owner, Nathan Cohen, 23 Watson av, 3-sty frame, \$7,000; owner, Karasik Meinket Building Co., 410 Badger av, 3-sty frame, \$6,000; owner, Harry Rosenberg, 645 South 11th st, 3-sty frame, \$6,000.

KEARNY.—Owner, Thomas Wallwork, s side Halstead st, 50 w of Brighton av, 3-sty frame, \$5,000.

ATLANTIC CITY.—Owner, Clara A. Berry, 246 South Massachusetts av, 3-sty brick, \$7,000; owner, Frank C. Berry, 248 South Massachusetts av, 3-sty brick, \$7,000.

OCEAN CITY.—Owner, Pennington Corson, w side Ocean av, bet 14th and 15th sts, 3-sty frame, \$7,000; owner, Andrew N. Paul, s side 6th st, 450 e of Atlantic av, 2-sty frame, \$6,000.

PASSAIC.—Owner, Harry Simon, 16 Second st, 3-sty frame alteration, \$2,500.

NUTLEY.—Owner, Frank Maliza, n e cor Washington av and Hunt pl, 3-sty brick, \$7,000.

IRVINGTON.—Owner, Sterling Investment Co., 23 Sheron av, 3-sty frame, \$6,000.

HOBOKEN.—Owner, Meyer Kusseluk, 405 Adams st, 4-sty frame alteration, \$1,000.

JERSEY CITY.—Owner, Frederick Ramsey, n e cor Randolph av and McDougall st, 3-sty frame, \$7,000; Morris Schiller, 1167 Summit av, 3-sty brick, \$14,000; owner, Emil Guhl, 21 Charles st, 3-sty brick, \$10,000; owner, Joseph Gatov, 72 Bostwick av, 3-sty brick, \$9,000; owner, Wojorech Smokowski, 26 Vroom st, 4-sty brick, \$10,000.

PATERSON.—Owner, Louis Kadel, 139 Governor st, 3-sty brick, \$7,000; owner, Salvatore Gaurria, 3 and 5 Armory pl, two 3-sty frames, \$12,000.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—R. Bottelli, 191 Market st, has plans for a 1-sty flat, 40x80 ft., to be erected at the southeast corner of Montclair av and Parker st, for Morris Sharf, Ordway Building owner. Cost, about \$31,000.

MOUNTAINDALE, N. J.—N. Soldwedel, 4th and Bergenline av, Union Hill, is preparing plans for two brick stores, including a 2-sty brick stable, for H. Rosenthal, this place, owner.

NEWARK, N. J.—R. Bottelli, 191 Market st, has plans for a 3-sty frame tenement, 25x60 ft., to be erected at the southeast corner of Tyler and Chestnut sts, for John Generale, on premises, owner.

NEWARK, N. J.—Frank Grad, American National Bank Building, architect, has completed plans for the 4-sty flat, 45x79 ft., to be erected at the southeast corner of South Orange av and Hunterdon st, for Schneider & Genung, 514 South 14th st, owners. Cost, about \$35,000.

JERSEY CITY, N. J.—Leo Feinen, 3649 Hudson Boulevard, architect, is ready for bids for a 3-sty brick flat and store, 37x70 ft., to be erected at the corner of Grace and Summit av, for M. Schiller. Cost, about \$12,000.

JERSEY CITY, N. J.—Nathan Wellitoff, 222 Washington st, Newark, has plans for a 3-sty brick double flat, 31x62 ft., to be erected at 70 Bostwick av, for Joseph Gatov, Myrtle av, near Jackson av.

CHURCHES.

WEST HOBOKEN, N. J.—Henry L. Span, architect, 38 Pascal st, Buffalo, N. Y., will prepare plans for a 1½-sty brick and stone chapel to be erected at Hill and Morris sts, for the Dominican Sisters of the Perpetual Rosary, on premises.

DWELLINGS.

CALDWELL, N. J.—Mrs. A. Gumport, Campbell av, owner, is taking bids for a 2½-sty frame residence, 28x32 ft. to be erected in Farrington st. Cost, about \$5,000.

SUMMIT, N. J.—Balch & Beardsley, 38 West 32d st, N. Y. C., are preparing plans for a 2½-sty terra cotta block, frame and stucco residence, 40x70 ft. and garage to be erected at the corner of Hillcrest and Bellevue av, for C. H. G. Jagels, 177 Summit av, owner. A. A. Stryker, 48 Boulevard, has the general contract.

ENGLEWOOD, N. J.—N. K. Vanderbeek, this place, is revising plans for a 2½-sty frame residence, 30x36 ft, to be erected on Booth av, for J. J. Donohue, Lafayette av. Bids will be taken by spring.

DOVER, N. J.—W. B. Conklin, 60 Worth st, N. Y. C., contemplates the erection of a residence on the 52-acre tract along the Rockaway River, just outside of Boonton, which he recently purchased from the estate of Lewis Van Duyn.

PALISADES PARK, N. J.—The Steenland Construction Co., of this place, has completed foundations for the 2-sty brick residence on Bellevue pl, near Broad av, for Mrs. Mary Maginnis.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—J. H. Ladew Co., on premises, owner, is taking bids for an addition to the leather plant on Plank rd, consisting of a 1-sty storage building, 40x110 ft, cooler shed addition 37x50 ft, and an addition to the fleshing shed, 36x14 ft.

NEWARK, N. J.—The Seltzer-Bennett Co., 90 West st, N. Y. C., owner, is taking bids for the erection of a fertilizer plant on the Newark Meadows. The Kutztown Foundry & Machine Co., 116 North Broad st, Philadelphia, is engineer and contractor. Charles Flockner, Elizabeth, is contractor for piling. The plant will consist of a 1-sty office building, 31x30 ft, 1-sty corrugated iron fertilizer storage building, 64x128 ft, 1-sty frame naphtha storage building, 30x39 ft, factory building, 45x74 ft, and boiler house, 32x45 ft.

HIGHLAND PARK, N. J.—Berger & Fischer, this place, contemplate the immediate erection of a brewery to take the place of the one destroyed by fire, which damage was estimated at \$75,000.

MUNICIPAL WORK.

ROOSEVELT, N. J.—Alvin E. Fox, Perth Amboy, engineer, is preparing plans for a concrete and steel bridge to be constructed on Blazing Star rd over Noe's Creek, for the Board of Chosen Freeholders of Middlesex County.

WOODBIDGE TOWNSHIP, N. J.—The Board of Chosen Freeholders of Middlesex County, New Brunswick, are taking bids to close January 2d for the construction of a concrete and steel bridge on Menlo Park and Iselin rd, from plans by A. B. Fox, Perth Amboy, engineer.

PISCATAWAY TOWNSHIP, N. J.—A. B. Fox, Perth Amboy, engineer, is preparing plans for a concrete and steel arch bridge to be erected over Ambrose Creek, for the Board of Chosen Freeholders of Middlesex County, New Brunswick, N. J. A. W. Bisset, clerk.

BELLEVILLE, N. J.—The Town Council of Belleville, Charles Lyman Denison, Union av near Jerolmon st, chairman, contemplates the construction of a sewer system in various streets from plans by Frank T. Shepard, Essex building, Newark, town engineer. E. S. Rankin, 751 High st, Newark, consulting engineer, has submitted a report with an approximate cost to be submitted to the voters. Work will probably be started in the spring. Cost, about \$153,000.

HAMILTON, N. J.—The Board of Chosen Freeholders of Monmouth County, Freehold, N. J., are taking bids to close January 5th for 2½ miles of gravel road, surfacing and grading, from plans by George Copper, Red Bank, county engineer.

HOBOKEN, N. J.—Sealed proposals will be received by the Board of Street and Water Commissioners until January 6th at 2 p. m. in the Assembly Chamber of the City Hall for the removal of reservoir walls from an unusual portion of Reservoir No. 3. Plans, etc., may be obtained at the office of the City Clerk, Edward B. See, Jersey City.

PUBLIC BUILDINGS.

EAST ORANGE, N. J.—The proposition for the erection of a city hall or the remodeling of the present building was suggested at a meeting of the Municipal Art League. Mayor Julian A. Gregory stated that he believed there would be no definite action taken until the grade crossings have been entirely eliminated.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Charles L. Steinbrenner, Essex building, is preparing plans for a 2-sty and basement brick and limestone department store, 71x115 ft, to be erected at 413-417 Springfield av, for Louis Rothstein, 392 Springfield av, owner.

NEWARK, N. J.—Work is under way on the 12-sty granite and steel office building at the southeast corner of Broad and Market sts, for the Kinney Realty Co. This permit was the latest issued during 1912. The cost is placed at \$660,000.

THEATRES.

ELIZABETH, N. J.—Jacob Gordon, 41 Canal st, N. Y. C., owner, is taking bids on subs for the 3-sty brick and stone theatre, 60x120 ft, to be erected on Elizabeth av, for the 5th Av Amusement Co., 41 Canal st, N. Y. C., lessee. E. H. Schmieder, 286 North Broad st, is architect. The Gordan Lumber & Wrecking Co., this place, has the general contract. Cost, about \$100,000.

Other Cities.

CHURCHES.

ELMIRA, N. Y.—Work has been started on the new tile and concrete rectory for the Trinity Episcopal Church. W. H. Welliver has the contract and will begin work immediately.

FACTORIES AND WAREHOUSES.

HORNELL, N. Y.—The Duplex Moulder Sanding Co., of this place, has purchased a lot 50x150 ft, on Seneca st, directly opposite the fair grounds, on which will be erected a factory, of brick, veneer and glass, 33x75 ft, so constructed that it may be enlarged according to the needs of the company.

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MANUFACTURERS

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ORANGE ST, n e cor Hicks st, 1 brick parish house, 240x240x147, copper and slate roof; cost, \$100,000; owner, Plymouth Church Trustees; architect, Woodruff Leiming, 20 Broad st, N. Y. Plan No. 7495.

LOUISIANA AV, e s, 215 s Vienna av, 1 frame, 2-sty dwelling, 2 family, 20x44.2, tar and gravel roof; cost, \$1,800; owner, Solomon Germansky, 747 Penn av; architects, Adelsohn & Fineberg, 1776 Pitkin av. Plan No. 7499.

AMES ST, n w cor Debevoise st, 2-sty brick dwelling, 18x24, shingle roof, 1 family; cost, \$1,800; owner, Callum Price, 131 Kingsland av; architect, Tobias Goldstone, 49 Graham av. Plan No. 7512.

MYRTLE AV, n w cor Waverly av, 3-sty brick dwelling, 20x55, slag and gravel roof, 2 families; cost, \$7,500; owner, A. S. Fogel, as president, 186 Remsen st; architect, C. M. Johnson, 395 St. John's pl. Plan No. 7508.

EAST 17TH ST, e s, 338 n Av Z, 1-sty and attic frame dwelling, 14x28, shingle roof, 1 family; cost, \$700; owner, Annie Schermund, East 17th st, nr Av Z; architect, M. M. Foley, 2249 Homecrest av. Plan No. 7521.

MERMAID AV, n e cor West 28th st, 3-sty frame dwelling, 21x35, tar and gravel roof, 2 families; cost, \$3,000; owner, James Kerr, 408 West 17th st, N. Y.; architect, George H. Suess, 2966 West 29th st, C. I. Plan No. 7539.

BEACH 48TH ST, n s, 80 w Surf av, 2-sty frame dwelling, 22x37, shingle roof, 1 family; cost, \$6,500; owner, Hill Section Co., 193 Montague st; architect, R. I. Dodge, 381 4th av, N. Y. Plan No. 7555.

CYPRESS AV, n s, 200 e Highland av, 2-sty frame dwelling, 22x37, shingle roof, 1 family; cost, \$6,500; owner, Hill Section Co., 193 Montague st; architect, R. I. Dodge, 381 4th av, N. Y. Plan No. 7554.

CYPRESS AV, s s, 160 e Highland av, 2-sty frame dwelling, 22x35, shingle roof, 1 family; cost, \$6,500; owner, Hill Section Co., 193 Montague st; architect, R. I. Dodge, 381 4th av, N. Y. Plan No. 7556.

SURF AV, w s, 57 n Beach 48th st, 2-sty frame dwelling, 22x51.6, shingle roof, 1 family; cost, \$6,000; owner, Hill Section Co., 193 Montague st; architect, R. I. Dodge, 331 4th av N. Y. Plan No. 7553.

FACTORIES AND WAREHOUSES.

AV V, s s, 122.6 w Ralph av, 2-sty frame lead works, 76.4x33.4, slag and gravel roof; cost, \$4,000; owner, National Lead Co., 111 Broadway; architect, Frank H. Quinby, 99 Nassau st, N. Y. Plan No. 7557.

EAST 17TH ST, s w cor DeKoven Court, 1-sty frame storage, 16x20, shingle roof; cost, \$1,200; owner, Max Rosenberg, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 7513.

13TH ST, n s, 147.10 e 2d av, 2-sty brick factory, 31.10x50, tar and gravel roof; cost, \$3,500; owner, John P. Fletcher, 137 8th st; architect, Howard C. Fletcher, 4614 6th av. Plan No. 7544.

STABLES AND GARAGES.

EAST 19TH ST, e s, 79 s Ditmas av, 1 frame garage, 19.8x19.2, 1-sty, shingle roof; cost, \$1,000; owner, Chas. Addams, 515 East 19th st; architect, A. G. Smith, Mt. Vernon. Plan No. 7501.

HALE AV, e s, 75 s Etna st, 1-sty frame stable and wagon shed, 14.6x16, tar and gravel roof; cost, \$500; owner, Peter Becks, 17 Hale av; architect, Charles Infanger, 2634 Atlantic av. Plan No. 7541.

STREUBEN ST, w s, 100 s Myrtle av, 2-sty brick stable and dwelling, 125x100, slag roof, 1 family; cost, \$25,000; owner, Wm. A. Shaw, 545 Lafayette av; architect, Benjamin Driester, 153 Remsen st. Plan No. 7558.

STORES AND DWELLINGS.

WITHERS ST, n s, 175 w Lorimer st, 3-sty brick store and dwelling, 25x51, gravel roof, 5 families; cost, \$7,000; owner, Gaetano Nastasia, 47 Withers st; architect, Charles P. Cannella, 60 Graham av. Plan No. 7522.

THEATRES.

SARATOGA AV, e s, 135.7 n Park av, 1-sty brick moving pictures, 35x99.8, slag roof; cost, \$10,000; owner, Farber Construction Co., 1715 Park pl; architect, Alex Farber, 1028 Gates av. Plan No. 7540.

MISCELLANEOUS.

LINWOOD ST, e s, 165 s Stanley av, 1 frame wash house, 14x20, felt roof, 1-sty; cost, \$300; owner, Jos. Archfolsky, Linwood st and Wortman av; architect, E. Dennis, 241 Schenck av. Plan No. 7496.

CHESTER ST, w s, 125 n Sutter av, 1-sty frame tailor shop, 2x55, slag roof; cost, \$500; owner, Samuel Kenkin, 176 Chester st; architect, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 7546.

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APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Grace st, w s, 275 n Wilson av, two 4-sty brick tenements, 19x72, tar and gravel roof, 8 families; cost, \$18,000; owner, Slavonian Realty Co., 342 East 72d st, N. Y. C.; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 3943.

SERPENTINE RD, w s, Stapleton, alterations and additions to 2-sty frame dwelling, 8x16, and 1 sty, 9x17; cost, \$2,700; owner, General Ward Estate, Mrs. Tracy E. Edson, trustee, Stapleton; bulder, C. C. Conklin, Mariner's Harbor.

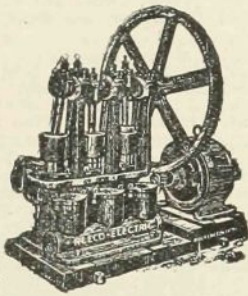
CHURCHES.

JAMAICA.—Humboldt blvd, s s, 100 w Wyck-off av, 1-sty frame Sunday school, 25x90, shingle roof; cost, \$4,000; owner, Rev. T. M. Logan, on premises; architect, Kane Construction Co., 83 Rapelje av, Brooklyn. Plan No. 3949.

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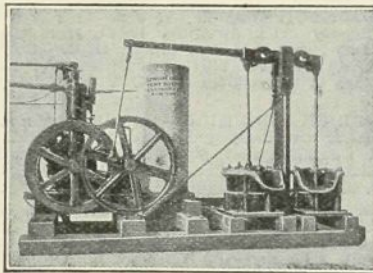
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DYCKMAN ST, 170, alter stalls to 2-sty stable; cost, \$300; owner, M. A. Hoffman, 321 Convent av; architect, F. A. Rooke, 489 5th av. Plan No. 3235.

FORSYTH ST, s e cor East Houston st, windows, toilets, partitions to 5-sty store and tenement; cost, \$600; owner, Samuel Bernstein, 368 Cherry st; architects, Cantor & Levingson, 39 West 38th st. Plan No. 3222.

FRANKLIN ST, 192, n w cor Greenwich st, windows to 6-sty loft; cost, \$1,600; owner, Samuel Weil, 194 Franklin st; architect, James Quinn, premises. Plan No. 3214.

GRAND ST, 197-201, tank to 7-sty loft; cost, \$2,500; owner, Elizabeth H. L. Lorillard, 149 Broadway; architect, E. C. Maxwell, 30 Church st. Plan No. 3237.

IRVING PL, 57-59, partitions to 4-sty garage; cost, \$350; owner, Estate F. Ann Sacket, 45 William st; architect, Charles E. Birge, 29 West 34th st. Plan No. 3234.

JANE ST, 58, Hudson st, 621, store fronts, partitions to 4-sty store and dwelling; cost, \$50; owner, James Everhard, 12 East 133d st; architects, B. W. Berger & Son, Bible House. Plan No. 3251.

LUDLOW ST, 109-111, partitions, windows, toilets to 6-sty store and tenement; cost, \$2,000; owner, Careful Realty & Construction Co., 1911 Madison av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 3243.

PEARL ST, 13-19, Bridge st, 8-10, alter office and loft; cost, \$2,000; owner, Chesebrough Building Co., 17 State st; architect, Westinghouse, Church, Kerr & Co., 10 Bridge st. Plan No. 3230.

STANTON ST, 190, windows to two 5-sty shop and storage; cost, \$200; owner, Isaac Cohn, 229 East 12th st; architect, O. Reissmann, 30 1st st. Plan No. 3201.

STANTON ST, 124, partitions to 4-sty store and tenement; cost, \$100; owner, S. Waxenbaum, 124 Stanton st; architect, L. A. Sheinart, 194 Bowery. Plan No. 3246.

WASHINGTON ST, 84-86, interior changes to 5-sty warehouse and loft; cost, \$2,000; owner, Delaware, Lackawanna & Western Railroad, Hoboken, N. J.; architect, C. H. Dietrich, 300 East 74th st. Plan No. 3209.

STH ST, 55 West, partitions, windows to 6-sty store and tenement; cost, \$500; owner, Daniel J. Devine, 299 Broadway; architect, O. Reissmann, 30 1st st. Plan No. 3203.

12TH ST, 43-45 East, interior changes to 8-sty loft; cost, \$5,000; owner, The O. B. Potter Trust, 71 Broadway; architect, F. H. Kimball, 71 Broadway. Plan No. 3219.

16TH ST, 51 West, windows to 4-sty dwelling; cost, \$200; owner, estate Pat. S. Kelly, 646 1st av; architect, Walter Haefell, 17 Madison av. Plan No. 3211.

20TH ST, 530-532 East, alter garage; cost, \$300; owner, New York Mail Co., 525 East 15th st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 3215.

20TH ST, 10-16, 19th st, 11-19, tank to 11-sty store and loft; cost, \$5,000; owner, Louis Stern, 32 West 32d st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 3231.

44TH ST, 106 West, partitions, windows, toilets to 3-sty apartment and store; cost, \$4,000; owner, John Dunston, 105 West 43d st; architect, M. Muller, 115 Nassau st. Plan No. 3204.

45TH ST, 141-147 West, partitions, windows to 12-sty stores and offices; cost, \$3,000; owner, Wm. Crawford, Monroe, N. Y.; architects, Eisendrath & Horwitz, 500 5th av. Plan No. 3212.

52D ST, 43 West, vent shaft, stairs, partitions, walls to 4-sty dwelling; cost, \$5,000; owner, John J. Hearn Construction Co., 505 5th av; architects, Denby & Nute, 333 4th av. Plan No. 3248.

58TH ST, 513-519 West, tank to 4-sty factory; cost, \$300; owner, Wm. H. Zinsser, 1 West 70th st; architects, Maynicke & Franke, 25 Madison Sq North. Plan No. 3239.

65TH ST, 120-122 West, 1-sty front extension, 37.2x6.3, alter walls to two 5-sty dwellings; cost, \$5,000; owner, Relins Construction Co., 1947 Broadway; architect, Eli Benedict, 1947 Broadway. Plan No. 3240.

87TH ST, 2-4 East, interior changes to 6-sty dwelling; cost, \$350; owner, Wm. E. Benjamin, premises; architects, H. A. Paradies, 231 West 18th st. Plan No. 3245.

110TH ST, 342 East, partitions, windows to 4-sty store and tenement; cost, \$250; owner, L. Flora, 346 East 110th st; architect, owner. Plan No. 3228.

119TH ST, 347-349 East, partitions to two 4-sty tenements; cost, \$300; owner, Nicola Sapeitina, 347 East 119th st; architects, DeRose & Cavalieri, 2333 1st av. Plan No. 3224.


BROADWAY, 657-659, partitions, windows to 6-sty store and loft; cost, \$1,500; owner, Nathaniel Whitman, 670 Broadway; architect, Henry H. Holly, 39 West 27th st. Plan No. 3210.

BROADWAY, 708, change elevator to 8-sty store and loft; cost, \$500; owner, estate Alfred Barnes, 100 Washington sq; architect, H. A. Paradies, 231 West 18th st. Plan No. 3250.

BROADWAY, 542-548, Crosby st, 82-88, partitions, windows to two 5-sty stores and lofts; cost, \$550; owner, Max Wolff, 544 Broadway; architect, Charles H. Richter, 68 Broad st. Plan No. 3223.


LEXINGTON AV, 1860, windows, partitions, toilets to 5-sty store and tenement; cost, \$800; owner, Jacob Porsheim, premises; architect, O. Reissmann, 30 1st st. Plan No. 3202.

LEXINGTON AV, n w cor 58th st, partitions, toilets, windows to 4-sty store and dwelling; cost, \$1,200; owner, Bernard Turkel, premises; architect, B. W. Berger & Son, 121 Bible House. Plan No. 3225.



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Queens.

HOLLIS.—Fulton st, s s, 150 w Woodhull av, old roof to be removed, new shingle roof and interior alterations to dwelling; cost, \$250; owner, W. F. Beball, 324 Fulton st, Jamaica. Plan No. 1369.

LONG ISLAND CITY.—William st, 144, install new plumbing in 1-family dwelling; cost, \$50; owner, J. Prem, 21 3d av, L. I. C. Plan No. 1373.

LONG ISLAND CITY.—William st, 137, install new plumbing, 1-sty dwelling; cost, \$70; owner, Emil Kotzek, premises. Plan No. 1372.

LONG ISLAND CITY.—Hamilton st, w s, 100 n Payntar av, erect new metal sky sign; cost, \$200; owner, W. F. Grinter, 251 Canal st, N. Y. C. Plan No. 1370.

COLLEGE POINT.—13th st, 411, 1-sty frame extension, 16x16, on rear 2-sty frame dwelling, tin roof; cost, \$300; owner, Mrs. Emma Muell, Congers, N. Y. Plan No. 1376.

COLLEGE POINT.—10th st, w s, 200 n 1st av, 2-sty frame extension, 7x20, on side 2-sty frame dwelling, new plumbing, shingle roof; cost, \$650; owner, John W. Rapp, 1st st and 10th av, College Point; architect, E. Leo McCracken, Manhattan Court, College Point. Plan No. 1377.

DUNTON.—Moore av, e s, 175 s Liberty av, 1-sty frame extension, 18x10, on rear 2 1/2-sty frame dwelling, shingle roof; cost, \$150; owner, John Sillma, premises. Plan No. 1402.

FAR ROCKAWAY.—Central av, n w side —, install new plumbing in church; cost, \$200; owner, German Evang. Church, Far Rockaway. Plan No. 1383.

FLUSHING.—Ash st, s s, 200 w Central av, install new plumbing in dwelling; cost, \$400; owner, George W. Eccles, Ash st, Flushing. Plan No. 1386.

FLUSHING.—Hamilton st, n s, 75 e Union st, raise dwelling and erect new brick foundation; cost, \$500; owner, Daniel Webster, Flushing. Plan No. 1388.

FLUSHING.—Franklyn pl, 70, repair dwelling after fire damage; cost, \$200; owner, Mrs. R. Barrett, 15 South Pier av, Rockaway Park. Plan No. 1401.

FLUSHING.—Av A, s e cor Fresh Meadow rd, install new plumbing in store and dwelling; cost, \$40; owner, Felix Falkowsky, premises. Plan No. 1400.

FLUSHING.—Hamilton st, 3, 1-sty frame extension, 12x14, on rear 2-sty frame dwelling, shingle roof; cost, \$125; owner, Wm. Skeuse, 44 Pine st, Flushing. Plan No. 1395.

FLUSHING.—Amity st, n e cor Boerum av, 1-sty frame extension, 29x37, on rear store and dwelling; cost, \$350; owner, John Beplat, premises; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1387.

GLENDALE.—Cooper av, s s, 575 e Dry Harbor rd, install new elevator; cost, in original application; owner, J. W. Bishop Co., 345 5th av, N. Y. C. Plan No. 1381.

JAMAICA.—Beaver st, 77, 1 sty added to present extension, interior alterations, shingle roof; cost, \$1,500; owner, Abraham Stoff, premises; architect, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 1390.

LONG ISLAND CITY.—Jackson av, 398, erect new electric sign; cost, \$300; owner, Peter Doelger, premises. Plan No. 1393.

LONG ISLAND CITY.—Jackson av, 426, new electric sign; cost, \$200; owner, Edward McDonnell, premises. Plan No. 1392.

LONG ISLAND CITY.—Hancock st, e s, 300 n Washington av, install new plumbing, in dwelling; cost, \$100; owner, Mrs. Repp, 400 Hancock st, L. I. City. Plan No. 1389.

RICHMOND HILL.—Fulton st, n s, 150 e Oxford av, erect new piazza on side of dwelling; cost, \$190; owner, Charles Mannis, premises. Plan No. 1396.

RIDGEWOOD.—Covert av, 296, general alterations to dwelling; cost, \$1,000; owner, T. Hempleman, 1867 Ralph st, Brooklyn. Plan No. 1397.

RIDGEWOOD.—Fresh Pond rd, e s, 125 w Hughes st, erect 2 storm sheds on side; cost, \$150; owner, Whitney Hotel Co., 2632 25th st, Brooklyn. Plan No. 1399.

RIDGEWOOD.—Putnam av, 719, general interior alterations to dwelling; cost, \$1,000; owner, John Miller, premises; architect, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 1398.

ROCKAWAY BEACH.—Eldert av, w s, 80 s Lefferts pl, repair dwelling, after fire damage; cost, \$1,800; owner, Jane Jennings, premises; architect, W. T. Kennedy Co., Rockaway Beach. Plan No. 1391.

ROCKAWAY BEACH.—Boulevard, s e cor Brandreth av, 1-sty frame extension, 48x53, on side and front, shop; cost, \$1,000; owner, S. Jaffe, premises; architect, P. Caplan, 477 Boulevard, Rockaway Beach. Plan No. 1380.

UNION COURSE.—Jamaica av, 1030, new electric sign; cost, \$50; owner, Mrs. Mildred Meller, premises. Plan No. 1378.

WOODHAVEN.—Atlantic av, s e cor Ocean av, 1-sty frame extension, 25x93, on rear, saloon, tin roof, interior repairs; cost, \$2,000; owner, Samuel Glasser, 755 West 112th st, N. Y. C.; architect, W. H. Barnett, 937 East 172d st, N. Y. C. Plan No. 1371.

WOODHAVEN.—Jamaica av, 1237, new electric sign; cost, \$50; owner, Forest Park Realty Co., 164 Reade st, N. Y. C. Plan No. 1379.

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Personal and Trade Notes.

NICHOLAS SOLDWEDEL, architect, 421 Bergenline av, Union Hill, N. J., desires catalogs on partitions, office fixtures, safes and post office fixtures.

HANS LIEBAU, architect, Post Office Building, Jamaica, L. I., desires samples and catalogues on hand lifts for stable use, also samples of stable paving blocks and catalogues on floor drainage system for 50 horse stalls.

WILLIAM C. BROWNE, who has been connected with the Russell & Erwin Mfg. Company for over forty years in New York, and was the company's superintendent here, died at his home in Brooklyn, in his seventieth year.

THE METAL LATHERS' UNION has agreed to accept 62 1/2 cents an hour, with an eight-hour work day, or \$5 a day, being the highest wages ever paid in this trade, and the agreement is to continue for at least three years.

NEW JERSEY STATE COMMISSION to revise and codify the Mechanics' Lien law of which ex-Assemblyman James G. Blauevit, of Paterson, is Chairman, will hold a public hearing at the Board of Trade rooms in Newark, on Friday.

COMMISSIONER O'KEEFE, of the Bridge Department, lectured before the Men's Club of the Park Slope Congregational Church last Friday evening on the subject of "Beautifying the City." He showed lantern slides of his plan for a new approach for the old bridge.

FRANK J. HELMLE, of 190 Montague street, Brooklyn, has made a drawing of a tower building, which he suggests for a Kings County courthouse on the site of the present edifice, which has become inadequate. Judge Russell Benedict heartily approves of the idea of a skyscraper courthouse, but other judges are opposed to tower buildings for courthouses.

ALFRED P. BOLLER, of Boller, Hodge & Baird, who has just died, was chief engineer of the Manhattan Elevated Railroad during its construction. He designed the McComb's dam and Madison avenue bridges over the Harlem, and the Arthur Kill bridge, besides many in other parts of the country. Mr. Boller was president of the American Institute of Consulting Engineers at the time of his death.

LOUIS L. TRIBUS, Commissioner of Public Works, in Richmond, presented a paper at the annual convention of the American Society of Municipal Improvements, at Dallas, Tex., on the subject of "The City Economic," containing suggestions for a study by municipal engineers of the economic as well as the physical problems of cities. How to meet the cost of public improvements was one of the questions which municipal engineers should study, Mr. Tribus says.

THE RESIDENCE of the late John Galt at Newburgh, on the Hudson, was sold at private sale this week to settle the estate. Mr. Galt was the head of the long established house of John Galt & Sons, wholesale shippers of slate, with offices at 1133 Broadway. The house and grounds adjoined the residence of ex-Governor Odell. The announced consideration proves that real estate values in Newburgh are stationary, to say the least. Clarence Galt, eldest son of the founder, is now the head of the firm.

LEASES ALREADY CLOSED for office space in the new Architects' Building, at Park av and 40th st, include these architects: Henry Bacon, Donn Barber, Arnold W. Brunner, C. H. Caldwell, Ewing & Chappell, Ford, Butler & Oliver, Howard Greenley, La Farge & Morris, Ludlow & Peabody, H. V. Magonigle, McKim, Mead & White, K. M. Murchison and Lionel Moses, 2d. Engineers who have taken space are Gunvald Aus, Clark, MacMullen & Riley, C. E. Knox, Nygren, Tenney & Ohmes and E. W. Stern. Other firms are Post & McCord, steel construction; U. S. Radiator Corporation, Wable, Phillips Co., fixtures; Peerless Blue Print Co., E. E. Paul Co., contractors; Powers Regulator Co., and Ewing, Bacon & Henry, real estate management.

TRADE LITERATURE

A Practical Help to Architects.
The Chicago Spring Butt Company is issuing its new catalogue R-29 to the trade. In it are described the most complete lines of spring hinges for ready reference purposes in architects and builders offices, in addition to being able to purchase direct from the manufacturer. The catalogue gives valuable information in regard to specifying spring hinges and that the specifying of laboratory hinges and fittings has been simplified so that the trade will have no difficulty in getting just what they require to meet the varying conditions that exist in connection with laboratory equipments. This company has been in business for thirty years and efficiency has counted largely in its success.

New Publication.
"What We Make" is the title of a compact 48-page book issued by the Green Fuel Economizer Company, of Matteawan, N. Y., describing fuel economizers, both standard and special, coverings for fuel economizers, mechanical draft outfits, heating, ventilating and drying outfits, hot blast heaters, steel plate fans, motor and engine driven fans, cast iron volume blowers, slow speed and standard speed planing mill exhausters, fan and cone wheels, wool wheels, ventilator wheels, propeller fans, vertical and horizontal engines and mechanical draft dampers. Architects and building managers should find this catalog handy and useful.

Poured Concrete Structures.
The full number of the Edison Aggregate, issued by the Edison Portland Cement Company, of 1133 Broadway, contains interesting photographs of poured concrete residences, and some concrete commercial building and industrial structures. It also contains an illustrated article on concrete hot beds and cold frames.

(Continued on page 1235.)

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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-- " Diagrams 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.

Manhattan Orders Served.

- 42 Cooper sq agt Horace Ely & Co., B-C-A-F
- 43 E 22d st agt Walter Suydam. B-A-F
- 141-55 E 25th st agt N. Y. Railways Co., A-B-C-E-F-G-H
- 212-4 E 99th st agt Greenwood Cem. Corporation, C-F-B-E-D-A
- 9 W 20th st agt Tanzer-Monjo Co. H
- 9 W 20th st agt Bernard Nass. H
- 9 W 20th st agt Samuel J. Stappler H
- 9 W 20th st agt Lenkowskey Bros. & Co. H
- 9 W 20th st agt Cohen & Stessel H
- 9 W 20th st agt Cappel & Grubman H
- 9 W 20th st agt J. Blumenthal & Co. H
- 9 W 20th st agt J. Cohen & Son. H
- 9 W 20th st agt Independent Dress & Suit Co. H
- 11 W 20th st agt Dorfman Mfg. Co. H
- 11 W 20th st agt Jos. Schwartz. H
- 13-15 W 20th st agt Bloom Bros. H
- 13-15 W 20th st agt H. Samuels & Sons H
- 13-15 W 20th st agt Beir, Levy & Co. H
- 13-15 W 20th st agt American Garment Mfg. Co. H
- 18-22 W 20th st agt Waldorf Waist Co. H
- 18-22 W 20th st agt Hochstein & Bossak H
- 18-22 W 20th st agt Shon, Oppenheimer & Co. H
- 18-22 W 20th st agt S. Einhorn's Sons H
- 19-27 W 21st st agt David Spero, E-A-F-G-C-D-H
- 19-21 W 24th st agt Andrew J. Bastine, C-E-G-F-A-H
- 206-8 W 25th and 203-17 W 24th st agt National Cloak & Suit Co. C-H
- 338 6th av agt Alex. Hess. H-A-F
- 84 Av D agt Aszer Rand. G
- 772-86 Broadway agt John Wanamaker G-A-L-K
- 95 Cliff st agt Drew & Lewis, Inc. A
- 2 E 2d st agt Julius Levine. A
- 25 E 20th st agt James Muir. C-G-E
- 327 E 34th st agt Samuel Lennig G
- 145 Elizabeth st agt Benj. Schwab G
- 527 5th av agt American Real Estate Co. B-C-A
- 255 Greene st agt Empire Hat Leather Co. A
- 189-91 Park Row agt Bernard M. Cowperthwait Est. C
- 193-7 Park Row agt Bernard M. Cowperthwait Est. D
- 207 & 207½ Park row agt Robert Goelet D
- 211-3 Park Row agt Robert Hommel D-C
- 436 Pearl st agt Edwin A. Johnson D
- 438 Pearl st agt Francis E. Woodbury D-C
- 448 Pearl st agt Maurice O'Mera D
- 96 Warren st agt Walter Solomon B-C
- 506 W Broadway agt Mariani Bros. A-G-H
- 41 W 17th st agt West Side Button Works H
- 12-4 W 18th st agt Elite Skirt Co. H
- 18-20 W 18th st agt Katz & Fishel H
- 32-36 W 18th st agt M. Hyman & Co. H
- 32-36 W 18th st agt Shaff & Mandell H
- 32-36 W 18th agt Singer Bros. H
- 32-36 W 18th st agt Crescent Cloak Co. H
- 32-36 W 18th st agt Martin Mayer & Co. H
- 32-36 W 18th st agt H. Greenberg & Co. H
- 32-36 W 18th st agt Geo. Jacobson H
- 38 W 18th st agt Chas. Rineberg H
- 38 W 18th st agt Barnet Jaffe. H
- 38 W 18th st agt J. Nadelman & Co. H
- 44-48 W 18th st agt Freyberg Bros. H
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- 44-48 W 18th st agt Hugo S. Adam Co. H
- 44-48 W 18th st agt Jos. B. Flaherty H

- 44-48 W 18th st agt Manheimer & Kasse H
- 530 W 27th st agt E. H. Lyon. K
- 449-53 W 42d st agt J. Edgar Leaycraft E
- 622 W 113th st agt Ferguson Bros. & Forshay. A
- 67 William st agt Mutual Life Ins. Co. A-C-B

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- 789 E 14th st agt P. E. Strom... G-H-A
- 660 Flushing av agt Moses Kantor G-A-C-H
- 1 Furman av agt Louis Rosenbaum A-G-K
- 27 Garden pl agt P. H. Sproule. H-C-G
- 31-39 George st agt Leonhard Eppig Brewing Co. A-H
- 176 Grove st agt Estate of J. Eppig H-A
- 1429 Ocean av agt Robert Magaw H-A-G-C-K
- Ocean Parkway & Av N agt John G. Hart H-A-K
- 2150 Pitkin av agt S. Schlosman. H-A-C
- 811-13 Union st agt Jno J. McIntosh H-C-K-A
- W. 5th st near Surf av agt The C. I. & B. R. R. Co. H-G
- 895 Fulton st agt W. H. Behringer F
- 846-8 Atlantic av agt Edwin D. Boldman H-C-A-G
- 1656 Atlantic av agt Burns & Astarita A
- 2001 Atlantic av agt E. C. Borrell K-C
- 2034 Bath av agt Chas. Dibner & Nathan Rubin H-A
- 1525 Bedford av agt The Dunham Co., Frank Dunham, Pres. G-L-H
- 161 Bristol st agt East N. Y. Chemical Co. K
- 426 Christopher st agt Abraham Bernstein G
- 90 Clark st agt McGuire & Folidas H-A-G
- 470-472 Clermont av agt M. F. Marlborough G-C-L
- 602 Degraw st agt Richard Godfrey H-A
- 336 Dumont av agt W. Weintraub. K-A-G-H
- 268 4th av agt J. Abbatemarce. A-H
- 192 Fulton st agt Alfred E. Tong, Inc. A
- Jerome av, 18th and 19th sts agt Pillion & McKane. H
- 135 Kenmore pl agt F. W. Holes. H-A-G-C
- 135 Marshall st agt National Lead Co., Atlantic Branch. H-C-A
- 341 Pacific st agt LaForge Garage K-A-G
- 1365 Pacific st agt H. H. Wood. K
- 1842-1844 Pitkin av agt Brownsville Fruit Distilling Co. A-H
- 2301 Pitkin av agt Adolf Prusmek & Son G-A-H
- 269 St Marks av agt Greenhut-Seigel-Cooper Co. H-C-A
- 98 Sterling pl agt Borden's Milk Co. A
- 109 Sterling pl agt Wm. F. Voll. L-G
- 481-87 Sterling pl agt J. C. Smith. L-C-G
- 8745 21st av agt Charles Alexander C
- 630-632 Vanderbilt av agt Joseph F. Cox H-A-L-C-G
- 443 Atlantic av agt Albert F. Newberg B
- 361 Bristol st agt Ignarz Feller. C-F
- 1740 Fulton st agt Werner D. Cohn F-G
- 243 St. Mark's av agt Carey & Hennessey D-F

WILLIAM GUERIN,
 Acting Chief Bureau of Fire Prevention.

BUREAU OF BUILDINGS. MODIFICATION SECTION 105, BUILDING CODE.

Bulletin No. 54—1912: In re Application No. 2807 Alterations 1912, premises 41-47 Amsterdam Avenue, 161-173 West 61st Street.

On the roof of a seven-story fireproof building occupied as a nursery and child's hospital, it is proposed to erect an additional story covering an area of about 645 square feet, or about 13 per cent. of the area of the story below. This additional story is to have one long side entirely open, and is to be used as a shelter and playroom for children. The roof is to be constructed of rivetted steel trusses and channel purlins covered with corrugated iron. The steel framing of the roof and the steel uprights on the open side are not to be covered with any fireproof material.

A modification of section 105 of the Building Code is requested and hereby granted, so as to permit this form of construction, inasmuch as to require the fireproofing of the steel framing and the necessary fireproof slab between the purlins would unnecessarily overload the present roof beams on which the greater part of this roof is supported.

Dated, New York, November 7, 1912.
 (Republished by Request.)
 (Signed) RUDOLPH P. MILLER,
 Superintendent of Buildings.
 Approved: (Signed) E. V. Frothingham,
 Acting President of the Borough of Manhattan.

December 5th, 1912.

GAS PIPING.
 Bulletin No. 53—1912: For the setting and connecting of gas appliances in buildings it is not necessary to have the work done by a licensed plumber, provided that in all cases the piping is exposed and no connections are taken from such piping for lighting purposes.

RUDOLPH P. MILLER,
 Superintendent of Buildings.

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.

Table listing judgments with columns for debtor name, creditor, and amount. Includes entries like: 21 Abelowitz, Abr—M Moses... \$34.81; 23 Ager, De Lancy—P V Crittenden et al... \$243.96; 23 Amabile, Louis & Guiseppe Lauritano... \$536.66; etc.

DEC. 23.

Decatur st, ss, 85 e Throop av. —x—; Michl Friedman & ano agt Wm H Wray; June 6'12. 220.00
King st, swc Van Brunt, 50x90; Herman Glaberson & ano agt Jno H Tienken; Sept 17'12. 633.03

DEC. 24.

Hegeman av, ns, 60 e Hinsdale, 40x90; Wm Treib & ano agt Sophie Gordon, Jennie Brown & Dora Pesetzky; Dec 16'12. 400.00
Williams av, es, 200 s Blake av, 100x100; Sam Persky et al agt Grant Bldg Co; Oct 21'12. 200.00
40TH st, ss, 100 w 3 av, 25x100.2; Eastern Woodworking Co agt Jno L Beliberte & Partridge Contracting Co; Oct 5'12. 475.00

Carroll st, ss, 140 e Nostrand av. —x—; Fiske & Co agt Montrose Bldg Co, Thos Brown, Robt Ward & Helen Ward; Dec 17'12. 85.80

STH av, nec 8th, 100x100; Watson & Pittinger agt Martella* Consn Co; Dec 21'12. 2,254.60

St Paul's pl, ws, 101 n Church av, 268x irreg; Watson & Pittinger agt Vesa Construction Co; Dec 21'12. 2,417.33

Same prop; Barnett Friedman & ano agt same & Barnett Rivlin; Dec 20'12. 800.00

Schenck av, es, 171 s Belmont av, 29.6x 100; Kosonovsky Bros (Inc) agt Saml Schatz; Dec 3'12. 7,000.00

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

ORDERS.

Borough of Brooklyn.

DEC. 19.

STH av, nec 8th: David Binder on Martella Realty Co to Bell Fireproofing Co. 161.00

DEC. 20 AND 21.

No orders filed these days.

DEC. 23.

Prospect pl, ns, 264 w Ralph av, 164x 127.9; Miller Bldg Co on Title Ins Co N Y to pay Curtis Bros Lumber Co. 1,000.00

4TH av, 4410; Hildebrand & Kline on Mrs. Lee to pay Albt J Dowdeswell Co. 74.50

DEC. 24.

No orders filed this day.

TRADE LITERATURE.

(Continued from page 1225.)

Catalogues Wanted.

O. M. Jones, 30 Church Street, who is a jobber and manufacturer's agent, selling equipment, supplies, and specialties, covering a complete line for steam, water, air, gas, and oil and for complete heating and power plants, is desirous of obtaining from manufacturers of equipment and materials used in connection with the above lines, complete catalogs, price lists, and best jobbers' discounts.

Steam Turbines.

The Velocity stage type of DeLaval steam turbines is described in a 48-page booklet recently issued by the DeLaval Steam Turbine Company, of Trenton, N. J. This is a velocity stage turbine with a single pressure stage, built in sizes up to 600 H. P., suitable for direct connection to centrifugal pumps and blowers and small A. C. and D. C. generators, etc. With the intermediation of gears, the turbine may be adapted to drive slow and standard speed machinery, also for use with rope or belt drives.

The pamphlet outlines the factors affecting the suitability of different types of turbines for the several services involved; the speed problem as bearing upon the type of turbine to be selected; methods of velocity staging for small turbines, such as the use of multiple rows of buckets with intervening guide vanes, or returning the steam jets upon the original row of buckets, and practical considerations, such as renewability, governing, non-penetrable casings, shaft design and freedom from vibration, bearings, the strength of wheels, the best form and material of buckets to resist erosion, ease of access to internal parts, economy, facilities for changing the nozzles to meet changes in steam conditions, etc.

The turbines here described are illustrated by 31 views and installations, embody several distinguishing features, some of which are novel. For instance, all openings are in the bottom part of the casing so that the cover may be lifted off without disturbing steam or exhaust connections. This exposes all rotating and working parts, which may then be lifted out after removing the bearing caps. All wearing parts, such as nozzles, buckets, and guide vanes are renewable without involving the renewal of other parts. The wheels are surrounded by a solid steel ring, sufficiently heavy to prevent penetration of parts of the wheel, in case the

latter should be ruptured by overspeeding.

Possibility of accident is guarded against by a duplicate governing device operating an entirely independent valve. This form of turbine is built for all steam conditions, i. e., receiving high pressure steam and exhausting to condenser or atmosphere or against back pressure, or operating on low pressure steam, either alone or with mixed flow. Copies of the book will be sent gratis to those interested in steam power plant equipment.

SMOKE ON STONE WORK.

"Weathering" of Building Facades Artificial and Natural.

The countless chimneys of our great cities pour into the air each day immense volumes of noxious gases that affect health and comfort alike. It has been found that these fumes, rich in sulphurous exhalations, affect many materials of construction.

It is a sign of the progress of the times that such questions as this are receiving careful consideration from scientific bodies. In England various learned bodies are making careful investigation of the effect of the atmospheric gases on the weathering of stone, with the idea of arresting, if possible, the deteriorations of the notable buildings which are the pride of that country. The problem assumes a greater importance in the United Kingdom than elsewhere from the fact that there bituminous coal is used almost exclusively, and the leading materials of construction there are the magnesian limestones, which are most readily affected by sulphurous exhalations.

In this country, so admirable are our building stones, that the integrity of the material itself is rarely affected. In other words, the active weathering of the stone is not hastened by the attack of smoke and atmospheric gases. The question is mainly the matter of appearance. We have not grown accustomed to dingy and smoke-stained buildings, and we demand that the pristine brilliance of any structure be retained for years.

The city of Pittsburgh is one that suffers most from the pall of smoke of its ceaseless activities. It is natural, therefore, that the investigation of the smoke nuisance should center there. The University of Pittsburgh, through its Department of Industrial Research, has begun a thorough investigation of the entire problem, not only as it relates to building construction, but also as to the effect of smoke on public health and comfort. The University of Pittsburgh is sending out a schedule to interested persons, asking for information bearing on the subject. This covers the following points, among others:

"In a clean atmosphere the deteriorative process known as the "weathering" of building stone is often marked by a compensating improvement in the appearance of the exterior texture of the stone. In a smoky atmosphere, however, both texture and appearance are attacked and an accelerated besmirching of surface.

"With these facts in mind, are you of the opinion that the deteriorating effects of a hostile atmosphere may be arrested and the good appearance of stone be preserved against besmirching influences by some treatment that will render the surface of stone absorbent?

"Have you made any observations of experiments that confirm you in the opinion given?

"Do you know of any remedy other than that of filing the pores of the surface that is likely to accomplish the ends sought?

"And if we regard moisture as the most potent means of conveying foreign matter into the pores of stone is not

the exclusion of moisture the first step necessary in keeping stone clean?

"And would not a known means for rendering the surface of stone non-absorbent without discolorations of texture do much to promote an increased use of stone work in buildings and consequently prove of benefit to the stone industry?

"Have you developed any special theory of your own with respect to the proper treatment of stone surfaces that you are willing to state for the benefit of others?

"Have you noticed that stone work decays more rapidly in a smoky atmosphere, and would you suggest that particular varieties be used where attacked by smoke?"

This schedule also asks concerning any personal experiments that may throw additional light on the subject of the inquiry and whether the person addressed has become possessed of any formula that may be useful in treating stone surfaces. The matter is one that has an interest for every man connected with the stone industry, and it is to be hoped that there will be a general and generous response to the queries.

Several years ago it was found that the atmospheric acids were affecting the public buildings in Glasgow, and the learned bodies in that city gave an exhaustive study of the subject. As a result of the investigation, stonework was subjected to treatments, most of which has as a basis paraffin or silicate of soda. So far as the effect of this treatment has been reported in the public press, it has been very successful.

In this connection three general principles would suggest themselves. First, an effort for the abatement of the smoke nuisance by the adoption of smoke-consumers, which have been so perfected that they are very efficacious. Second, the use of those varieties of stone in which chemical change from the atmospheric acids is reduced to a minimum. Third, such treatment as would reduce the natural porosity of stone to its lowest possible point. Having accomplished this, the question resolves itself into methods for cleansing the surface stains of buildings.—Stone.

Brick Roads Favored by Motorists.

"Motordom," the official publication of the N. Y. Automobile Association, in discussing the selection of the proper road surfacing, had the following to say: "It has been found that the hitherto satisfactory types of construction will not stand up under the automobile traffic; the old macadam highways go to pieces. Even abroad, the far-famed old Roman roads have proved unsatisfactory. The wonderfully built roadbeds are there, it is true, but the surface stone has crumbled and become uneven, and the swiftly moving cars raise in clouds the ever hateful dust.

"The New York Highway Commission has a hard nut to crack when it comes to the selection of proper types of construction. A number of miles of brick have been used throughout the State this season. The State is limited, however, in the building of this type as the appropriation for each road limits the amount of money to be spent on the designated number of miles.

"The life of a brick pavement as it is now built on a concrete base with a sand cushion is not positively known, for this method has not been in use long enough for the authorities to base estimates. Engineers maintain, however, that it will stand for from thirty to forty years under the present severe traffic conditions without an appreciable item of repair."

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