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**A**N INTERESTING FEATURE of the recent real estate market has been the evidence it affords that the process of reconstruction on the West Side is about to begin in good earnest. That section has hitherto escaped for the most part the attention of the reconstructors. They have been busy converting old brownstone residences south of the Park into business buildings, and similar residences east of the Park into apartment houses or modern American basement dwellings. But on the West Side there has as yet been practically no replacement of old by new buildings. During the past week two such operations have been announced. One builder bought a large plot in West 79th street, which is to be improved with a twelve-story apartment house; and, in so doing he is only following the example of another builder, who some weeks ago purchased a similar plot for the same purpose on the same street. Still another builder proposes to tear down three residences in West 74th street and erect an eight-story apartment house in their place. There can be little doubt that the beginning made by these operations will be pursued gradually, but steadily, and that little by little private houses situated either on the avenues or the wide side streets will be replaced. There is every reason why this should be the case. The value of private houses on the West Side has no more than held its own, in spite of the fact that their construction has practically ceased. At the same time the value of land available for improvement with fire-proofed apartment houses has become increasingly valuable. The inference is obvious. In spite of the talk that, at least on the West Side, apartments have become more rather than less expensive as compared with private houses, the demand for them has not been checked. People will not pay more than a certain sum for a West Side residence; and this fact makes real estate much more valuable for multiple than for single dwellings. The old private houses would be replaced with much greater rapidity than is now the case, were it not for the tenement house law. That statute prevents the erection of apartment houses more than ninety feet high on most of the side streets; and usually it is hard to figure out a profit from the replacement of private houses with only an eight-story multiple residence. For a good many years this process of reconstruction will be largely confined to the wider streets and to the avenues. Eventually, however, it will spread to the 60-foot streets, and it will become a much commoner form of building operation, in the case of such streets on the West than it has been on the East Side. On the East Side the private house on the side street has more than held its own, and it will probably continue to do so for another twenty years.

**A**NOTHER REAL ESTATE TENDENCY which has been increasingly conspicuous of late is the growing relative importance of the district north of 34th street for the purposes of retail trade. Not only is there a continued migration of retail houses, from 23d street and farther south to the vicinity of 42d street, the latest instance being that of G. P. Putnam's Sons, but firms which have become well established on 5th avenue between 23d and 34th streets are also migrating further north. Evidently this part of 5th avenue has been losing ground as a site for the highest grade of retail store; and it looks probable that in the end the particular section will be absolutely dominated by the wholesale rather than the retail trade. It has already taken possession of 4th avenue and of the side streets west of Broadway. It

is gradually fastening its grip on Madison avenue, and on the side streets between Madison avenue and Broadway. Eventually it will probably occupy both 6th and 7th avenues, although it is possible that 7th avenue may come in for a good many retail stores. Under such conditions it is hardly possible that 5th avenue between 26th and 32d streets will not become less and less desirable for the better class of retail stores, and that an increasing number of the best firms will not migrate further north. The whole neighborhood will assume a character, which will make it disagreeable and inconvenient for shoppers. The wholesale trade wherever it becomes dominant has an inevitable tendency to drive away good retail traders. If such should be the result on this part of 5th avenue, a certain recession of values may well take place. The wholesale trade really cannot afford to give much higher prices to real estate than those which now prevail on 4th avenue. The ground floors on 5th avenue will, of course, continue to be much more valuable than the ground floors of a 4th avenue building; the difference in value will not be as great as the difference in price now is.

**I**F IT DOES PROVE to be the case that retail trade of the higher class will in the course of time be crowded out of the whole district, south of about 32d street, the effect of this migration upon the retail section, further north, will be of even greater interest than its effect upon the old section south of 34th st. The additional area north of 34th street, available for the best class of retail business is not very large. Fifth avenue itself is now occupied almost solidly as far up as 50th street. Many purchases and leases, particularly for interior decorators, have recently been made between 50th and 59th streets on the avenue; but evidently the character of the ownership is such that the private residences on these streets will be only gradually replaced; and the same is true of the side streets north of about 48th street. Madison avenue from 35th to 41st street is also, excluded from reconstruction at least as long as J. P. Morgan lives. Consequently retailers who are looking for sites will usually be forced to select them either on the side streets or on Madison avenue north of 42d street; and the area so available is wholly inadequate to satisfy the future demand—particularly in case the migration from sites south of 34th street increases in volume. It becomes, consequently, an exceedingly interesting matter to predict the other streets and avenues north of 42d street which retail trade of the better class will eventually occupy. Any such prediction can only be a guess; but, in the opinion of the Record and Guide the general course of development will be something as follows. During the next few years 5th avenue and the side streets, particularly 57th street will be gradually occupied, and a large part of Madison avenue north of 42d street will also have been absorbed. In the mean time the work on the Grand Central Terminal will be finished, and thereafter it is entirely possible that Park avenue and the side streets, particularly 57th street, will be retail traders who can afford to pay high prices. Fully ten years will elapse before the area defined above will be fully developed. Thereafter what will happen is even more of a guess; but it looks as if Sixth avenue north of 45th street, would necessarily become increasingly valuable for retail purposes at a still more remote time; it is even possible that the Broadway-Lexington Avenue Subway may do something for the retail development of Lexington avenue between 42d and 59th streets. Real estate operators should study this situation very carefully. The man who can guess the remoter consequences of this migration of the retail trade can make a good deal of money out of a comparatively small investment.

**I**N SPITE OF THE FACT that Buffalo has by a popular majority declared in favor of a commission form of local government, there is little chance of the Legislature consenting thereto. The wise constitutional statesmen at Albany who make our instruments of government for us have decided that administration by an elective responsible commission would be dangerous for Buffalo, and consequently they propose to treat the new Buffalo charter just as they treated the Ivins charter for New York. In both cases the reasons determining their action were the same. The political machine always opposes a simplified, efficient and responsible instrument of government, because its leaders understand that their power depends upon the maintenance of a complicated, expensive and irresponsible instrument. The allegation that government commission under the conditions

proposed in Buffalo is dangerous cannot be supported either in logic or in experience. In Kansas sixteen towns and cities are now being governed in this way. In Iowa there are five, in Wisconsin one, in Colorado two, in North Dakota three, in South Dakota four, in Oklahoma four, in Missouri one, in Idaho two, in Texas fourteen, and in Tennessee five. On the Pacific Coast California has three and Washington one. Massachusetts is the only state in the East which has adopted the commission plan, but in that state five cities are already being governed by it. No city over 100,000 inhabitants has as yet been allowed to govern itself by commission; but if it works successfully in cities like Des Moines with a population of 70,000, there is no reason why it will not serve as well for large cities. The truth is, of course, that it is the ordinary American city charter, which divides responsibility between the mayor and a council that experience has proved to be dangerous and experimental. Everywhere else in the world municipal power and responsibility have in one way or another been concentrated in one group of men; and the commission form of government is merely the application of this idea to American conditions. Perhaps certain changes in detail may be necessary in applying the plan to large cities. Charter reformers in Pittsburg, for instance, propose a commission of nine members instead of five. But the principle of concentrating all local administrative power in the hands of a responsible plural executive, directly responsible to the whole people, is salutary and not in the least experimental, even in this country, for it is the principle lying behind the traditional town government of New England.

### "ETERNAL VIGILANCE IS THE PRICE OF LIBERTY."

To the Editor of the Record and Guide:

If the above quotation be true, then how much LIBERTY do the real estate interests of the City of New York deserve if the price paid for it be eternal vigilance? Judging by the experience of the last ten years, mighty little. This body of men (the real estate interests) could muster at any time at least a quarter of a million votes, and by so doing could shape the political policy of not only our city but also our State, and yet because of their lack of comprehensive and aggressive interest they are constantly on the defensive against the so-called reform leaders, who could not muster and control probably five thousand votes in the entire city.

In the year 1901 a company of the former, about 400 strong, went to Albany and appeared before the then Governor to oppose the passage of a law that was probably the most drastic in the history of the State, robbing as it did by its provisions thousands of our most worthy citizens of the little investments they had made in houses built entirely according to the law, as it was at the time they were built, and in which they had invested all their savings. A law that made tenement house construction so expensive that it at once became a most serious problem to the unfortunate poor and working classes as to where they could get money to pay the rents made necessary by it and also provide enough to keep body and soul together.

At that same hearing opposed to these men were a body, as I recall it, of about 25 men; yet these latter succeeded in forcing the Governor of this State to favor the measure above described by a special emergency message that limited our speakers to five minutes each on a subject that caused thousands of their constituents losses totaling millions of dollars. And this same handful of men have persistently for the past ten years stood in the way of any fair and common-sense amendments to that same law. And what have the real estate interests of this great city done?

#### THE FIRE INSURANCE GAME.

At or about the same time that this law was passed, another company of men, in order to bring grist to their mill, formed what is known as the Fire Insurance Trust, and they in turn have consecutively in the past ten years held up every measure that would tend to bring relief to these same real estate interests. They have forced them to pay for insurance 50 per cent. more in premiums than could be possible under any competitive system. They have by one stroke wiped out from the suburban insurance brokers 75 per cent. of the commissions formerly paid them, while giving the householders no cheaper insurance. They have forced the fire insurance brokers of New York City and also those in the suburbs, as I understand, to at first pay \$2.50 each year for the privilege of conducting their business, afterwards raised the fee to \$5, and now I understand \$10 is the amount of contribution each broker must pay to this octopus in its work of gouging the property owners of this city, State and nation.

How they influenced legislation at Albany appears from the testimony from the recent investigation. They have dictated the rate per cent of premiums they will pay city brokers, and it is but a short time, we think, before they will eliminate the brokers entirely. They have hounded the Fire Department and

the Tenement House Department and the Building Department, and they in turn have hounded the house-owners of this city to constantly increase the fireproofing provisions in their houses, in order to add to the bank roll of the Fire Insurance Trust, and what have the real estate interests and fire insurance brokers done? Why, they lie right down and howl.

#### A YOUNG MAN WITH A THEORY.

A few years ago a young man from out of town came to our city, and finding about every other avenue of civic charity pre-empted, decided there was a fine opening if he could arouse the charitably disposed people to feel that the City of New York was overcrowded and that there was no way to relieve this crowding but by some pet scheme of his that he could better evolve by a few junkets to Europe and the European cities, if he had the wherewithal to foot the bills. This he found, and he organized his committee, known as the "Committee on Congestion and Population." He induced many leading persons, including the Governor of our State, to attend and address the conferences, and has actually gone into the chambers of the Board of Aldermen of our city and demanded that a Commission on Investigation, of which he I presume would practically be the head, should be appointed, and that \$15,000 of the taxpayers' money be appropriated to help him evolve his theories.

He has had two bills introduced in the Legislature, one providing for a Commission to Investigate the Distribution of Population in the State of New York and appropriating \$10,000 to be used as perquisites for this Commission, and in the other bill he proposes to divide the outlying boroughs of the City of New York into twelve districts, limiting the heights of buildings in each, and at one swoop rob the people of these outlying boroughs of millions of dollars of equity in their property, and rob the City of New York of millions of dollars' worth of the taxable value it at present so much needs, for rapid transit, and what do the real estate interests of this Empire City do? Why, they lay right down and howl in protest, while this young man pushes right along with his theories, and he probably will some day wake up and find that they have been enacted into laws.

#### THE LATEST AMENDMENT TO THE TENEMENT LAW.

There is a bill before the Assembly of this State at Albany introduced by Assemblyman Robert S. Conklin, of the 21st Assembly District, known as No. 1744, in which there is the following provision:

"If any order of the (Tenement House Department is not complied with, or so far complied with as the Department may regard as reasonable, within five days after the service thereof, or within such shorter time as the Department may designate, then such order may be executed by said Department through its officers, agents, employees or contractors."

And other provisions equally as drastic. No doubt many of these 250,000 voters helped to elect Mr. Robert S. Conklin to the Assembly. I notice he has been elected three years in succession, and no doubt many of them will vote for him again, should he run for this or any other office in appreciation of his great kindness in introducing legislation like the above that adds so much to the gayety of nations and furnishes so much peace of mind to the burdened taxpayers of this city, who are doing so much toward paying the salaries of men like Mr. Conklin and others who have been used with such good success by the Tenement House lobbyists at Albany during the past ten years.

What is this great body of 250,000 voters going to do in regard to this bill and others of the same tenor? How long are they going to remain a number of separately organized bands? When are they going to wake up and organize throughout the entire district with a separate body of men in each Assembly District, and they in turn organize into a large central body with a President, Secretary and Treasurer and other officers who will be well paid for their services? When will they wake up to the fact that from the time the Legislature meets at Albany until it adjourns, there ought to be a paid representative of this body of voters on the floor of the Legislature, and the same on the floor of the Board of Aldermen and the Board of Estimate and Apportionment in our city? Just so long as we remain scattered with no central body of officers to represent our interests, with no salaried men to take care of our interests, just so long will the Pharisees, Parasites, Faddists, Failures, Fakers and Fools have control and dominate the affairs of our city, while the real estate interests and the working classes are forced to foot the bills.

Before closing I wish to congratulate the Record and Guide for the splendid work it is doing in the Violation campaign in which it has done so much to arouse public sentiment by a knowledge of the unfair treatment real estate interests have been accorded by those that dominate and domineer over them, by fair means or otherwise.

You are also to be commended for the splendid editorial in your issue of the 9th instant in which you express your views on the book published under the auspices of the Russell Sage Foundation, entitled "Housing Reform," by Mr. Lawrence Veiller, and in which you so splendidly expose the sophistries and half truths that so largely dominate the arguments adduced by reformers in their dealings with the Tenement House problem of the City of New York.

J. H. JONES.

## AN ACUTE CASE OF LAWYERITIS.

To the Editor of the Record and Guide:

Social scientists for some time past have been made aware of the existence of one more disease germ feeding on the already germ-infested body politic. For want of a better name the disorder caused thereby is best described as "lawyeritis." That it has recently taken the form of an epidemic, and that there is a crying need of some drastic remedy to prevent its spread, is best evidenced by the latest measure introduced at Albany by Senator Wainwright to amend the penal law so as to bring within its pale any layman found poaching on the lawyer's legitimate preserves. In other words, to penalize the unorganized citizen should he have the temerity to draw up a contract of any sort, no matter how unimportant it might be, on his own responsibility.

Briefly, what the distinguished Senator had in mind when he drafted this latest and most glaringly audacious of bills, was that every unorganized citizen without regard to religion or color, who for any reason might affix his name to any document, without first calling in some worthy gentleman, learned in the law and otherwise trained in the profession of buccaneering, and opening his purse to him, should be deprived of life, liberty, and the pursuit of happiness, and incidentally of the protection of the courts.

That there is a growing contempt for the legal profession is made plain by the opinions freely expressed on every hand of court practice in general and the lawyer in particular. And it is just such men as Wainwright who are bringing the profession into contempt, as is proven by this latest proposal of his. Worst of all is the generally accepted belief that there is an understanding between judge, clerk and certain favored attorneys, and that the question of multiplication, subtraction, division and costs has more to do with the successful issue of a case for a client than any special genius for pleading.

Hard as it is to believe that such an understanding exists, those who have much experience with litigation soon come to realize the truth and learn to select their lawyers accordingly. But the best proof that there is such a tacit agreement in the courts is the fact that so many vulgar, uneducated scamps, of low origin who manage to acquire a smattering of law, and who by hook or by crook gain admission to practise at the bar, can win their cases time after time, no matter whether the evidence be in their favor or not, against the best trained jurist of the highest reputation in the land.

Furthermore, in the matter of trial by jury, anyone who has served on juries knows very well how one or two men with their minds made up can usually bring the rest of the panel round to their way of thinking, particularly when the prospect of a cold dinner begins to prejudice their judgment; or in any event, can bring about a disagreement which may work as well to the disadvantage of the one whose reasons for taking a case into court are justifiable.

The pity of it all is, the courts, which should be the refuge of the weak against the strong, make the widow, the orphan and the bankrupt the opportunity for brigandage of all sorts. Just why a favored protege of a judge, given the appointment of a referee, is privileged to waste time over trivialities, under a mutual understanding in the profession, with a favored counsel, and to divide with him the few remaining assets of a bankrupt corporation, firm or individual; just why, on the pretense of safeguarding an infant's rights, special guardians and counsel are permitted to absorb the lion's share of a dead man's estate like so many birds of prey picking his bones; just why the daily press is entitled to its share of the loot in the case of dead men, bankrupts, receiverships, foreclosures and the like, carrying at extravagant rates advertising in excessive amount and practically worthless for the purposes set forth, namely, the protection of the unfortunate; just why all these things should be, why the mutual understanding in the matter of plunder, the lawyers and the judges, perchance, may be called upon to explain at the final day.

Not for one moment is it questioned but that there are honest judges, innumerable; and yet if conscience is one of the fitting attributes of a judge, why are so many of them to be found who, day after day, year after year, are content persistently to be tardy in their attendance at court, knowing how much they discommode a large number of witnesses, jurors, counsel and the like. Surely if conscience is missing, then the step is an easy one to mutual understandings, for the division of the spoils of litigation.

After all, can much else be expected when so many plain men, men even who live by the sweat of their brow, stint themselves, deny themselves everything to give their boys an education—to prepare them in all probability to be lawyers, to be future presidents maybe, ambulance chasers more likely, or some such equally useful professionals, instead of compelling them to follow their own honorable and necessary calling of bricklayer, plumber, laborer, or the like. Everyone to-day is shying at the problem of productive labor; everyone is seeking to live at the expense of someone else; hence the dearth of laboring men, the surplus of lawyers. Hence the constantly increasing cost of living, about which we hear so much complaint on every hand.

Truly, it is but another instance of disturbing the equilibrium that Nature at all times strives to sustain, just as when you destroy the birds of the forest some forms of insect life immediately begin to multiply, until everything else living upon the earth is in danger of being consumed. In this instance, the removal of the natural restraints that hold one class down to its natural level, too much education of the wrong sort, have resulted in the multiplication of the lawyer until a cataclysm of the order threatens this fair land.

Is not there here a subject to ponder over, for the retired millionaires who take an interest in the public welfare, who plan foundations for the upbuilding of humanity? The oversensitive anti-vivisectionists, could not they reserve for the good of their own kind some of the energy they are expending to put an end to the very useful and necessary experiments on living animals? Goodness knows, there is vivisection enough practiced by the surplusage of lawyers upon helpless humans in the courts of law to absorb their entire time and labors. As for the wise men of the Rockefeller Institute, could they do better than to experiment to see if they cannot discover some new serum to check the spread of this latest disorder, this pestilence of lawyers that is attacking the social body and threatening its destruction? What better could Carnegie do with his surplus wealth than to establish schools throughout the country to give intelligent instruction in the science of social hygiene; instruction as to how to mitigate that ever increasing human ailment that results in a dearth of decent tenements and transportation facilities, of farm products as well, and a surplus of turmoil and legislation without end?

REAL ESTATE.

## AS TO THE IDENTITY OF THE COMMITTEE ON CONGESTION.

To the Editor of the Record and Guide:

In reply to your editorial of the 16th inst., especially the latter statement, "We hope His Honor will not allow the question to remain open as to the real identity of the Committee that demanded the appointment of a commission and the purposes generally that lie back of the movement," I beg to state on behalf of this Committee that it is composed of men and women who have a direct interest in the improvement of social conditions in New York City. They organized an Interborough Committee and have the endorsement of the proposition to secure the appointment of an unpaid Commission on the Prevention of Congestion of the following organizations:

The Commission is not, however, as you suggest, asked to investigate congestion in Manhattan alone, but also congestion throughout the city. The Commission will inevitably take up every aspect of the problems of congestion, as affecting all the boroughs. Sincerely yours,

BENJAMIN C. MARSH,

Executive Secretary.

### LIST OF ORGANIZATIONS URGING THE APPOINTMENT OF A COMMISSION ON THE PREVENTION OF CONGESTION IN NEW YORK:

Central Federated Union, Central Labor Union of Brooklyn, Long Island Real Estate Exchange, Merchants' Association of New York, Brooklyn Bureau of Charities, Allied Real Estate Interests, Brooklyn League, City Club of New York, American Institute of Architects, New York Chapter; Federation of Churches and Christian Organizations, Municipal Art Society of New York, Neighborhood Workers' Association, Brooklyn Chapter American Institute of Architects, Ethical Culture Society and the Downtown Ethical Culture Society, Merchants' and Manufacturers' Board of Trade, Manhattan Single Tax Club, United Hebrew Charities, Queens Borough Real Estate Exchange, Brooklyn Children's Aid Society, Woman's Municipal League, Public Educational Association, Civic League of the Bronx, New York Academy of Medicine, New York Board of Trade and Transportation, Normal College of New York, People's Institute, Adelphi College, Young Men's Christian Association, New York State Charities Aid Association, Employers' Association of Building Trades, West Side Taxpayers' Association, Broadway Board of Trade, Eastern Medical Society, Medical Society of the County of New York, National Consumers' League, Parks and Playgrounds Association of New York, Society of Columbia University Architects, Citizens' Association of New Utrecht, Church Association for Advancement of the Interests of Labor, Outdoor Recreation League, West End Association, Civic League of Queens, Fulton Street Board of Trade, Society of Diploma Architects, Real Estate Board of Brokers of the City of New York, Staten Island Chamber of Commerce, College of the City of New York, New York Consumers' League, New York County W. C. T. U.

Statement before the Aldermanic Committee on Laws and Legislation regarding the appointment of a commission on the prevention of congestion in New York, by Mr. Frederick B. DeBerand for the Merchants' Association of New York:

"This Association's Committee on City Conditions have considered the suggestion that the Mayor be requested to appoint a Commission to investigate exhaustively the entire subject of Congestion of Population in this city and has made a report advocating such Commission, which report has been approved by the Executive Committee. The report says in part:

That the reasons in favor of the necessity of such commission from a humanitarian standpoint readily suggest themselves to every one, but in addition it is urged that the commission would investigate as being in direct relation to congestion of population, a

scientific plan for building factories in parts of the city not now used for that purpose, and increasing rapid transit facilities and to suggest a system of carrying freight, so as to spread out as far as possible the area, not only of homes and tenements, but of factories and workshops and thereby reduce the present high rentals and increase the earning value of wages.

From the point of view of this Association, any scheme that would increase the facilities of rapid transit and distribution of freight and increase the power of production through more effective labor and lower rentals, with all of the incidental benefits that

would accrue therefrom, are, from a practical business standpoint, highly desirable.

"It is important to the business prosperity of this city that the cost of production and of living should be reduced as far as possible to that prevailing in other cities, and to reach this result it is essential that both population and manufacturing should be distributed over wide areas, provided that ready and cheap means of transit can be provided."

# CONSTRUCTION.

## THREE FAMILY HOUSES NOT TENEMENTS

An Effort Being Made to Change the Legal Classification in This Respect—Bronx Business Interests Greatly Desirous of the Change.

THE North Side Board of Trade is urging the enactment of a bill now pending in the Legislature and which has been favorably reported out of committee, taking three-family houses out of the jurisdiction of the Tenement House Department, under certain circumstances. President J. Harris Jones of the North Side Board of Trade headed a committee which went to Albany last week to champion the measure. A section of the bill provides that when there is an alleyway three feet wide running from front to rear of these structures, they are to be classed as dwellings and not as tenements in the meaning of the law. All Bronx builders are emphatic in their endorsement of this measure. But the Tenement House Committee of the Charity Organization is opposing it.

The Act amends Chapter 334 of the Laws of 1901, known as the Tenement House Law in respect to the definition there given of the term "a Tenement House," making the section to read as follows:

"A tenement house is any house or building or portion thereof which is rented, leased, let or hired out to be occupied or is occupied by THREE families or more living independently of each other, and doing their cooking upon the premises; or by more than two families upon any floor so living and cooking, but having a common right in the halls, stairways, yards, water closets, or some of them. (The new portion of the section begins here.) But a house which is constructed or altered to be rented, leased, let or hired out to be occupied by only three families, being one family on each floor above the cellar, and each family having separate conveniences, including separate toilet room, laundry tubs, private hall, et cetera, and each living-room having a window in the open air, either to the street, yard or upon an outer court or alley no less than three feet wide, measuring from lot line to wall, and running from street to rear yard, and which house does not occupy more than sixty-eight per centum of the lot surface, SHALL NOT BE CLASSIFIED AS A TENEMENT HOUSE.

"Plans of such houses herein described shall, however, be submitted to the Department charged with the enforcement of the tenement house laws and there recorded, and it shall be the duty of such Department or any of its branches to cause all such houses to be inspected once every six months, to ascertain whether the same are maintained in such condition as in this section provided. And should it be apparent after such inspection that any such house has not been so maintained, the Department having jurisdiction shall have the right to enter such premises and order such work done as required by such Department, and if such orders are not complied with such house shall be retained in the classification of ordinary tenement houses until the work ordered to be done shall be fully completed."

Building interests assert that, could residential buildings like those described be left out of the Tenement House classification, there would be widespread construction of the type. In the Bronx, for example, two-family houses are becoming an economical impossibility, and it is necessary that three-family houses should take the place in the lives of industrious people once filled by the dwelling built for two families. Once a man could build a house in part for himself and in part to rent out, but now, in most sections of the borough, the cost of doing this is too large for such a financial plan unless there are two apartments to rent out.

The interests back of the Tenement House law opposed the bill in committee, because it would take a considerable number of houses out of the jurisdiction of the Tenement House Department, and it would also be possible to build new three-family houses without regard to the existing requirements of the law. Three-story three-family houses, old or new, could be left without fire-escapes or exits to the roofs in case of fire. It would be lawful for these houses to have unhealthy basement living and sleeping rooms, with dangerous bakeries lacking proper fire protection, and connecting directly with the parts of the house occupied by tenants. Foul and evil smelling stables on the same lot would be legal. The social evil, overcrowding, and uncleanness, would all be beyond the supervision and control now exercised by the Tenement House Department.

The sort of house which it is proposed to release from the operations of the Tenement House law is illustrated by a three-family house on Decatur av, in the Fordham section.

It is a frame building, three stories high, of simple external appearance. There is but one family to each floor. Sometimes in houses of this class one of the rented floors will be occupied by the family of the owner's married son or daughter, as the case may be. This particular house is far superior to the minimum requirements specified in the statute. For instance, the court instead of being but four feet wide as permitted by law, varies from fourteen feet to twenty-six feet in width; the rear yard, instead of being eleven feet in depth as allowed, is twenty-eight feet in depth; and the building instead of covering 72 per cent. of the lot, occupies but 53 per cent. From this it will be seen that these apartments lack neither sunshine nor ventilation.

This house is also unique in that the rooms are far larger in area than what is legally required. The Tenement House Law specifies that there shall be at least one room in each apartment having a floor area of not less than 120 square feet,



A THREE-FAMILY HOUSE ON DECATUR AVENUE.

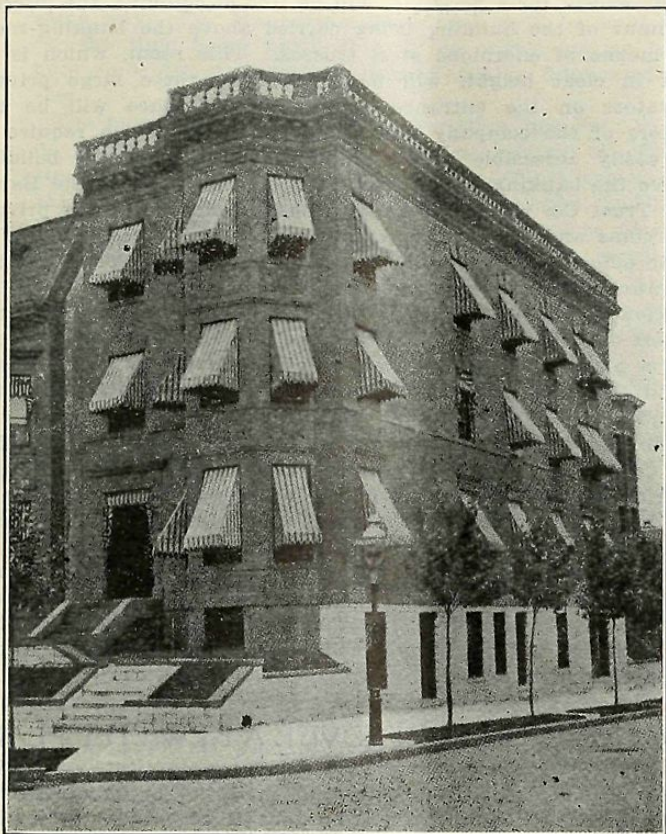
This house would be taken out of the Tenement classification by the enactment of the Burgoyne Bill and would thereafter be classified as a private dwelling.

and that each other room shall have a floor area of not less than 70 square feet. An examination of the plans of this house shows that of the six rooms on the first floor, five contain over 120 square feet of floor area each and one contains 118 square feet of floor area. The apartments on the upper floors have six rooms equally as large as those on the first floor and also an additional room over 76 square feet in area.

The finish of these apartments is also excellent. The parlors and adjoining alcove bedrooms have parquet floors, with doors and trim of mahogany finish. Ash wood has been used throughout the remaining bedrooms. The dining rooms also have parquet floors, Dutch shelves and oak paneled walls. The rental of these apartments is thirty-six dollars per month, or at the rate of from five to six dollars a room.

Another illustration of the sort of three-family house which it is proposed to take out of the Tenement classification is one on Marmion av. It is a corner building three stories high on one facade and four stories on the other. The rear portion

of the lowest floor contains a steam and hot water heating system and bins for the tenants; the front portion is arranged as an office. There are three apartments in all, consisting of six rooms on the first floor and seven rooms on each of the other stories exclusive of the usual bathroom. The apartments are well planned with large and well-lighted rooms and built-in closets. The parlors and back parlors, which are trimmed with mahogany birch, have parquet floors and are excellently appointed; the columns and grill separating these rooms, and the tile hearth with ornamental mantel are very effective. The dining rooms, which are all of good size and well lighted, have parquet floors, oak panel walls and Dutch shelves.



A "TENEMENT" ON MARMION AVENUE.

The kitchens have porcelain tubs and sinks, set gas ranges and also a refrigerator in the adjoining hall. Fixtures for gas and electricity are provided in all rooms.

The elevations of the house are quite refined. The foundation on the side elevation and the terrace walls are constructed of rock-face marble; the steps to terrace are of finished marble; the foundation on front elevation and all trim including lintels and sills are of brown stone; the rest of the walls are built of brick having a golden brown color, giving a very pleasing effect to the entire structure. The rent of these apartments is forty-eight dollars per month, or about seven dollars a room.

#### VIEWS OF THE SUPERINTENDENT OF BUILDINGS IN THE BRONX.

The boroughs which are most affected by the Burgoyne bill are the Bronx and Brooklyn. In the Bronx the general sentiment of the building and real estate people, and of business men generally, has long been in favor of this proposed legislation. As has been said, the North Side Board of Trade dispatched a committee to Albany to favor the present bill. The president of the Board is also the Superintendent of Buildings in the borough, Hon. J. Harris Jones. When asked for an impartial statement of the reasons why the people of the Bronx want the Burgoyne bill enacted, Mr. Jones replied:

"The principal argument in favor of the three-family house idea is that the prejudice in the public mind against the term 'tenement house' is so great that if a class of houses of this character could be built without calling them 'tenement houses,' a great many persons would be glad to buy them and others to live in them.

"If you are at all familiar with the regulation Tenement House Inspector, you know how unpleasant it would be to have him call at your house in your absence at any hour of the day, and how your wife feels about these visits. Under ordinary circumstances men could make an examination of a house with the proper deference and respect to the people into the privacy of whose home they are entering, but that art is entirely lost on the Inspectors of the Tenement House Department as we know them. In the old country they used to say, 'put a beggar on horseback and he will ride to the devil;' and so we give a young man power, such as the Tenement House Law gives the inspector, and unless he is pretty level headed, he is bound to take advantage of it and make himself more obnoxious than is necessary.

#### HOW TO CURE CONGESTION.

"There is a great cry at the present time about the congestion in the City of New York. This, of course, is made necessary by the fact that our manufacturing establishments are located principally on the lower end of Manhattan Island; and the small wages paid in most of these places forces the poor and working classes to live near them, because of the time that would be lost and the expense that would be incurred in going to homes in more remote sections; also because rapid transit conditions are in such a deplorable state. We in the Bronx have for years felt that the way to relieve congestion is, first, to give us rapid transit, which could be done very quickly by third-tracking the Second, Third and Ninth Avenue Elevated Railroads and extending the latter across the river and up Jerome av into a very sparsely settled district, which would provide homes for the working classes upon land that is reasonably cheap, and located even south of 177th st. If this could be brought about, then a provision for building houses for three families, such as provided for in the bill referred to, would cause a large section of the Bronx to be built up with this class of houses.

"But so long as you make the laws governing three-family houses in the remote districts of the Bronx, Brooklyn, Queens and Richmond as drastic as they are to the four, five and six-story houses in Manhattan, just so long will the congestion on Manhattan Island increase. And, by the way, this is one of the chief arguments against the laws suggested by the Committee on Congestion of Population, as it allows builders to build on Manhattan Island, where the congestion now is most extreme, as high as they please, while in the remoter sections they propose limiting them to three, four and five stories, as the case may be. Reverse this order, limiting them on Manhattan Island and giving the builders free play within certain limitations in the suburban sections, and you will find no trouble from congestion. Of course builders having no inducements to go into the outlying sections, will naturally go to the point of least resistance, which is Manhattan Island, unless the law in relation to the outlying sections is such as to induce them to go there and build.

#### A BUSINESS MAN'S PROPOSITION.

"The three family house bill provides for a very excellent house, as you will notice when you read the bill itself, and if built as therein described, they would make splendid houses for the better class of mechanics, etc., and their moving from the present congested sections would leave more room for the less fortunate who must live near their work. I am fully convinced that this whole matter of the building up of the City of New York should be taken out of the realm of theories and theorists and placed in the hands of a common-sense business men's commission. When I say this I mean the tenement house situation and problem, as no matter how good the motives of the men who formulated the Tenement House Law, in its practical working-out it is doing the very thing that they wished to avoid, namely, destroying the privacy of the homes of the poor. And yet I believe that all the good that has been accomplished under that law could have been brought about without the great misery and loss of property values, if the tenement house situation had only been handled by practical men who understood its relations to life and living."

#### A REAL ESTATE AGENT'S ADVICE.

Mr. J. Clarence Davies, of 149th st and Third av, as a large agent and broker, has naturally had considerable experience with three-family houses. He said:

"There is no reason why they should be under the jurisdiction of the Tenement House Department, any more than two-family houses, their conditions being similar. Three-family houses are occupied by private families of the better class who desire to avoid living in an apartment house and want the privacy of their own house as near as it can be obtained. They pay from \$25 to \$45 per month, and would not occupy the apartment unless it were fully up to their standard of living, which means plenty of light, good plumbing, good-sized rooms.

"In other words, the houses could not be rented unless they were up to the standard of one and two-family houses. This class of house does not need the jurisdiction of the Tenement House Department, and their jurisdiction over houses of this class is more or less of a persecution. It would seem to me that the Building and Health Departments, with their restrictions, are certainly enough without the unnecessary requirements of the Tenement House Department.

"I think your paper and the Association of Real Estate Owners recently formed by you are doing well in taking up some of the grievances that property owners have to contend with. It is justifiable work. The whole tendency at the present time in the city of New York, it seems to me, is against the property owner and property interests, whereas if the public were made to realize the fact that it is the property owner and the real estate interests of the City of New York who are footing the bills and paying the piper, both the Law and the Administration would be directed to assist and not persecute the property owner."

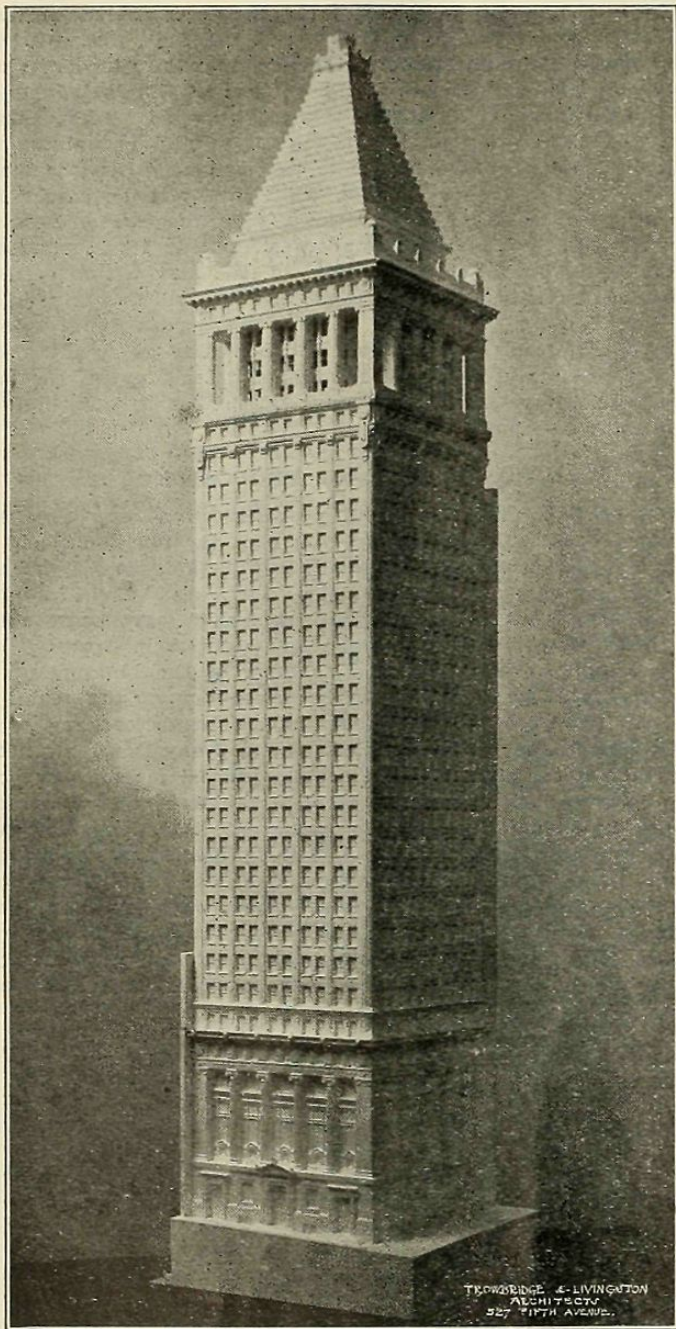
## THE THIRD TALLEST TOWER.

Will Be Constructed for the Bankers' Trust Company Entirely of New England Granite, and Stand on Solid Rock.

**T**HE proposed new building for the Bankers' Trust Company which will occupy a plot on the northwest corner of Wall and Nassau sts, part of which is now occupied by the Gillender Building, a comparatively new 17-story structure, will be one of the tallest in the city, being exceeded in height only by the Singer and the new Metropolitan Tower.

The demolition of the Gillender Building will in itself be a very interesting operation. It is only the second high modern building to be taken down (considering that the Pabst Building, which stood at 42d st and Broadway, was the first) and the difficulties to be encountered, as well as the condition in which the structure will be found, have attracted the attention of engineers.

In the new building there will be thirty-two rentable floors; in addition to these, seven stories of fireproof storage rooms in the pyramidal roof above. The building will be a thoroughly



DESIGN FOR THE BANKERS' TRUST COMPANY.  
Wall and Nassau Streets.

Trowbridge & Livingston, Architects.

modern fireproof steel skeleton structure, with every known desirable improvement, and the ceilings of the office floors will be higher than usual, in order to furnish well lighted and pleasing offices.

### ARCHITECTURAL FEATURES.

The exterior will be entirely of granite, the great quantity required taxing the output of several of the largest and best equipped quarries of the New England Granite Company. The architects, Messrs. Trowbridge & Livingston, have created a design which is unique in character while preserving all the requirements of an office building. Advantage has been taken of the fact that the lot is practically square, to design a tower about five diameters in height, divided into a composition of four parts, the lower part consisting of a gigantic Ionic colonnade resting upon a high stylobate; the second part, the shaft of the tower, is quite plain and contains the majority of the renting floors; the third part consists of a loggia in the

Ionic style, and the whole is surmounted by a stepped-pyramid of stone. The architects, recognizing the elasticity of Greek architecture and the success with which so many architectural problems were solved in this style, have chosen it as being the best adapted to the various conditions which arise in modern practice. Its simplicity and grace, as well as its supreme dignity and seriousness, combine to make it peculiarly appropriate to this location and to the purposes of the building.

The Bankers' Trust Co., while having their entrance and a portion of their force on the street level, will have their main offices in one large room, taking up the entire second floor of the building. This room, about 90 feet square, is emphasized by the Ionic colonnade on the exterior. The main banking-room, except for a peristyle, will be free of columns, the interior columns of the building being carried above the banking-room by means of enormous steel trusses. This room, which is 30 feet in clear height, will be reached by three large private elevators on the entrance floor. In this space will be the officers of the company and the departments which require to be easily accessible to the public. The rest of the building above the banking-room, except for such portions as the Bankers' Trust Co. will reserve for the use of clerks and for private bedrooms and bathrooms, will be rented for offices. Access to these office floors will be by means of eleven high-speed traction elevators affording unusually rapid facilities.

Below the level of the street there will be three stories, the lowest one to be devoted to the service of the building, and the power plant. The other two are to be occupied by the Bankers' Trust Co. for storage purposes and the great vaults of the institution.

The foundations are constructed in such a way as to render all this space below the ground available, and from an engineering standpoint are one of the most interesting features of the building. Instead of the usual foundation on isolated piers, the columns of this building will rest upon the rock, which is some 60 feet below curb level, and the cellar will be excavated inside of an enormous cofferdam of concrete seven feet thick, enclosing the whole property. The lowering of caissons for this cofferdam or watertight box will be watched with great interest by all engineers and contractors.

### ARCHITECTS AGAIN ADVISE A NEW CITY PLAN.

The New York Chapter of the American Institute of Architects is in receipt of a communication from the Committee on Congestion of Population, asking that it co-operate in urging upon Honorable William J. Gaynor, Mayor of the City of New York, the appointment of an official committee to study the matter of congestion of population in this city, and also to prepare a definite plan for city development with a view of obviating the conditions which now prevail. The Chapter having given careful consideration to what is proposed has replied as follows:

"The New York Chapter of the American Institute of Architects maintains the position it definitely stated last year. It believes that no adequate result will ever be attained by the appointment of a Commission outside of the city government itself; the history of every such commission in the past is the production of many schemes, beautiful to look at and admirable in themselves were they possible of execution, but the actual result of the work of these previous commissions has been almost nil.

"The New York Chapter of the American Institute of Architects considers it most important that a city plan for New York be prepared at a very early date, and further, that such a plan and the preliminary study leading up to its preparation should be made entirely by experts, civil engineers, architects and landscape engineers working in or attached to the City Departments eventually having in charge the execution of any such plan or scheme. The services of such a commission would not only consist of preparing such a plan as is proposed by your committee, but also would have in charge and under its consideration current schemes of city engineering as a whole, which of necessity would be contingent upon a city plan and its development.

"The chapter would welcome the opportunity to be of any possible service to the city in offering whatever material or information it has at its command for what the city officers may need in order to inaugurate such a scheme.

"It is believed that the best results for the City can be obtained in the preparation and execution of this work only by a body like the Board of Public Improvements, provided for in the amended Charter of the city of Greater New York, as submitted to the New York Legislature during its session of 1909. The Chapter feels strongly that the attitude herein announced is for the best interest of the city and it is the intention of the Chapter to present this point of view to his honor the Mayor, and to the Borough Presidents at the earliest possible date." The letter is signed by Frank H. Holden, Secretary.

Mrs. Richard C. Harnett has sold No. 37 West 34th st, for \$415,000. This property was bought by a hat manufacturing establishment. The same parties have bought No. 39 West 34th st, for \$400,000, and also a lot in the rear on West 35th st, for \$125,000. Sold by the firm of Chambers & Durycia.

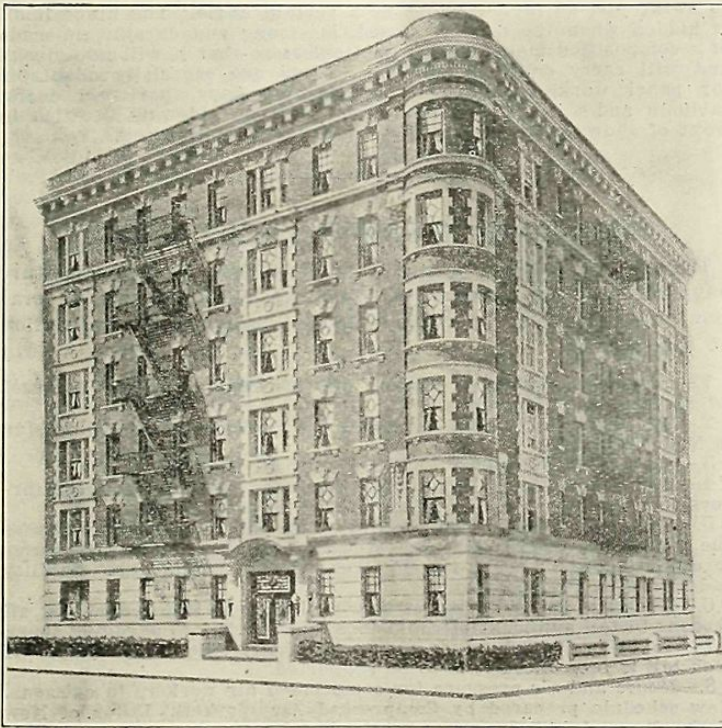
# THE NEW FORT WASHINGTON SECTION

How the Problems of Housing and Congestion Are Being Solved There—  
Six-Story Elevator Apartments Almost the Exclusive Type of Construction.

WONDERFUL achievements in building have become almost a daily story in New York. It is only twenty years since the first steel skeleton building was erected, and ten years is long enough to measure the period within which the city has seen the greatest transformation known to history. Moreover, it is a story that will never be told again in anything like the same way. For Manhattan Island will soon be built over and for the time being finished; and the conditions we have seen here since the new century opened will be duplicated nowhere else.

The most rapid development Manhattan has ever had is now in progress in the Fort Washington section of Washington Heights. Starting about four years ago, it has spread from the 181st st station of the subway in every direction, and has never ceased, not even during the panic years. This present year there will be more activity than ever, with another centre added, for the movement to radiate from. Operations have already begun around the site for the new station which the subway is to have at 190th st and St. Nicholas av, and excavating has been started for the station itself.

Another point of new activity is where the Fort Washington and Buena Vista Syndicate divided 239 lots at auction last spring, with the assistance of Mr. Day. Henry Morgenthau and other members of the syndicate were large buyers on that occasion. George F. Johnson's Sons, Leopold Weil, Charles Lowen, William H. Douglas, H. Rabbe & Son and Sonn Bros. were purchasers of choice corners. Alexander Grant, Alexander McDowell, Robert Ferguson and the Fluri Construction Company have also been identified with the movement. Practically all the land is in the hands of builders and so divided and restricted that the character of the neighborhood is thoroughly established. Only elevator houses are being erected, and with six stories as the minimum height. Architecturally, the construction throughout the section averages high—in materials and workmanship as well as in design. The face brickwork is an interesting study by itself, and another thing to note is the large use of terra cotta.



TYPE OF NEW HOUSES IN THE FORT WASHINGTON SECTION—  
"WADSWORTH ARMS," ON WADSWORTH AV AT 180TH ST.  
Moore & Landsiedel, Architects.

The fact that a bridge across the Hudson from Fort Washington Point became a certainty recently has had an appreciable effect. A great civic centre joined by bridges to the Bronx on the one hand and New Jersey on the other is now in the picture of the future. The district has become so large and the individual operations so numerous, it is difficult to do more than speak in general terms. Besides, houses are here more nearly of a single type than has been seen in New York of late years, though a number of 10-sty houses are now under construction.

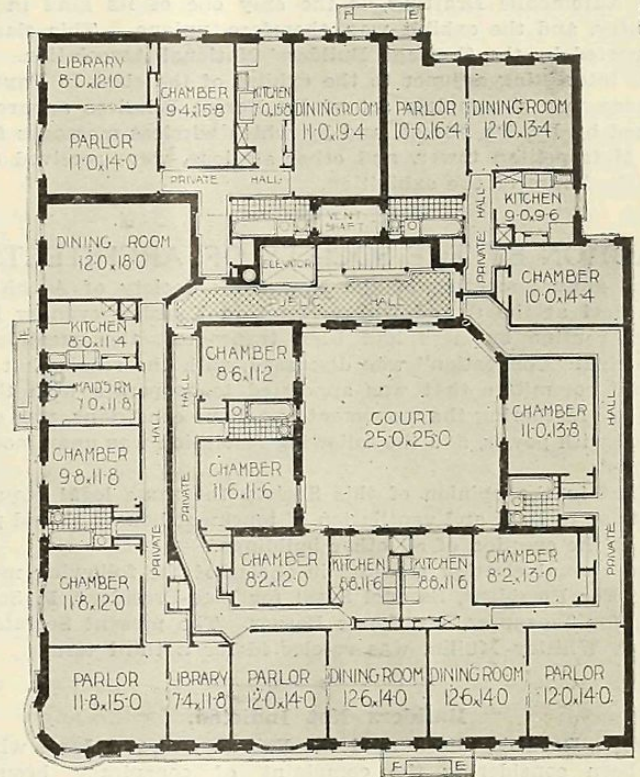
The "Wadsworth Arms" at the corner of Wadsworth av and 180th st, is very representative. The rooms are large and light. Parlors and libraries are finished in mahogany; dining-rooms in antique oak with high wainscoting, Dutch shelving and beamed ceilings. Other rooms are in hazel and white enamel. Floors are laid in parquet and hardwoods polished throughout

the entire building. The kitchens have garbage closets, porcelain enameled sinks and tubs and gas-lined refrigerators. Elias Gussaroff is the builder and owner, and Frederick Zittel & Sons the agents.

### BUILDERS' CHANCES.

Mr. Zittel says he has sold to investors a number of properties, and without exception they are showing satisfactory returns. Speaking particularly of a builder's chances in the section he said:

"Providing a builder is satisfied with a fair return for his labor and enterprise, and is not led in the beginning into paying an exorbitant price for his land, the Washington Heights field holds out excellent prospects. But the buyer should also be satisfied with a good return on his money invested and not expect too large a profit on an immediate resale.



FLOOR PLAN IN THE "WADSWORTH ARMS."

"The fact of the Heights being practically inaccessible until the subway opened up this section has secured to this locality practically all high-class apartment houses so that the construction of tenement houses is not thought of for this section. The price of the land prevents that class of building. When we speak of 'tenement' houses we have reference to 'cold water' flats. The consequence is high-class buildings, and occupied by people that want comfortable homes and pleasant surroundings.

"The building operations are extending very rapidly west of St. Nicholas av to Wadsworth av, Broadway, Ft. Washington av, etc. We speak of the 181st st section in this particular. The transportation facilities could be better, but no doubt this will be remedied when the public make a positive demand. A number of 10-sty fireproof buildings are also under construction, which is a further evidence of the builders' confidence in the future value of Washington Heights properties."

"THE GARGOYLES of New York," held their fourth anniversary dinner on the evening of Tuesday, April 19th, at the Hofbrau Haus. Covers were laid for seventy-five members and guests. An interesting vocal and instrumental program was rendered while the dinner was in progress. Specially designed menu cards had been prepared in honor of the event. Many prominent members of the architectural profession and its allied branches enjoyed the evening. The competition for "A Subway Kiosk" was judged by Mr. Charles H. Israels, of Israels & Harder. The design of "Gargoyle A. E. Wilson" was awarded first place, "H. M. Koch," second, W. J. Blackburn, third. The criticism was thorough and well received. Gargoyle Hughson Hawley made a short speech, which was replied to by the refrain "Has Anybody here seen Hawley?" Messrs. A. T. Rose and W. F. Anderson were elected to serve for three years on the board of trustees. The lecture of the evening was delivered by Mr. Bradley Stoughton, B. S., Ph. B., on the "Story of Structural Iron and Steel," illustrated by stereopticon, after which there was a general discussion preparatory to adjournment.

**MECHANICS' INSTITUTE EXHIBITION.**

The annual exhibition of the work of the students in the evening classes at the Mechanics' Institute was held in the Institute building, 20 West 44th st, on April 18th, and received most favorable comment from the hundreds of visitors, who thronged the various class rooms. The institute has long been recognized as the leading school in this country giving supplemental education to mechanics. The mechanics employed in the building trades of the city form over 70 per cent. of the 2,300 students on the class rolls.

The exhibition included examples of work in the five departments of the institute, Architectural Drafting, Mechanical Drafting, Art, Science, and Mathematics. The major portion of the work is in Architectural Drafting. An interesting exhibit was that of the classes in Plan-Reading and Estimating. Numerous complete estimates were shown of a Fifth av building. The students, had each been furnished with a set of the architect's drawings of the building, and had estimated on the work, beginning with the excavation, and carrying through their estimate for each trade.

The class in Industrial Electricity, supported by the Electrical Contractors' Association had a most creditable exhibit of various electrical apparatus in active operation. The class in Carriage and Automobile Drafting, is the only one of its kind in this country, and the exhibit was, therefore, unique. This class is supported by the Carriage Builders' National Association.

An interesting adjunct to the exhibit of the class in Physical Science was a complete set of De Forest Wireless apparatus, loaned by Dr. De Forest, and by which wireless messages from the Metropolitan tower, and other stations, were received during the hours of the exhibition.

**ACTION BY THE SOCIETY OF ARCHITECTS.**

The annual meeting of the New York Society of Architects was held at the Grand Union Hotel on Tuesday evening last. After routine business had been transacted, the question of Municipal "Congestion" was discussed, with the result that the special committee that was appointed to cooperate with those who are farthering the movement to relieve conditions, was continued with power, and the following resolution was unanimously adopted:

"That in the opinion of this Society the same legal requirements as to light and ventilation of tenement houses should prevail in the erection of all other buildings."

The annual election resulted in choice of the following members: For President, Samuel Sass; for Vice-President, P. Schubert; for Treasurer, Mr. Louis Berger. The present Secretary, Mr. C. Whitley Mullin, was re-elected for a third term.

**Builders Not Indicted.**

Justice Rosalsky discharged the February Grand Jury, which has been considering the complaint of conspiracy brought against the Building Trades Association by the Enterprise Steamfitters' Union, which was locked out by the Building Trades Association. No indictments were found.

Three weeks ago the Grand Jury reported that it would find no bills. Justice Rosalsky sent the Grand Jurors back to their deliberations and informed them that it was their duty to find indictments. After holding one or two additional sessions, the Grand Jury appeared again before Justice Rosalsky, and informed him through their foreman, R. A. C. Smith, that they had no report to make, had found no bills and wished to be discharged.

Saying that no good purpose would be served by keeping the Grand Jurors together, Justice Rosalsky discharged them, but directed the District Attorney to resubmit the matter to another Grand Jury, and said that the interests of justice would be served if the District Attorney took the advice of Code of Civil Procedure and considered the fitness of the jurors to pass upon the matter before impanelling them.

Builders are saying that indictments in this case would probably have signalized the end of the present Arbitration plan in their trade. The striking steamfitters no doubt inspired the District Attorney to present the evidence.

**Steamfitters' Wages.**

Comptroller Prendergast has just concluded a series of hearings and forwarded to the Corporation Counsel his decision involving a question as to the prevailing rate of wages in the steamfitting trade. Decision has not been announced at this writing. If Mr. Prendergast decides that the labor men are in the right it may mean the declaring null and void of thousands of dollars' worth of contracts entered into and partly performed already; if this decision is the contrary, it will mean that the labor organizations have received a rebuff, in that their authority to fix their prevailing wage rate is not recognized.

The case arises out of the dispute of the Enterprise Association of Hot Water Steamfitters with a number of contractors who are doing work for the city. The steamfitters went out on strike early in the year for an increase of from \$5 to \$5.50 a

day, and the employers immediately imported non-union men to take their places at the rate that they had been paying. Now the steamfitters have filed affidavits alleging that the master builders who have disregarded their demands have violated the contract law binding them to pay the prevailing rate of wages.

**NOVELTIES.**

**LETING NATURE COOL YOUR APARTMENTS.**—New Yorkers often swelter in summer unnecessarily. They do not realize that they could get 75 per cent more air into their apartments if they wanted to. There is a special imported blind on the market that effects this great convenience. It permits full, subdued, shaded or dusky daylight to enter at any hour of the day. Opened, they permit the person inside to see outside and yet not be seen. As much light can be obtained through them as through an unadorned window yet no one can see within. This commends itself strongly to apartment dwellers whose windows face those of persons living across an area-way or directly across a street. Absolute privacy is assured, yet they permit full daylight to enter. Fresh air means health; they permit an uninterrupted flow of fresh air. They are indestructible, and match the finish of apartments. They are suitable for porches, are ideal for hospitals and are most welcome in offices, hotels and cafes. The Buyers' Bureau of the Record and Guide will give further information regarding this device upon application.

**A CHECK-OFF ON THE VENTILATING DEPARTMENT.**—The Record and Guide, through the Associated Real Estate Property Owners of New York City, has been conducting a campaign for a more equitable administration of the Ventilation Act of the State Labor Law. Cases have been cited without end showing where owners have been obliged to ventilate factories and lofts which, judged by the number of windows in them, did not need ventilation. There is a device on the market that will prove to his OWN SATISFACTION whether or not he needs ventilators. It is a small portable instrument adopted by the New York State Department of Labor. It tells exactly just how much carbon dioxide (CO<sub>2</sub>) you have in the lofts or factories or stores in your control. If you have 10 or more parts of carbon dioxide to 10,000 volumes of air the ventilating department will compel you to put in ventilators. If it is under that amount and you can prove it you will not have to put in ventilators that may cost you hundreds of dollars. An enterprising real estate man dealing in lofts or factories might get one of these instruments and rent it to other agents at a handsome profit. It is within the reach of even the smallest operator. The Buyers' Bureau will supply further particulars upon request.

**NO MORE MARRED WALLS—HINGE CONTROLS DOOR SWING.**—How many owners have supplied fine walls, papered them and then found that careless tenants have allowed the door knob to bang an ugly hole in the plaster? Exasperating, isn't it? If stop knobs are screwed into the floor, the tenant's small boy unscrews them. Now comes an invisible hinge made in any size, that permits the door to swing just so far. It stops at a certain angle. The hinge itself is hidden when the door is closed, is strong and durable, is made of a composition metal that is frictionless so that it will not squeak and will carry doors of any size. They are especially adaptable for panel work, lockers, closets, counter flaps, partition doors, cabinets and so forth. They can be used on sidewalk scuttles in front of show windows to prevent persons from tripping.

**PROGRAM OF LABOR LEGISLATION.**

The following named bills for the New York State Legislature have received the approval of the State Workingmen's Federation and constitute a portion of Labor's program for legislation at this session:

- 1.—Employers liability. Haines bill of 1909, corrected to meet latest decision of courts.
- 2.—Stationary Engineers' Licensing Bill of 1909 for local licensing in New York city.
- 3.—Stationary Firemen's Licensing Bill for New York city.
- 4.—Eight-hour Law. Buffalo bill requiring special district attorneys to prosecute violation in counties of 100,000 or more.
- 5.—Compensation for time lost by state and municipal employees due to injuries or sickness. Referred to legislative agent with power to consult counsel as to its effect on proposed employers' liability and introduce if satisfactory.
- 6.—Hiring of labor during strikes or lockouts. Bill compelling all persons to tell applicant of conditions of labor before engaging them.
- 7.—Taxation of land values and recall of city officers by voters. If such bill is introduced it is to be supported.
- 8.—Hours and air pressure for compressed air workers in caissons. New schedule prepared by Compressed Air Workers' Union of New York city and bill drawn and introduced as endorsed measure.
- 9.—Journeyman Plumbers' Licensing in cities and villages. Two companion bills.
- 10.—Practical plasterers as inspectors of plastering to be appointed. Bill to be introduced when submitted to legislative agent by interested unions.
- 11.—Pensions for firemen, stokers, oilers, etc., in New York city service. Bill of 1909 to be reintroduced.
- 12.—Income tax. If such bill is introduced to be supported.

**Appropriations for New Schools.**

The Board of Aldermen has authorized an issue of corporate stock for the construction of new school buildings and additions as follows:

P. S. 61 East 12th st, bet Avs B and C, Manhattan.....	\$316,000
P. S. 46 Bainbridge and Briggs avs and 196th st, Bronx.....	312,000
P. S. 44 Prospect av and 176th st, Bronx.....	240,000
P. S. 168 Throop av, Bartlett and Whipple sts, Brooklyn.....	300,000
P. S. 171 Ridgewood, Lincoln and Nichols avs, Brooklyn.....	316,000
Total .....	\$1,484,000





# DEPARTMENTAL RULINGS

Affecting the Operations of Architects, Owners, Contractors and Others



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

## AUTHORITY OF THE BOARD OF EXAMINERS

**I**N an opinion just written by the Corporation Counsel, Hon. G. L. Sterling acting, the rights and duties of the Board of Examiners in the Building Department of the City of New York are more explicitly settled than in any previous decision under the law. The case grew out of the following state of facts:

On March 10, 1910, Mr. S. S. Sugar filed with the Board of Examiners Appeal 24 of 1910, appealing from the decision of the Superintendent of Buildings for the Borough of Manhattan.

The appellant had filed plans with the Superintendent of Buildings for Manhattan proposing to alter a building on the north side of 14th st in the Borough of Manhattan, known as Nos. 134-136 East 14th st.

The Superintendent disapproved the application on the ground that the proposed building did not conform to Section 109 of the Building Code.

The Superintendent of Buildings, under date of March 22, addressed to the Board of Examiners a letter in which he states that he does not think that the question comes properly within the jurisdiction of the Board.

The Board of Examiners therefore authorized its chairman, Mr. George A. Just, to request from the Corporation Counsel an opinion as to whether or not the Board of Examiners had jurisdiction in this case. In the letter which he addressed to the Corporation Counsel, Mr. Just said:

"In this connection permit me to draw your attention to Section 411, Chapter 466, Laws of 1901, defining the powers of this Board; and also to an opinion by Hon. William B. Ellison, Corporation Counsel, rendered under date of April 9, 1907, copy of which I enclose, together with the appeal of Mr. S. S. Sugar (Appeal 24 of 1910), and two letters addressed to this Board by the Superintendent of Buildings for the Borough of Manhattan, under dates of March 15 and 22, 1910.

"To facilitate the conduct of the business of the public the question of the jurisdiction of the Board should be promptly determined. A reply at your earliest convenience therefore will be greatly appreciated."

Accompanying the communication are the following papers: (1) A copy of the appeal No. 24 of 1910, premises Nos. 134-136 East 14th st, Borough of Manhattan, presented to the Board of Examiners on March 11, 1910. (2) Quotation from the minutes of meetings of the Board of Examiners, dated March 15, 1910, and March 22, 1910. (3) Two letters of Mr. Rudolph F. Miller, Superintendent of Buildings, addressed to the Board of Examiners, dated respectively, March 15, 1910, and March 22, 1910. (4) A printed copy of the opinion of the Corporation Counsel William B. Ellison, dated April 9, 1907.

### OPINION OF THE CORPORATION COUNSEL.

Mr. Sterling has replied as follows:

"The question as to the jurisdiction of the Board of Examiners over appeals from decisions of the Superintendents of Buildings, was passed upon by the Corporation Counsel in an opinion rendered to the Board of Examiners on April 9, 1907, with which opinion I concur.

"In that opinion it was held that 'in addition to the two cases provided for in Section 540 of the Consolidation Act, an appeal may now be taken whenever a Superintendent of Buildings rejects or refuses to approve the mode, manner of construction or materials proposed to be followed or used in the erection or alteration of a building or structure.' The two other cases in the opinion referred to are the following: (1) When it is claimed that the rules and regulations of the president of the borough or the provisions of the building laws or ordinances do not apply; or (2) when it is claimed that an equally good and more desirable form of construction can be employed in any specific case.

"Under Section 411 of the Greater New York Charter, an appeal may be taken in every case from an adverse decision of the Superintendent of Buildings, the only limitation imposed by the Statute being that the appeal may be taken from the decision only 'where the amount involved by such decision shall exceed the sum of one thousand dollars.'

"The purpose of Section 411 of the Charter, in conferring power on the Superintendent of Buildings, as well as upon the Board of Examiners, to pass upon the questions relative to the mode, manner of construction, and materials to be used in the construction, alteration and removal of buildings or other structures, is to require that such mode, manner of construction and

materials shall conform to the true intent and meaning of the laws, ordinances, rules and regulations therein referred to.

"In the case mentioned in your communication, the appellant seeks permission to alter the building Nos. 134-136 East 14th st in the Borough of Manhattan. The application to make such alterations having been denied by the Superintendent of Buildings, the appeal was taken to the Board of Examiners from the decision of the Superintendent.

"I am of the opinion that the Board of Examiners is authorized, under the above mentioned provisions of the Charter, to entertain such appeal.

"The appellant in the papers on appeal to the Board claims that the building is an existing theatre, which claim is disputed by the Superintendent of Buildings, who contends that the building was formerly a restaurant and music hall, and that in 1907 it was converted by some alterations into a moving picture show. He says further, 'It never has been occupied otherwise.'

"However, in this connection it should be noted that the provisions of Section 109 of the Building Code are not limited to theatres. They also include such buildings as opera houses or other buildings intended to be used for theatrical or operatic purposes, OR FOR PUBLIC ENTERTAINMENTS OF ANY KIND, for the accommodation of more than 300 persons.

"I am further of the opinion that if the building was in actual use for any of the purposes in said Section 109 mentioned, at the time the Building Code went into effect on December 23, 1899—and from Superintendent Miller's letter this would seem to be a fact—the alteration thereof is not the erection of a new building for a new purpose, but the alteration of an existing building used for such purposes. It, therefore, does not come within the scope of the terms 'hereafter erected' as used in Section 109 above referred to.

"I shall forward concurrently with this communication to you a copy of this opinion to the Superintendent of Buildings for the Borough of Manhattan. His attitude toward the subject matter of the above appeal, will, in all likelihood, be thereupon changed, and consequently there will be no necessity for passing upon the appeal now before you.

"If, on the other hand, the appellant prosecutes his appeal, the Board of Examiners have authority to decide whether the proposed alteration conforms to the true intent of the laws, ordinances, rules and regulations mentioned in Section 411 of the Charter. Under said Section, the decision of the Board is final and should be followed by the Superintendent of Buildings."

## BOARD OF EXAMINERS' DECISIONS.

Members.—Messrs. Lewis Harding, Charles G. Smith, Edward F. Croker, William A. Boring, William Crawford and George A. Just, Chairman.

Appeal 17 of 1910, Alteration 25 of 1910, premises northwest corner Tinton avenue and One Hundred and Forty-fifth street, The Bronx; Messrs. Goldner & Goldberg, appellants. Appearance, Mr. Goldberg. On motion, disapproved.

Appeal 18 of 1910, Alteration 2575 of 1909, premises No. 108 West Eighteenth street, Manhattan; J. Odell Whitenack, appellant. Appearance, Mr. Whitenack. On motion, approved.

Appeal 19 of 1910, New Building 1092 of 1910, premises west side West Boardwalk, 600 feet south of Surf avenue, Coney Island; William H. Gompert, appellant. Appearance, Mr. Gompert. On motion, disapproved.

Appeal 23 of 1910 (referred to Chief Croker for examination and report). On presentation of report, and on motion, Appeal 23 of 1910 approved.

Appeal 24 of 1910, Alteration 142 of 1910, premises Nos. 134 and 136 East Fourteenth street, Manhattan; S. S. Sugar, appellant.

## AN AUDITOR FOR THE WATER DEPARTMENT

Commissioner Henry S. Thompson is to establish a new system of accounting in the Department of Water, Gas and Electricity. The Department is also to have an Auditor. The change was resolved on last year as the result of a recommendation made by a committee representing the Finance Department, the Commissioners of Accounts, the Bureau of Municipal Research and this Department, in connection with a plan for the establishment of a proper audit and control over the records and accounts in the Water Register's Bureau.

The water year begins on May 1 next, and it is very essential that the whole system of audit and control be started as of that date. It was originally intended to establish the position of Auditor in the different boroughs, but Commissioner Thompson has planned that one Auditor can take charge of all the ledgers of control for all the boroughs.

# WHERE BUILDING MATERIALS ARE NEEDED

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

## AN AID TO ALL SALES DEPARTMENTS

### INDEX:

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

- 1—Demolishing
- 2—Excavating
- 3—Foundations
- 4—Masonry
- 5—Carpentry
- 6—Terra cotta blocks.
- 7—Steel and iron work
- 8—Reinforced concrete
- 9—Fireproofing
- 10—Tin roof
- 11—Roofing other than tin
- 12—Front brick

- 13—Granite
- 14—Limestone
- 15—Marble
- 16—Terra Cotta
- 17—Mosaic
- 18—Tile
- 19—Metal lath
- 20—Plaster partition blocks
- 21—Coping
- 22—Galvanized Iron skylights and cornices
- 23—Fire-escapes.

- 24—Plumbing
- 25—Heating
- 26—Elevators
- 27—Dumbwaiters
- 28—Electric power.
- 29—Electric wiring.
- 30—Lighting fixtures
- 31—Plate glass
- 32—Interior woodwork and trim
- 33—Paints
- 34—Hardware

Keap Construction Co., Bklyn, owner, 12, 16, 24.  
 John Franzen, 12 Beekman st, owner, 24.  
 Estate Mary Lennon, 631 E. 12th st, owner, 24.  
 Stowe Phelps, 152 West 57th st, owner, 7, 24.  
 C. F. Long, 1 Montgomery st, ar't, Jersey City, 12.  
 Guilbert & Betelle, 25 W. 32d st, ar't, 12.  
 Cerabone Const. Co., 622 West 116th st, owner, 7, 12, 14.  
 Wm. H. Gompert, 2102 B'way, ar't, 7, 12, 14.  
 Katonah Const. Co., 881 Tremont av, owner, 12, 14, 16.  
 Louis Meckes, 950 Ogden av, owner, 4, 5, 12, 14.  
 McGrath Bros., Yonkers, N. Y., owners, 4, 5.  
 Yorkshire Realty & Const. Co., 100 W. 119th st, owner, 12, 14.

Lippman & Root, 65 E. 97th st, owners, 12, 14, 16.  
 Albert Blum, 35 E. 69th st, owner, 12, 6, 11, 9.  
 T. J. McLaughlin's Sons, 39 E. 42d st, owners, 7, 8, 9, 12.  
 Townsend, Steinle & Haskell, 47 W. 34th st, ar'ts, 8, 11.  
 Joseph J. Buttenweiser, 220 B'way, owner, 24.  
 Henry G. Peters Estate, 148 E. 47th st, owner, 23, 24.  
 Martin Gerone, 140 Washington st, owner, 22, 24.  
 Cross & Cross, 527 5th av, ar'ts, 24, 26.  
 Jacob Siris, 66 Allen st, owner, 24.  
 Commissioner of Bridges, 2\*; Apr. 28.  
 Quartermaster, West Point, N. Y., 24, 30, 34, 33, 31; May 16.  
 Frank H. Phipps, Jr., Constructing Q. M., Fort Greble, R. I., 28; May 11.  
 Wm. Engelmann, 110 Pearl st, owner, 23.

F. T. Arnold, Constructing Q. M., New London, Conn., 24, 25, 29, 30; May 13.  
 Matthew W Del Gaudio, 1910 Webster av, ar't, 32, 24.\*  
 Henry H. Zubrin, 120 E. 114th st, ar't, 22, 24.  
 Warren E. Green, 1133 Broadway, builder, 26, 22.  
 Donald Robertson, 312 W. 109th st, owner, 12, 14, 6, 26.  
 Thomas Dwyer, 601 West End av, owner, 8, 22.  
 Chas Rubinger, 220 Broadway, owner, 12, 14, 16, 10.  
 Ross & McNeil, 39 E. 42d st, ar'ts, 11, 12, 15.  
 Palmer Realty Co, 68 William st, owner, 12, 11, 20.  
 Citizens' Investing Co, 226 Lafayette st, owner, 24, 31.  
 Clarence True, 95 Liberty st, ar't, 26.  
 Charles H. Richter, 68 Broad st, ar't, 22.

### PROJECTED BUILDINGS.

#### Manhattan.

##### Apartments, Flats and Tenements.

BROADWAY, n w cor 92d st, 12-sty brick and stone apartment house, 107.4x115, slag roof, marble coping, terra cotta blocks; cost, \$300,000; owner, Yorkshire Realty & Construction Co., 100 West 119th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 247.

CHARLES ST, s w cor Waverly pl, 6-sty brick and stone tenement, 38.10x67.6, tin roof, terra cotta coping; cost, \$30,000; owners, Lippman & Root, 65 East 97th st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 249.

HENRY ST, No. 119, 6-sty brick and stone tenement, 25.9x86.10, plastic slate roof, steam heat, terra cotta coping; cost, \$27,000; owner, Moses Baumgarten, 188 Monroe st; architect, Henry J. Feiser, 150 Nassau st. Plan No. 254.

BROADWAY, n e cor 98th st, 12-sty brick and stone apartment house, 100.11x145x136, slag roof, steam heat; cost, \$1,000,000; owner, T. J. McLaughlin's Sons, 39 East 42d st; architects, Geo. & Edw. Blum, 505 5th av. Plan No. 255.

112TH ST, Nos 517-527 West, two 8-sty brick apartment houses, 150x85.11x102.8, slag roof, steam heat, vitrified tile coping, terra cotta blocks; total cost, \$300,000; owner, Kaw Realty Co., 103 Park av; architects, Lawlor & Haase, 69 Wall st. Plan No. 239.

Theodore Starrett, president; E. A. Carpenter, vice-president; J. Edward McGahen, secretary. Theodore Starrett Co., 103 Park av, has general contract.

12TH ST, Nos. 137-151 West, three 6-sty brick and stone tenements, 41.10x90.3, tin roof, terra cotta coping; total

cost, \$120,000; owner, Chas. Rubinger, 220 Broadway; architect, Harry S. Lion, 12 West 32d st. Plan No. 241.

Owner builds.

ST. NICHOLAS AV, s e cor 191st st, 6-sty brick and stone elevator apartment, 100x90, plastic slate roof, steam heat, terra cotta blocks, Atlas system floors; cost, \$125,000; owner, Donald Robertson, 312 West 109th st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 246.

RIVERSIDE DRIVE, n e cor 99th st, 12-sty brick and stone apartment house, 105x121.8, slag roof, steam heat, terra cotta blocks; cost, \$775,000; owner, Highwood Realty & Const. Co., 3785 Broadway; architects, Rouse & Goldstone, 12 West 32d st. Plan No. 259.

##### Churches.

JEFFERSON ST, n e cor Madison st, 3-sty brick and stone synagogue and store, 23.10x80, gravel roof, terra cotta coping, hot air heat; cost, \$25,000; owner, Congregation Anchi Sholem Kowdenow, care of architect; architects, Harrison & Sackheim, 230 Grand st. Plan No. 248.

##### Dwellings.

73D ST, No. 20 East, 5-sty brick dwelling, 22.7x102, slag or tile roof, terra cotta blocks, fireproof floors; cost, \$40,000; owner, Albert Blum, 35 East 69th st; architects, Geo. & Ed. Blum, 505 5th av. Plan No. 251.

No contract let.

##### Hospitals and Asylums.

1ST AV, East River, 26th to 28th sts, block, Bellevue Hospital grounds, 1-sty brick shed, 19.8x22; cost, \$400; owner,

City of New York, City Hall; architect, M. J. Harkins, premises. Plan No. 238.

##### Miscellaneous.

116TH ST, No. 339 East, 1-sty frame pantry, 9.9x9.9; cost, \$100; owner, The Sydenham Hospital, 21 West 45th st; architect, H. M. Baer, 21 West 45th st. Plan No. 253.

59TH ST, No. 241 East, 1-sty brick toilet, 24.6x7.6; cost, \$1,500 owner, Caroline Dillenberg, 817 East 168th st architects Koppe & Daube, 830 Westchester av. Plan No. 256.

50TH ST, Nos. 611-617 West, 3-sty brick factory, 65x56.6, tar and gravel roof, marble coping, galvanized iron cornices; cost, \$10,000; owner, Kohler & Campbell, 50th st and 11th av; architects, Ross & McNeil, 39 East 42d st. Plan No. 242.

Not awarded.

MCCOMBS LANE, e s, between 153d and 154th sts, three open air moving picture shows; cost, \$1,000; owner, August Openheimer, 65 Nassau st. Plan No. 244.

Samuel Levin, 1002 Columbus av, has contract.

2D AV, No. 2211, 1-sty brick and stone outhouse, 10.9x6.8; cost, \$1,000; owner, Mary A. Dietz, 2213 2d av; architect, O. Reissmann, 30 1st st. Plan No. 261.

140TH ST, Nos. 2-12 West, —sty frame shed, 37x70; cost, \$500; owner, Peter Duffy, 312½ Riverside Drive; architects, Janes & Leo, 124 West 45th st. Plan No. 262.

RIVERSIDE DRIVE, n e cor 96th st, 2-sty brick and stone restaurant, 50.6x90.11, gravel roof, plaster blocks, tile coping; cost, \$15,000; owner, Palmer Realty Co., 68 William st; architect, W. H. Smith, 47 West 34th st. Plan No. 243.

**Office and Loft Buildings.**

1ST AV, n e cor 109th st, 6-sty brick and stone loft, 25.10x95, tin roof; cost, \$20,000; owner, Nicola Siviglia, 2122 1st av; architect, L. F. J. Weiher, 27 West 125th st. Plan No. 260.

HOUSTON ST, No. 110 East, 5-sty brick and stone loft, 22.6x48.8, tin roof, stoves; cost, \$10,000; owner, H. Handelsmann, on premises; architect, O. Reissmann 30 1st st. Plan No. 257.

22D ST, Nos. 9-19 West, 23d st, Nos. 28-30 West, 12-sty brick and stone dry goods store, 159.2x197.6x98.9x irregular, slag roof; cost, \$700,000; owners, Stern Bros., West 23d st; architects, Maynicke & Franke, 25 Madison sq North. Plan No. 250.

WALL ST, n w cor Nassau st, 39-sty brick and stone office building, 94.1x96.11, tile and copper roof, granite blocks, hollow terra cotta, steam heat; cost, \$3,000,000; owner, Bankers Trust Co., 7 Wall st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 245.

Marc Eidlitz & Son, 489 5th av, has mason contract.

**Stables and Garages.**

64TH ST, Nos. 209-211 East, 1-sty concrete and brick garage, 75x100.5, plastic slate roof, galvanized iron cornices, skylights, steam heat; cost, \$9,000; owners, Katherine S. Rose and Jane Sanders, 76 William st; architect, S. E. Gage, 3 Union sq. Plan No. 252.

106TH ST, Nos. 150-152 West, 2-sty brick and concrete garage, 41.9x94.11, composition slag roof, stone coping, steam heat; cost, \$50,000; owner, Estate Amanda McMann, 150 West 106th st; architects, Townsend, Steinle & Haskell, Broadway and 34th st. Plan No. 258.

No contract let.

BROADWAY, w s, 200 s 218th st, 1-sty brick and stone garage, 20x100, reinforced concrete roof, galvanized iron cornices, stucco coping; cost, \$500; owner, Thomas Dwyer, 601 West End av; architect, Fred W. Areson, 39 West 38th st. Plan No. 240.

**MANHATTAN ALTERATIONS.**

ATTORNEY ST, Nos. 146-148-150, 1-sty brick rear extensions, plumbing to three 3 and 4-sty brick stores and tenements; cost, \$6,000; owner, Jacob Siris, 66 Allen st; architect, H. Horenburger, 122 Bowery. Plan No. 895.

BARCLAY ST, Nos. 43-45, alter stairs, hoist, toilets to 5-sty brick and stone loft; cost, \$5,000 owner, Miss E. Redmond, 6 Washington sq; architects, Cross & Cross, 527 5th av. Plan No. 893.

BEEKMAN ST, No. 16, toilets, show windows to 6-sty brick and stone store and loft; cost, \$1,000; owner, John Franzen, 12 Beekman st; architect, Geo. Hof, Jr., 721 Melrose av. Plan No. 867.

CANAL ST, No. 158, partitions to 3-sty brick store and loft; cost, \$100; owner, Julius S. Brown, 351 East 57th st; architect, J. J. Carroll, 406 East 57th st. Plan No. 855.

CLINTON ST, No. 47, toilets to 5-sty brick tenement and store; cost, \$250; owner, Moritz Newman, 304 Pearl st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 905.

DIVISION ST, No. 17, alter store front, skylights, toilets to 3-sty brick loft; cost, \$1,250; owner, not given; architect, Henry H. Zubrin, 120 East 114th st. Plan No. 836.

FULTON ST, Nos. 64-66, walls, partitions to 9-sty brick store and loft; cost, \$1,000; owner, Fairfield Realty Co., 500 5th av; architects, Chas. Brendon & Co., 500 5th av. Plan No. 881.

GOVERNEUR ST, No. 64, store fronts to 4-sty brick tenement; cost, \$500; owner, Chas. W. Hunter, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 850.

GRAND ST, No. 143, alter stairs, show windows to 4-sty brick and stone store and loft; cost, \$1,000; owner, not given; architects, Harrison & Sackheim, 230 Grand st. Plan No. 890.

Co-operative Display Fixture Co., 147 Grand st, lessee.

HUDSON ST, No. 257, partitions, windows, skylights to 5-sty brick store and tenement; cost, \$1,200; owner, Estate Wm. Shipman, Stony Brook, L. I.; architect, Chas. H. Richter, 68 Broad st. Plan No. 845.

IRVING PL, n e cor 14th st, erect tank to 3-sty brick theatre; cost, \$825; owner, Academy of Music, Inc., 2 Irving pl; architect and builder, The Rusling Co., 39 Cortlandt st. Plan No. 863.

MULBERRY ST, No. 3, toilets, partitions, skylights, windows to 5-sty brick store and tenement; cost, \$1,500; owner, Martin Gerone, 140 Washington st; architect, A. L. Kehoe & Co., 1 Beekman st. Plan No. 889.

NASSAU ST, No. 51, 1-sty brick rear extension, 24x8.9, toilets, stairs, walls to 4-sty brick store and storage; cost, \$5,000; owner, Henry Brash, 65 East 80th st; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 886.

OLD SLIP, No. 6, fire-escapes to 5-sty brick tenement, store and office; cost, \$500; owner, Wm. Engelmann, 110 Pearl st; architect, Geo. Hof, Jr., 721 Melrose av. Plan No. 835.

ST. MARKS PL, No. 44, windows to 4-sty brick tenement; cost, \$200; owner, Moritz Muldberg, on premises; architect, O. Reissmann, 30 1st st. Plan No. 848.

SPRUCE ST, No. 35, columns to 5-sty brick warehouse; cost, \$400; owner, Mrs. A. E. Vanderwerken, 205 Berkeley pl, Brooklyn; architect, Woodruff Leeming, 20 Broad st. Plan No. 830.

SPRUCE ST, No. 29, stairs to 3-sty brick and stone warehouse and office; cost, \$175; owner, Oscar Sherer, 29 Spruce st; architect, Chas. Braun, 459 41st st, Brooklyn. Plan No. 892.

SULLIVAN ST, No. 223, toilets, piers, partitions, windows to 5-sty brick store and tenement; cost, \$2,500; owner, Citizens Investing Co., 226 Lafayette st; architect, R. Rohl, 128 Bible House. Plan No. 843.

WALL ST, No. 2, elevator, vault, walls to 8-sty brick and stone bank and office; cost, \$10,000; owner, First National Bank of New York, on premises; architects, Peabody & Stearns, Boston, Mass. Plan No. 899.

Chas. T. Wills, Inc., 286 5th av, has general contract.

WASHINGTON SQ NORTH, No. 19, partitions to 5-sty brick and stone dwelling; cost, \$400; owner, A. R. Shattuck, on premises; architect, F. B. Hoffman, Jr., 1123 Broadway. Plan No. 900.

WILLIAM ST, No. 90, skylight to 8-sty brick and stone office; cost, \$167; owner, Jane Investment Co., St. Louis, Mo.; architect, Geo. A. Dugan, 160 5th av. Plan No. 901.

10TH ST, No. 420 East, partitions, toilets to 5-sty brick tenement; cost, \$200; owner, L. Sutter, 420 East 10th st; architect, O. Reissmann, 30 1st st. Plan No. 837.

10TH ST, No. 348 East, bake oven, brick walls to 5-sty brick tenement; cost, \$1,000; owner, Henry Tishman, on premises; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 857.

12TH ST, No. 631 East, toilets, partitions windows to 4-sty brick tenement; cost, \$2,000; owner, Estate of Mary Lennon, 631 East 12th st; architect, H. Regelmann, 133 7th st. Plan No. 868.

15TH ST, No. 605 East, windows, partitions to 5-sty brick tenement; cost, \$2,000; owner, M. Long, 72 Av B; architect, H. Regelmann, 133 7th st. Plan No. 832.

15TH ST, Nos. 38-40 West, 1-sty brick

and stone rear extension, 13x8, windows to 6-sty brick office and loft; cost, \$600; owner, F. T. Van Buren, 21 West 14th st; architects, McKim, Mead & White, 160 5th av. Plan No. 894.

15TH ST, No. 314 East, partitions, windows to 4-sty brick tenement; cost, \$300; owner, Sol Reiner, on premises; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 904.

23D ST, Nos. 511-515 West, 3-sty brick rear extension, 50x13.6, add 1-sty to front, new walls, partitions, windows, piers to 3-sty brick and stone church; cost, \$40,000; owner, R. C. Church of the Guardian Angel, on premises; architect, Geo. H. Streeton, 103 Park av. Plan No. 864.

Rev. James F. Raywood, pastor.

26TH ST, No. 36 West, partitions, toilets to 5-sty brick store and loft; cost, \$900; owner, Paul Shotland, care architect; architect, J. H. Scheier, 314 Madison av. Plan No. 861.

26TH ST, No. 236 West, partitions, fire-escapes to 3-sty brick tenement; cost, \$700; owner, Mrs. Mary I. Meeks, on premises; architect, Wm. G. Clark, 438 West 40th st. Plan No. 897.

31ST ST, No. 154 West, iron beams to 3-sty brick stable and garage; cost, \$150; owner, J. J. Pocher, 136 West 34th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 898.

32D ST, Nos. 110-114 West, 31st st, Nos. 113-117 West, 1-sty brick rear extension, 45x17, alter wall to 8-sty brick and stone post office; cost, \$6,000; owner, Jane E. Duffy, 215 West 71st st; architect, James A. Duffy, 131 West 31st st. Plan No. 827.

34TH ST, No. 41 West, erect gallery to 4-sty brick and stone tank; cost, \$1,000; owner, The Thirty-Fourth Street Safe Deposit Co., 41 West 34th st; architects, Hist & Weekes, 1123 Broadway. Plan No. 846.

Rosselle & Pefeffer, 1 Madison av, have the contract.

35TH ST, No. 314 East, columns, girders, elevator, skylight to 3-sty brick school; cost, \$6,000; owner, Park Presbyterian Church, 86th st and Amsterdam av; architect, W. W. Knowles, 1133 Broadway. Plan No. 838.

Warren E. Green, 1133 Broadway, has contract.

37TH ST, No. 318 West, partitions, windows to 4-sty brick tenement; cost, \$1,000; owner, Patrick Flynn, 227 West 45th st; architect, John H. Knubel, 318 West 42d st. Plan No. 828.

40TH ST, Nos. 242-246 West, 2-sty brick rear extension, 14x9, to 2-sty brick church; cost, \$1,200; owner, Alyssinian Baptist Church, on premises; architect, Louis Muller, 243 East 75th st. Plan No. 883.

40TH ST, No. 310 West, toilets to 5-sty brick tenement; cost, \$200; owner, R. A. Stacpoole, 501 West 145th st; architect, S. Weisenberg, 271 West 40th st. Plan No. 871.

42D ST, No. 204, 2-sty brick rear extension, 20x9.9, partitions, girders to 4-sty brick loft; cost, \$3,000; owner, Amelia W. Levison, 304 West 76th st; architects, Werner & Windolph, 27 West 33d st. Plan No. 834.

43D ST, No. 105 West, 2-sty brick front extension, 18x3, partitions, stairs, show windows to 4-sty brick club; cost, \$2,500 owner, John Dunstone, 761 6th av; architect, Max Muller, 115 Nassau st. Plan No. 831.

45TH ST, No. 47 West, partitions, store fronts to 4-sty brick show rooms; cost, \$200; owner, Dr. A. B. Jamison, 43 West 45th st; architect, John H. Knubel, 318 West 42d st. Plan No. 857.

49TH ST, No. 217 West, rebuild wall to 4-sty brick and stone dwelling; cost, \$200; owner, James P. Knight, 116 West 102d st; architects, Townsend, Steinle & Haskell, 47 West 34th st. Plan No. 877.

50TH ST, No. 53 West, 2-sty brick rear extension, 15x37, alter stoop to 4-sty brick residence; cost, \$4,500; owner, Dr. Thomas T. Gaunt, 53 West 50th st; architect, Arthur W. B. Wood, 1 Madison av. Plan No. 851.

54TH ST, Nos. 233-239 West, 4-sty brick side extension, 20x100x90.5, elevator shaft, elevators to 4-sty brick loft; cost, \$30,000; owner, Julia F. Tiford, Hotel Plaza; architect, Clarence True, 95 Liberty st. Plan No. 844.

56TH ST, No. 118 East, add 1-sty, bathroom to 4-sty brick dwelling; cost, \$5,000; owner, Norman De R. Whitehouse, 118 East 56th st; architect, J. W. Rudolph, 1181 Broadway. Plan No. 902.

P. Gallagher, 1181 Broadway, has contract.

57TH ST, No. 19 East, add 1-sty, partitions to 5-sty brick and stone residence; cost, \$35,000; owner, Roman Realty Co., 20 Nassau st; architect, E. Wilbur, 120 Liberty st. Plan No. 839.

59TH ST, Nos. 517-521 West, 2-sty brick rear extension, 22.8x21.7, partitions to two 6 and 5-sty brick and stone stable and tenement; cost, \$5,000; owner, Lewis A. Cushman, 519 West 59th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 891.

64TH ST, No. 340 East, partitions, windows to 2-sty brick stable and office; cost, \$250; owner, Hugh Thomas, 904 Ogden av; architect, Joseph Bayer, Jr., 425 East 73d st. Plan No. 885.

65TH ST, No. 240 West, partitions, toilets to 2-sty brick dwelling; cost, \$100; owner, J. Munkenbeck, 240 West 65th st; architect, A. Balschun, 427 East 138th st. Plan No. 860.

74TH ST, No. 161 East, plumbing, stairs, iron beams, columns to 4-sty brick and stone tenement; cost, \$2,500; owner and architect, Stowe Phelps, 152 West 57th st. Plan No. 874.

76TH ST, No. 202 East, partitions, show windows, piers to 4-sty brick store and tenement; cost, \$2,000; owner, C. Armbruster & J. Hock, 1319 3d av; architect, Chas. H. Richter, 68 Broad st. Plan No. 840.

John T. Glydon, 1347 3d av, has contract.

108TH ST, Nos. 108-110 East, partitions to two 4-sty brick tenements; cost, \$200; owner, B. D. Thorn, 1253 St. Nicholas av; architect, H. Zlot, 58 East 114th st. Plan No. 829.

133D ST, No. 248 West, partitions, toilets, windows, fire-escapes to 5-sty brick tenement; cost, \$2,500; owner, Henry G. Peters Estate, 148 East 47th st; architect, R. E. Kelly, 219 East 39th st. Plan No. 888.

136TH ST, No. 101 West, partitions, stairs, show windows to 5-sty brick tenement; cost, \$4,000; owner, Lizzie Ball, 380 Riverside Drive; architects, Neville & Bagge, 217 West 125th st. Plan No. 872.

145TH ST, Nos. 50-509 West, 1-sty brick rear extension, 16.4x29.5, partitions, windows to 2-sty brick store; cost, \$700; owner, Marcy Holding Co., 510 West 145th st; architect, John P. Leo, 770 St. Nicholas av. Plan No. 847.

150TH ST, No. 459 West, alter elevator shaft to 4-sty brick stable; cost, \$500; owner, Fred Dannemann, 459 West 150th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 870.

AV A, No. 1422, toilets, partitions to 5-sty brick tenement; cost, \$900; owner, M. A. Koch, 244 East 5th st; architect, Frank Braun, 1511 3d av. Plan No. 882.

AV B, No. 180, alter show windows to 5-sty brick tenement; cost, \$400; owner, I. Taubenblatt, 181 Av B; architect, O. Reissmann, 30 1st st. Plan No. 849.

AV D, No. 24, bake oven, walls to 5-sty brick tenement; cost, \$1,500; owner, H. Krauss, 24 Av D; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 887.

AMSTERDAM AV, No. 1960, partitions, store fronts to 2-sty brick and stone store and office; cost, \$240; owner, Wm. F. Buckley Estate, 3555 Broadway; architect, Nathan Langer, 81 East 125th st. Plan No. 873.

BOWERY, No. 184, dumbwaiter shaft to 5-sty brick store and loft; cost, \$300; owner, Alfred Barth, 158 Bowery; architect, J. Odell Whitenack, 231 West 18th st. Plan No. 854.

BROADWAY, Lafayette Boulevard, 157th st and Audubon pl, block, erect sign to 2-sty brick store and office; cost, \$600; owners, L. & J. Phillips, 261 Columbus av. Plan No. 858.

BROADWAY, No. 1192, erect room on roof to 13-sty brick and stone hotel; cost, \$200; owner, Breslin Hotel Co., 1192 Broadway; architect, J. Motley, 153 East 29th st. Plan No. 866.

BROADWAY, Nos. 1983-1985, partitions, show windows to 4-sty brick office and store; cost, \$300; owner, Eliza Arkenburgh, care H. C. Senior, 125 West 68th st; architect, J. Acker Hays, 2010 Broadway. Plan No. 869.

Thomas A. Peden, 1987 Broadway, has contract.

PARK AV, No. 1801, add 1-sty, beams, toilets to 3-sty brick store; cost, \$1,500; owner, James Everard, 12 East 133d st; architect, Wm. H. Temple, 10 West 143d st. Plan No. 884.

ST. NICHOLAS AV, n e cor 181st st, partitions, new store to 2-sty brick and stone store and office; cost, \$750; owners, Klein & Jackson, 36 Wall st; architects, Rouse & Goldstone, 12 West 32d st. Plan No. 875.

2D AV, No. 1226, partitions to 4-sty brick tenement; cost, \$500; owner, John Oswald, 1226 2d av; architect, O. Reissmann, 30 1st st. Plan No. 896.

2D AV, No. 969, alter store front to 4-sty brick store and tenement; cost, \$500; owner, Geo. B. Peyser, on premises; architect, C. H. Dietrich, 25 West 42d st. Plan No. 880.

2D AV, No. 305, alter floors, windows to 8-sty brick hospital; cost, \$3,000; owner, The Lying-In Hospital, on premises; architect, Joseph Moreng, 129 East 18th st. Plan No. 862.

3D AV, No. 1674, stairs, show windows, partitions to 5-sty brick tenement; cost, \$800; owner, Julius Silberman Estate, 150 Nassau st; architect, John E. Nitche, 150 Nassau st. Plan No. 859.

3D AV, No. 100, alter stairs, walls to 5-sty brick hall and loft; cost, \$400; owner, Mary A. Hackett, 237 East 33d st; architect, Martin J. Hackett, 119 East 23d st. Plan No. 856.

T. Curran, 114 Jackson av, Long Island City, has mason work.

3D AV, Nos. 474-476, partitions to 6-sty brick store and tenement; cost, \$400; owner, Max J. Kramer, 35 Nassau st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 842.

3D AV, Nos. 1313-1315, plumbing, toilets to two 5-sty brick tenements; cost, \$500; owner, Joseph Buttenweiser, 220 Broadway; architect, J. J. Carroll, 406 East 57th st. Plan No. 878.

3D AV, Nos. 2052-2054, partitions, windows, toilets to 4-sty brick tenement; cost, \$2,000; owner, Estate Louis Gates, 54 St. Nicholas av; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 903.

5TH AV, No. 425, alter store front to 5-sty brick office; cost, \$450; owner, Henry A. Siebrecht, 427 5th av; architect, Theodore C. Visscher, 425 5th av. Plan No. 841.

5TH AV, No. 705, alter stairs, shaft to 5-sty brick and stone residence; cost, \$1,800; owner, Eugene Glaenger & Co., 560 5th av; architect, W. W. Bosworth, 527 5th av. Plan No. 865.

Wm. Cruikshanks Sons Repair Co., 103 Park av, have contract.

6TH AV, No. 409, erect sign to 1-sty store and office; cost, \$280; owner, Adolf Fink, on premises. Plan No. 833.

6TH AV, No. 850, windows to 5-sty brick and stone tenement; cost, \$50; owner, Estate of John Slater, care J. R. Brown, 53 West 33d st; architect and builder, Durando Miller, 500 5th av. Plan No. 876.

7TH AV, No. 325, partitions, windows to 4-sty brick stone and tenement; cost, \$300; owner, Louis Chardon, 276 President st, Brooklyn; architect, Henry Edmunds, 346 Court st, Brooklyn. Plan No. 879.

7TH AV, No. 1962, alter stoop to 5-sty brick and stone store and tenement; cost, \$350; owner, H. Sanford, 160 Broadway; architect, Wm. Huenerberg, 811 Tinton av. Plan No. 853.

## PROJECTED BUILDINGS.

### Bronx.

#### Apartments, Flats and Tenements.

142D ST, s e cor Powers av, two 6-sty brick tenements, slag roof, 50x89.2 $\frac{3}{4}$ ; total cost, \$95,000; owners, Fairview Const. Co., Ferdinand Marx, 834 Hewitt place, pres; architects, Nast & Springsteen, 21 West 45th st. Plan No. 412.

CRIMMINS AV, w s, 250.29 s St. Mary's st, 5-sty brick tenement, tin roof, 75x68; cost, \$60,000; owner, Irving Goldman, 928 Broadway; architect, Lorain F. J. Weiher, 271 West 125th st. Plan No. 413.

VAN NEST AV, s w cor Taylor av, 4-sty brick tenement, plastic slate roof, 20x85.6; cost, \$15,000; owner, Mary J. McLaughlin, 1536 Commonwealth av; architect, M. W. Del Gaudio, Tremont & Webster avs. Plan No. 414.

KINGSBRIDGE ROAD, n e cor Morris av, 5-sty brick tenement, slag roof, 57.9x97; cost, \$75,000; owner and architect, Wm. Guggolz, 2740 Creston av. Plan No. 400.

WEBSTER AV, w s, 95 s 180th st, 5-sty brick tenement, plastic slate roof, 50x88; cost, \$40,000; owner, Henry Cleland, Anthony av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 396.

SO BOULEVARD, e s, 100 n Barretto st, two 6-sty brick tenements, slag roof, 112.6x85.4; total cost, \$300,000; owners, Brook Const Co., John Wynne, 60 Liberty st, pres.; architect, Albert Morris, 103 Park av. Plan No. 404.

BATHGATE AV, e s, 200 s 173d st, 6-sty brick tenement, plastic slate roof, 50x100; cost, \$50,000; owners, D. K. Const. Co., Dora Keshin, 620 Decatur st, Brooklyn, pres; architect, Samuel Sass, 23 Park row. Plan No. 397.

VYSE AV, e s, 50 s 172d st, 5-sty brick tenement, slag roof, 50x88; cost, \$48,000; owners, Resurgo Const Co., Gaetano Saggese, 411 East 116th st, pres; architect, Rob. E. La Velle, 1284 So. Boulevard. Plan No. 406.

188TH ST, s w cor Hoffman st, 5-sty brick tenement, tin roof, 29.6x87.2; cost, \$30,000; owner, Alfonso Grosso, 924 East 115th st; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 407.

TRINITY AV, e s, 102 n 156th st, five 5-sty brick tenements, tin roof, 50x86; total cost, \$210,000; owner, B. M. Grunstein, 250 Grand st; architect, Chas. B. Meyers, 1 Union Square West. Plan No. 401.

MAPES AV, w s, 194.95 n 179th st, 5-sty brick tenement, tin roof, 44x90; cost, \$40,000; owners, Morrisdale Realty Co., David Goodstein, 160 Broadway, pres; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 402.

178TH ST, s e cor Crotona Parkway, 5-sty brick tenement, plastic slate roof, 39.5x98.2; cost, \$40,000; owners, Katonah Const. Co., Stephen G. Still, 881 Tremont as, pres; architect, Fred Hammond, 149th st and 3d av. Plan No. 403.

175TH ST, s e cor 3d av, three 6-sty brick tenements, tin roof, 39.2x90; total cost, \$87,000; owners, Codac Realty Co.,

Emanuel Doctor, 207 West 133d st, pres; architect, John Hauser, 360 West 125th st. Plan No. 421.

3D AV, e s, 100.1 s 175th st, 5-sty brick tenement, tin roof, 38x97; cost, \$29,000; owners, Codae eRalty Co., Emanuel Doctor, 207 West 133d st, pres; architect, John Hauser, 360 West 125th st. Plan No. 422.

BOSTON AV, s w cor Heath av, two 4-sty brick tenements, plastic slate roof, 38.9x74.70; total cost, \$60,000; owner, Harry Lilly, 271 West 125th st; architect, John Brandt, 271 West 125th st. Plan No. 415.

KELLY ST, w s, 73 s Intervale av, twelve 4-sty brick tenements, plastic slate roof, 36.8x68; total cost, \$204,000; owner, John Rendall, 859 East 156th st; architects, Koppe & Daube, 830 Westchester av. Plan No. 416.

179TH ST, n s, from Hughes to Belmont av, two 5-sty brick tenements, plastic slate roof, 49.4x73.7; total cost, \$65,000; owners and architects, Garfield Const. Co., Chas. Giannattasio, 116 Nassau st, president. Plan No. 424.

SENECA AV, s s, 125 w Faile st, 5-sty brick tenement, plastic slate roof, 47x102; cost, \$45,000; owners, Wilson Const. Co., Max S. A. Wilson, 111 St. Nicholas av, president; architect, Samuel Sass, 23 Park Row. Plan No. 425.

#### Dwellings.

WILCOX AV, e s, 150 n Layton av, 2½-sty brick dwelling, shingle roof, 22x29; cost, \$4,000; Mr. and Mrs. Geoffrey Kraft, Wilcox av; architect, Fred W. Aresen, 39 West 38th st. Plan No. 405.

BARNES AV, e s, 295 n Morris Park av, two 2-sty frame dwellings, tin roof, 21x53; total cost, \$9,000; owner, Chas. Tiernan, Wallace av; architect, T. J. Kelly, 685 Morris Park av. Plan No. 395.

CASTLE HILL AV, w s, 343 s Green lane, 1-sty frame dwelling, tin roof, 22x30; cost, \$1,500; owner, Michil Michale, 1624 Purdy st; architect, Robt. Glenn, 371 East 149th st. Plan No. 423.

REISS PL, n e cor Bronx Boulevard, 2-sty and attic frame dwelling, slate roof, 43.6x54.3; cost, \$10,000; owner, Geo. Reiss, 1845 Cruger av; architect, S. A. Dennis, 154 Nassau st. Plan No. 418.

CASTLE HILL AV, s e cor St. Raymonds av, 3-sty brick dwelling, tin roof, 23.6x49; cost, \$9,000; owner, Mrs. Lillian Drake, 913 Freeman st; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 426.

CLARKE PL, s s, 239 e Jerome av, 2-sty brick dwelling, tar and gravel roof, 20x55; cost, \$5,000; owner, Michael J. Mulvehill, 111 East 168th st; architect, Benj. F. Hudson, 2 Ocean Parkway, Brooklyn. Plan No. 427.

#### Hospitals and Asylums.

UNIONPORT ROAD, e s, 1300 s West Farms Road, 2-sty brick hospital, slag roof, 119x26; cost, \$25,000; owners, New York Catholic Protectory, Michael Coleman, on premises, chairman bldg. com.; architect, Jos. H. McGuire, 45 East 42d st. Plan No. 392.

#### Miscellaneous.

BOSTON ROAD, Nos. 1013 and 1015, 1-sty brick theatre, slag roof, 40.8x93.9; cost, \$12,000; owner, Chas. Kling, on premises; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 399.

STEPHENS AV, n w cor Cornell av, 1-sty frame shelter house, 15x50; cost, \$500; owner, Clinton Stephens, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 409.

STEPHENS AV, e s, 75 n Bronx river, 1-sty concrete double whirl, 50x50; cost, \$200; owner, Clinton Stephens, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 410.

BRONX RIVER, s e cor Stephens av, 1-sty frame candy stand, 16x16; cost,

\$200; owner, Clinton Stephens on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 411.

227TH ST, n s, 205 w Barnes av, 1-sty frame shop, 18x32; cost, \$100; owner, Edw. Keating, 223d st and Carpenter av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 391.

SO BOULEVARD, e s, 250 n 144th st, 1-sty frame shop, 20x56; cost, \$200; lessee and architect, Fay Hunt, 755 East 149th st. Plan No. 393.

CORNELL AV, n s, 50 w Stephens av, 1-sty frame stand, 16x16; cost, \$200; owner, Clinton Stephens, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 394.

#### Stores, Offices and Lofts.

WHITE PLAINS AV, n e cor Gildersleeve av, 2-sty brick store and hotel, tar and gravel roof, 41x62; cost, \$10,000; owner, Geo. Glonz, 729 East 165th st; architect, Louis A. Hornum, 145 East 42d st. Plan No. 420.

#### Stables and Garages.

RIDER AV, s e cor 137th st, 3-sty brick stable, slag roof, 50x100; cost, \$10,000; owners, Robitzek Bros., on premises; architect, Wm. H. Birkmire, 396 Broadway. Plan No. 398.

OLD MACOMBS ROAD, w s, 289 n 181st st, 1-sty brick garage, 21x23; cost, \$500; owner, Wm. C. Bergen, 180th st and Andrews av; architect, J. R. Serviss, 3063 Decatur av. Plan No. 408.

#### Stores and Dwellings.

ALBANY ROAD, s s, 175 s 233d st, 2-sty brick store and dwelling, tin roof, 25x50; cost, \$8,500; owner, Martin Passannanti, 3119 Albany road; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 419.

CEDAR AV, e s, 165 n Sedgwick av, 3-sty brick stores and dwelling, tin roof, 25x52; cost, \$8,000; owner, Philip Traut, 1875 Cedar av; architect, J. I. Campbell, 976 Woodycrest av. Plan No. 417.

#### BRONX ALTERATIONS.

FERRIS PL, w s, 53.4 s Westchester av, move 2½-sty frame dwelling; cost, \$800; owner, Thos. Masterson, Westchester Square; architect, B. Ebeling, 1136 Walker av. Plan No. 200.

143D ST, n s, 115.2 e Brook av, 4-sty brick extension, 42.8x40.8, to 4-sty brick hospital; cost, \$20,000; owner, The Sisters of the Poor of St. Francis, on premises; architect, I. E. Ditmars, 111 5th av. Plan No. 210.

147TH ST, s w cor Brooklyn av, new partitions to 5-sty brick tenement; cost, \$150; owner, Alex J. Silverman, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 207.

151ST ST, No. 730, 1-sty frame extension, 14x3, to 2-sty frame dwelling; cost, \$250; owner, Fred Turkopksy, on premises; architect, Chris F. Lohse, 627 Eagle av. Plan No. 206.

167TH ST, No. 815, 1-sty brick extension, 27x3.7 to 5-sty brick stores and tenement; cost, \$1,000; owner, M. S. Denton, on premises; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 203.

221ST ST, No. 658, 1-sty frame extension, 17x6, to 2-sty and attic frame dwelling; cost, \$500; owner, Michael Marrone, on premises; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 213.

222D ST, s s, 305 w White Plains av, move 2½-sty frame dwelling; cost, \$300; owner and architect, S. M. De Pasquale, 2975 Marion av. Plan No. 195.

256TH ST, s w cor Blackstone av, 1-sty brick extension, 25x22.6, to 1-sty brick garage; cost, \$3,500; owner, Miss Giulia Morosini, on premises; architect, J. I. Campbell, 976 Woodycrest av. Plan No. 215.

ARTHUR AV, No. 2389, new windows, to 4-sty brick store and tenement; cost, \$300; owner, Mary A. Germano, on prem-

ises; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 211.

BEDFORD PARK BOULEVARD, n w cor Briggs av, new windows, new partitions, etc., to 2½-sty frame dwelling; cost, \$600; owner, Laura Choffin, 251 East Bedford Park Boulevard; architect, John J. Zuelch, Williamsbridge Square. Plan No. 214.

BOSTON ROAD, Nos. 1347 and 1349, new stairs, new girders, etc., to 2-sty brick store and club rooms; cost, \$400; owner, Leo Levinson, 1135 Clay av; architect, C. H. Detrich, 25 West 42d st. Plan No. 209.

OLINVILLE AV, No. 3250, 1-sty frame extension, 11.11x10, to 2-sty frame dwelling; cost, \$250; owner, John A. Schoen, on premises; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 217.

GRAND CONCOURSE, e s, 30 n Belmont st, move 1-sty frame store; cost, \$600; owner, Harold Swain, 176 Broadway; architect, Geo. W. Flagg, 347 East 195th st. Plan No. 196.

LYON AV, s s, 95 East Castle Hill av, move 2½-sty frame dwelling; cost, \$2,000; owner, Andrew Brown, 981 Castle Hill av; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 202.

PROSPECT AV, s w cor 156th st, new partitions to 5-sty brick store and tenement; cost, \$200; owner, Pauline Muller, 2994 3d av; architect, Franz Wolfgang, 535 East 177th st. Plan No. 212.

POPHAM AV, No. 400, 1-sty frame extension, 18x6 to 2-sty and attic frame dwelling; cost, \$100; owner, Paul Peterson, 406 Popham av; architect, L. M. Nickermann, 1339 Bristow st. Plan No. 197.

PROSPECT AV, w s, 135.3 n 165th st, 2-sty frame extension, 23.6x9.6, new partitions, etc., to 2-sty frame dwelling; cost, \$5,000; owners, Mercury Realty Co., 987 Prospect av; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 194.

PROSPECT AV, No. 727, 1-sty brick extension, 19x15, to 3-sty frame tenement; cost, \$1,000; owner, Annie Coffey, on premises; architects, Koppe & Daube, 830 Westchester av. Plan No. 204.

ROBBINS AV, No. 466, 1-sty frame extension, 18x12, to 1-sty frame shop, cost, \$175; lessee, Wilhelm Kraus, 555 So. Boulevard; architect, Chris F. Lohse, 627 Eagle av. Plan No. 205.

SUMMIT AV, w s, 186.6 s 165th st, 2-sty frame extension, 11.6x9, to 2-sty frame dwelling; cost, \$250; owner, Emity D. C. Culver, on premises; architect, Angelo H. Martire, 1075 Woodycrest av. Plan No. 216.

UNION AV, w s, 150 n 166th st, new roof to 1-sty frame store; cost, \$300; owner, Mary Collins, 1101 Union av; architect, Jas. Collins, Jr., 1101 Union av. Plan No. 208.

WILLIAMSBRIDGE RD, e s, 50 n Evadua st, two 1-sty frame extensions, 11.3x19.8, 11.6x12.6, to 2-sty frame store and dwelling; cost, \$1,500; owners, Godfrey & Masterson, Westchester Square; architect, B. Ebeling, 1136 Walker av. Plan No. 199.

WILLIAMSBRIDGE RD, e s, 50 n Evadua st, move 1-sty frame kitchen; cost, \$200; owners, Godfrey & Masterson, Westchester Square; architect, B. Ebeling, 1136 Walker av. Plan No. 201.

3D AV, No. 4233, 1-sty frame extension, 54.2x44.10, to 1-sty frame laundry; cost, \$2,000; owner, B. F. Gilbert, Utica, N. Y.; architect, B. Ebeling, 1136 Walker av. Plan No. 198.

## ADVANCE REPORTS.

### More Bush Terminal Buildings.

BROOKLYN.—Irving T. Bush, president of the Bush Terminal Co., in furthering the shipping facilities of the Bush Terminal in South Brooklyn, has made arrangements for the erection of a novel

type of commercial buildings. They are equally to serve the purpose of lofts, store rooms and shipping quarters. Several floors of the buildings will be converted into what may well be termed union shipping rooms, whence merchants, by a semi-co-operative agreement, can have their goods shipped by one force of clerks, with a resultant economy of expenditure. The present contract calls for two reinforced concrete 8-sty buildings, each 150x150 ft, one to be located on the bulkhead of Bush Pier 7 at the foot of 41st st, and the other on the bulkhead of Bush Pier 1, at the foot of 51st st. Each structure will cost \$70,000. The union shipping building is the outcome of the effort of the smaller out-of-town merchants to secure Metropolitan representation and shipping quarters. The general contract for constructing model factories 5 and 6, reinforced concrete throughout, each 700x75 ft., 6-stys, having connecting wings, 250x100 ft., 6-stys in height, giving a total floor area of 18 acres, has just been awarded to the Turner Construction Co., 11 Broadway, N. Y. C. Wm. Higginson, 21 Park Row, is the architect.

#### Wells Fargo Co.'s Stable.

JERSEY CITY.—The new fireproof stable building to be constructed by the Wells Fargo Express Company, of 51 Broadway, N. Y. C., at Brunswick and 10th sts, Jersey City, from plans by Architects La Farge & Morris, 23 East 26th st, N. Y. C., will cover a plot measuring 100x198 ft, and cost approximately \$250,000. The general contract has been awarded to Manning, Fish & Company, 103 Park av, N. Y. C. The V. J. Hedden Sons Co., Ogden st, Newark, has the carpentry, Reis & O'Donovan, 207 East 37th st, N. Y. C., heating, James F. Gross & Co., 152 East 33d st, plumbing, and the Edwards Electric Const. Co., 39 East 42d st, N. Y. C., the electric work.

#### Yorkshire Co. to Build in 113th Street.

BROADWAY.—The Yorkshire Realty & Construction Co., 100 West 119th st, will erect another 12-sty elevator apartment house, 100.11x90 ft., at the southwest corner of Broadway and 113th st, to cost in the neighborhood of \$250,000. Messrs. Neville & Bagge, 217 West 125th st, have prepared plans. The same owner filed plans on Wednesday for a similar 12-sty house of high class construction to be located at the northwest corner of Broadway and 92d st, to accommodate 58 families. Estimated cost is placed at \$300,000. Neville & Bagge also prepared these plans. Mr. Henry Mayer is president of the building company.

#### Latest Improvement for Keap Street, Brooklyn.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a 6-sty apartment house to be erected in the east side of Keap st, 23.9 north of South 2d st, for the Keap Construction Company, owners. The facade of the building will be designed in a Greek Doric style with a background of Hanover brick, laid up in a Flemish bond with ½-in. black raked joints and trimmed with a dull finished white terra cotta. The plumbing fixtures will be of the Standard Sanitary Manufacture make. The approximate estimate will be \$45,000.

#### Oscawana Bldg. Co. Gets Springfield Job.

SPRINGFIELD, MASS.—The Oscawana Building Co., 200 Fifth av, N. Y. C., has received the contract for the addition to the gymnasium of the Y. M. C. A. training school at Hickory and Alden sts, Springfield. The addition will be 1-sty high, 88x100 ft, with a 4-sty tower, 40 ft. square, built of pressed brick, with limestone trim, a tar and gravel roof, steam heat, electric lights, tiling and mar-

ble work. Edward L. Tilton, 32 Broadway, N. Y. C., is the architect.

#### \$400,000 House for Claremont Ave.

CLAREMONT AV.—Schwartz & Gross, 347 5th av, have plans under way for the improvement of Claremont av north of 116th st, with a 12-sty high-class elevator apartment house, 100x100 ft, to cost in the neighborhood of \$400,000. The Cerabone Construction Co., 622 West 116th st, of which Vito Cerabone is president, is the owner and general contractor. Plans will be ready about May 1. F. A. Burdett & Co., 29 West 34th st, will be the steel engineers.

#### Washington Heights Block Front Improvement.

FT. WASHINGTON AV.—A large apartment house to occupy the block front on the west side of Ft. Washington av, between 177th and 178th sts, is contemplated by the Hargood Realty Co., of which Harry Goodstein, 160 Broadway, is president. It is proposed to erect a structure 6-stys covering the plot which measures 255x100 ft. It is understood that no architect has yet been selected to design the plans.

#### Figures Wanted for 151st St. Theatre.

151ST ST, N. Y. C.—Matthew W. Del Gaudio, architect, 1910 Webster av, states that he has completed plans for the 2-sty brick, stone and steel theatre and dancing academy, 50x100 ft., for G. Fusco, owner, 409 East 116th st, to be erected in the north side of 151st st, 200 ft. west of Morris av, to cost \$20,000. M. Boettner, 410 East 116th st, is the lessee. The architect wants estimates at once on interior finish and plumbing.

#### Plate Glass Co. Not to Build.

34TH ST.—A representative of the Pittsburgh Plate Glass Company, No. 60 Vandam st, informed the Record and Guide on Thursday that they have no intention of erecting a new business building in 34th st adjoining the French Hospital as was rumored in building circles during the week. It was also stated that the report that a building site had been purchased was incorrect.

#### Another 22d Street Business Building.

22D ST.—Architect Geo. A. Boehm, 7 West 42d st, is busy preparing plans for a 12-sty loft, office and store building, to cover a plot 62x90 ft, at Nos. 140-144 West 22d st, to be erected by the Retare Realty Co., of which M. Tatarsky, 44 Court st, Brooklyn, is president, R. E. Moss, 126 Liberty st, is steel engineer. No building contract has yet been placed.

#### Department Store for Jersey City.

JERSEY CITY.—Architect C. F. Long, 1 Montgomery st, Jersey City, has been commissioned to prepare plans for a 3-sty brick department store, to measure 50x90x120 ft, to be erected at No. 102 Newark av, at a cost of about \$40,000. The architect will receive figures on separate contracts about June 15. The owner's name is for the present withheld.

#### Robinson Co. to Erect Art Gallery.

5TH AV.—The general contract has just been awarded to the Andrew J. Robinson Company, of 123 East 23d st, to erect the new business building and art gallery, which M. Knoedler & Company, of 355 5th av, are to erect on the old Lotos Club property, Nos. 556-558 5th av. Plans have been prepared by Architects Carrière & Hastings, 225 5th av.

#### Apartments, Flats and Tenements.

SIMPSON ST, N. Y. C.—The Thos. Tully Const. Co. is now preparing plans for the construction of a 5-sty flat on a plot 76x100 ft, in the east side of Simpson st, about 130 ft south of 167th st.

BOSTON ROAD, N. Y. C.—Excavating has just begun for the erection of four 5-sty flats at the northeast cor of Boston road and 164th st, by the Moorehead Realty Co. Plot measures 117x176 ft.

1ST AV, N. Y. C.—C. Sorge, 2057 1st av, owner, will erect a 6-sty tenement, 25.1x87 ft., on the west side of 1st av, 75.8 ft. north of 109th st, to cost \$30,000. L. F. J. Weiher, 271 West 125th st, has prepared plans.

AUDUBON AV, N. Y. C.—Geo. A. Fisher Co., New Rochelle, N. Y., will erect two 5-sty flats at the northeast corner of Audubon av and 169th st, to cost \$125,000. Geo. Fred Pelham, 507 5th av, has prepared plans.

ST. NICHOLAS AV, N. Y. C.—Architects Browne & Almirot, 3 West 29th st, have completed plans for a 6-sty flat, 25.5 x irregular, to be erected at No. 962 St. Nicholas av to cost \$25,000. Sophie Mayer, 275 West 145th st, is the owner.

PINEHURST AV, N. Y. C.—Architect Adolph Mertin, 33 Union sq, has prepared plans for a 6-sty flat building, 120x87.2 ft., at the southwest corner of Pinehurst av and 178th st, to cost \$175,000. The Peto Realty Co., 207 East Broadway, is the owner.

12TH ST, N. Y. C.—Charles Rubinger, 220 Broadway, owner, will soon take figures on materials and labor for the three 6-sty tenements which he will erect at Nos. 137-151 West 12th st, from plans by H. S. Lion, 12 West 32d st. Estimated cost, \$120,000.

YONKERS, N. Y.—J. A. Watson, architect, Yonkers, has prepared plans for a 4-sty brick flat building, 37x97, for McGrath Bros., builders, of Yonkers, to be erected at Beech and Thermon sts, to cost about \$25,000. The owners want figures on separate contracts.

ST. NICHOLAS AV, N. Y. C.—Donald Robertson, 312 West 109th st, owner and general contractor, will soon award sub-contracts for the 6-sty elevator apartment house, 100x90 ft, which he is to erect at the southeast corner of St. Nicholas av, and 191st st, from plans by Moore & Landsiedel, 3d av and 148th st. Estimated cost is \$125,000.

#### Contracts Awarded.

47TH ST, N. Y. C.—J. H. Scheier, 314 Madison av, has received the general contract for extensive alterations to the 5-sty residence, No. 12 West 47th st, for Mrs. Elizabeth Hyde.

34TH ST, N. Y. C.—The contract for the mason and concrete work for the new 1-sty addition to the Monolith Building, No. 45 West 34th st, has been awarded to Knochenhauer & Morelli, of Tremont and Bathgate avs, Bronx.

76TH ST, N. Y. C.—John T. Glydon, 1347 3d av, has the contract for improvements to the 4-sty store and tenement No. 202 East 76th st, for Messrs. Armbruster & Hock, 1319 3d av. Plans by Chas. H. Richter, 68 Broad st.

5TH AV, N. Y. C.—The William Cruikshanks Sons Repair Co., 103 Park av, has received the contract for interior changes to the 5-sty residence of Eugene Glaenzer & Co., 560 5th av, at No. 705 5th av. Plans are by W. W. Bosworth, 527 5th av.

83D ST, N. Y. C.—The Keystone Construction Co., 28 East 85th st, has received the general contract to erect the garage and post office buildings at Nos. 150-162 West 83d st for W. A. Wells, from plans by George Fred Pelham, 507 5th av.

MCCOMBS LANE, N. Y. C.—Samuel Levin, 1002 Columbus av, has secured the contract for installing three open-air mov-

ing picture shows, on the east side of McComb's Lane, between 153d and 154th sts, for August Openheimer, of 65 Nassau st.

**BROADWAY, N. Y. C.**—Thomas A. Peden, 1987 Broadway, has received the contract for installing new show windows in the 4-sty office and store Nos. 1983-1985 Broadway, for Eliza Arkenburgh, from plans by J. Acker Hays, 2010 Broadway.

**35TH ST, N. Y. C.**—Warren E. Green, 1133 Broadway, has received the general contract for extensive interior changes to the 3-sty brick school No. 314 East 35th st, for the Park Presbyterian Church, 86th st and Amsterdam av, from plans by W. W. Knowles, 1133 Broadway.

**BROOKLYN.**—The Turner Construction Co., 11 Broadway, N. Y. C., has received the contract to erect the 12-sty reinforced concrete warehouse, 175x110 ft., for the Robert Gair Co. in Washington st, Brooklyn. William Higginson, 21 Park Row, architect. Work will be undertaken at once.

**163D ST, N. Y. C.**—Wennemer Bros, 1920 Anthony av, have received the mason work on the two 6-sty elevator apartments at 163d st, Kelly st and Intervale av, for the Advance Building Co., from plans by Blum & Blum; also for eleven 4-sty flats for the Beck Street Realty Co., in Beck st, south of Longwood av, Koppe & Daube, architects, and one 5-sty flat on the east side of Terrace View av, Marble Hill, for George Schuck, J. C. Cocker, architect.

**GARY, IND.**—The American Sheet & Tin Plate Co. has awarded to the Raymond Concrete Pile Co., of New York and Chicago, the contract for the construction of the complete substructure of the plant that it is about to erect at Gary, Ind. This plant will cover 56 acres and will be one of 46 mills in the United States now operated by the aforementioned concern. It will be the American Sheet & Tin Plate Company's first plant at Gary. The contract awarded to the Raymond Company includes among its more important items the placing of approximately 3,500 Raymond concrete piles and 30,000 cu. yds. of concrete. The cost of the entire plant will range from \$1,000,000 to \$5,000,000. C. C. Kimball, Pittsburg, chief engineer; John M. Davidson, resident engineer.

#### Banks.

**NORWALK, CONN.**—Local contractors are figuring plans for the proposed changes to the bank of the National Bank of Norwalk. The plans are by Joseph S. Bush, 231 Broadway, N. Y. C.

**5TH AV, N. Y. C.**—Wallace Van Doorn & Son, 229 West 36th st, have obtained the general contract for \$25,000 worth of changes to the Fifth Avenue Bank, northwest cor 5th av and 44th st, from plans by H. R. Marshall, 3 West 29th st.

**34TH ST, N. Y. C.**—Contract has been let to Rosselle & Pefeffer, of 1 Madison av, for interior changes to the 4-sty bank, No. 41 West 34th st, for the Thirty-fourth Street Safe Deposit Co., on premises, from plans by Hiss & Weekes, 1123 Broadway.

#### Churches.

**BROOKLYN.**—Architect William J. Dilthey, 1 Union sq, N. Y. C., has completed plans and is now taking figures for the brick edifice to be erected in East 72d st near Av B, Brooklyn, for the Church of the Advent.

**PHILADELPHIA, PA.**—Architects, La Farge & Morris, 23 East 26th st, N. Y. C., are receiving estimates for the \$200,000 edifice, 80x180 ft., for the St. Patrick's Roman Catholic Church, to be erected at Locust and 20th sts.

**23D ST, N. Y. C.**—George H. Streeton, architect, 103 Park av, has completed

plans for \$40,000 worth of alterations to the 3-sty stone church, Nos. 511-513 West 23d st, for the Roman Catholic church of the Guardian Angel, of which Rev. James F. Raywood, is pastor.

**NEW BRITAIN, CONN.**—Architects Max J. Unkelbach, Delbert K. Perry, associate, have been commissioned to prepare plans for the new church to be erected in Winter st, by the Ruthenian Greek Catholic Society. It will be brick, 42x78 ft, with brownstone trim, slate roof, steam heat, electric lights.

#### Dwellings.

**STAMFORD, CONN.**—Architects, Hunt & Hunt, 28 East 21st st, N. Y. C., have prepared plans for remodeling the residence of Joseph Hunt at Stamford.

**NYACK, N. Y.**—Hutton & Buys, architects, 311 Madison av, N. Y. C., have prepared plans for a frame residence for Mrs. E. D. Rosborough, at Nyack.

**RIVERDALE, N. Y.**—Robert M. Gardner, architect, 122 West 29th st, N. Y. C., has taken figures for a 2½-sty hollow tile residence, 30x50 ft, for Eugene S. Delafield, to be erected at a cost of \$12,000.

**EASTPORT, L. I.**—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a frame country residence to be erected in Eastport, L. I., for H. S. Wilson of Brooklyn, owner. The building will be 2-stys.

**BELLE HARBOR, L. I.**—Architect Wm. W. Smith, 82 Wall st, N. Y. C., has plans for a frame residence, 40x38 ft, for the West Rockaway Land Co., of Rockaway Beach, to cost about \$7,000. The owner will take the bids.

**GLEN COVE, L. I.**—James Brite, 111 5th av, N. Y. C., has prepared plans and awarded to George Mertz & Sons, of Portchester, N. Y., the general contract for \$35,000 worth of changes to the residence of H. L. Pratt at Glen Cove.

**BROOKLYN.**—E. W. Minter & Co., 115 Broadway, N. Y. C., has received the general contract for alterations to the 4-sty residence No. 40 8th av, Brooklyn, for Mrs. F. M. Smith. F. H. Roosa, 71 Broadway, N. Y. C., prepared plans.

**PARK AV, N. Y. C.**—Albert J. Bodker, architect, 25 West 32d st, will soon award contracts for the 5-sty residence, 27x84 ft, which Mrs. Oakleigh Thorne, is to erect at the northeast corner of Park av and 73d st, to cost about \$200,000.

**MOUNT VERNON, N. Y.**—Matthew W. Del Gaudio, 1910 Webster av, N. Y. C., has completed plans for two 2-sty brick dwellings, limestone and Spanish tile, 20x55 ft. each, to be erected at Nos. 18-20 13th av, between 2d and 3d sts, Mount Vernon, for A. Mastracchio, 415 East 117th st, N. Y. C. Cost about \$6,000 each.

**ALBANY AV, N. Y. C.**—Matthew W. Del Gaudio, 1910 Webster av, has plans ready for bids for a 3-sty brick and stone residence, 25x50 ft, for M. Passamanti, 3119 Albany Road, Kingsbridge, to be erected on the west side of Albany av, 150 ft north of 3d st, to cost about \$8,000. General contract will be awarded about May 1.

#### Factories and Warehouses.

**WOONSOCKET, R. I.**—A \$350,000 factory is to be built during the year as an addition to the plant of the Lawton Spinning Co., of this city.

**YONKERS, N. Y.**—Alexander Smith & Sons' Carpet Co., Yonkers, will erect a brick factory. Work on the new structure will be started at once.

**HUBERT ST, N. Y. C.**—Wm. H. Gompert, architect, 2102 Broadway, is preparing plans for the 9-sty brick and limestone warehouse, 50x100 ft., which James Butler, Inc., is to erect at Nos. 43-45 Hubert st. Architect will take the bids.

**BAYONNE, N. J.**—Plans have been drawn for the erection of a \$75,000 plant

by the Nucoa Butter Co., 133 Front st, N. Y. C., on the site of the old New Jersey Athletic Club grounds, on Av A, Bayonne, N. J. It will be completed in six months, and will employ 300 men.

**NEW HAVEN, CONN.**—The chair factory and storage building at the New Haven County Jail were burned to the ground last week, causing a loss of about \$150,000. The structure will be rebuilt, but as yet the county commissioners have not decided upon any definite plan.

**50TH ST, N. Y. C.**—Ross & McNeil, 39 East 42d st, have completed plans for the 3-sty factory, brick, 65x56.6 ft, tar and gravel roof, marble coping, for Kohler & Campbell, of 50th st, and 11th av, to be erected at Nos. 611-617 West 50th st, to cost \$10,000. No contracts have yet been issued.

**HOBOKEN, N. J.**—The general contract has been awarded to R. Schreiber, 321 Garden st, Hoboken, for the 5-sty reinforced concrete factory, 40x65 ft, to be erected by the American Lead Pencil Co., in Grand st, from plans by Franklin M. Small, 265 Broadway, N. Y. C. Estimated cost, \$30,000.

**DIVIDEND, CONN.**—Engineers Buck & Sheldon, Inc., have completed plans and estimates will be received at once for the new forging plant to be erected at Dividend by the Billings & Spencer Co. of this city. The main building will be 150x80 ft, used for a forging plant. There will also be a boiler house, 35x51 ft, and an annealing building, 40x50 ft. These will all be concrete and steel construction, 1-sty, with steel truss roof. The contract for the boilers has already been let to the Bigelow Co. of New Haven.

#### Miscellaneous.

**DANBURY, CONN.**—Architects Waite & Truran, Brewster, N. Y., have completed plans for the clubhouse to be erected at West and Foster sts, by the Danbury Lodge of Elks, and it is expected that bids will be called for at once. 2-stys of brick.

**CHAPLIN, CONN.**—Architect C. H. Preston of Norwich, Conn., is preparing plans for the new library to be erected at this place. It will be of buff brick, with granite trimmings and slate roof provided with steam heat. Stacks for 4,000 books will be required.

**MIDDLETOWN, CONN.**—At a recent meeting of the stockholders of the Middletown Electric Light Co., it was voted

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to go ahead with the erection of an electric light plant on the company's property in College st. The engineers will prepare plans for the building, which will be about 60x70 ft, of brick.

#### Office and Loft Buildings.

MADISON AV, N. Y. C.—Geo. Fred Pelham, 507 5th av, has prepared plans for a 16-sty store and loft building to measure 49.4x95 ft, for David Shaff, 83 Canal st, to be erected on the west side of Madison av, 49 ft. south of 28th st.

EAST BROADWAY, N. Y. C.—L. Levy, 13 Catherine st, owner, will start operations about May 1, on the 7-sty loft building at No. 91 East Broadway from plans by Sommerfeld & Steckler, 19 Union sq. Figures are now being received.

CANAL ST.—No plans have yet been determined by the Trinity Corporation, 184 Fulton st, for the improvement of Sullivan and Canal sts with an 8-sty mercantile building, which it is reported will be erected at this corner, and leased to one tenant.

26TH ST, N. Y. C.—The Realty Holding Co., owner, 907 Broadway, has awarded to the Radley Steel Construction Co., 624 East 79th st, the structural steel work, for the 12-sty loft, 43x98 ft, at Nos. 15-17 West 26th st, to cost \$250,000. Buchman & Fox, 11 East 59th st, architects.

34TH ST, N. Y. C.—J. Sternfeld, 114 East 23d st, owner, has awarded to the Jandous Electric Equipment Co., 111 West 30th st, the contract for electric work on the 12-sty loft building, Nos. 317-323 East 34th st. Estimated cost, \$300,000, George and Edward Blum, 505 5th av, are the architects.

19TH ST, N. Y. C.—Maynicke & Franke, 25 Madison sq, north, have awarded contracts to the Hay Foundry & Iron Works, 114 East 28th st, for steel work, and M. M. Golding, 133 West 65th st, plumbing, for the 12-sty loft building, 105x92 ft, to be erected at Nos. 39-47 West 19th st, for Henry Corn, 341 5th av. Estimated cost is \$400,000.

20TH ST, N. Y. C.—E. Skannel, 3281 Broadway, has received the heating contract, and Milton Schnaier & Co., 345 Columbus av, the plumbing, for the 12-sty store and loft building, 82x108 ft, which the Fabian Const. Co., 175 5th av, is erecting at Nos. 40-46 West 20th st, to cost \$350,000. Schwartz & Gross, 347 5th av, are the architects.

5TH AV, N. Y. C.—The Hay Foundry & Iron Works, 114 East 28th st, have received the structural steel work, and M. M. Golding, 133 West 65th st, the plumbing, for the 12-sty loft building, 51x125 ft, which Henry Corn, 341 5th av, is to erect at Nos. 74-76 5th av, from plans by Maynicke & Franke, 25 Madison sq, north, to cost \$400,000.

#### Schools and Colleges.

CHICOPEE, MASS.—Plans have been completed by Architect George P. B. Alderman & Bro. of Holyoke for the new school to be erected in West st. It will be brick, 80x120 ft, with 12 rooms, provided with steam heat, slate blackboards.

OSWEGO, N. Y.—The Board of Education, of Oswego, contemplates the erection of a brick school to cost about \$50,000. No architect has yet been selected, and the project is expected to go ahead this summer. Thomas Burden, 35-37 East Bridge st, is president.

MYSTIC, CONN.—Contractor J. J. O'Donovan of Norwich has prepared plans for the proposed dormitory for the Mystic Oral School to be erected by the State in this city. There is an appropriation of \$12,000 for the building, which will be of brick, fireproof construction.

EAST ORANGE, N. J.—Architects Guilbert & Betelle, 25 W 32d st, N. Y. C., and No. 917 Broad st, Newark, N. J., have been commissioned to prepare plans

for the new high school to be erected in East Orange, for Board of Education. No details have yet been decided. Estimated cost is \$180,000.

NEW ROCHELLE, N. Y.—The Board of Education, has awarded to Abel Bottoms Sons, 41 South 16th st, Philadelphia, Pa., the general contract, to erect the 3-sty brick, Indiana limestone, school, 74x149 ft at Mayflower and Summit avs, New Rochelle, to cost about \$85,000. Wm. T. Towner, 320 5th av, N. Y. C., prepared these plans.

SPRINGFIELD, MASS.—Architect L. C. Fay of Longmeadow is preparing plans for an addition to the Bridge st school in West Springfield. It will contain two rooms and new sanitariums. The building committee consists of W. B. Chandler, Nelson Sherburne, Dr. C. H. Mack, Frank B. Sargeant and James McCarthy. The work will cost about \$12,000.

#### Stables and Garages.

MONTCLAIR, N. J.—Goldwin Starrett & Van Vleck, Union sq and 17th st, N. Y. C., have plans in progress for a 2-sty garage, 40x40 ft, for Chas. F. Van Vleck, of Montclair.

BROADWAY, N. Y. C.—F. W. Areson, 39 West 38th st, has completed plans for the 1-sty stone garage, 20x100 ft, to be erected on Broadway, the west side, 200 ft south of 218th st, for Thomas Dwyer, of 601 West End av.

#### Theatres.

BROOKLYN.—Thomas W. Lamb, 224 5th av, N. Y. C., has completed plans for the new \$160,000 theatre to be erected by the Bryant Improvement Co., to occupy the plot 68x90 ft, at Fifth av and 4th st, Brooklyn. Seating capacity will be 1,400. The general design is in the Italian Renaissance, and is to be completed and ready for opening in the Fall.

NORWALK, CONN.—Architect D. H. Sperry, associated with Architects Herts & Tallant, 113 East 19th st, N. Y. C., have been selected to prepare plans for a new theatre at Norwalk for the Norwalk Theatre Co. The incorporators of the company include J. Thornton Prowitt, J. G. Gregory, Wallace Dann, G. D. Russell, H. M. Kent, M. H. Glover, E. O. Keeler, E. J. Thomas.

#### Bids Opened.

BROOKLYN.—The School Board opened bids on Monday, April 18, for alterations and repairs to Public schools, borough of Brooklyn, as follows: Low bidders were: P. S. 24, 55, Alsofrom & Greenberg, \$559; \$1,179; P. S. 26, 43, 74, Keenap & Corrihan, \$765; \$530; \$750; P. S. 36, \$2,738; P. S. 52, 53, 75, 116, Saunders & Co., \$1,120; \$2,721; \$1,755; \$885; P. S. 68, 86, P. J. McAuley, \$900; \$1,695.

QUEENS.—Bids were opened by the School Board on Monday, April 18, for alterations and repairs to Public schools in the Borough of Queens, as follows: Low bidders were: Bryant High School, Nikolaus Muller, \$1,639; P. S. 1, Jos. Balaban, \$920; P. S. 2, 4, Gustav Harms & Son, \$716; \$1,700; P. S. 13, 20, Aug. Wille, Jr., \$564; \$1,099; P. S. 14, Chas. C. Collison, \$995; P. S. 17, 72, A. Doncourt, \$580; \$785; P. S. 19, 76, The Haupt Paint & Hardware Co., \$567; \$523.

NEW YORK CITY.—On Monday, April 18, the Board of Education opened the following bids for alterations and repairs to Public schools in Manhattan. The low bidders were: P. S. 1, Bremen & Gladstein, \$1,198; P. S. 3, John F. Kuhn, \$1,920; P. S. 8, 106, George Wilson, \$1,088; \$814; P. S. 16, Aug. Wille, Jr., \$1,231; P. S. 21, 23, Newman & Siegle, \$740; \$955; P. S. 29, 108, Silberberg & Berman, \$495; \$835; P. S. 38, 107, W. C. Redlich, \$1,058; \$1,198; P. S. 41, M. D. Lundin, \$1,615; P. S. 44, David Kriesberg,

\$1,635; P. S. 113, 124, J. M. Knopp, \$895; \$1,074.

#### Municipal Work.

WOODSIDE, N. J.—A bill has been passed authorizing the construction of a bridge over the Passaic River connecting Woodside and Arlington. Estimated cost, \$600,000.

AUDUBON, N. J.—Robinson & Wagner, 39 East 28th st, N. Y. C., engineers, are preparing plans for a sewer and sewage disposal plant for the borough of Audubon, to cost about \$60,000.

23D ST, N. Y. C.—On Tuesday, April 26, the Dock Commissioner will open bids for all labor and materials required for reconstructing and repairing the ferry structures at the foot of East 23d st, East River.

BROOKLYN.—Estimates will be received by the Park Board until 3 o'clock Thursday, April 28, for labor and materials necessary to manufacture and set up two hundred stationary seats on Ocean and Eastern Parkways, Brooklyn.

NEW YORK.—Bids will be received by the Superintendent of School Buildings until 11 o'clock A. M., Monday, April 25, for furnishing and delivering materials for the use of mechanics (heating division, Building Bureau), in the public schools of Boroughs of Manhattan, Brooklyn, the Bronx, Queens and Richmond.

STAPLETON, S. I.—The Board of Water Supply, 299 Broadway, will receive bids until Thursday, April 28, for furnishing and delivering on a designated dock at Stapleton, S. I., approximately 3,800 tons of 36-inch cast-iron flexible-jointed water pipes, to be used in the construction of the Narrows siphon, a portion of the Catskill Aqueduct, in New York Harbor.

#### Government Work.

The contract for painting the offices of the Secret Service and Internal Revenue, in the U. S. Public Building, New York, has been awarded to Robert E. Mackay Co., 339 West 24th st, N. Y. C.

FORT ADAMS, R. I.—Constructing Quartermaster's Office, Fort Adams, R. I.—Sealed proposals will be received until April 27 for the construction of sea wall and removal of face cover at Fort Adams, R. I.—Frank H. Phipps, Jr., Constructing Quartermaster.

WHEELING, W. VA.—U. S. Engineer Office, Wheeling, W. Va.—Sealed proposals for furnishing and delivering about 4,500 barrels of American Portland cement for dam No. 19, Ohio River, will be received at this office until 11 A. M. (eastern time), April 28.—F. W. Altstaetter, Capt., Engrs.

BOSTON, MASS.—Proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., until 11 o'clock A. M., April 30, for condenser piping, and pumps, erected in the central power plant, navy yard, Boston, Mass.—Wm. M. Smith, Acting Chief of Bureau.

FORT GREBLE, R. I.—Constructing Quartermaster's Office, Fort Adams, R. I.—Sealed proposals will be received until 10 A. M. May 11 for the extension and remodeling of an underground electrical distributing system at Fort Greble, R. I.—Frank H. Phipps, Jr., Constructing Quartermaster.

DELAWARE, OHIO.—Sealed proposals will be received until the 23d of May for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office at Delaware, Ohio.—James Knox Taylor, Supervising Architect, Washington, D. C.

KOKOMO, IND.—Sealed proposals will be received at this office until the 20th day of May for the construction, complete (including plumbing, gas piping, heating



apparatus, electric conduits and wiring), of the U. S. Post Office at Kokomo, Ind.—James Knox Taylor, Supervising Architect, Washington, D. C.

WEST POINT, N. Y.—Sealed proposals will be received until 12 o'clock noon May 16 for building materials, plumbing materials, gas and steam fittings, hardware, paints, glass and other miscellaneous stores specified in schedules to be had on application to this office. Address Quartermaster, West Point, N. Y.

FORT TERRY, N. Y.—Office of the Constructing Quartermaster, New London, Conn.—Sealed proposals for the construction, plumbing, heating, electric wiring and fixtures of one guardhouse and one quartermaster's storehouse at Fort Terry, N. Y., will be received until 10 A. M. May 13. Address to Captain F. T. Arnold, Constructing Quartermaster, New London, Conn.

**Brief and Personal.**

D. C. Weeks & Son, builders, No. 289 4th av, will remove May 1 to 1123 Broadway.

Davis, McGrath & Kiessling, architects, No. 1 Madison av, will remove May 1 to the Flatiron Building, Broadway and 23d st.

Leonard Schaller, carpenter and mason builder, formerly of 1265 Broadway, has moved his office to No. 16 8th av, or 23 Abingdon square, near West 12th st.

A hearing on the new Ventilation bill, prepared by Commissioner Williams, is set for next Tuesday, at Albany, before the Assembly committee having it in charge.

The Protective Ventilator Company has moved to new quarters at 110 to 114 West 32d st, and not West 37th st. The new telephone number is Madison Square, 3098.

William H. McElfatrick, architect, has moved his offices from the Knickerbocker Theatre building to the new Columbia Theatre building at Broadway and 47th st. Phone, Bryant 4737.

The New York Central's Merchants and Manufacturers' Exchange Buildings will require 9,400 tons of structural steel. There is some prospect that the contract will be divided. Announcement will soon be made.

John R. Sever, clerk in the Manhattan Bureau of Buildings, committed suicide by shooting himself on Friday morning in Morningside Park. His wife had died early the same morning at St. Luke's Hospital, and the unexpected termination of her illness was the cause of his act.

Early Saturday night the lumber yards, mills and storehouses of the Church E. Gates Lumber Company, at 150th st and the East River, caught fire, and property valued at over \$50,000 was consumed before a change of wind and the arrival of fire boats gave the firemen the upper hand.

The Secretary of the Interior has awarded contract to the Atlantic Equipment Company, of New York City, for furnishing two 30-ton steam shovels for use in the work of the Reclamation Service on the Sun river and Flathead irrigation projects, Montana. The contract price is \$6,900 each.

At a meeting of the State Prison Commission last week it was resolved to ask the Legislature to include Long Island within the territory where a site may be selected. Commissioner McKay says that the question of location is still an open one, but that probably some site back from the shore of the Hudson River will be chosen.

The copartnership heretofore existing between Frank Voigtmann & Co. has been dissolved, and in the future the business heretofore conducted by the said firm will be carried on by Frank Voigtmann

and Silas Harris Pomeroy separately under an agreement for the division of territory, each confining his business to his own part of the country. The Chicago business will be continued by Frank Voigtmann alone, under the firm name of Voigtmann & Co., with his offices at No. 445 West Erie st in Chicago, Ill. And the New York business will be continued by S. H. Pomeroy, incorporated, with offices located at No. 427 West 13th st, New York City. The partition of territory between the undersigned for the future manufacture, use and sale of their fire windows and appliances under their patents will assure the trade that the two new firms in the future will work in harmony, and so far as possible assist each other in cases of emergency to improve their work and expedite deliveries under their contracts.

In connection with the closing of the forty years' of service of Mr. Arthur J. Fletcher, manager for the Sayre & Fisher Co., reference to which was made in the article on the development of Face Brick in the Record and Guide of last week, it may not be amiss to say that long tenure of office is the rule rather than the exception in this concern. Mr. James R. Sayre, Jr., the senior member of the firm, died last September at the age of 95 years, thus breaking a partnership that had existed for half a century. Mr. Sayre always was a junior because his uncle, for whom he was named, survived his nephew. Mr. Peter Fisher died three years ago at an advanced age and took an active part in the management of the business until the end. Mr. Woodruff Smith, now manager of the face brick department of this company, has been in the firm's employ 20 years; Mr. Eugene Smith, his assistant, has been in the service for 12 years, and Mr. A. Wilfred Tuthill, manager of the common brick department, has been there ten years.

**American Stones for Interior Decoration.**

It is only in recent years that much use has been made in this country of carved stone for interior work. A few of the more notable churches had piers and clustered columns and vaulted ceilings of stone, but the number was extremely limited. Many of the most pretentious contented themselves with timber and plaster. Even the public buildings rarely adopted this most striking form of decoration. Walls would be waiscoted in marble, and marble would be used for the stairways, with bronze or iron for the balusters and wood for the handrail.

With the improvement in architectural taste that began a couple of decades ago, and with our vast growth in wealth, which enabled us to lavish far more money than ever before on our public, business and private buildings, we came to a realization that for spacious vestibules, wide corridors, stately courts and grand stairways no form of decoration was as rich and effective as carved and dressed stone.

With the growth in knowledge of our own native resources came the realization that in our warm, rich sandstones and limestones we had ideal materials for interior decoration. These stones come in varying tints of gray, olive, buff, pink and red, harmonizing with any scheme of decoration. They are strong and durable, and hold their color perfectly. They are capable of the most delicate and elaborate carving, and the texture is such as architect and stone-cutter love. They are free-working, and they always reveal the texture of the material through the chisel marks, so that they never look like mere moulded work, even when viewed from a distance.

Since this wide variety of native stone has become available, our architects have risen to their opportunities, to the vast improvement not only of our public buildings, but of our finer private residences as well.—San Francisco Architect and Engineer.

**Panama Lock Gates.**

Word has been received at the office of the Isthmian Canal Commission that Mr. Goldmark, the designing engineer of the lock gates soon to be contracted for, will shortly arrive in Washington and be prepared to give all information desired by bidders on the proposed work. It is expected there will be about thirty-four drawings, elaborate in character and in explanation of the work, which will be ready for distribution in the course of two weeks.

The question, with the accompanying set of specifications, calls for the manufacture, delivery and erection of about 58,000 tons of steel parts, which will be used in the construction of the 46 mitering lock gates, of two leaves each, at the Gatun Pedro Miguel and Miraflores Locks. The bulk of the material is to be delivered and erected on the basis of a certain price per pound, but in some cases the Canal Commission specifies that it will furnish the material, which will be supplied from the 8,000 tons of lock gate material already on order. The specifications stipulate that all gates shall be completely erected by January 1, 1914. All material will be furnished on competitive bid.

The number of gate leaves according to height, at the three lock sites is shown by the following table:

Height.	Gatun.	Pedro. Miguel.	Mira-flores.
82 feet .....	..	..	4
79 feet .....	..	16	..
77 feet .....	32	..	16
66 feet .....	..	..	4
54 feet 8 inches ....	4	4	..
47 feet 4 inches ....	4	4	4
Total .....	40	24	28

The total number of leaves is 92, two for each gate. All gates of the same height will be identical in construction, except those 47 feet 4 inches high, which have different footwalks, when used as upper and lower guard gates, respectively.

If all the leaves should be piled one on top of another they would make a tower one and one-fifth miles high.

**The Tungsten Lamp Situation.**

There are some indications that considerable improvements in the filaments for tungsten lamps are under way. It has even been announced that it may prove possible commercially to produce a tungsten filament which is practically a metallic wire rather than an aggregation dependent for its strength and homogeneity upon very thorough sintering. Some little time ago the German experimenters found, indeed, that tungsten could be produced in a pure coherent metallic state in the electrical furnace, but were unable to draw it into wire except at temperatures so high as to prove impracticable commercially. Just what the latest results will be remains yet to be seen, but it is reasonable enough to say that another year will show very considerable improvements in the filament, which has been the weak feature of the lamps from the standpoint of the consumer. The introduction of the tungsten lamp has done wonders in the way of improving the economy of lighting, but in spite of repeated reductions in price the cost of the lamps is still so high that the burden of early breakage is severely felt by the user.—Engineering Record.

# BUILDING MATERIAL AND EQUIPMENT

## And News Regarding Source of Supply

### Material Market Still Irregular.

While certain kinds of building material are in good demand, others are still in bad shape. Stone is one of the latter. The strike in the Indiana quarries did considerable harm to business here, but had it not been that many of the cutters were slack and did not need large quantities of rough material the walkout would have had more far-reaching results here. Hudson River common brick were stiffer this week, following the lead taken by the improving conditions of the latter end of last week. Raritan dropped a quarter. Lime interests report continuing improvement and good business especially on New England deliveries. Pig iron is still dull and competition is keen for new structural steel business. Portland cement is more active. Lumber is especially active in the Bronx, but prices are holding to present ranges.

There does not seem to be any loosening up on buildings held back. Contractors are more optimistic and conditions look brighter as the first of May approaches. A summary follows:

BRICK—Prices stiffer. Raritan lower.

CEMENT—Market strengthening. Prices firmer.

LIME AND PLASTER—Finishing in good demand. Hydrated selling low.

LUMBER—Better demand in Bronx. Prices steady.

IRON AND STEEL—Dull and competition for structural business keen.

STONE—Dull.

### Brick.

Hudson River brick is firmer, but prices remain at last week's quotation. Raritan Rivers are quoted 25 cents per thousand lower than last week. Hudson River manufacturers are still retarding shipments, although 69 cargoes arrived last week. With nine left over from April 9, 70 were sold, leaving six cargoes on hand at the first of the week. Prices are expected to stiffen.

There was little demand early in the week, owing to adverse weather conditions, but the market gained in strength on Wednesday and improved toward the close. It will be seen by the number of arrivals that the manufacturers are not sending in the usual number of barges for this time of the year. Last year's figures were in excess of those of 1910 for the same period. The quality is only fair, much of the medium grades now coming in being wash brick, although of a better average run than in April of last year.

All the plants up the river are getting ready for making brick, but of course weather such as featured Monday and Tuesday sets plans back.

Some idea of the call for common brick now developing in the Bronx may be had from the fact that 6,000,000 "Arrow," "Three J" and "Three X" brick are going into the Riviera apartment house in Riverside Drive, at 156th and 167th sts, and about 3,500,000 of the same brands have been contracted for to go into the Link apartments now under construction in 181st st, just west of Broadway.

About 8,000,000 more of various makes are going into the L. & M. Holding Company, the Helene Realty Company and several other big operations, all of which are high grade apartment houses in the territory where most of the Bronx devel-

opment will take place this summer. Prices current follow:

BRICK.—(Cargo Quotations at the wharf.)*		
	Per M.	
Hudson River, Common	\$5.75@	\$6.25
Raritan River	5.75	6.00
Croton Point—Brown, f. o. b.	12.50	....
Croton Point—Dark and red	12.50	....
*Cartage and dealers' profits must be added to above quotations for retail prices.		
Fronts: (Delivered at buildings.)		
Bufs, No. 1	22.00	28.00
Bufs, No. 1 (delivered at bldgs.)	24.00	28.00
Greys, various shades & Speckled	24.00	31.00
Kittaning White, No. 1	26.50	30.00
Kittaning White, No. 2	24.00	26.00
Old Gold	26.00	32.00
Trenton or Philadelphia Red Fronts	25.00	28.00
Enameled:		
English size	70.00	75.00
American size	65.00	85.00
Seconds, etc	65.00	75.00

### Cement.

There was a decided improvement in the cement market this week. Some interests reported that things were not as bright as they should be and complete optimism with them was still a long way off, but others were more enthusiastic. Nearly all companies are operating their plants at full capacity, but some of them are not finding absorbing markets for all the product they turn out. Manhattan has been quiet for some time, so that other sections, principally about Philadelphia and the southern part of New Jersey and Long Island have been taking more than usual quantities, said one man.

The Edison Portland Cement Co. is shipping full capacity from the recently enlarged plant at New Village, N. J. It was stated that the sales department of this company is looking forward to one of the best years during the remainder of the building season. Most of the product now coming into this market is on contract for delivery well into the third quarter. This company, by the way, has merged its Pittsburgh and Philadelphia offices, all the business conducted heretofore in the former city being handled by the Philadelphia branch in the Arcade building.

Current prices follow:

### CEMENT.

Portland Cement, in cloth*	\$1.43
Rosendale or Natural, per bbl.	.80

\*Basic price of American standard Portland cements. Cloth sacks are repurchased at 7½ cents delivered at mill.

### Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland	\$1.43@	\$1.58
Atlantic Portland	1.43	....
Atlas Portland	1.43	1.53
Bath Portland	1.43	....
Edison Portland	1.43	....
Dragon Portland	1.43	1.58
Lehigh Portland	1.43	1.58
Trowel Portland	1.43	1.58
Vulcanite Portland	1.43	1.58
Alsen's (German) Portland	....	2.40
Dyckerhoff (German) Portland	....	2.43

### Iron and Steel.

No improvement in the pig iron market is reported. Transactions in this district were exceedingly dull this week, partly because of adverse weather. Prices were not so firm on either Northern or Southern.

Structural steel was in even a keener market with competition close for fabricated steel orders. This condition is equally true of districts outside of this. Low prices, therefore, are not infrequent and there is also considerable shading, on both building and bridge work. The market is not holding any where near to the quoted range, although circumstances

alter all cases. There was some railroad work in sight, among other lots being 250 tons for the Central Railroad of New Jersey. As far as New York is concerned, there is considerable construction work in sight, but it is being held back for some reason.

Such fabricators as Levering & Garrigues, Ravitch Brothers and the American Bridge Co., and the Hay Iron & Foundry Co., are keeping busy, but their shops could handle much more if they had to. There is no prospect for an immediate change in prices over those now quoted but a firming up over present conditions is expected at any time.

PIG IRON.—The following are nominal delivered prices at tidewater for shipment into the third quarter:

Northern:	
No. 1 x Jersey City	\$18.00@ \$18.50
No. 2 x Foundry	17.50 18.00
No. 2 Plain	17.00 17.50

The following prices are f. o. b. cars Birmingham, freight to N. Y. \$4.25 and including litherage within litherage limits, N. Y. harbor, \$4.85:

Southern:	
No. 1 Foundry	\$18.00@ \$18.50
No. 2 Foundry Spot	17.20 17.70
No. 3 Foundry	16.75 17.25

### STRUCTURAL STEEL.

Nominal prices f. o. b. dock N. Y.	
Beams and Channels, 15-in. and under	\$1.60@ \$1.65
Angles	1.65 1.70
Tees	1.65 1.70
Zees	1.65 1.70

### BAR IRON FROM STORE (National Classification.)

ROUND AND SQUARE IRON.	
1 to 1½, base price	\$1.85 \$1.90
¾ and ¾-in.	1-10c. extra

FLAT IRON.	
1½ to 4 in. x ¼ to 1 in., base price	2.00
1½ to 4 x ¼ x 5-16	2-10c extra
2 to 4 in. x 1½ to 2 in.	5-10c extra
4¼ to 6 in. x 1¼ to 1½	4-10c extra
Norway Bars	3.35
Norway Shapes	3.35
Burden Best Iron	\$3.15 base
Burden H. B. & S.	\$2.95 base
Machinery Steel, Iron Finish, base	2.00
Soft Steel Bars, base or ordy. sizes	2.00
Tool Steel, regular quality	7.00
Tool Steel, extra quality	13.00

### SOFT STEEL SHEETS.

¼ and heavier	2.30
3-16	2.40
No. 8	2.50

Blue Annealed.	
No. 8	2.50
No. 10	2.50
No. 12	2.55
No. 14	2.60
No. 16	2.70

Mill Store.	
Cleaned, American.	
Cold Rolled.	
No. 16	\$2.90 \$3.00
No. 18	2.85 3.00
No. 21	....
No. 22	2.25 2.90
No. 24	....
No. 25	2.30 3.10
No. 26	....
No. 27	2.35 2.30

GENUINE IRON SHEETS.—Galvanized.	
Nos. 22 and 24	per lb. \$5.75
" 26	" " 6.25
" 28	" " 7.25

### TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. IX is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating	@ \$17.30
About 30-lb. coating	15.20
About 20-lb. coating	13.50
About 15-lb. coating	\$10.90 11.45
About 8-lb. coating	8.30

### RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb.	11¼@ 14
Patent planished per lb. A., 10c.; B., 9c., net.	
Metal laths, per sq. yd	22 24

### GALVANIZED STEEL.

Nos. 14 and 16	Per 100 lbs. \$3.10
" 18 and 20	" " 3.25
" 22 and 24	" " 3.45
" 26	" " 3.65
" 27	" " 3.85
" 28	" " 4.00
" 30	" " 4.65
No. 20 and lighter, 36 ins. wide, 25c. higher.	

FABRICATED SLAB REINFORCEMENT.

"Triangle" Mesh, Style 27 (approved for 6 foot spans), in carload lots F. O. B. dock, N. Y., \$1.05 per 100 sq. ft.
"Triangle" Mesh, Style 26 (approved for 8 foot spans), in carload lots F. O. B. dock, N. Y., \$1.29 per 100 sq. ft.

Lime and Plaster.

The lime market is fair, according to a report of current conditions supplied by the Rockland-Rockport Lime Company of the Fifth Avenue building, for the Record and Guide. Prices, while firmer, are not expected to change within the immediate future. The Maine quarries of this company are operating at about 75 per cent. of capacity. The New England market for lime is reported to be exceptionally good at this time, the call being for good grades of finishing lime.

The lull that has characterized other branches of the building material market within the last month has not made itself felt in lime. Hydrated, while selling low, is meeting with much competition and seems to be in increasing demand. March was reported to be a good month and April promises to exceed last month's volume of business. Other companies also report good business, comparing favorably with that of last year.

The Rockland-Rockport's land lime, which the United States Agricultural Experiment Station is recommending is making great gains, especially in the tobacco territory of the South. Special agencies have recently been opened in Norfolk.

Lumber.

The call for yellow pine timbers, which alone has led the local business within the last few weeks, although at low volumes, gave place this week to a firmer demand for factory flooring and medium grades of pine flooring, No. 2 common predominating, according to one wholesaler. This line also led during the last part of the preceding week. There was a better undertone, but business does not approach anything like a boom and the favorable reports heard in certain sections were not received everywhere.

The companies operating to the retail trade in New Jersey reported a firm, steady and improving call. Here is where most of the flooring went early this week. In the Bronx conditions were better, but this was probably due to several large operations coming out during the last two or three weeks. Brooklyn firms, for the most part, reported an improving call for medium grade building lumber in the outlying sections. The range of prices probably will remain firm for some time, as the call at present is hardly enough to sustain quotations at present levels.

BOARDS.—Kiln dried, N. C., F. O. B. vessel:

Table with columns: No.1, No.2, No.3, Culls. Rows include 4-4 Edge, 4-4 Wise Edge, 4-4x4, 4-4x6, 4-4x8, 4-4x10, 4-4x12, 5-4 Edge, 5-4 Wide Edge, 5-4x10, 5-4x12, 6-4 Edge, 6-4x10, 6-4x12, 8-4 Edge, 8-4x10, 8-4x12, Bark Strips.

Air dried, N. C., F.O.B. vessel:

Table with columns: No.1, No.2, No.3, Culls. Rows include 4-4 Edge, 4-4x6, 4-4x8, 4-4x10, 4-4x12, 5-4 Edge, 5-4x10, 5-4x12, Bark Strips.

\*These widths included with Edge in these Grades.

FRAMING.—Square and Round: 12-14-16 18-20 ft. 22 ft. 24 ft. 2x4, 2x6, 2x8, 2x10, 2x12

FLOORING.—F.O.B. Car: 13-16x2 1/2 and 3, Flat Grain, 13-16x3 1/2 to 4 1/2, Flat Grain, 13-16x3 to 4, Jointed F. Gr., 13-16x2 1/2 and 3, Rift, 13-16x3 1/2, Rift, 1-1-16x2 1/2 to 4 1/2, Flat, 1-1-16x2 1/2 to 3 1/2, Rift

CEILING AND PARTITION: 13-16x All widths except 5 1/2, 13-16x5 1/2, 3-4x All widths except 5 1/2, 3-4x5 1/2

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, \$21.00 per M. West Virginia Hemlock, base price, \$20.50. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

LATH. 1 1/2 in. round wood lath, Eastern spruce, slab, SPRUCE (Eastern; Random Cargoes.) 2 inch cargoes, 6 to 9 inch cargoes, 10 to 12 inch cargoes

WHITE PINE. Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet, Selects, 4-4, 5-4, 6-4, 8-4, Shelving, No. 1, 1x10 in., Shelving, No. 2, 1x10 in., Cutting up, 5-4, 6-4, 8-4, 1sts., Cutting up, 5-4, 6-4, 8-4, 2ds., No. 1 Dressing boards, 5-4, 6-4, 8-4

LONG LEAF YELLOW PINE FLOORING.

"A" Heart face rift, D. & M., 13-16 x 2 1/2, counted 1 x 3, "B" Heart rift, D. & M., 13-16 x 2 1/2, counted 1 x 3, "C" Heart rift, D. & M., 13-16 x 2 1/2, counted 1 x 3, "A" Rift, D. & M., 13-16, counted 1 x 3, "B" Rift, D. & M., 13-16, counted 1 x 3, "C" Rift, D. & M., 13-16, counted 1 x 3, "A" Flat, D. & M., 13-16, counted 1 x 3, "B" Flat, D. & M., 13-16, counted 1 x 3, No. 1 Com., D. & M., 13-16, counted 1 x 3, No. 2 Com., D. & M., 13-16, counted 1 x 3, "A" Heart Rift, 13-16 x 3 1/4, counted 1 x 4, "B" Heart Rift, 13-16 x 3 1/4, counted 1 x 4, "C" Heart Rift, 13-16 x 3 1/4, counted 1 x 4, "A" Rift, 13-16 x 3 1/4, counted 1x4, "B" Rift, 13-16 x 3 1/4, counted 1x4, "C" Rift, 13-16 x 3 1/4, counted 1x4, "B" Flat, 13-16 x 3 1/4, counted 1x4, No. 1 Com., 13-16 x 3 1/4, counted 1 x 4, No. 2 Com., 13-16 x 3 1/4, counted 1 x 4, No. 1 barn boards, 8-in., 10-in., 12-in., No. 2 barn boards, 8-in., 10-in., 12-in., No. 3 barn boards, 8-in., 10-in., 12-in.

RED GUM, per M. feet, f. o. b. N. Y. C. 1 in. FAS, 1 in No. 1 Common, SAP GUM, per M. feet, f. o. b. N. Y. C. 1 in. FAS, 1 in. No. 1

Stone.

Building stone is still in a dull market. Some green stone came in this week and served to relieve the tension somewhat, but shipments of any size are not expected for 30 days. The strike in the Bedford quarries has been settled, most of the old hands going back to the jobs. One wholesaler who visited the quarries within the last few weeks found that the late strike will interfere with shipments in the immediate future, but that every effort is being made to catch up. Fortunately, the call here is very light at present, as few sizeable stone contracts are being let.

Granite interests are in better shape than the lime and sandstone interests, but conditions are not so encouraging as they might be. There are few big contracts being let, although granite men say there is a great deal of desirable work on the boards. Marble interests find a slight improvement, especially in foreign material

DEMAND FOR SLATE IMPROVING.

The well known roofing slate house of E. J. Johnson, 38 Park row, reported this week a much better tone in the roofing slate market. While prices have not changed since January first, there may be a slight upward movement on or about June or July, providing, of course, the present improvement in business continues.

The slate quarries where Bangor No. 1, Brownsville & Monson, Chapman No. 1, Peach Bottom, Red. No. 1 and the popular Unfading Green come from, are working to full capacity and are shipping heavily to this market, which is called upon to supply great quantities of this material to suburban operations. The "Aked Church" is one of the many local operations that roofing slate men are watching carefully at this time, although no intimation has so far been made as to what kind of material will be used on this edifice.

STONE.—Wholesale rates, delivered at New York.

Bennington building marble, Brownstone, Portland, Con., Caen, Georgia building marble, Granite, black, Granite, grey, Granite, Milford, pink, Granite, Picton Island, pink, Granite, Picton Island, red, Granite, Westerly, blue, Granite, Westerly, red, Hudson River bluestone, promiscuous sizes, per cu. ft., Dressed, ditto, Kentucky limestone, Lake Superior redstone, Limestone, buff and blue, Longmeadow freestone, Ohio freestone, Portage or Warsaw stone, Scotch redstone, South Dover building marble, Tennessee marble, Vermont white building marble, Wyoming bluestone

SLATE.—Prices are per square, delivered in New York in car lots.

Bangor, Genuine, No. 1, Brownville & Monson Mine, Chapman, No. 1, Peach Bottom, Red, No. 1, Unfading Green

The Growth of Liability Insurance.

William T. Ritch, Inc., who specializes in contractors' bonds, fire and accident insurance, at 1123 Broadway, has opened an office in Philadelphia, in the National Bank Building, 421 Chestnut st. The fact that this concern was the first to specialize in this line of insurance is forcibly told in the columns of our name sake, the Record and Guide of Philadelphia, which in a recent issue said:

"The growth of liability insurance has been increasing constantly year by year, as shown by the reports of a few of the large companies writing this line, and it is rare indeed to find an employer of labor, who does not see and profit by this form of protection. The builder with the knowledge, that he has guarded all the doors against vexatious suits at law, and probable entry of judgments, enables him to complete all his undertakings, with his credit unimpaired, in other words, he has by this wise provision put a discount upon all unlooked for future trouble, which he could not foresee when making his estimate. We believe that our readers to whom this matter mostly applies, will agree with us, that full opportunity has not been taken of the protecting virtues of insurance of this kind; that has been done, in New York, Chicago, and other large cities.

"Our attention has been called to what must be considered an important fact, and that is when taking out such insurance—Be sure and see that you are fully and properly protected. The trouble being in most cases, when the contractor is brought to consider the subject, he leaves the details to the agent taking the risk, and he never knows, unless he is most careful, whether he is getting what he wants or not. What has been

most needed, and which we are now pleased to announce, is specialism. We hear of specialists in law and medicine, and as liability insurance is to a large extent controlled by principles of law, it should also be classified as a specialty, by that we mean, the agent taking the risk must have absolutely familiar knowledge of the line of business, feel the pulse as it were, and prescribe the remedy. In such practice, the assured can place his policy in his safe and forget it. We are pleased to make the announcement that Philadelphia can claim the same distinction accorded New York, in having with us a doctor of insurance. William T. Ritch, Inc., 1123 Broadway, New York, has opened a branch office in the Philadelphia National Bank Building, 421 Chestnut street. This corporation long established in New York is the pioneer, in fact, the only corporation claiming the title of being specialists upon the more serious forms of insurance, with all which that distinction implies. "The founder, William T. Ritch, has long been connected with the building industry in New York and Connecticut, charter members of the Building Trades Employers' Association, and other building organizations, including the Master Builders' Exchange, of Philadelphia, is therefore not only Ritch in name, but rich in experience in all matters affecting the trades allied with the building industry."

#### Facade Dentistry as Income Restorer.

When the facade of your building becomes grimy or the stone crumbles and falls away, the attractive qualities of the premises are nil. You do not find it profitable to neglect your teeth; therefore, it is not profitable to neglect the front of your building. As teeth are restored and rebuilt, so can the front of a building be renewed and the cost is comparatively slight.

The Fordham Stone Renovating Company, 1123 Broadway, N. B. Smyth, president, is a facade dentist. This company restores stone and brick buildings so that they look like new. As for brownstone, usually a most difficult material to rejuvenate, this company's chemists have devised a stucco composition that is an exact counterpart of the original and cannot be detected. An example of the work that this company does is found on one of the Government buildings on Governor's Island. A whole slab of considerable size was stuccoed and the original art design, consisting of flags and figures, was carved out of the new stucco in exact duplicate of the original, worn away by the weather. This piece of work has attracted widespread attention.

The Fordham Stone Renovating Co. recently completed a difficult job on the Times building tower. Here limestone had to be pointed and brightened and it was necessary to tie the scaffold and the men owing to the high altitude and wind.

#### Progressive Strides of Bronx Supply Firms.

With the wonderful expansion of the Bronx great building supply firms are being developed. The case of John A. McCarthy & Brother, 149th st and the Harlem River, Bronx, is a conspicuous example and fully illustrates the value of advertising and of close application to business. The story of the success of this firm was told to a Record and Guide reporter by Mr. John A. McCarthy, who said, in part:

"The Bronx has just begun to grow. This is where the greatest building in the city is going to be in the years to come, just as it is today. We are seeing only the beginning of the movement now. We

moved up here one year ago from our yards at the foot of Rivington st, East River, and where we kept only a few horses working at first we now have 60 at work daily and distribute 2,000,000 brick a week. The Bronx will be the home borough of the city yet and already there is a growing demand for apartments and those popular semi-suburban houses that can scarcely be filled."

Some of the big operations that John A. McCarthy & Brother have been supplying material to lately are the Riviera apartments, Boulevard and 156th to 157th sts, where 6,000,000 Hudson River common brick and 15,000 barrels of cement will be used; the Link apartments in 181st st, West of Broadway, where 3,500,000 Hudson Rivers will be used; the Helene Realty Company, the L. & M. Holding Company and several others in the vicinity taking about 8,000,000 more.

The firm, besides its main yards at the foot of Rivington st and the East River and 149th st, also delivers at tidewater in Fordham, Port Morris and at 155th st and the Harlem River.

A further evidence of the growth of this section is shown by the fact that John A. McCarthy & Bro. have already contracted for half as much business as they did during all of last year, regardless of the dull period that is just passing in the building material market. The prospects are that this year's business in building material in the Bronx will be considerably greater than last year's, which was a record one in many respects.

#### Edison Cement Co. to Entertain Architects.

The Edison Portland Cement Co., 1133 Broadway, is completing arrangements for taking the alumni of the architectural department of Cooper Union on an excursion to the company's works at New Village, N. J., on Saturday, May 14. This is the company that makes a feature of grinding its product exceedingly fine, and so, it is claimed, producing superior surface finish and body strength. Mr. Thomas A. Edison has recently perfected some giant rolls that greatly simplify the manufacture of cement and, since these great crushers capable of munching a boulder three feet thick with the ease of a person crushing a peanut shell, are now installed and in daily operation, this will be one of the special attractions of the trip.

The Edison Portland Cement Company will also have exhibits in the Madison Square Real Estate Exposition in Madison Square Garden, at the Exhibition of the Textile Mills of Massachusetts in Boston, and at the Engineers' Convention in Harrisburgh, on June 1. Novel demonstrations are being planned by the advertising department, especially to exploit Edison's waterproofing paint.

#### Some Recent Otis Elevator Contracts.

The Otis Elevator Co., 17 Battery pl, announces some of the more important elevator installations recently contracted for as follows:

In the subway station, 191st st and St. Nicholas av, two large electric passenger elevators and at the 181st st and St. Nicholas av station the same equipment will be put in; for the Braender Building & Construction Co., s e corner of 4th av and 24th st, six passenger and four electric passenger and freight and one side-walk elevator; the Automobile Club of America, 247-59 West 54th st, one geared traction electric passenger elevator and four geared traction electric freight elevators, and the George M. Cohen Theatre, 43d st and Broadway, three electric passenger elevators and two electric side-walk elevators.

#### Power vs. Heating.

The method of heating building used for manufacturing purposes has had a more important bearing on the introduction of new power systems than would appear possible. Electrical power was introduced tardily in many small industries, because steam being necessary for heating was also used for furnishing power. Today producer gas, an economical form of power is held back in its development because factories are steam heated, or owners appear to think there is no other efficient method. Eventually electricity won out because of its more economical transmission. Likewise producer gas may now win out because of the recent introduction of a new system of heating—a fan system which requires neither steam nor water. The heat from the combustion of producer gas goes direct to the air, passing through the tubes of an "Aertube Heater" (manufactured by Harrison Engineering Co., of New York City), and is then distributed as in a fan system with a steam heater. All the expense and complication of a steam plant are avoided.

#### A Practical Slate Table.

Showing sizes of slate, the number of pieces in a square, and how much should be exposed to the weather on the roof, allowing 3 inches lap:

Size of slate, inches.	No. in each square.	Exposed when laid, inches.	Distance of lath.
24 x 14	98	10½	10½
24 x 12	115	10½	10½
22 x 12	126	9½	9½
22 x 11	138	9½	9½
20 x 12	142	8½	8½
20 x 10	170	8½	8½
18 x 12	160	7½	7½
18 x 10	192	7½	7½
18 x 9	214	7½	7½
16 x 12	185	6½	6½
16 x 10	222	6½	6½
16 x 9	247	6½	6½
16 x 8	277	6½	6½
14 x 10	261	5½	5½
14 x 8	327	5½	5½
14 x 7	374	5½	5½
12 x 8	400	4½	4½
12 x 7	457	4½	4½
12 x 6	533	4½	4½

To determine the number of pieces to a square of any size slate not given, first deduct 3 inches from the length, divide this by 2; multiply by the width of slate and divide the result into 14,400.

An example—20 x 10 would be calculated thus: 20-3=17 divided by 2=8½, 8½ x 10 =85; 85 divided into 14,400=169 41-100 pieces.—E. J. Johnson's Slate Buyers' Bulletin.

#### Callings Things by Their Names.

That greater attention than was formerly accorded is now being bestowed by many architects in this country upon the subject of specification writing is evident to anyone occupying a position in which he has occasion to scrutinize the instruments emanating from a number of architects' offices. The old-time indefinite forms have now practically passed. It is no longer common to find a girder or beam specified "of sufficient strength to carry the load," and such phrases as "the material furnished shall be good and sufficient and of a character to meet the approval of the architect" are not of frequent occurrence in modern specifications. They have been eliminated as not sufficiently definite to insure satisfactory results under present conditions. In fact, specifications are fast becoming specific, and the commendable tendency to call for certain materials, devices or equipment by name is marked. To our minds this is in the nature of a distinct advance in the art of building. When an architect has, from experiment, investigation or experience, become convinced that a certain material or equipment is superior to others for a certain position or use, it appears utterly puerile to resort to a statement of the results anticipated, or to go into a long general description of the thing required, or even to call for the desired article "or equal approved."—American Architect.



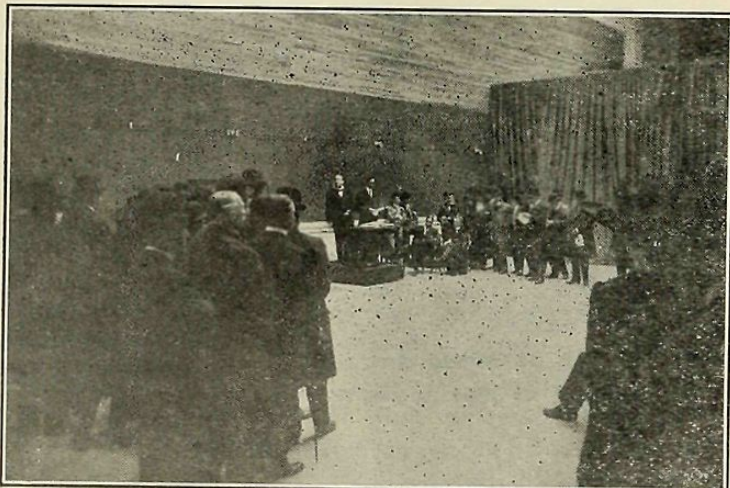
ment House, at the southeast cor of 113th st and Riverside Drive. Investors have lately been turning in large numbers to Riverside Drive and it is expected that within a short time the Drive will be the scene of great activity.

Further evidence of activity created by the proposed Lexington av subway is contained in the announcement of the sale of the westerly block front on Madison av, between 82d and 83d sts, which is part of the large holdings of the Schermerhorn estate. The construction of the subway seems assured, inasmuch as the Assembly has passed two bills exempting bonds issued for self-sustaining public improvements from the debt limit of the city. With the first signs of physical construction work, the speculative boom will gain strength and bring Lexington av and the thoroughfares adjacent and contiguous to it into the forefront of the market.

The recently reported sale of the northeast corner of 7th av and 37th st was completed this week by the recording of the deed. The stated consideration of the plot is \$880,000. It is said that the buyer refused a profit of \$200,000 on his contract. Were it not for the ownership of the adjoining property by the Wendell family this plot could be improved very advantageously. As it is the Wendell holdings will mar any improvement that may be made. The refusal of the Wendells to part with any of their inherited property and their neglect to improve their holdings with structures in keeping with the nearby buildings has retarded the development of the immediate neighborhood. Their action is against public policy, aside from the financial injury caused adjoining property. The public has no legal right to compel Mr. Wendell to dispose of his property, but the spirit of good citizenship should not permit him to put obstacles in the path of improvements.

## THE AUCTION MARKET

**M**R. ROBERT E. DOWLING'S purchase of the Yerkes mansion and gallery for \$1,239,000, at a public sale, was the leading feature of the Auction Market. As predicted in last week's Record and Guide, the court's rescission of the restrictions did have the desired effect of attracting bidders. The amount obtained by the auctioneer, Mr. Jos. P. Day, was about \$160,000 less than the upset price, but due consideration should be given to the fact that in these times of high cost of living, it is not to be expected that a hankering for million dollar



JOSEPH P. DAY SELLING THE YERKES PROPERTY AT 5TH AV AND 68TH ST, IN THE ART GALLERY.

residences can be found among the masses. Nevertheless the competition to get possession of the Yerkes mansion and gallery was keen and Mr. Dowling won out only after one hundred bids were made. Nearly every real estate man of note was present, the attendance being much better than last week.

The property was first offered in two parcels, the 5th av gallery and the mansion. Mr. Dowling put in the successful bid of \$302,000 for the gallery against lower bids made by Theodore Herrman, of Guggenheim, Untermyer & Marshall, and then he bought the mansion for \$701,000. The property was then offered as a whole, the first bid being \$1,025,000, Messrs. Morgenthau, Babbage, Chesebrough and Dowling bidding against each other, until \$1,025,000 was offered whereupon Messrs. Morgenthau and Babbage withdrew. Mr. Chesebrough held on until Mr. Dowling's final bid of \$1,239,000.

After the sale Mr. Dowling was congratulated upon the "bargain" he had obtained. It is generally conceded that the property is worth \$250,000 more than Mr. Dowling paid for it. He said that the bidding was for his personal account, but he did not announce that he would occupy the mansion. Mr. Thomas Fortune Ryan, who lives in an adjoining house, may possibly be interested in the transaction to the extent of taking the property off Mr. Dowling's hands.

**THE SCIENCE OF REAL ESTATE BROKERAGE.**—Every subject worthy of careful study must have a basis from which to start. The Record and Guide and The Realty Records Co. have been pioneers in making the science of real estate brokerage possible to every broker.



ROBERT E. DOWLING WHO PAYS \$1,239,000 FOR THE YERKES MANSION AND ART GALLERY.

## SHALL THE "L" PAY ASSESSMENTS?

**A** NOVEL point was raised before the Board of Revision on the question of ratifying the action of the Board of Assessors in levying an assessment for the construction of a sewer on 3d av, between 12th and 13th sts, Manhattan. Many years ago a private sewer was built and recently, owing to the underground operations of the electric light companies, the connection of this sewer became severed.

The city deemed it opportune to construct a new sewer on this street, to be used only by property owners on the west side of the block, the other side having other sewer connection. The cost of the new sewer was \$19.16 a foot for the adjoining property owners, an unusually high rate. Most of the property is owned by the Stuyvesant Estate, and the assessment would have to be paid by the leaseholders. When the matter came before the Board of Assessors objections were made on various grounds. The owners or lessees of southwest corner of 13th st and 3d av claimed that their property connected with the sewer on 13th st, the assessment of which had been paid many years ago. They did not propose to pay twice for the privilege of having sewer connection. The other objectors claimed that the assessment was excessive, the rentals of the property being low and the whole block front unproductive to a large extent.

As the Board of Assessors did not think a reduction of assessments would be justified, the matter went before the Board of Revision. The novel objection made before this Board was that the assessors should have included the Elevated Railroad as a party benefited. The lawyer who raised this point argued it at length. It was brought out in the investigation that the Elevated Railroad had no connection with the sewer, hence it appeared that the action of the Board of Assessors not to include the Elevated Railroad was properly taken. The Board of Revision referred the matter back to the Board of Assessors for further consideration. The duty of the assessors is to assess for benefit and as in the present instance the railroad company was not benefited in any way—the elevated structure not connecting with the sewer—the railroad company will not be included in the assessment.

## TENEMENT HOUSE DEPARTMENT TO REMAIN AT 23RD STREET.

The Sinking Fund Commission, at a meeting held on April 20, approved the renewal for one year of the lease of the present quarters of the Tenement House Department at 44 East 23d st. This action was taken after the Board of Aldermen had refused to confirm the purchase of the building at Irving pl and 16th st, for the use of the Tenement House Department, the Building Department and the Board of Health. While there are probably good grounds for refusing to purchase the property, among them being the statement of the Aldermen that all municipal departments are to be housed in the new Municipal Building, and, another, that the price was too high, the fact remains that all three departments are not now properly housed, and it is very doubtful whether the city could build a similar building for \$780,000, the price agreed upon for its purchase. So far as the new Municipal Building is concerned, it will be several years before it is ready for occupancy, and then it will probably be found that it is not large enough for all the city departments. The Brooklyn Branch of the Tenement House Department will be located after May 1 in the Offerman Building, on Fulton st, from Duffield to Bridge sts, where it will have an entire floor at a saving of one-third in rent.

## PRIVATE SALES MARKET

### SOUTH OF 59TH STREET.

**CHRISTOPHER ST.**—Crist & Herrick and the O. E. Larson Co., of Brooklyn, sold for the heirs of William Livingston, deceased, the property known as 86 Christopher st, a 3-sty building, on lot 21x67.11x irregular.

**CHRISTIE ST.**—Jacob Levy resold to Nelson Flanagan 111 Chrystie st, a 6-sty tenement, with stores, on lot 25x100.

#### Will Improve for Store Purposes.

**LIBERTY ST.**—Geo. N. Robinson, of the firm of James Beggs & Co., owners and occupants of 109 Liberty st, has acquired the adjoining 5-sty building at 107, together with a small strip which fronts 5 ft. 8½ ins. on Liberty st, and extends 117.5 ft. along Church st, tapering down to the smallest fraction of an inch. Mr. Robinson purchased the property through the Fernando W. Benner Co. and intends to improve the strip and the lower part of the building just sold for store purposes, similar to the improvement of the Anoka Realty Co. on the opposite northeast corner of Church, formerly the 2d Precinct Police Station.

**13TH ST.**—Edward A. Prentice sold to R. Ray, 523 East 13th st, a 6-sty new-law house, on plot 37.6x103.3.

**14TH ST.**—Peter P. Sherry sold for Philip Peters the apartment house 323 West 14th st, on lot 25x125 to Henry B. Crawford.

**16TH ST.**—H. E. O'Reilly bought 43 West 16th st, a 4-sty dwelling, 25x92. This property, together with three abutting parcels on the south side of 17th st, was sold recently by the Astor estate. Mr. O'Reilly owns the adjoining dwellings, 45 and 47 West 16th st, and now controls a plot 63x92.

**21ST ST.**—The Lincoln Holding Co., David Zipkin president, bought the property at 133 and 135 West 21st st, old buildings, on plot 42.6x98.9. The company recently purchased the adjoining parcels at 137 and 139 from Joseph H. Choate and 141 from the Sleight estate and now controls a plot 100x98.9, upon which they will erect a 12-sty loft building. M. & L. Hess were the brokers.

**25TH ST.**—The Douglas Robinson, Charles S. Brown Co. sold for William and Robert E. Gaskell 433 East 25th st, a 2-sty factory, on lot 25x98.9. The buyer is Mrs. William Church Osborn, president of the Bellevue Training School for Nurses, which owns 423 to 431 adjoining, a plot 125x98.9, which they purchased in 1904 for \$50,000.

**25TH ST.**—Morris H. Hayman is reported to have closed negotiations for the resale of the buildings 146 to 150 West 25th st, on plot 55x98.9, between 6th and 7th avs. According to the report, the buyer is George E. Gibson. No confirmation could be obtained at the office of either of the principals. Mr. Hayman, representing clients, acquired the property in January from the Kaywood Realty Co. The company shortly before acquired it from the Orange County Milk Association.

**26TH ST.**—Louis Rosenwaike bought from the Flaccus estate 323 East 26th st, a 5-sty tenement with 3-sty tenement in the rear, on lot 25x98.9.

**26TH ST.**—The Douglas Robinson, Chas. S. Brown Co. sold for the estate of Frances Adelaide Lawrence to Aaron Coleman 128 West 26th st, a 5-sty tenement, 25x100.

**30TH ST.**—Ames & Co. sold for Samuel J. and Edward E. Ashley to the Lithuanian Alliance of America 307 West 30th st, a 4-sty building, on lot 25x98.9.

**38TH ST.**—Dorothea Levy and John Merkel sold 269 and 271 West 38th st, two 4-sty and basement dwellings, on plot 41x98.9. D. M. Koehler & Co. are reported to be the buyers.

**45TH ST.**—Edgar Williams sold for W. A. Brown to J. Henry Dutting, 524 West 45th st, a 5-sty tenement with stores and lot, 25x100.5.

**45TH ST.**—J. B. English sold for the Actors' Society of America the 4-sty club house 133 West 45th st, on lot 20x100, to a client of I. H. Kramer's office.

**49TH ST.**—Martin & Schmonsees sold for Elizabeth Engelhardt the 5-sty double tenement 511 West 49th st, on a lot 25x100.

**49TH ST.**—Dr. F. A. Remington bought 57 West 49th st, a 4-sty dwelling, on a lot 20x100.5; Columbia College leasehold. Dr. Remington is the tenant in the house.

**50TH ST.**—Stephen H. Thayer sold 124 West 50th st, a 2-sty stable on lot 25x100.5.

**52D ST.**—Henry D. Winans & May report the sale for Lorenzo E. Woodhouse of the 2-sty private stable, 115 West 52d st, on lot 25x100. Chas. F. de Casanova & Co. represented the purchaser.

**AV A.**—The Douglas Robinson, Chas. S. Brown Co. sold for the estate of Frances Adelaide Lawrence the southeast corner of Av A and 23d st, a 5-sty tenement, on lot 24.9x75. The buyer is the Brower estate, which owns the rest of the block front on the east side of Av A, between 22d and 23d sts.

**BOWERY.**—D. & W. Mullins sold for the Mandel Realty Co. to Alice Flynn 197 Bowery, a 6-sty fireproof hotel, on lot 25x150. The premises are leased to one tenant for 10 years at an aggregate net rental of \$100,000.

**EAST BROADWAY.**—Mandelbaum & Lewine resold the two 5-sty tenements and stores, 110 East Broadway, running through to 101 Division st, each on lot 21x65, to Faybush Libman, who owns adjoining property. The houses were purchased last week from the Lawrence estate.

**LEXINGTON AV.**—Huberth & Gabel, in conjunction with S. B. Goodale & Son sold for Elizabeth Hayes the 5-sty hotel buildings on plot 39.2x80 at 63 and 65 Lexington av, adjoining the northeast corner of 25th st, to Bernard Reich. This property has not changed hands for 50 years.

#### Seventh Avenue Activity.

**7TH AV.**—The estate of Alfred Marshall sold through Augustus A. Ivins Co. the northeast corner of 7th av and 37th st, a plot having a frontage of 98 feet in the avenue and of 244 feet in the street. The estate held the property at about \$900,000. The adjoining parcel, including the northwest corner of Broadway and 37th st, is owned by Mary A. Fitzgerald. The balance of the block and the entire square block to the north is owned by John G. Wendell and members of the Wendell family. Immediately north of the Wendell holdings is the square block occupied by the Metropolitan Opera House.

**9TH AV.**—John K. Moors sold 805 9th av, a 5-sty flat, on a lot 25x100, for Conrad Alheidt and Martin Bachmann.

### NORTH OF 59TH STREET.

**60TH ST.**—Jonathan Bennett, Frederick V. Pitney and Alexander Wilson as executors of Susan Wright have sold to the New York and Westchester Improvement Co. 225 and 227 West 60th st, two 4-sty buildings, on plot 50x100.5.

**70TH ST.**—The Douglas Robinson—Charles S. Brown Co. sold for R. H. E. Elliott 169 East 70th st, a 3-sty dwelling, on lot 16.8x100.5, near Lexington av. The buyer is Mrs. Munroe Smith, who lives at 323 West 75th st.

**71ST ST.**—Post & Reese sold for Margaret G. Lord 163 East 71st st, a 3-sty dwelling on a lot 15x102.2.

**74TH ST.**—Slawson & Hobbs and E. C. Williams & Co. sold 235, 237 and 239 West 74th st, three 3-sty dwellings, on a plot 60x102.2, for Blanche Walton, William R. Wilder and Arabelle M. Kneeland respectively. The purchaser is the Herald Square Holding Co., and an 8-sty apartment house will be erected on the site.

**82D ST.**—F. R. Wood & Co. sold for John P. Conselyea the lot 25x102.2, on the south side of 82d st, 125 feet west of West End av. The buyer will erect a 7-sty bachelor apartment house. The property had not changed in 75 years.

**86TH ST.**—Alice M. and John J. O'Brien sold to Leo F. Gieberich 312 East 86th st, a 3-sty and basement dwelling on lot 17.6x102.2.

**90TH ST.**—W. H. Dolson & Co. report the sale of 261 West 90th st, for David Canavan, a 4½-sty American basement dwelling, 17 x100.8½.

**90TH ST.**—Samuel Heyman sold 32 West 90th st, a 3-sty and basement dwelling, on lot 20x100.8.

**90TH ST.**—The F. Dornberger Realty Co. sold for the George Ringler Brewing Co. to Jacob Koch 127 and 129 East 90th st, two 5-sty flats, on plot 50x100.8.

**107TH ST.**—J. C. Hough sold for Kate Maguire to Adolph Voltter the two 5-sty double flats 209 and 211 West 107th st, each on plot 37.6x100.11. The buyer owns 205 and 207, adjoining.

**117TH ST.**—Hersch Frank resold 361 West 117th st, a 3-sty dwelling on lot 16.8x100.11.

**118TH ST.**—Adolph Humpfner & Co., in conjunction with the E. Singerman Co., sold for the Brown Realty Co. to a client for investment, the 6½-sty new-law tenement with stores 344 East 118th st, on lot 25x100.

**125TH ST.**—H. C. Senior & Co. sold for Barbara Friedrich the 5-sty flat 426 West 125th st, on lot 25x100.11 to Frances Brown for investment.

**132D ST.**—Slawson & Hobbs sold for Thomas Keitel the plot 50x99.11 in the south side of 132d st, 150 feet west of Broadway.

**147TH ST.**—Wayland Trask estate sold 422 West 147th st, a 3-sty dwelling, on a lot 19x100.

**162D ST.**—L. J. Phillips & Co. sold for Arthur J. Grosz, 558 West 162d st, a 3-sty limestone front dwelling, on lot 18x99.11, to a buyer for occupancy.

**AMSTERDAM AV.**—M. Edgar Fitzgibbon sold for Dr. Simon Straus to Prof. Chas. G. Herberman 714 and 716 Amsterdam av, a 5-sty flat with stores, on plot 40x100.

**AMSTERDAM AV.**—Thomas & Son sold for a client to Maude T. Lavigne the 7-sty elevator apartment house known as Chatham Hall, at the southeast corner of Amsterdam av and 141st st, on plot 100x40.

**BRADHURST AV.**—W. J. Huston & Son sold for William F. Maher 27 Bradhurst av, a 3-sty and basement building, on lot 44.3x55x irregular, between 143d and 144th sts.

**HAVEN AV.**—The John H. Springer Realty Co. sold through Sumner Deane the plot, 50x120, on the east side of Haven av, 31 ft. north of 169th st.

#### Adjacent to the N. Y. Central's Improvements.

**LEXINGTON AV.**—The Maze Realty Co. has bought through H. Reinheimer 527 Lexington av from M. J. Ryan; 529, from Martin Goodkind, 533 from A. A. Bibby, 535 from H. Goodkind, and the southeast corner from M. J. Ryan. The company owns adjoining property and now controls a plot 18,000 square feet, having a frontage of 140 feet on Lexington av, 120 feet on 49th st, with an "L" on 48th st. This plot the buyers started to accumulate in 1905. They also own 146 to 154 East 49th st, a plot 125x100. Title to the two Ryan parcels passed his week. The transaction was a trade for the two 5-sty flats at the southeast corner of Park av and 88th st.

**MADISON AV.**—D. Y. Swanson, of the firm of L. J. Carpenter & Co., sold for the estate of William C. Schermerhorn the plot, 204.4x60, on the west side of Madison av, from 82d to 83d sts. The block forms part of the farm of John C. Schermerhorn, which originally extended from Park to 5th avs, between 81st and 83d sts. Most of it is now improved with dwellings and apartment houses. St. Joseph's Industrial Home being just to the south of the old farm line. On the 5th av side of the block are two newly constructed residences, one of which, the builders, William Hall's Sons, recently sold to George J. Gould, who acquired the house as a gift for his daughter Marjorie, who was married a few days ago to Anthony Drexel, Jr. The identity of the purchaser was not revealed, but it is understood the property was acquired with a view of reselling to builders of apartment houses, for which, it is expected, the proposed Lexington av subway will create a new demand. Recently a purchase based on similar prospects was made by John D. Crimmins and E. C. Potter, involving the 100-ft. plot at the northwest corner of Madison av and 96th st. Another branch of the Schermerhorn family own the Madison av block facing the one sold the other day.

**PARK AV.**—The Citizens' Holding Co. sold the southwest corner of Park av and 104th st, a 6-sty flat, on plot 100.11x32. A dwelling on West 133d st was given in part payment.

#### The Akron Building Co. Sells.

**RIVERSIDE DRIVE.**—The Akron Building Company (Bing & Bing) sold through Hall, Hawkes & Prentice, attorneys, and Calder & Nassoit, as brokers, the Strathmore apartment house, on the southeast corner of 113th st and Riverside Drive, a 12-sty structure completed last fall, on plot 104x117. It is understood that the property is to be taken over by the United Proprietors' Realty Co., in which one of the large New York estates is interested. The same realty company has recently acquired, it is said, several other large parcels. This deal is further evidence of the advance in investing interests along Riverside drive. The same firms have sold for the Morris estate the private residence 52 East 72d st.

#### Mr. Hoyt Sells Riverside Drive Dwelling.

**RIVERSIDE DRIVE.**—W. H. Dolson & Co. sold 333 Riverside Drive, bet. 105th and 106th sts. for A. W. Hoyt, a 4-sty American basement dwelling, 22.11x100.

WEST END AV.—Lyman E Warren bought 473 West End av, southwest corner of 83d st, a 3-sty and basement brick dwelling, on lot 78.8x20. Ada A. Schley is the owner of record.

### BRONX.

HOFFMAN ST.—Joseph P. Day sold for Lillie T. Cooney to an investor the 3-sty flat 2470 Hoffman st, on lot 25x114.

MANIDA ST.—The Meehan Building Co. sold to Mr. Belsky 823 and 827 Manida st, two two-family houses, making the third of a row that the Meehan Building Co. has sold within a week.

MINFORD PL.—Slawson & Hobbs sold for the George F. Picken Construction Co. 1552, 1554 and 1556 Minford pl, three 4-sty apartment houses, each 37x78x100.

SIMPSON ST.—Christian Kramer bought 1079 Simpson st, a 5-sty flat.

TIFFANY ST.—Henry Morgenthau Co. sold through H. L. Phelps to an investor 941 Tiffany st, a 5-sty apartment house on lot 40x100. The house contains 10 apartments of 7 rooms and bath each, and is right near the new Intervale av subway station.

148TH ST.—Walker & Burger sold for George M. Sallinger the three-family house 256 East 148th st to Pachinilli Brothers.

186TH ST.—Ernst & Cahn sold to Albert Bossert 466 East 186th st, a 4-sty flat, on lot 20x100.

188TH ST.—W. E. & W. I. Brown, Inc., sold for the Mountain Construction Co. a 2-family brick and stone dwelling situate on the south side of 188th st, 112 ft. west of Bathgate av, and known as 508 East 188th st. It is the intention of the purchaser to occupy the same.

234TH ST.—Kurz & Uren sold for Bruckner Bros. three lots on the north side of 234th st, 185 ft. west of Katonah av, to a builder for improvement.

259TH ST.—J. B. James sold for the estate of Mrs. A. M. C. Barnes the plot on the south side of 259th st, 150 feet east of Tyn-dall av, 50x155x irregular.

ARTHUR AV.—Elizabeth Sheldon sold the northeast corner of Arthur av and 181st, a plot 46x93x70x90.

BLACKROCK AV.—Alfred A. Kreuger, in conjunction with Walker & Burger, sold for George M. Sallinger the two-family house 2238 Blackrock av.

BOSTON ROAD.—W. S. Patten and J. L. Van Sant sold to Charles Buek 1043 Boston road, a frame dwelling, on plot 70x159x irregular, near 165th st. W. W. Miller was the broker.

ELTON AV.—Julius Trattner sold for Philip Freudenschmacker 705 Elton av, a 6-sty flat, on plot 52x100, to Charles Kroetz. In exchange for 705 Elton av, Mr. Kroetz gives to Mr. Freudenschmacker the southeast corner of Cauldwell av and 161st st, a 4-sty building, with stores, on lot 25x100.

HAVILAND AV.—Alfred A. Kreuger, in conjunction with Walker & Bueger, sold for Mrs. T. Corden the dwelling on plot 125x108 on the south side of Haviland av, about 85 ft. east of Castle Hill av.

### The East Bronx Movement.

HOE AV.—Leon S. Altmayer sold for Nora Filer the northwest corner of Hoe av and Freeman st, five frame buildings on plot 58.7x82x irregular. The purchaser is the Freeman & Hoe Street Realty Co., which will erect a high class apartment house on the site. The property is located within a block of the Freeman st subway station. Mr. Altmayer has secured building and permanent loans for the operation.

INTERVALE AV.—Frank Begrisch, Jr., sold for cash for the Vale Construction Co. the 5-sty new-law apartment house 1335 Intervale av, 50x93x105, with six families on each floor, all improvements, including telephone in each apartment. This is the second house out of a row built and recently completed by the Vale Construction Co. on Intervale av, sold by the same broker within the last 30 days. Both houses were bought by investors. These buildings are only one block from the Freeman st subway station.

OLMSTEAD AV.—George Smith, of Westchester, sold for Mrs. E. K. Clause to a client the northwest corner of Olmstead and Blackrock avs, a plot 105x108.

POWELL AV.—George Smith sold for the Chester Improvement Co. to a client 2315 Powell av, a plot 33.4x108; also for Matilda Essing to a client 2 lots in the Harrington estate, Nos. 15 and 45, a plot 50x100.

SOUTHERN BOULEVARD.—Gurz & Uren sold for John P. Leo to Lowenfeld & Prager 1308 and 1310 Southern boulevard, two 4-sty flats, with stores, each on plot 37.6x100.

TELLER AV.—Schwab & Co. sold for Mrs. Nally to Isaac Brown the 2-family brick house, 25x100, 1354 Teller av.

### Vyse Estate Landmark Sold.

SOUTHERN BOULEVARD.—Dr. Ernhardt sold his house and barn on the premises at the southeast corner of Southern Boulevard and Freeman st. The house was sold to the Martha Graham Construction Co., which will have the same moved to a lot on the south side of Freeman st, 25 ft. east of Vyse av. The barn was sold to John Greene, who will move same to the rear of a plot known as 1215 Hoe av. Dr. Ernhardt will improve the corner by building 1-sty stores on the plot, which is 75x100. This is one of the last landmarks of the old Vyse estate.

VYSE AV.—John A. Steinmetz sold for the Bolton Estate, 1901 Vyse av, on plot 50x150, with dwelling thereon, to Robert Adelman.

WALLACE AV, ETC.—Charles Schano & Co. have sold the three 2-family houses 1830, 1880 and 1882 Wallace av, Van Nest; also lots 536 and 537 Bronx View Park to a builder for immediate improvement.

WASHINGTON AV.—W. E. and W. I. Brown, Inc., sold for James T. Barry a plot of six lots at the northeast corner of Washington av and Fletcher (or 182d) st, to a builder who will immediately improve the same with 5-sty apartment houses.

WASHINGTON AV.—Max Cohen bought 1766 Washington av, bet. 174th and 175th sts, a 2-sty frame building, on lot 25x100, from Robert D. Mellny.

3D AV.—Ennis & Sinnott purchased through Joseph P. Day from Ella Senior 2449 3d av, a 3-sty brick dwelling, on lot 23.7x102.2.

### LEASES.

Duross Company leased two stores on the south side of the Astor House to E. Richard Dolan and Mr. Freda, for Horatio Craig.

Daniel H. Renton & Son have leased for Francis Brickelmaier 542 West 142d st, a 3-sty and basement dwelling, for a term of years; for Mary C. McNiece 105 Hamilton pl, a 3-sty and basement dwelling to Charles R. Rice.

Warren & Skillin have leased to W. J. Jeandron a large office in the New York Law School Bldg., 172-174 Fulton st; also to I. Stern Co. 5,000 feet in 49-51 Bldg st for Thomas E. Greacen; also loft to Appel & Appel in 97 Reade st for G. L. Rose.

Duff & Brown Co. have rented for J. H. Coleman 21 East 24th st, a 4-sty dwelling; for Judge Olmsted 613 West 145th st, a 3-sty dwelling; for Mrs. C. Mont Benton 169 West 228th st, a 3-sty dwelling, and for David Greene 470 West 146th st, a 3-sty dwelling.

Ernestus Gulick Co. leased for a term of years the entire 9th floor of the Murray Hill Building at 8, 10 and 12 West 38th st, to the firm of Meyer Bros., owners of the Theatre Magazine and L'Art de la Mode. This floor will be used as the executive offices for these two publications.

William J. Roome & Co. have leased for the Hannah Sloane Estate, the 4-sty and basement brownstone dwelling 137 West 22d st, built on a lot 20x100, for a term of years, to Harry Gott-ehrer and Joseph Naftolowitz. The lessees propose to alter the premises and occupy same as a restaurant.

Frederick Fox & Co. have leased for the Building & Engineering Co., 10,000 square feet of space at 45-51 West 25th st, for a long term of years to M. Steinberg & Son; also for the Middleboro Realty Co., 7,500 square feet of space at 88 University pl through to 24-26 East 12th st, for a long term of years to Prakin & Lebofsky.

Heil & Stern have leased for the Stockton Realty Co., in their new building 6-8-10 East 32d st, running through to 5-7-9 East 31st st, the 7th and 8th lofts, comprising a floor space of 27,000 feet. The lease covers a long term of years at a total rental of \$150,000. The lessees are Messrs. S. L. Silver & Co. and Kupfer Bros.

Heil & Stern have leased for the Stockton Realty Co. in their new building, 6, 8 and 10 East 32d st, running through to 5, 7 and 9 East 31st st, the 9th loft, comprising a floor space of 13,000 ft. The lease covers a long term of years at a total rental of \$100,000. This completes the renting of the entire building. The lessee is Cook & Son.

J. K. Van Vrenken & Co. have leased for Tucker, Speyers & Co. the 3d loft in the Castles Building at 39-41 West 38th st, to Innet & Co. for a term of years; also for the Midville Realty Co. the 2d loft in the building at 21 West 45th, to Buxbaum & Morress; and for F. V. & J. H. Burton the ground floor store at 1 East 41st st, to the Electric Cleaner Co.

Senior & Stout have leased for the Hudson-Fulton Garage the third lift at 247 West 47th st to Edward Adams Co.; also for S. G. Solomon the 1st loft at 972 6th av, to Emil Muller; for Alfred M. Rau the house 145 West 49th st, for the Selkirk Realty Co.; the corner house 172 West 54th st, to Mrs. Annie De Mott; also for John W. Sterling, trustee, the garage 121 West 51st st, to the Cook-Wilkinson Co.

The Charles F. Noyes Co. has leased four entire floors of 164 William st for William A. White & Sons to Daniel S. Wilson; third floor of 127-9 White st for Perry Fuller to J. D. McLaurin; fifth floor of 228 Pearl st for Timothy O'Toole to the Leverich Co.; fourth floor of 162 William st for Rudolph Wirth to Mark Goldberg and the seventh floor of 89 Fulton st for Isidor Kahn to the Bradley Stencil Machine Co.

Frederick Fox & Co. leased for the Hewitt Realty Co., the fifth loft containing 18,500 square feet of space in the Peter Cooper Buildings, corner 4th av and 28th st, for a long term of years at an aggregate rental of \$100,000. The lessees are A. Gussow & Co., ladies' underwear manufacturers; for the Middleboro Realty Co., the first loft containing 7,500 square feet of space at 88 University pl running through to 24-26 East 12th st for a long term of years to Daniel Reisman.

J. Arthur Fischer has leased the building 143 Grand st for the Ridabock Estate to the Co-Operative Display Fixture Co. for a term of years; for D. J. & H. J. McDermott, the store corner of 42d st and 6th av to Louis Burnstein for a clothing establishment; three lofts at 686 6th av, comprising 4,000 square feet for S. May, and in conjunction with F. G. Pflomm, the building 149 West 43d st, to Mr. John Viotti, who will utilize the same for a table d'hotel restaurant.

Barnett & Co. have leased for a long term of years the northwest corner of 125th st and 5th av, fronting 100 feet on 125th st and 110 feet on 5th av. On the site a business building will be erected, the upper part of which has been leased to Wood's Business College for a long term of years at an aggregate rental of \$80,000. A church occupied the plot for many years and five years ago it was torn down by the International Amusement and Realty Co. with the intentions of erecting a theatre. Since that time it has been vacant.

Taylor Bros. report that the trustees of Columbia College have renewed the following leases for 21 years on the lots of their upper estate, 48th to 51st st: No. 43 West 49th st, Miss Brett; 45 West 49th st, T. D. Moore, trustee; 57 West 49th st, Mrs. Lindsley; 65 West 48th st, Mrs. Fanny Rouvant; 4 West 50th st, Dr. Peterson; 24 West 50th st, K. A. Fitzpatrick; 40 West 50th st, Mrs. Griffin; 20 West 51st st, H. Van Liew; 40 West 51st st, Mrs. E. Hecht, and 50 West 51st st, estate of Mrs. Tompkins.

DuBois & Taylor have leased for Mrs. Wawbarn, the dwelling 515 West 144th st for a term of years; for Warren & Skillin, the dwelling 536 West 149th st; for Lowenfeld & Prager, the dwelling 290 West 137th st; for Richard Webber Estate, the detached dwelling 159 West 178th st; the following stores: for Richard Webber Estate, northeast corner 141st st and 3d av; for Wm. F. Buckley Estate, northwest corner 157th st and Amsterdam av; for the same estate, 1968 Amsterdam av; for Clover Farms Co. Inc., 3551 Broadway; for J. J. Mathews Estate, building 1865 Amsterdam av; for the same estate, building 477 West 150th st.

The Douglas Robinson, Charles S. Brown Co. has leased to Henry Corn the northwest corner of 5th av and 13th st, a 7-sty building on plot 52x100, known as 72 5th av. The lease is for 21 years at an aggregate net rental of about \$325,000. The property is owned by John M. Bowers, Katherine B. Lorillard and Louis L. Lorillard, Jr., trustees for Katherine B. Lorillard, who are the lessors in the present transaction. Mr. Corn is about to begin the erection of a tall store and loft structure on the adjoining "L" shaped plot at 74 and 76 5th av, extending around into 13th st, which he took title to on April 16, and for which he paid \$265,000. He has secured the corner property primarily to protect the light and air of the adjoining building, although the floor levels in the latter will be so fixed that the walls may be broken through and the two structures converted into one.

### SUBURBAN.

EMERSON HILL, S. I.—C. E. White of Alabama has purchased of Cornelius G. Kolff, a large site on the Highland section of Emerson Hill, where he contemplates the erection of a residence for his own occupancy.

YONKERS, N. Y.—Joseph P. Day sold for Anna Maduro her country residence, on plot 100x130, at the southeast corner of Old Jerome av and Division st, Yonkers. The buyer will occupy the house after making improvements.



YONKERS, N. Y.—The James L. Wells Co. has sold for a client the block containing 61 lots bounded by Park av, Amackassin and Belmont terraces and Shonnard pl, Yonkers. The buyers are Theodore H. Silkman, Benjamin Halliday and Marcus Ewing. The property was to have been offered at auction last Saturday.

MARINERS HARBOR, S. I.—J. Sterling Drake sold the following parcels in Mariners Harbor: On Amity pl, to Francis S. Taverner and wife a plot 50x123; for Susana Maria Gillis a plot 25x107 and James Daniel Gillis a plot 37½x107. In Federal Park, to Herman Lindbom, facing Union av, a plot 68x100, and to Gesina Kempenaar, the corner of Union av and Confederation pl, a plot 50x100.

## REAL ESTATE NOTES

The Title Guarantee & Trust Company loaned this week on first mortgage \$60,000 on the 4-sty property located at 109-111 East 73d st to Gustavus A. Goldsmith and wife, as per bond.

The firm of De La Vergne & Cool, real estate and insurance, has been dissolved. C. M. De La Vergne will continue the business at 2232 7th av. C. A. Cool is associated with the firm of Wm. Peters & Co., West Farms.

The Hub Building Company has been incorporated with a capital of \$2,000,000 for the purpose of taking over the lease of the Astor plot at the northeast corner of Broadway and 42d st and erecting thereon a 20-sty store and office building. The incorporators are M. Greenwood, Jr., Edmund K. Stalle and Herbert T. Jennings.

Remsen Darling, for the past seven years associated with E. D. MacManus, 90 Nassau st, has removed to 170 Broadway, where he has opened up-to-date mortgage offices. He has installed the latest equipment in the way of maps, records and index systems and has some very valuable statistics which he has collected during his 25 years' experience as a mortgage broker.

The weekly mortgage statement of the Title Guarantee and Trust Company seems to indicate that the mortgage situation in New York is in a very comfortable condition. The report reads: "We have disposed of 114 mortgages aggregating \$852,550 during the week, and have placed on record during the same period in Manhattan and the Bronx fifteen mortgages aggregating \$993,000."

The new 12-sty fireproof mercantile building at 40-42 East 22d st has been entirely rented, Rand, McNally & Co. occupying the ground floor and basement. This operation shows that a centrally located building with good light on all sides is always in great demand, for in this case the land was bought, building erected and completely rented within one year. Permanent light is insured upon all sides of the building.

The Washington Heights Taxpayers' Association announces the following results in matters in which this Association has been actively interested: Partial extension of local train service north of 137th st to Dyckman st. Vacation of the injunction which has delayed the completion of Riverside Drive at 151st st. Widening of the sidewalks on Amsterdam av north of 155th st. Prevention of the establishment of a Street Department dump for garbage and ashes at 158th st on the Hudson River.

## UNCLASSIFIED SALES

The total number of sales reported in this issue is 87, of which 26 were below 59th st, 32 above, and 29 in the Bronx. The sales reported for the corresponding week last year were 104, of which 23 were below 59th st., 45 above, and 36 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 176, as against 156 last week, and in the Bronx, 171, as against 105 last week. The total amount was \$7,492,930, as against \$5,368,587 last week.

The amount involved in the auction sales this week was \$2,948,021, and since January 1, \$24,539,256. Last year the total for the week was \$2,379,319, and from January 1, \$23,051,677.

10TH AV.—The Brown Realty Co. sold to M. Dangler of Brooklyn, 194 10th av, a 5-sty tenement, on lot 26.2x100, Moore leasehold.

78TH ST.—Harry Childs of Childs & Co., importers, bought from Mrs. Eugene Stanchfield 149 East 78th st, a 3-sty dwelling, on lot 16x82.2, adjoining the northeast corner of Lexington av.

81ST ST.—John R. & Oscar L. Foley sold for David Kraus 225 East 81st st, a 4-sty flat, on lot 25x100.

82D ST.—Louis Cohen is reported to have sold 53 East 82d st, a 5-sty dwelling, on lot 16x102.2, between Madison and Park avs.

91ST ST.—Oscar P. and Augusta L. Honegger sold 125 East 91st st, a 3-sty dwelling, on lot 17.6x100.8. Leonard J. Overmeyer is the buyer.

129TH ST.—Wilcox & Shelton sold to the congregation Hope of Israel 122 West 129th st, a 3-sty dwelling, on lot 25x99.11.

AUDUBON AV.—Thomas & Son sold for Mary Deely the 5-sty apartment house known as the Marion at 189 Audubon av, on plot 32x100, between 174th and 175th sts.

ANTHONY AV.—John Kelly sold for Ida K. Bonner the 1-family dwelling 2035 Anthony av, on lot 16x100.

CLAY AV.—Hall, Hawkes & Prentice, acting for the Morris estate, have sold to Albert J. Schwarzler, a prominent Bronx builder, the block front on the east side of Clay av, between 167th and 168th sts. W. E. & W. I. Brown represented the purchaser. This plot, which is 548 ft. front, is part of the land in the immediate vicinity of the old Lewis Morris mansion at Morrisania. The section has recently shown considerable activity owing to the building of the

# BRYAN L. KENNELLY, Auct'r

will sell at AUCTION

## Wednesday, May 4, 1910

At 11 a. m., at the Exchange Salesroom, 14-16 Vesey St.

### Absolute Trustees' Sale 389 Bronx Subway Lots

By Order of the Trustees

#### THE NEW YORK CATHOLIC PROTECTORY

SITUATED ON

THE LINE OF BROADWAY-LEXINGTON AVE. SUBWAY  
Adjoining Van Nest Station of N. Y., N. H. & H. R. R.

Near New Westchester and Boston Railroad

70% May Remain on Mortgage, 1, 2 or 3 Years, at 5%  
TITLES INSURED FREE

JOSEPH T. RYAN, Attorney, 149 Broadway

SAME DAY

By order of the Trustees of

#### THE NEW YORK CATHOLIC PROTECTORY

### 11 <sup>80</sup>/<sub>100</sub> Acres of Land on WESTCHESTER and SEEBERRY CREEKS

Adjoining Gebrie Park, Town of Unionport (Bronx)

The acreage property will be sold before the lots

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TO ATTORNEY'S OR TO AUCTIONEER'S OFFICES, 156 BROADWAY

new bridge across the Harlem R. R. at 167th st. Other reasons for its activity are the preliminary work on the new trolley lines which run from Jerome av through 167th st to the Morrisania station of the Harlem and New Haven R. R.; the extension of the Broadway-Lexington av line, which will be shortly advertised, and the opening of the Grand Boulevard Concourse.

## TAXPAYERS' REPRESENTATIVES AT ALBANY HEARINGS.

A delegation of representatives of real estate owners' associations, headed by the United Real Estate Owners' Association of the City of New York, attended two important hearings at Albany. One hearing was Assemblyman Short's bill, No. 1143, known as the "Personal Tax Bill."

The following gentlemen spoke in opposition to this bill: Messrs. Thos. Krekeler, president of the United Real Estate Owners' Associations; Ira J. Ettinger, counsel of the same; Samuel Strasbourger, former Tax Commissioner of New York City; Pierre M. Clear, R. E. Owners' Association of the 12th and 19th Wards; Dr. Abraham Korn, Harlem Property Owners' Asso.; Harold M. Phillips, counsel of Greater New York Taxpayers' Asso.

The other hearing was on the Doherty bill, No. 668, which would require a licensed engineer in every apartment house having a steam boiler or steam-heating plant. This is of vital importance to every real estate owner. Delegations from other bodies also appeared in opposition to this bill.

Mr. Chas. H. Schnelle, chairman of the Committee on Law and Legislation of the United Real Estate Owners' Association, acted as leader at these hearings. He read resolutions in opposition to the Licensed Engineers' bill from the R. E. Board of Brokers, the Allied Real Estate Interests of the City of New York and the Realty League of the City of New York.

The following spoke in opposition to this bill: Messrs. Thos. Krekeler, president of United Real Estate Owners' Asso.; Dr. Abraham Korn, of United R. E. Owners' Association; Henry Bloch, R. E. Owners' Asso. of 12th and 19th Wards; Lewis F. Levy, counsel of Allied R. E. Interests; Wm. Butler, Building Trade Employers' Association; John Lowinson and John Rosenzweig, Harlem Property Owners' Association; Harold M. Phillips, Samuel Rubinstein, president of the Greater New York Taxpayers' Association; John Becker, Dr. Henry G. Wenzel, R. E. Owners' Association 10th, 11th and 17th Wards; Chas. F. Leining, 18th and 21st Wards Taxpayers' Association.

There were only two delegates in favor of the bill from the Engineers' Union. This bill has been before the Legislature for the last four or five years.

## LEGISLATIVE DIGEST.

The following are excerpts of the minutes of meetings of the Law Committee and the decision of the Board of Directors of the Allied Real Estate Interests relative to bills introduced in Albany, N. Y., affecting real estate.

**REDEMPTION ON TAX SALE.**—Assembly, Introductory No. 761, Printed No. 867. Mr. A. E. Smith's bill to amend the Charter in relation to notices of redemption on tax sales. This bill seeks to amend Section 1044 and 1047 of the Charter. These sections were repealed by Chapter 490 of the Laws of 1908, the new City Tax Sale Law and other sections bearing those numbers not like the ones sought to be amended have been inserted. Attention of the Legislature should be called to this as it is important that the Tax Sale Law be not disturbed. **BILL DISAPPROVED.**

**A SINGLE TAX MEASURE.**—Assembly, Introductory No. 660, Printed No. 728. Mr. Wilsnack's bill exempting from taxation all personal property and all buildings and other structures on real property. This is the single tax proposition. The bill should be opposed. **BILL DISAPPROVED.**

**STREET ENCROACHMENTS.**—Assembly, Introductory No. 663, Printed No. 731. Mr. Metzendorf's bill to permit encroachments now existing upon the public streets in Queens County not exceeding 12 inches to remain. The bill is in line with others quieting titles and should be approved. **BILL APPROVED.**

**BOARD OF EDUCATION.**—Senate, Introductory No. 433, Printed No. 449. Mr. Travis' bill to permit the Board of Education under the approval of the sinking fund to dispose of real estate heretofore acquired and used for educational purposes but no longer required to be sold. This bill should be favored, it will release useless property which the City cannot now sell and the money can be used for purchasing other school sites where they are needed. This bill as drawn however applies only to property which has been used for educational purposes. May it not be well to have it apply also to property acquired but not yet used. **BILL APPROVED.**

**WATER SUPPLY FROM RESERVOIRS.**—Assembly, Introductory No. 708, Printed No. 792. Mr. Goodwin's bill to authorize municipal corporations, etc., in Westchester County to draw a water supply from New York. This is the same as Senator Wainwright's bill, Introductory No. 304 which is held for investigation by the directors before the association takes stand. **BILL CONDITIONALLY APPROVED.**

**BUSINESS HOURS IN COUNTY OFFICES.**—Assembly, Introductory No. 370, Printed No. 814. This is a reprint of Mr. Murray's bill relating to business hours in the Registers' and County Clerks' offices. It now embodies the suggestion made by your Committee last week. The bill should be favored in this form. **BILL APPROVED.**

**TO ERECT COUNTY OF BRONX.**—Assembly, Introductory No. 725, Printed No. 824. Mr. Burgoyne's bill to erect the County of the Bronx. This bill will cause unnecessary expense and cause unnecessary inconvenience in examining titles and trying cases. All sales of property would then have to be held in the Bronx. The bill should be opposed. **BILL DISAPPROVED.**

**TO AMEND LABOR LAWS IN RELATION TO LICENSING STATIONARY ENGINEERS AND FIREMEN.**

Senate—introductory No. 498, printed No. 528. Assembly, introductory No. 837, printed No. 978. Mr. Hancock's and Mr. Everleth's bill. Forbids any person to have charge of any stationary engine except (among others) boilers and engines used for heating where the pressure of steam does not exceed ten (10) pounds per square inch, unless in possession of a State license, obtained after examination. This bill should be opposed. The matter of licensing engineers should be left with the local authorities as it is now. Bill disapproved by the Allied Interests.

**TO AMEND BANKING LAW, IN RELATION TO LOANS BY SAVINGS BANKS AND TRUST COMPANIES ON REAL ESTATE.**—Assembly, introductory No. 858, printed No. 909. Mr. Burgoyne's bill increasing the percentage which savings banks and trust companies may loan on improved property in cities of the first and second class up to 66 2-3% of the value. This is a desirable increase and is in accord with the real practice of the banks affected in many instances. The bill should be supported. Bill approved.

**TO AMEND CHAPTER 4 OF THE LAWS OF 1891, ENTITLED "AN ACT TO PROVIDE FOR RAPID TRANSIT RAILWAYS IN CITIES OF OVER ONE MILLION INHABITANTS," GENERALLY.**—Senate, introductory No. 513, printed No. 547; Assembly, introductory No. 882, printed No. 1047. Mr. Brough's and Mr. Lee's bill to amend the Rapid Transit Law. Among other provisions, the bill contains a provision under which when the city acquires an easement for rapid transit purposes over real property, such an easement is not to be considered an incumbrance under any law relating to investments in mortgage by corporations, trustees, etc., but the effect of the existence of such an easement is to be taken into consideration in determining the value of the property. The Public Service Commission has found difficulty in obtaining voluntary conveyances of easements of this sort, required for rapid transit purposes, because the owners feared that if they made such grants, their property would be considered incumbered thereby, when they came to offer it as the security for a mortgage loan. The city has therefore been asked to pay more than the easement itself was worth. The passage of this provision will be a saving to the city and will save owners from embarrassment when they offer properties as security for mortgage loans, after having made the grant of easements to the city. Bill approved.

**EXEMPTION OF HOSPITALS FROM ASSESSMENTS FOR PUBLIC IMPROVEMENTS.**—Assembly, introductory No. 872, printed No. 1024. Mr. Gerken's bill exempting hospitals in the City of New York from assessments for public improvements. This bill should be opposed for the same reason that all bills of a similar character have been opposed. Bill disapproved.

## LAW DEPARTMENT

**TENANT'S DAMAGES IN CONDEMNATION PROCEEDINGS.**  
To the Editor of the Record and Guide:

In case a lease is given without containing a clause releasing the landlord in the event of condemnation proceedings, and the city subsequently takes the property, for public use, does this action on the part of the city void the lease between landlord and tenant, or is the landlord still responsible for the unexpired term? Can the tenant hold the city for the unexpired term?

Answer.—The case of Neiderstein vs. Cusick (126 App. Div., 409), will answer many of your questions. The tenant is entitled to damages for such unexpired period of his lease as he does not occupy under the lease, the lease being voided by the condemnation. (See also laws 1901, Chapter 466; Laws of 1905, Chapter 299; Laws of 1906, Chapter 658.)

## TRY AGAIN.

To the Editor of the Record and Guide:

Will you state in your next issue the proper place or person or court to which complaint may or should be made against the building and tenement house departments, for willful violation of the laws they are entrusted with to enforce; also the proper courts in which to bring a civil action against them, and you will greatly oblige a regular reader of the Record and Guide?

Answer.—The Supreme Court has jurisdiction of proceedings brought to review action of the department in violation of law. Have you fully stated your cause of complaint to the department heads? If, after a fair, full discussion of the matters with them, you feel that you still have reason to doubt the fairness and legality of the rulings, you would better consult some good attorney at law.—Ed.

## ASSIGNMENT OF MORTGAGE.

To the Editor of the Record and Guide:

Is a recorded assignment of a mortgage in itself sufficient, or is a satisfaction piece required, or whether the same should be recorded?

JERSEY READER.

Answer.—An assignment transfers the mortgage, keeping it alive—a satisfaction piece cancels it. In New Jersey, we believe, an endorsement written on the back of the mortgage stating that it is paid and authorizing the Register of Deeds, or keeper of the public records, to cancel, signed by the mortgagee, is sufficient.—Ed.

## AUCTION SALE OF BRONX LOTS.

Mr. Bryan L. Kennelly will offer at public auction at the Exchange salesroom, 389 Bronx lots on the line of the new Broadway-Lexington av subway route and 12 acres of land in the town of Unionport. The sale is scheduled for Wednesday, May 4, at 11 a. m. The lots are a part of the Catholic Protectors holdings, and are being sold absolutely to the highest bidder by order of the Board of Trustees to raise funds for the erection of buildings on the Protectors property of 600 acres at Somers Centre, N. Y. As the property covered by the Protectors buildings is continually enhancing in value, it is not improbable that in the near future the entire institution may be moved farther from the centre of the city where land is not so valuable. The lots are on Unionport rd, Walker av (formerly West Farms road), Protectors, Archer, Olmstead and proposed Hoguet av, and Odell, Lyvere, Gray and Storrow sts, adjoining the Van Nest station of the New York, New Haven and Hartford R. R., and within a few blocks of the N. Y., Westchester and Boston R. R. station, and one block from the proposed Broadway-Lexington av subway on Westchester av.

The acreage tract is situated on Westchester and Seeberry creeks. It will be sold in one parcel, and is splendidly adapted for manufacturing purposes, with deep water front allowing the landing of freight vessels. It will be very attractive to building material and coal dealers, and all kinds of manufacturing, to locate plants for the necessities of the growing population in this section of the city. The terms of the sale are very favorable, as 70 per cent. of the purchase money may remain on mortgage for 1, 2 or 3 years at 5%.

## Deputy Tax Commissioner Dismissed.

As a result of charges brought against him, Deputy Tax Commissioner Richard A. Homeyer of the Queens County Bureau was removed from office. He is one of the three deputies involved in a condemnation proceeding whereby the city was asked to pay \$15,000 for a piece of property belonging to one of the deputies and assessed by one of his colleagues for \$3,000. Mr. Homeyer took office in 1898 and his salary was \$3,250 a year. The weeding-out process is being continued by the Tax Board, two other deputies now being tried on charges.

**MIX BRAINS WITH BUSINESS.**—This is a receipt for successfully conducting a brokerage business. Make your brains save your legs and your time. Keep your brains from sending your legs on wild goose chases. Learn to concentrate on probabilities, not possibilities. Real estate records are the great aids to the systematic conduct of the real estate business.

# WANTS AND OFFERS

**CROSS & BROWN**  
**COMPANY**  
**REAL ESTATE-INSURANCE**  
 KNICKERBOCKER TRUST BLDG.  
 TEL. MURRAY HILL 1600 5<sup>TH</sup> AVE. E. 34<sup>TH</sup> ST.

**KING** NEW YORK-NEW JERSEY  
**JACOB A. REAL ESTATE**  
 1 Union Square, N. Y.  
 West End, N. J.  
 North Asbury Park, N. J.

**Start a Mortgage Department!**  
 Up-to-date methods and systematic and intelligent endeavor insures large profits; write to me and I will call and discuss the proposition in detail. "X. Y. Z." Record and Guide.  
 FOR SALE—Bromley's Atlas and Owners' Book, of the Borough of Manhattan. H. E. KENYON, 726 Richmond St., Plainfield, N. J.  
 FOR SALE—83 volumes Record and Guides; bound vols. 1868 to date; all in excellent condition; also 12 vols. Manhattan and Bronx Fire Atlases for sale cheap. F. R. HOUGHTON, 156 Broadway.  
 LOFT TO LET, 25x95, 3d floor, light on four sides, steam heat, large elevator, possession may be had on first of May. Inquire Davis Brown, 306 East 40th st.  
 WANTED—Properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., cor. 86th

**Lawyers Title Insurance & Trust Company**  
**CAPITAL AND SURPLUS \$9,500,000**  
 \$5,000,000 added to surplus in last 18 years  
 160 Broadway, New York 188 Montague St., Brooklyn  
**RECEIVES DEPOSITS** subject to check or on certificate, allowing interest thereon. Depository for moneys paid into Court.  
**LENDS ON APPROVED STOCKS** and Corporation Bonds as Collateral.  
**ACTS AS TRUSTEE, Guardian, Executor, Administrator, Assignee, or Receiver, Transfer Agent or Registrar of Stocks of Corporations. Takes Charge of Personal Securities.**

**OFFICERS:**  
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**BID FOR BRIDGE LOOP FRANCHISE.**  
 A FRANCHISE FOR ITS ELEVATED TRAINS IS ASKED BY THE BROOKLYN RAPID TRANSIT CO.  
 The Brooklyn Rapid Transit Company has filed with the Public Service Commission an application for a franchise to run its elevated trains across the Williamsburgh Bridge and through the Manhattan end of the so-called bridge loop subway to the Brooklyn Bridge. The direct effect of the granting of the application would be, according to a statement issued by the railroad company:  
 To bring traffic crossing both the Williamsburgh and Brooklyn

Relieve the congestion on the Brooklyn Bridge and all connections leading thereto on tracks that are now greatly congested.  
 The direct effect of this proposed extension of the Williamsburgh terminal will be a better distribution of the traffic by relieving the points of greatest congestion under the present operation.  
 The Brooklyn Rapid Transit Company has already applied for permission to run trolley cars across Manhattan Bridge and through the connection with the loop and the new Canal st subway to the North River at a single fare of five cents.  
 The section of the loop from Canal st to the Bowery and Delancey st is entirely finished and the greater part of the subway south of Canal st is also completed, with the exception of a short distance under the Municipal Building.

# IMPROVEMENTS NOT ASSESSED

## ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY

### Officials and Their Friends Evade Cost of First Pavements— Their Property Benefited at the Expense of the City.

THE Charter of New York provides that all original improvements, as the paving of streets, laying of sidewalks and similar construction work, shall be paid for by assessment on property benefited thereby. This is the law for property owners, but not for such as have influence with the powers that be. Their streets are paved, their sidewalks laid without expense to them; their property is rarely burdened with an assessment, they are never called upon to pay their share of the cost. They go scot-free, while their less favored fellow citizens are compelled to pay additional and excessive assessments for all improvements.

This is not "loose talk." You, Mr. Taxpayer, who have complained and fumed about your assessments, though at the same time never attempting to protect yourself until it was too late for protest, can easily convince yourself as to the truth.

"A Special Examination of the Accounts and Methods of the Borough President" is the title of a report which contains a recital of such instances as referred to above. Former Commissioner of Accounts and present President of the Board of Aldermen Mitchel says:

"In the course of our examination we discovered a number of cases in which original paving improvements had been made by the labor forces of the Bureau of Highways. The scheme of local improvements outlined in the charter clearly contemplates that a first pavement shall be laid through assessment, although no provision appears expressly inhibiting a Borough President from laying a pavement on an unimproved road surface and charging the cost to the general funds of the city.

#### ABUSE OF DISCRETIONARY POWER.

"The cost of repavement is defrayed not by assessment but from a general repaving fund produced by the sale of corporate stock. In cases where the property is not able to bear the cost of the assessment, it is customary for the city to pay part or all of the expense determined by resolution of the Board of Estimate. Furthermore, in some boroughs the Borough President has been permitted by the Board of Estimate and Apportionment to pave certain streets where, it was alleged, public necessity demanded such an improvement, defraying the cost from a special revenue bond fund specifically authorized for that purpose by the Boards of Aldermen and Estimate. It has also been the practice in some boroughs for the Borough President to make such initial improvements employing the labor forces of the Bureau of Highways in which case the cost of the improvement has been charged, through the payrolls, either to a special revenue bond fund or to the general appropriation funds. In this case the Borough President has assumed a discretionary right to lay a first pavement out of general funds. As stated, there seems to be no specific provision in the Charter covering this discretionary power, and it is easily seen that it might be abused by charging the cost of improvements, properly assessable upon the property benefited, against the funds raised through the general tax levy.

"Our examination disclosed a very marked abuse of this assumed discretionary power. In none of the cases which we discovered could we find any great public necessity warranting the improvement at the expense of the city. All of these improvements were such that their cost in our opinion could and should have been assessed upon the property benefited if indeed there existed any demand or reason for the improvements at all."

A few of these cases are here presented by way of illustration. In each it will be noticed that the pavement was an initial improvement, and was not assessed upon the property benefited.

On Bay 35th st, Brooklyn, a second-hand granite block pavement, 20 feet wide, was laid for one block on the original dirt road between Cropsey av and a lumber yard on the water

front. According to the testimony of the Superintendent of the Bureau of Highways, the improvement was made by order of the Borough President at the instigation of Alderman Lewis M. Potter. It appeared upon investigation that no through traffic passes along this street, the normal course of traffic being through Cropsey av. No business concern other than the lumber yard at the end of the street is to be found in the neighborhood and no beneficiary of the improvement save the lumber company.

The classical explanation made by Alderman Potter of his recommendation was:

"The people down there had been paying taxes for 50 or 100 years and had not had a cent's worth of improvements there and I went to the Superintendent of Highways and asked him if he would not try to fix that street, and he said he would try to do what he could."

On 92d st, from Cowenhoven pl to the shore at Canarsie, Brooklyn, about 2½ miles of macadam road pavement was laid on the original dirt road. There are very few residences along the line of the road and the improvement seems to have benefited principally a pleasure resort at Canarsie. The pavement was laid apparently at the instigation of Alderman John Hann, who sent a communication to the Borough President. "They certainly were entitled to some consideration down there," said Alderman Hann in explanation of his interest in the matter.

On 2d av, from 6th st to the Canal, Brooklyn, a second-hand granite block pavement, 20 feet wide, was laid in the centre of the roadway. The Chief Engineer testified that he had no recollection of the reason for the improvement, but was under the impression that it was ordered by a Commissioner. The foreman of the labor force, of the Bureau of Highways, testified that there were no buildings on the street when the improvement was made, and that the people to be benefited by the pavement were the owners of the several brick yards and cement concerns along the line of the canal.

On Diamond st, from Greenpoint av to Calyer st, and on Newell st, from Greenpoint av to Calyer st, Brooklyn, a granite block pavement 20 feet wide, was laid in the centre of the original dirt road. The pavement extended for one block only, although the streets themselves extend for several blocks in either direction from the improvement.

Former Superintendent of Highways, when questioned about the matter, stated that a delegation called on the Borough President, who ordered the work done. At the time the work was done, petitions were pending before the local board of improvements for the paving of these streets by assessment.

On Kingsland av, from Greenpoint av to the Bridge, Brooklyn, a second-hand granite block pavement, 20 feet wide, was laid on the original dirt road. There are no private residences (except a few old shanties) in the vicinity and the improvement benefited the branch of the Standard Oil Co. located there, and the Columbus Distilling Co. The testimony of a foreman of the Bureau of Highways developed the fact that he had constructed a good road of dirt and ashes on the location in question, suitable for the heaviest trucking, prior to the laying of the stone pavement.

On Dooley lane, from Emmons av to East 23d st, Brooklyn, a macadam pavement was laid on the original dirt foundation at the request of Alderman Potter. This lane has practically no traffic, and no necessity appears for the improvement, except as it may have benefited property of ex-Alderman Lundy which is located at the end of the pavement.

As stated above, it is the right of the citizens of a local district to petition for improvements, if, in their judgment, such improvements are necessary. While in some of the cases cited above there was certainly no actual necessity for the pavements that were laid, in others there may have been such a

necessity. In that event, assessment proceedings should have been instituted. The contention of Mr. Mitchel is that this work was done by the labor forces of the Bureau of Highways and the cost of it was not assessed against the property benefited but charged against the appropriation account and was therefore collected out of the general tax levy.

The men responsible for these improvements were neither prosecuted nor dishonorably dismissed from office. Censure in the following words was their only punishment:

"There has been a marked abuse of discretion, if any discretion exists, in laying initial pavements of streets at general city expense out of a budgetary fund produced by the yearly tax levy, instead of paving at the expense of the benefited property owners by the levy of assessments in the usual way."

Mr. Mitchel, who wrote this, might have questioned the fitness of punishing officials for acts which were known to everybody and could have been stopped or prevented by anybody. The Taxpayers' Organizations are supposed to look after the interests of their members. If ordinary attention were given to all improvements of local benefit such conditions as described could not be fostered.

#### OFFICIALS' PROPERTY BENEFITED.

Improvements were also frequently made to sidewalks abutting on the private property of city officials and their friends by the labor forces of the Bureau of Highways, with materials owned by the city and taken from the city's store yards.

The following cases are cited from an official report:

Sixty-eight bags of cement, five and one-half loads of broken stone, one load of sand, and two loads of grit were delivered from a city store yard to 74 Tompkins av, Brooklyn. The materials were used in laying a cement sidewalk about twenty feet wide and forty feet long, and a grade runway to the street in addition. The property benefited was owned and occupied by an undertaker, who testified that he had known the Superintendent intimately for about ten years, and that he had had the work done for him at his request.

Ninety-nine square feet of flagging, one and one-half loads of sand, four bags of cement and one bag of lamp black, all of which were used to lay new sidewalk, were delivered from a city's store yard to 41 Lexington av, Brooklyn. The property was occupied by the father-in-law of a clerk in the Bureau of Highways.

One hundred and twenty-eight bags of cement, eleven loads of sand, nine loads of grit and one bag of lamp-black, which were used to lay a cement sidewalk about five feet wide and one hundred feet long were delivered from a city's store yard to 253 Clinton av, Brooklyn. The owner and occupant of the property is former Comptroller H. A. Metz. The Superintendent testified that the work was done at the request of Mr. Metz.

A sidewalk on West 21st st, from Surf av to the Beach, Brooklyn, was laid at the city's expense. The property was owned by the then Commissioner of Public Works.

It is to be remembered that these sidewalks were all laid by the labor forces of the Bureau of Highways, and that the materials used were the property of the city. It is not contended that the Borough President had no power to order this work done. There is apparently no section of the Charter prohibiting it. It would seem, however, that if the Borough President has this power, it is capable of great abuse; and it is significant that it was exercised invariably for the benefit of property owned by the city officials and their friends when there are so many miles of sidewalks in the Borough of Brooklyn in equal or greater need of repair.

### HASTE IN VENTILATION LEGISLATION DEPLORED.

PERSONS interviewed this week on the subject of ventilation legislation were the blower companies and ventilation engineers. Opinions differed among the blower companies, but those engineers who were seen, and they were the leaders in their particular lines, thought haste in legislation of this kind was not to be desired. They likened the subject of ventilation to that of building construction. Cities have building codes. States, they thought, should have a ventilation code, covering the various problems encountered in various kinds of manufacturing. One general law, one man said, could not be satisfactory, any more than a building code would be satisfactory which prescribed that all buildings should be fireproof and then failed to set forth a standard as to what a fireproofing process is. Once such a law is passed, the Labor Department would have a definite, specified act to enforce and the factory owner and ventilation concern would know at once exactly what was expected of him.

One man, an eminent ventilation expert, a member of a firm whose fees in consultation are said to be the largest of any firm in the country, suggested a commission of five leading ventilation engineers to investigate and report on the subject in detail. He offered that as his idea of the quickest solution of the problem.

Among the factory owners visited, those who had read the tentative law, as printed in the Record and Guide of the issue of April 9, page 772, thought that there were features in it which would not stand the test of the courts. The penalty for

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failure to maintain the equipment once it is installed was looked upon as a hardship and too dictatorial to be fair or equitable.

#### A VENTILATION COMMISSION SUGGESTED.

A member of a famous firm of ventilation and consulting engineers, discussing the tentative bill that Commissioner Williams has prepared for the present Legislature, had this to say this week:

"The law designed to govern all classes of ventilation problems, should not be drawn by one man, much less by one who makes no pretense of being a ventilating engineer. His intentions are first class and he, no doubt, is doing his duty as he sees it, but I believe he is, nevertheless, pursuing the wrong course.

"The subject of factory or, in fact, any kind of ventilation, is one for scientists to deal with. It is a subject requiring expert knowledge coupled with years of experience. When manufacturers come to us for advice, they pay and get a thorough report on the needs of their plant. This includes heating, air moistening and drying, dust prevention, and at least ten different features relating to ventilation. But every factory is different. Therefore, how can you make a general law to cover all these thousands of cases and problems.

"No, I do not believe that a public hearing would do any good, unless to settle the question as to whether the owner or the occupier should install the equipment. As to whether the standard of 10 parts CO<sub>2</sub> in 10,000 volumes of air, is too high a standard to set, I cannot say. In some lofts it would be easy to reach this, but in others very cumbersome artificial apparatus would be required. Only investigation by a competent engineer could determine that.

"Before anything is done, the Commissioner of Labor should apply to the proper authorities for the appointment of a commission of recognized ventilating engineers, who shall be employed to prepare a careful report on the conditions surrounding all kinds of factory conditions in this city and then let the Legislature with this in hand and with the co-operation of the Department of Labor, draft a law as per those findings. That is the only way I can see to bring about a fair administration of a much needed law."

#### A BLOWER COMPANY'S VIEW.

Mr. Clayton W. Old, a graduate of Cornell University and manager of the Atlantic division of the American Blower Co., discussing the proposed new law as prepared by the Commissioner of Labor, said:

"The new bill makes definite ruling on many points lacking definition under the present law, and in this respect is to be commended. In my opinion, however, it errs in the adoption, as a basis for the acceptance or rejection of a ventilating equipment of the measurement of CO<sub>2</sub>. It is, and must be admitted, that while the 'window ventilator' admits a very considerable quantity of air when the wind is blowing the right way, and a lesser but measurable quantity with no wind but a greater difference in temperature inside and outside, it goes out of business altogether with these conditions lacking.

"Suppose, therefore, that the test of a 'window ventilator' equipment is made under the favorable conditions mentioned. CO<sub>2</sub> in less proportion than 10 parts to 10,000 volumes of pure air is, we will say, shown by the testing instrument. The approval of the Department is given and the violation is removed. Two months later another inspector tests for purity, and under

less favorable conditions measures 25 or 50 parts. On goes the violation again. Meanwhile the loft owner has paid for his 'window ventilators.'

"No, ventilation means only one thing—the introduction into the breathing space of a definite air volume at all times irrespective of wind or weather. The reduction of CO<sub>2</sub> will follow as a natural consequence. In my opinion, therefore, the proper basis for the acceptance or rejection of a ventilating equipment is the volume of air it introduces at all times, all care being used to move this air without causing objectionable drafts or an undue variation of the temperature. Any other basis is bound to result in the later rejection of many equipments which under more favorable conditions had been officially approved.

"I have in my files a copy of every State ventilating law now in force. Every one of them calls for definite air volume per capita, and it is rather significant that even the New York State School Ventilating Law reads the same way. It seems to me that the Department of Labor should consider carefully and hesitate in a matter involving so great expense to New York factory owners before urging the embodiment in a law of so radical a departure from well known and long tried out standards."

## PREVENTION OF CONGESTION IN EUROPE

### Restrict Number and Height of Buildings.

#### Tenements Owned by Municipalities.

HOW congestion of population is prevented and conditions relieved abroad is told in a leaflet issued by the Committee on Congestion. In Germany and Switzerland and in some parts of Austria cities are divided into zones or districts in which all buildings are restricted to a certain number of stories in height and cover a stated proportion of the area of the lot. The cheaper the land the smaller the number of stories and the larger the yard area is the general rule, while in many of the cities, buildings must be detached instead of being built in solid rows. Vienna has districts in which 5-sty, 4-sty, 3-sty and only 2-sty buildings are permitted. Cologne, Frankfort-on-the-Main, Munich, Dusseldorf, Zurich and other cities have similar zones or districts. The construction of factories is also prohibited in most sections of these cities, but special districts are reserved for them, and the railroads co-operate by providing sidings, so that freight can be easily and cheaply handled. The suburban or undeveloped districts are always carefully restricted to low buildings with large yards, so that the crowded blocks of the centres and the older parts of the city will not be duplicated. England recently adopted a Town Planning Bill, under which each city has the right to determine the number of cottages per acre, and so determine the population per acre. The prohibition of factories in certain districts prevents the massing of population in already congested districts.

Austria requires in workmen's dwellings a superficial floor area for two rooms of 225 square feet, or an area about one-fifth larger than the New York Tenement House Law requires, and for three rooms 320 square feet, or an area about one-fourth larger than the New York Tenement House Law requires. The Metropolitan Police regulations of London require 450 cubic feet of space for every adult over 10, and 200 cubic feet of space for every minor under 10 in apartments used for sleeping purposes, as well as living purposes; also a larger space than is required by the New York Tenement House Law.

In some cities tenements are constructed by the municipality, and these are rented usually to unskilled workers at low rentals, but generally meet the cost and net a fair return, though the cities borrow money for their construction at 2 to 3 per cent., not 4¼ per cent. The number of occupants, adult or minor, permitted in a room is plainly posted in every room, and the number may not be exceeded, but in cases of absolute destitution the city provides suitable accommodations or makes other provision for the family. Streets are inexpensively planned and constructed to avoid extra cost to the tenants.

Many foreign cities own large tracts of land in the cities proper—from one-tenth to more than one-half of the total area, and a large part of the area around the city. SOME CITIES PAY ALL THEIR EXPENSES FROM THE INCOME DERIVED FROM THIS LAND AND DO NOT HAVE ANY TAXES.

## NO STATE LAWS TO BE ASKED FOR.

### Conference on Congestion of Population

#### Delays Action—Mr. Schnelle's Lament.

A CONFERENCE to discuss the proposed state law to limit the height and area of building in New York City outside of Manhattan, was called Thursday afternoon in the rooms of the Real Estate Exchange of Long Island by the committee on Congestion of Population. Professor Frank J. Goodnow, chairman of the Committee on Congestion; Mr. Benjamin C. Marsh, secretary; Dr. Henry Moskowitz, Mr. A. N. Boynton, president of the American Real Estate Co., Mr. J. N. Gitterman of the Board of Brokers, and representatives of settlements and charitable organizations, were present. In view of the expected creation of a Municipal Commission on Congestion it

was decided not to introduce any bill in this year's Legislature, as the matter will be considered by the local body to be appointed by the Mayor and the Board of Aldermen.

Mr. Chas. H. Schnelle, chairman of the Committee on Law and Legislation of the Real Estate Owners' Association, appeared at the conference a few minutes before adjournment was taken. He complained that his organization had not been invited to take part in the deliberations of the conference.

"These people exaggerate conditions," he said to a representative of the Record and Guide. "They have not invited us to their meetings, and I heard of this conference accidentally only and had a lot of trouble to find out where it would take place. Now, mind you, we don't oppose improvements, but we want to be consulted.

"It is our property they are trying to saddle with new burdens. According to their ideas, we should build palaces instead of plain houses. We are the people who are chiefly interested in any new legislation, but our opinion is not asked. And if we afterwards oppose their plans we are called all kinds of uncharitable names."

Mr. Schnelle did not state why the United Real Estate Owners' Association had ignored the movement to relieve the congestion of population until the day before yesterday, the discussion having been carried on for many weeks in each issue of the Record and Guide, and the intents and purposes of the Committee on Congestion not having been withheld from anyone.

## AN ORDINANCE PASSED.

### Board of Aldermen Empowers the Mayor to Appoint a Commission on Congestion.

Mayor Gaynor will give a hearing on the ordinance recently passed by the Board of Aldermen for the creation of a Committee on Congestion, if such a request should be made by any interested organization or a number of citizens. The ordinance as finally adopted is worded as follows:

Resolved, That his Honor, the Mayor, be and he is hereby requested to appoint a commission of 19, of which there shall be 10 members of the Board of Aldermen, viz.: Three from the Borough of Manhattan, two each from the Boroughs of Brooklyn, The Bronx and Queens, and one from the Borough of Richmond, together with such persons of known experience and prominence, not to exceed the number of nine, who shall prepare a comprehensive plan for the present relief and future prevention of congestion of population in the City of New York; that such commission be authorized and empowered to employ such expert assistants as may be deemed necessary in the prosecution of the work, and that it shall report to the Mayor and the Board of Aldermen within 90 days after appointment by his Honor the Mayor.

## ARCHITECTS FAVOR A COMMISSION.

### With the Understanding that it Confines Itself to a Study of the Causes and to General Recommendations.

The New York Chapter of the American Institute of Architects is opposed to the preparation of a City Plan by any commission which is not part of the City Government, but it favors the creation of a commission to study the causes of congestion and make recommendations for improvement of such conditions. In a letter to the Committee on Congestion Mr. Frank H. Holden, the secretary of the Chapter, says:

"The Executive Committee of this organization directs me to inform you that it favors the appointment of a Commission on Congestion such as you propose on the understanding that your Commission, if created, intends to devote itself to a STUDY of the causes that have led up to the present conditions in the City of New York, and confine itself to RECOMMENDATIONS IN GENERAL TERMS as to the means by which these causes may be removed and the condition improved. As an organization we are, as you know, opposed to the preparation of a city plan or any part of a city plan by any Commission other than one working in or under the direction of one of the departments of our City Government, but we understand it is not the intention of your Commission to invade this field. We, therefore, very gladly endorse the scheme for the creation of a Commission on Congestion whose function shall be to prepare a report on the causes that have led up to the present congestion of population in New York and possible remedial legislation for its cure. We feel certain that such a Commission could do a valuable work."

### Preparing Maps and Plans.

Special attention is given to the preparing of maps and other drawings required in real estate transactions and the subdivision of properties, by Otto G. Lindberg, who started in business last December, and on account of increased business was obliged the first of February to take very much larger draughting offices at 9 Church st. He has every facility for making large and elaborate maps and makes a specialty of coloring maps and drawing diagrams. He has prepared a number of drawing exhibits for litigation purposes and counts among his clients a large number of real estate and development companies and several prominent mining and engineering concerns. He will open shortly a printing department on the roof of the building for making blue and black prints by the daylight process.

## COM. MURPHY'S IMPROVEMENTS.

### How the Changes in Practice in the Tenement House Department Appeal to Architects—Comments of the President of the Society of Architects.

PRESIDENT BENJAMIN DRISLER, of the Society of Architects, when interviewed at his office at 178 Remsen st, Brooklyn, in regard to the new rulings in the Tenement House Department, as published in the Record and Guide of April 9, said that he was willing to accept with grace the decisions of the Commissioner on those few suggestions from the Society which had not been accepted. The request for the rulings, emanating from his Society, had been conceived entirely within the intent of the law, and the letter and the spirit thereof. That the preparation of the long series of questions had involved hours of study was apparent to all concerned. The Commissioner must have found sound reasons for refusing to make permanent rulings on those to which he took exception. He might not have wished to cover any and all cases by granting these particular requests. If so, specific cases could be dealt with as occasion warranted.

"Take for example Question No. 48, a difficult problem and affected by many complications of law, or rather by the omissions of law.

(Q. 48.—Where bay windows are placed in the rear of building thus making an irregular rear line of building, the depth of yard required shall be calculated from the extreme rear of such bay window to rear lot line; and the space between the extreme rear of bay window to main house line should be calculated in percentage of yard and not as courts, or part of courts. Lengths of outer court shall then be measured from main rear house line. A.—NOT ACCEPTED.)

"It would stretch the imagination considerably to realize that there might be insurmountable obstacles in the way of the man who wants to embellish his rear yard or view with a nice octagonal bay window or two, so as to place windows at the angles of such bays and materially increase the light and ventilation to rooms, besides providing a bit more attractive interior and exterior.

"Of course, in every other way the bays would be of sound construction, from the ground up, and there would be at least the legal yard depth beyond the extreme rear of bay. These bays might be some distance off the nearest rear yard court, or begin at the corner of building. They would never be more than three to four feet deep, figured from the rear straight line of building.

"Speaking for this Society, it must be apparent that its interests in affairs of the government and its laws are entirely unselfish, strictly professional, and manifest ability to assist the practical application of laws and provisions by the authority in charge.

"This Society is not in any sense antagonistic to any other society: as a matter of record, it is and has been of considerable assistance to other societies and is always willing to co-operate in matters of interest, both social and economic.

"We claim closer relation to the bulk of the vast building public and to housing problems than the more esthetic societies, and to be peculiarly fitted to sound the defects or advise on these matters.

"There is no reason why architects should not be members of two or more allied societies and become useful citizens, besides being artists; it would surely add a cog to the wheel of progress.

"It is surprising to know that there are hundreds of able architects practicing in the city who are not members of any organization which might improve their spiritual as well as material welfare; but they do exist and struggle, as many others did before them. It is the same old story: the survival of the fittest.

"Chicago has had its useful business organization amongst its great number of architects for some twelve years, and the policy of this business organization is directed by well-known architects of ability, who are also members of the A. I. A. It seems by the yearly report that the organization has become a power in the right direction for good government and good laws affecting city buildings and people's housing, it being the competent experienced authority to advise and direct."

#### SHOULD CURE MANY EVILS.

Mr. Charles H. Israels, of Israels & Harder, 31 West 31st st, secretary of the Municipal Art Society and a high authority on building laws, said:

"The trouble with the Tenement House Department in the past has principally been one of administration, as the architects found it impossible to obtain consistent rulings in relation to the methods and practices of the Department in the passage of plans and in the treatment of violations. Commissioner Murphy's answers to the questions submitted to him, as published in the Record and Guide, should go a long way towards curing these evils and should provide the basis of the reforms so necessary in the administration of this complicated Department."

#### WILL STOP MANY ANNOYANCES.

Mr. Samuel Sass, of 23 Park Row, a very active architect in apartment house work, said:

"I certainly think that they will constitute a much desired improvement in the practice of the Tenement House Department, in the matter of passing on applications, and will do away with many of the unnecessary and vexatious annoyances with which the architects have had to contend, and will also not only be the means of saving the architects considerable time and work but will also tend to save the Department examiners a large amount of unnecessary work.

"I think that we architects who have business with the Tenement House Department ought to be congratulated in having such a broad-minded man at the head of this Department, who evinces the intention of running the Department on a 'common sense' basis, instead of feeling himself bound by the many rules (some of which were utterly absurd) that were laid down by his predecessors."

#### BETTER CONDITIONS IN THE BRONX.

Secretary Robetzek, of the Taxpayers' Alliance of the Bronx, said:

"It is the general opinion throughout the Borough of the Bronx, as expressed by delegates at the last meeting of the Alliance, that conditions in the Tenement House Department at the present time are much improved. Many of the frivolous objections that used to come from the Department have been entirely eradicated.

"Commissioner Murphy has from the very outset of his administration been endeavoring to come in close contact with the owners of real estate throughout the city. He has always given them every attention; and the violations that have been imposed have been more readily complied with because the owners all feel that under the new administration unjust violations have been eliminated.

"Many grievances are still coming to my attention, but they are of a trivial nature."

Mr. Charles H. Baxter, chairman of the executive board of the Property Owners' Association of the Twenty-Third Ward (Bronx), said:

"We have found that all tenement owners in this borough who act fairly, do not everlastingly find fault, are not abusive to those who are appointed to administer the law, and who show a disposition to comply with its provisions, are fairly treated, and we must admit that lately many improvements in administering the law have become apparent.

"We have no reason to find fault with the officers in charge of the branch up here, and as to Commissioner Murphy we have found him to be a fair man, with a disposition to interpret the law liberally, and we feel assured that hereafter tenement owners will not have so much reason to find fault as formerly.

"If the officers of that Department were not interfered with by committees composed, in the majority of cases, of men without practical experience, representing various so-called charitable organizations, and paid by such out of funds generally contributed to aid the poor, and if the officers of the Department were permitted to conduct the affairs of the Department in a business way, much unnecessary annoyance and trouble would be avoided."

Dr. Korn, President of the Harlem Property Owners' Association, said there had been remarkable change in the workings of the Tenement House Department, so far as the issuing of notices of trivial violations were concerned.

"Still," added Dr. Korn, "the cancellations of violations, when orders have been complied with, come very slowly as yet, and in this respect the Department practice needs to be improved.

"I have just brought to the attention of the Commissioner a matter in his plan department which I think is wrong and should be rectified at once, and that is that a Mr. Porter at the window of the Plan Department is receiving a salary from the city and at the same time is acting as a Notary, a public office created by the State, and is charging 25 cents for every affidavit in connection to any change or modification to any plan by anyone that is forced to make such change—and he keeps the money. Thus, he holds two public offices, receives two salaries and charges 25 cents for an affidavit when the law fixes the price at 12½ cents. This should be stopped at once."

#### INSTRUCT YOUR EMPLOYEES.

There is a great deal that every employee in a real estate office should know, and every old broker knows at times how abysmal is the ignorance of many of the younger members of his force. It takes time and a natural aptitude to instruct them in the proper methods of doing business. The Realty Records Co. does this for you in a little pamphlet mailed free on application entitled "Methods of Making Money On Manhattan Real Estate."

HUNT BUSINESS.—It will not come to you. The publications of the Record and Guide and The Realty Records Co. point out the game to you, and if you know how to use ammunition which we give you, it will mean commissions for you. It is impossible to estimate the advantages these two companies have conferred on the real estate fraternity.

# MUNICIPAL IMPROVEMENTS

Matters Under This Head Require the Immediate Attention of Property Owners. They Mean the Expenditure of a Large Amount of Money.

## HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENINGS, 90 WEST BROADWAY.  
Monday, April 25.

ST. NICHOLAS PARK—From Hamilton terrace to 141st st; 2 p. m.  
MAGENTA ST—From White Plains road to Colden av; 10 a. m.  
ROSEDALE AV—From Westchester av to West Farms road; 11.45 a. m.  
WEST 177TH ST—From Amsterdam av to Riverside Drive; 2 p. m.  
WEST 174TH, 175TH AND 176TH STS—From Aqueduct av to Undercliff av; 11 a. m.  
ZEREGA AV—From Castle Hill av to Castle Hill av; 1 p. m.  
GARRISON AV—From Leggett av to Longwood av; 2 p. m.  
GUN HILL ROAD—From Jerome av to Mosholu Park North; 11.30 a. m.  
NORTHERN AV—North of 181st st; 3.30 p. m.

Tuesday, April 26.

WEST 178TH AND 179TH STS—From Haven av to Buena Vista av; 3 p. m.  
BRONX ST—From East 177th st to East 180th st; 11.30 a. m.  
BENSON AV—From West Farms road to Lane av; 1 p. m.  
TAYLOR ST—From East River to Westchester av; 3 p. m.  
MT. OLIVET AV (Queens)—From Flushing av to Metropolitan av; 3 p. m.

Wednesday, April 27.

BEEBE AV (Queens)—From Jackson av to Van Alst av; 3 p. m.  
WEST 178TH AND 179TH STS—From Haven av to Buena Vista av; assessment; 3 p. m.  
UNNAMED ST—At Boscobel pl, from Aqueduct av to Undercliff av; 10 a. m.  
FOX ST—From Leggett av to Longwood av; assessment; 2 p. m.  
4TH AV—From Monroe av to Tompkins av; 3 p. m.

Thursday, April 28.

STUYVESANT PL—From the U. S. Government Light House property to Weiner pl; 1 p. m.  
16TH ST (Queens)—From Broadway to Mitchell av; 3 p. m.  
EMMA ST (Queens)—From Flushing av to William st; 2 p. m.

COMMISSIONERS OF ESTIMATE AND APPRAISAL,  
258 BROADWAY.

Monday, April 25.

LOOP 5, RAPID TRANSIT—City's proof of value; 11 a. m.  
PIERS 32 AND 33—Claimant's proof of value; 11 a. m.  
LOOP 3, RAPID TRANSIT—City's proof of value; 2 p. m.  
15TH TO 18TH ST, NORTH RIVER—Claimant's proof of value; 2 p. m.

Tuesday, April 26.

FT. GEORGE RAPID TRANSIT—City's proof of value; 10 a. m.

Wednesday, April 27.

15TH TO 18TH ST, NORTH RIVER—Claimant's proof of value; 2 p. m.

Thursday, April 28.

FT. GEORGE RAPID TRANSIT—City's proof of value; 10 a. m.  
PIERS 32 AND 33—Claimant's proof of value; 2 p. m.  
LOOP 5, RAPID TRANSIT—City's proof of value; 11 a. m.

Friday, April 29.

15TH TO 18TH ST, NORTH RIVER—Claimant's proof of value; 2 p. m.

PUBLIC SERVICE COMMISSION, 154 NASSAU ST.  
MONDAY, APRIL 25TH.

CITY OF NEW YORK AND CRANFORD COMPANY—"Arbitration of Determination of Henry B. Seaman, Chief Engineer," 10:30 a. m.

CONEY ISLAND AND BROOKLYN RAILROAD COMPANY.  
—"Application for approval of issue of \$462,000 additional bonds"; Commissioner Bassett; 2:30 p. m.

FRIDAY, APRIL 29TH.

CITY OF NEW YORK AND J. B. McDONALD CONTRACTING COMPANY—"Arbitration of determination of Henry B. Seaman, Chief Engineer"; 11 a. m.

## AUTHORIZATION FOR IMPROVEMENTS.

The Board of Estimate has approved and authorized construction work for the following local improvements:

MANHATTAN.

HAVEN AV.—Haven av, from Fort Washington av to the summit north of West 171st st; West 169th st, from Fort Washington av to Haven av; West 170th st, from Fort Washington av to Haven av, together with an outlet sewer through an easement located near West 169th st and extending from Haven av to Riverside Drive. Preliminary work authorized Feb. 25, 1910. Expenditures, \$156.38. Proposed contract time, 300 days. Estimated cost, \$24,200.

WEST 213TH ST.—Paving with asphalt block, curbing and re-curb-ing West 213th st, from 10th av to Broadway. Preliminary work authorized March 11, 1910. Expenditures, \$41.87. Proposed contract time, 30 days. Estimated cost, \$5,000.

WEST 190TH ST.—Regulating and grading West 190th st, from St. Nicholas av to Wadsworth av. Preliminary work authorized Dec. 3, 1909. Expenditures, \$48.96. Proposed contract time, 40 days. Estimated cost, \$7,300.

BRONX.

DALY AV.—Paving with asphalt block, and curbing where necessary, Daly av, from East 176th st to East 177th st. Preliminary work authorized March 11, 1910. Expenditures, \$13.75. Proposed contract time, 30 days. Estimated cost, \$9,900.

## BOARD OF ASSESSORS.

The Board of Assessors give notice that the following proposed assessments have been completed and lodged with the Board of Assessors for examination. Objections must be filed with the Secretary at the office of the Board, 320 Broadway, on or before May 17, 1910.

BRONX.

BOSTON ROAD.—Paving with asphalt blocks, Boston road, from East 177th st to Bronx Park, and curbing where necessary. Area of assessment: Both sides of Boston road, from 177th st to Bronx Park, and to the extent of one-half the block at the intersecting sts.

WILKINS PL.—Paving with asphalt blocks and curbing Wilkins pl (av), from Intervale av to Boston road. Area of assessment: Both sides of Wilkins pl, from Intervale av to Boston road, and to the extent of one-half the block at the intersecting sts.

PERRY AV.—Regulating, reregulating, grading, regrading, curbing, flagging, laying crosswalks, building approaches and placing fences in Perry av, between Mosholu Parkway North and Woodlawn road. Area of assessment: Both sides of Perry av, from Mosholu Parkway North to Woodlawn road, and to the extent of one-half the block at the intersecting sts.

The Board of Assessors give notice that the following proposed assessments have been completed and lodged with the Board of Assessors for examination. Objections must be filed with the Secretary at the office of the Board, 320 Broadway, on or before May 24, 1910:

### Borough of Manhattan.

NORTHERN AV.—Regulating, grading, curbing and flagging Northern av Extension, from a point 774 ft. north of 181st st to Fort Washington av, and constructing necessary retaining wall and guard rail. Area of assessment: Both sides of Northern av, from East 181st st to Fort Washington av, and to the extent of one-half the block at the intersecting streets.

### Borough of the Bronx.

SOUTHERN BOULEVARD.—Paving, repaving and curbing Southern Boulevard, from the Boston road to the northerly line of the property of the St. John's College. Area of assessment: Both sides of the Southern Boulevard, from Boston road to the lands of St. John's College, and to the extent of one-half the block at the intersecting streets.

## FRANCHISE MATTERS.

### PUBLIC HEARINGS.

The 42d St. Manhattanville & St. Nicholas Av Railway Co. proposes to extend its road for the purpose of substituting for the stub-end terminal on Manhattan st a new terminal loop, by the construction of an extension from the present terminus by a double track southerly in and along 12th av to West 129th st, and thence easterly along West 129th st by a single track to the point of connection with its main line on Manhattan st. The company has made application for the grant of a franchise or right to construct, maintain and operate said extension, by an underground current of electricity. The Board of Estimate and Apportionment has set Friday, the 29th day of April, 1910, at 10.30 o'clock in the forenoon, and Room 16 in the City Hall, as the time and place when and where such petition shall be first considered, and a public hearing be had thereon, at which citizens shall be entitled to appear and be heard.

## COMMISSIONERS OF ESTIMATE.

### REPORTS COMPLETED.

BAKER AV.—The commissioners appointed to acquire title to the lands required for the opening and extending of Baker av, from Baychester av to the city line, Borough of the Bronx, have completed their supplemental and amended estimate of damage. Objections must be presented on or before May 9, at the office of the commissioners, 90 West Broadway. Final reports will be presented to the Supreme Court June 28.

BROOME ST.—The commissioners of appraisal appointed to acquire permanent easement and right of way for the construction of a rapid transit railroad under premises at the northeast corner of Broome st and Cleveland pl, have filed their second and final reports in the office of the County Clerk. The report includes and affects the parcel designated upon the map accompanying said report as lot No. 40, block 481, section 2, and further shown upon said map by the street number 398 Broome st.

Notice is further given that said reports will be presented for confirmation to the Supreme Court at a Special Term on the 2d day of May, 1910. A motion will be made that the said first separate and said second separate and final report be confirmed.

CYPRESS AV.—The commissioners of estimate appointed to ascertain the compensation which should be made for the discontinuance and closing of Cypress av, between the northerly line of the property of the Harlem River & Port Chester R. R. and the Bronx Kills, in the 23d Ward, Borough of the Bronx, have completed their estimate and assessment. Objections thereto must be presented on or before May 6, at the office of the commissioners, 90 West Broadway. Final reports will be presented to the Supreme Court June 9.

MATHEWS AV.—The commissioners appointed to acquire title to the lands required for the opening and extending of Mathews av, from Burke av to the Boston road, in the 24th Ward, Borough of the Bronx, have completed their estimate of damage. Objections thereto must be presented on or before May 6 at the office of the commissioners, 90 West Broadway. Final reports will be presented to the Supreme Court June 9.

JEROME AV.—The commissioners appointed to acquire title to the lands required for the opening and extending of Jerome av (al-



though not yet named by proper authority), on its easterly side, from Cameron pl to East 184th st, in the 24th Ward, Borough of the Bronx, have completed their estimate of damage. Objections thereto must be presented on or before May 7, at the office of the commissioners, 90 West Broadway. Final reports will be presented to the Supreme Court July 12.

### ASSESSMENTS DUE AND PAYABLE.

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

#### BRONX.

**ANDERSON AV.**—Sewer, between 164th st and Shakespeare av. Area of assessment: Both sides of Anderson av, from 164th st to Shakespeare av; both sides of 167th st, both sides of 166th st, both sides of 165th st, and north side of 164th st, between Woodycrest and Anderson avs, including lots Nos. 12, in block 2509, 44 and 44½, in block 2508. Due June 13.

#### MANHATTAN.

**JUMEL PL.**—Paving and curbing, from 167th st to Edgecombe road. Area of assessment: Both sides of Jumel pl, from 167th st to Edgecombe road, and to the extent of half the block at the intersecting sts. Due June 13.

#### DUE AND PAYABLE.

The Comptroller gives notice to all persons affected by the following assessments, which were confirmed April 19, that the same are now due and payable. Unless paid on or before June 18 interest will be charged at the rate of 7 per centum per annum from the date when such assessments became liens to the date of payment:

#### Manhattan.

**EMERSON ST.**—Sewer, between Vermilyea av and summit east. Area of assessment: Both sides of Emerson st, between Vermilyea av and Sherman av.

**9TH AV.**—Sewer, between 210th and 215th sts, and between 218th st and Broadway. Area of assessment: Both sides of 9th av, between 210th and 215th sts; both sides of 211th st, 212th st, and north side of 213th st, from 9th to 10th avs, and both sides of 9th av, from 218th st to Broadway; both sides of Broadway, between 219th st and 9th av; both sides of 219th st, 220th st and Isham st, between 9th and Seaman avs.

**212TH ST.**—Sewer, between Harlem River and Broadway. Area of assessment: Both sides of 212th st, from Broadway to Harlem River.

**SHERMAN AV.**—Sewer in Sherman av, between 10th av and Emerson st, and between Dyckman st and Broadway; in ISHAM ST, between Broadway and 10th av, and in EMERSON ST, between Post av and summit west of Sherman av. Area of assessment: Both sides of Sherman av, between Dyckman st and Broadway, and between Emerson st and Tenth av; both sides of Sickles st, Arden st and Thayer st, between Broadway and Sherman av; both sides of Emerson st, between Vermilyea av and Post av; both sides of Isham st, from Broadway to 10th av, and both sides of Vermilyea av, between Emerson st and 211th st.

#### Bronx.

**NELSON AV.**—Sewer, between Boscobel av and Featherbed lane. Area of assessment: Both sides of Nelson av, from Boscobel av to Featherbed lane; west side of Shakespeare av, extending about 375 ft. southerly from West 172d st; south side of 172d st, between Nelson av and Shakespeare av.

### VYSE ESTATE PROPERTY OWNERS.

The regular meeting of the members of the Vyse Estate Property Owners' Association was held at their new quarters, northwest corner of Southern Boulevard and Home st, on Saturday evening last, April 16. In the absence of the president, the chair was occupied by Mr. William Stevens.

The committee appointed at the last meeting of the association to look into the matter of new plans of assessments for repavement, as suggested by President Miller, reported, approving such plans, and the recommendations of the committee were adopted.

A committee appointed at the last meeting to investigate Professor Boyes' mono-rail system reported that the matter was being taken up with Professor Boyes, and that the committee will submit a complete report in the near future.

A letter received from President Miller in regard to repavement of Vyse av, was read and the same stated that the matter was being given his close attention, and that the Local Board and the Board of Estimate and Apportionment have this matter before them, and with all likelihood the same will be completed within the next few months.

A special committee consisting of Mr. Robitzek, as chairman, Messrs. Franz Kiesling, Hennesey and Baumann, was appointed to arrange for a public meeting to be held on the evening of May 21 at the new quarters of this association, and to arrange for refreshments to be served following the public meeting. This committee has already invited President Miller, Senator Schultz, Assemblyman Garfand, Alderman Herbst, William Gill, Esq., Commissioner Whittie, Chief Engineer Gillespie, Col. Goulden, President J. Harris Jones, of the North Side Board of Trade, President Cokeley, of the Taxpayers' Alliance, and Commissioner Eustis.

A. R. BAUMANN, Secretary.

#### RAPID TRANSIT MATTERS.

The committee on Rapid Transit, of which Mr. Robitzek is chairman, submitted the following report. All the recommendations were adopted:

1. During the first week in May a public hearing will be held by the Board of Estimate and Apportionment and the Public Service Commission for the purpose of giving all sorts of civic organizations and individuals as well an opportunity to be heard on the matter of the formal contract to be awarded to successful bidders for the subway construction of the Broadway-Lexington av route.

Your committee recommends that this association go on record

in favor of alternative contract, permitting the successful bidder to construct, or to construct and operate, the proposed routes. This will prevent a repetition of what occurred a few years ago when subway routes were advertised and there were no bidders because of the hard and fast rules that were adopted in that contract.

Construction of the Broadway-Lexington av route will greatly enhance the value of property in this vicinity, and it is to our purpose and benefit to see that the route is constructed and operated at the earliest opportunity.

Pursuant thereto, your committee makes the above recommendation:

2. In discussing the transit questions in general, Commissioner Eustis, representative from this borough on the Public Service Commission, stated that the people of Brooklyn and Queens receive more attention from the commission than the Bronx, because the people of the Bronx are not united, while in Brooklyn and Queens the one section helps the others, and in the Bronx there seems to be a lot of sectional jealousy.

It is important for the several associations in the Bronx to consider well the statement of Commissioner Eustis, and in the future endeavor to prevent this sectional jealousy which he speaks of.

As far as this association is concerned, they have always been ready and willing to assist any other associations in any other neighborhood in securing rapid transit for their section.

For the present it is recommended that no agitation be begun in any section of the borough which would defeat the early construction of the Broadway-Lexington av route.

3. Senator Schultz, of this district, has introduced a bill which would in its effect reduce the fare on the New York & New Haven to five cents within the city limits. We are interested in this bill to the extent of the station of the Harlem Branch of the New York & New Haven which is in our midst; and the committee recommends that the bill be favored and that the committee be empowered to communicate with Senator Schultz accordingly.

4. The construction of an escalator on the West Farms station and one on the new Intervale av station is progressing rapidly, and your committee deems it advisable at this time to again petition for an escalator at Freeman st. A. R. BAUMANN, Secretary.

### ACTION ON COURT HOUSE DEFERRED.

MAYOR GAYNOR EXPECTS A LARGER REVENUE FROM HIGHER ASSESSED VALUE ON REAL ESTATE.

Mayor Gaynor announced at yesterday's meeting of the Board of Estimate that action as to the site for a new court house would be deferred until the beginning of the fiscal year on July 1. The Mayor also intimated that the equalizing of the assessment rolls will result in a decided increase of the assessed valuation of real estate.

Mr. Morgan J. O'Brien, Chairman of the Court House Board, submitted to the Board of Estimate a report relative to proposed sites for the court house. City Hall Park is the site still favored by the board. After Mr. O'Brien had stated his views the Mayor said:

"I understand that you favor the site here in the park on financial grounds. We will consider your recommendation on that score, but it may be that the financial embarrassment which now seems to prohibit the acquiring of any other site may be removed. The fiscal year begins on July 1 and it may be that the equalizing of the assessment rolls will relieve the shortness of funds. If the values we get from the Tax Commissioners do away with such a narrow borrowing margin we may not be restricted any longer by the consideration of cost. A committee will probably be appointed to work with you when this matter is decided."

The Mayor added that the City Hall site is preferable to any other, as the cost of land would not have to be considered. Should the expected increase in revenue from next year's real estate taxes permit the administration to appropriate funds for the purchase of land the City Hall site will no longer be the most desirable.

### SOME MORTGAGE LOANS.

Wm. A. White & Sons have placed for William N. Heard a loan of \$200,000 at 5 per cent. for five years on the 9-story and basement apartment hotel, 70 and 72 West 46th st; also for Minnie A. Blanchard \$75,000 at 4½ per cent. for five years on the property southeast corner of William and Ann sts; for Meyer Auerbach \$70,000 for five years on the 8-sty fireproof loft building 7 Great Jones st; for the Realty Holding Co. a loan of \$240,000 at 5 per cent. for five years on the 12-sty fireproof loft building 40 and 42 West 27th st, and a building loan of about \$150,000 at 6 per cent. for one year on the property 143 and 145 West 20th st, on which a 12-sty loft building is to be erected for the owners, the Eugatnom Realty & Construction Co; for the Maxlow Realty Co. a loan of \$50,000 at 4½ per cent. for a term of years on the 7-sty loft building at the northeast corner of Varick and Laight sts; a loan of \$50,000 for five years on the 6-sty business building at the northwest corner of Hudson and Beach sts; for Isaac Sokolski four loans aggregating \$139,500 for five years on the block front west side of Lexington av, 130th to 131st sts, four 6-sty apartment houses; for Harriet and Sophie Cohen a loan of \$41,000 for three years on the 6-sty apartment house at 22 and 24 West 100th st; for Charles F. Coy \$56,000 for five years on the two 5-sty buildings 1303 and 1305 Amsterdam av, and a loan of \$110,000 for a term of years on the 6-sty building 7 and 9 Leonard st, running through to 155-159 Franklin st; also a loan of \$150,000 on 35 acres of vacant property on Westchester av, in the 24th Ward, Borough of the Bronx.



























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EAST RIVER SAVINGS INSTN with Martha Adelman. Madison st. No 285, n s, 135.1 w Montgomery st, 26.4x100. Extension of mort for \$30,000 to Apr 18, 1913, at 5%. Apr 12. Apr 19, 1910. 1:269. nom
Ervin, Emma to Harriett A Mulligan. 94th st, No 173, n s, 100.6 e Amsterdam av, 17.6x100.8. P M. Prior mort \$12,000. Apr 20, 1910, 1 year, 6%. 4:1225. 5,000

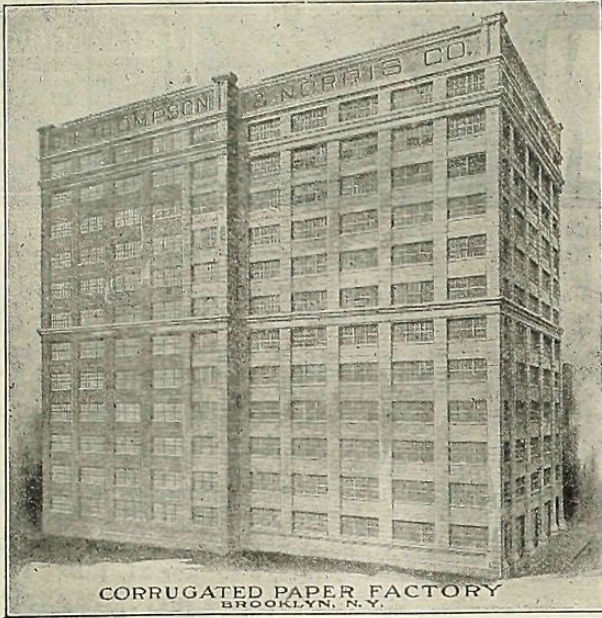












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Rose, Wm G to Robt J Moorehead. 149th st, s s. 39.4 w St Anns av, 2 lots, each 36.6x88.11. 2 P M morts, each \$7,500; 2 prior morts, each \$26,000. Apr 15, 1910, due, &c, as per bond. Apr 15, 1910. 9:2275. 15,000
Same to same. 149th st, s s, 112.4 w St Anns av, 37x84.11. P M. Prior mort \$26,000. Apr 15, 1910, due, &c, as per bond. 9:2275. 7,500
Reade, Walstein S of Brooklyn, to Mathilde Bosselman. Prospect av, No 1388, e s, 126.9 s Jennings st, 40x104.9x40.5x98.9. P M. Prior mort \$23,000. Apr 14, 3 years, 6%. Apr 15, 1910. 11:2971. 5,000
Same to same. Same property. P M. Prior mort \$28,000. Apr 14, 1 year, 6%. Apr 15, 1910. 11:2971. 1,000
Rockland Realty Co to Charlotte F Trowbridge. Westchester av, n e cor Kelly st, runs n 150.1 x e 66.7 x s e 85.7 to av x s w 140.1 to beginning. P M. Apr 15, 3 years, 5%. Apr 16, 1910. 10:2715. 28,500
Rosenberg, Jennie A wife Henry to Maud E Thorp. Cypress av, s e cor 139th st, 100x80. Apr 15, 5 years, 6%. Apr 18, 1910. 10:2567. 12,000
\*Reiling, Mary to Eliz O Dewing. Plot begins 340 e White Plains road at point 795 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Apr 18, 1910, 5 years, 5%. 3,500
Rosenthal, Marcus to Edw L Coster. Monroe av, n e cor 173d st, 95x95. Apr 18, 3 years, 5 1/2%. Apr 19, 1910. 11:2791. 11,000
Same and STATE BANK with same. Same property. Subordination agreement. Apr 13. Apr 19, 1910. 11:2791. nom
Rauh, John M to Augustus Gareiss. 201st st, n s, 45.7 e Decatur av, 50x121.1x51.3x132.4. Apr 16, due, &c, as per bond. Apr 19, 1910. 12:3281. 2,000
Reilly, John J to TITLE GUARANTEE & TRUST CO. Spofford av, s w cor Manida st, 50x100. Apr 15, due, &c, as per bond. Apr 16, 1910. 10:2768. 2,000
Reilly, Hugh of Brielle, N J, to Bridget Duffy. 202d st, late Summit av, s s, 118.4 e Anthony av or st, 50x100, and being lots S1 and S2 map No 769 of N Y City Private Park. Prior mort \$7,000. Apr 16, 2 years, 6%. Apr 18, 1910. 12:3307. 2,000
Raynor, Cordelia L to TITLE GUARANTEE & TRUST CO. 138th st, No 464, s s, 583.4 e Willis av, 16.8x100. Apr 19, due, &c, as per bond. Apr 21, 1910. 9:2282. 9,000
R & W Realty Co to Archibald Douglas. Union av, e s, 80 n 166th st, two lots, each 40x100. Two morts, each \$5,000. Two prior morts, each \$33,500. Apr 20, 3 years, 6%. Apr 21, 1910. 10:2680. 10,000
Same to same. Union av, Nos 1102 and 1106. Certificate as to two morts for \$5,000 each. Apr 20, 1910. 10:2680.
Rosenthal, Marcus and THE STATE BANK with Edward L Coster. Monroe av, n e cor 173d st, 95x95. Subordination agreement. Apr 13. Apr 19, 1910. 11:2791. nom
Smith, John C to Samuel Wood. 155th st, Nos 391 and 393, late Mary st, n s, 350 e Courtlandt av, 50x100. P M. Apr 14, 3 yrs, 5%. Apr 15, 1910. 9:2402. 2,000
Selzer, Charles to Robt J Vane. Dawson st, No 670, s s, 306.8 w Leggett av, runs s 132.2 x s w 16.8 x n 131.5 to st x e 16.8 to beginning. Prior mort \$2,250. Apr 11, due, &c, as per bond. Apr 16, 1910. 10:2686. 1,900
Sauer, Geo O and Max F Schober with Lena Vogel. 136th st, No 599 (867) East. Extension of mort for \$4,000 to Oct 1, 1912, at 6%. Oct 30, 1909. Apr 15, 1910. 10:2549. nom
\*Spahlholz, Wilhelm with Eliz Gleason. Cruger av, No 1667. Subordination agreement. Apr 14. Apr 15, 1910. nom
Sentf, Lawrence of Brooklyn, with Prospect Investing Co. Forest av, n w s, 172.7 s w 161st st, 25x100. Subordination agreement. Jan 31. Apr 15, 1910. 10:2647. nom
\*Simpson, Angel J, Max Just and Edwin F Raynor exrs Henry C Raynor with East Bronx Realty Co. White Plains road, n e cor 233d st, 114x100. Extension of \$11,000 mort until Feb 1, 1915, at 5%. Apr 14. Apr 15, 1910. nom
Stegmann, Geo H with William McDonald. Vyse av, w s, 250 n Jennings st, 25x100, and being lot 452 map section A, Vyse estate. Extension of \$2,500 mort until May 9, 1913, at 5%. Apr 9. Apr 15, 1910. 11:2988. nom
Schmitt, Chas J with Edw G Probst. Perry av, No 3276, e s, 250 s 209th st, 25x100. Subordination agreement. Apr 13. Apr 18, 1910. 12:3349. nom
Smith, Nelson, Jr, to Jeanie D Lilley. Washington av, e s, 87.4 s 180th st, 24.10x95.6x22.4x95.10. Apr 14, 3 years, 4 1/2%. Apr 18, 1910. 11:3046. 2,000
\*Sippel, John B to Augustus Gareiss. 174th st, e s, 238 s Westchester av, 25x100, and being lot 93 map Gleason property, 25x 100. Apr 16, due Aug 28, 1912, 6%. Apr 18, 1910. 500
\*Sagges, Joseph to Thomas E Messemer. Morris Park av, s s, 25 w Madison st, 25x100, and being lot 315 map portion Hunt estate. Apr 16, 3 years, 6%. Apr 18, 1910. 1,000
Stang, Henrietta A A to LAWYERS TITLE INSURANCE & TRUST CO. Macy pl, No 863, n s, 175 w Hewitt pl, 25x140. Apr 20, 1910, 5 years, 5%. 10:2688. 8,000

Seattle Realty Co to American Mortgage Co. Trinity av, s w cor 160th st, 206.5x102.1. Bldg loan. Apr 19, 1 year, 6%. Apr 20, 1910. 10:2630. 155,000
Same and Jefferson Bank with same. Same property. Subordination agreement. Apr 19. Apr 20, 1910. 10:2630. nom
Same to Av St John Realty Co. Trinity av, s w cor 160th st, 46.5x102.1; Trinity av, w s, 126 s 160th st, runs w 102.1 x s 27.7 x w 47.7 x s 52 x e 149 to av x n 80 to beginning. P M. Prior mort \$155,000. Apr 19, demand, 6%. Apr 20, 1910. 10:2630. 8,000
Seattle Realty Co to American Mortgage Co. Trinity av, s w cor 160th st, 206x102.1. Certificate as to mort for \$155,000. Apr 19, 1910. 10:2630.
Silverman, Milton M with N Y TRUST CO. Prospect av, w s, 87.6 n 152d st, 37.6x95. Subordination agreement. Apr 21, 1910. 10:2675. nom
Stich, William and Paul M Zeidler to Bertha V Stich. Robbins av, n w cor 140th st, 100x117.1. P M. Mar 15, 5 years, 6%. Apr 21, 1910. 10:2568. 8,000
Sullivan, Patrick J to Ernest Hammer. 198th st, n w cor Creston av, 25.11x106.8x25x100. Prior mort \$18,000. Apr 20, 1 year, 6%. Apr 21, 1910. 12:3319. 1,481.67
Sherwood, William to THE MUTUAL BANK. Woodcrest av, n e cor 164th st, 50x100. Apr 20, 3 years, 5%. Apr 21, 1910. 9:-2508. 15,000
Schroder, John H, Leo Levinson and August Schroder to Daniel G and Frank G Wild, trustees Wm H Miller, decd (M S Alden trust). Arthur av, w s, 62.6 n 181st st, 37.6x94.6x37.6x94.7. Apr 20, due, &c, as per bond. Apr 21, 1910. 11:3063. 25,000
Schwarzler, Eliz to Gertrude W Glassford. Washington av, No 1332, e s, abt 330 n 169th st, also 133 n from s w cor lot 63 runs n 25 x e 121 x s 25 x w 119 to beginning, being part of lot 63 map Morrisania, except part for av. Apr 16, 5 years, 5%. Apr 18, 1910. 11:2910. 3,500
Stanton, Mary E to TITLE GUARANTEE & TRUST CO. Webster av, No 1341, w s, abt 380 n 169th st, 20x90. Apr 12, due, &c, as per bond. Apr 21, 1910. 11:2887. 5,000
Savage, Cornelius B to Edw F Maloney. Undercliff av, w s, about 171 s Washington Bridge Park and being lot 23, parcel 26, map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907, 25x124.3x17.2x127.7. P M. Apr 21, 1910, due, &c, as per bond. 9:2538. 2,250
Stagg, Mary M with Sarah Brown. Clay av. No 1377, n w s, 864.1 n e 169th st, 16.8x97x16.9x95.7. Extension of \$5,500 mort until Nov 2, 1911, at 5%. Nov 3, 1909. Apr 21, 1910. 11:2872. nom
Trube, Rebecca M to Wm S Hughes. 167th st, n s, 49.6 e Kelly st, 34x92.5x34x95. Prior mort \$10,000. Apr 15, 1910, 2 years, 6%. 10:2702. 1,500
Tully Construction Co to City Mortgage Co. Intervale av, e s, 86.5 s 165th st, 75x100. Building loan. Apr 16, 1910, demand, 6%. 10:2704. 50,000
Same to same. Same property. Certificate as to above mort. Apr 16, 1910. 10:2704.
Templer, Henry A to Anna F Hodgins. Ryer av, No 2055, w s, 370.1 n Burnside av, 25x146x25.5x150.6. Apr 14, 2 years, 5%. Apr 15, 1910. 11:3156-3149. 1,200
\*Trott, Mary and Edward, and Minnie V wife of and John Trott to John Bussing, Jr. 5th av extension, w s, lot 22 map property J E Bullard & Co, adj South Mt Vernon, 25x100. Prior mort \$2,000. Apr 7, 2 years, 6%. Apr 16, 1910. 700
Terwilliger, Leona A to Mulhall Realty Co. Coster st, No 714, e s, 137.6 n Spofford av, 18.9x100. P M. Prior mort \$4,200. Apr 16, due, &c, as per bond. Apr 18, 1910. 10:2764. 700
Tiffany St Impt Co to TITLE GUARANTEE & TRUST CO. Tiffany st, w s, 266.8 s 167th st, 42x100. Building loan. Apr 16, due, &c, as per bond. Apr 18, 1910. 10:2716. 30,000
Same to same. Same property. Certificate as to above mort. Apr 16. Apr 18, 1910. 10:2716.
Tuchman Bros Construction Co to Manhattan Mortgage Co. Beaumont av, w s, 220 s 187th st, 50x100. Prior mort \$... Apr 18, due, &c, as per bond. Apr 19, 1910. 11:3089. 26,000
Same to same. Same property. Certificate as to above mort. Apr 18. Apr 19, 1910. 11:3089.
\*Twomey, Frances wife of and Patrick to Cyrus Hitchcock. Morris Park av, s s, 65 e Rose st, 50x100. Apr 18, due, &c, as per bond. Apr 20, 1910. 1,000
\*Vari Lace Manufacturing Co to HARLEM SAVINGS BANK. 216th st, n e cor Bronx Boulevard, runs n 200 x e 100 x s 100 x e 100 to 2d av x s 100 to st x w 200 to beginning. Apr 16, 3 years, 5%. Apr 21, 1910. 35,000
\*Same to same. Same property. Certificate as to above mort. Apr 16: Apr 21, 1910.
Vogel, Lena with Geo O Sauer et al. 136th st, No 599 (867) East. Subordination agreement. Apr 5. Apr 15, 1910. 10:2549. nom
\*Weaver, Henry J to Pauline Spindler. Billar pl, w s, 198.10 s Fordham av, 25x116, City Island. Apr 11, 5 years, 6%. Apr 15, 1910. 2,600









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Table of business listings with names and addresses, such as Hamilton Dining Room, Wading River Realty Co, etc.

Table of business listings with names and addresses, such as Turba Vibrator Co, Nyack Trap Rock Co, etc.

SATISFIED JUDGMENTS.

April 16, 18, 19, 20, 21 and 22.

Table of satisfied judgments with names and amounts, such as Ames, Frank D et al, Apfel, Sigmund F-S Pizer, etc.

Table of business listings with names and addresses, such as Meacham, Robert W-F L Brown, Merryman, Wm H B-N Kolz, etc.

CORPORATIONS.

Table of corporations with names and addresses, such as F F Fitts Co-B Brile, Same-same, Interborough Rapid Transit Co, etc.

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

