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THE summary of tenement-house construction under the new law, recently prepared by the Tenement House Department, contains some interesting facts. Since the new law went into operation some eight years ago, there have been 16,133 houses out of a total of about 103,000 houses built in conformity with its provisions. That is, about one-sixth of the tenement houses now occupied in the city are new-law buildings. The proportion naturally varies very much among different boroughs. In Manhattan only one-tenth of the total have been erected under the new law; in Brooklyn one-sixth; in the Bronx about two-sevenths, and in Queens two-fifths. It must not be supposed, however, that these proportions accurately represent the proportion of the tenement-house population living in the new-law buildings, because the average building erected under the new law has contained a much larger number of apartments than the average building erected under the old law. Thus, in the whole city there are 215,000 new-law apartments out of a total of 855,000, so that about one-fourth of the tenement-house population lives in this class of apartment. But here again conditions vary in the different boroughs. In Manhattan the proportion of new-law apartments is a little more than one-fifth; in Brooklyn it is a little more than one-fourth, and in the Bronx and Queens the proportion is somewhat less than a half. This is certainly an enormous change to have taken place in somewhat over eight years. Within that time anywhere from twenty to fifty per cent. of the tenement-house population has taken up its habitation in buildings erected under the new law, and within another similar period, the average will be not far from fifty per cent. for the entire city. This ought to mean a vast improvement in health and comfort for millions of the inhabitants of the city.

THE figures mentioned above enable us also to make a good guess as to the probable increase in population for the whole city and for the various boroughs. It is fair to assume a population of five for each apartment in these buildings. In many cases this would be excessive, but, in many other cases, particularly in the congested districts, the actual number would be larger. So far as it is true, it would mean that the tenement-house population of the city increased from 3,200,000 at the end of 1902 to 4,275,000 in the Spring of 1910. This would mean an increase of about 33 per cent. in a little over eight years, or about four per cent. a year. It would also mean that the tenement-house population of Manhattan in a little over eight years had increased from 2,000,000 to 2,550,000; in Brooklyn, from 900,000 to 1,250,000; in the Bronx, from 200,000 to 370,000, and in Queens, from 50,000 to 90,000. These figures are in all probability approximately correct; and the inferences to be taken from them will be confirmed by the census. They mean that the population of Manhattan has risen at the rate of about three per cent. a year, that of Brooklyn at 3½ per cent. and that of the Bronx and Queens at eight or nine per cent. a year. New York's total population should in that case be somewhere between 4,000,000 and 4,700,000, and its annual increase would now be over 160,000. Three times in the coming decade it will add a city as large as Buffalo to its human area. As a matter of fact, the rates of increase mentioned herewith will probably be diminished during the coming decade, which is likely to be a period of smaller immigration and slower growth. None the less is the time within sight

when about 6,500,000 will constitute the population of the city; and when an additional population of some 1,500,000 more in New Jersey will contribute to its business.

JUST what will become of the most recent proposal of the Interborough Company does not yet appear, though it is darkly hinted that both the Public Service Commission and the Mayor are inclined to view it with favor. The proposal includes the complete third-tracking of the Ninth, Third and Second avenue lines, the construction of certain additional lines in the Bronx, the connection of the Queensboro Bridge with the Second Avenue Elevated tracks and the connection of the 42d street tunnel with the existing Subway, the connection to be made on the basis of a five-cent fare. The arguments in favor of the granting of these proposals are undoubtedly very strong. By these means, and within a couple of years, the city will obtain a very considerable increase in its means of communication. The congestion of the elevated roads and particularly on the overcrowded Third avenue line will be mitigated. The Bronx will be benefited both by an improved service, and by the construction of a much needed additional line. Queens will be so connected with Manhattan that its residents will be able to reach the lower business district of the central borough about as conveniently as can the residents of the settled part of the Bronx. All the improvements can be completed probably some three years before it will be possible to force another Subway into operation; and the cost, amounting to some \$30,000,000, will, of course, be paid entirely by the company. The latter is willing to pay something for these additional privileges, but not much, because it will have additional easements to pay to property owners along its lines. The object of the plan is, of course, to raise the existing Interborough system to its highest point of operating efficiency, and the company unquestionably expects to profit considerably from the proposed improvements. The extent of its prospective profits can be very well measured by the persistence with which the management of the company returns to proposals of this kind. For years it has sought to obtain these privileges and it has not been discouraged by constant denials; and it is easy to understand the advantages it expects to gain. The improvements all affect those parts of its system for which it owns long franchises, and they will enable the company to compete more effectually than it can on the basis of its present equipment with any future Subways. It will be able to hold, that is, a much larger proportion of its traffic in case the Third and Ninth avenue lines are practically paralleled by four-tracked underground roads.

THE Record and Guide believes that the local authorities, in deciding upon the acceptance or the rejection of these proposals, should be governed chiefly by the probable extent to which the granting of the privileges will diminish the value of competing Subway concessions. The carrying out of the company's plans would undoubtedly be a great boon to certain parts of New York City, but the resulting improvement in the transit service would not constitute any substitute for Subway construction. The proposed improvements, in so far as they turn upon third tracks on the elevated roads, are makeshifts which merely perpetuate an inferior class of transit service. They are worth having, but only in case they will not embarrass the city in building and leasing Subways on the most favorable terms. The Record and Guide is not in any position to judge whether or not as a matter of fact the complete third-tracking of the elevated roads would diminish the value of competing Subway routes. But, if the commission is in any doubt about the matter, it will soon have an opportunity of instituting a test. In a few weeks it will advertise for bids on the Broadway-Lexington avenue route, which would compete to some extent with the Third avenue "L" road. If bidders for the Lexington avenue Subway should seriously object to the possible competition, and modify their bids in consequence, the Third avenue improvement would undoubtedly be costing more than it would be worth. On the whole, the Record and Guide does not believe that the proposed third-tracking of Third avenue line would seriously hurt the traffic on a Lexington avenue Subway, but as long as such may be the case, the proposals of the Interborough Company should not be seriously considered until after the contract for the new Subway has been let. The fact is, of course, that everything depends upon the reception which is accorded to the route and the plan of the Public Service Commission. If a satisfactory contractor is obtained on the commission's own terms, and without any considerable ex-

penditure of the city's own money, the whole situation will be very much cleared up. In that case the authorities will be in a position to impose similar terms upon the Interborough Company for Seventh avenue and Madison avenue extensions; or, if that company refuses to entertain such a contract, it will be able to construct a West Side Subway at the city's own expense. In short, the parts of the whole situation are all closely inter-related; and, even if two different contracts are made, with the Interborough Company, they must both be parts of one bargain. No decision of any kind can be made until the Broadway-Lexington avenue route is out of the way. The directors of the Interborough Company are evidently waiting on that event before making any further Subway proposals; and the commission should follow suit and keep the matter of the elevated third tracks in abeyance until the said event is consummated.

## ORDINANCES AND STATUTES COLLIDE.

BUREAU OF SIDEWALKS ENFORCES LAWS ACCORDING TO CHARTER PROVISIONS.

The Record and Guide is in receipt of the following letter:

"New York, June 7, 1910.

"To the Editor: Dear Sir:

"In your last edition you commend the action of the Borough President in organizing a corps of men to browbeat, and by threats of criminal prosecution to compel property owners to repair their sidewalks, which the Borough President knows or ought to know, is the duty of his reparation to do. Section 948 of the Charter of Greater New York makes it the duty of the City to take care of the street (sidewalks included) after it has once been paid for by the property owner. The courts have sustained this section to mean from house line to house line (matter of Burmeister, 76 N. Y., 174, Tex vs. the Mayor, 103 N. Y., 536, and a dozen other cases).

"The Borough President would be better employed in using the money paid to these men in doing the work according to law, instead of trying to enforce an illegal ordinance of the Board of Aldermen. Below is the section referred to:

"Sec. 948. Unless it shall be petitioned for by a majority of the owners of the property on the line of the proposed improvement, no assessment shall be imposed for the paving of any street, avenue, or public place, or any portion thereof, which street, avenue, or public place has been once paved and the expense thereof paid by the owners of the adjoining property."

Yours truly,

"A BUILDER."

Borough President McAneny and Commissioner of Public Works Frothingham were asked by a representative of the Record and Guide to make reply to the charges contained in the foregoing letter. They refused to disavow or confirm any of the statements. They referred to the Charter and said that they are enforcing the laws as they find them.

Upon investigation it was discovered that "Mr. Builder" quotes only a part of the section of the charter referring to repairs of sidewalks. The second part of the charter provision reads:

"Provided, however, that nothing herein contained shall be construed to relieve or release the owners of property, grantees of the mayor, aldermen and commonalty of the City of New York, of or from any covenants to pave or repave or otherwise physically improve such streets."

The Board of Aldermen has passed a number of ordinances, some conflicting with the charter and others carrying out the intentions of the State Lawgivers. The borough officials claim that it does not lie within their province to determine the legal status of the ordinances. If charter provisions and aldermanic ordinances conflict, the taxpayers should carry the issue into the courts, which will decide the question. No test case, according to the statement by a borough official, has been made. The conflict has not been raised, and no one has ever attempted in a legal way to throw the burden on the city.

If this question ever should be tested it is very likely that the city would be compelled to repair the sidewalks. This is the opinion of people who have considered the legal aspects of the matter. The aldermanic ordinances read as follows:

Sec. 129. The owner or owners, lessee or lessees, occupant or occupants of any house or other building or vacant lots fronting on any street or avenue, shall at his, her or their charge and expense, well and sufficiently pave, according to the ordinances, and keep and maintain, in good repair the sidewalks, curb and gutter of such street or avenue in front of any such house or other building or vacant lot.

Sec. 130. Upon complaint being made to the Borough President having jurisdiction thereof, to his satisfaction, that any sidewalk or gutter, or either, are not paved or repaired according to these ordinances, it shall be lawful for the said Borough President to cause a notice to be served upon the owner or owners, lessee or lessees, occupant or occupants, of any such house or other building, or vacant lot of ground fronting on any street or avenue, to repair or delay, as the case may require, the sidewalk, curb and gutter, or either, in front of the same, within ten days after the service of such notice.

Sec. 131. In default of such owner or owners, lessee or lessees, occupant or occupants repairing or delaying, as the case may require, such sidewalks and curb and gutter, or either, within the time required by said notice and complying with the said notice, the said

Borough President is hereby authorized and required to lay and relay the flagging, and set and reset the curb and gutter or either, and otherwise repair such sidewalks, and to certify the expense of conforming to the provision of this ordinance, to the Board of Assessors, who are directed to make a just and equitable assessment of such expense among the owners or occupants, of all the houses or lots intended to be benefited thereby, in proportion as near as may be to the advantages which they may be deemed to acquire, and it shall be lawful for the said Borough President to report to the Corporation Counsel the neglect or refusal to comply with the above said notice, who shall recover \$10 as penalty from the owner or owners, lessee or lessees, occupant or occupants, of such house or other building in front of which the expense was incurred, in any court having jurisdiction thereof in the name of the City of New York.

## DEBT LIMIT MARGINS AND INTEREST RATES.

THE LAST STAND OF THE PUBLIC SERVICE COMMISSION—AN ESSAY ON WORDS.

To the Editor of the Record and Guide:

The latest analysis of the transportation problem for this city discloses that the candidates for the prizes in the shape of contracts for construction are at the present moment each one of them engaged in a very furious struggle to keep the other fellow from securing any of the same. This promises a further postponement of any development along these lines for a considerable time to come, notwithstanding all the talent and printer's ink that is being expended in the effort to get things started.

An undercurrent of socialism appears to be opposing the forces of the old time high-finance, and it is suspected that the Public Service Commissioners are coquetting with the apostles of this latest cult while they lend every encouragement to a certain clique of favored contractors. Socialism says "build subways, and then build some more subways: build them until the streets are all honeycombed with these unpleasant holes in the ground, and build them with the city's money." Is it not a rather new idea, this one about the city having any large amount of real money of its own to spend at will? Perhaps the Socialists have discovered some new method of transmuting the excavated rock into the yellow metal? It is fancied that before a foot of asphalt is broken, before a pound of coal, or a case of macaroni is obtained, with which to start the excavation work, Socialism will go down to wicked old "Wall Street" that it so much loves to berate, and there on bended knee, beseech the Powers to supply them with the wherewithal, be it yellow metal, credits, or what you will, with which to carry on their plans of unlimited excavation work.

Building subways and boarding them up, and then building more subways to be boarded up, promises to be one of the favorite pastimes of the city fathers during the next few years. After all the streets of Manhattan have been excavated, or are undergoing excavation by the slowest methods known to procrastination and talk; after every citizen has followed the lines of least resistance and moved either to New Jersey or Long Island, excepting only those engaged in operating mushroom cellars under special privileges from the Tammany boss and, of course, the Public Service Commissioners whose lecture engagements will not admit of their absence, what a fools' paradise the merry little island is likely to become. That is, if the money lenders are not, meanwhile, frightened away by their learned discourses on debt limit margins, interest rates, municipal ownership, and such like tiresome details. In which case all our hopes of any more subways are likely to be buried ocean deep under the cataclysm of words that must result. Truly, in view of all the reservoirs of talk that still remain untouched it is likely to prove difficult for the great unorganized and unrepresented to figure out the advantage to himself for the change from the old-time accessible Board of Aldermen to a stubborn and windy Public Service Commission, from the historic ward politician to the professional friend of man.

But what use to cumber the proposition with an added supply of words? The ones who find they are losing their grip upon the prize will be certain to do their utmost to block the way with talk. So there you are, Mr. Unorganized, somewhat up against it. It looks like sending the train down grade upon a landslide—or is it a slide of mules and blockheads? Maybe, sometimes, you feel like running amuck. But what is the use?

However, speaking seriously of this proposed Broadway-Lexington avenue job. The whole problem of rapid transit for some years to come might easily be solved within the period of two years to the satisfaction of every one except the contractors; already we have subways and elevated roads enough to supply all of the city's requirements for some years, provided they are permitted to make a few necessary extensions and alterations. Moreover, it is all too plain that this scheme for new subways in regard to which the contractors have the Commission hypnotized, cannot be made to pay in years, and with municipal ownership as it is done to-day, perhaps never can be made to pay more than the cost of operation. Then, why take the risk of adding to the citizens' burdens untold interest charges on unlimited millions of bond issues, merely to favor a few contractors and incidentally to give a demonstration in socialism?

The day that the Interborough interests secured the routes as used by them to-day, their battle was won; and at this late

date for the municipality to try to bring them to terms by competition, is likely to prove the most expensive task it has ever undertaken. The million or so of extra dividends sweated out of the subway users will be a mere pin-prick compared to what is likely to be extracted from their heart's blood in the shape of taxes to supply contractors' profits. Truly the outlook is a dark one to ponder over. Nothing short of confiscation of all public utilities can ever serve to untangle the very complicated state of affairs, and we are not prepared to say that this method is likely to prove efficacious after a careful X-ray examination of that seat of human idiosyncracies, the primatial cranium. There is a strong suspicion firmly seated in the minds of the deep thinking, that it is likely to prove far less of a task to hold the corporations within bounds than it ever will be to get any reasonable service, any economic results, out of a nondescript horde of mentally untrained persons, intoxicated with the impracticable ideas of socialism, with which their systems are likely to become infused if the professional friends of man keep up the good work of education in the useful art of lifting oneself up by the straps of one's boots.

As a theory, socialism is an interesting subject to contemplate and works out in a very fascinating manner. Put it into practice, however; give the plans of the Socialists a fair trial; study the whole question from its economic side, and then try to figure out your net result. The chances are more than even that when you call in the expert accountant and look for profits it will be found, if there were any earned, that the man who had been the most strenuous in preaching the advantages of the theory, has moved to parts unknown and carried with him the aforesaid net result.

"REAL ESTATE."

### WEST TWENTY-THIRD STREET.

NO NECESSITY FOR WIDENING IT BEYOND EIGHTH AVENUE.

To the Editor of the Record and Guide:

I heartily indorse your article in reference to the widening of 23d st, and especially to NOT widening it west of Eighth av to the river. I have lived here twenty-five years and never have seen it congested except in the very heavy snows. Then traffic only followed the car tracks because of their being more clear with granite blocks between the rails, so widening won't remedy that. There is a third more traffic from Eighth av to the river in 24th st than in 23d st, exclusive of the electric cars. The 23d st houses west of Eighth av are mostly private or boarding houses, and for years to come they would not warrant the change for business, as it would compel owners to make too expensive alterations.

JAMES E. MITCHELL.

334 West 24th Street.

### AS FEASIBLE AS SOME OTHER PLANS.

To the Editor of the Record and Guide:

Will you permit a suggestion in regard to the article headed, "Another Diagonal Street Suggested" (in last week's paper), that as the McAdoo tunnel, now at Christopher st and 6th av, would be met by this proposed thoroughfare at Greenwich av, were the idea approved of, a subway could be constructed simultaneously with, or prior to, the making of the surface roadway, which subway would prove a link connecting two Brooklyn bridges with the McAdoo tunnels. As no provision has been physically made at Canal st west of the Bowery for the relief of traffic from the new Manhattan Bridge, now about opening, this plan might prove as feasible as some others.

"OBSERVANT."

—The removal of all overhead wires along the westerly border of the Bronx Botanical Gardens has been considered desirable for some time, and the New York Botanical Gardens and the Commissioner of Parks have been anxious to secure such removal and are willing to grant to the railroad company such easements as might be necessary to construct and maintain the necessary ducts, along and within the lines of the Botanical Gardens. The agreement which has been submitted to and approved by the Board of Estimate grants to the railroad directors such rights and easements as may be necessary to permit them to remove the wires to underground ducts, while the city and the New York Botanical Gardens retain the right to use any part of the soil either above or below the ducts. The railroad company is at its own expense to remove all of the overhead telegraph, telephone and signal wires, with the poles supporting them, and to place the wires in ducts and to construct and maintain at its own expense either a fence of the type shown upon the plans submitted or, at the option of the New York Botanical Gardens, to pay them the sum of \$5,000 to be used in constructing a fence of some other type which they may prefer.

—Borough President Miller of the Bronx has submitted an estimate to the Board of Estimate that \$325,000 more is needed for the Bronx Borough Courthouse.

## ON GOBELIN TAPESTRIES.

A Lecture at Columbia by Henry B. Herts, the Architect  
—A Revived Interest in Tapestries in New York City.

NEW YORK art circles are manifesting a new interest in Gobelin tapestries. From the Middle Ages the imitation and copying of pictures by the use of threads of diverse colors was known to all the northern and eastern provinces of France. The term "Gobelin" was the name of a family of dyers established in Paris about the middle of the fifteenth century. The first of the dynasty, Jean Gobelin, started in the Faubourg Saint Marcel, which is on the borders of the little river of Bieve, about the year 1440. His descendants acquired both fame and fortune. When they decided to abandon the house in which the members of the family had lived and worked for a century, they gave it up to Flemish tapestry weavers, to whom a dyer's workshop was an indispensable accessory. The Gobelins left to their successors not only their house and their workshop adjoining but also their name as well.

Thus it was that a name at first borne by a family of dyers was passed on to tapestry workers and afterward was applied to the material manufactured by these workers. At the suggestion of Colbert, the minister of Louis XIV., the manufacture was taken under royal patronage in 1667, and the Gobelin shops were bought by the Government. Little by little the term "Gobelins" has come to mean not merely the product of this one factory but all tapestry as well, though the material from the national works is stamped with a distinctive mark, a large "G," pierced by a threaded spindle and having the ends of the thread entwined around the letter. The modern works of the Gobelins are distributed as presents by the Government of France; they are not produced in large number and are of great money value. The number of artists employed is about 120.

A paper read recently before the School of Architecture of Columbia University by Henry B. Herts, the architect, was an exhaustive history of the manufacture of Gobelin tapestry. The closing paragraphs follow:

#### RECENT WORK OF THE NATIONAL ATELIER.

"It is not easy to speak of recent work and the work at present in execution. We shall speak only of the most important tapestries commenced during the last fifteen years for which the most capable artists have been employed to make the models, and the artists always know where the tapestries will be placed and what effect they will produce in their environment. Amongst the principal ones are those of Galland for the Comedie Francaise, those of Jean Paul Laurens for the National Archives and the ballroom of the City Hall of the 13th District. The paintings of Joseph Blanc and Edward Toudouze for this large room of the Court House in Reimes and others. In choosing amongst past models those with picturesque characteristics especially are chosen and so the compositions of Boucher are placed back upon the loom.

"So much for the choice of models. As for the execution two fundamental rules are now adopted by the artist-artisans: a sensible reduction in the number of colors employed and a personal interpretation rather than an exact copy of the chosen model. Formerly the great number of colors used permitted an exact copy of the painting taken as a model, since they thought that the best tapestry was the one which gave an illusion of the work of the paint brush. A complete reaction has shown their error, for it has been shown that the masterpieces of tapestry at the end of the 16th century had but a limited number of colors. The best tapestries in the Spanish collection had but twenty or twenty-five colors.

"Three colors sufficed for a drapery, thanks to a way of disposing of small pieces to manage a transition between dark shadows and full light. It was necessary to return to this fundamental principle in order to draw tapestry weaving back from darkness to light, and to do this it was necessary to completely change the education of the workers. Fortunately, some of the best artists in the workshop were interested in this return to old traditions and the execution of the work has been different for the past twenty years. For false and undecided colors so long in use the reapplication of the old system has brought back the stronger colors better able to resist the influence of light and air. Jean Paul Laurens was occupied for ten years in making models of the life of Joan of Arc. Some of these were sent to Rome for the jubilee of the Pope Leo XIII. M. Albert Maignan has made two tapestries for the Luxembourg Palace, 'Apollo and Daphne' and 'Venus and Adonis' and two others still unfinished.

"The largest existing tapestry is 'The Glorification of Colbert,' after Laurens, in the ballroom of the City Hall of Gobelins. It measures 75 square yards, and no larger tapestry has ever been woven. It was three and a half years in work. A very unusual tapestry of this time is 'The Colonization of Africa by France' of Rochegrosse, and 'Verturune o Pomone' of Gorguet, which brings us back to the antique subjects. Just two recent masterpieces may be named, 'The Mermaid and the Poet,' of Moreau, and 'Springtime,' of Botticelli.

# CONSTRUCTION

## PROBABLY A NEW COMBINATION OF BUILDERS.

Firms Heretofore Independent Planning to Work Together—Will Represent General Contractors Everywhere in Greater New York.

FOR various reasons a number of general contractors in the building trades, not now organized into any trade society, contemplate a combination for their mutual interests, and they have taken some steps in that direction. A meeting was held with this purpose in view last Saturday afternoon, at the Grand Union Hotel. Some thirty-five firms have so far agreed to come in, and the probabilities are all in favor of a permanent and vigorous organization.

It appears that there is no single trade association at present embracing both mason and carpenter builders who are general contractors only. There is the Mason Builders' Association and the Master Carpenters' Association, neither of which covers the entire field of the general building contractor exclusively, for the whole of Greater New York. One of the temporary officers is authority for the statement that the new body will work in harmony with the Building Trades Employers' Association, and will serve its members in certain matters peculiarly affecting general contractors only. No sub-contractor will be admitted. The jurisdiction of the new association will extend over Greater New York. Brooklyn, Bronx, Queens and Richmond builders will be comprised in the membership as well as Manhattan builders. The official designation contemplated is "the General Contractors' Association of Greater New York." In case there is another name exactly the same, this proposed name will be modified.

By the term "general contractor" is meant any individual or firm permanently engaged in taking contracts for the entire construction of a building of any kind, whether the head of the firm be a carpenter, mason or painter by trade, so far as he individually is concerned. The leaders in the movement refer to themselves as the smaller builders, in contrast to the members of the existing associations who do the big work. Among them are firms which build dwellings in the Bronx, Brooklyn, Long Island and the Jerseys, and others who make a specialty of alterations and repairs in Manhattan and elsewhere. The call for the meeting read as follows:

For a long time past it has been thought very advantageous by us general contractors to unite in a body for the purpose of protecting our interests. For the same length of time a lot of suggestions and talk was advanced, but no initiative taken.

Now the time has come, and a step to embody all these ideas and suggestions into a concrete form taken. A meeting room was rented in the Grand Union Hotel, at 42d st and Park av, Parlor A, for the afternoon of Saturday, June 11, 1910, at 2 p. m., where and when all of us will be given an opportunity to express our wishes and desires, leading to a definite organization of general contractors.

Now then, if you have at heart your wellbeing and interest in your business, do not fail to come and help to found a permanent home, whose doors will ever be open to you for advice, protection and assistance in any form whatever.

Come early and be the first one to show your interest in this great and most beneficial project ever undertaken for the protection of contractors. "In unity there is strength."

Now is our opportunity to organize. Come and make your suggestions. If we cannot agree you lose nothing but a little time.

Yours,

THE COMMITTEE.

P. S. Be present at 2 p. m., Saturday, June 11, 1910, Grand Union Hotel, Parlor A.

One of the objects of the association is stated to be the protection of general building contractors against the alleged unfair competition of construction companies which are merely ephemeral concerns, "formed for the purpose of erecting but one building, and which having no status as building companies are able to defy the unions without any risk to themselves." It is alleged against some of the temporary building companies that they give the work to sub-contractors who employ non-union labor, and then dissolve, having realized a substantial profit. It is said that they can do work 10 or 15 per cent. cheaper than the established contractor.

An attempt has been made by those chiefly concerned in the protective movement to keep it a secret until they have formulated definite plans for the campaign. It can be said, however, with permission, that the temporary secretary is Mr. William G. Solomon of 50 Centre st, a member of a firm of general building contractors, which firm also controls the Schwartz Plumbing Supply Company. One of the promoters of the movement, who is a very prominent builder of dwellings, said this week:

"In the estimation of builders it is time something was done along this line. The price of building material and labor has become so excessive that the established contractors are abso-

lutely unable to meet the competition of these temporary companies. In consequence they are forced to go outside of New York for their work and take picayune contracts that ten years ago they would not even bid for.

"The storm has been gathering for some time and bids fair to break in the near future. Just how the organization will fight these temporary companies is hard to say. In fact, the campaign is going to be fraught with many difficulties."

While the ephemeral building corporations contribute one of the difficulties that long established contractors have to contend with, it is not the only one that the members of the new association will give attention to. They assert that one of their troubles arises from the sort of treatment that individual contractors sometimes receive at the hands of engineers and architects, and they have an idea that they would get more consideration at such times if they could bring the influence of a large association to bear in their behalf. But the reasons for organizing the association are said to be general rather than specific, and the need of it apparent for years.

## RESULTS OF ROCK BORINGS ALONG LINE OF PROPOSED TUNNEL.

IN the course of the exploration of the rock on which New York City is built, for the purpose of finding a suitable route for the pressure tunnel which the Board of Water Supply intends to build, as a means of distributing the Catskill water supply, diamond drill holes have been put down at all points where they were either essential or valuable for discovering the structure and condition of the rocks at and near the line of the tunnel. Some of the holes are comparatively shallow. In places where outcrops or other sources of information show sound rock at or close to the present surface of the ground it is obviously necessary to sink deep holes every few feet.

In two classes of situations, the engineers say holes are required either to the proposed grade of the tunnel, or to such depth as proves conclusively the kind and condition of the rock. In a few sections these features were so little known at the beginning of the field work conducted by the Board of Water Supply, and the rock conditions were deemed so important in solving the problem of location, that unusually numerous borings were made, some shallow, some deep. Such districts were (1) the Harlem River crossing (in spite of information furnished by earlier tunnel construction); (2) from 126th st to 106th st, embracing Morningside Park and the Manhattanville valley; (3) the "lower east side section," from Bowery and Delancey st to Clinton and Cherry sts; (4) East River crossing.

Of these (1) the Harlem River crossing proved to have so firm and fresh rock in the river bed that it was unnecessary to sink more than two holes to tunnel grade, in or close to the river. (2) The topography at the north end of Morningside Park, and the topography and rock distribution at the south end and adjacent to the northwest corner of Central Park, gave reasonable possibility of finding deep rock decay and cross faulting with crushing of the wall rock. Hence in both portions of that district several deep holes were sunk, with the result of finding sound rock at the place and depth proposed at the north end, and of indicating at the south end that the required conditions will be met by depressing the tunnel grade slightly. (3) The third district is still under investigation, but the engineers consulted by the special committee of the Board of Estimate (namely Engineers Herschel, Pruyn and Woodman), stated in their report that it is the only section besides the above mentioned in which the tentative plans drawn up by the Board of Water Supply may require to be amended by reason of rock conditions. (4) The crossing of East River at the point proposed will not be accompanied by any of the uncertainties that exist in regard to the rocks beneath all portions of the river north of 17th st. For here the river is in Fordham gneiss, a rock of proved worth as ground for any excavation; while to the north faulted and shattered and decayed rocks occupy the river everywhere. The drill holes started in and adjacent to the river from the foot of Clinton st to Brooklyn discovered rock so sound and firm that deep drilling would have been superfluous.

# STUCCO IN SUBURBAN CONSTRUCTION

The Different Ways in Which It Is Used. The Various Methods of Finishing Surfaces. How to Produce Interesting Natural Colors.

By ALBERT MOYER, Assoc. Am. Soc. C. E.\*

THE history of stuccoes does not furnish sufficient information and data to be of practical value in the manufacture of the present day Portland cement stuccoes. There are records standing 350 years B. C. of stuccoes made from vastly different materials than are of economical use at the present time, and we find that such stuccoes were almost invariably used in the warm climates, where the action of frost would not tend to disintegrate the rather poor material which was then available.

There is every reason to believe that originally these stuccoes were intended to cover up and protect inferior building stone and sunburned straw brick. The archaeology of stucco would tend to show that from an artistic standpoint this method of decoration was a development of the wattled buildings, which were plastered with clay and different muds hardened by being baked in the heat of the sun. Therefore, in this instance, the use of clay plaster over wattled houses was to protect an inferior building material. To-day stucco is used for a similar purpose, that of protection and pleasing surfaces. It would, therefore, seem advisable to recommend a material which would best serve the purpose of protection and artistic merit. Stucco, or plaster should never be used as an imitation of other building material:

To cover brick with plaster and this plaster with fresco is perfectly legitimate, but to cover brick with cement and to divide this cement into joints that it may look like stone, is to tell a falsehood, and is just as contemptible a procedure as the other is noble.

A very successful use of artificial stone was made by the architects of Mr. Albert B. Boardman's new house at South-

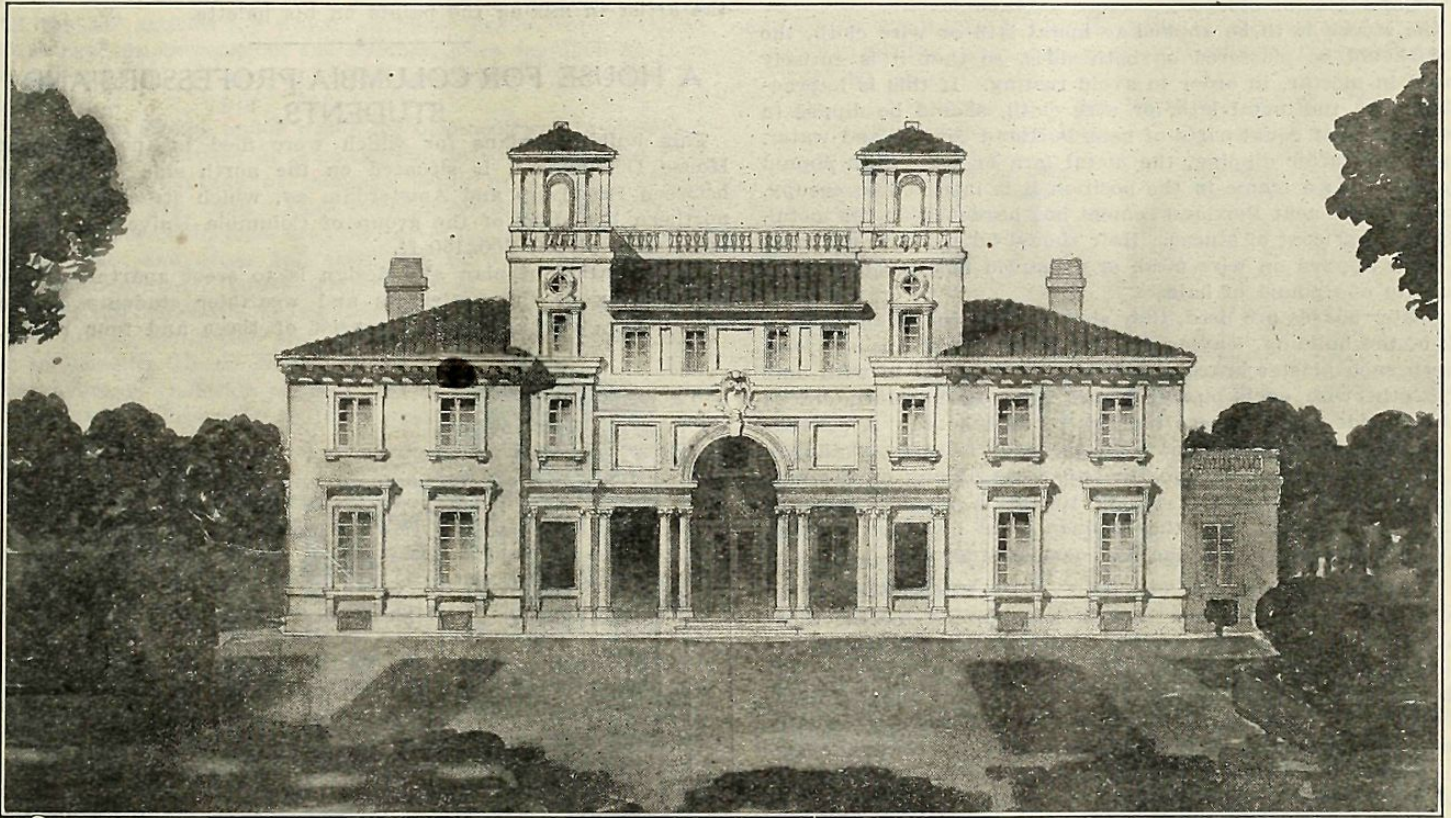
To carry out these ideas we desire to recommend only Portland cement stucco for exteriors, as this is the only hydraulic material which will stand the action of the elements. From the artistic side we would also recommend such surface finish for stucco as will cause both natural color and pleasing texture. It would be well, therefore, to expose to view the aggregates used and avoid as far as possible exposing the bonding material, Portland cement.

## FINISHING OFF THE SURFACE.

There is no artistic reason for allowing only the bonding material to be displayed to the eye. On very large jobs the surface can be cleaned off by means of a sand blast, and on smaller jobs the surface may be cleaned to expose each grain of sand by means of muriatic acid in dilute solution; 1 part commercial muriatic acid, 4 to 5 parts clear water. Where white aggregates are used the surface may be cleaned off with a solution of sulphuric acid, 1 part acid, 4 to 5 parts clear water. The sulphuric acid leaves a white deposit and therefore should not be used excepting where the aggregates are white.

Another method is to scrub the surface while yet green, say within 24 hours, with a house scrubbing brush and clear water. This is more difficult than the others, for the reason that if the stucco is allowed to remain too long before scrubbing, it will be too hard to remove the coat of neat cement from the outside of each particle of sand or other aggregates; and is scrubbed when it is too soft the surface may be damaged and made difficult to repair.

(Continued on next page.)



Hill & Stout, Architects.

## MR. BOARDMAN'S HOUSE AT SOUTHAMPTON.

ampton, L. I. For some reason American builders have not had as good luck in managing artificial stone, so called, as the Italians and others. One of the places where most often a miss has been made is in not making sure that the drying of walls was not delayed as long as possible. In this instance the hose was kept playing on the work almost constantly as it progressed and for days afterward.

Architecturally the house is nearly a replica of the Villa dei Medici at Rome, and consequently is one of the new show places of Eastern Long Island. It is not in the colony at Southampton, but about half a mile distant. Through apertures in the richly designed stone fence bordering the estate on Cooper's Neck Lane glimpses of the villa are obtained as one approaches the tall gates before turning into the drive, lined with cedar trees, that leads up to the terrace on which the house stands. The view in the accompanying picture is of the garden front, but every side of the house is attractive, though the general entrance is from the west front.

\*Mr. Moyer is the manager of the Sales Department of the Vulcanite Portland Cement Co., 200 Fifth av.

The house is, of course, of large dimensions, 93x72 ft. All the trim is in the artificial stone referred to, and the flat surfaces are the stucco, which is laid over terra cotta blocks. The stone, in texture and color, is said to resemble the Italian Travertine, but actually it has the color of an old bone. It is, therefore, not like ivory, nor will calling it a warm light gray accurately describe the attractive coloring of this house.

The main entrance is through a porte cochere into a broad hall having a quarry-tile floor, stone trim and a stone staircase to the second floor. Only in the reception-room is any hardwood flooring to be found in the whole house, all the other rooms, even the bed-chambers, having composition flooring.

The dining-room and living-room are each of the same size, 21x32 ft. Bordered with inlaid Italian walnut cupboards the dining-room has walls covered with tapestries and brocades. The living-room has screens and bookcases, and, generally, a harmony of design that makes it a living-room indeed, the climax of all the comforts of the house. The owner, Mr. Boardman, is the chairman of the board of directors of the Thompson-Starrett Company of builders.

If the character of the available aggregates will not present a pleasing surface when exposed, the following surface treatment may be used: While the last coat is still thoroughly damp, apply a Portland cement paint composed of 1 part Portland cement, 12 per cent. of the volume of the cement of well hydrated lime, pulverized form, and 1 part of the volume of the cement of fine white sand. Mix with water to the consistency of cream or the ordinary cold water paint. Stir constantly and apply by using a whisk broom throwing this paint on with some force.

Keep this finish surface damp for at least six days or longer if economy will permit. Do not allow it to dry out in any one place during the week. If necessary, protect by hanging tarpaulins and using a fine spray of water playing on several times during the day by means of a hose. This will give a pleasing light-gray color of excellent texture.

Stucco may be applied to various building materials. There is hardly any reason at the present time for stuccoing stone buildings; the procedure at best is difficult and hardly to be recommended. Our building stone is usually an excellent material, and, therefore, does not require either protection or covering to produce pleasant effects.

#### COVERING NEW BRICK.

New brick may be covered with stucco very successfully. The joints should be first raked out half an inch. The brick must be saturated with water. It is always best to start stuccoing at the top of the wall and work down between the pilasters or corners, finishing a whole strip or whole side wall from top to bottom in one day. Thus no streaks or cracks are formed where one day's work ends and another begins. By this method the wall can be kept wet ahead of the work by means of a hose.

The second coat should be put on as soon as the first coat has stiffened sufficiently to hold in place and stand the pressure of the trowel. This second coat should be well scratched and the finished coat applied while the second coat is damp. The finish coat should then be kept wet, protected from the rays of the sun and as far as possible from drying out. This can be done by hanging wet clothes over it. This rule of keeping each coat moist until the other coat is applied and protecting after applying the finish coat, must be observed in all forms of Portland cement stucco.

If the stucco is to be applied to metal lath or wire cloth, the metal should be plastered on both sides, so that it is entirely encased in mortar, in order to avoid rusting. If this is impracticable, then the metal lath, or wire cloth, should be dipped in a paint made of equal parts of neat Portland cement and water. Immediately after dipping, the metal lath or wire cloth should be tacked onto a frame in the position it is intended to occupy. As soon as the neat Portland cement has hardened on the metal, apply the first coat of stucco. Hair should be added to the mortar, to be applied on wire mesh or expanded metal: One bag of cement to one pound of hair.

If plaster boards are used, they should be nailed on the framework of the building, leaving at least a quarter of an inch joint between each plaster board. This joint to be filled in with lime putty; otherwise each plaster board will cause square cracks on the outside of the stucco the size of each board. A convenient method of waterproofing plaster boards is easily available. The boards may be painted with two coats of any of the reputable bitumen waterproof paints to which plaster adheres. Then about 24 hours after the bitumen paint has been applied, and within six days, apply the first coat of stucco.

#### FOR STUCCO ON TERRA COTTA BLOCKS.

Great care should be exercised in keeping the blocks thoroughly saturated with water, for if the blocks are not saturated they will pull the water out of the mortar and it will crack and disintegrate. Portland cement requires water until it has thoroughly hardened, which ultimate hardening usually takes from fourteen days to a month. It is not always necessary to play the hose on the wall for a month, although it would be advisable. The dews at night, the dampness in the atmosphere and the rain will furnish the necessary moisture, provided the material on which the mortar has been plastered has not too great an affinity for water.

In order to prevent the porous hollow terra-cotta tile from sucking the moisture from the stucco and also to furnish, waterproofing and an additional bond other than that which would be given by the key, it is good practice to paint the surface of the dry terra cotta blocks, after having been erected in the wall, with two coats of bituminous paint. It is important that the first coat of stucco is placed over this paint after 24 hours and within six days.

Proportions for a good stucco should be 1 part Portland cement, 2½ parts coarse, clean sand (if coarse, clean sand is not available use only 2 parts of sand). Add 10 to 15 per cent. of well hydrated lime, dry pulverised, of the volume of the cement.

#### HOW TO PRODUCE NATURAL COLORS.

If it is the desire of the owner or architect to use the exposed aggregate method, interesting natural colors can be obtained by using the following materials instead of sand, the same proportions: Green, red, buff, black or white marble screenings, all passing a No. 8 screen, and all collected on a No. 40 screen. These different colored marble and different colored sand, where obtainable, can be used singly or in a combination. When ex-

posed by scrubbing or the acid treatment very interesting results are obtained.

In mixing stucco great care should be exercised to obtain the thorough incorporation of cement, sand and the other aggregates, The sand and cement should be mixed together dry until an even color results. This can be done by shoveling and raking while shoveling. Water should then be added, being careful not to add too much water at a time and not to get the resulting mortar too wet so that more sand or cement has to be added. Be very careful to bring the resulting mortar up to the proper consistency for plastering.

It is advisable to add to the mortar from 10 to 15% of the volume of the cement of well hydrated lime. This should be mixed dry with the cement and sand before the water is added. The addition of hydrated lime tends to fatten the mortar, making it more adhesive and impervious.

Another specification which we believe will prove of considerable value is by the addition of mineral oil to wet mortar. After the water is added and thoroughly mixed with the mortar add 15% of mineral oil and remix. If a light effect is to be produced use white oil. When the oil is to be mixed with the mortar it is always advisable to use hydrated lime, as we thus have a larger amount of emulsifying material.

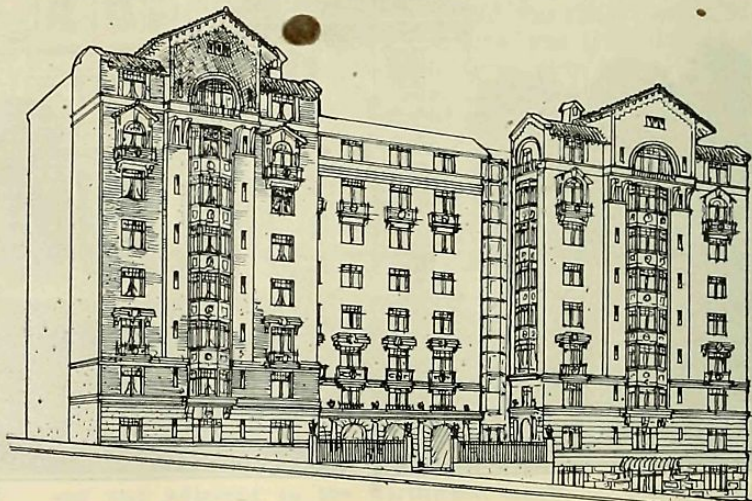
The color obtained by the scrubbing or acid method is limited only to the available sands or marble screenings, the color will be the color of the aggregates. An excellent green can be obtained by adding 8% of the weight of the cement of Chromium Oxide. This should be mixed dry with the sand, cement and hydrated lime. Always keep in mind that the surface to which the mortar is to be applied must be thoroughly saturated with water, each coat of stucco must be kept moist and the final coat must remain moist for at least one week and longer if economy will permit.

Stucco should not be troweled to a smooth surface. The artist painter would never think of smoothing the paint on his canvas by means of a straight edge. Texture and color are necessary if artistic results are to follow. By using the suggestions above outlined, the architect is privileged to select the aggregates from which the stucco is made, and has in fact as great play in the planning of the color, tone and texture as has the artist in mixing the paints on his palette.

## A HOUSE FOR COLUMBIA PROFESSORS AND STUDENTS.

This building, plans for which were filed in the Tenement House Department, is situated on the north side of 121st st between Broadway and Amsterdam av, which street forms the northern boundary of the group of Columbia University buildings. The plot is 100x150 ft.

The intention of plan and design is to erect apartments for the housing of the professors and wealthier students of the university. The apartments consist of three and four rooms,



#### APARTMENT HOUSE FOR THE SETHLOW REALTY CO.

West 121st Street.

Emery Roth, Architect.

some with kitchenettes, and a number of them with duplex studios. There are 108 of these apartments in the building.

The apartments are grouped about a large front court, 30x55 ft., recessed in the center of the building after the manner of the Villard mansion in 51st st, forming a large enclosure with an arcade around it, and giving the building a scholastic appearance. The front of the building will be of limestone and tapestry brick, and the roof will be covered with Spanish tiles. A more extensive description and plan will be published at an early date. The building was designed and is being erected under the supervision of Emery Roth, architect. The owner is the "Sethlow Realty Company," L. Eisenberg, president.

#### The Price of a Good Cigar.

Do you know that the price of a good cigar each day would keep you supplied with a system of records which would mean thousands of dollars to you in the course of a year? Isn't it quite possible that we could sell you some things which would be of interest to you? Drop us a line.

# PRICES HIGHER IN MARCH THAN EVER.

The Average of the Year 1909 Was 3 Per Cent Higher Than the Average of 1908 But Still 2 Per Cent Below the Average of 1907.

FROM September, 1908, up to March of this year, there was a steady increase in wholesale prices. At no previous time in twenty years were prices so high on the average. Since March there has been a recession. The estimate here given refers to all commodities, and not to building material alone. As may have been generally surmised, the greatest advance was in the prices of farm products. Still, the average of all wholesale prices for the year 1909 was several points below the average of the year 1907.

The annual report on wholesale prices just published by the Bureau of Labor, Department of Commerce and Labor, in Bulletin No. 87, shows that wholesale prices in 1909, as measured by the 257 commodities included in its recent investigation, advanced 3 per cent. over the wholesale prices in 1908, but, with this advance, they were still 2.3 per cent. below the average of 1907, the year of highest prices within the period 1890 to 1909.

Wholesale prices in 1909 were 14.5 per cent. higher than in 1900; 41 per cent. higher than in 1897, the year of the lowest prices from 1890 to 1909; 12 per cent. higher than in 1890; and 26.5 per cent. higher than the average price for the ten years 1890 to 1899.

The highest point reached in 1907 was in October, from which month there was a general decline until August, 1908. Beginning with September, 1908, there has been a monthly increase without a break up to March, 1910. Wholesale prices in March, 1910, were higher than at any time in the preceding twenty years, being 7.5 per cent. higher than in March, 1909, 10.2 per cent. higher than in August, 1908, 21.1 per cent. higher than the average yearly price of 1900, 49.2 per cent. higher than the average yearly price of 1897, and 33.8 per cent. higher than the average price for the ten years 1890 to 1899.

Of the 257 articles for which wholesale prices were obtained, 125 showed an increase in the average price for 1909 as compared with 1908, 31 showed no change, and 101 showed a decrease.

Of the nine groups under which the commodities are classified, six showed an increase in price in 1909 as compared with 1908, the largest percentage of increase being in farm products, namely, 15.0 per cent. Lumber and building materials increased 4.0 per cent., food, etc., 3.4 per cent.; cloths and clothing 2.3 per cent., and drugs and chemicals 1.8 per cent., while the miscellaneous group increased 5.0 per cent. The three groups in which the wholesale prices decreased were house furnishing goods, 2.0 per cent., fuel and lighting 1.1 per cent., and metals and implements 0.5 per cent.

The average wholesale price of raw commodities for 1909 was 9.0 per cent. higher than in 1908, while in March, 1910, it was

15.5 per cent. higher than the average for 1908 and 5.9 per cent. higher than the average for 1909. The average wholesale price of manufactured commodities for 1909 was 1.4 per cent. higher than for 1908, and in March, 1910, it was 7.2 per cent. higher than the average for 1908 and 5.7 per cent. higher than the average for 1909; the March, 1910, price also showed an increase of 1.0 per cent. over January, 1910, and 0.8 per cent. over February, 1910.

## WHY IT COSTS MORE TO RUN THE HOUSE.

Among the articles showing marked increases in price in 1909 were choice to extra steers, which increased 24 per cent. from February to November; cotton, which advanced 59.2 per cent. from January to December; heavy hogs, 36.7 per cent. from January to December; light hogs, 36.9 per cent. from January to December; hops, 204 per cent. from January to November; Elgin creamery butter, 36.9 per cent. from May to December; dairy butter, 52.9 per cent. from March to December; winter wheat flour, 44.2 per cent. from January to June; lard, 37.3 per cent. from February to December; short clear bacon, 46 per cent. from February to December; short rib bacon, 46.4 per cent. from February to December; milk, 88.9 per cent. from June to December; coke, 81 per cent. from June to October; rubber, 71.9 per cent. from February to October.

Of the decreases in prices within the year 1909 the most noticeable are as follows: Oats declined 33.4 per cent. from May to October; wheat, 23.1 per cent. from May to September; spring wheat flour, 19.4 per cent. from June to September; and glucose, 34.4 per cent. from September to December.

The following statement shows the movement of wholesale prices of raw and manufactured commodities and of all the commodities considered during the twenty years 1890 to 1909:

## RELATIVE WHOLESALE PRICES OF RAW AND MANUFACTURED COMMODITIES AND OF ALL COMMODITIES CONSIDERED, 1890 TO 1909.

(Average price for 1890-1899=100.0.)

Relative wholesale price.			Relative wholesale price.			
Manufac-			Manufac-			
Raw com-	tured All com-	modi-	Raw com-	tured All com-	modi-	modi-
Year.	ties.	modi-	Year.	ties.	modi-	modi-
1890....	115.0	112.3	1900....	111.9	110.2	110.5
1891....	116.3	110.6	1901....	111.4	107.8	108.5
1892....	107.9	105.6	1902....	122.4	110.6	112.9
1893....	104.4	105.9	1903....	122.7	111.5	113.6
1894....	93.2	96.8	1904....	119.7	111.3	113.0
1895....	91.7	94.0	1905....	121.2	114.6	115.9
1896....	84.0	91.9	1906....	126.5	121.6	122.5
1897....	87.6	90.1	1907....	133.4	128.6	129.5
1898....	94.0	93.3	1908....	125.5	122.2	122.8
1899....	105.9	100.7	1909....	136.8	123.9	126.5

## THE RESORT TO THE SCRAP-HEAP

At the corner of Wall and Nassau sts stands a 18-sty, steel-frame building, measuring three hundred feet from sidewalk to tower. It was built in 1898 and is well constructed, capable of enduring indefinitely; but they are tearing it down. With a new building, rentals will be so increased that they can afford to throw the old one away. This is a typical American proceeding, and to it a considerable part of our industrial efficiency is due. The readiness with which our engineers toss buildings, steel rails, locomotives and machinery generally into the scrap-heap amazes Europeans, and accounts, in part, for our industrial efficiency. This resort to the scrap-heap requires courage. In the old stuff millions of dollars have been invested. While it isn't the best, one could get along with it for years. To write off the investment, throw the old stuff away and build new, takes nerve. Yet, on the whole, it pays.

Individually a good many of us lack the nerve to "scrap" our failures and half-successes. The old undertaking isn't panning out very well. We see that it does not develop our best efficiency. We are dissatisfied with it, but in it we have invested much effort, much hope and years of time. We hate to write off the investment, toss the old stuff bodily into the scrap-heap and build new; but very likely it would pay.—Saturday Evening Post.

## Fine Arts Commission.

President Taft, after signing the bill authorizing a Fine Arts Commission, appointed the following named members: Daniel M. Burnham, an architect of Chicago, chairman; Frederick Law Olmsted, Jr., landscape architect, of Boston; Thomas Hastings, architect, of New York; Daniel C. French, sculptor, of New York; Frank D. Millet, painter, of New York; Cass Gilbert, architect, of New York, and Charles Moore, of Detroit. Colonel Spencer Cosby, Superintendent of Public Buildings and Grounds,

has been appointed secretary. The Commission is to be an advisory body, to serve without compensation, and will assist the officials in Washington in everything pertaining to architecture, the improvement of the city and other affairs which call for artistic judgment.

## MUNICIPAL CONSTRUCTION BUDGET.

The Committee on Corporate Stock Budget of the Board of Estimate has transmitted to the Board of Aldermen resolutions in the following named matters:

Recommendations for Releases of Authorizations:

Construction of a new Court House and Prison for Third District Magistrates' Court, on the site of old Essex Market Court House, Borough of Manhattan.....	\$23,000.00
County Clerk, New York County, steel filing cases and furnishings.....	49,600.00
Extension of Riverside Drive to Boulevard Lafayette....	60,000.00
New Hall of Records, equipment of offices.....	1,000.00
Erection of a new building for Children's Court, First Division .....	150,000.00
New Authorization of Corporate Stock:	
Construction of a new Court House and Prison for Third District Magistrates' Court, on the site of old Essex Market Court House, Borough of Manhattan.....	\$300,000.00
Repaving streets, Borough of Manhattan.....	385,000.00
Filing cases, Bureau of Sewers.....	6,000.00
Installation of Swimming Pool in the East Fifty-fourth Street Bath .....	54,000.00
Installation of house tank, house pump and extra piping at the East Fifty-fourth Street Bath.....	2,000.00
Installation of Gymnasium equipment at four public baths: Carmine st, Cherry and Oliver sts, Rutgers pl and East 54th st.....	11,900.00
Furniture, filing cases and new equipment at No. 220 Fourth av, Borough of Manhattan, for the Bureau of Buildings .....	15,000.00
Preparing a survey of the sewer system, in the Borough of Manhattan, and of a plan for gradual reconstruction .....	35,000.00
Open air classroom, Carmine Street Bath.....	8,000.00
Permanent betterment, improvement and equipment of public buildings .....	100,000.00

## THE CENTRAL BUILDING.

As its name implies, the building will be centrally located, at the northeast corner of Broadway and 42d st, three blocks west of the Grand Central, and eight blocks north of the Pennsylvania Railroad Station, in the very heart of the hotel district. By means of the 42d st subway station, which opens directly from the basement and connects with Harlem, the Bronx, the Battery, Brooklyn, one can reach without leaving cover all the boroughs of Greater New York, if we except Staten Island, as well as all the stations of the great railroads entering the city. Facing Times square, the Central Building is the business hub of New York.

In style, the building is to be a modern adaptation of Italian Renaissance. Seizing upon the insistent demand for window display and thoroughly lighted floors, these requirements furnish the motif of the facades, as seen in the drawing. The lower

corner facing Broadway, Times square and 42d st. The next nine stories are divided into offices. The six floors above are left open as lofts, while the top floor is provided with large skylights for studio or other purposes.

The Central Building will embody the most advanced type of steel fireproof construction. The foundation will rest on bed-rock, the floors are to be reinforced concrete, the partitions of terra cotta, and the trim of fireproof wood. Inflammable material is reduced to the minimum. Ample toilet facilities for both men and women are provided in the plans on every floor, and toilet fixtures are of the most up-to-date type. Four express and four accommodation elevators make possible rapid and easy communications. Every known requirement is provided for the convenience and comfort of tenants.

The Hub Building Co., Herbert T. Jennings president, Edmund K. Stallo vice-president, and M. Greenwood, Jr., secretary and treasurer, is the owner. Messrs. Clinton & Russell, 32 Nassau st, are the architects, and Greenwood & Co., with offices in the Liberty Tower, will act as managers of the enterprise. The question as to just when the construction of the new building will start is yet uncertain, but it is probable that the operation will be under way by fall. The question as to who will secure the entire contract, the owners state, is also yet unsettled.

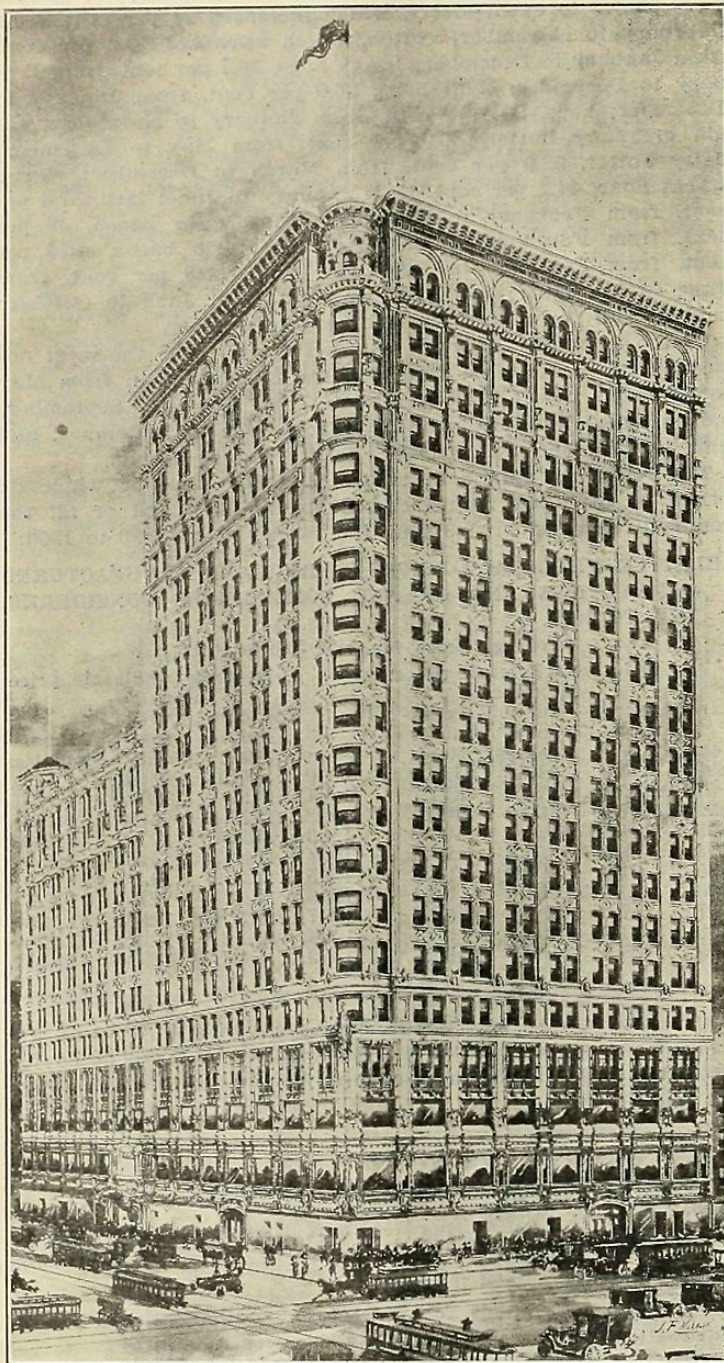
**GIMBEL BROTHERS TAKE POSSESSION.**—Last night at midnight Messrs. Gimbel Brothers formally took possession of their new store at 33d and 34th sts and Broadway. For several days past the representatives of the owners, E. R. Graham, of D. H. Burnham & Co., and Louis J. Horowitz and other members of the Thompson-Starrett organization, have been inspecting the big structure from cellar to roof, and about midday yesterday the general contractor, the Thompson-Starrett Company, received a clean bill of health, the lessees assuming possession of the premises at twelve o'clock last night. The installation of interior fixtures, such as shelving, show windows, glass, etc., will now be rushed to completion, in order that the building may be stocked with merchandise preparatory to the opening. The building is ten stories high and has three stories below grade, contains 27 acres of floor space, 48 elevators, a sprinkler system, and every modern device to be found in a high-class department store. The transaction involves \$12,000,000 for land and building, and the property is leased by Messrs. Gimbel Brothers for twenty-one years with four renewals at a rental which, in the span of a century, will aggregate one hundred millions of dollars.

—Three more steamboats for the Hudson River will be built this year; one, a side-wheeler, to replace the Kaaterskill on the Catskill line, a propeller to relieve the Redfield on the Hudson line and a propeller for the Newburgh line. The summer travel on the river has become very large in these latter days, and on holidays it exceeds the capacity of the steamers, even when extra boats are put on. On Memorial Day the crush was extraordinary. A number of new boats have appeared within a period of a few years, including the Hendrick Hudson, Robert Fulton, C. W. Morse, Rensselaer, Trojan. Speed and comfort have been the two factors that have changed river travel from a tiresome obligation into a real pleasure.

## NOVELTIES.

**"THE LAST OBJECTION TO WINDOW AWNINGS REMOVED."**—Window awnings have been charged with preventing perfect circulation of air from top and bottom of sash. Whether this be true or not, there is one company on the market that has a patented device for doing away with any possible objection on this point. The awning is hung about an inch from the window frame on galvanized iron supports which fit down into a socket so that it can be instantly removed, raised or lowered without compelling the operator to lean out of the window. The Buyers' Bureau, Record and Guide, will give further information upon request.

**HEATING BOILER GROWS AS DEMAND REQUIRES.**—This is one of the most notable novelties the Buyers' Bureau of the Record and Guide has investigated. It appeals to the suburbanite as well as to the owner of a New York loft, factory or showroom building, apartment, tenement house or dwelling. A new building goes up. The owner investigates heating apparatuses. He seeks the advice of friends and installs the system recommended by persons whom he consults. The time comes when he enlarges the building. All the money invested in a heating system represents a loss. It must go to the scrap heap. Such waste is not necessary to-day. A LOW pressure boiler is on the market that will heat a dwelling, yet can be expanded so as to heat an apartment house. And the cost of such expansion is comparatively nothing. Furthermore, if zero weather comes, this boiler can be used to capacity. If the next day is summerlike, one half of the boiler can be fired. This saves fuel and wear and tear on the boiler. In case of a frozen radiator in one apartment, the whole system need not be shut down. A valve cuts out the damaged radiator and all the tenants do not have to suffer for one occupier's carelessness. Heating experts tell you that the chief requisite for a perfect heating system is boiler circulation. By a harp-shaped generator segment, with the fire directed against the hypothenuse, there is no steam resistance to be overcome, and the greatest amount of vapor per pound of coal consumed is thereby obtained. This boiler comes in sizes suitable for dwellings, apartment houses of any size, schools, churches and assembly halls. Another feature worthy of emphasis is the low water line, admitting the boiler into low cellars, where ordinary types of heaters can be installed only with the aid of pits. The Buyers' Bureau, Record and Guide, will give further information upon request.



BUILDING FOR TIMES SQUARE.  
Broadway, northeast corner 42d Street.  
Clinton & Russell, Architects.

stories comprise a wall of glass, projecting a foot beyond the building line, and secured by vertical lines of ornamental iron. Display windows continue for two more stories between narrow piers of ornamental iron and terra cotta. Above this base rise sixteen stories of highly enriched terra cotta capped by a broad Italian cornice.

Two marble entrances, one on Broadway, the other in 42d st, lead through a groined arcade to elevators and subway. The front elevators are of Italian wrought-iron grilles set between light terra cotta piers. The spaces between the terra cotta piers of the arcade are used as display booths. The lighting of the Central Building is exceptional. Two elevations face broad streets. The third overlooks the court of the Cohan Theatre, now in course of erection by the owners of the Central Building. Two large courts give additional light and ventilation.

The first four floors offer unrivaled opportunity for window and booth display at this, the busiest corner of the city; a



# CLOSER BUILDING RESTRICTIONS IN SUBURBS.

AS land developments have become more numerous each year in the suburban area around New York City the necessity for closer restrictions on building plots in the better class of developments has become more apparent.

Land developing companies, too, are more and more seeing the utility of either improving plots with houses or making inducements for speculative builders to do so. This idea, carried to

tions have taken place in Garden City Estates of more than passing importance. One is the erection of four country houses by Mr. Woodruff, and another is the building of two fine houses by the Prudential Building Company. All were planned by Mr. Hering.

The house numbered 2 in the accompanying illustrations is one of Mr. Woodruff's building enterprise, while that numbered 1 is the product of the Prudential Building Company.

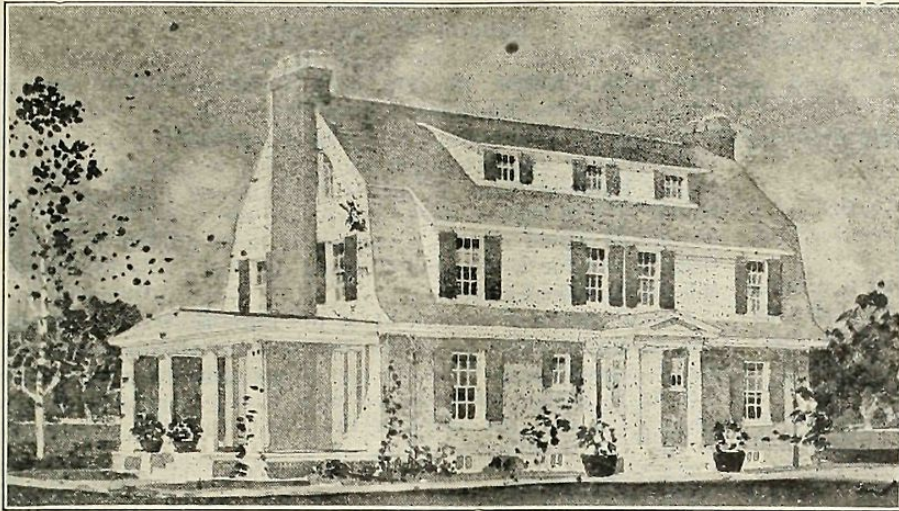
Mr. Woodruff completed a fine Colonial house for his own occupancy, this year, on a plot 200x490 ft. on the north side of Stewart av, Garden City Estates; and the grounds, including garden and tennis court, occupy the block front between Kensington and Brixton roads.

For the purpose of improving the remainder of the square block, 200x400, with houses that harmonized architecturally with the surroundings, the former Lieutenant-Governor arranged to erect the four dwellings referred to.

One of the prime requisites of improvement at Garden City Estates is houses of designs comfortable with a fine suburban environment such as the Estates has.

These houses stand in the centre of Garden City Estates, the acme of its finest development. Nearby is the new home of Gage E. Tarbell, which is nearing completion.

Two other houses have been designed in Dutch colonial style to harmonize with the house at the Stewart av end of the block, occupied by Mr. Woodruff.



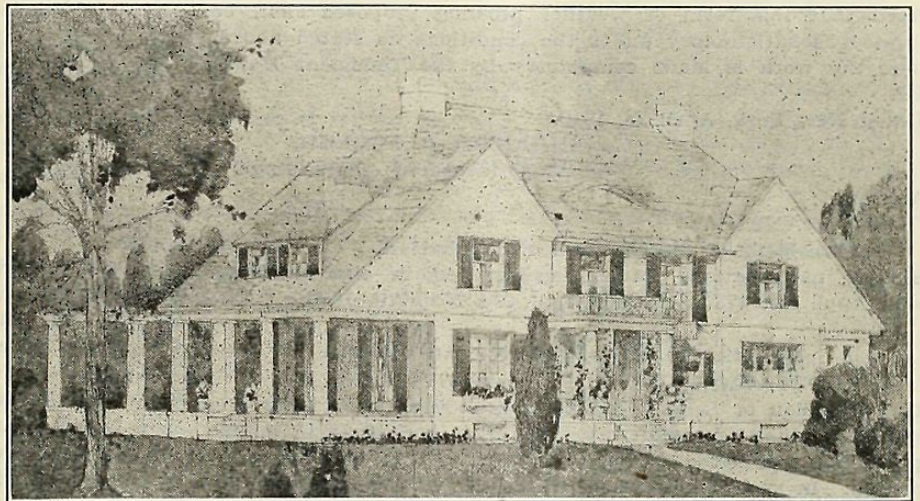
HOUSE AT GARDEN CITY ESTATES. NO. 1.  
Oswald C. Hering, Arch.

fruition, not only attracts a better class of buyers, but also results in an enhancement of adjoining vacant fee values. Every improvement makes a better demand for vacant property near it.

As building operations have increased it has become apparent that many speculative builders are prone to ignore prime structural features when building their product, which has tended to detract from the finished structural appearance of some developments.

To obviate such a result at Garden City Estates, the developing company, of which former Lieut.-Gov. Timothy L. Woodruff has recently become the head, has adopted a policy of restriction which goes a step farther. It exacts that the builder must build in accordance with plans prepared by its own architect and the that the work must be supervised by him. Garden City Estates has chosen Oswald C. Hering of 1 West 34th st, Manhattan, for the purpose.

During the last few months building opera-



HOUSE AT GARDEN CITY ESTATES. NO. 2.  
Oswald C. Hering, Arch.

## THATCHED ROOF EFFECTS WITH SHINGLES.

A NUMBER of residences in Westchester County and other suburbs of New York have roofs which have the outlines and something of the picturesque appearance of thatched roofs, but which are only shingled. Harrie T. Lindeberg (of Albro & Lindeberg, architects), who has adapted this idea to some notable designs, as in the house of Mr. James A. Stillman, Esq., at Pocantico Hills, considers that the old farm buildings of New England and the South, built by men who had no other end than utility in view, are still the best examples of our domestic architecture.

It is Mr. Lindeberg's opinion that with our climate a house in the country should be low, or give the effect of being low. Two stories should be sufficient, and there is a peculiar charm in rambling single story wings. There is also a charm, he says, in passing through casement windows of the living room or dining room, down but a single step to the lawn or out upon the brick terrace. A house high up is never quite so friendly to its garden or lawn.

Mr. Lindeberg had an extended article in *The Brickbuilder* recently, in which he described how the thatched roof effect with shingles is carried out. In the first place, he notes that a slightly convex surface is given to the whole roof by furring on each rafter from 4 inches to 6 inches in height in the center of the roof and diminishing the furring to nothing at the ridge and eaves. The furring strips are then laid on horizontally about 4 inches on centers. At the gables the furring is constructed with the greatest care by 1 inch and 2 inch shingle strips running with the roof rafters, which carry the general convex lines of the roof to meet the hanging verge board.

At the rounding of the gables the furring is brought well forward on the verge board and then returned against it, forming

in section an arc of a circle. This rounding at the gables is greatest at the apex and diminishes towards the eaves. Often on a main roof it is desirable when a decided softening of the gable is wanted, to drop the roof rafters gradually at the ridge for a distance of 3 or 4 feet back from the verge board. To be effective the dropping at the verge boards must necessarily be sudden.

Aside from the rounding of the gables and the softening at the eaves and ridges, perhaps the best feature of this roof is its texture produced by laying all of the courses of shingles out of the horizontal in long irregular waves, so that the courses vary in exposure to the weather 1 inch to 5 inches.

After two courses of shingles have been started at the eaves with the butts together, these long sweeping curves should be laid out on the roof with a soft pencil by the architect himself.

To keep the laying from becoming too irregular, it is sometimes necessary to introduce an absolutely horizontal course in every eight or ten courses of shingles. Even then almost constant supervision is necessary in the case of inexperienced workmen, in order that the waving may not become too affected, or from failing in the other direction by appearing stilted and set.

It is only in the rounding of the gables or on quick turns in angles between the side walls of a dormer and the roof surface, that it is necessary to steam or wet the shingles. When dry the cedar shingle is decidedly brittle, but steamed or wet it will bend most accommodatingly.

## When You Want Information.

When you want information, remember that the various services of The Realty Records Co. cover the entire field of inquiry. It will cost you a great deal less to get it from us than any other source.

# 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.*

## MANHATTAN BUREAU OF BUILDINGS.

### Bulletin No. 20—1910.

#### MODIFICATION—SECTION 48, BUILDING CODE.

In re Application No. 2155, Alterations, 1908; premises, No. 180 West 81st st:

In altering an existing five-story tenement to make it comply with the requirements of the Tenement House Law affecting old buildings, it is proposed to remove from the existing shaft the skylight over the same and to line the interior with metal.

A modification of Section 48 of the Building Code is requested and hereby granted, so as to permit this type of construction instead of brick or other fireproof wall construction, inasmuch as a strict compliance with the requirements of the Building Code would mean the practical reconstruction of the interior, with a consequent loss of space and a considerable hardship on the owner.

In a conference with the Tenement House Commissioner and the Superintendents of Buildings of the five boroughs, it was agreed that this form of weather proofing proposed shall be accepted as satisfactory under the conditions as stated above, where the work is made compulsory by the Tenement House Law.

Dated New York, April 28, 1910.

RUDOLPH P. MILLER,  
Superintendent of Buildings.

Approved:

GEO. McANENY,

President of the Borough of Manhattan.

Similar modifications have been granted in the following cases: Appl. No. 473 Alt. 1910; Appl. No. 2525 Alt. 1909.

### Bulletin No. 21—1910: Special Order.

#### INTERPRETATION OF SECTION 46—BUILDING CODE.

The provision of Section 46 of the Building Code, as to the thickness of walls for stairway and elevator recesses in buildings, is not considered to apply to the walls in skeleton construction. In such construction, where the walls are carried by girders at each story, the minimum thickness of the walls at such recesses shall be 12 inches throughout the building.

Dated New York, May 19, 1910.

RUDOLPH P. MILLER,  
Superintendent of Buildings.

### Bulletin No. 22—1910.

#### MODIFICATION—SECTIONS 27 AND 32, BUILDING CODE.

In re Application No. 808, Alterations, 1910; premises, No. 130 East 80th street:

On a four-story dwelling house, it is proposed to add an additional story on the front of the building covering a less area than the story immediately below, and to make the rear wall of this additional story of angle iron frame filled in with terra cotta blocks and covered on the outside with metal.

A modification of Sections 27 and 32 of the Building Code is requested and hereby granted, so as to permit this form of construction, inasmuch as the proposed construction is lighter than would be required by a strict interpretation of the Building Code, and is sufficient for the purpose of enclosure walls, and as no additional fire hazard will be incurred.

Dated New York, May 6, 1910.

RUDOLPH P. MILLER,  
Superintendent of Buildings.

Approved:

GEO. McANENY,

President of the Borough of Manhattan.

Similar modifications have been granted in the following cases:

Appl. No. 937 Alt. 1910, premises, 552-554 West 23d st.

Appl. No. 430 N. B. 1909, premises, 286-288 Fifth av.

Appl. No. 712 N. B. 1909, premises, southeast corner 77th st and Broadway.

Appl. No. 98 N. B. 1910, premises, 40-46 East 62d st.

Appl. No. 596 N. B. 1909, premises, Hudson, Leonard and Franklin sts.

Appl. No. 849 N. B. 1909, premises, 46 Park av.

Appl. 208 N. B. 1910, premises, southwest corner 100th st and Riverside Drive.

Appl. No. 41 N. B. 1910, premises 128-30 West 47th st.

Appl. No. 27 N. B. 1910, premises, 50-54 East 41st st.

Appl. No. 719 N. B. 1909, premises, northeast corner 122d st and Claremont av.

### Bulletin No. 23—1910.

#### MODIFICATION—SECTION 31, BUILDING CODE.

In re Application No. 179, New Buildings, 1910; premises, northeast corner Pinehurst av and 179th st:

In a six-story non-fireproof apartment house, it is proposed to build interior brick partition walls called for under Section 31 of the Building Code, 12 inches thick in the first and second stories and 8 inches thick above. A strict interpretation of Section 31 would require a portion of these interior brick partition walls for a distance of about 16 feet to be four inches thicker than just stated.

A modification of Section 31 of the Building Code is required and hereby granted, to permit the walls of the thicknesses as shown, inasmuch as the walls are of sufficient strength and are lacking in proper thickness for only a short distance of their length, and that the intent of the law is complied with so far as the wall thicknesses is concerned.

The modification, however, is granted, on the condition that the partitions in the front portion of the building, running from the boiler flue to the front wall, and in the rear portion of the building, running from the staircase hall to the rear wall separating the two compartments, are built of brick 12 inches thick in the first and second stories and 8 inches thick above, so that the floor areas of the building enclosed within the brick partition walls are within two thousand square feet.

Dated New York, May 6, 1910.

RUDOLPH P. MILLER,  
Superintendent of Buildings.

Approved:

GEO. McANENY,

President of the Borough of Manhattan.

## BOARD OF EXAMINERS.

Appeal No. 68 of 1910; new Building No. 291 of 1910; premises, 935 5th av, Manhattan; Warren & Wetmore, appellants. Appearance: Mr. Rossell. The application by Architects Warren & Wetmore called for a 6-sty private residence, 27x87 ft. The Bureau of Buildings disapproved the application on the grounds that the location of the boiler-flue should be enclosed with 8-inch brick walls, that the retaining walls at the rear of the lot were weak, and that the court walls are of unlawful material and thickness. The Board of Examiners sustained the objections on June 8.

Appeal 69 of 1910; alteration 1386 of 1910; premises, Southeast Corner of West and Vestry sts, Manhattan; Frank Helmle, appellant. Appearances: Messrs. Helmle & Faribault. The application filed called for adding three additional stories to the 7-sty storage and warehouse, installing new girders, columns, court walls, etc. The Bureau of Buildings found that walls are of unlawful thickness and that the piles will be overloaded in excess of that allowed by Section 25 of the Code, particularly piles under the walls, which will be loaded far in excess of what is allowed by law. The application was withdrawn by the appellant.

Appeal No. 72 of 1910; new Building No. 302 of 1910; premises, 113-119 West 17th st, Manhattan; Rouse & Goldstone, appellants. The architects' application called for a 6-sty loft and store building 77.6x80 ft., for Edward Jansen, owner, involving a cost of \$100,000. The objection made by the Bureau of Buildings was insufficient stairways. The Board of Examiners approved the objection June 15.

### Riverside Drive Extension.

Mayor Gaynor has permitted the enactment, without his approval, of the following resolutions adopted by the Board of Aldermen:

"Resolved, That the 40-foot service street on the easterly side of Riverside Drive, being a widening thereof, extending from West 158th st to West 165th st, in the Borough of Manhattan, be and the same hereby is designated as Riverside Drive, and the President of the Borough of Manhattan is hereby authorized and requested to cause the necessary changes to be made on the maps and records of the City of New York."

"Resolved, That the new 40-foot street on the easterly side of Riverside Drive, being a widening thereof, extending from West 177th st to West 181st st, in the Borough of Manhattan, be and the same hereby is designated as Riverside Drive; and that the new 40-foot street on the southerly side of West 181st street, being a widening thereof, extending from Riverside Drive to Buena Vista av, in the Borough of Manhattan, be and the same hereby is designated as West 181st st, and the President of the Borough of Manhattan is hereby authorized and requested to cause the necessary changes to be made on the maps and records of the City of New York."

# 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

Abraham Lefkowitz, 25 Bayard st, owner, 23.  
Mrs. Robert T. Reiley, 125 E. 75th st, owner, 24, 22.  
Abraham Heller, 285 E. 3d st, owner, 24.  
Sekosen Bros., 261 Vernon av, Brooklyn, owner, 24.  
Joseph Weintraub, 26 Cortlandt st, owner, 29.  
H. G. Realty Co., 127 W. 24th st, owner, 12, 14, 16.  
Hudson Terrace Realty Co., 135 Broadway, owner, 12, 14, 16.  
Mrs. C. E. Van Smith, 47 E. 44th st, owner, 23.

Centerboro Realty Co., 176 Madison av, owner, 7, 22.  
B. & A. Tonjann, 439 W. 50th st, owner, 24.  
Dr. G. Wolf, 1889 Madison av, owner, 24.  
Aaron Smith, 360 Grand st, owner, 22.  
Eugene Higgins, 1 Madison av, owner, 24.  
Meyer Goldberg, 301 Grand st, owner, 24, 22.  
Callcott Const. Co., 105 W. 40th st, builders, 4, 5, \*.  
Clinton & Russell, 32 Nassau st, archts, 4, 5, \*.  
W. L. Stoddart, 30 W. 38th st, archt, S, 7, 28, \*.

Hedden Const. Co., 1 Madison av, builder, 4, 5, \*.  
Samuel Borchardt, 412 E. 104th st, owner, 4, 5, \*.  
New York Barber Towel Supply Co., 34 Cooper sq., owner, 4, 5, \*.  
Olympia Realty & Const. Co., 20 W. 31st st, owner, 12, 14, 16, 27.  
Flemish Realty Co., 128 Broadway, owner, 12, 14, 16, 7, 8, 26.  
Julia L. Murphy, 26 W. 60th st, owner, 24.  
Dr. J. E. Stillwell, 9 W. 49th st, owner, 24.  
W. C. Schmidt, 1954 Amsterdam av, owner, 24.

### PROJECTED BUILDINGS.

#### Manhattan.

##### Apartments, Flats and Tenements.

47TH ST, s s, 325 w 5th av, 6-sty brick and stone tenement, 37.6x87.5; cost, \$75,000; owner, Olympia Realty & Const. Co., 20 West 31st st; architects, Geo. & Edward Blum, 505 5th av. Plan No. 426.  
Owner builds.

AMSTERDAM AV, n w cor 169th st, two 6-sty brick and stone stores and tenements, 50x88.7, slag and gravel roof; total cost, \$125,000; owner, H. G. Realty Co., 127 West 24th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 431.

TERRACE VIEW AV, n e cor Kingsbridge av, 6-sty brick and stone store and tenement, 86.10x86, tin roof; cost, \$110,000; owner, Hudson Terrace Realty Co., 135 Broadway; architect, Geo. Fred Pelham, 507 5th av. Plan No. 432.

Architect states no contracts have yet been let.

##### Churches.

5TH ST, No. 622 East, 2-sty brick synagogue, 24.9x91; cost, \$15,000; owner, Kolbusower Teitelbaum Ver Verein, 622 East 5th st; architects, Richard Marzari, and Lee & Samenfeld, 367 Fulton st, Brooklyn. Plan No. 438.

##### Dwellings.

5TH AV, s e cor 67th st, — sty brk and stone residence, 30x106.8, tile and copper roof, limestone coping; cost, \$330,000; owner, Elbert H. Gary, Waldorf Astoria, N. Y.; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 434.

John Downey, 410 W. 34th st, has general contract.

##### Factories and Warehouses.

107TH ST, Nos. 167-169 West, 1-sty brick storage, 45x100, felt and slag roof; cost, \$15,000; owner, Henry J. Hemmens, 55 Duane st; architect, Wm. Weissenberger, 55 Duane st. Plan No. 429.

### Miscellaneous.

27TH ST, Nos. 325-327 East, two 1-sty brick outhouses, 10.6x11; total cost, \$1,000; owner, Mrs. Marie Kimmel, 327 East 27th st; architect, Thomas W. Lamb, 489 5th av. Plan No. 428.

3D AV, No. 1587, 3-sty brick and stone moving picture show and loft, 25x105, slag roof; cost, \$15,000; owner, B. C. Gerken, 2685 Briggs av; architect, John C. W. Richl, 3012 East 204th st. Plan No. 433.  
Architect states no contract has been issued.

AV A, No. 187, 1-sty brick outhouse, 6.8x13.8; cost, \$1,000; owner, Mrs. Anna M. Schaefer, 11 Av A; architect, Henry Regelmann, 133 7th st. Plan No. 435.

25TH ST, No. 423 West, 1-sty frame shed, 25x91; cost, \$200; owner, Mrs. E. D. Hencken, 347 West 28th st; architect, Henry Fulle, 495 East 173d st. Plan No. 436.

##### Stables and Garages.

24TH ST, Nos 513-523 W., 2-sty brk and stone garage, 150x88.9, composition roof; cost, \$55,000; owners, Chas. and H. C. De Rham, Tuxedo, N. Y.; architect, Robert D. Kohn, 170 5th av. Plan No. 437.

Wm. Crawford, 7 E. 42d st, has general contract.

##### Stores, Offices and Lofts.

22D ST, Nos. 13-21 East, 12-sty brick and stone loft and store, 145.5x84.3, slag roof, terra cotta coping, steam heat; cost, \$600,000; owner, Flemish Realty Co., 128 Broadway; architects, Rouse & Goldstone, 12 West 32d st. Plan No. 427.

45TH ST, n s, 413 e 11th av, 5-sty brick and stone loft, 88.4x50, tar and gravel roof; cost, \$33,000; owner, Chas. E. Lumb, 517 W 45th st; architect, James J. F. Gavigan, 1123 Broadway. Plan No. 430.  
Contract, day's work.

BROADWAY, Nos. 1628-1630, 3-sty brick and stone store and loft, 50x57, tar and gravel roof; cost, \$25,000; owner, Jacob Wertheim, 1016 2d av; architect, Herbert M. Baer, 21 West 45th st. Plan No. 439.

### MANHATTAN ALTERATIONS.

CITY HALL PL, No. 34, partitions, windows to 5-sty brick tenement; cost, \$1,500; owner, Eliza Tucker, 2183 Broadway; architect, A. Balschun, 462 East 137th st. Plan No. 1498.

CHRISTOPHER ST and Waverly place, triangle stairs, electric wiring, hot water heating, to 3-sty brick dispensary; cost, \$4,500; owner, Northern Dispensary Inc., 9th st and 5th av; architect, Clarence L. Sefert, 410 West 34th st. Plan No. 1558.

CLINTON ST, Nos. 151-153, partitions, windows, alter stairs, toilets to 5-sty brick club house; cost, \$6,000; owner, Social Hall Assn., 265 Henry st; architects, Howells & Stokes, 100 William st. Plan No. 1513.

Andrew Galbraith, 407 West 35th st, has contract.

CORTLANDT ST, No. 26, plastering, show windows, electric lighting, decorating to 12-sty brick and stone store; cost, \$5,000; owner, Joseph Weintraub, premises; architect, Wm. J. Dilthey, 1 Union sq. Plan No. 1555.

DELANCEY ST, No. 78, fire-escapes to 4-sty brick store; cost, \$600; owner, Abraham Lefkowitz, 25 Bayard st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 1537.

FORSYTH ST, No. 118, 2-sty brick rear extension, 26x100, partitions, stairs, to 3-sty brick dwelling; cost, \$2,500; owner, Forsyth Amusement Co., 118 Forsyth st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 1570.

GREENWICH ST, No. 759, 4-sty brick rear extension, 21x28.3, stairs, partitions, walls to 3-sty brick residence; cost, \$15,000; owner, Greenwich Investing Co., 69 West 138th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 1529.

GRAND ST, No. 360, skylights to 4-sty brick loft and store; cost, \$800; owner, Aaron Smith, on premises; architects, Harrison & Sackheim, 230 Grand st. Plan No. 1524.

HUDSON ST, No. 273, toilets, partitions, windows to two 5 and 6-sty tenements; cost, \$3,000; owner, Dr. J. E. Stillwell, 9 West 49th st; architect, A. E. Nast, 21 West 45th st. Plan No. 1502.

MOTT ST, Nos. 285-287, cut alcoves to two 4-sty brick tenements; cost \$50; owner, Michael Gaffaney, 123 Broad st; architect, Henry Regelman, 133 7th st. Plan No. 1552.

SOUTH WILLIAM ST, No. 9, Stone st, No. 61, new roof, partitions, elevator shaft, walls to 5-sty brick warehouse and dwelling; cost, \$25,000; owner, The Reform Club, 42 Broadway; architect, Dunham Wheeler, 117 East 23d st. Plan No. 1517.

John H. Deeves & Bros., Inc., 103 Park av, has contract.

THOMPSON ST, No. 95, partitions, windows to two 3 and 5-sty front and rear tenements; cost, \$1,000; owner, Wilmot Realty Co., 143 Liberty st; architect, Philip Zeiger, 2774 8th av. Plan No. 1510.

D. J. Clune, 301 East 39th st, will superintend.

WALL ST, No. 35, partitions, columns, girders, to 9-sty brick office; cost, \$10,000; owner, D. O. Mills Estate, 35 Wall st; architect, Geo. B. Post & Sons, 347 5th av. Plan No. 1546.

1ST ST, No. 38, alter shed to 1-sty brick school; cost, \$400; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 1549.

3D ST, No. 285 E, toilets, partitions, windows, to 3-sty brick tenement; cost, \$1,500; owner, Abraham Heller, 285 83d st; architect, O. Reissmann, 30 1st st. Plan No. 1542.

3D ST, No. 78 West, partitions, toilets to 3-sty brick store and tenement; cost, \$500; owner, Estate Alex S. Hunter, Chemical Bank, N. Y. C.; architects, B. W. Berger & Son, 121 Bible House. Plan No. 1515.

Herron Lohman, 55 New Bowery, has contract.

4TH ST, No. 256 E, partitions, windows, stairs, to 3-sty brick tenement; cost, \$500; owner, Dr. Leva Ackermann, 256 East 4th st; architect, Richard Rohl, 128 Bible House, Plan No. 1535.

13TH ST, No. 346 East, toilets, to 6-sty brick tenement; cost, \$50; owner, Aaron Gottlieb, 346 East 13th st; architect, Harry Zlot, 230 Grand st. Plan No. 1567.

14TH ST, No. 408 W, roof to 3-sty brick provision house; cost, \$450; owner, Chas. Wiseman, 344 East 50th st; architect, Wm. M. Duncan, 850 Washington st. Plan No. 1544.

17TH ST, No. 537 E, alter shafts, to 5-sty brick tenement; cost, \$800; owner, Frank C. J. Freitag, 537 East 17th st; architect, Henry Regelman, 133 7th st. Plan No. 1553.

23D ST, No. 120 East, alter roof beams to —sty brick bakery and office building; cost, \$1,000; owner, Birch Estate, 125 East 23d st; architect, Otto Strack, 214 East 23d st. Plan No. 1499.

26TH ST, No. 121 West, walls to 4-sty brick store and hotel; cost, \$100; owner, Catherine O'Connor, 121 West 26th st; architect and lessee, Lucien Ardin, 121 West 26th st. Plan No. 1497.

29TH ST, No. 339 East, partitions, windows, stairs to 4-sty brick tenement; cost, \$1,500; owner, Bathgate Realty Co., 170 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1532.

31ST ST, Nos. 201-203 E, toilets, partitions, windows, to 4-sty brick store and tenement; cost, \$6,000; owner, Wm. Lemken, 679 Lafayette st, Brooklyn; architect, Fred Ebeling, 420 East 9th st. Plan No. 1536.

Barr & Geuber, 210 Bowery, have contract.

32D ST, Nos. 400-402 East, partitions, stairs, windows to 5-sty brick store and

tenement; cost, \$2,500; owner, Elias Brewing Co., 403 East 54th st; architect, Richard Rohl, 128 Bible House. Plan No. 1504.

34TH ST, No. 145 E, partitions, baths, skylights, girders, to 4½-sty brick and stone residence; cost, \$7,500; owner, Mrs. Robert T. Reiley, 125 East 75th st; architects, Reiley & Steinback, 481 5th av. Plan No. 1538.

43D ST, Nos. 209-211 East, partitions, piers, windows, to two 5-sty brick stores and tenements; cost, \$5,450; owner, Elizabeth G. Schmid, 1031 Tinton av; architect, Chris F. Lohse, 598 St. Anns av. Plan No. 1559.

47TH ST, No. 222 W, 1-sty brick rear extension, 16.5x56.5, partitions, stairs, to 3-sty brick dwelling; cost, \$4,000; owner, Estate Mary E. Ray, Huntington, L. I.; architect, Geo. B. Post & Sons, 347 5th av. Plan No. 1545.

48TH ST, No. 414 W, toilets, to 4-sty brick tenement; cost, \$350; owner, John Moser, 414 West 48th st; architect, John H. Knubel, 318 West 42d st. Plan No. 1550.

50TH ST, No. 439 West, partitions, toilets, windows to two 4-sty brick tenements; cost, \$3,000; owners, B. & A. Tonjann, 439 West 50th st; architect, O. Reissmann, 30 1st st. Plan No. 1522.

54TH ST, No. 12 East, elevator shaft, doors, fire-escapes to 4-sty brick dwelling; cost, \$10,000; owner, Mrs. C. E. Van Smith, 47 East 44th st; architect, Wm. Anagnost, 2164 Bathgate av. Plan No. 1516.

61ST ST, No. 112 E, 2-sty brick rear extension, 6.8x8.8, partitions, windows to 3-sty brick dwelling; cost, \$6,000; owner, Mrs. Louis Magee, 80 Madison av; architect, John H. Van Pelt, 381 4th av. Plan No. 1554.

65TH ST, No. 101 East, alter pent house, to 5-sty brick residence; cost, \$1,500; owner, John Sherman Hoyt, Fairfield, Conn.; architects, Pierson & Goodrich, 30 West 38th st. Plan No. 1561.

71ST ST, Nos. 173-175 East, 2-sty brick rear extension, 9x12.4, partitions, fire-place, vault to 4-sty brick dwelling; cost, \$15,000; owner, Mildred P. Stokes Hooker, 230 Madison av; architect, S. E. Gage, 3 Union sq. Plan No. 1508.

No contract let.

83D ST, No. 214 West, 5-sty brick rear extension, 25x8.4, partitions, stairs, floors to 5-sty brick apartment house; cost, \$20,000; owner, R. C. Church of Holy Trinity, 216 West 83d st; architect, Joseph H. McGuire, 45 East 42d st. Plan No. 1533.

85TH ST, Nos. 338-340 West, partitions, windows, to 6-sty brick apartment; cost, \$2,000; owner, Three Art Club, 536 West 85th st; architect, Geo. A. Fitting, 2454 Broadway. Plan No. 1557.

88TH ST, No. 324 West, add 1-sty to addition, to 3-sty brick dwelling; cost, \$150; owner, R. S. Rees, 324 West 88th st; architect, Otto M. Beck, 21 East 89th st. Plan No. 1568.

91ST ST, No. 252 West, doors to 6-sty brick tenement; cost, \$575; owner, Palisade Realty Co., 203 Broadway; architects, Swett & Cutler, 109 Cook st, Brooklyn. Plan No. 1520.

99TH ST, No. 168 W, alter walls to 3-sty brick dwelling; cost, \$300; owner, Mary J. Gaynor, 159 East 82d st; architect, Joseph Restel, 166 8th av. Plan No. 1547.

Frank C. O'Donnell Co., 269 West 17th st, has contract.

107TH ST, No. 225 East, partitions, plumbing, windows, skylights to 4-sty brick store and tenement; cost, \$5,000; owner, Meyer Goldberg, 301 Grand st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 1528.

108TH ST, No. 301 West, show windows, toilets, walls, partitions, to 11-sty brick tenement; cost, \$31,000; owner,

Realty Assets Co., 980 Southern Boulevard; architect, Clarence S. Shumway, 989 Southern Boulevard. Plan No. 1562.

109TH ST, No. 300 West, alter floors, show windows, walls, to 11-sty brick tenement; cost, \$31,000; owner, Realty Assets Co., 989 Southern Boulevard; architect, Clarence S. Shumway, 989 Southern Boulevard. Plan No. 1563.

110TH ST, No. 104 East, alter windows, 1-sty brick rear extension, 18.9x15, to 4-sty brick store and tenement; cost, \$1,500; owner, J. A. Johnson, East Orange, N. J.; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1512.

111TH ST, Nos. 235-237 East, alter chimneys to two 4-sty brick tenements; cost, \$600; owner, Luigi Natale, 237 East 111th st; architect, Angelo H. Martire, 1075 Woody Crest av. Plan No. 1531.

111TH ST, No. 241 East, new chimneys to 4-sty brick tenement; cost, \$300; owner, Vito Gregorio, 1659 Cruger av, Bronx; architect, Angelo H. Martire, 1075 Woody Crest av. Plan No. 1525.

111TH ST, No. 227 East, alter chimneys to 4-sty brick tenement; cost, \$300; owner, Vito Gregorio, 1659 Cruger av, Bronx; architect, Angelo H. Martire, 1075 Woody Crest av. Plan No. 1527.

116TH ST, Nos. 451-453 East, bake oven to 6-sty brick tenement; cost, \$200; owner, John Socarile, 115th st and Pleasant av; architect, Nicholas Conforti, 324 East 116th st. Plan No. 1514.

116TH ST, Nos. 69-71 West, partitions, windows to 6-sty brick tenements; cost, \$250; owner, Adolph Rosenstein, 69-71 West 116th st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 1511.

123D ST, No. 416 E, toilets, partitions, to 4-sty brick tenement; cost, \$500; owner, M. H. Park, 70 West 113th st; architect, Sekosou Bros., 261 Vernon av, Brooklyn. Plan No. 1543.

125TH ST, No. 543 West, partitions, stairs, store fronts, walls to 5-sty brick tenement and stores; cost, \$5,000; owner, Isaac Haft, 48 West 119th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 1530.

AV A, s w cor 7th st, pent house to 7-sty brick and stone store and loft; cost, \$500; owner, Max J. Kramer, 35 Nassau st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 1503.

AMSTERDAM AV, n e cor 61st st, partitions, to 7-sty brick and stone asylum; cost, \$400; owner, New York Infant Asylum, premises; architect, Chas. Volz, 160 5th av. Plan No. 1548.

Thomas T. Hopper, Marbridge Bldg., 34th st and Broadway, has contract.

AMSTERDAM AV, No. 1954, partitions, windows, toilets to 5-sty brick store and tenement; cost, \$1,200; owner, W. C. Schmidt, on premises; architect, Geo. Dress, 1436 Lexington av. Plan No. 1507.

BROADWAY, Nos. 424-426, toilets, stone fronts, vault to 6-sty brick store and loft; cost, \$6,500; owner, Eugene Higgins, 1 Madison av; architect, W. Weissenberger, Jr., 55 Duane st. Plan No. 1526.

BROADWAY, No. 1565, new store to —sty hotel; cost, \$250; owner, Posada Realty Co., 111 Broadway; architect, N. Y. Sign Co., 576 5th av. Plan No. 1519.

BROADWAY, No. 1565, new stone fronts, toilets, partitions to 4-sty brick store and loft; cost, \$1,200; owner, Julia L. Murphy, 26 West 60th st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 1496.

Roth & Co., 23d st and 1st av, has contract.

BROADWAY, w s, 33d to 34th sts, alter iron columns to 10-sty brick and stone department store; cost, \$50; owner, Herald Square Realty Co.; architects, W. L. Rouse & L. A. Goldstone, 12 West 32d st. Plan No. 1506.

Saks & Co., lessees.

BROADWAY, No. 712, store fronts, to 8-sty brick store and loft; cost, \$250; owner, Scholle Bros., 5 Nassau st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1569.

BROADWAY, Nos. 380-382, electric elevator, skylights, shaft, to 5-sty brick store and loft; cost, \$7,000; owner, Union Trust Co., 80 Broadway; architect and builder, Andrew Galbraith, 407 West 35th st. Plan No. 1560.

BROADWAY, Nos. 315-317, iron stairs, piers, store fronts, to 5-sty brick store and office; cost, \$2,500; owner, G. F. Suffein Estate, 49 Wall st; architect, Geo. Dress, 1436 Lexington av. Plan No. 1564.

LENOX AV, Nos. 73-75, stairs, stoop, to 3-sty brick store and hall; cost, \$4,000; owner, John D. Thees & Sons, premises; architect, Frank H. Hine, 104 West 24th st. Plan No. 1565.

LEXINGTON AV, n e cor 28th st, 1 and 2-sty brick rear extension, 24.10x27, raise beams, partitions, vent shaft, stairs, show windows to 5-sty brick residence; cost, \$20,000; owner, W. R. Hearst, William and Duane sts; architect, James C. Green, 103 Park av. Plan No. 1501.

No contract let.

MADISON AV, No. 1889, partitions, baths to 4-sty brick dwelling; cost, \$5,000; owner, Dr. G. Wolf, 1889 Madison av; architect, Max Feldman, Park Row Building. Plan No. 1523.

MADISON AV, No. 176, 5-sty brick front extension, 34.8x5, partitions, steel beams, skylights, piers to 5-sty brick residence; cost, \$15,000; owner, Centerboro Realty Co., 176 Madison av; architect, Henry C. Pelton, 10 East 33d st. Plan No. 1521.

The architect says no contract has been let.

PARK AV, n e cor 58th st, elevator shaft, alter doors, to — sty. brick stable; cost, \$5,600; owner, Washington Irving, Jr., Estate, 80 William st; architect, Frank H. Quinby, 99 Nassau st. Plan No. 1571.

WEST END AV, No. 495, marquise over sidewalk to 9-sty brick stone apartment house; cost, \$2,800; owner, Abram Baudouine, 28 East 61st st; architect, Oscar Luetke, 229 West 29th st. Plan No. 1534.

Architect has contract.

2D AV, No. 1055, partitions, to 4-sty brick tenement; cost, \$2,000; owner, Mrs. Chas. Harnischfeger, 1043 2d av; architect, Henry Regelman, 133 7th st. Plan No. 1551.

3D AV, Nos. 1647-1649, erect iron bridge to 5-sty brick tenement; cost, \$250; owner, Geo. Ringler & Co., 203 East 92d st; architect, Nathan Langer, 81 East 125th st. Plan No. 1509.

5TH AV, No. 106, 4-sty brick rear extension, 36x25, partitions, elevator, plumbing fixtures, wiring, to 4-sty brick dwelling; cost, \$12,000; owner, Jacob Rothschild, 31 W 57th st; architect, John Woolley, 100 5th av. Plan No. 1540.

Metropole Const. Co., 100 5th av, has general contract.

5TH AV, No. 520, 1-sty brick rear extension, 28x38.1, add 1-sty to extension, walls, to 4-sty brick store and office; cost, \$2,500; owner, Warren Estate, 68 Broad st; architect, Henry Otis Chapman, 334 5th av. Plan No. 1556.

6TH AV, e s, 43d to 44th sts, steel columns, stairs, toilets, to —sty brick amusement house; cost, \$10,000; owner, 43d St. Realty Co., 111 Broadway; architect, Francis H. Cruess, 111 Broadway. Plan No. 1518.

Fuller Co., 111 Broadway, has contract.

7TH AV, No. 277, 1-sty brick rear extension, 19x25, to 4-sty brick store and dwelling; cost, \$250; owner, The Madison Square Mortgage Corp, 12 West 27th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 1541.

8TH AV, Nos. 500-514, store fronts, to seven 4 and 5-sty brick lofts and store; cost, \$3,500; owner, Estate Cortlandt Palmer, 850 Broadway; architect, Walter Quest, 249 West 18th st. Plan No. 1539.

A. G. Imhof, 249 West 18th st, has contract.

8TH AV, No. 2299, partitions, windows, to 4-sty brick store and tenement; cost, \$250; owner, Jacob Spangenberg, premises; architect, Frank Hausle, 81 East 125th st. Plan No. 1566.

8TH AV, Nos. 2283-2285, erect sign to —sty store; cost, \$300; owner, Edward Bach, on premises. Plan No. 1505.

12TH AV, e s, between 51st and 52d sts, tanks on roof, extend walls to 5-sty brick factory; cost, \$4,000; owner, D. S. Brown Co., n e cor 12th av and 51st st; architect, Hohensee Eng. Co., 59 Court st. Plan No. 1500.

M. H. Treadwell Co., 140 Cedar st, has contract.

## PROJECTED BUILDINGS.

### Bronx.

#### Apartments, Flats and Tenements.

VYSE AV, e s, 100 s Jennings st, two 5-sty brick tenements, slag roof, 37.6x88; total cost, \$80,000; owner, Wm. Sinnott, 967 East 165th st; architect, Harry T. Howell, 149th st and 3d av. Plan No. 623.

172D ST, s e cor Seabury pl, 5-sty brick tenement, plastic slate roof, 50x90; cost, \$50,000; owners, V. B. Const. Co., Vincent Bouagur, 789 Home st, president and architect. Plan No. 622.

WASHINGTON AV, n w cor 179th st, three 5-sty brick tenements, slag roof, size irregular; total cost, \$143,000; owners, Golde & Cohen, 198 Broadway; architect, Chas. B. Meyers, 1 Union Square West. Plan No. 618.

WEBSTER AV, e s, 175 n 179th st, 5-sty brick tenement, slag roof, 25x113.3; cost, \$35,000; owner, Adolph Wexler, 204 Bush st; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 624.

INTERVALE AV, s w cor 165th st, 5-sty brick tenement, slag roof, size irregular; cost, \$60,000; owners, Interno Const. Co., Meyer Gold, 317 East 79th st, Pres.; architects, Kreymfong Arctl. Co., 908 Jennings st. Plan No. 640.

CAULDWELL AV, w s, 72.4 n 158th st, two 4-sty brick tenements, slag roof, 37.6x80; total cost, \$40,000; owner, Wolf Burland, 801 Cauldwell av; architects, Kreymfong Arctl. Co., 908 Jennings st. Plan No. 641.

LA FONTAINE AV, s e cor Oak Tree Terrace, 5-sty brick tenement, tin roof, 25x85.6; cost, \$20,000; owner, Jas. Cleland, 242 East 240th st; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 633.

185TH ST, n s, 100 w Park av, 5-sty brick tenement, plastic slate roof, 50x87.10; cost, \$40,000; owner, Frank A. Ten Brook, 1826 Bathgate av; architects, Schaefer & Jarger, 401 Tremont av. Plan No. 630.

TINTON AV, e s, 115.3 s Home st, 5-sty brick tenement, plastic slate roof, 45x108; cost, \$45,000; owners, The Beckerman Const. Co., Wm. Beckerman, 362 Vernon av, Brooklyn, Pres.; architect, Samuel Sass, 32 Union sq. Plan No. 631.

#### Dwellings.

MAGENTA ST, n s, 75 w Rosewood av, 2-sty brick dwelling, felt and tar roof, 25x50; cost, \$6,000; owner, Pietro Mangario, 275 East 151st st; architect, Jos. Ziccardi, 585 Morris av. Plan No. 628.

213TH ST, s s, 175 w Bronxwood av, 2-sty brick dwelling, tin roof, 20x50; cost, \$7,000; owner, Mickile Agugliaro, 1303 Oakley av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 619.

COLLEGE AV, w s, 740½ n 169th st, 2-sty frame dwelling, tin roof, 20x55; cost,

\$5,500; owner, Frank J. Bergen, 439 East 141st st; architect, A. Magusin, 112 Lincoln st, Corona, L. I. Plan No. 621.

THERIOT AV, w s, 200 n Gleason av, 2-sty brick dwelling, tin roof, 20x55; cost, \$4,000; owner, Hugh O'Brien, 349 East 135th st; architect, Andrew J. Connell, 2798 Morris av. Plan No. 638.

HEATH AV, e s, 302.5 s 230th st, seven 3-sty brick dwellings, tin roof, 20.2x40; total cost, \$52,000; owners, University Heights Realty Co., John H. Wellwood, 103 East Burnside av, Pres; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 637.

226TH ST, s s, 100 e Bronxwood av, 2-sty brick dwelling, slag roof, 25x60; cost, \$6,000; owner, Vincenzo De Benedetto, 630 East 226th st; architects, Kreymfong Arctl. Co., 908 Jennings st. Plan No. 635.

216TH ST, n s, 125 w Tilden av, 2-sty brick dwelling, tin roof, 25x35; cost, \$5,000; owner, Vincent Pizzutiello, 319 East 152d st; architect, Jos. Ziccardi, 585 Morris av. Plan No. 629.

#### Miscellaneous.

148TH ST, No. 214, 1-sty brick storage, 25x12; cost, \$500; owner, Michael Del Papa, 147 Mott st; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 632.

HOE AV, w s, 266 s Freeman st, 1-sty brick shop, 22x18; cost, \$500; owner, Katie Greene, 1217 Hoe av; architect, Ollie A. Greene, 1217 Hoe av. Plan No. 627.

WESTCHESTER AV, s s, 25 e Taylor av, 1-sty brick amusement hall, slag roof, 25x80; cost, \$3,500; owner, Geo. Devine, Westchester av and 174th st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 620.

INDEPENDENCE AV, s w cor 252d st, three 1-sty frame and glass green houses, 50.8x22; total cost, \$15,000; owners, Geo. W. Perkins, Riverdale; architects, R. M. Byers, 59 Pearl st. Plan No. 636.

#### Stables and Garages.

PARK AV, e s, 100 n 182d st, 1-sty brick garage, plastic slate roof, 48x179.7; cost, \$20,000; owners, Trask Bldg. Co., 1910 Webster av; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 626.

226TH ST, s s, 480 e White Plains av, 1½-sty brick stable, 18x18; cost, \$500; owner, Michael Romeo, 752 East 226th st; architect, Kreymfong Arctl. Co., 908 Jennings st. Plan No. 634.

#### Stores, Offices and Lofts.

3D AV, w s, 210 s 175th st, 1-sty brick store, tar and gravel roof, 75x102.10½; cost, \$20,000; owner, Leopold Guttag, 894 Jackson av; architect, Matthew Turnbull, Jr., Highbridge. Plan No. 625.

LONGWOOD AV, n e cor Westchester av, 1-sty brick stores, slag roof, 174.9x50; cost, \$50,000; owners, Kellwood Realty Co., Jas. F. Mahan, 815 Hunts Point Rd, Pres; architects, Kreymfong Arctl. Co., 908 Jennings st. Plan No. 639.

#### BRONX ALTERATIONS.

AMETHYST ST, w s, 295 n Morris Park av, new partitions, etc., to 2-sty frame dwelling; cost, \$300; owner, Hyman Pomorantz, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 314.

PEROT ST, s s, 100 w Sedgwick av, 1-sty frame extension, 7x7, to 1-sty frame stable; cost, \$100; owner, J. H. Willbrock, on premises; architect, L. Howard, 1861 Carter av. Plan No. 313.

SPUYTEN DUYVIL ROAD, junction N. Y. C. & H. R. R. & Harlem River, 1-sty concrete extension, 26x10.6, to 1-sty brick boiler room; cost, \$150; owner, Isaac S. Johnson & Co., on premises; architect, Wyatt W. Taylor, 2 Rector st. Plan No. 310.

143D ST, No. 359, new windows, doors and partitions, to 2-sty frame dwelling; cost, \$250; owner, A. McInnes, 351 East 143d st; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 324.

151ST ST, n w cor Cedar lane, 1-sty frame extension, 25x14, to 2-sty frame shed and stable; cost, \$250; owner, Fritz Kilgermann, 418 Mott av; architect, Patrick Murphy, 371 East 144th st. Plan No. 312.

240TH ST, s s, 48 w White Plains av, 1 sty frame extension, 10x5½, to 2-sty frame store and dwelling; cost, \$200; owner, Morris Watsky, on premises; architect, Geo. Leier, Garden pl. Plan No. 311.

BROOK AV, No. 459, 1-sty brick extension, 21x15.2, new partitions, etc., to 1-sty brick store and dwelling; cost, \$10,000; owner, H. Brand, 465 Brook av; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 317.

CASTLE HILL AV, s w cor Westchester av, move 1-sty frame hotel and dwelling; cost, \$1,000; owner, Jos. Wagner, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 316.

LONGWOOD AV, No. 886, new windows, new partitions, etc., to 5-sty brick tenement; cost, \$3,000; owners, The Hermitage Co., 30 Broad st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 319.

PROSPECT AV, s w cor Anthony av, new stalls, new roof, etc., to 2-sty and attic frame stable; cost, \$500; owner, Mrs. E. W. Bailie, 1899 Crotona av; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 322.

PARK AV, s e cor 160th st, new front etc., to 2-sty frame stable; cost, \$150; owner, Chas. J. Gaus, 415 East 158th st; architect, Geo. Hoffman, 236th st and Barnes av. Plan No. 323.

REEDS MILL LANE, w s, 1000 s Boston Post rd, alter 1-sty frame store; cost, \$100; owner, G. Pisano, on premises; architect, L. Howard, 1861 Carter av. Plan No. 321.

VYSE AV, s e cor 180th st, new partitions to 5-sty brick store and tenement; cost, \$50; owners, Forbes Const. Co., 1710 Filmore st; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 320.

WALKER AV, s e cor Castle Hill av, move 3-sty frame hotel; cost, \$2,000; owner, Geo. E. Harold, 2215 Westchester av; architect, B. Ebeling, 1136 Walker av. Plan No. 315.

3D AV, No. 3521, new storm door, new toilet, etc., to 1-sty frame store; cost, \$500; owner, Fred Loeffler, on premises; architect, Geo. Hof, Jr., 721 Melrose av. Plan No. 318.

## ADVANCE REPORTS.

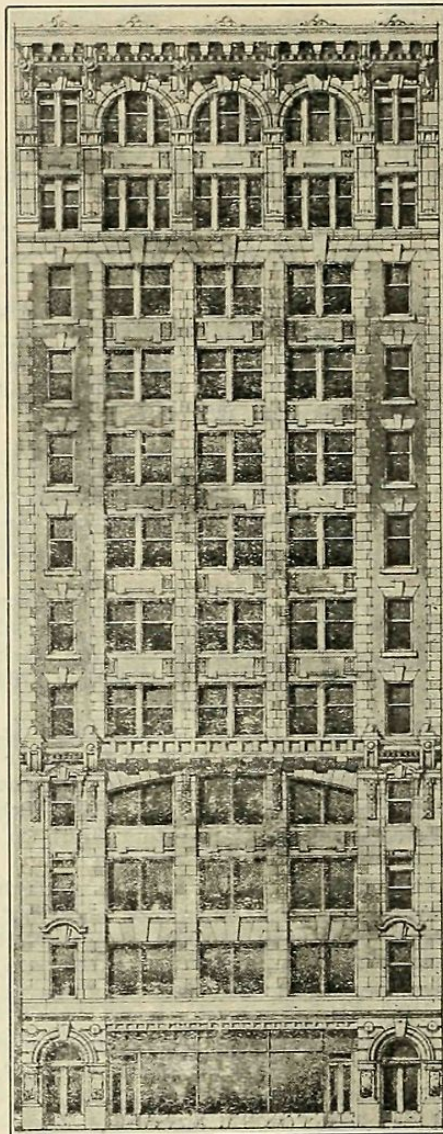
### Architect Snyder Planning New Schools.

MANHATTAN.—It is estimated that contracts will soon be awarded by the Board of Education for new school buildings, alterations and additions which will furnish an additional seating capacity of approximately 35,000 pupils. The cost, both for the work already planned for and still to be placed, is estimated in the neighborhood of \$4,500,000. Architect C. B. J. Snyder, of 500 Park av, is now preparing plans for nine new additional school buildings, four of which will be for Brooklyn, three for Manhattan, one in Queens and one in the Bronx. Work is to be pushed on the two high schools, the Washington Irving, at Irving pl and 16th st, Manhattan, seating capacity, 3,000, to cost \$600,000, and the Brooklyn High School, at Irving and Putnam avs, seating capacity 2,000, to cost \$450,000. Of the other schools to be erected are the following: In Manhattan, No. 95, Clarkson st, near Varick, estimated cost, \$416,000. No. 61, East 12th st, near Av B, estimated

cost, \$335,000. In Brooklyn, No. 168, Throop av and Whipple st, estimated cost, \$300,000. No. 171, Ridgewood and Lincoln avs, estimated cost, \$300,000. No. 165, Lott and Hopkinson avs, East New York, estimated cost, \$200,000. Addition to Erasmus Hall High School, Flatbush, \$391,300. No. 77, Centre and George sts, Ridgewood Heights, Queens, \$282,642; addition to school No. 58, Woodhaven, Queens, \$288,000; No. 46, Briggs av and 196th st, the Bronx, estimated cost, \$300,000.

### Proposed Building for 36th Street.

36TH ST.—The Fackner-Coates Construction Co., architects and builders, have purchased through S. B. Goodale & Son, Nos. 53 to 57 West 36th st, property now covered with three old dwellings on plot 60x98.9 ft, located 195 ft east of



6th av, at Herald Square. The company will demolish the present buildings at once, and erect a 12-sty store and loft building to accommodate the high-class trade that recent developments have shown will spread above 34th st, along the line of 6th av.

### Alterations to Hawley Residence.

60TH ST.—Improvements are to be carried out immediately on the 4-sty brownstone residence of Edwin Hawley, at No. 19 East 60th st, from plans by C. P. H. Gilbert, of 1123 Broadway. The main part of the present building extends back 64 ft., with a first floor extension, 30 ft. further. It is now proposed to erect a 1-sty structure in the rear to the line, installing a butler's pantry and adding a 3-sty extension 9 ft. from the rear line. The building will then cover not more than eighty per cent. of the plot area, leaving seventeen per cent. vacant in the rear, and some 5 ft. in the front of the house. The law requires that not more than ninety-five per cent. of the plot be covered by a dwelling. The general con-

tract has been awarded to Bunn & Nase, of 1123 Broadway, on a percentage basis. James Armstrong, 219 East 38th st, will do the plumbing.

### Bids for Panama Locks.

WASHINGTON.—One of the gigantic features of the Panama Canal will be the locks at three different points—ten at Gatun, six at Pedro Miguel and seven at Miraflores. The largest will be 82 ft. high, and all will be 65 ft. wide. Bids were opened June 14 by the Isthmian Canal Commission for furnishing the material and building these locks, which will require about 60,000 tons of steel. The lowest bid was submitted by the McClintic-Marshall Construction Company, of Pittsburgh for \$5,374,474. The United States Steel Products Exports Company submitted two bids at \$6,100,000 and \$6,200,000. The bid of the Maryland Steel Company was \$8,409,368, and of the Riter-Conley Manufacturing Company, of Pittsburgh, \$10,183,257.

### John Downey to Erect Gary Mansion.

5TH AV.—The general contract for the new residence to be erected by Judge Elbert H. Gary, chairman of the Steel Corporation, at the southeast corner of 5th av and 67th st, at an estimated cost of \$330,000, has been awarded to John Downey, of 410 West 34th st. The exterior will be of classic design, richly ornamented in delicate trimmings, with a body of selected light gray stone. The interior arrangement will include three elevators, refrigerating apparatus, best heating and ventilating systems. C. P. H. Gilbert, 1123 Broadway, is the architect.

### Contract for 6th Av. Building.

6TH AV.—The general contract was awarded during the week to Jacob A. Zimmerman, of 505 5th av, for the improvement of the southwest corner of 6th av and 32d st, with a 12-sty store and loft structure to measure 50x75 ft. The Vera Realty Co., of which Peter Zucker, 45 Broadway, is president, is the owner. The lessees of the store and basement will be Weber & David, men's furnishings, of Broadway and 32d st. Architects Shire & Kaufman, of 110 East 23d st, estimate the cost at about \$150,000.

### Otis Elevator Co. to Enlarge Plant.

HARRISON, N. J.—The Hedden Const. Co., 1 Madison av, N. Y. C., general contractor, is taking bids on all sub-contracts for the erection of a manufacturing addition, 100x185 ft., to the plant of the Otis Elevator Co., at First av near Central and Bridge sts, Harrison, N. J. The building will be used as a steel foundry and will cost approximately \$30,000. The steel contract has been awarded to the Hedden Iron Construction Co., of 22 Clinton st, Newark, N. J.

### Building for Automobile Trade.

BROADWAY.—Architects Walker & Hazard and John R. Hinchman, associated, of 437 5th av, have completed plans for a 2-sty loft building for Geo. Ehret, the brewer, to be erected on the entire plot on the east side of Broadway, between 58th and 59th sts. The size of the plot is 165x189 ft. This is in the centre of the automobile trade, and the building will probably be used for automobile machinery and supply companies.

### Figuring for Laundry Building.

32D ST.—General contractors are figuring plans for the new laundry building which the New York Barber Towel Supply Co., of 34 Cooper sq, will erect at No. 332 East 32d st, from designs by Eisendrath & Horowitz, associated arch-

itects, of 500 5th av. Construction will be of reinforced concrete, brick and stone, 3-stys, with dimensions of 50x97 ft. Mr. A. M. Feldman, of 120 Liberty st, will act as steam engineer.

#### Work to Start on 48th St. Theatre.

48TH ST.—Old buildings at Nos. 137-145 West 48th st, have been razed, to make way for the new "Grace George Theatre," 3-stys, stone, fireproof, to be constructed by the New Netherlands Theatre Co., of which W. A. Brady, 50 Central Park West, is president. The general contract has been placed with the F. T. Nesbit Co., of 116 Nassau st. Chas. A. Rich, 320 5th av, is architect. Estimated cost is placed at \$250,000.

#### Contract to Theo. Starrett Company.

17TH ST.—Building operations are soon to be started at Nos. 113-119 West 17th st, for a 6-sty store and loft building, 77x80 ft., which Edward Jansen, manufacturer of baskets, 112 West 18th st, is to erect from plans by Architects Rouse & Goldstone, of 12 West 32d st. The general contract was awarded during the week to the Theodore Starrett Co., of 103 Park av. The estimated cost is placed at about \$100,000.

#### Excavating for Park Ave. Residence.

PARK AV.—The site at the northwest corner of Park av and 64th st, is being excavated for the handsome new residence which Jonathan Buckley, of 58 East 57th st, is to erect from plans by Architect James G. Rogers, 11 East 24th st. The height will be 4-stys, light brick and limestone, and dimensions of 73x32 ft. The general contract has been awarded to John Thatcher & Son, of 60 Park av, Brooklyn.

#### Not to Build on Boston Avenue.

BOSTON AV.—Charles Buek, 500 5th av, has informed the Record and Guide that he does not contemplate erecting a 6-sty elevator apartment house on the property just purchased at No. 1033 Boston av, measuring 70x180 ft., as was reported during the week. The purchase adjoins a plot which Mr. Buek previously bought. It is his intention to enlarge his holdings for future improvement.

#### Figuring for Maiden Lane Building.

MAIDEN LANE.—Contractors are figuring plans this week for the new 12-sty office building, which the New York Plate Glass Insurance Co., of 42 Cedar st, is to erect at No. 63 Maiden lane and No. 91 William st, on a plot measuring 27x14x180 ft. The architects, Clinton & Russell, 32 Nassau st, are taking the figures. Eleven builders will submit bids.

#### Apartments, Flats and Tenements.

ELDRIDGE ST, N. Y. C.—Jacob Levy, 220 Broome st, owner, will erect a 6-sty tenement, 48.11x62.6 ft, in the eastside of Eldridge st, 176.6 ft north of Rivington st, to cost \$35,000. C. B. Meyers, 1 Union sq, has plans.

8TH AV, N. Y. C.—W. Mortensen, 401 West 24th st, is preparing plans for a 6-sty tenement, 24.11x90 ft, to be erected at the northeast corner of 8th av and 141st st, for J. J. O'Reilly, 2654 8th av, to cost \$43,000.

158TH ST, N. Y. C.—The Melvin Realty Co., 171 Broadway, will erect a 6-sty apartment house, 100x86.11 ft., in the northside of 158th st 125 ft east of Broadway, to cost \$125,000. Bernstein & Bernstein, 24 East 23d st, have prepared plans.

47TH ST, N. Y. C.—The Olympia Realty & Const. Co., 20 West 31st st, will soon award contracts on all materials for the 6-sty flat, 37.6x87.5 ft., to be erected in the south side of 47th st, 325 ft. west of

5th av, to cost \$75,000. Geo. & Edward Blum, 505 5th av, have prepared plans.

TERRACE VIEW AV, N. Y. C.—The Hudson Terrace Realty Co., 135 Broadway, will soon award contracts for labor and materials for the 6-sty tenement with stores at the northeast corner of Terrace View av and Kingsbridge av. Geo. Fred Pelham, 507 5th av, architect. Estimated cost, \$110,000.

#### Contracts Awarded.

31ST ST, N. Y. C.—Barr & Gruber, 210 Bowery, have secured contract for alterations to the store and tenement Nos. 201-203 East 31st st, for Wm. Lemken, 679 Lafayette st.

8TH AV, N. Y. C.—A. G. Imhof, 249 West 18th st, has the contract for changes to the seven lofts Nos. 500-514 8th av, for the estate of Cortlandt Palmer, 850 Broadway.

MADISON AV, N. Y. C.—John H. Scheier, 314 Madison av, has received the general contract for extensive alterations to the 5-sty private dwelling No. 228 Madison av for the Witherbee Estate, owners.

WASHINGTON ST, N. Y. C.—F. T. Nesbit & Co. have secured from James H. Cruikshank the general contract to erect the 6-sty fireproof mercantile building at No. 389 Washington st. Work will be started at once.

THOMPSON ST, N. Y. C.—D. J. Clune, 301 East 39th st, has received the contract for repairs to the tenement property No. 95 Thompson st, owned by the Wilmot Realty Co., 143 Liberty st. Philip Zeiger, 2774 8th av, is the architect.

CLINTON ST, N. Y. C.—The Social Hall Association, 265 Henry st, through Architects Howells & Stokes, 100 William st, have awarded to Andrew Galbraith, 407 West 35th st, the general contract for renovating the 5-sty club house Nos. 151-153 Clinton st.

HARTFORD, CONN.—Lord & Burnham Co., 1133 Broadway, N. Y. C., have the contract to erect three new greenhouses at 13 Huntington st for Robert Marchant. They will be 67x18 ft., 67x20 ft. and 67x30 ft. respectively, constructed of steel frame and glass.

24TH ST, N. Y. C.—William Crawford, 7 East 42d st, has obtained the general contract to construct the 2-sty garage, 150 x88.9 ft., at Nos. 513-523 West 24th st, for Charles and H. C. De Rahm, of Tuxedo, N. Y., from plans by Robert D. Kohn, 170 5th av. Estimated cost is \$55,000.

12TH AV, N. Y. C.—D. S. Brown Co., 12th av and 51st st, owner, has awarded to the M. H. Treadwell Co., 140 Cedar st, the contract for extensive repairs to the 5-sty factory on 12th av, east side, between 51st and 52d sts. Hohensee Engineering Co., 59 Court st, Brooklyn, prepared plans.

SOUTH WILLIAM ST, N. Y. C.—The general contract has been awarded to John H. Deeves & Bro. (Inc.), 103 Park av, for \$25,000 worth of improvements to the 5-sty warehouse and dwelling No. 9 South William st, for the Reform Club, of 42 Broadway. Dunham Wheeler, 117 East 23d st, prepared plans.

5TH AV, N. Y. C.—Jacob Rothschild, 31 West 57th st, owner, has awarded the Metropole Construction Co., 100 5th av, the general contract to erect a rear extension, installing a new elevator, plumbing fixtures, wiring, etc., in the 4-sty residence No. 106 5th av, from plans by John Woolley, 100 5th av.

ATLANTA, GA.—The contract for the complete foundations, including Raymond concrete piles, for the Third National Bank Building at Atlanta, Ga., has been awarded to the Raymond Concrete Pile Company of New York and Chicago. Morgan & Dillon, architects. Purdy & Henderson, engineers.

6TH AV, N. Y. C.—The Geo. A. Fuller Co., 111 Broadway, has received the contract for installing new plumbing, stairs and steel columns in the amusement building owned by the 43d Street Realty Co., on the east side of 6th av, between 43d and 44th sts. Estimated cost, \$10,000. Francis H. Cruess, 111 Broadway, architect.

BROADWAY, N. Y. C.—The steel contract was awarded during the week to the Passaic Structural Steel Co., of 30 Church st, for the new apartment house at the northwest corner of Broadway and 92d st, for the Yorkshire Realty & Const. Co. Neville & Bagge, 217 West 125th st, architects; Robert E. Moss, 126 Liberty st, steel engineer. The owner will award all sub-contracts.

125TH ST, N. Y. C.—The Reid-Palmer Const. Co., 11 East 59th st, has received the masonry and William Somerville, 317 East 122d st, the carpenter work for improvements to store building Nos 246-248 West 125th st, for Archibald D. Russell and E. R. Peabody, of 30 Pine st. Plans have been prepared by L. C. Holden, of 103 Park av. Wallach Bros. are the lessees. Estimated cost, \$15,000.

#### Dwellings.

GREENWICH, CONN.—Plans by Taylor & Levi, 24 East 23d st, N. Y. C., are being figured for the handsome residence to be built by Milton L. Frank.

MADISON AV, N. Y. C.—The Centerboro Realty Co., owner, 176 Madison av, will award contracts for \$15,000 worth of changes to the 5-sty residence No. 176 Madison av, from plans by Henry C. Pelton, 10 East 33d st.

71ST ST, N. Y. C.—Mildred P. Stokes Hooker, 230 Madison av, owner, will soon award contracts for enlarging and beautifying the 4-sty residence Nos. 173-175 East 71st st. Plans have been prepared by S. E. Gage, 3 Union sq. Estimated cost is \$15,000.

DOUGLASS MANOR, L. I.—Plans are being figured for a handsome 3-sty brick, stone and stucco residence, 28x50 ft., for a Mrs. Lanson, to be erected at Douglass Manor, L. I. Architect, J. B. Tourison, of 63 Park av, N. Y. C., has prepared the plans. Estimated cost probably between \$10,000 and \$12,000.

PARK AV, N. Y. C.—The second tier of beams are in place for the new residence, No. 58 Park av, for Henry W.

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Rogers, of 37 West 56th st. Horace Trumbauer, Philadelphia, Pa., architect; John T. Brady Co., 103 Park av, general contractor, W. E. Smith, 85 Guernsey st, Brooklyn, carpenter work.

5TH AV, N. Y. C.—The brick work has been started on the new residence for J. E. Duke, at the northeast corner of 5th av and 78th st. The building is to cost \$150,000, and is from plans by Horace Trumbauer, of Philadelphia. John T. Brady Co., 103 Park av, is general contractor, W. E. Smith, 85 Guernsey st, Brooklyn, has carpenter work.

LEXINGTON AV, N. Y. C.—Architect James C. Green, 103 Park av, has completed plans for \$20,000 worth of improvements to the 5-sty residence of W. R. Hearst, at the northeast corner of Lexington av and 28th st. A rear extension, 24.10x27 ft. will be added, including stairs, vent shaft, partitions and windows. The contract has not been placed.

#### Factories and Warehouses.

PATERSON, N. J.—P. Quackenbush & Son, Main st, will erect a 3-sty brick warehouse in Van Houten st, to cost approximately \$30,000. Plans are being prepared by Architect Chas. E. White, of 12 Hamilton st, Paterson.

HARTFORD, CONN.—At Hartford estimates are being received for the new factory for the Whitney Manufacturing Co. The plans are by William A. Boring, 32 Broadway, N. Y. C., and provide for a building 60x80 ft., 5-stys, of reinforced concrete.

COLLEGE POINT, L. I.—The American Hard Rubber Co., 9 Mercer st, N. Y. C., have plans under way for the construction of a 3-sty, 50x100 ft., brick building of slow burning mill construction, also a 1-sty, 20x100 ft., fireproof addition, and a 3-sty building to connect new buildings with the present ones.

#### Halls and Clubs.

NEW BEDFORD, MASS.—The Sharpshooters' Club will erect a new building to cost approximately \$100,000. Louis E. Destremps, of New Bedford, is the architect. Bids are wanted until June 27.

NEW HAVEN, CONN.—Architect Donn Barber, 24 East 23d st, N. Y. C., has completed plans for a 2-sty building, 52x58 ft., for the Berzelius Society to be erected at Trumbull and Temple sts, to cost \$50,000. The Sperry & Treat Co., of New Haven, have the building contract.

#### Hospitals and Asylums.

MONTCLAIR, N. J.—At Montclair the Homeopathic Society contemplates the erection of a new hospital. Address, Lena Schroeder, secretary, for particulars.

PROVIDENCE, R. I.—The Providence Lying-in Hospital in Main st will be enlarged this fall. Estimated cost, about \$20,000. Address board of trustees for information.

WASHINGTON, D. C.—The bid of John W. Danforth Co., of Buffalo, N. Y., \$33,269 in amount, has been accepted for constructing addition to power plant and distributing system, Naval Medical School Hospital, Washington, D. C.

NORWICH, CONN.—The contract for the new ward building at the Backus Hospital has been given to C. Morgan Williams, of Norwich. Williams Bros. have the contract for the plumbing and heating. The plans are by Architects Cudworth & Woodworth.

NEW BRITAIN, CONN.—All of the bids for the addition to the New Britain General Hospital were in excess of the amount available for that purpose. F. G. Platt, chairman of the committee, and W. H. Hart were appointed a special committee to go over the plans. They will report to the building committee. The plans are by Architect W. H. Cadwell.

#### Hotels.

ATLANTA, GA.—Architect W. L. Stoddard, of 30 West 38th st, N. Y. C., is now taking bids on a power plant for the apartment hotel to be erected at Atlanta, Ga., by Mr. J. Gatins, of Atlanta. This building is to be 10-stys, of reinforced concrete, limestone and terracotta, and is estimated to cost about \$400,000. Mr. Chas. G. Armstrong, 149 Broadway, N. Y. C., is steam and electrical engineer.

Power Houses.

WATERBURY, CONN.—The Board of Public Works have been ordered to proceed with the installation of a pumping station. The cost is estimated at \$125,000. R. A. Cairns is the city engineer.

#### Miscellaneous.

GREENFIELD, MASS.—The C. P. Boland Construction Co., of Troy, N. Y., has received the contract to erect the bank building for the Franklin Savings Institution. It will be constructed of Bethel white granite from Hardwick, Vt.

MERIDEN, CONN.—Plans will soon be prepared for a new church to be built in Grove st by St. Mary's R. C. Society. It will be of brick and work will probably be started early next year. Rev. N. F. X. Schneider is pastor in charge.

3D AV, N. Y. C.—Plans have been prepared by John C. W. Richl, 3012 East 204th st, for a 3-sty moving picture show and loft, 25x105 ft., to be erected at 1587 3d av, by B. C. Gerken, 268 Briggs av, to cost \$15,000. No contracts have been issued.

#### Schools and Colleges.

BROOKLYN.—Architect C. B. J. Snyder, 500 Park av, is receiving bids until June 27, for alterations and additions to the boys' high school, at Marcy and Putnam avs, Brooklyn.

WATERBURY, CONN.—A 3-sty addition will be added to the Waterbury High School, the cost not to exceed \$60,000. Theodore B. Peck, 65 Bank st, will prepare the plans.

BROOKLYN.—Bids close on Monday, June 20, for the \$90,000 addition to the Girls High School at Nostrand av, Halsey and Macon sts, Brooklyn. C. B. J. Snyder, 500 Park av, architect.

MIDDLETOWN, CONN.—The Board of Trustees of Wesleyan College will remodel the two lower floors of Observatory Hall. New floors will be laid, the rooms will be divided into suites and new plumbing installed.

BRIDGEPORT, CONN.—Architect C. T. Beardsley, Jr., has completed plans for changes to the Prospect st school and bids will be received until June 20. Plans and specifications may be obtained at the office of the architect.

NEW HAVEN, CONN.—Plans for the Mason laboratory have been completed by Architect Chas. C. Haight, 452 5th av, N. Y. C., and estimates are now being made. The structure will be 4-stys, of brick and steel, 85x200 ft., with limestone trimmings.

#### Stores, Offices and Lofts.

ELMIRA, N. Y.—The Bell Telephone Co., will rebuild at once the office building recently destroyed by fire. Plans will be prepared by an Elmira architect.

BRIDGEPORT, CONN.—The United Illuminating Co. has purchased property at Broad and Cannon sts. The new owners will remove the buildings on the site and erect an office building.

BROADWAY, N. Y. C.—Roth & Co., 23d st and 1st av, has received the contract for interior alterations to the 4-sty store and loft building No. 1565 Broadway, owned by Julia L. Murphy, 26 West 60th st. B. W. Berger & Son, 121 Bible House, prepared the plans.

6TH AV, N. Y. C.—Bids have gone in for \$10,000 worth of interior changes to the 5-sty brick store and loft, at the northwest corner of 6th av and 13th st, owned by the Rhineland Real Estate Co., 31 Nassau st. Clinton & Russell, 32 Nassau st, architects.

22D ST, N. Y. C.—Figures will soon be taken on all materials and labor for the 12-sty store and loft building, 145.5x84.3 ft., which the Flemish Realty Co., 128 Broadway, will erect at Nos. 13-21 East 22d st, at a cost of \$600,000. Plans are now ready. Rouse & Goldstone, 12 West 32d st, architects.

45TH ST, N. Y. C.—The 5-sty loft building, 88.4x50 ft., to be erected in the north side of 45th st, 413 ft. east of 11th av, by Chas. E. Lumb, of 517 West 45th st, will be constructed by day's work. James J. F. Gavigan, 1123 Broadway, has completed plans. No award yet made. Estimated cost, \$33,000.

MADISON AV, N. Y. C.—Excavating has started at the southeast corner of Madison av and 43d st, for the 12-sty fireproof office and store building to be erected by Charles & Co., wholesale grocers, from plans by Chas. I. Berg, 571 5th av. A. C. Fox, 7 West 38th st, is steel engineer, and the Ruggles-Robinson Co., 45 East 43d st, has received the general contract.

MADISON AV, N. Y. C.—The Callcott Construction Co., 105 West 40th st, general contractor for the new 15-sty office building, 24x100 ft., about to be erected adjoining Parkhurst's Church, at No. 17 Madison av, from plans by William E. Gompert, 2102 Broadway, is now receiving figures from sub-contractors on the mason and carpenter work. Pattison Brothers, 949 Broadway will be steam and electrical engineers. For full description and illustration see issue June 4, page 1196.

#### Bids Invited.

24TH ST.—Seeger & Gross Co., of 42 to 50 West 67th st, Manhattan, having received the contract for the interior woodwork for the Passaic High School, invite estimates on hardware and glass.

BLOOMFIELD, N. J.—Sealed proposals will be received by the Board of Education of the town of Bloomfield, N. J., for heating and ventilating the proposed new High School building. Plans and specifications may be obtained at the office of Charles G. Jones, architect, 280 Broadway, N. Y. C. A certified check must accompany each bid amounting to four per cent of the amount of the bid as a guarantee of good faith. Bids will be received and opened at the room of the Board of Education in the High School building at 8.15 o'clock Tuesday evening, June 28, 1910. The successful bidder must furnish a satisfactory bond. The right is reserved to reject any or all bids. Charles W. Martin and George E. Bedell are the committee on buildings.

#### Bids Opened.

BROOKLYN.—The Board of Education opened bids on Monday, June 6, for completing and finishing the electric equipment in Public School 162, Brooklyn. T. Frederick Jackson, Inc., \$1,894, low bidder.

MANHATTAN.—The School Board opened bids Monday, June 12, for sanitary alterations (new water closets and water heater, etc.) at Public School 46. The lowest bid was submitted by Thomas F. Maher, at \$879.

RICHMOND, N. Y.—Bids were as follows for alterations and repairs to heating and ventilating apparatus in Public Schools 14, 15 and 20, Richmond: P. S. 14 and 20, Wm. J. Olvany, \$560, \$1,418; P. S. 15, E. Rutler Co., \$3,451, low bidders.

WATERBURY, CONN.—Ryan, Unmack & Co., of New Haven, submitted a bid of



\$528,436 for the building of the new dam of the reservoir at Morris for the city of Waterbury. Their bid was the lowest and will probably be accepted. The next lowest bid submitted was by Patrick McGovern, of Boston, \$549,531.

**QUEENS.**—On June 6 the Board of Education opened bids for installing electric equipment in new Public School 77, Queens. The lowest bid was submitted by T. Frederick Jackson, Inc., at \$11,245. Other bidders were: Cowden & De Young, Inc., New York Construction Co., Commercial Construction Co., Reis & O'Donovan, Inc., Griffin & Co.

**BROOKLYN.**—The lowest bids received for alterations and repairs to various public schools in Brooklyn were as follows: P. S. 60, M. T. H. S. James Newman, \$809, \$4,171; P. S. 77, C. L. Dooley, \$973; P. S. 82, 141, Kerr & Krenkel, \$1,485, \$1,027; P. S. 124, Howard Peierson, \$597; P. S. 130, Edward Theriunet, \$1,967; P. S. 131, 146, Geo. Stanton, \$764, \$3,270; P. S. 136, Forshner & Weiss, \$956.

#### Government Work.

**ATLANTA, GA.**—Sealed proposals will be received until the 15th day of July for the metal vault shelving in the U. S. post-office and court house at Atlanta, Ga. James Knox Taylor, supervising architect, Washington, D. C.

**ST. LOUIS, MO.**—Sealed proposals will be received at this office until the 27th of June for the installation of a conduit and electric wiring and gas-piping system in the U. S. Post Office at St. Louis, Mo., in accordance with drawings and specifications, copies of which may be had at the office of the Superintendent of Construction at St. Louis, Mo., or from James Knox Taylor, Supervising Architect, Washington, D. C.

**BELOIT, WIS.**—Sealed proposals will be received on the 7th day of July for the construction complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the United States post-office at Beloit, Wisconsin, in accordance with drawings and specifications, copies of which may be obtained from the custodian of site, at Beloit, Wis., or from the Supervising Architect, James Knox Taylor, Washington, D. C.

Sealed proposals will be received on the 18th day of July, for the construction complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the United States post-office at Demopolis, Alabama, in accordance with drawings and specifications, copies of which may be obtained from the custodian of site at Demopolis, Alabama, or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

**GREENVILLE, ILL.**—Sealed proposals will be received until the 30th of June for the construction, complete (including plumbing, gas-piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office at Greenville, Ill., in accordance with drawings and specifications, copies of which may be obtained from the custodian of site at Greenville, Ill., or at the office of the supervising architect, James Knox Taylor, Washington, D. C.

**AIKEN, S. C.**—Sealed proposals will be received in this office until 3 o'clock p. m. on the 24th of June for the construction, complete (including plumbing, gas-piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office at Aiken, S. C., in accordance with drawings and specifications, copies of which may be obtained from the custodian of site at Aiken, S. C., or at the office of the supervising architect, James Knox Taylor, Washington, D. C.

**LOUISVILLE, KY.**—Sealed proposals will be received until the 26th of July for

the construction (including plumbing, gas-piping and heating apparatus) of the laundry and attendants' quarters, U. S. Marine Hospital, Louisville, Ky., in accordance with drawings and specifications, copies of which may be had from the custodian at U. S. Marine Hospital, Louisville, Ky., or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

**CHAMBERSBURGH, PA.**—Sealed proposals will be received until the 29th of June for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office at Chambersburgh, Pa., in accordance with drawings and specifications, copies of which may be obtained from the custodian of site at Chambersburgh, Pa., or at the office of the supervising architect, James Knox Taylor, Washington, D. C.

**KEENE, N. H.**—Charles W. Peckworth, 415 Hudson st, New York, is low bidder for the construction of the post office building at Keene, N. H., at \$65,748. Other bidders were: Norcross Bros. Co., Worcester, Mass.; Westchester Engineering Co., 39 East 42 st, N. Y. C.; A. E. Badgley, Binghamton, N. Y.; William H. Fissell & Co., 1133 Broadway, N. Y. C.; Oscawana Building Co., 200 Fifth ave, N. Y. C.; Wheaton Building & Lumber Co., Putnam, Conn.; Charles W. Belleden, Inc., Boston; J. E. & A. L. Pennock, Land Title Bldg., Philadelphia; Richard E. Henningham, 1 Madison ave, N. Y. C.; Connors Bros. Co., Lowell, Mass.; Charles W. Peckworth, 415 Hudson st, N. Y. C.; Woodbury & Leighton, 166 Devonshire st, Boston.

#### Municipal Work.

**NEW YORK.**—The Commissioner of Water Supply, Gas and Electricity will open bids on Wednesday, June 22, for furnishing and delivering cast-iron pipe, special castings and valve-box castings.

**BROOKLYN.**—Bids will be received by the Superintendent of School Buildings Monday, June 27, for the general construction of additions to and alterations in Boys' High School, on westerly side of Marcy av, between Madison st and Putnam av, Brooklyn.

**HARTS ISLAND, N. Y.**—The Commissioner of Correction will open bids Tuesday, June 21, for furnishing labor and material required to apply new covering insulation to all the pipe lines, fittings, valves, traps, etc., in the new steam subway on Harts Island.

**NEW YORK.**—Bids will be received by the Board of Trustees of the College of the City of New York at No. 17 Lexington av, until Tuesday, June 21, for furnishing, delivering and setting up two hundred and sixty-four metal clothes lockers and various gymnasium and swimming pool apparatus at the College of the City of New York.

**BROOKLYN.**—The Department of Charities will open bids Wednesday, June 22, for providing the interior finishing, electric fixtures, apparatus, mortuary compartments and all other work as set forth in the drawings and specifications for the entire completion of a new pathological building at the Kings County Hospital, Borough of Brooklyn.

**NEW YORK.**—On Tuesday, June 21, bids will be received by the Board of Trustees of the College of the City of New York, No. 17 Lexington av, for the work of excavating a subdrainage tunnel from Amsterdam av underneath the college grounds, along the line of 139th st, and across St. Nicholas Park to a connection with the sewer in St. Nicholas av.

**BLACKWELLS ISLAND.**—Estimates will be received by the Department of

Public Charities until Wednesday, June 22, for labor and materials necessary or required for the grading, interior finishing, painting, elevator work, electric wiring and fixtures, cold storage and the like, as set forth in the drawings and specifications for the completion of a tuberculosis infirmary (west pavilion) for the Metropolitan Hospital District Blackwells Island.

#### Brief and Personal.

Henry Evans, president of the Continental Fire Insurance Co., is expected home from his European trip early in July.

The machinists of the Otis Elevator works at Yonkers and elsewhere, who went on strike, returned to work on Monday.

A despatch from Washington announces that the so-called Plumbing Trust is under investigation by the Department of Justice. The alleged combination has various ramifications, and one feature of it has been popularly called the Hardware or Bathtub Trust. The Attorney General says he is not prepared to announce whether any prosecutions will grow out of the inquiries being conducted by special agents.

Achille Bataille & Co., manufacturers of elevator enclosures, patent folding gates, wire and bank and office railings, recently completed the installation of all the brass, bronze and iron grill and wire-work in the Hotel Astor extension. The high-class nature of this work under the exacting conditions under which it was successfully accomplished, speaks well for the workmanship and equipment of this well-known house.

Wreckers finished demolishing the old Gillender Building at the northwest corner of Nassau and Wall sts, on Thursday. The work was completed in forty-four days, one day ahead of the contract time. The Volk Housewrecking Company had the wrecking contract, which amounted to \$50,000. Mr. Jacob Volk says the market for second-hand material is not very keen at present. Excavating will be started at once for the new 31-story office building to be erected by the Bankers' Trust Co., on the site from plans by Trowbridge & Livingston.

H. Toler Booraem, architect, of Morristown, New Jersey, died at Saranac Lake, New York, on June 3d, after a protracted illness. He had for many years represented the building interests of the Mutual Life Insurance Company of New York, who placed great confidence in his ability as a general practitioner; he also conducted a private practice among a wealthy clientele, who appreciated his good taste and above all his faithful diligence and integrity. Mr. Booraem, though a young man, was a frequent contributor to various architectural magazines, and he proved himself a writer of no small ability on professional topics. His papers on the subject of fireproofing are replete with interesting data, tracing the various methods employed from their experimental stage down to the present definite requirements of the Bureau of Buildings and the Board of Fire Underwriters. Those who had the privilege of knowing Mr. Booraem will feel a great loss in his death, as will also his profession, which can ill afford to lose such a promising member.

**FIRMS** in the Building Trades find that it pays in more ways than one to be represented in the advertising pages of the leading Metropolitan Real Estate and Building paper—THE RECORD AND GUIDE.

# BUILDING MATERIAL AND EQUIPMENT

## And News Regarding Source of Supply

### Low Prices Mark all Materials.

Summarizing the reports on building material market conditions at hand this week, it is seen that prices are probably as low as they can go and leave any margin of profit to manufacturers. In the case of structural steel shapes and plates there were evidences to show that low prices are being maintained without closing mills for the purpose of encouraging operators to bring out work now in contemplation. In a measure, this has been successful, but it is too early yet to ascertain whether this effort will prove permanently so. There is no doubt that material is near bottom. Frequently at this time of the year there is a brief lull and it is the belief of many that building interests have entered upon such a period. Opinions based upon inquiries now in hand and reports from architects are to the effect that the last part of the Summer and the entire Fall will be busy and the gradual improvement in the number of orders being placed for structural shapes seems to indicate a substantial basis for such views.

Portland cement is the only material that is enjoying anything like normal business conditions. The demands upon the output of cement mills is said to be equal to if not greater than that of last year. Lumber is holding its own and no improvement is looked for in the immediate future. Pig iron reached new low price levels during the week, but a recovery is now looked for. Stone is coming in in fair quantities, but cutters have taken advantage of present prices and are well stocked. Prices in this department will go up in the Fall unless all signs fail. Hudson River common brick went lower, while Raritan Rivers held last week's position under difficulties. A brief summary of the local building market follows:

**BRICK.**—Hudsons weaker; Raritan steady.

**CEMENT.**—Demand almost equal to supply.

**IRON AND STEEL.**—Iron weaker; steel inquiries better.

**LUMBER.**—Building in less demand. Hardwood steady.

**STONE.**—Market filling up.

### Brick.

The common brick market still shows no signs of recovery. Prices are almost uniform at \$5.75. The same is true of Raritan Rivers. There is no change in the prices of front brick, and enamels are without change as to price. Demand in all lines has fallen away and the immediate future does not promise much improvement. Prices are not likely to go any lower and, if the views of some authorities prove correct, brick, both common and front, has entered upon a stagnant period. The strike continues at Dutchess Junction, but it is reported that the Fishkill yard troubles have been settled and that the men are returning to work. Arrivals last week were 61 with sales totalling 70. It opened with 27 cargoes on hand and left 18 cargoes on hand for June 13. The wet weather has had a bad effect upon the market and has set back the manufacturers somewhat. Wholesale prices follow:

**BRICK.**—(Cargo Quotations at the wharf.)  
 Hudson River, Common..... Per M. @ \$5.75  
 Hudson River, Light Hard.....

Raritan River, Common.....	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
Enamelled:		
English size.....	70.00	75.00
American size.....	60.00	75.00
Seconds, etc.....	45.00	55.00

### Cement.

The Portland cement situation is strengthening, the improvement noted recently in this column having made gratifying strides from the viewpoint of output. The question as to whether there was danger from famine, put up to a local cement authority, brought a negative reply. The mill output for the six months of this year just closing will far exceed that for the same period last year. Asked the cause for this, the person consulted said it was undoubtedly due to concentrated and consistent advertising of the possibilities of Portland cement.

While the big companies were the ones that were enjoying the demand last year, it is significant that during a time of comparative dullness in this territory the smaller companies are equally crowded with the larger ones to fill orders. Some are making even greater efforts to purchase of concerns having larger capacity, for new customers. The statement was made this week that more concrete construction is going on in this territory today than ever before. In spite of this great demand, which shows signs of increasing rather than diminishing as the summer draws near, no change in prices current is anticipated, so that architects and builders may continue to figure with a reasonable degree of certainty on Portland and Rosendale cement at the following quotations:

<b>CEMENT.</b>	
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.	
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.

The pig iron market is decidedly weak. New low levels have been reached and yet few of the furnaces which have complained of keeping things moving at a loss are not blowing out. This is taken as an indication that they expect improved conditions before long. Competition is keen in all grades and foundry iron leads in what demand there is.

Steel authorities report improving conditions. Bookings for this month so far have been better than those taken at this time last month. Concessions are being freely made in prices of structural materials and some plates. The situation viewed from the builders and architects' viewpoint is that structural interests are feeling the market and are trying to coax

out new operations by putting prices for skeleton steel and reinforcing materials at advantageous figures. There is no doubt that every effort is being made to interest prospective builders in the matter of starting work now and reports in material circles show that some have come to see these opportunities and are taking advantage of them. This is shown by the improvement in the number of inquiries at hand in certain quarters. It is said also that one cause of the present low prices is over-capacity on the part of some of the mills and that more tonnage has to be taken this year to make the showing that last year's business made. In other words, the mills are willing to take business under somewhat of a strain so as to keep the new equipment, added early this year, busy.

The biggest news of the week is that the McClintic-Marshall Construction Co. submitted the lowest bid to the Isthmus Canal Commission to construct steel lock gates at Panama. They bid \$5,374,478. Report has it that the Carnegie Steel Co. will supply the plates. The tonnage is estimated at 60,000 tons, including 40,000 tons of plates and 20,000 tons of other structural material.

The demand continues fair for steel bars, plates and plain structural material. Some concessions are obtainable. One lot of steel plates was recently plated in this territory between 1.40 c. and 1.45 c. base, Pittsburgh mills. Prices current follow:

**PIG IRON.**—The following are nominal deliv-  
 ered prices at tidewater for shipment into the last half:

<b>Northern:</b>	
No. 1 x Jersey City.....	\$16.75@17.00
No. 2 x Foundry.....	16.25 16.50
No. 2 Plain.....	15.50 16.00
<b>Southern:</b>	
No. 1 Foundry.....	\$16.25@16.75
No. 2 Foundry Spot.....	15.75 16.25
No. 3 Foundry.....	15.50 16.00

<b>STRUCTURAL STEEL.</b>	
Nominal prices f. o. b. dock N. Y.	
Beams and Channels, 15-in. and under.....	\$1.60@1.65
Beams and channels over 15 in....	1.70 1.75
Angles.....	1.65 1.70
Tees.....	1.65 1.70
Zees.....	1.65 1.70
Steel bars, half extra.....	1.60 1.65
Universal & sheared, 34 in. & under	1.65 1.70

<b>BAR IRON.</b>	
Common.....	\$1.40@1.45
Refined.....	1.50

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

<b>FLAT IRON.</b>	
1½ to 4 in. x ½ 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
4½ 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

<b>SOFT STEEL SHEETS.</b>	
¼ and heavier.....	2.30
3-16.....	2.40
No. 8.....	2.50
<b>Blue Annealed.</b>	
No. 8.....	2.50
No. 10.....	2.50
No. 12.....	2.55
No. 14.....	2.60
No. 16.....	2.70

		One Pass, Cold Rolled.	Mill Store, Cleaned American.
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	

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



### No More Elevator Folding-Door Terrors.

Every loft building or factory tenant where the elevator shaft is guarded by telescope gates knows the constant menace that attends them in catching the feet or skirts of employees. This some-

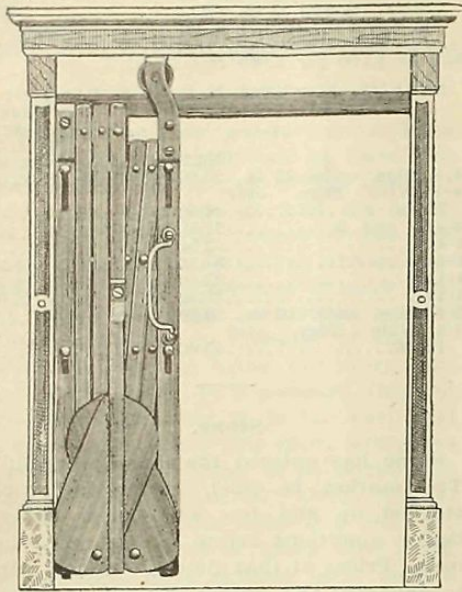
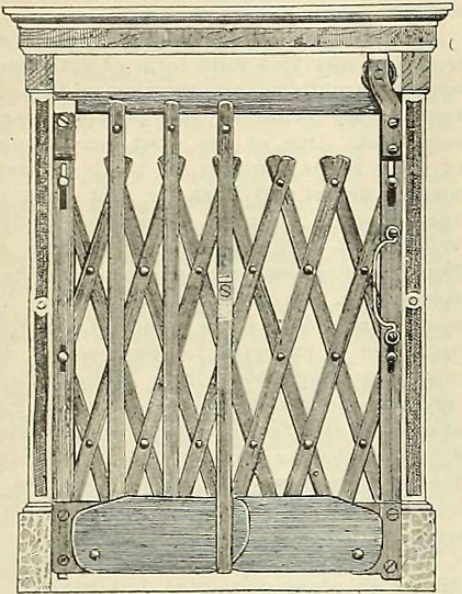


FIGURE 1.

times results in a money loss. It has been a problem among architects and contractors figuring on the equipment of buildings, to find an appliance as cheap and at the same time as satisfactory as



(Pat. apl'd for)

FIGURE 2.

the folding gate that would not possess this element of danger.

According to the patent office, A. Bataille & Co., of 587 Hudson st, this city,

has perfected a device that covers this point. It is called the "Folding Kick-plate" and, as will be seen by the accompanying cuts are apparently very simple. Fig. 1 shows the gate folded and the Fig. 2 shows it open with the plates protecting the "V" edges of the gate perfectly. The plates do not interfere with the easy operation of the gates. They work automatically and can be attached to any style of folding barrier. It occupies an especially important place on elevator car safety gates where the motion of the vehicle frequently throws a passenger off his balance and toward the gate just when the operator throws in his contact lever. The device has recently been installed in a number of buildings in this city and these addresses can be obtained from the manufacturer.

### Preventing Rust in Steel Ceilings.

With the wonderful development of steel ceilings and wall coverings within the last half a decade manufacturers of these products have been making equal strides in giving to them practically perpetual utility. Various houses met this problem in different ways, but the case of the Canton Steel Ceiling Company, of 525 West 23d st, was conspicuous for many reasons.

This house has enjoyed for many years a high reputation for the exceptional quality of its finished product not only in this city and country but abroad. It has always striven to maintain this reputation. Through its export department at 27 State st, thousands of square feet of this material passes annually to tropical countries, where the moisture and high temperatures constitute a most exacting test upon all kinds of metal.

Annealed steel, such as is used in the manufacture of steel ceilings, was especially susceptible to this condition, and so the home office after considerable experimenting and study in chemistry evolved a sizing or damp-proofing material of which graphite forms a conspicuous part and which is said to give almost perpetual life to steel ceilings.

But while these improvements were in progress the plates themselves were undergoing changes for the better. Instead of striking the bead joints on a cast-iron die the Canton Steel Ceiling Company restrikes it upon a steel die, so that it is accurate to the 1,000th part of an inch and makes an invisible joint in the finished ceiling. This has the advantage of making it absolutely dustproof and gives a much neater finish. This company uses 29 gauge metal and is able to guarantee its materials as well as its workmanship,

because it makes its own product from the time the steel bars are purchased until the sheets are in place at the job.

So rapidly has this company's product leaped into popular favor that besides its Brooklyn plant at 1529 Fulton st it has within the last year opened another branch at Newark, N. J., at 26 Von Wagenon st. In both places complete stocks are carried.

### A Handbook for Elevator Users.

The Otis Elevator Co., 17 Battery pl, has just received from the press a valuable handbook for distribution to every user of an elevator who asks for it. There are more miles of elevator trackage in this city than of street-car trackage. The number of accidents to elevator cars are 75 per cent. less than the total of accidents recorded against the city's street-car lines, elevated railroads and subways. More people travel in elevators than in the street cars, yet the rules of safety for boarding an elevator or leaving it are seldom observed. Applications for the handbook should be addressed to the advertising department of the Otis Company.

In the current number of the "Indicator," the official newspaper of this big concern, is an interesting sketch of the Chateau Frontenac, on the St. Lawrence River. One Otis horizontal hydraulic passenger elevator, with steam-pumping plant, one Otis direct connected electric freight elevator and one Otis plunger hydraulic service and ash lift went into the Mt. Carmel wing of this structure.

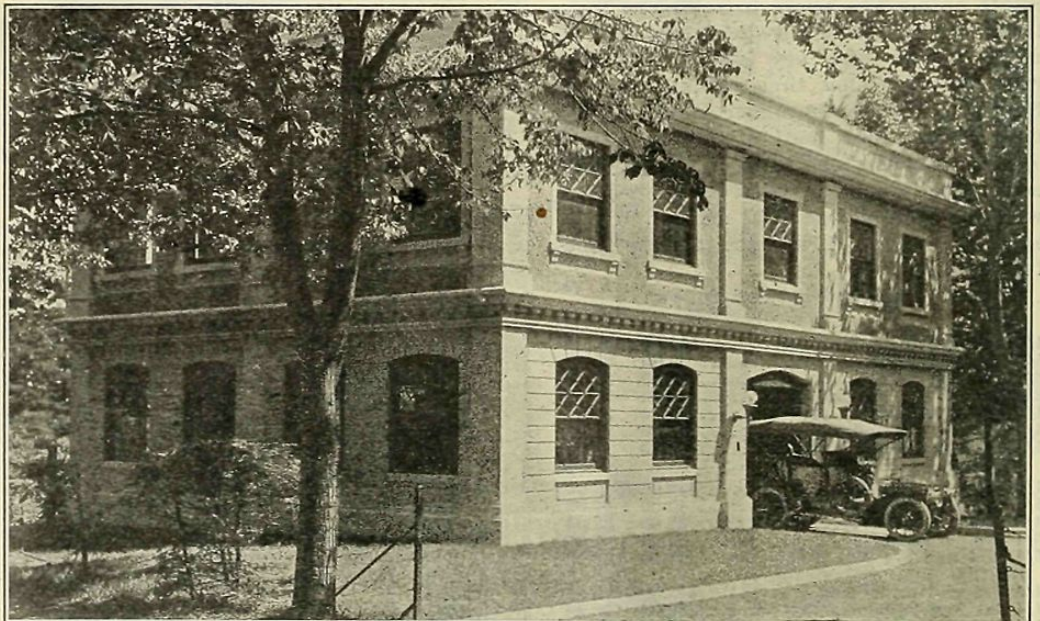
The Otis Company recently took contracts for four electric passenger elevators for the Grand Central Station and for the new Crystal Building: two electric passenger elevators and two electric freight equipments.

### The Coming Cement Show.

Word has just been received from the Cement Products Exhibition Co., 115 Adams st, Chicago, regarding the New York and Chicago Cement Show. The Eastern event will be held in the Madison Square Garden, New York City, December 14-20, 1910, and the Chicago Show will be held as usual, in the Coliseum. The dates for the latter event are from February 17-23, 1911, inclusive. All contracts of importance in connection with the shows have already been placed, and the intervening months will be spent in perfecting the details. The passenger associations have been duly petitioned, so that attractive railroad rates will prevail during the period covered by both shows.

### An Aggregate of Garage and Property Improvements.

The Edison Portland Cement Company's campaign of education in the uses of "Uniformly 10 per cent. finest ground" is reaching into the realm of the small property owner and the automobile keeper. The May number of the company's publication, known as "The Aggregate," contains many photographs of garages both of city and suburban architecture, all of which were made of the product that makes New Village famous. The picture of a certain garage in Llewellyn Park, N. J., is captioned by the statement that it contains twelve big touring cars and has besides, a big turntable made of reinforced concrete. Any person considering building a garage would do well to get some ideas of the usages of Portland cement in its construction by writing the Advertising Department of the Edison Portland Cement Co., 1133 Broadway, for a copy of this interesting little publication.



AN EDISON PORTLAND CEMENT GARAGE HOUSING TWELVE AUTOMOBILES, AND A TURNTABLE OF REINFORCED CONCRETE.



The other noteworthy item is a trade which involves the Park & Tilford Building at 784 and 785 5th av, extending in an L to 3 and 7 East 59th st, for property at 214 and 216 Church st and 51 to 57 Thomas st.

The assessment for Riverside Drive has been confirmed this week and is now a lien on all property affected by this measure. The city assumes one-half of the expense, the other 50 per cent. of the total cost is apportioned among 20,000 parcels. The Riverside Drive has beyond question increased the value of the adjacent land and it is just and fair that the owners of this property should contribute their proportionate share of the cost. But Riverside Drive is the pleasure ground of the whole city and therefore the request of the Washington Heights Taxpayers' Association to permit the Board of Estimate or some other Commission to extend the area of assessment should have been granted by the Mayor, who has seen fit to disapprove a bill which would have given the applicants the desired relief. The Mayor did not give the measure passed by the Legislature close consideration, or he would have acted otherwise. He failed to display his reputed judicial mind at the hearing held by him to determine the merits of the bill. A statement of the Washington Heights Taxpayers' Association, published in another column of the Record and Guide, sums up the issue precisely. The original legislative act did not contain a provision of an appeal of property owners in the usual manner in which persons assessed can obtain relief. "The original act was an arbitrary interference by the Legislature with the methods of procedure of the duly constituted authorities and over-rode the usual methods of procedure in such methods" is the claim made by the Washington Heights property owners. The bill before the Mayor was nothing else but a permissive act, affording the owners of property burdened with the Riverside Drive assessment the opportunity to appeal to the Board of Estimate. Every other assessment can be appealed against, and no reason exists for refusing the same relief in this case.

The area of assessment for Riverside Drive does not include the large holdings of the New York Central Railroad. Every glue factory, every blacksmith shop within the area of assessment is compelled to contribute towards the expense of the improvement. The man who owns the pickle factory on Columbus av, near 89th st, does not derive one cent of benefit from Riverside Drive—unless he replaces his building and erects a flat house. Nevertheless he is assessed. The Central Railroad does not derive any benefit (at the present time) from Riverside Drive, but who can deny that its property will obtain a higher price—should the tracks be removed—on account of the improvement of Riverside Drive. The owner of the pickle factory has the same use for Riverside Drive as the railroad company. Why the distinction of assessing one and not the other? This is not a question of a rich corporation against a hard-working pickle dealer. It is a question of equality of rights, of fairness and impartiality. The Mayor did not apply the principle of equity when he refused to let this matter be laid before the Board of Estimate for adjustment.

A matter of great importance to the entire lower Harlem District is the announcement made this week by the Public Service Commission that action will be instituted for the restoration of the transfer system between the 59th st Cross-town line and the Metropolitan and Third Av. Systems. Since the transfer system was abolished—almost two years ago—there has been a large exodus of the working class in Yorkville. The whole length of the upper part of the East Side has received a "black eye," technically speaking. The percentage of vacant flats in this district is the largest that has been experienced for many years and it is a sheer impossibility to find tenants for small stores, which in former years were greatly in demand. Never before has the power of a street railroad company to make or break a district been more forcefully exhibited. The loss of the transfer system added to the cost of living of the population residing between the East River and Madison av and 59th st and 125th st, and to escape double carfares families who had practiced what Roosevelt preached moved to Bronx or Queens, or to other points where one nickel is sufficient to carry a passenger to any part of the city. The loss of rent has decreased the value of the property and real estate brokers find it hard to make a sale. The new law, which is expected to restore the transfer system, was approved by Governor Hughes this week. It increases the powers of the Public Service Commission in certain respects and it gives authority to the Commission to order transfers. When 59th st transfers were abolished the Commission ordered them restored, but the railway companies affected took the matter into the Supreme Court and they were sustained in their refusal to issue transfers. The suit was appealed and is now pending before the Court of Appeals.

## THE AUCTION MARKET

**M**OST of the real estate offered at the Exchange Salesrooms this week was bid in by the plaintiffs, few prospective buyers being in evidence. The offerings consisted of middle-class property, the owners of which were involuntarily separated from it by foreclosure proceedings.

## SALE OF THROG'S NECK WATER-FRONT.

The enterprise of the Bruce-Brown Land Co., which has taken over the development of the residential water-front property in the Throg's Neck section of the Bronx, may be seen in the improvements being made by the company in the laying out of the streets and roadways preparatory to the sale by Joseph P. Day on the premises, rain or shine, on June 25th, of 261 lots. Forty of these lots are on Long Island Sound and they represent the few remaining water-front properties on the market, and include the riparian rights. From the auctioneer's announcement it appears that Throg's Neck is the only section of Greater New York on Long Island Sound and possesses a fine water-front with a sandy beach and fertile soil. The property to be auctioned by Mr. Day is within 10 minutes' walk of Pelham Bay Park and Westchester Village, with its commercial facilities, its stores of all kinds, public schools, libraries, its churches, courts, police and fire stations and all other city conveniences. It is one of the most picturesque parts of the Borough of the Bronx along the shores of the Sound and the East River and has for many years been an exclusive colony with extensive and fine country seats.

The Board of Estimate and Apportionment, a short time ago, adopted the map of a generous and splendid street and park layout to Throg's Neck section and a committee was appointed to carry out its recommendations. Within a year or so the improvements will be completed. In the scheme is a beautiful parkway or boulevard 150 feet in width, which will be laid out through the centre and length of Throg's Neck Gardens connecting Pelham Bay with the parks on the property. A shore drive along the coast of the Sound and the East River, which will rival Riverside, is also a part of the city's scheme to connect the whole park and parkway system of the Bronx. The Commission appointed is now at work upon this.

## PRIVATE SALES MARKET

### SOUTH OF 59TH STREET.

3D ST.—Jacob Finkelstein sold to Lewis Kressner the 6-sty tenement 60 East 3d st, on lot 23x100.

18TH ST.—I. B. Wakeman sold for James Quinn the 7-sty store and loft building 124 West 18th st, on lot 24x92. The structure was built about three years ago at an estimated cost of \$40,000, on a lot sold to Mr. Quinn by the Realty Holding Co. The present buyer is an investor.

20TH ST.—Francis B. Robert sold for the estate of Rufus C. Read to a client 40 East 20th st, a 2-sty brick building, on lot 25x92.

### West 25th Street Operations.

25TH ST.—S. B. Goodale & Son sold for the John Haywood estate Nos 133 and 135 West 25th st, old buildings, on lot 50x98.9, to John E. Olson. Mr. Olson is now building a 12-sty loft building at 127-129-131 West 25th st. At the expiration of the present lease on May 1 he will erect a similar building on the property now acquired, which will be the ninth store and loft operation now under way on this one block. The buildings approaching completion, erected by the Theodore Starrett Co. and the Twenty-Fifth Construction Co., are already partially leased. McKee, Hayward & Co. and S. B. Goodale & Son have resold the property to the Midtown Construction Co.

27TH ST.—Henry Brady sold for James A. Allen 513 West 27th st, a 4-sty tenement with store, on lot 25x98.9.

27TH ST.—Irving I. Kempner bought from Jas. T. Lauth 223 West 27th st, a 4-sty building, on lot 24.6x100. The property had not changed hands for 67 years.

28TH ST.—The Fernando W. Benner Co. sold for the estate of Rufus C. Read to a client 41 East 28th st, a 3-sty and basement brick building, on lot 20.10x98.9.

33D ST.—B. Greene bought 335 East 33d st, a 4-sty tenement, on lot 20x98. Patrick Collins is the owner of record.

36TH ST.—S. B. Goodale & Son sold to the Fackner-Coates Construction Co. 55 and 57 West 36th st, three old dwellings, on a plot 60x98.9. The buyers will erect a 12-sty store and loft building.

### U. S. Realty Makes Another Purchase.

37TH ST.—Morris E. Sterne, in conjunction with Augustus H. Ivins, sold for L. Friedenbergs to Miss Betty M. Hawks, acting for the U. S. Realty & Improvement Co., H. S. Black, president, 206 West 37th st, a 3-sty building, on lot 20.10x60. The buying company owns the adjoining property at the corner of 7th av and 37th st, and 208, 210, 212 and 216 West 37th st. No. 214, intervening, is owned by M. & L. Hess.

37TH ST.—Mooyer & Marston sold for the estate of Samuel Sloan to a client the property 145 East 37th st, a 4-sty and basement dwelling on plot 14x98.9. This property has been in the Sloan family for years. Wright Barclay was associated with Mooyer & Marston as broker in the transaction.

38TH ST.—Michael Coleman sold to the Realty Holding Co. 209 to 219 West 38th st, seven 3-sty dwellings, on a plot 120x98.9, about 87 ft. west of 7th av. The property, which was recently acquired from various owners, will be improved with a loft building next year.

40TH ST.—Pease & Elliman sold for Henry D. Babcock, executor, the 3-sty stable 102 East 40th st, just east of Park av, on lot 25x75.

40TH ST.—Pease & Elliman sold for Benjamin Altman 62 West 40th st, a 4-sty dwelling, on lot 18.6x98.9, overlooking Bryant Park. The buyer is an investor. The property is about 170 ft. east of 6th av and is three doors west of the Republican Clubhouse. Mr. Altman has owned the property since 1884. The adjoining dwelling on the west, 64 West 40th st, was transferred a few weeks ago to John H. Judge.

45TH ST.—The Kaywood Realty Co. bought from Julia C. Chapens 64 West 45th st, a 4-sty and basement dwelling, on lot 20x100.5, near 6th av. Frost, Palmer & Co. were the brokers in the deal.

50TH ST.—The Herman Arns Co. sold for the estate of Barbara Kay to A. Behr 420 West 50th st, a 4-sty building, on lot 25x100.5. Mr. Behr recently purchased 433 and 435 adjoining, through the same brokers.

50TH ST.—Herman Arns Co. sold for the estate of Barbara Kay the two 4-sty brick buildings at 429 West 50th st, on a lot 25x100.5. This is the first sale of the property in more than 50 years. The purchaser, A. Behr, recently bought through the same brokerage firm the two adjoining properties, 433 and 435 West 50th st, and now controls a plot 75x100.5.

56TH ST.—Pease & Elliman sold 128 East 56th st, a 4-sty high stoop brownstone dwelling, on lot 20x100, to a client for occupancy.

BOWERY.—Jacob Finkelstein sold for James Murphy to a client the property 116 Bowery, on plot 25x100. This property has been held by the seller since 1872.

#### To Modernize Property in Park Avenue Section.

PARK AV.—Charles I. Fleck & Co. sold for the New England Apartments Co. to John Volz 43 to 53 East 58th st, three 8-sty steel construction elevator apartment houses, on plot 150x100.5; also 54 East 59th st, a similar apartment house, on lot 25x100.5, and 480-482 Park av, an 8-sty apartment house, on lot 50x100, forming altogether a plot of land 225x100, on 9 city lots, facing three thoroughfares and intercommunicating on interior lines. Although these buildings were erected 9 years ago, the new owner contemplates as soon as arrangements can be made to modernize the buildings and interiors up to the latest standard of the Park av buildings now in course of erection. In part payment Mr. Volz gave the following parcels: The northeast corner of Lexington av and 120th st, a plot 100x50, with old buildings; the triangle at 142d st and Bradhurst and Edgecombe avs, 190x72x20; also a plot 43.9x190 on Ogden av, between 165th and 166th sts, running through to Summit av. These latter parcels, the Lexington av, the triangle at Edgecombe av and the Ogden av plots, Fleck & Co. have at once resold to a construction company, who will improve them all with high-class apartment houses. The transaction involved about \$1,500,000.

5TH AV.—Boehm & Coon have sold to Mrs. Mary B. Brandage the Park & Tilford building at 784 and 785 5th av, with an "L" around the northwest corner of 5th av and 59th st. The 7-sty building occupied by Park & Tilford is on a plot 50x125 on 5th av, the 59th st "L" being 50x100. The buyer gives in part payment for the above 51 to 57 Thomas st, 104.4x100.6, and 214 and 216 Church st, on which are 3 and 5-sty buildings. The entire transaction is said to involve \$1,500,000. Horace S Ely & Co. and Taylor Bros. were the brokers.

7TH AV.—S. B. Goodale & Son sold for Francis Adrian 159 and 161 7th av, two old buildings, on lot 38x80.

#### NORTH OF 59TH STREET.

ST. NICHOLAS PL.—Earle & Calhoun resold 20 St. Nicholas pl, a dwelling, on a lot 45x100, to Chas. A. Christman for occupancy.

76TH ST.—Pease & Elliman sold for W. N. Guernsey 305 West 76th st, a 4-sty and basement dwelling, on a lot 21x76, to a client for occupancy.

78TH ST.—S. Osgood Pell & Co. sold for Paul Kaskel to Dr. Wallace D. House 135 West 78th st, a 3-sty dwelling on a lot 20x102.2.

82D ST.—F. Gouget sold for George A. Walton 115 West 82d st, a 4-sty dwelling, on a lot 19x102, to George Gauter.

83D ST.—Stronghold Realty Co. purchased from H. Re Kirk the 4-sty dwelling 30 West 83d st, on a lot 25x102.2.

85TH ST.—Pease & Elliman sold for Madeline E. Barker 335 West 85th st, a 3-sty and basement dwelling, on lot 20x102.2, to a client for occupancy. The seller purchased the house last October through the same firm of brokers.

85TH ST.—The Stronghold Realty Co. bought 122 West 85th st, a 4-sty dwelling, on lot 18.6x102.2.

#### Last of a Row of Dwellings Taken.

86TH ST.—W. W. & T. M. Hall sold 20 West 86th st, this being the last house of a row of ten they have built in the st. The house is 25 ft. wide and contains an elevator, fireproof staircases and all other modern improvements. The asking price for the house was \$100,000.

87TH ST.—The Casselman estate sold to a client of Nathan H. Weil 419 East 87th st, a 5-sty flat on lot 25x100.8.

93D ST.—Pease & Elliman sold for Margaret H. L. Stone 254 West 93d st, a 5-sty American basement dwelling on lot 17x100.8, to a client for occupancy.

101ST ST.—The Frank L. Fisher Co. sold for Capt. Wm. H. Bennett the Weldon, a 6-sty elevator apartment house at 203 to 207 West 101st st, on plot 75x100.11, to an out of town investor.

101ST ST.—Mrs. Gertrude Branand sold through her attorney, Alfred L. M. Bullowa, 217 East 101st st, a 5-sty flat, on a lot 25x100.

109TH ST.—Assemblyman Andrew F. Murray bought through A. E. Toussaint and Wm. C. Cahn, from Matilda W. Drower, 304 West 109th st, a 5-sty American basement dwelling, on lot 19x100.11. Assemblyman Murray will occupy the house.

136TH ST.—Braude-Papae Co. sold for the Belgrade Realty Co. to a client of N. Wilson, the Belgrade, a 6-sty elevator apartment house, at 536 and 538 West 136th st, 105 ft. east of Broadway, on a plot 70x100. This completes the sale by the same brokers of a row of modern elevator buildings, involving a series of transactions aggregating in all about \$900,000; the two adjoining 100-ft. elevator houses, the Norman and Sunderland courts, having been sold recently by the same brokers for the Anaconda Realty & Construction Co.

181ST ST.—The Van Norden Construction Co. sold the new 5-sty apartment house at 565 West 181st st, on plot 50x100, near Audubon av.

184TH ST.—The Hogenauer & Wesslau Co. resold the plot, 100x99.11, on the north side of 184th st, 100 ft. west of Amsterdam av. The purchaser is the Van Norden Construction Co., which will erect two apartment houses. Two seventy-five apartments are being erected opposite on the south side of the street.

#### Cathedral Parkway Apartments Sold.

AMSTERDAM AV.—The Yorktown Realty Co. sold the Dreadnought, a 10-sty elevator apartment house, on plot 95.11x115, at the northwest corner of Amsterdam av and 110th st. The building was erected in 1909 at an estimated cost of \$500,000. It is sold subject to a mortgage of \$430,000. Geo. T. Miller, the owner of the two 12-sty apartments adjoining on Cathedral Parkway, is said to be the buyer.

## LAST OF RIPARIAN RIGHT GRANTS AT AUCTION

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N. Y. CITY.

AUDUBON AV.—Patrick S. Treacy sold the block front on the west side of Audubon av, between 187th and 188th sts, to a builder for improvement. The property has frontages of 189.8 ft. on the av and 75 ft. on each st. The site will be improved with apartment houses. Mr. Treacy took improved property in exchange for the lots.

BROADWAY.—Hamilton Carhartt, of Detroit, Mich., bought from Lillie L. Topf, through the Fernando W. Benner Co. and Lewis Earle, 1989 Broadway and 129 West 67th st. These properties are contiguous and form an "L," being 28 ft. in Broadway by 118 ft. in depth, and 25 ft. in 67th st by 75 ft. in depth.

#### Now Control a Block Front.

HAVEN AV.—The Hanover Estates (Wm. J. Merritt and Henry B. Cocheu) purchased through G. Waldo Smith, Jr., from the Ward estate the southeast corner of Haven av and 170th st, 110x103, a plot of nearly 5 lots. They recently purchased the adjoining plot of about 4 lots at the northeast corner of 169th st and Haven av, and now control the entire block front on the east side of Haven av, from 169th st to 170th st.

MADISON AV.—Judge P. Henry Dugro, as executor of the estate of Judge Charles Truax, has sold 1992 Madison av, southwest corner of 127th st, a 4-sty dwelling, on lot 19.11x85. The buyer is a Mrs. Therry. The house was at one time the residence of the late Judge Truax.

#### BRONX.

BARRETTE ST.—The American Bank Note Co. bought the road-bed of Barrette st, from Garrison av to Lafayette av, from the city. In exchange the company gives the city a strip of land equal in size to the street forming the northerly side of Barrette st, which will be substituted for that thoroughfare.

JENNINGS ST.—Kahn & Olpp sold for J. J. Bowe the 3-family frame house with store on the south side of Jennings st, 59 ft. east of Prospect av.

171ST ST.—The Meehan Construction Co. bought three lots on the south side of 171st st, 172 ft. west of 3d av; also three lots on the west side of Hughes av, 200 ft. south of 186th st, and two lots at the southwest corner of Cambrelleng av and 189th st. In part payment the Meehan Construction Co. gave 920, 921, 924, 925, 929, 932 and 936 Tiffany st, reported in our last issue.

184TH ST.—Ennis & Sinnott resold the plot 50x100 on the south side of 184th st, 116 ft. west of Washington av, through D. H. Scully & Co., to the Cerra Construction Co., who will improve the plot.

#### Accumulating a Plot.

BOSTON AV.—John Gilmore sold 1033 Boston rd, a plot 70x180, to Charles Buek, who owns adjoining property.

CLINTON AV.—Kahn & Olpp sold for Mrs. Augusta B. Fromm the two private dwellings on plot 40x100, Nos 1384 and 1386 Clinton av, and resold the same to E. Kehoe.

CROTONA AV.—Chas. E. Cathie sold for John P. Boyland 2366 Crotona av, a 3-sty flat on lot 20x100.

FINDLAY AV.—The Woodstock Co. sold the 2-family house 1822 Findlay av, for Thornton Bros., to Kate M. Trabert.

FINDLAY AV.—Woodstock Real Estate Exchange sold a 2-family frame dwelling known as 1322 Findlay av for Thornton Bros. Co. to Kate Trabert.

GLEASON AV.—Laumeister & Co. sold for the Mink Construction Co. the westerly house of a row just completed on the north side of Gleason av, 305 ft. east of Olmstead av, Unionport, Bronx. This is a 2-family frame dwelling, on a plot 25x100.

INTERVALE AV.—Wm. A. Darling & Son resold for Max Marx the two 5-sty apartment houses 1361 and 1365 Intervale av, each 40x98.6x110, to an investor. The houses are two of a row of four built by Robertson & Gammie and traded by them a couple of months ago with Mr. Marx through the same brokers for the 13 lots

on the west side of Wadsworth av, bet 190th and 191st sts. These lots are to be improved with apartment houses in the fall.

**OGDEN AV.**—Charles E. Cathie sold for John F. Kaiser the plot 50x110, on the east side of Ogden av, 100 ft. north of 170th st.

**PROSPECT AV.**—Kahn & Olpp have sold for Victor Gerhards the 2-family brick and frame house situate on the east side of Prospect av, 50 ft. north of 169th st, on lot 25x100; for Eugene Hammand the private brick dwelling 1370 Prospect av, to Dr. M. Greditzer, Professor of Ancient Languages at Morris High School.

**STEBBINS AV.**—Kahn & Olpp sold for the Friedman Construction Co. the apartment house at Nos 1385 and 1387 Stebbins av, on plot 40x100. This completes the sale of the five houses recently completed by this company on Stebbins av.

### LEASES.

Jacob Finkelstein has leased the store and basement in premises 85 Bowery from the Lyons Hotel Co. to Jacobs & Mark for a term of years.

Wm. J. Roome & Co. have leased for Herman Markowitz to the Independent Moving Pictures Co. of America 15,000 sq. ft. of space in the building 828 to 838 Columbus av, being the southwest corner of 101st st, for a term of years.

Duff & Conger have leased for Mrs. Julia Alger the store at the northeast corner of Madison av and 91st st, for a term of five years, and for the King estate the corner store at the northwest corner of Madison av and 83d st, for a term of two years.

Pease & Elliman have leased the store at 16 Dey st for the Western Union Telegraph Co. to Fred. Leibowitz; lofts at 53 Nassau st for Reinhard Bros. to James E. Grant; at 48 Dey st for Bernard Kreizer to the Union Rubber Co.; basement 38 Maiden lane for Max Schwarz to Nicholas Sidoti; and offices at 123 Liberty st to E. B. Kitson, J. J. Snow, Jos. L. Martin and H. W. Manville.

Duross Company have leased for Geo. A. Schmersahl the 3-sty and basement house, 113 Waverly pl, to Perez-Leon for three years. Also leased for Hannah E. Telford the 3-sty and basement house, on lot 25x103, 148 West 13th st, to Otto Preufer for a term of years; for Julius Wile Sons & Co. the second loft, 5,000 square feet, of the building on the southeast corner of 9th av and 15th st, to the New York Telephone Co.

Denzer Bros. have leased from the plans for the Brunswick Realty Co., Robt. P. Zobel, president, the store and basement in the 12-sty building at 239-243 4th av, for a term of years, at an aggregate rental of \$75,000. The lessees are Hess, Goldsmith & Co., who are at present located at 53 Greene st. The migration of another prominent silk concern to the 4th av district is another indication of the tendency of the silk merchants to make this section the silk centre of the future.

The Chas. F. Noyes Co. has leased a large suite of offices on the 9th floor of the new building to be erected at 51-57 John st by the Underwriters' Building Co. to the McNab & Harlin Mfg. Co., for a term of years. McNab & Harlin are one of the largest firms handling pipes and pipe fittings and their decision to move their executive force to an office building doubtless means that other firms of this character will take their clerical departments from the warehouses in which their stock is carried to quarters more in keeping with the character of the work done. The Noyes Co. has also rented offices in the Hanover Building to Nathaniel Nicolai; in 61 Beekman st for John J. Burton to the International Gas Light Novelty Co., and to Charles Werner; in 27 William st for Wm. A. White & Sons to Arthur R. Lewis, and in 95-97 Liberty st for the Spencer Realty Co. to M. T. Murphy.

### SUBURBAN.

**BERNARDSVILLE, N. J.**—Steven B. Ayres and P. S. Brower have sold lots 3, 4, 5, 6 and 7, Section D, of Bernard's Plateau, at Bernardsville, N. J., to J. Laverty. A residence will soon be erected thereon.

**WEST NEW BRIGHTON, S. I.**—Cornelius G. Kolff sold to Mrs. Annie MacQuade, of Bement av, lot No 25 on Elm court, 50x117, West New Brighton, S. I., immediately in the rear of Mrs. MacQuade's residence on Bement av.

**MT. VERNON, N. Y.**—Steven B. Ayres and W. H. Brown, of Mt. Vernon, have negotiated a sale for Mrs. Eugenie Oakley of the 3-family house just south of East 2d st, on 3d av, in Mt. Vernon, possession to be given on July 1. Mrs. Oakley takes in part exchange 7 lots on Chestnut pl.

**WEST NEW BRIGHTON, S. I.**—J. Sterling Drake sold for Mrs. Mary E. Law to Walter F. Orleman the well known Law homestead on Broadway, West New Brighton. This property, 214x556, with its park of old oak and elm trees, and its granite mansion adjoining the former home of John Tyler, tenth President of the United States, has long been one of the landmarks of Staten Island.

T. S. Burke and the Yonkers Realty Exchange have sold for David G. Patton the premises 109, 111 and 113 Morris st, Yonkers, two 3-family buldings, and a lot, making in all a plot 75x105. Mr. Burke has also sold for Phillipine Edwards a plot with a frontage of 200 ft. on North Broadway, near Morsemere pl, Yonkers.

## REAL ESTATE NOTES

Roe & Gould have been appointed agents for the two fire-proof apartment houses being erected on the north side of 112th st, adjacent to Broadway, by the Thompson-Starrett Co. A feature of the houses is the elimination of the long private hall.

Herman Daneman, who for the last year has been associated with Mr. Edward Polak at 4030 3d av, Bronx, has severed his connection with the above concern and is now associated with M. Morgenthau, Jr., Company, at 95 Liberty st. He will be in charge of the Bronx sales department.

In view of the fact that there seems to be a feeling of discouragement in some quarters over the general showing in the real estate market, the Title Guarantee and Trust Co. strikes a note of encouragement in its mortgage statement this week. During the week, the company sold to investors 137 mortgages, aggregating \$1,411,750, a record which has been surpassed by only two weeks during the year 1910. From the standpoint of ability to finance their purchases, there is no reason for would-be buyers of real estate to hesitate.

The Title Guarantee and Trust Co. has granted three building loans, aggregating \$77,000, to the Franklin Avenue Company on their property northeast corner of Franklin av and 170th st, plot 108x100. Three 5-sty brick and stone store and flat buildings are to be erected in the immediate future. The mortgages are to run for five years at 5 per cent after completion of the buildings. The Title Guarantee and Trust Co. loaned on first mortgage \$135,000 to the estate of August Brakmann on the 6-sty brick and stone apartments located at the southeast corner of Longwood and Prospect avs. The mortgage is for five years at 5 per cent.

Wm. A. White & Sons have placed the following loans: For the Twenty-fifth Street Construction Co. \$230,000 on their 12-sty and basement loft building 152-156 West 26th st; for Rose Wolf \$60,000 on the 6-sty and basement elevator apartment house 515 West 124th st; for the Ira Realty Co \$185,000 on the 6-sty and basement apartment house 414-422 West 119th st; for the L. H.-N. W. Company a building loan of \$130,000 on the property 130 and 132 West 25th st, on which a 12-sty and basement loft building is to be erected; for the Lowell Realty Company \$210,000 on the 6-sty and basement apartment house at the southeast corner of Riverside Drive and 136th st; for A. S. Fisher \$225,000 on the 5-sty and basement business buildings at the northwest corner of Park pl and Church st.

M. Morgenthau, Jr., Company has recently placed the following mortgages: For Eva Male \$48,000 at 5% for 5 years on 97-99 Av B; for Golde & Cohen \$40,000 at 4½% on 18 and 20 East 103d st; for Rodolfo Barthold \$60,000 at 4½% for 5 years on 55 and 57 West 125th st; for Fischel Realty Co. \$40,000 at 5% on 312 and 314 East 29th st; also similar loan on adjoining house for Samuel Rothstein; for Jenna Jones \$40,000 at 5% for 5 years on 514 and 516 West 159th st; for A. Weinstein two loans of \$40,000 each at 5% for 5 years on 11 and 13 and 15 and 17 East 109th st; for Eugene Gerbereux \$75,000 at 5% for 5 years on 214 to 218 Sullivan st; for Charles Weinstein \$18,000 at 5% on 17 West 120th st; for I. Hellman \$20,000 at 4½% on 20 West 83d st; for George Bohlken \$60,000 at 5% for 5 years on the northeast corner of 7th av and 143d st, and for Oakdale Realty Co. \$21,000 at 4½% on 166 Norfolk st.

### BOARD OF ESTIMATE.

The greatest outpouring of property owners to protest against unnecessary improvements and excessive assessments was witnessed at yesterday's meeting of the Board of Estimate. The old Council Chamber was crowded with citizens who came to offer remonstrances to objectionable features of local improvement measures. Never before has there been such a concerted effort on part of taxpayers to influence the deliberations of the Board of Estimate. Of the 115 matters on yesterday's calendar a large number were referred back to Local Boards or the City Engineer for further investigation at the request of citizens who declared that no opportunity had been given to make their wishes known.

The taxpayers seem to have been stirred to action by the articles on assessments published in the Record and Guide. The Mayor and the other members of the Board granted every demand for an adjournment or a rehearing on proposed improvements. Every citizen was attentively listened to and the result was that a number of proposed unnecessary improvements initiated under former administrations will never be heard from again.

Many of the speakers said that the cost of the improvements as proposed by Local Boards would be equal to confiscation of their property. Borough President Miller, of the Bronx, assisted a number of delegations in getting proposed improvements referred back to Local Boards. It was a field day for taxpayers who have at last discovered the only way to protect themselves against excessive assessments and unnecessary improvements.

### Outing of House and Real Estate Owners' Association.

The above association has made its final arrangements for the Annual Outing and Dinner to be held next Thursday, June 23d, at 1 p. m., at Donnelly's Grove, College Point. A special committee of arrangements consisting of John Volz, chairman; George H. Beck, Chas. W. Eidt, Ed. Engel, Frank Eberhart, Arthur G. Muhlker, Chas. Sayer and Chas. H. Schnelle. Several city and state officials have already promised to attend, among which is the Tenement House Commissioner, John J. Murphy. There will be games for the ladies and children, besides bowling for the ladies and gentlemen, for which several prizes have been arranged, the first prize to be donated by Mr. Frank Eberhart. A special feature of the affair will be an arrangement by which every lady will be entitled to draw for a handsome cut glass bowl, presented by Chas. H. Schnelle. There will also be dancing and several other features of amusement. At 1.30 the annual dinner will take place, at which short addresses will be given by invited guests. In connection with this affair, the annual book is being published under the supervision of Mr. Chas. H. Schnelle, to consist of articles on what the association has done (in the Tenement House Department) by Hon. John J. Murphy, Tenement House Commissioner; Mortgage Investments, by Henry Bloch, Esq.





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OF THE

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COMPLETE IN ONE VOLUME

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**IMPROVEMENTS FOR MARBLE HILL DISTRICT**

The owners of the property in the neighborhood of both Kingsbridge and Marble Hill are favoring the new grading of Muscoota st and Kingsbridge road and the finishing of the physical work. By the early completion of this street the east and west thoroughfare of Kingsbridge would be connected with Marble Hill. The owners of the property to the north are contemplating the filling in of the low land and bed of the former Spuyten Duyvil Creek. This would be of great benefit to all the surrounding property, as this morass and stagnant water has been a breeding place for malarial and kindred diseases. A

solid fill of the street is preferred to the construction of a new bridge in place of Farmer's Bridge. This would improve the sanitary conditions of the entire section and would eliminate the grade crossing at the N. Y. C. & Putnam Railroad tracks—now a constant menace to life and limb, which would be obviated when the new grade would be established, and the railroad bridge built across these tracks, which the New York Central Railroad has signified its desire to do. It would also facilitate the connections with the Broadway subway and Broadway trolley and the New York Central.

Mr. A. N. Gitterman appeared before the Board of Estimate and urged immediate action on the proposed improvements.

## LAW DEPARTMENT

### "INEQUALITY OF TAXATION—AND SOCIALISM."

WE have been in the habit for so long of regarding with equanimity taxes that, though in terms equal, worked unequally in fact, that now when we are brought face to face with proposed openly unequal taxation propositions, we are disposed to regard them in the same complacent light.

Personal taxes, especially that part bearing on bonds and mortgages, and which fell on nothing but an interest in the land, which already paid taxes on its full value; and the rest of the system which was so readily evaded by those carefully advised, as to originate the term "tax-dodging"—both bore unequally and left the land owner to pay the brunt of the whole total to be raised by taxation. To this day, even with bonds and mortgages on which the recording tax is paid once and for all, now eliminated, the tax levy on property (personal and real) falls practically entirely on land; so that, while unconsenting to the theory of Henry George, taxes are about as wholly laid on land, in fact, as if his theory were in full operation.

So similarly, in fact, the great bone of dispute between the Democratic and Republican parties, the tariff. While nominally depending on the Republican theory of Protection, it has long become by force of circumstances, and the free rein given to Billion Dollar Congresses, a "Tariff for Revenue only"—and not enough at that!

Thus, habituated to unequal taxation in fact, if not in form, and unable to say "Nay" to hungry political calls for more, the passive Public suffers, if it does not indeed hail, the proposed forms of unequal taxation, now popularly known as Succession Taxes and Income taxes, which, falling on the few, greatly relieve what would otherwise have become the sufferings of the many.

Thus does history swing in circles! In early days, the King needing funds to keep his court, or wage his wars, turned upon the reputed rich and caused them to disgorge, either at a total loss, or giving them a right in turn to take it out of the hide of those still lower down. The king mulcted his Land Barons, and they in turn squeezed the peasant or the traveling merchant passing through their territory. Is there not a parallel to-day in the Government's squeezing of the Trust Baron, and his recoupment in monopolistic revenues dragged from the people's necessities of life?

But beyond this analogy of history, is there not food for reflection in connection with coming Socialism in the lately devised schemes of income taxation, with exemptions to fully nine-tenths of the people—those having incomes, of not over five thousand dollars?

The tax may not fall on many and their cries will be little heeded; but is it just—and more—is it wise?

The tax on the dollar now becomes a tax on the individual. A tax on every dollar, no matter in whose pocket, is just and equal. To pass by the dollar of those who have few of them, and to fall with increased force on those who have a certain number of them, may fall where the burden can be most readily borne, but it falls unfairly nevertheless! It is a poll-tax that skips nine out of ten polls!

Again, is it wise? Is it anything more than accepting the real doctrine of the Socialists (veil it as they may in theories), of dividing up the wealth of the industrious among the unfortunate or undeserving? And the foundation once laid, to what use will the superstructure be put?

A glance at France, Germany and even England, where Socialistic doctrines have already become potent factors in governmental administrations, and graded income taxation the popular measure, reveals proposed poor-pensions, old-age pensions—in fact taxes to consume all income above a certain level, for the benefit of all below a certain level. Are we to come to this?

### WHEN A BUYER DEFAULTS.

To the Editor of the Record and Guide:

Please state what the decisions of the law in New York are with reference to the following: (1) "Where an agent agrees to sell property at the terms and price specified by owner to agent (see price and terms on following page), is the agent entitled to a commission if the owner sells at less than agent's price?" (2) "Where an agent takes a deposit for a sale, lease, etc., less than his commission, and the intending buyer backs out after paying his deposit to the agent and does not buy, who is compelled (by law) to pay back the money to intending buyer—the agent, who received the deposit, the owner, or does the seller forfeit, pay and lose his deposit? Is not the agent responsible to return deposit received where he agrees to owner's terms?"

Answer—(1) The broker takes no commission if he effects no sale. The owner may cancel the agreement at any time, and that is a risk the broker takes. (2) The question of what becomes of a deposit made, when the intending buyer fails to complete, is a very nice one in law, and to answer at all decisively, calls for more details than are furnished in this sub-

scriber's question. The general rule is that the agent is responsible for the purchaser produced till the sale is completed, unless the seller accepts the proposed purchaser, enters into some form of agreement (usually a contract of sale, with deposit made on account) for a later consummation of the sale, and relieves the agent of further responsibility. If this be done the agent becomes entitled at once to his commission, unless he agrees to defer it, or make it subject to the sale being later actually completed. A defaulting purchaser does not get his money deposit returned.—Ed.

### MODE OF DISCHARGE.

To the Editor of the Record and Guide:

Is it necessary to give the janitor of an apartment house, who is hired from month to month, thirty days' notice, or can he be discharged from the 15th of the month?

Answer.—We believe that a janitor is like any other employee, dischargeable at the end of the period of his monthly or annual hiring—no special notice needing to be given. But with living quarters assigned to him, he should be given a reasonable period of time after discharge to move his household effects.—Ed.

### ACCORD AND SATISFACTION.

Among the puzzling things which a layman must half the time decide for himself in the routine of business is the use of marked or designated checks received.

Many decide to override the designation and simply to cash the check as so much received on account any way, and trusting to luck to be able in some way to recover the balance. This is perhaps a good all-round rule, based on the simple principle that "half a loaf is better than no bread," which the refusal of the check and its return to the debtor would often bring about.

But strictly to follow the legal requirements, necessitates the viewing of the check as a mere tender, which, with all its conditions, follows the use of the check by the payee. Some have adopted the scheme of a counter-proposition, writing to the debtor that the check would be cashed and used in accordance with a certain modified understanding by a certain date if not refused in the meantime (and this has sometimes been held of some avail), but we doubt that any safe general rule of treatment can be followed other than the strict legal view of the check as a conditioned tender to be accepted as such or returned.

### He Doesn't Like This Broker.

To the Record and Guide Co.:

Sirs: I wish to register an emphatic protest against shiftless brokers taking up customers' time. I wanted to buy a parcel on Washington Heights through one of them. He took two days to locate the owner; in the meantime the lot was sold. I asked the numbskull why he did not have the Real Estate Directory, as I understand it costs but 28 cents per day. Perhaps you can enlighten me. Yours very truly,

OLD SUBSCRIBER.

We think this broker is deficient in judgment. You should patronize a real, real estate broker.

### Old Deed Filed.

An old deed was filed in the Dutchess County Clerk's office this week in connection with a partition action over the Gill property on the South road at Poughkeepsie. The deed was of this property and was dated March 3, 1737, or "in the tenth year of the reign of our Sovereign Lord, George the Second." The transfer is made by Thomas Sanders, of Dutchess County, to Captain Tjerk Van Keuren, of Kingston, Ulster County. The consideration given is 675 pounds "current money of New York." The receipt for the money paid is on the cover deed, the witnesses of the payment being Gill Livingston and Johannus Dumon. The deed has gone all these years without being recorded. It is in a good state of preservation and the writing is fairly legible. The deed was filed by Henry T. Fay.

RULES OF APPRAISALS.—Every broker is called on from time to time to render formal appraisals. Every transaction in which he is engaged makes one or more informal appraisals necessary. Many times his success in business depends upon the reliability of his judgment. Certainly a great deal of time can be wasted in vainly offering property at too high a price. The Realty Records Co. will mail free on application its pamphlet entitled "Methods of Making Money Out of Manhattan Real Estate" which contains a chapter on appraising.

### The Concentration of Real Estate Holdings.

There is a tendency of all buyers to concentrate their holdings. When you find in the Real Estate Directory a property owner whose holdings are scattered, he is very likely to consider favorably the selling or trading of his scattered holdings.

# RIVERSIDE DRIVE ASSESSMENT DUE.

## REAL ESTATE PROPERTY OWNERS' ASSOCIATION OF NEW YORK

The Expense to Property Owners for This Improvement is \$1,542,231  
The Cost of the Appraisal and Assessment Nearly \$250,000.

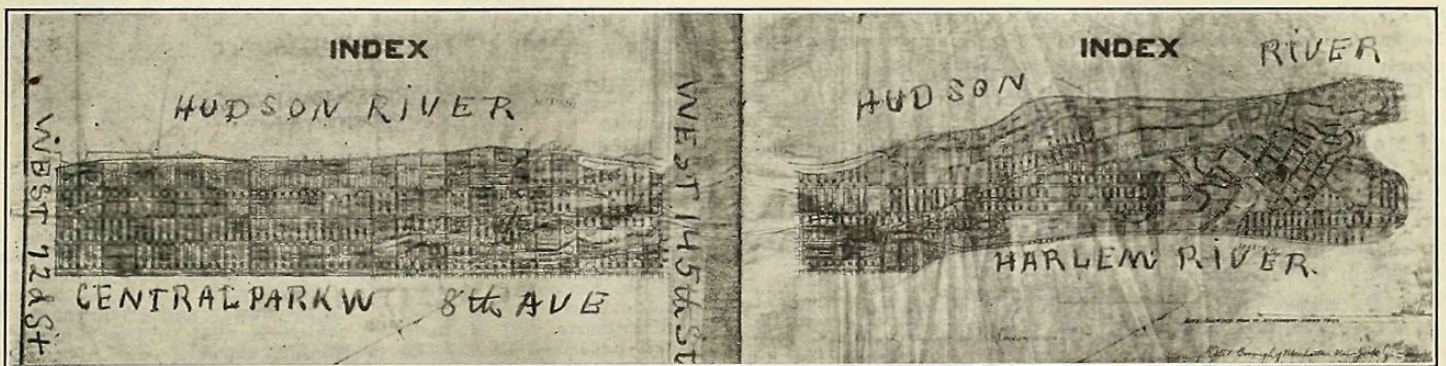
THE assessment for the extension of Riverside Drive, from 135th st to Boulevard Lafayette, has at last been confirmed and the owners of nearly twenty thousand parcels have been called upon this week to step up to the counter and pay an aggregate of \$1,542,231 for the improvement. This amount does not represent the total cost of the extension. The Commissioners of Estimate and Assessment, who served since September, 1899, when the plans of the Engineers received the final approval of the Board of Estimate, have figured the expense to be \$3,085,462.45, but as \$2,837,639 is being returned to property owners for some of the land acquired by the city, the real cost is a little above a million and a half dollars.

The Commissioners, Messrs. John P. O'Brien, Frank R. Houghton and John J. Ryan, who prepared the assessment lists, have received nearly \$250,000 for their work. This sum includes clerical hire and other expenses. The property owners affected by this assessment have tried in vain to secure relief from this burden. As pointed out in another article in this week's Record and Guide, the Washington Heights Taxpayers' Associ-

The proceedings were extended into the addition to the Drive of land between the line of the Drive and the river, and the Driveway as constructed, has expanded into the present parkway, with terraces and bridle paths, and expensive retaining walls, and other decorative features, involving a total expenditure of nearly four million of dollars.

During the period of acquisition of the land and subsequent construction, all the original property owners sold out their holdings, and thus left their successors to bear the burden of the assessment fastened upon property benefited.

Upon the appointment of the Commissioner of Assessment and Award, large delegations from the upper portion of the city waited upon the Commissioners and urged that the area for this expensive public parkway should be spread over as wide an area as the Commissioners could adopt, under the terms of the act; and the suggestion was made that, inasmuch as the driveway was mainly used by pleasure vehicles, the majority from this burden. As pointed out in the article following, the Washington Heights Taxpayers' Association succeeded this year



ASSESSMENT MAP OF RIVERSIDE DRIVE EXTENSION.

By permission of Collector Daniel Moynahan.

ation succeeded this year in passing a bill permitting the city to assume a greater share of the assessment. This bill was disapproved by Mayor Gaynor and the confirmation of the assessment list, which had been delayed for many months, was thereupon decided upon by the Comptroller.

### BURDEN UNEQUITABLY APPORTIONED

The Assessment for Riverside Drive Extension—  
How Regarded By the Washington Heights Assoc.

THE recent veto, by the Mayor, of the bill passed by the Legislature relating to the assessment for the Riverside Drive extension from 135th street to 138th street, has been referred to in the general press with commendation, on the general ground, which appears to have been adopted by the Mayor himself, that this bill was one for the transfer to the City of an assessment upon property owners along the line of the improvement. This view reflects a general misunderstanding of this matter, the real circumstances as to which are as follows:

The owners of certain property along the line of this improvement, in the year 1897, procured the passage through the Legislature, of a mandatory act requiring the City to open and to construct the Riverside Drive extension, and laying down also as a mandatory provision, the apportionment of fifty per cent. of the cost upon property benefited.

Provision was also ordered for the appointment of Commissioners of Assessment and Award, but no provision was made in any way for an appeal by property owners, in the usual manner in which persons assessed can obtain relief. This Act therefore was in itself, an arbitrary interference by the Legislature, with the methods of procedure of the duly constituted authorities of the City, and over-rode the usual methods of procedure in such matters.

The direction of the Legislature was opposed by the then city authorities, but mandamus proceedings were instituted by interested property owners, and the city was forced to commence the purchase of the land, and the construction of the Drive.

in passing a bill permitting the city to assume a greater share of the assessment. This bill was disapproved by Mayor Gaynor and the confirmation of the assessment list, which had been delayed for many months, was thereupon decided upon by the Comptroller.

The Washington Heights Taxpayers' Association was strongly represented in these hearings, and the above point of view was urged upon the commissioners, by its representatives. Unfortunately, the commissioners, after long delay, came to the conclusion that their view of the wording of the Act compelled them to limit the area of assessment to that part of the Borough parallel to the line of Riverside Drive, and they thus reported to the Supreme Court an area of assessment extending only from 72d st to Dyckman st, and from the Hudson River Railroad tracks on the west, to the line of Eighth av on the east; and so adjusted the assessment as to throw upon the section of Washington Heights extending above and beyond the improvement the major portion of the burden.

It thus came about that property owners on the east of the Heights, far removed from any practical benefit derivable from the parkway, and property owners in the upper east portion of the Heights, who could by no possible construction, receive any direct benefit from the Driveway, were assessed with a part of this burden, while those who made the largest use and derived the most benefit from the Driveway in the residential section around Central Park, pay nothing towards the advantages they secure.

Washington Heights Taxpayers' Association, at the urgent solicitation of many people threatened with a burdensome assessment, therefore prepared and submitted to the Legislature the bill above referred to, which was specifically a permissive Act, designed to rectify the mandatory feature of the bill of 1897, and to enable the Board of Estimate and Apportionment to approve any larger area of assessment which might be decided upon by the Board of Revision of Assessments, or any larger share of the cost upon appeal of this matter to them for consideration. The bill was, therefore, a step in the direction

of home-rule, and a rectification of an injury inflicted by the interference of the Legislature of 1897, with that principle.

After its passage in the Legislature, the Mayor announced a hearing, at which Washington Heights Taxpayers' Association was represented by its President, who presented the plan of the Association as a simple request to the Mayor to approve the bill, in order that he and his associates upon the Board of Estimate might be afforded the opportunity of dealing with this matter, and might thereby afford the simple justice to property owners of an appeal from their assessment, such as they would possess in any ordinary proceeding.

At this hearing some attorneys not connected with or representing the Association made certain references to a proposal for the entire cost to be placed upon the city at large. This was not the request of the Association, nor was it the intention of the bill. The Mayor, however, apparently adopting this view of the measure, has decided to veto the bill, and this he has done without any presentation of the arguments of this Association as to the real purpose of the bill, and has thereby deprived his colleagues of the opportunity of dealing with this matter, and has himself accepted the responsibility of depriving a large body of taxpayers of any means of relief; and in addition he has barred a step towards a recognition of the right of this city to manage its own affairs.

The responsibility thus accepted by the Mayor will be widely recognized by those who are compelled to pay, without any redress, an undue share of the burden of the cost of this parkway, and they are not likely soon to forget the fact.

REGINALD PELHAM BOLTON,  
Secretary Washington Heights Taxpayers' Association.

## CEDING LAND TO CITY IS RECOMMENDED

### A Letter of Advice and Instruction to Property Owners in the Bronx from the Borough President.

FOR the purpose of facilitating the cession of lands within the line of a street which is to be opened, and thus save expense to property owners, Borough President Miller has prepared a circular letter for general distribution among Property Owners' Associations of the Bronx, as follows:

Much expense has been caused to the property owners of our borough by condemnation proceedings. Under Section 992 of the Charter, when property owners convey to the City of New York lands within the line of any street, "no proceedings to open lands so conveyed shall be taken or maintained, nor shall lands fronting on that portion of the street so conveyed and extended to the center line of the block on either side of such portion of said street so conveyed, be chargeable with any portion of the expense of opening the residue or any portion of the residue of such street."

The city authorities cannot authorize physical improvements, such as sewers and sidewalks, on streets where the city has not acquired title to the land covered by said streets. An unopened street is one to which the city has no title. It is legally opened, that is the title to it is vested in the city, either by condemnation proceedings through a commission or by voluntary cession on the part of property owners, which makes condemnation proceedings unnecessary.

The expense of legally opening such streets is very great. Commissioners have to be paid and experts on value employed, advertising and many other expenses have to be incurred, which make the burden of the owners of lots fronting on such streets out of all proportion to the advantages derived. The law provides a very simple way of avoiding this expense by voluntary cession on the part of the parties in interest. The enormous sums of money wasted on commissions is saved in this way. Awards are merely nominal as the records show, unless they be for land not lying within the lines of a street and for buildings. The Supreme Court has decided that an award of one dollar only can be made in street opening proceedings to each owner of land lying within the lines of the street which has been in use. See: *In re Beverly Road*, 131 App. Div., 147; *In re Decatur street*, 133 App. Div., 321, aff'd Court of Appeals, 196 N. Y., 285.)

It is not expected that owners will deed their land to the city when the value of their lands or buildings to be taken is likely to be much larger than the assessment against them, but figures show that in the majority of cases the assessments are larger than the awards, and it would be greatly to the advantage of the property owner to give a deed directly to the city and avoid the expenses of condemnation.

A sample of expenses of a commission, and the award to the owner is as follows:

Opening of Jerome av, from its southern terminus (1899) to the bulkhead line of the Harlem River (one block).

Commission appointed May 31, 1899.

Final confirmation, October 5, 1907.

Damages awarded, \$7.

Cost of proceedings, \$4,658.01.

Assessment on property owners, \$4,665.01.

Fees of commissioners were \$10 per meeting, totaling \$2,812.

Balance consumed in expense and legal costs.

It is greatly to the benefit of holders of mortgages, as well as owners of the land, that a deed be given to the city, instead of

incurring the expense of condemnation proceedings, because the expense of the proceedings is a lien on the land which goes ahead of the mortgage.

There are 119 proceedings pending for acquiring title to streets in the Borough of the Bronx. In some of them no steps have been taken to acquire title, so that it is not too late for the property owners to deed their property to the city and save themselves expense. The vesting of title in the city at an early date can be followed by the development of the street and sewer systems with greater expedition.

It is the intention of this department, as soon as a petition has been adopted by the Local Board, to notify the property owners by messenger or otherwise, so that they may prepare and deliver deeds of the property to the city, if they wish, and thus avoid the expense of condemnation proceedings. For further information please inquire of the Bureau of Information, Municipal Building, Borough of the Bronx.

Yours very truly,

CYRUS C. MILLER,  
President of the Borough of the Bronx.

## UNCLASSIFIED SALES

The total number of sales reported in this issue is 65, of which 25 were below 59th st, 23 above, and 17 in the Bronx. The sales reported for the corresponding week last year were 86, of which 34 were below 59th st, 30 above, and 22 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 189, as against 186 last week, and in the Bronx 149, as against 107 last week. The total amount was \$10,243,145, as against \$7,722,224 last week.

The amount involved in the auction sales this week was \$411,767, and since January 1, \$35,213,418. Last year the total for the week was \$923,178, and from January 1, \$40,065,493.

21ST ST.—Frost & Palmer Co. sold for the Rexton Realty Co. Nos. 136 to 140 West 21st st, three 3-sty dwellings, on plot 69x92, bet 6th and 7th avs, to a builder for improvement with a 12-sty loft building. The company recently sold Nos. 132 and 134, adjoining to the Gueron Building Co., for a similar improvement.

55TH ST.—Mrs. William Gardiner Read sold 48 West 51st st, a 4-sty and basement dwelling, on lot 22x100.5, Columbia College leasehold.

LEXINGTON AV.—Benjamin Bernstein sold for the New Amsterdam Realty Co. 1717 Lexington av, a 5-sty flat, on lot 16.8x65, to Sigmund Nichthausen, of Paterson, N. J.

MADISON AV.—John N. Golding sold for J. Allen Townsend and Edwin Townsend to Dr. Jos. A. Blake the 4-sty dwelling 603 Madison av, 25x100, bet 57th and 58th sts. Dr. Blake, who succeeded the late Dr. McCosh as chief of the Presbyterian Hospital's staff, will use the house for his offices. He also owns and occupies the adjoining house, 601 Madison av, which is next to the Madison Av Dutch Reformed Church, on the 57th st corner.

VERMILYEA AV.—Charles Hensle sold 4 lots, 100x125, on the west side of Vermilyea av, 100 ft. north of Emerson st, to a builder for improvement. Mr. Hensle recently commenced the construction of the first elevator apartment in the Dyckman.

5TH AV.—The southeast cor of 5th av and 53d st, comprising the former residence of the Schieffelin family, and three other dwellings, 60x125, was sold by Albert B. Ashforth and Parish, Fisher & Co. for Edward Holbrook, president of the Gorham Co., to a syndicate which will erect a 12-sty apartment house. The property lies directly opposite St. Thomas's Church, which will be rebuilt in the near future. The parcel contains approximately 8,500 sq. ft., and adjoins the former Langham Hotel site, owned jointly by Mrs. E. H. Harriman, Wm. D. Sloane and Wm. K. Vanderbilt. Opposite are the Vanderbilt houses and the Gallatin residence, which was recently leased to Brewster & Co. as a carriage salesroom. Mr. Holbrook received a price 30 per cent. higher than what he paid for the property two years ago.

8TH AV.—August Busch sold 2464 8th av, a 5-sty flat with store, on lot 25x100, near 132d st.

150TH ST.—The Fernando W. Benner Co. and Lewis Earle have sold a plot on the south side of 150th st, bet Exterior st and River av, to Lillie L. Topplitz.

WASHINGTON AV.—Abraham Nussbaum has sold for a client the 3-sty and basement brick and frame dwellings 1738 to 1742 Washington av, on plot 50x84, Bronx.

## Legislative Digest.

REPORTS OF CORPORATIONS.—Mr. Kopp's bill requiring corporations to file annual reports and directing the Attorney General to apply for an order vacating their charters upon failure to make report. This bill should be opposed.—Report approved.

SALES OF GOODS ACT.—Mr. Weimert's bill enacting a new article in the Personal Property Law relating to sales of goods. This seems to be the Sales of Goods Act prepared by the Commission on Uniform Legislation. It is important legislation and should be postponed to another year. At present, attention should be called to the fact that the new section 85 includes in the Statute of Frauds a provision that choses in action (that is to say, securities like mortgages, etc.), are included with goods among the things concerning which there must be writing in order that a contract of sale may be enforced.—Referred back to Law Committee.

# MUNICIPAL IMPROVEMENTS

Matters Under This Head Require the Immediate Attention of Property Owners. They Mean the Expenditure of a Large Amount of Money.

BUREAU OF STREET OPENINGS, 90 WEST BROADWAY.

Monday, June 20th.

LUDLOW AV.—From Tremont av to Whitlock av; 1 p. m.  
ROSEWOOD ST.—From Bronx Boulevard to Cruger av; 2 p. m.  
BAKER AV.—From Baychester av to City Line; 11 a. m.  
DE KALB AV (Queens).—From Brooklyn Borough line to Woodward av; 12 m.  
HAVEN AV.—From 170th st to Fort Washington av; 10:30 a. m.  
MAGENTA ST.—From White Plains road to Colden av; 10 a. m.  
CASTLE HILL AV.—From West Farms road to Public pl; 11 a. m.  
UNNAMED ST.—From Amsterdam av to Audubon av; 4 p. m.  
BRONX ST.—From 170th st to 180th st; 11:30 a. m.  
METCALF AV.—From Bronx River to East 177th st; 2 p. m.  
LANE AV.—From Westchester av to West Farms road (assess); 11 a. m.

Tuesday, June 21st.

HALSEY ST.—From Hallet's Cove to Hell Gate (Queens); 3 p. m.  
LUDLOW AV.—From Tremont av to Whitlock av (assess); 1 p. m.  
WEST 21ST ST.—From Seaman av to Ninth av; 2 p. m.  
GUERLAIN ST.—From Beach av to Unionport road; 10 a. m.  
NORTHERN AV.—North of 181st st; 11 a. m.  
GRAHAM AV.—From Jackson av to Vernon av (Queens); 2 p. m.

Wednesday, June 22d.

UNNAMED ST.—From Aqueduct av to Undercliff av; 10 a. m.  
EAST 222D ST.—From 7th av to Hutchinson River; 3 p. m.

Thursday, June 23d.

SEWER EASEMENT.—At Maple av (Richmond); 4 p. m.  
LACOMBE AV.—From Bronx River to Westchester Creek; 9:45 a. m.  
BRONX BOULEVARD.—From Old Boston Post Road to 242d st; 3 p. m.

Friday, June 24th.

BROADWAY (Richmond).—From Elizabeth st to Mesereau av; 11:30 a. m.  
EAST 174TH ST.—From West Farms road to Bronx River av; 1 p. m.  
EAST 161ST ST.—From Brook av to Third av; 3:30 p. m.  
WALTON AV.—From East 167th st to Tremont av; 10 a. m.  
COMMISSIONERS OF ESTIMATE AND APPRAISAL, 258 BROADWAY.

Monday, June 20.

FT. GEORGE RAPID TRANSIT—City's proof of value; 10 a. m.

Tuesday, June 21.

FT. GEORGE RAPID TRANSIT—City's proof of value; 10 a. m.

LOOP 1—City's proof of value; 2 p. m.

Wednesday, June 22.

18TH TO 23D STS, NORTH RIVER—Claim of Erie R. R.; 10:30 a. m.

BRIDGE 4, NO. 2—Claimant's proof of value; 3 p. m.

Thursday, June 23.

PIERS 32 AND 33, EAST RIVER—City's proof of value; 10 a. m.

LOOP 1—City's proof of value; 2 p. m.

PUBLIC SERVICE COMMISSION, 154 NASSAU STREET.

Monday, June 20.

3D AV. R. R. CO.—Application of bondholders' committee for approval of issue of securities under second reorganization plan—Chairman Willcox and Commissioner Maltbie; 2 p. m.

Thursday, June 23.

QUEENS BOROUGH GAS & ELECTRIC CO.—W. J. Spiegel et al, complainants, rate for gas—Commissioner Maltbie; 2:30 p. m.

QUEENS BOROUGH GAS & ELECTRIC CO.—S. A. Meyers et al, complainants, rate for electricity—Commissioner Maltbie; 2:30 p. m.

NASSAU ELECTRIC R. R. CO.—Application of the City of New York relative to opening across the company's tracks, New Utrecht, 8th and 10th avs—Commissioner McCarroll; 2:30 p. m.

N. Y., N. H. & H. R. R. CO.—Removal of roundhouse at Harlem River yard—Commissioner Eustis; 2:30 p. m.

PUBLIC HEARINGS ON PROPOSED CHANGES.

Manhattan.

FAIRVIEW AV.—A hearing in the matter of changing the map or plan by laying out an underground street from Fairview av, near Broadway, to the subway station at West 191st st and St. Nicholas av, Borough of Manhattan, was held yesterday. The engineer reported that in 1909 the Local Board adopted a resolution for laying out a tunnel and passageway for a route practically identical with the one now proposed for the underground street. It was understood that this would be used partly for a single track railroad and partly for pedestrian traffic. The matter was referred to the Borough President with the suggestion that if a railroad was desired, application be made to the Public Service Commission, but if a passageway for pedestrians only was intended, provision be made for incorporating the tunnel on the city map with the understanding that any incidental expense due to the acquisition of the land or the ultimate construction would be assessed upon the property benefited. The map now submitted indicates a tunnel having an inside width of 18 feet and a length of a little over 800 feet, which is to be used by pedestrians only. The cost of construction is estimated to be about \$86,000. The Corporation Counsel has advised that the tunnel can be treated as an under-

ground street and there appears to be no objection to the approval of the plan. Another hearing was granted.

The Bronx.

FT. SCHUYLER RD.—A hearing (adjourned from June 3, 1910) in the matter of changing the map or plan by laying out Fort Schuyler rd, between Eastern boulevard and Westchester Creek, Borough of The Bronx, was held yesterday.

The Engineer reported that this street is to have a length of about 4,700 feet and a width generally of 100 feet, but increasing in two sections to about 115 feet and 125 feet. The old roadway has been macadamized and is occupied by a single track trolley railroad, and a large number of buildings have been erected upon the abutting property. Thirty-nine of these buildings, having an aggregate assessed valuation of \$60,000, encroach largely or wholly upon the new street lines. The street also includes within its lines land of the St. Raymond Cemetery, located near Eastern boulevard; there appears to be some question as to the power to condemn this property, and owing to its exemption from assessment, it would be necessary for the city to assume a substantial portion of the cost of street improvements. Another hearing was granted.

BARNES AV.—A hearing in the matter of changing the map or plan by modifying the line of Barnes av, between Burke av and Chestnut st, and of South Oak drive, between Barnes av and North Oak drive, Borough of The Bronx, was held yesterday. It was recommended that the plan be not approved unless it conforms with the desires of the property owners in the vicinity, and unless assurances are given that work will not be resumed upon the buildings which would fall within the street lines. A communication from Lucius W. How, President, Bronxwood Park Improvement League, transmitting protest, signed by 45 property owners and residents of Bronxwood Park, against this proposed change, was submitted. The matter was adjourned.

UNIVERSITY PARK.—A hearing in the matter of changing the map or plan by discontinuing the proposed extension of University Park, and of a street laid out as an approach to it and extending from Harlem River terrace to Cedar av, Borough of The Bronx, was held yesterday. The Engineer reported that this extension of University Park and the street to be used as an approach to it, were placed upon the city plan on February 15, 1907, at which time it was evidently understood that the entire expense would be assumed by the city, and in accordance with the practice which then prevailed. At a later date the policy of assessing property benefited by improvements of this character was adopted, but the property owners in this vicinity object to paying for the improvement. It was therefore proposed to remove the park extension and the street from the plan. Favorable action was taken.

HEARINGS ON TENTATIVE PLANS.

The Bronx.

BRONX PARK EAST.—A hearing on a tentative map laying out Bronx Park East, from Morris Park av to White Plains rd, and Fillmore st, from Morris Park av to Bronx Park East, and modifying the line of Unionport rd, between Van Nest av and Birchall av, Borough of The Bronx, was held yesterday. The Engineer reported that on April 8, 1910, a tentative map of the territory bounded approximately by Morris Park av, Bronx Park East, the New York, Westchester & Boston Railway, and Unionport rd was referred back to the Borough President at his request, with the understanding that it would be amended in such a way as to conform with the plans of the Public Service Commission for the proposed subway route designated as No. 18. The changes have been incorporated upon a plan now submitted which provides for laying out Bronx Park East with a width of 100 feet to extend from Morris Park av to White Plains rd, in accordance with the original tentative map of the district adopted on May 29, 1903, and ratified on May 20, 1904. The new plan will require a reconstruction of the Oakley Street Bridge, but will diminish the cost of the one heretofore proposed on the line of Unionport rd. A communication from the Secretary of the Public Service Commission was submitted, advising that it is desirable that the street layout of this section conform with the proposed subway route designated as No. 18, as originally laid out by the Rapid Transit Commission and approved by the Board of Estimate and Apportionment, although it is not possible at this time to state definitely when this subway extension can be constructed. The matter was referred to the Engineer.

PROPOSED CHANGES IN THE CITY MAP.

The Bronx.

MERRIAM AV.—A change in the grade of Merriam av, from Ogden av to West 169th st, Borough of The Bronx, was proposed. The Engineer reported that this change affects a length

of one block on Merriam av, which now has a grade at the rate of about 6.4 per cent. It is proposed to introduce a break in the grade, under which the section adjoining Ogden av would have a very flat slope, while through the remaining and greater portion of the block the grade would be at the rate of about 8.5 per cent. The matter was referred back to the President of the Borough of The Bronx.

**BEACON AV.**—A communication from the Property Owners' Protective Association of the Mapes Estate, and petition from a large number of property owners, requesting that the width of Beacon av, from Tremont av to Rosedale av be reduced from 80 feet to 60 feet, Borough of The Bronx, was received. The Engineer reported that a proceeding for acquiring title to Beacon av to a width of 80 feet was authorized by the Board of Estimate on May 8, 1908, this also including six other streets in the vicinity. The Commissioners of Estimate and Assessment were appointed early in 1909, and the expense incurred up to the present date, in so far as the Beacon av proceeding is concerned, amounts to about \$200. The damage map shows that seven buildings will be either seriously damaged or destroyed in carrying out the proceeding. It is evidently for the purpose of avoiding this damage that the petition is presented. The property owners now suggest a treatment which, if carried out, would result in a similar damage to at least four buildings. The street occupies a position such as to require its use as an outlet for an adjoining area, having a width ranging from about 1,000 to about 1,500 feet, and the width of 80 feet heretofore determined upon is in accordance with the usual treatment in cases of this character. The application for a modification in the street width was referred to the Local Board.

#### STREET AND PARK OPENINGS.

The Bronx.

**EAST 233D ST.**—Acquiring title to East 233d st, from Baychester av to Boston rd, at Hutchinson River, Borough of The Bronx, was approved. The Engineer reported that this resolution affects about one mile at the easterly end of East 233d st, which has been laid out to have a width of 100 feet. The street is in use at a lesser width in disconnected sections, but the abutting property is at the present time almost entirely unimproved. A few frame buildings fall within the street lines. West of Baychester av title to East 233d st has been legally acquired.

**OLIN AV.**—A communication from 32 owners of property abutting on Olin av, in the Borough of The Bronx, requesting that the opening proceeding now in progress be modified in such a way as to include only the undedicated area at the northerly end of the street, was submitted. The Engineer reported that a proceeding for acquiring title to this street was authorized in 1907, and that the preliminary report of the Commissioners has just been filed. The street as laid out has a width of 60 feet and a length of three blocks. Excepting at the extreme northerly end, it includes within its lines an old road 50 feet wide. The abutting property is partially improved, and the owners state that if the street is widened as proposed, it will result in serious damage to shade trees and an objectionable assessment. The report of the Commissioners shows that it is proposed to award about \$7,500 for the parcel not in use at the northerly end of this street, this including the value of a building; about \$17,200 for the land needed for the widening, including damages to stoops and fences; and about \$24,000 for the damage due to change in grade. The estimated costs amount to about \$17,200. These allowances indicate that the property owners would have to pay a net amount, averaging about \$13 per lot, as representing the excess of assessment over awards in so far as the widening of the street is concerned; and that the remaining assessment to be levied would represent the expense due to the change of grade, the proportionate share of the expenses of the proceeding and the damage to property at the northerly end of the street. The matter was referred to the Engineer.

**WHITE PLAINS RD.**—A communication from the Borough President and the Corporation Counsel was received transmitting for approval the rule and damage map and profile in the proceeding for acquiring title to White Plains rd, from a point near old Unionport rd to a point near Thwaites pl, Borough of The Bronx. The Engineer reported that a proceeding for acquiring title to this street was authorized by the Board of Estimate on December 30, 1909. The maps submitted show that an area of 252,514.5 square feet is to be acquired under the proceeding, and that a number of houses and fences fall within the street lines. The relation of this street to Bronx Park East is such as to make it seem desirable to include at least a portion of the latter street in the proceeding. The maps were approved and returned to the Corporation Counsel after certification, but with the understanding that later amendments may be required.

**EAST 207TH ST.**—A communication from the Acting Corporation Counsel, transmitting for approval the rule map, damage map and profile in the proceeding for acquiring title to East 207th st, from Woodlawn rd to Perry av, Borough of The Bronx, was received. The Engineer reported that a proceeding for acquiring title to this street was authorized by the Board

of Estimate on November 20, 1908. The maps submitted show that an area of 16,163.35 square feet adjoining Woodlawn rd is to be acquired, and that the land is unimproved. The maps were approved and returned to the Corporation Counsel after certification.

**THROGGS NECK.**—A plan for a trunk sewer in Throggs Neck boulevard, Chaffee av and Pennyfield av, Borough of The Bronx, was submitted. The Engineer reported that this sewer is intended to serve as the main trunk sewer for the drainage district comprising an area of about 1,300 acres. The sewer at its southerly end traverses private property, but it is understood that the route selected will coincide with a proposed extension of Pennyfield av. The map was approved.

Manhattan.

**WEST 225TH ST.**—Regulating and grading West 225th st (Muscoota st), from Broadway to the line between the Borough of Manhattan and the Borough of The Bronx, Borough of Manhattan. Resolution of the Local Board of the Washington Heights District. Preliminary authorization was given.

### LOCAL IMPROVEMENTS

The President of the Borough of the Bronx gives notice that the following petitions have been presented and are on file in his office for inspection:

**162D ST.**—Regulating and grading, setting curbstones, flagging sidewalks a space 4 ft. wide, laying crosswalks, building approaches and erecting fences where necessary, in 162d st, from Grand Boulevard and Concourse to Sheridan av.

**AQUEDUCT AV.**—Constructing a receiving basin and appurtenances at the southeast corner of Aqueduct av and Fordham rd.

**161ST ST.**—Constructing a sewer and appurtenances in East 161st st, between Jerome av and River av.

**WALTON AV.**—Paving with bituminous macadam the roadway of Walton av, from Fordham rd to Burnside av, setting curb where necessary, and all work incidental thereto, in accordance with section 948 of the Laws of 1901; said pavement is designated under a proposed amendment of the law as Class B, or preliminary pavement.

**GLEBE AV.**—Constructing sewers and appurtenances in Glebe av, bet Parker st and Lyon av, and in Starling av, bet Glebe av and Castle Hill av.

**236TH ST.**—Constructing a sewer and appurtenances in East 236th st, between Katonah av and Martha av.

**SENECA AV.**—Regulating and grading, setting curbstones and flagging sidewalks a space 4 ft. wide, laying crosswalks, building approaches and erecting fences where necessary, in Seneca av, from Hunts Point av to Whittier st.

### COMMISSIONERS OF ESTIMATE

REPORTS COMPLETED.

**NEW ST.**—The Commissioners of Estimate and Assessment appointed in the matter of the application of the City of New York relative to acquiring title, wherever the same has not been heretofore acquired, to the lands, tenements and hereditaments required for the opening and extending of the new st, located bet Broome and Spring sts, and extending from the Bowery to Elm st, as laid out by a resolution of the Board of Estimate and Apportionment on May 29, 1903, and approved by the Mayor on June 17, 1903, in the 14th Ward, Borough of Manhattan, give notice that they have completed their supplemental and amended estimate of damage as to parcels damage Nos. 8, 9, 23, 30 and 31, and that all persons interested in this proceeding, or in any of the lands affected thereby, and having objections thereto, do present their objections in writing, duly verified, at 90 and 92 West Broadway, in the Borough of Manhattan, in the City of New York, on or before the 5th day of July, 1910.

ESTIMATES COMPLETED.

**184TH ST.**—The commissioners appointed in the matter of the application to acquire title to the lands, tenements and hereditaments required for the opening and extending of West 184th st (although not yet named by proper authority), from Broadway to unnamed st (Overlook terrace), and opening and extending said unnamed st (Overlook terrace), from West 184th st to Fort Washington av, in the 12th Ward, Borough of Manhattan, give notice that they have completed their estimate of damage, and that all persons interested in this proceeding having any objection thereto, do file their said objections, in writing, duly verified, with them at their office, Nos. 90 and 92 West Broadway, on or before the 7th day of July, 1910, and that the said commissioners will hear parties so objecting and for that purpose will be in attendance at their said office on the 8th day of July, 1910, at 12 o'clock m.

And that the Commissioner of Assessment has completed his estimate of benefit, and that all persons interested in this proceeding, having any objection thereto, do file their said objections, in writing, duly verified, with him at his office, Nos. 90 and 92 West Broadway, in the Borough of Manhattan, in the City of New York, on or before the 7th day of July, 1910, and that the said commissioner will hear parties so objecting, and for that purpose will be in attendance at his said office on the 11th day of July, 1910, at 1 o'clock p. m.

BILLS OF COSTS.

**JEROME AV.**—The Commissioners of Estimate and Assessment appointed in the matter of the application of the City of New York relative to acquiring title, wherever the same has not been heretofore acquired, for the same purpose in fee, to the lands, tenements and hereditaments required for the opening and extending of Jerome av (although 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, give notice that the bill of costs incurred will be presented for taxation to one of the Justices of the Supreme Court on the 24th day of June, 1910, at 10.30 o'clock, and that the said bill of costs has been deposited in the office of the Clerk of the County of New York.

CLAIM FOR DAMAGES.

**THROGGS NECK BOULEVARD.**—The commissioners appointed in the matter of the application of the City of New York relative to acquiring title to the lands, tenements and hereditaments required for the opening and extending of Throggs Neck Boulevard (although not yet named by proper authority), from Eastern Boulevard to Shore Drive, in the 24th Ward, Borough of the Bronx, give notice that all parties and persons interested in the real estate taken or to be taken for the purpose of opening and extending the said st or av and affected thereby, and having any claim or demand on account thereof, are hereby required to present the same, duly verified, to the Commissioners of Estimate at their office, ninth floor, Nos. 90 and 92 West Broadway, in the Borough of Manhattan, on the 28th day of June, 1910, at 2.30 o'clock.

CONSTRUCTION WORK AUTHORIZED.  
BRONX.

**149TH ST.**—Paving with asphalt block and curbing where necessary Concord av, from East 149th st to East 152d st. Estimated cost, \$11,100.

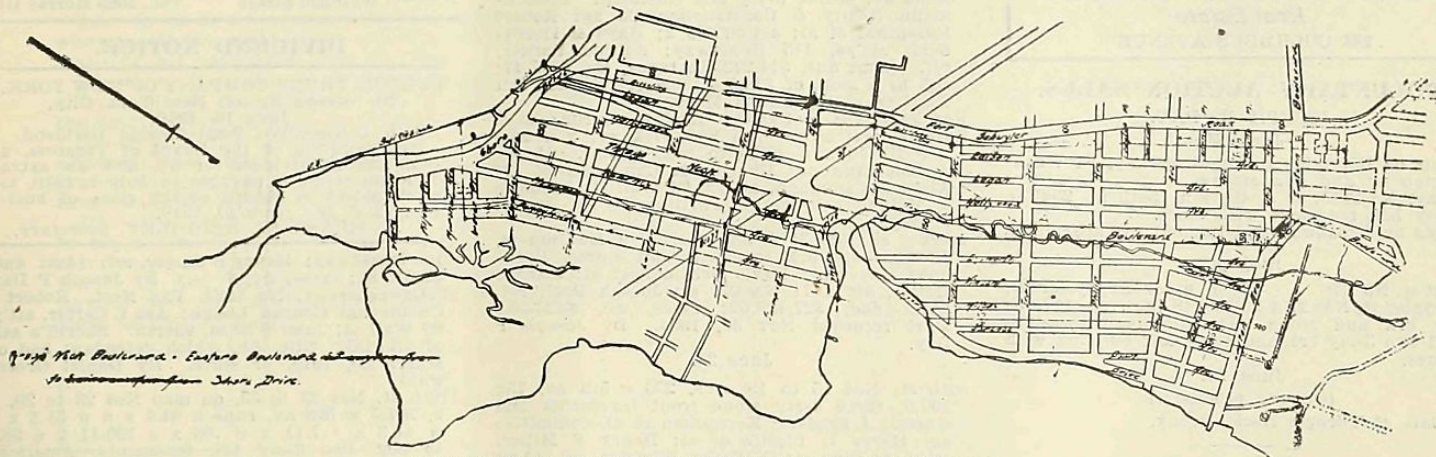
**SEWERS IN THE FOLLOWING STREETS WERE AUTHORIZED.**

**EAST 174TH ST.**—From Boston road to West Farms road.

**HOE AV.**—From East 173d st to East 174th st; estimated cost, \$23,100.

ROADWAY WIDTHS ADOPTED.

Fixing roadway widths at 24 ft. for the following sts: Merriam av, from Ogden av to Aqueduct av, and West 169th st, and West 171st st, from Ogden av to Merriam av, Borough of the Bronx.



ASSESSMENT MAP OF THROG'S NECK BOULEVARD.

DRAINAGE PLANS.  
THE BRONX.

**WESTCHESTER AV.**—Sewers in Westchester av, from Zerega av to Westchester sq, and in Westchester sq, from Westchester av to Walker av, Borough of the Bronx. The engineer reported that the information which accompanies the resolution indicates that the street designated as "Westchester sq" is intended to be one which forms the southerly boundary of the public place at the junction of Walker av and Westchester av and which has commonly been known as Lane av. It is understood that none of these sts has been named by competent authority, and it is therefore believed that there can be no misunderstanding as to the intent of the resolution. Title to both of the sts has been legally acquired. The roadways have been macadamized. Estimated cost, \$106,300; assessed valuation \$47,450,000. The preliminary work was authorized.

**SENECA AV.**—Sewer in Seneca av, from Whittier st to the easterly side of Edgewater road, Borough of the Bronx. The engineer reported that title to this block of Seneca av has been legally acquired. The preliminary work was authorized. Estimated cost, \$6,600; assessed valuation, \$20,700.

**168TH ST.**—Regulating and grading East 168th st, from Clay av to Morris av, and constructing steps between Clay and Teller avs, Borough of the Bronx. The engineer reported that title to these four blocks of East 168th st has been legally acquired. The preliminary work authorized. Estimated cost, \$16,400; assessed valuation, \$1,285,300.

**192D ST.**—Regulating and grading, where necessary, and paving with asphalt block East 192d st, from Creston av to Kingsbridge road, Borough of the Bronx. The engineer reported that title to these three blocks of East 192d st has been legally acquired. Estimated cost, \$7,100; assessed valuations, \$218,380. Preliminary work was authorized.

**BAYCHESTER AV.**—Regulating and grading Baychester av, between Boston road and Pelham Bay Park, and building temporary bridges where necessary, Borough of the Bronx. The engineer reported that this improvement affects a length of about two miles of Baychester av, title to which has been legally acquired. The st crosses branches of Givans Creek, where it is proposed to build temporary bridges to be used until the Federal statutes are amended in such a way as to permit of closing this stream to navigation. Most of the area in the vicinity is undeveloped and a considerable portion of it is at a low elevation. The cost of the work will involve an assessment of about \$235 per lot, requiring an assessed valuation of about \$470. The records of the Department of Taxes and Assessments show that the property valuation through the greater portion of the territory affected range from about \$50 to about \$350 per lot. Preliminary work was authorized.

**BECK ST.**—Paving with asphalt and curbing where necessary Beck st, from Prospect av to Leggett av, Borough of the Bronx. Resolution of the Local Board of the Morrisania District. The preliminary work was authorized. Estimated cost, \$11,300; assessed valuation, \$747,200.

**135TH ST.**—Paving with asphalt block East 135th st, from Southern Boulevard to Locust av, Borough of the Bronx. The engineer reported that title to these three blocks of East 135th st has been legally acquired. Estimated cost, \$22,200; assessed valuation, \$590,750. The preliminary work was authorized.

**165TH ST.**—Paving with granite block and curbing, where necessary, West 165th st, from Anderson av to Lind av, Borough of the Bronx. Estimated cost, \$9,600; assessed valuation, \$657,230. The preliminary work was authorized.

**TINTON AV.**—Paving with asphalt block and curbing and recurbing Tinton av, from Southern Boulevard to East 149th st, Borough of the Bronx. Estimated cost, \$10,900; assessed valuation, \$242,400. The preliminary work was authorized.

**178TH ST.**—Paving with asphalt block, curbing and recurbing East 178th st, from 3d av to Hughes av, Borough of the Bronx. Estimated cost, \$10,100; assessed valuation, \$726,280. Preliminary work was authorized.

FINAL AUTHORIZATION.  
MANHATTAN.

**181ST ST.**—Sewer in Northern av, from West 181st st to West 190th st. Proposed contract time, 350 days; estimated cost, \$49,600.

**151ST ST.**—Sewer in West 151st st, from Riverside Drive to Broadway. Estimated cost, \$1,900.

Fixing the roadway widths at 24 ft. of East 150th st and of East 151st st, from Prospect av to Robbins av, Borough of the Bronx.

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.

BRONX.

**BARRY ST.**—Regulating, grading, curbing, flagging, laying cross-walks, etc., on Barry st, from Longwood av to Tiffany st.

**CAMBRELING AV.**—Paving with asphalt block and curbing where necessary Cambreling av, from Grote st to St. John's College.

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:

MANHATTAN.

**NORTHERN AV EXTENSION.**—Regulating, grading, curbing and flagging, from a point 774 ft. north of 181st st to Fort Washington av, and constructing retaining wall and guard rail. Area of assessment: Both sides of Northern av, from 181st st to Fort Washington av, and to the extent of half the block at the intersecting sts. Due Aug. 8.

STEINWAY TUNNEL TO BE OPERATED.

To Avoid Protracted Litigation a Law  
Was Passed to Establish Legal Status.

THE turning over of the property and surviving franchises of the defunct New York and Long Island Railroad Co., known also as Steinway Tunnel Co., to the Interborough Transit Co. for use is made possible by a bill which received the signature of Governor Hughes last Tuesday. This legislative act was made necessary by the tangle of litigation which has prevented the use of the tunnel to Queens. In a memorandum regarding the measure the Governor says:

"In accepting this bill for the city of New York the Mayor of the city has stated in his memorandum the circumstances which led to its passage. The New York & Long Island Railroad Company, having constructed a portion of its tunnel and road, failed to complete it within the time prescribed by law. By reason of this default its corporate existence and powers ceased (Laws of 1890, Chapter 565, Section 5). The litigation between the city of New York and the directors of the company, as trustees of creditors and stockholders, failed and the questions involved were not finally decided because the State was not a party.

"It would seem clear that the franchise of the company to construct, maintain and operate the tunnel and road ended when it failed to comply with the statute. But it has been objected that this bill is an attempt in some way to revive it or to lend support to the claim that it can be transferred and exercised. The bill, however, (being a general one, so as not to conflict with the constitutional provision as to a special act in such a case) in its references to franchises describes only such, if any there be, as 'survive,' and the bill does not purport to recognize any franchise that has ended.

"I therefore do not regard this bill as affording a foundation for the claim that the perpetual franchises of the defunct company, lost by its default, are recognized or revived."





# REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, if it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.

9th.—T. S. preceding the consideration in a conveyance means that the conveyance is recorded under the Torrens system.

## CONVEYANCES

June 10, 11, 13, 14, 15 and 16.

### BOROUGH OF MANHATTAN.

Bleecker st, Nos 367 and 369 | n e cor Charles st, 49.2x61.11x49.1 Charles st or Van Nest pl, No 18 | x61.11, two 5 and one 4-sty brk tenements, stores on Bleecker st. Anna W Juhler to Matilda C Kugeler and Anna L Zellweger, two daughters of E C Henry Kugeler, decd, of Brooklyn. All title. B & S. All liens. May 16. June 14, 1910. 2:621—33, 34 and 78. A \$26,000—\$37,500. nom

Same property. Matilda C Kugeler EXTRX E C Henry Kugeler to same. All liens. May 31. June 14, 1910. 2:621. 53,000

Same property. Fredk H Kugeler to same. All title. B & S. All liens. May 17. June 14, 1910. 2:621. nom

Bleecker st, No 137, on map No 135, n s, 25.1 e West Broadway, 25x100, 6-sty brk loft and store building. Chas A Thompson to Brown-Weiss Realty, a corpn. Mort \$43,250. May 24. June 14, 1910. 2:536—43. A \$26,000—\$51,000. 100

Cherry st, Nos 402 to 406, n s, 203.9 e Scammel st, 64.1x97.8, three 4-sty frame brk front tenements and stores and 5-sty brk tenement in rear. Geo E Relyea to Security Mortgage Co, a corpn of N J. Mort \$20,000. June 9. June 10, 1910. 1:261—15. A \$32,000—\$40,000. other consid and 100

Croton st, n s, 325 w Amsterdam av, 25x91, 1 and 2-sty frame dwelling.

Croton st | n s, 350 w Amsterdam av, 25 to Audubon av x90, Audubon av | except part for Audubon av, two 2-sty frame dwellings.

PARTITION, Apr 7, 1910. Michael J Scanlan, ref, to Wm F McCarthy, Mary A Elsen, Hannah L Corbett and Julia F McCarthy. May 24. June 10, 1910. 8:2123—26. A \$15,000—\$16,500 24,500

Cannon st, No 129, w s, 120 s Houston st, 20x100, 5-sty brk tenement. Sarah Ehrenreich to Morris Kronovet and Lena Stoloff. Mort \$—. June 15. June 16, 1910. 2:335—69. A \$10,000—\$18,000. other consid and 100

Delancey st, No 120, n s, 50 e Essex st, runs n 70.2 x e 25.1½ x s 19.2 x w 0.1½ x s 51 to st, x w 25 to beginning, 5-sty brk tenement and store. Herman Finkelstein to Otto H Albanesius of Jersey City, N J, as TRUSTEE. Mort \$33,000 and all liens. Nov 23, 1908. Re-recorded from Dec 5, 1908. June 15, 1910. 2:353—44. A \$28,000—\$31,000. nom

Elizabeth st, No 123 (113), w s, 148.3 s Broome st, 25x80x25.5x80, 5-sty brk tenement and store.

Elizabeth st, No 125 (115), w s, 121.3 s Broome st, 25.2x81.3x25.1 x81.5, 5-sty brk tenement and store and 3-sty brk tenement in rear.

Guiseppa Tuoti et al to Vincenza Messineo. B & S. June 2. June 14, 1910. 2:470—19 and 20. A \$33,000—\$55,000. nom

Grand st, No 66, n s, abt 50 w Wooster st, 25x100, 5-sty brk loft and store building. FORECLOS, May 10, 1910. Edward W S Johnston, ref to Mabelle S Soich (Wood), committee Caroline A Wood. June 10, 1910. 2:475—30. A \$27,000—\$41,000. 32,000

Grand st, No 301, s s, 66 w Allen st, 21.6x75, 2 and 3-sty brk tenement and stores. Martha Josephthal et al, EXRS, &c, Louis Josephthal, decd, et al to Meyer Goldberg. Mort \$45,000. June 15. June 16, 1910. 1:307—20. A \$25,000—\$30,000. other consid and 100

Houston st, No 110, n s, 25 w Thompson st, 25x100, 5-sty stone front tenement and stores. Geo J Thole, of Brooklyn, to Emily C Thole, of Brooklyn. B & S. Mort \$15,000. June 8. June 13, 1910. 2:525—26. A \$20,000—\$30,000. nom

Jackson st, No 91 | n w cor South st, —x—, 6-sty brk tenement and stores. All lands whereof Adolph Schlesinger is now seized or possessed. Release dowry. Celia wife Adolph Schlesinger to said Adolph Schlesinger. Q C. All title. May 18, 1905. June 14, 1910. 1:243—24. A \$25,000—\$75,000. nom

Same property. Power of attorney. Same to same. May 18, 1905. June 14, 1910. 1:243.

Lewis st, Nos 166 and 168 | s e cor 4th st, 51.5x100x38x100.11, 6-sty 4th st, Nos 394 to 400 | brk tenement and stores. Isaac Berlin to Ignaz Reich and Benj Rottenberg ½ part and Joseph Isaac ½ part. Mort \$62,000. June 14. June 16, 1910. 2:358—11. A \$38,000—\$85,000. other consid and 100

Maiden lane, Nos 78 and 80, s w s, 151.9 s e William st, runs s w 79.4 x s e 18.1 x n e 5.6 x s e 17.2 x n e 74.4 to st x n w 36.5 to beginning, two 6-sty brk loft and store buildings. City Real Estate Co to Fire Companies Building Corporation. B & S and C a G. June 9. June 10, 1910. 1:42—31 and 32. A \$128,000—\$150,000. other consid and 100

Prince st, No 155, n s, 60 w West Broadway late Laurens st, old line, 20x95, 3-sty brk tenement and store. 2:516—40. A \$15,000—\$16,000.

Houston st, No 92, n s, 62.6 w West Broadway late Laurens st, old line, 18.9x98, 2-sty brk tenement and store. 2:525—58. A \$17,500—\$20,000.

3d st, No 62, s s, 225 e 2d av, 18.9x101.3x18.9x101.4, 3-sty brk dwelling. 2:444—20. A \$14,000—\$17,000.

Lexington av, No 136, w s, 33.1 s 29th st, 16.3x81, 4-sty stone front dwelling. 3:884—68. A \$14,500—\$18,000.

27th st, No 34, s s, 269 e 6th av, 22.6x98.9, 4-sty stone front building and store. 3:828—67. A \$49,000—\$59,000.

Columbus av, Nos 61 and 63 | n e cor 62d st, 50.3x20. 62d st, No 61

Columbus av, No 65, e s, 50 n 62d st, 25x20. 5-sty stone front hotel. 4:1115—1. A \$30,000—\$55,000.

Wm Buchan to Wm Buchan, Jr, of Passaic Co, N J. June 9. June 11, 1910. other consid and 100

Perry st, No 39, n s, 150 e 4th st, 17x74, 4-sty brk dwelling. Charles Gronich to Leon Ottinger. Mort \$4,500. June 9. June 10, 1910. 2:613—39. A \$7,000—\$8,500. other consid and 100

Pearl st, No 296, s e s, abt 105 n e Beekman st, 25x85.8x25x84.10, s w s, 4-sty brk loft and store building. Release judgment. The State Bank to Nathan Hutkoff. Q C. June 10. June 15, 1910. 1:98—24. A \$15,600—\$21,000. nom

Rivington st, Nos 304 and 306 | n e cor Lewis st, 25x100, 6-sty brk Lewis st, Nos 72½ and 74 | tenement and stores. Sarah Ehrenreich to Morris Kronovet and Lena Stoloff. Mort \$—. June 15. June 16, 1910. 2:329—78. A \$25,000—\$53,000. other consid and 100

Rivington st, No 112, n e s, 22.3 n w Essex st, 22.2x80, 5-sty brk tenement and store. David Cohen to Samuel Rosenblum. All title. Q C. June 15. June 16, 1910. 2:411—69. A \$17,000—\$25,000. other consid and 100

St Nicholas pl, No 20, e s, 180 n 150th st, 45x100, 2-sty and basement brk dwelling. Grace wife John Ewing to Margaret Nunan. Mort \$19,000. June 15, 1910. 7:2054—36. A \$18,000—\$36,000. other consid and 100

Same property. Margaret Nunan to Chas A Christman. Mort \$19,000. June 15, 1910. 7:2054. 100

Spring st, No 63 | n w cor Lafayette st, runs n 77.10 x Lafayette st, Nos 232 to 236 | w 3.5 x s 76.5 to st x e 22.11 to beginning, 5-sty brk loft and store building. Geo J Thole, of Brooklyn, to Emily C Thole, of Brooklyn. B & S. All liens. June 8. June 13, 1910. 2:496—34. A \$23,000—\$26,000. nom

Spring st, No 65, n s, 22.11 w Lafayette st, 25.6x77.10x25.7x76.5, 5-sty stone front tenement and stores. Geo J Thole, of Brooklyn, to Emily C Thole, of Brooklyn. B & S and all liens. June 8. June 13, 1910. 2:496—35. A \$23,000—\$27,000. nom

Spring st, No 148 (130), s s, 20x80. Power of attorney. Jean J and Henrietta T Reubell to Allen W Evarts and Alfred L White. May 23. June 16, 1910.

Spring st, No 148 (130), s s, 40 w Wooster st, 20x80.1, 3-sty brk tenement and store. Jean J Reubell and ano to Nathan Harrison, of Philadelphia, Pa. June 15. June 16, 1910. 2:487—27. A \$19,000—\$20,000. other consid and 100

1st st E, Nos 84 and 86, n s, 144.2 e 1st av, 42.10x105.11x58.8x 107.5, two 3-sty brk dwellings. Helen Phelps Stokes to the Rivington Neighborhood Association, a corpn. Mort \$35,000. Apr 21, 1908. June 10, 1910. 2:429—61 and 62. A \$34,800—\$42,000. nom

3d st E, No 60, s w s, abt 210 e 2d av, 22.9x101.5x22.9x101.4, s e s, 6-sty brk tenement and store. Selig Carlip et al to Jacob Finkelstein. Mort \$33,000. June 15. June 16, 1910. 2:444—19. A \$17,000—\$35,000. other consid and 100

4th st W, e s, 36.8 s Bank st, 0.2x65. Geo J Thole et al to Christin Yere. Q C. May 20. June 11, 1910. 2:614. nom

4th st W, No 333 | n e cor Jane st, runs n 29.2 x s e 37.2 x n 0.4 Jane st, No 31 | x e 41.5 x n 8.4 x e 5.7 x s 16.8 to Jane st x w 8th av, No 40½ | 77.8 to beginning, 4-sty brk tenement and store with 2-sty brk extension. Polka M Wilkens and ano TRUSTEES Louis Wilkens to Robt H Philipps, of Jersey City, N J. May 4. June 2, 1910. 2:616—1. A \$14,000—\$16,000. Corrects error in issue of June 4, 1910, when 4th st No was 40½. 15,250

9th st E, No 218, s s, 329 w 2d av, 21x75, 4-sty brk tenement and store. Maxlow Realty Co to Jennie M Beattie. Mort \$16,000. June 10. June 11, 1910. 2:464—19. A \$11,000—\$17,000. nom

10th st E, No 261, n e s, 344 n w Av A, 25x94.8, 5-sty brk tenement and store. Easter Realty Co to Charles Edelson. All liens. June 7. June 13, 1910. 2:438—47. A \$17,500—\$35,000. nom

10th st W, Nos 203 and 205, n s, 137.6 e Bleecker st, 37.6x95, two 5-sty brk tenements and stores. Edward R Cohn to Universal Operating Co. Mort \$47,000. Apr 5, 1906. June 14, 1910. 2:620—78. A \$19,000—\$36,000. other consid and 100

10th st E, No 234, s s, 153 w 1st av, 22x92.3, 4-sty tenement. PARTITION, May 9, 1910. John M Zurn, referee to Joseph C and John Cornely. June 15. June 16, 1910. 2:451—28. A \$14,000—\$18,000. 15,000

11th st E, No 328, s s, 225 w 1st av, 25x94.10, 5-sty brk tenement and stores. Salvatore Bordonaro to Salvatore Cannariato. Morts \$39,300. June 13. June 14, 1910. 2:452-22. A \$17,000-\$29,000. other consid and 100

37th st W, No 210, s s, 141.7 w 7th av, 20.11x60, 4-sty brk tenement and store. Theresa Blumenthal et al to Betty M Hawks. Mort \$12,000. June 14, 1910. 3:786-56. A \$13,500-\$16,000. other consid and 100











**NORWOOD** TWO MILES street frontage in the heart of Long Island City, SIX MINUTES from the Queensboro Bridge. Special inducements to builders.

**RICKERT-FINLAY REALTY CO.**  
45 WEST 34th STREET

Wooster st, Nos 186 and 188, 2d loft. Adolph Spear & Co (Agts) to Morris Green; 2 9-12 years, from Aug 1, 1910. June 11, 1910. 2:524.....1,600

18th st, Nos 208 and 210 West, all. Katharine Thompson to Louis Goodheim; 3 years, from May 1, 1911. June 15, 1910. 3:767.....4,350

19th st, No 313 West, n s, 16.8x91.11, the lot. Kath T Moore to Mary B Bookstaver, N Y, and Frances St John, of Ann Arbor, Mich, 21 years from May 1, 1910 (option of renewal). June 16, 1910. 3:743.....taxes, &c, and 350 to 500

Same property. Consent to following assignments of leases. Same to same. Nov 23, 1909. June 16, 1910. 3:743.....

Same property. Assign lease recorded June 25, 1889. Louis B Hasbrouck EXR Henry W Bookstaver to Frances St John. 1/2 part. July 26, 1909. June 16, 1910. 3:743.....

Same property. Same to Mary B Bookstaver. 1/2 part. July 26, 1909. June 16, 1910. 3:743.....nom

20th st, No 134 West, basement, store and part cellar. Jacob Lederer and ano to Edward Vogt; 4 years, from May 1, 1910. June 10, 1910. 3:795.....840

21st st, s s, 275 e 9th av, 25x91.11. Assign lease. Philippine A Gruman et al INDIVID, EXRS, &c, Jere B Gruman (Kath E Moore consents) to Fredk S Myers. Mort \$5,000. June 9. June 15, 1910. 3:744.....nom

21st st, s s, 250 e 9th av, 25x91.11. Assign lease. Philippine A Gruman et al INDIVID, EXRS, &c, Jere B Gruman (Mary M Sherman consents) to Fredk S Myers. Mort \$5,000. June 9. June 15, 1910. 3:744.....nom

22d st, No 132 West, all. Albert H Ammidown to Wm H Dykes; 3 years from Sept 30, 1907. June 14, 1910. 3:797.....1,400

Same property. Consent to assign lease. Same to same. Apr 24, 1908. June 14, 1910. 3:797.....nom

Same property. Assign lease. Wm H Dykes to Louis Fried. Apr 24, 1908. June 14, 1910. 3:797.....nom

Same property. Albert H Ammidown to Louis Fried. Dec 1, 1909. Extension of above lease to Sept 30, 1913. June 14, 1910. 3:797.....1,450

26th st, Nos 334 and 336 East. Surrender lease. Concetta Parimuta to Pauline Miller. June 9. June 11, 1910. 3:931.....omitted

29th st, No 205 West, all. Wm and Hannah Kohlmeier EXRS Wm Kohlmeier, decd, to Emil Bugnan; 3 years, from May 1, 1912. June 10, 1910. 3:779.....1,200

29th st, No 205 West, all. Wm and Hannah Kohlmeier, EXRS Wm Kohlmeier to Andrew Schlaeppli; 5 years from May 1, 1907. June 14, 1910. 3:779.....1,000

36th st, Nos 158 to 162 West, rear building.....

36th st, No 160 West, ground floor and store.....

Theophila Kick to David Milch; 5 years, from Jan 1, 1910. June 11, 1910. 3:811.....2,200 and 2,400

45th st, No 133 West, basement. The Actors Society of America to A Sherman; 5 years, from May 1, 1908. June 11, 1910. 4:-998.....1,000

45th st, No 135 West, all, except the basement store. The United Shield Club to Joseph H Joubert; 4 years, from May 1, 1910. June 15, 1910. 4:998.....2,000 to 2,400

45th st, Nos 137 and 139 West. Assign lease. Theodore V Barton to Donald T MacPhail. Feb 7, 1910. June 14, 1910. 4:998.....4,000

46th st, No 453 West. Assign lease. Julia H Brand to Bernard J Foss. June 13. June 15, 1910. 4:1056.....

.....other consid and 100

64th st, No 227, n s, 350 w Amsterdam av, 25x100.5, ground floor and 3d floor. A L Libman to Geo S Hayes and The Motor Transportation Co. Mar 19, 1910, from completion of building to Apr 30, 1918. June 14, 1910. 4:1156..125 and 138.34 monthly

86th st, No 344 East, basement, store and part cellar. Catharine Schutt to Samuel Schwartz; 2 years from May 1, 1910. June 16, 1910. 5:1548.....600

102d st, No 63 East, all. Louis Koch and ano to Samuel Tobias; 2 11-12 years and 15 days from May 15, 1910. June 14, 1910. 6:1608.....4,800

149th st, No 540 West, all. Eliz L Murray to Minnie Vondrurn; 3 years, from July 15, 1910. June 13, 1910. 7:2080.....1,050

165th st | n s, 114.5 w Amsterdam av, —x— to Croton st, lot 12 Croton st | blk 2123 on tax map. The City of N Y to S Wohlfeil. Oct 23, 1905. Tax lease 400 years. June 15, 1910. 8:2123.....200.89

Av A, No 11, store. William Schuster and ano to Samson Hackmeyer; 5 years, from May 1, 1910. June 13, 1910. 2:429...600

Av A, No 1605, south store. Louise Lisberger to Carl Harz; 3 years, from May 1, 1910. June 10, 1910. 5:1564.....480

Av C, No 110, ground floor. Annie Finger to Martin Mercer and Isy Lustberg, firm Mercer & Co; 5 years, from June 1, 1907. June 15, 1910. 2:377.....2,700

Same property. Same to Isy Lustberg and Samuel Levy; extension of lease for 3 years, from June 1, 1912. June 15, 1910. 2:377.....2,700

Av C, No 90 n e cor 6th st, all. Surrender lease. David Lazarus 6th st | to M J Adrian. All title. June 9. June 13, 1910. 2:376.....nom

Amsterdam av | n w cor 110th st, 4th store from corner. York-110th st | town Realty Co to Becker Distributing Co; 5 years, from July 1, 1910. June 10, 1910. 7:1882.....1,400

Amsterdam av | n e cor 207th st, 99.11x50. Assign lease. John J 207th st | Regan et al to University Heights Hotel Co. June 3. June 13, 1910. 8:2204..... other consid and 100

Broadway, Nos 69 to 73 | Agreement or lease for entrance to Em-Trinity pl, Nos 51 and 53 | Empire Building from Rector Street Station of Elevated R R. Frederick Pot- Rector st | tion of Elevated R R. Frederick Pot- ter and Clarence H Kelsey, TRUSTEES, &c, Orlando B Potter with Interborough Rapid Transit Co and Manhattan Railway Co; 50 years from May 1, 1909. June 14, 1910. 1:21.....1.00

Broadway, No 1177, store and basement. Marcean Co (Lim) to Sam'l Beck; 2 10-12 years, from July 1, 1910. June 10, 1910. 3:829.....10,000

Broadway, Nos 428 to 432 | s e cor Howard st, 47x90, store floor Howard st, No 37 | and basement. Letitia Harsell et al to the U S of A by Frank H Hitchcock, P G; 5 10-12 years, from July 1, 1908. June 13, 1910. 1:209.....16,000

Broadway | n w cor 136th st, 2d store from cor and basement. Jas 136th st | Madden to Louis Fineberg; 8 years, from May 1, 1910. June 13, 1910. 7:2002.....1,500

Lexington av | w s, extends from 46th to 47th sts, —x275, the land, 46th st | except that portion below the floor line of the low- 47th st | est story of the building to be erected above the surface. N Y C & H R R Co and the N Y, N H & H R R Co to the Merchants & Manufacturers Exchange of N Y. Feb 18, 1910; 21 years from completion of building (privilege of renewals for 29 years. June 16, 1910. 5:1301.....

.....6% on cost of building, 1/2 of taxes, &c, and gold 30,000

Madison av | lot 46 blk 1294 on tax map, the roofs, with use of 58th st | signs thereon. 59th St-Madison Av Co to Walter J 59th st | Salomon; 1 year, from July 1, 1910, with privileges of renewal to June 30, 1920, at from \$2,000 to \$3,000. June 13, 1910.....1,750

Park Row, No 164, store. Abraham Finelite TRUSTEE for David Finelite to Wm Feuer; 1 1-12 years, from Apr 1, 1910. June 10, 1910. 1:160.....780

Park Row, Nos 13 to 23, rooms 201 to 214 in Park Row Bldg. Park Row Realty Co to R M Haan & Co, a corp. June 8; 5 3-12 years, from Oct 1, 1910 (4 years renewal). June 10, 1910. 1:90.....5,000

Same property. Agreement as to covenants, &c, in lease. Same with same. June 9. June 10, 1910. 1:90.....

Park av, No 1127, store, &c. Madeleine S Boeker to Henry Breimer; 5 years, from May 1, 1910. June 15, 1910. 5:1519.....600

1st av, Nos 2126 and 2128, store floor and part basement. Estelle Freid to Pietro Ferrara; 6 years, from May 1, 1910. June 13, 1910. 6:1703.....900 and 960

1st av, No 90, store, basement and small house in rear. Isak Messer to Adolph Neurad; 4 10-12 years, from July 1, 1910. June 10, 1910. 2:433.....1,000

1st av, No 1474, store and basement. Rosa and Cecelia Haft to Rothschild Company Twenty-Five Cent Department Store; 4 10-12 years, from July 1, 1910. June 15, 1910. 5:1471.....2,100

1st av, No 1474. Surrender lease. Fisher Baeker to Rosa and Cecelia Haft. All title. June 11. June 15, 1910. 5:1471.....nom

2d av, No 1326. Assign lease. John Daly to John B Schroeder. Mort \$3,400. June 15, 1910. 5:1444.....nom

2d av, No 50, south store. The Breslin Realty Co to Charles Hiller; 2 years, from May 1, 1910. June 15, 1910. 2:444...660

2d av, No 765 | s w cor 41st st. Assign lease. Patrick J McGowan 41st st | to Caroline S Barg. Mort \$7,640. June 15, 1910. 5:1314.....nom

2d av, No 2480, all. Eliz P Ingraham to Chas J McGillick; 4 2-12 years, from Mar 1, 1910. June 13, 1910. 6:1804..1,000 to 1,500

3d av, No 1592, north store and part cellar. Samuel J Cohen to Fred and Katie Ihrig; 4 11-12 years, from June 1, 1910. June 13, 1910. 5:1518.....1,020 and 1,080

4th av, Nos 443 to 449 | n e cor 30th st, 6th floor. Dodd, 30th st, Nos 103 and 105 East | Mead & Co to Morse International Agency, a corp; 10 years, from May 1, 1910. June 10, 1910. 3:886.....4,250

5th av, No 137. Assign lease. Lillian E Selby to Troy Realty Co. May 27. June 11, 1910. 3:849.....other consid and 100

5th av, No 433, e s, 74.1 s 39th st, 24.8x125, all, new building to be erected. U S Trust Co TRUSTEE Theron R Butler to Hardman, Peck & Co; 21 years, from May 1, 1911. June 13, 1910. 3:868.....taxes, &c, and 17,000 to 23,000

7th av, No 239, all. Madelaine Griser to Theodor Drakert; 2 years from May 1, 1911. June 14, 1910. 3:799.....1,250

7th av, No 163, all. Dorothea A Kellermann to Emanuel Rothschild and Nathan Richman; 5 years, from May 1, 1909. June 14, 1910. 3:795.....1,500

8th av, No 2784, store, &c. Sophie Sterns to Alphonse Andre; 3 years from Oct 1, 1910. June 16, 1910. 7:2033.....1,200

8th av, No 985, north store. Louis Fisher to Daniel Maschler; 3 years, from May 1, 1910. June 15, 1910. 4:1048.....900

10th av | s e cor 29th st, leasehold. Power of attorney. J Edgar 29th st | Leaycraft to Edgar C Leaycraft. June 6. June 16, 1910. 3:726.....

11th av | s e cor 21st st, runs e 37.9 x s 87.5 to e s 11th av, x n 21st st | w — to beginning, gore. Assign lease. Maurice B and Daniel W Blumenthal to Smauel and George Holoher. 1/4 part. All title. June 13, 1910. June 14, 1910. 3:692.....nom

**BOROUGH OF THE BRONX.**

Jennings st | No 740, s e cor Union av. Assign lease. Lina Bolte Union av | or Boltot to William Wolter. June 9. June 10, 1910. 11:2969.....nom

168th st, No 391 East, east store. Amelia Maloney to Hyman Tashman; 3 years, from May 1, 1910. June 14, 1910. 9:2427..270

180th st, No 730 | s e cor Clinton av, store, 20x50, and basement, Clinton av | 20x90. The Brook Construction Co to Edward Gillespie; 10 years, from May 1, 1910. June 13, 1910. 11:3094.....1,200 to 1,800

Brook av, No 1302, double store. Millie Rosenkrantz to Ellen S Erikson; 10 years, from June 1, 1910. June 13, 1910. 11:2894.....480

Willis av, No 422, north store and basement. Julius Brunings to Paul De Haas; 3 years, from May 1, 1910. June 10, 1910. 9:2289.....540

Willis av, No 167, store, bake shop, &c. Mary Graefenecker to August Renner; 3 years, from May 1, 1910. June 10, 1910. 9:-2298.....1,200

3d av, No 2831, store.....

3d av, Nos 2831 and 2833, 2d floor.....

David L Phillips to Harry Isaacs; 5 years from May 1, 1910. June 16, 1910. 9:2327.....3,750 to 4,750

\*Plot 15 lot 1 map of Pelham. The City of N Y to Augusta Kretsch; Mar 30, 1909, tax lease, 1,000 years, from Nov 14, 1906. June 13, 1910.....12.01

\*Plot 15 lot 2 same map. Same to same; Mar 30, 1909, tax lease, 1,000 years, from Nov 14, 1906. June 13, 1910.....10.94

\*Plot 15 lot 3 same map. Same to same; Mar 30, 1909, 1,000 years, from Nov 14, 1906. June 13, 1910.....10.94

\*Plot 15 lot 4 same map. Same to same; Mar 20, 1909, 1,000 years, from Nov 14, 1906. June 13, 1910.....10.94















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on their biggest work; for the same reason it pays on smaller work.

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Uniformly 10 Per Cent. Finest Ground in the World.

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EDISON PORTLAND CEMENT CO., 1133 Broadway, New York



- \*Kaul, Gustav to Gustav Killenberg. Olmstead av, w s, 58 s Blackrock av, 25x100. P M. Prior mort \$3,300. June 10, 3 years, 6%. June 13, 1910. 1,700
- \*Lechnyr, William to Cath C Hill. White Plains road, e s, lot 5 map (No 980 Westchester Co) of 93 lots in South Mt Vernon, 25x126.6x25x128.3 s s, except part for road. P M. June 8, 3 years, 5%. June 10, 1910. 5,000
- \*Same to same. White Plains road, e s, lot 4 same map, 25x128.3 x25x130 s s, except part for av. P M. June 8, 3 years, 5%. June 10, 1910. 5,000
- \*Same to same. Lots 245B, 246A and 246B map (No 1108B) subdivision portion of Penfield property. June 10, 1910, due, &c, as per bond. 3,000
- \*Lawrence, Egbert V to Eureka Co-operative Savings & Loan Assn. Edison av, e s, 175 n Tremont road, 25x100. June 15, 1910, installs, 6%. 4,000
- Lyttle, Saml to LAWYERS TITLE INS & TRUST CO. Hoe av, s w cor Freeman st, runs w 100 x s 60.11 x e 36.1 x n 5.10 x e 63.9 to av x n 50 to beginning. June 14, 5 years, 5%. June 15, 1910. 11:2979. 64,000
- Mulvihill, Margt to Mary E Thorne. Clarke pl, s s, 239.9 e Jerome av, 25x100, except part for place. June 15, 1910, 3 years, 5½%. 11:2839. 5,500
- \*Morabito, Domenico, of Boston, Mass, to Giuseppe Principato, of same place. Magenta st, n s, lot 191 map No 426 of building lots near Williamsbridge Station, 25x94.11. June 8, 6 months, 12%. June 15, 1910. note 300
- Molia, Luigi to Anna S Stemme et al, exrs John Stemme. Park av late Vanderbilt av West, s w cor 183d st, 91.5x44.8x90.8x46. P M. June 14, 1 year, 5%. June 15, 1910. 11:3030. 4,000
- Meemore Realty Co to City Mortgage Co. Simpson st, e s, 188 s 167th st, 76x100. Building loan. June 15, demand, 6%. June 16, 1910. 10:2727. 48,000
- Same to same. Same property. Certificate as to above mort. June 15, June 16, 1910. 10:2727.
- Mullooly, Annie to Geo Ringler & Co. 170th st, No 580, s s, 90.7 e Fulton av, runs s 109.8 x e 17.4 x n — x n 65.10 to st x w 16.9 to beginning. P M. June 14, 1910, 3 years, 6%. 11:2931. 1,500
- Mazza, Louis to Emil N Sorgenfrei. Mapes av late Johnson av, s e s, abt 132 n 179th st and being lot 147 map East Tremont, 66x150, except part for Mapes av. P M. Prior mort \$4,000. June 11, 1 year, 6%. June 13, 1910. 11:3108. 3,500
- Munson, Kath M wife Alban E to Thomas W Grimley. Davidson av, w s, 100 n 184th st, 50x100. June 13, 1910, due, &c, as per bond. 11:3199. 6,000
- McMichael, Annie to HARLEM SAVINGS BANK. Union av, w s, 118.9 s 149th st, 18.9x100. June 13, 1910, 3 years, 5%. 10:2582. 2,750
- \*Mang, Longin to Julius Heiderman. Gleason av, or 12th st, n s, at line bet lots 325 and 326, runs n 108 x w 25 x s 108 to av x e 25 to beginning, being part of lot 325 map Unionport, 25x 108. June 11, due July 1, 1912, 6%. June 13, 1910. 500
- Miller, John to John W Curran. Weeks av, e s, 75 n 175th st, 91.9x96.9x73.7x95. P M. June 9, due Feb 15, 1911, 5½%. June 10, 1910. 11:2800. 2,500
- \*Murphy, Michl J to N Y Catholic Protectory, a corpn. Unionport road, w s, abt 58 n w Storrow st, 58.4x138.7 to Gray st x50x168.7, and being lots 5 and 6 map No 1422. P M. June 3, 3 years, 5%. June 10, 1910. 1,452.50
- \*Melrose Realty Co to Maria C Farinella. 4th av, w s, 78 n 213th st, 26x106x—x114, and being lot 183 map property Wm F Duncan at Williamsbridge. P M. June 9, 3 years, 6%. June 10, 1910. 750
- M F Construction Co to City Mortgage Co. Wilkins av, e s, 380 n 170th st, 120x100. Building loan. June 7, demand, 6%. June 10, 1910. 11:2966. 81,000
- Same to same. Same property. Certificate as to above mort. June 8, June 10, 1910. 11:2966.
- \*Mulvaney, Henry P to estate of Lawrence Delmour. Tier av, n s, 100 w North st, 100x380 to high water mark Eastchester Bay x102.11x408. June 6, due May 25, 1911, 6%. June 10, 1910. 2,400
- Mulligan (Thomas) Construction Co to Century Mortgage Co. Eagle av, e s, 25 s Terrace pl, runs s — to pt 75.7 s Terrace pl x e 100 x n 50.4 x w 100 to beginning. June 6, 3 years, 5%. June 10, 1910. 10:2623. 40,000
- Same to same. Same property. Certificate as to above mort. June 10, 1910. 10:2623.
- Mountain Construction Co to Wm V Simpson. 165th st, s e cor College av, runs e 27 x s 28.1 x n 0.7 x s 50.11 x w 26 to College av x n 77.3. Prior mort \$19,000. June 10, due, &c, as per bond. June 11, 1910. 9:2432. 3,000
- Same to same. Same property. Certificate as to above mort. June 10, June 11, 1910. 9:2432.
- \*Nyman, Erik G to New York & Suburban Co-operative Bldg & Loan Assn. Amundson av, e s, 125 s Nelson av, 25x100. June 11, installs, 6%. June 13, 1910. 7,500
- Noonan & Price Co, Inc, to Edwin De Voe and ano exrs Smith De Voe. West Farms road late road leading from West Farms to Hunts Point, e s, 189.9 n 174th st, runs e — to Bronx River x n 100 x w — to said road x s 100 to beginning. P M. June 15, 3 years, 5%. June 16, 1910. 13:3020. 3,300
- Olsen, Ole H to Robt L Wensley trustee Rachel A Elting. Crotona Park East, s s, 325.5 w Suburban pl, runs e 50.5 x s 86.1 x n w 99.10 to beginning. June 15, 1910, due Oct 1, 1911, 5%. 11:2939. 6,400
- O'Connor, Michael J to James E Dougherty. Marmion av, w s, 100 s 175th st, 46.6x96. P M. June 14, due, &c, as per bond. June 16, 1910. 11:2952. 6,000
- Pertgen, Tillie wife Philip to Bridget Haran. 176th st, s s, 90 w Monroe av, 50x125. June 10, 1910, 5 years, 5%. 11:2800. 9,000
- \*Russhon, Annie to N Y & Suburban Co-operative Building & Loan Assn. Lot 10 blk 53 map (No 1163) Sec "C" of Edenwald. Subordination agreement. May 25. June 13, 1910. nom
- \*Rotando, John to Wm W Penfield. Fulton av, e s, abt 231 s 240th st, 33x151 and being lot 108 map Washingtonville. Prior mort \$3,500. June 9, 1 year, 6%. June 13, 1910. 600
- \*Rotando, John to Wm W Penfield. Fulton av, e s, abt 231 s 240th st, 33x151, and being lot 108 map Washingtonville. Apr 16, 2 years, 6%. June 13, 1910. 700
- \*Same to same. Mathilda av, w s, 200 n 240th st, 50x100, and being lot 209 same map. June 9, 1 year, 6%. June 13, 1910. 500
- Reid, Albert to TITLE GUARANTEE & TRUST CO. Union av, No 706, e s, 25 n 155th st, 20.10x92.6x20.10x92.4. June 6, due, &c, as per bond. June 14, 1910. 10:2675. 8,000
- Reid, Albert to Thomas Palmer. Union av, No 706, e s, 25 n 155th st, 20.10x92.6x20.10x92.4. Prior mort \$8,000. June 14, 1910, 3 years, 6%. 10:2675. 3,500
- Roth Construction Co to Adolph Bloch and ano. Tinton av, e s, 151.7 n Westchester av, runs e 75 x n 25 x e 10 x n 25 x e 10 x n 25 x w 95 to Tinton av x s 75 to beginning. Prior mort \$43,000. June 13, due Aug 15, 1910, 6%. June 16, 1910. 10:2655. 1,500
- Same to same. Same property. Certificate as to above mort. June 16, 1910. 10:2655.
- Rohman, Regina and Ray Maisel to Isaac L Kip and ano, exrs, &c, Cornelia B Kip. Brown pl, n e cor 136th st, 50x90. June 13, 3 years, 5%. June 16, 1910. 9:2264. 43,000
- Same and Greenwich Mortgage Co and Thos J Morrow with same. Same property. Subordination agreement. June 13. June 16, 1910. 9:2264. nom
- Rohman, Regina and Ray Maisel to same. Brown pl, e s, 50 n 136th st, 50x90. June 13, 3 years, 5%. June 16, 1910. 9:2264. 34,000
- Same and Greenwich Mortgage Co and Thos J Morrow with same. Same property. - Subordination agreement. June 13. June 16, 1910. 9:2264. nom
- \*Reynolds, Daniel to NORTH SIDE SAVINGS BANK. 217th st late 3d st, n s, 455 e 4th av or at c 1 lot 290, runs e 24.9 x n 114.3 x w 24.9 x s 114.3 to beginning, being part of lot 290 map Wakefield. June 15, 1 year, 5%. June 16, 1910. 4,000
- \*Same to same. 217th st late 3d st, n s, 305 w 5th av, 24.9 e c 1 lot 290, 25.4x114.3, being part of lot 290 same map. June 15, 1 year, 5%. June 16, 1910. 4,000
- \*Silber, Rachel to Arthur J Mace and ano exrs Malinda G Mace. Sheil st, s s, 100 e Tilden av, and being lot 852 map Laconia Park, 25x100. P M. Apr 26, 3 years, 6%. June 16, 1910. 225
- Simpson Construction Co to EMPIRE CITY SAVINGS BANK. Simpson st, e s, 241.10 n Westchester av, 40x100. June 16, 1910, 3 years, 5%. 10:2727. 33,000
- Same to same. Same property. Certificate as to above mort. June 16, 1910. 10:2727.
- Simpson Construction Co to Chas Riley. Simpson st, No 1072, e s, 241.10 n Westchester av, 40x100. Prior mort \$33,000. June 16, 1910, 1 year, 6%. 10:2727. 4,000
- Same to same. Same property. Consent as to above mort. June 16, 1910. 10:2727.
- Same to same. Same property. Certificate as to above mort. June 16, 1910. 10:2727.
- \*Sheehan, Mary A to David Heck. McGraw av, s s, 56 e Beach av, and being lot 29 map 370 lots McGraw Est, 25x100. P M. June 15, 5 years, 6%. June 16, 1910. 1,800
- \*Stantoo, John J to BRONX SAVINGS BANK. Taylor st, e s, 300 s Columbus av, 2 lots, each 25x100, except part for st. Two morts, each \$5,000. June 15, 1910, 3 years, 5%. 10,000
- \*Schulz, Fredk to Margt Boosmann. 1st st, s s, 263.7 e Av B, runs s 44.4 x e 63.11 x n 53 to st x w 63.5 to beginning; Unionport. P M. June 13, due, &c, as per bond. June 15, 1910. 2,500
- \*Smith, John T to Lydia A Spencer. White Plains road, e s, abt 149 s 237th st, and being lots 13 and 14 blk 3 map (No 1086) land Whitehall Realty Co, 48.1x100. P M. June 10, 3 years, 6%. June 11, 1910. 3,000
- Steinmetz, Amelia to Emma Pagendorn. Longfellow av, w s, 200 s Garrison av, 25x100, and being lot 137 map (No 1273) of 369 lots owned by Hunts Point Realty Co. June 10, 1910, due as per bond, 6%. 10:2761. 1,700











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For PLASTERING WALLS AND CEILINGS

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Dumont, Pierre D et al—Empire Trust Co. 1910 .....	2,121.05	Harvey, Charles et al—P White. 1909 .....	274.72	<sup>1</sup> Pellnan, Charles—B M Lewine. 1908.....	1,178.27
Doherty, Mary—L Scholem et al. 1908.....	79.34	Holder, Frederic B et al—Chicago & Eastern R R Co. 1908 .....	3,185.27	<sup>1</sup> Pentlarge, Frank—City of N Y. 1909.....	56.41
Ellenbogen, Abram—W W Slocum. 1910.....	28.39	Hoffman, Louis—I D Schlachetzki. 1910.....	32.41	Pettit, Robert M et al—Chicago & Eastern R R Co. 1908 .....	3,485.27
Eveleth, Walter—S E Berger. 1909.....	640.85	Horn, August E & Louis Peverilli—J O Leffler. 1909 .....	160.22	Paterno, Domenico—Jetter Brewing Co. 1908.....	114.72
Fitzsimmons, Elizabeth—W Davis. 1903.....	277.81	Hall, Frank W—D Nicoll et al. 1910.....	44.36	Reilly, Wm D—P F Devine. 1910.....	119.03
Faith, Helen M—E G Dupont. 1910.....	36.17	Isseks, Davis—City of N Y. 1910.....	27.40	Rosenthal, Louis—T W Morris et al. 1910.....	85.66
<sup>6</sup> Felix, Louis E—I Leichter. 1910.....	239.31	Ives, Florence A—P B Sheridan. 1910.....	583.22	Rodgers, Wm J—City of N Y. 1898.....	10.00
Fitzgerald, Joseph H—G D Beinert. 1910.....	32.11	Jedel, Aaron—A Nelken. 1910.....	793.91	Robertson, Joseph, Jr—J J B Robertson. 1910.....	107.57
<sup>4</sup> Finogold, Isaac—Boland Commercial Co. 1903.....	131.89	Kelly, John J—H Bartley. 1910 .....	171.93	Reschstadt, John—I Lerman. 1910.....	130.85
Freedman, Joseph—H Borges. 1908.....	122.23	Kissel, Gustave E et al—Chicago & Eastern R R Co. 1908 .....	3,485.27	Rosoff, Samuel R—A Kaufmann. 1910.....	239.26
Finkle, Louis—L F Robertson & Sons. 1910.....	46.21	Kennedy, John—A G Outwater. 1908.....	48.92	Rutan, Joseph et al—People, &c. 1909.....	1,500.00
Freyhoyer, Frank—A Wiltz. 1909 .....	391.37	Kraus, George—R Haase. 1904.....	121.35	Rosoff, Samuel R et al—R L Cerero. 1908.....	636.98
Fox, Austin G et al—Chicago & Eastern R R Co. 1908 .....	3,485.27	Lehmeyer, Louis T—M Appleyard. 1910.....	707.07	Raumer, Susan et al—Chicago & Eastern R R Co. 1908 .....	3,485.27
Finn, Luke J et al—F K Porter. 1902.....	100.21	Ledwith, Michael et al—F K Porter. 1902.....	100.21	Rothstein, Samuel & Robert—Planitt Lumber & Mfg Co. 1909 .....	471.39
Freeman, Albert—Terwilliger Mfg Co. 1908.....	270.55	Leicht, Chas K—C Scherer. 1910.....	2,631.75	Richter, Bernhard—D Savitsky et al. 1909.....	110.01
Same—Innovation Trunk Co. 1908.....	203.97	Lanier, Charles et al—Chicago & Eastern R R Co. 1908 .....	3,185.27	Riggs, Leon C—O M Kohn. 1909.....	9,283.34
Same—A W Sanborn. 1907.....	66.17	Lanier, James F D et al—Chicago & Eastern R R Co. 1908 .....	3,485.27	Rodgers, Wm J—City of N Y. 1899.....	28.95
Finn, John J—C Jordan et al. 1910.....	71.22	Linder, Charles—Union Ry Co of N Y City. 1908 .....	106.75	Schinasi, Solomon—J Hibbert. 1910.....	1,832.81
Foley, John J & Catherine F—American Radiator Co. 1909.....	180.93	Lynch, John T—Bernheim & Schwartz Pilsener Brewing Co. 1909 .....	3,475.63	Scott, Blair T—Washington Life Ins Co. 1910.....	136.07
Gray, Lydia or Lucille La Plante—G McGinley 1910 .....	87.40	Meyer, Frederick et al—C D Williams. 1909.....	117.51	Same—same. 1908 .....	125.19
Guanica, Centrale—J V Ortilero. 1910.....	1,156.65	Myers, Irving—F W Ernst. 1910.....	51.31	Same—same. 1908 .....	6,607.34
Ganley, James et al—People, &c. 1909.....	1,500.00	Murphy, John J—B F Roth et al. 1908.....	35.29	Shenk Realty & Construction Co—M M Evans. 1910 .....	226.97
Grout, Gerald H—J V Card. 1903.....	69.81	Marrone, Michele—A Hupfels Sons Inc. 1910.....	171.27	Schwenker, William Jr—W Forman. 1910.....	50.85
Same—W L Bradley. 1906 .....	124.53	Maisel, Jacob et al—B Kann. 1909.....	370.87	<sup>1</sup> Coleman, R Marshall—City of N Y. 1910.....	264.65
Gottlieb, Charles & Bella—J Vannuchi. 1906.....	273.79	Murphy, Nathaniel et al—P White. 1909.....	274.72	<sup>1</sup> Short, R Thomas—B Levitan. 1909.....	519.41
Goldberg, Louis A. Abraham Goldberg, Abraham Harrison—H Bauman. 1905.....	349.56	<sup>6</sup> Morse, Edward P—Lorober Co. 1903.....	654.23	Sauter, William—C Frank. 1910.....	114.75
The same—the same. 1907.....	349.56	Mendelson, Max—Steinberg Wall Paper Co. 1910 .....	78.53	Samuels, Benjamin S—F H Brown. 1910.....	34.67
Grant, P Geddes—R Orteig. 1910.....	253.25	Milliken Bros—J Emanuelli. 1910.....	92.65	Spencer, James H—City of N Y. 1908.....	113.27
Greene, Chas M—N Korenstein. 1908.....	112.15	Same—same. 1909 .....	1,150.42	Savareso, Joseph—Steinhart Bros & Co. 1910.....	350.57
Hollander, Elmer R—M O Holdbridge. 1910.....	1,556.74	Nesbit, Frederick T—H F Jaeger. 1910.....	150.06	Sullivan, Timothy D et al—P H Devine. 1910.....	576.86
Higgon, A Foster et al—N Y Board of Fire-underwriters. 1909 .....	1,342.30	<sup>1</sup> Niven, Malcolm—S M Janney. 1910.....	1,504.46	Same—same. 1910 .....	576.86
Same—same. 1910 .....	114.69	No 121 Madison Avenue—Robert Griffin Co. 1910 .....	138.10	Same—same. 1910 .....	478.51
Heydt, William et al—Chicago & Eastern R R Co. 1908 .....	3,485.27	O'Brien, Arthur P & Martin G—Silverdip Co. 1908 .....	1,978.91	Same—same. 1910 .....	579.47
Hernstein, Esther & Albert F—G W Van Slyck. 1910 .....	39.00	Offenberg, Adolph—S Orbach. 1910.....	52.31	<sup>1</sup> Societa di Mutuo Soccorso Alpini Abruzzesi of N Y—N Aloisi. 1910 .....	140.41
		O'Brien, Richard A—First National Bank of Allegany. 1905 .....	5,673.32	<sup>4</sup> Tynberg, Sieg, Jr—K J Klein. 1910.....	—
				Uhlfelder, Simon et al—Bunt & Son. 1910.....	442.32
				Walsh, Robert et al—F K Porter. 1902.....	100.21
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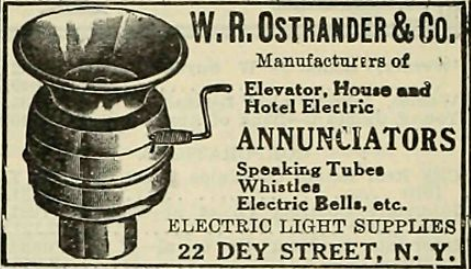
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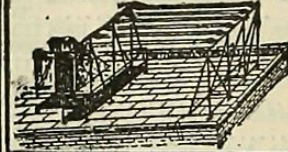
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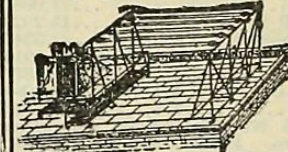


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