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THE ELECTION AND RAPID TRANSIT.

THE result of the election may have some effect upon the rapid transit situation in this city. It is wholly improbable that the Public Service Commission Law will be essentially modified, but there is probability that the new Governor will change the membership of the Commission. Newspapers like the "Times" which had a good deal to do with the election of Mr. Dix are already predicting the appointment of a new body of commissioners, at least for the district of New York City. It is unfortunate, from some points of view, that such a change will be made, because it will be a long time before any new commission can obtain the knowledge and experience necessary to the efficient transaction of their very important business.

MUCH as the Record and Guide has disapproved of some of the actions of the existing Commission, the public interest would be better served by its retention than by the appointment of a batch of new and inexperienced men. But there is this consolation—it will not be difficult for the Governor-elect to find an abler and broader-minded group of appointees than the existing Commission has proved to be, and it is much to be hoped that whoever the new commissioners will be, Mayor Gaynor will be consulted as to their appointment. It is essential that they should be willing to co-operate with the Board of Estimate, and they are much more likely to co-operate effectually in case Mayor Gaynor has something to say about them. Mr. Dix's action in this matter will be one of the most critical and important of his entire term, so if any suspicion of undesirable corporation or political associations attaches to this appointment, it might be enough to wreck his administration at the very outset.

THE extent to which the new Public Service Commission will be able to interfere in the plans of the Broadway-Lexington Avenue route, depends upon what will happen between now and the first of January. The Board of Estimate can easily approve the proposed construction contracts before the middle of December, and in that case the new Commission will have nothing to do with the tri-borough route but to carry out the plans of the present Commission. Everything depends, consequently, upon the willingness of the Board to approve the construction of the Broadway-Lexington Avenue subway with the city's money, and without securing any responsible tenant. What the action of the Board will be still remains doubtful. Controller Prendergast and Mr. Mitchel, President of the Board of Aldermen, will probably vote in favor of the signing of the contract. The Borough President of Manhattan usually acts with these gentlemen. On the other hand, Mayor Gaynor, evidently, doubts the advisability of committing the city to such an enormous expenditure without some guarantee of an income sufficient to pay the interest on its cost, and his influence is very powerful. But, on the whole, it looks as if the Board would approve the contracts. If it fails to do so, the failure can be brought about only by a most vigorous opposition on the part of public opinion. An increasing body of public opinion is undoubtedly being formed in opposition to this dangerous financial adventure.

THE Merchants' Association and the Chamber of Commerce have recently come out in opposition to the tri-borough route, and the more the details of the problem are studied, the more the opposition grows. The rapid tran-

sit committee of the Chamber of Commerce, for instance, points out that the construction cost of the entire system would be about \$210,000,000, and the cost of equipment, about \$40,000,000 more, hence the interest on the capital invested after the system was in full operation would be almost \$13,000,000, while the net receipts, at best, could not be more than \$10,000,000. Moreover, the issue of this enormous mass of new securities in addition to the stock sold for the new water system and for other purposes would probably force the city to pay over 4½ per cent. for its money. Indeed, one would not like to say what would become of the city's credit during a period of very tight money, yet when anyone points out the dangers to the whole financial system of the city, of spending such an enormous amount of capital without some guarantee of its profitable investment, the great argument used against him is that he has been corrupted by the Interborough Company. We shall deal with this argument in a coming issue of the Record and Guide, but whatever its value, the supporters of the tri-borough route are confronted by the almost unanimous opposition of the best engineering and financial experts in the city. Instead of abusing these gentlemen, it would be better seriously to consider their arguments.

PARK AVENUE SOUTH OF 42D STREET.

THE volume of real estate transactions has, of course, been considerably diminished by the election, but there has been one transaction which plainly foreshadows important future changes. The corner of Park Avenue and 40th Street has been purchased by a firm of speculative builders, whose intention it is to erect an office building on the plot, and there can be no doubt as to the transformation which this and other similar transactions foreshadow. Park Avenue, from the Grand Central Station to 34th Street, cannot remain a residential street, and its alteration for business purposes may proceed more quickly than the alteration of Madison Avenue. There are a number of reasons why this change is inevitable. In the first place, after the new Grand Central Station is finished, Park Avenue will become a business thoroughfare, and the increased traffic which will ensue will make it less desirable for expensive private residences. In the second place, the rapid reconstruction of Fourth Avenue south of 34th Street will undoubtedly tend to have its effect on Park Avenue immediately above. More powerful, however, than either of these causes is the increasing number of rapid transit routes that will contribute to the business growth of this particular neighborhood. Year by year the suburbs served by the Grand Central Station increase in population, and they will continue to increase even more rapidly hereafter. It has become the settled policy of the Public Service Commission to give every East Side Subway an express station at 42d Street. Both the Steinway tunnel to Long Island and the MacAdoo tunnel to New Jersey terminate at that point; thus, any business building situated in the neighborhood of Fourth Avenue and 42d Street will probably be better connected with more parts of the Metropolitan district than it would if located in any other part of Manhattan, and this fact is important to the occupant of buildings, not merely because of the convenience of location for the transaction of business, but because of the large area from which he can draw his employees. The full force of this fact will not be felt for a good many years, and the transformation of Park Avenue from 40th to 34th Street will be retarded by restrictions and by the devotion of the residents in that neighborhood to their present homes, but no motives of this kind will prevail against the conditions which make for business development. The property will be much more valuable for business than for residential purposes, and this fact will be decisive.

THE total number of sales reported in this issue is 44, of which 20 were below 59th st, 11 above, and 13 in the Bronx. The sales reported for the corresponding week last year were 66, of which 27 were below 59th st, 24 above, and 15 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 89 as against 160 last week, and in the Bronx 147 as against 133 last week. The total amount was \$3,551,117 as against \$5,256,595 last week.

The amount involved in the auction sales this week was \$394,393, and since January 1, \$47,733,849. Last year the total for the week was \$1,065,408, and from January 1, \$52,538,710.

COMMISSIONER TOMKINS' TERMINAL PROJECT.

Head of the Department of Docks and Ferries Takes the Public Into His Confidence in Big Improvement Proposition.

THE terminal question as a part of the transportation problem of the City of New York differs from it in that it does not immediately affect the convenience of a large number of people. For this reason it is not understood, and the fact that the terminal facilities of the port are not being developed fast enough to keep pace with the increase of commerce, is making an unfortunate situation.

"Continued supremacy of the city depends upon cheap handling of commodities in and out—food, fuel, raw materials and manufactured products. Problems presented are indeed difficult ones, but not, I believe, impossible of solution."

The foregoing is the view of Commissioner Calvin Tomkins, of the Department of Docks and Ferries, on the terminal problem as he expressed it to the Record and Guide this week. Following, as it does, the announcement of the Commissioner's plan to remedy this negligence on the part of past administrations and lack of co-operation on the part of merchants and manufacturers doing business in New York City heretofore, the summary of the situation comes from the Commissioner at this time with especial significance. President F. S. Landstreet, of the New York Dock Company, fully endorses Mr. Tomkins' project.

"While this company has spent during the past year, and is still spending a considerable amount of money in the improvement of its railway facilities," said Mr. Landstreet, "further expenditures are meeting with vigorous objections on the part of large shippers contemplating shipments on the line, and owing to the fact that we are without a franchise.

"As it now stands, the services of the company can at any moment be discontinued. Pending the City's demands as to its plans and its authorization of the improvements, we have applied for a charter for the road as it now exists. There has been nothing in the minds of the company at any time other than to entirely co-operate with the city, and it is now, far from our intention in any degree to embarrass the improvements which the city contemplates. The company has offered to the Dock Department such property as it may require for piers or other improvements, on what we consider an extremely reasonable basis of price.

"We do not feel that we should be deprived of the opportunity of modernizing the property and extending its facilities to keep pace with the demands of shippers, pending the conclusion of the city as to its own plans of expenditure which may require some years to finally consummate. We are now working for such rights as are enjoyed by other terminal people in the Borough of Brooklyn."

THE NEW YORK RAILWAY'S STATUS.

The New York Dock Railway is a subsidiary of the New York Dock Company, which was incorporated last May. It made an application some time ago to the Public Service Commission for "a certificate of public convenience and necessities," in which to extend its railway on the Brooklyn waterfront, thus obviating the present method of connecting the three parts of the tracks by ferries or car floats. The proposed road would, it is said, connect these parts, and the cars could be taken from any of the terminals without using the ferries or floats. The plans contemplated make a railway connection with the New York Central, New York, New Haven & Hartford, Lacka-

wanna, Pennsylvania, Erie, Central Railway of New Jersey, Lehigh Valley, West Shore and New York, Ontario & Western Railway.

This application was opposed by the City authorities, and the matter is still pending in the Public Service Commission. Following this proceeding, these New York Dock Railway had its certificate of corporation amended and made another application to the Public Service Commission asking for "A certificate of public convenience and necessities" giving it power to operate the existing road and use floats for connections. This the company has been doing for some time.

At the hearings on the second application, before Commissioner Bassett, the corporation counsel objected to the granting of a certificate of necessity on the ground that under the law, an "amended" certificate of a corporation can only be of value in the case where extensions of the road are proposed. He contended that the Dock Railway did not intend to make any further improvements, but merely asked for a certificate of public convenience and necessity so as to secure the power of railway corporations, namely, the acquisition of public franchises and power to condemn property which it deems necessary for its own uses.

COMMISSIONER TOMKINS OBJECTS.

Commissioner Tomkins sent a letter to the Board objecting to the granting of any application which would interfere with his plans and the waterfront facilities. This matter read in part as follows:

"The improvement of the waterfront should not be nullified, interfered with, or retarded by the action of individual concerns with their own private interests alone in view, but any franchises or privileges granted to such concerns should be coupled with such conditions as will enable the city to so control the situation as to weld together the individual interests and make a complete, comprehensive development.

"As I understand it, it is not practicable to insert in the consent of approval of the Public Service Commission any such reservations. If such is the case, I believe that favorable action on the application by the Public Service Commission should not be taken until the matter has been acted upon by the city authorities, as, doubtless, in any franchise granted by municipal officers, such conditions would be inserted as would enable this department, in case future necessity should so dictate, to assume at least partial control and prevent private, isolated improvements from interfering with or preventing the carrying into effect of a comprehensive development of the entire waterfront."

This letter gave the first intimation to the public that Dock Commissioner Tomkins has for some time been quietly working on plans for the improvement of the Brooklyn shore from Fulton st southerly to 69th st. He plans to develop this section and the waterfront upon a comprehensive basis, and contemplates the property of railways in connection with waterfronts and warehouses. The hearing will be continued on Tuesday, November 15.

Commissioner Tomkins outlined his plan in detail as follows:

"Brooklyn, next to Manhattan, is the most congested section of the port. That part of the port most needing reorganization at the present time, and where con-

gestion is most acute, is the lower west side of Manhattan. This is an effect of a badly organized railway terminal. The present method of handling freight was admirably adapted to waterfront conditions until within a few years.

"The physical impossibility of finding additional room required for the growing needs of commerce has made it apparent that new methods must supersede old ones in this section. In some way or another it will be necessary to bring cars from floats to the east side of Marginal st, where they will be loaded or unloaded.

"The Bush terminal development in South Brooklyn is the only modern terminal in port. It is important that facilities such as are afforded by that terminal, and to some extent by the New York Dock Company and other Brooklyn terminals, should be extended and co-ordinated. Just how this can be best accomplished is not at present clear.

"The underlying principle on which I believe the city should proceed is to tie together these various unrelated Brooklyn terminals by marginal railways. This makes it possible to assemble less than carload freight at classification yards, where cars shall be loaded for destination, thus saving at least a day's time in transit which is now lost in sending less than carloads to New Jersey classification yards, where the distribution is made.

"The larger amount of freight which can be assembled for different terminals at one or two such yards the better will be the facilities which Brooklyn can offer to attract industrial development.

"The Dock Department has done nothing more than make preliminary examinations and studies of the Brooklyn waterfront, but it is my intention to give this matter careful and continuous consideration as soon as our Manhattan plans, which are most urgent, shall have been further advanced.

"We shall hope to obtain the co-operation and the criticism of the various Brooklyn waterfront interests and commercial and civic organizations. Any plans that may be proposed will be tentative only and will undoubtedly be subject to modifications as experience and criticism may make necessary. The problem is altogether too large and complicated to make any other solution practicable.

"I believe the city's problem should also be directed to supplement rather than to discourage private waterfront development. The only precise recommendation the department has so far made is that the city shall acquire at least two public piers between its South Brooklyn property and the Brooklyn Bridge. These are badly needed.

"The railroad freight discrimination against New York City was originally imposed to counteract the exceptional facilities of this port in competition with others, which brought about exhaustive railroad freight wars and for the further purpose of counteracting more favorable ocean freight rates which New York then enjoyed. Ocean freights are no longer cheaper to and from New York, and under the supervision of the Interstate Commerce Commission railroad wars are no longer possible. The principal reason for the maintenance of the differentials now, aside from the jealousies of other seaport cities, is the congestion at the terminals here, which makes it advantageous for the trunk lines to deflect commerce from New York to Montreal, Boston, Philadelphia and Baltimore, where there is more room and also less expensive congestion at terminals."

THE LOFT-OWNER'S SIDE OF VENTILATION.

The Commissioner of Labor and Ventilating Engineers Seek Views of Realty Interests—Indifference Still a Menace.

CALM consideration of all phases of the ventilation law, both present and prospective, as it affects the owner of loft building and tenants, has been urged by Commissioner Williams of the Department of Labor and D. D. Kimball, chairman of the special committee of the American Society of Heating and Ventilating Engineers. Now is the time to act if the new law is to contain sane legislation. After another sixty days have elapsed it may be too late; and sixty days is not too short a period in which to discuss a subject so adjacent to the real estate owners' pocketbook. Commissioner Williams says he expects to have this law introduced among the first of the next session.

That law can be a beneficial one or it can be made a millstone about the neck of every man who holds a block of stock in a loft building. Now is the time to act.

No better idea of how the loft-building interests feel on this subject could be obtained than that presented as to-day's installment of this ventilation symposium. It comes from the pen of Robert B. Moyer, secretary of the E. W. Bliss Buildings, who has been making a careful study of this question ever since the Record and Guide took up the fight for more definite laws, a year ago.

Every architect in the country either knew or has heard of Alfred R. Wolff. He was before his death, one of the foremost ventilating engineers in the country, according to general estimate. Some of the greatest ventilating problems of the country were solved by him. Since his death the reputation that he built up has been magnified by his three successors, Messrs. Nygren, Tenney & Ohmes. In this week's installment of this round-table, an expression on the possibilities of enacting clearer ventilation legislation, is given by Werner Nygren.—Editor.

THE OWNER'S CONTENTION.

By Robert B. Moyer.

"In the case of tenant factories, where the owner is not the occupant, the question whether the cost of installing and operating the required ventilating apparatus shall be borne by the landlord or the tenant is one which must be examined with care from all points of view, if equity and justice are to prevail.

"In such tenant factories the burden that will fall on the landlord if he be required to furnish and install the equipment will be very great. Take, for instance, a loft building of ten or twelve stories, with each floor let to a different tenant. The cost to each tenant if he were required to equip his factory would be comparatively small, but if the landlord were required to equip each separate factory the total cost would be very burdensome. Furthermore, the requirements would be different in the case of each tenant, and every change of tenancy in such a loft building would require a new equipment, or changes in the equipment. If the tenant provided his own equipment he could take it with him when he moved (provision for this being made in the lease) and could use it in other premises, but to the landlord the equipment of the departing tenant might be useless and a dead loss.

"At least a part of the equipment in many cases will have to be provided by the tenant anyway, for the landlord can no more be required to hood a saw table and provide a dust accumulator, or take

care of the steam or fumes or dust from special processes, than he can be required to furnish the machine or other appliance itself for the use of the tenant. The necessary apparatus for removing the dust, steam or fumes is as much a part of the tenant's plant as any machine he uses.

QUESTION OF RESPONSIBILITY VITAL.

"The question of responsibility, which has been discussed in your columns, is also a vital one. How can the landlord undertake to be responsible, or how can he in justice be held responsible, for the operation of the equipment in the factory of a tenant? This responsibility should certainly fall on the tenant, and I believe that the whole cost of equipment and responsibility for maintaining and operating the same should fall on him, as the requirements will depend on the number of his employees, the amount of gas used by him, special processes in his work creating bad conditions, etc., none of which the landlord can possibly control or even keep track of.

ONE GOOD FEATURE IN NEW LAW.

"The proposed law enables the burden to be transferred by agreement in the lease. This is better in at least some measure than the interpretation attempted to be put upon the old law, but I do not believe that the landlord should in any case be held responsible.

"The proposed new law also requires the 'occupier' of the premises to 'maintain proper and sufficient ventilation,' which doubtless means that he shall operate the apparatus installed at his own cost. I think this might be more clearly expressed. The same paragraph puts on the tenant the burden of providing such other and further means (beyond those required by the 'ordinary conditions of occupancy') as may be required to remove such gases, fumes, vapors, dust, fibre or impurities as may be generated by his processes. This is a great relief to the landlord, so far as it goes, and a very just one. The salesman of a blower concern advised me, when I was trying to find out where we stood under the old law as interpreted by the Factory Inspector, that we would have to take care of all fumes from gas furnaces, steam from laundry mangles, dust from saw tables, etc., etc., until I should not have been surprised to have been told that we must renew this or that part of a tenant's plant.

"I did equip two laundries as required by the Factory Inspector, the need being urgent in them. The cost was very considerable, and the installations, which are most obviously a necessary part of the laundry plants, would be valueless to us should these tenants vacate the premises.

"While the proposed new law holds the landlord responsible for equipment based on 'ordinary conditions of occupancy and illumination,' it gives a definition of such conditions that requires them to be determined for each tenant individually and separately, according to the maximum number of employees and the method of lighting each factory workroom. This leaves the landlord 'up in the air,' as the requirements would change with each change of tenancy, and from time to time, in all probability, during the same tenancy. If the landlord is to be compelled to install ventilating apparatus at all, it seems to me that it should be based on the floor space or cubic space, assuming average conditions, and that the tenant should be required to provide any further ventilation that might be necessary on account of his occupancy,

whether because of the employment of a greater number of people than the number assumed as 'average condition,' or because of special processes unfavorably affecting the atmosphere.

FREE DISCUSSION SORELY NEEDED.

"No law governing so important a matter should be enacted without free discussion and sufficient time for working out the problems involved. The old law is crude, indefinite and incomplete. A new one should establish such reasonable standards as are found to be practicable and leave no doubt as to responsibility.

"Personally, I cannot see why the landlord should be required to buy and install a tenant's special ventilating apparatus, if any be required, so long as he has already provided the usual windows, doors, etc., any more than he should be required to furnish any other part of the tenant's plant. The necessity for such equipment grows out of, and its character is governed by, the nature and extent of the operations carried on by the tenant, and as a matter of equity it is hard to see why the landlord should furnish this part of his plant.

"The technical side of the question, which I shall not undertake to discuss at present, calls for study and full discussion by absolutely disinterested experts. There is, I believe, a great deal of exaggeration as to the mechanical systems of ventilation alleged to be needed in roomy lofts with numerous windows and not overpeopled. It has been demonstrated that even with all openings closed the entire volume of air in an ordinary building changes every few hours through the building material and the joints. Overpopulation in factories, processes inimical to health, etc., are matters that call for statutory regulation, as all must admit. But to go to extremes in an attempt to establish an impossible standard of perfection may defeat the really important object of the legislation."

WHAT THE ENGINEER THINKS.

By Werner Nygren.

"To enact a law to govern the ventilation of factories and workshops will be very difficult, due to the various unhealthful manufacturing processes already in existence and likely to be introduced from time to time, which oftentimes produce far worse atmospheric conditions than a large per cent of carbon-dioxide. If such a law is to be enacted, it should be aimed at these, the worst conditions, and also be explicit and as easy to comprehend, as the ventilating law for the schools.

WHAT BUILDINGS REQUIRE NO ARTIFICIAL VENTILATION.

"Buildings in which sufficient space, natural light and window openings are provided, and in which no impure gases, dust or excessive heat is generated, do not require artificial ventilation any more

PURE AIR

is considered necessary by many employers in order to obtain the best results from their employees. The

ECONOMY WINDOW VENTILATOR

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than our ordinary offices where the opening of windows answers all practical purposes. It would therefore seem both just and proper that any law that might be enacted should clearly state the minimum space, natural light and window openings per occupant required in order to exempt from the ventilating law such workrooms in which no gases, dust and excessive heat is generated that are injurious to the health.

VOLUME OF AIR AND WORKING SPACES.

"The law should also be equally explicit as to the amount of fresh tempered air that should be supplied for each occupant in a given time whenever the stipulated minimum of space, light and window openings is not complied with. Such a provision in the law would, by the option thus extended, so to speak, set a premium on the working spaces of the greater number of factories and workshops that require the law's attention. The remainder, however, while less in number, by far the most important and the most difficult to regulate by any law, are the factories and workrooms in which unhealthy gases, impurities, dust and excessive heat are generated.

PLANS SHOULD BE FILED AS IN BUILDING DEPARTMENT.

"The law should among other things provide for filing and approval of plans of the apparatus thus demanded, in the same manner as is done with building plans in any well-regulated building department, and experienced ventilating engineers should be engaged as inspectors, competent to pass upon and approve such plans and make examinations and reports to the Commissioner.

WOULD HOLD OCCUPIER RESPONSIBLE.

"The law should furthermore specify power driven apparatus to be constantly operated during the working hours, and hold the occupier responsible for the proper operation of the same, inasmuch as it is primarily up to him to look out for his employees' interests.

COMMISSIONER TO SAY WHEN AND HOW TESTS SHALL BE MADE.

"The law should also empower the Commissioner to use his own and his engineers' discretion as to when and how tests should be made. The testing, when a specific air supply per minute is pre-determined by the law, as would be the case whenever no fumes or dust are generated, is a simple matter and not readily disputed. When fumes and dust are released by the manufacturing process, chemical tests must, of course, be resorted to and made by reputable chemists, so as to ascertain the composition of the air in disputed cases. The carbon-dioxide test is only an indication test and will have but slight value in a problem so complex as that of ventilation of factories and workrooms."

Mrs. Florence Kelly to Factory Owners.

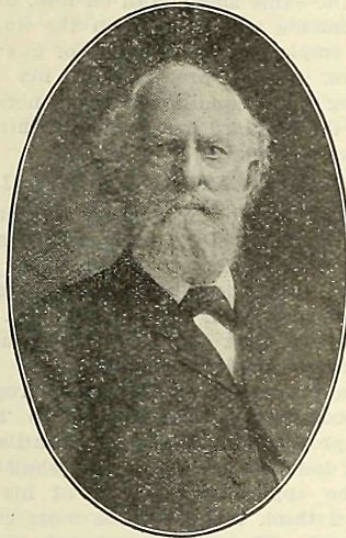
Mrs. Florence Kelly, head of the Consumers League of New York City, with offices in the Charities Building at 4th av and 22d st, has consented to give the readers of the Record and Guide her views regarding Legislation covering factory and work-room ventilation in New York City. This article will appear in one of the December issues of this paper, the date to be announced hereafter.

The Record and Guide makes this announcement with a great deal of pleasure. Mrs. Kelly has made for herself a national reputation as an authority on ventilation as a means of safeguarding the health of factory and work room employees in Chicago, where she was engaged for a long time. This article will have an especial interest for every owner and manager of a factory or loft building in this city.

DEATH OF PHILIP CORBIN.

The death, on Thursday, November 3, of Philip Corbin, president of the American Hardware Corporation, has removed a man whose good deeds, in the words of Charles M. Jarvis, first vice-president, will long survive him.

Mr. Corbin, self made man, manufacturer, financier, organizer, philanthropist and public spirited citizen, was born at Willington, Conn., on October 26, 1824. His father was a farmer and young Corbin attended district school, but his education ended when he completed a term and a half at the West Hartford Academy. It is recorded that on March 18, 1844, he found employment in the factories of New Britain, where he entered the employment of Matteson, Russell & Co., afterward the Russell & Erwin Manufacturing Co. In July, 1844, he worked for a local lock contractor and later became a lock contractor, when he took his brother Frank and a brass founder named Edward Doen into partnership with him. One secret of Mr. Corbin's success in life



PHILIP CORBIN.

was his motto of always doing what he had to do a little better than the other fellow thought necessary. He began work at daylight and often as early as three o'clock in the morning.

His tireless energy and great vitality enabled him to perform herculean tasks without impairment of health, and it is worthy of note that despite the hardships and overwork of the early years of his career he survived every one of the men with whom he did business at that time.

On September 1, 1849, Mr. Henry W. Whiting, Mrs. Corbin's father, bought Mr. Doen's interest. In the fall of 1851, Mr. Whiting sold his share to the two brothers, and the firm became P. & F. Corbin, the name under which the business is done to-day.

In 1851 nearly all hardware was imported. Mr. Corbin avoided domestic competition by confining his product to articles made abroad. It was at this time that he formed his policy of making goods of superior quality and a complete assortment in any line he adopted. He was thus able to meet all demands in any field he entered.

The business continued to grow until February 14, 1854, when a reorganization took place. Mr. Corbin was made secretary of the company and continued in active charge of the operations. In 1859, he was made treasurer, and was made president at the death of F. H. North, who was one of the new stockholders at the time of the incorporation and the company's first president.

In 1858, Andrew Corbin joined his brother, assuming charge of the New York office in 1860. The creation of the American Hardware Corporation was a striking indication of the popular appreciation of Mr. Philip Corbin's business

ability and judgment. The economies and other advantages to be gained by a union of the business of P. & F. Corbin and the Russell & Erwin Manufacturing Co. were apparent in the liberal subscription to stock following and preceding the formation of the corporation on March 13, 1902.

On May 2, 1903, the Corbin Screw Corporation was formed. The Corbin Motor Vehicle Corporation was incorporated on June 11, 1903. At the time of his death Mr. Corbin retained only the presidency of the American Hardware Corporation and a place in the board of directors of each of the constituent companies. The men who have taken up the burden have had years of constant association with him and the advantage of a training in the policies that have given Philip Corbin his success and there will be no change or interruption due to Mr. Corbin's demise.

The Building Year To Date.

The month last past was a better one for plans filed in the Borough of Manhattan than the corresponding month in the previous year by ten per cent., even though 1909 was on the whole a memorable year in the history of building. Plans for 58 new buildings were filed last month, to compare with 41 filed in October, 1909. The 58 buildings were estimated to cost \$6,924,075, while the 41 which were planned in the corresponding month of 1909 were estimated to cost but \$5,369,665.

The years 1905 and 1906 were the two best building years New York City had experienced up to that time, and yet the appropriation for new buildings last month was more than double the sum appropriated in October of 1906, and only about ten per cent. less than the sum appropriated in October, 1905.

To make another comparison with the record of the year 1906, the Record and Guide's statistical tables for the respective years show that the record of the present year to date, in the Boroughs of Manhattan and the Bronx, is only about \$3,000,000 behind that of the year 1906, up to this corresponding date, in the estimated cost of plans filed for new buildings. The record of the current year up to November 4, in Manhattan-Bronx, is \$123,000,000, in round numbers, and the record of the corresponding portion of the year 1906 was \$127,000,000. The year 1905 made a record of \$147,800,000, during the same months.

In the Bronx, separately considered, the plans for new buildings filed so far this year represent a total appropriation almost the same as was made last year up to the same date. In Brooklyn, building operations have been 38 per cent. less than last year, and 53 per cent. less than in 1906, for corresponding portions of each year. The builders in Queens have so far not equaled their 1909 record, but there is a chance that they may yet do so, as they scored a gain of 32 per cent. last month over October of the previous year.

—Contractors and manufacturers who have raw materials coming from various parts of New York, New Jersey, Delaware and Pennsylvania, will be interested to know that the Erie canal boats are now making their last trips. The State Superintendent of Public Works allowed the users of the canal an extension of ten days over the usual date for closing. Traffic was resumed on Wednesday in the Delaware and Raritan canal between New Brunswick, N. J., and Philadelphia, Pa. Barges carrying miscellaneous articles by this route have been held up 10 days by reason of the steam barge Raritan having been rammed in a gate at Trenton.

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."

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George Provot, 104 W 42d st, ar't; 4, 5, 12, 14.
L & A Pincus, 20 W 31st st, owners; 4, 5, 12.
William Jay, 48 Wall st, owner; 7, 22.
Henry Corn, 347 5th av, owner; 22, 12.
John D Crimmins 40 E 68th st, owner; 24.
Hubert & Stein, 316 Hudson st, owners; 24.
Joseph Herman, 1735 1st av, owner; 22.
B Bocker, 126 Broome st, owner; 22.
Estate E A Hoffman, 258 Bway, owner; 26, 27.
Lordi & De Respiris Const Co, owner; 22.
Chas A Blum, 480 Grand st, owner; 7.
Jacob Stenhl, 60 Greenwich av, owner; 23, 24.

Pocono Co, 233 4th av, owner; 27.
American Malting Co, East River and 63d st, owner; 7.
Childs Co, 42 E 14th st, owner; 24, 25.
Broadway-Park Place Co, 280 Bway, owner; 1, 8, 9, 12, 13, 18, 24, 26.
Charlotte Street Const Co, 1024 Av St John, owner; 4, 5, 12.
Barry Bros, 2804 3d av, owners; 4, 5, 12, 14.
Julius Figliolo, 719 Union av, owner; 4, 5, 12.
F & W McManus, 515 Tinton av, owner; 4, 5, 12.
Steinmetz Const Co, owner; 4, 5, 12, 14.
Nicholas Hodes, 243 E 200th st; 4, 5, 12.
Golde & Cohen, 198 Bway, owners; 12.

Edward J Byrne, 3029 3d av, owner; 4, 5, 12.
Hubbard Realty Co, 90 West st, owner; 4, 5, 12.
Martin Tully, 810 E 173d st, owner; 4, 5, 12.
Harris Wilner, 1260 49th st, Brooklyn, owner; 4, 5.*
Milton Bros, 63 Henry st, owners; 4, 5, 12, 14.
Jaybee Impt Co, 621 E 135th st, owner; 4, 5, 12, 14.
C Carocci, 643 E 183d st, owner; 4, 5, 12, 14, 24.
Satterlee & Boyd, 1123 Bway, ar'ts; general contract.

PROJECTED BUILDING. Manhattan.

Stores, Offices and Lofts.

BROADWAY, s w cor Park pl, foundation for 27-sty brick and stone office building, 105x197.6, extension, 86x86; cost, \$500,000; owner, Broadway-Park Place Co., 280 Broadway; architect, Cass Gilbert, 11 East 24th st. Plan No. 701.

The Foundation Co., 115 Broadway, foundation contract.

5TH AV., No. 634, 8-sty brick and stone store and loft, 50x121, slag roof; cost, \$75,000; owner of ground, Trustees Columbia University, Columbia College; owner of building, Estate T. R. A. Hall, 39 East 42d st; architect, George Provot, 104 West 42d st. Plan No. 702.

32D ST, s s, 100 w 6th av, 6-sty brick loft, 41.8x88.9, tin roof; cost, \$50,000; owners, L. & A. Pincus, 20 West 31st st; architect, B. W. Levitan, 20 West 31st st. Plan No. 704.

Owners build.

Stables and Garages.

4TH ST, Nos. 418-420 East, 1-sty brick and stone stable, 63x20, plastic slate roof; cost, \$2,600; owner, Frederick D. Phillips, 397 East 358th st; architect, Wm. H. Bullwinkel, 397 East 358th st. Plan No. 698. Corrects error in last issue, when street numbers were 418-428.

WATER ST, No. 666, 4-sty brick and concrete stable, 25x40, tar and gravel roof; cost, \$15,000; owners, Jacob Kauffman and Isaac Lewenthal, 206 Division st; architect, L. A. Sheinart, 194 Bowery. Plan No. 706.

Owner superintends.

Miscellaneous.

RIVERSIDE DRIVE, n e cor 149th st, 1-sty stone and brick wall, 163.1x185.8; cost, \$25,000; owner, A. Feltman Construction Co., 170 Broadway; architects, Geo. & Edw. Blum, 505 5th av. Plan No. 700.

WASHINGTON ST, No. 37, 1-sty brick outhouse, 25x5; cost, \$1,000; owner, Estate of A. Turley, 95 Liberty st; architect, S. Weissenberg, 1265 Broadway. Plan No. 703.

5TH ST, No. 513 East, 1-sty brick outhouse, 8.6x9.8; cost, \$1,500; owner, Estate A. Goerick, 68 William st; architect, O. Reissmann, 30 1st st. Plan No. 705.

MANHATTAN ALTERATIONS.

BOND ST, No. 29, partitions, stairs, windows to 4-sty brick shops and lofts; cost, \$1,000; owner, Meyer Cohen, 74 Norfolk st; architect, O. Reissmann, 30 1st st. Plan No. 2652.

CHERRY ST, Nos. 223-225, new stairs, windows, walls to 2-sty brick office; cost, \$750; owners, J. Cohen & Bro., on premises; architect, Max Muller, 115 Nassau st. Plan No. 2650.

ELM ST, s w cor Worth st, piers, columns to 5-sty brick loft; cost, \$4,000; owners, Edward J. Dougherty, Andrew Dougherty, W. H. Dougherty, 43 Cedar st; architect, C. B. Meyers, 1 Madison av. Plan No. 2664.

GRAND ST, Nos. 363-365, stairs to 6-sty brick tenement; cost, \$200; owner, J. Schattman, 619 8th av; architect, O. Reissmann, 30 1st st. Plan No. 2680.

GRAND ST, No. 472, partitions, show windows, steel beams to 4-sty brick dwelling; cost, \$1,000; owner, Chas. A. Blum, 480 Grand st; architect, Harry Zlot, 230 Grand st. Plan No. 2656.

HAMILTON PL, s e cor 137th st, erect sign to vacant lot; cost, \$121; owner, Mary E. J. Derlin, 250 West 94th st. Plan No. 2644.

3D ST, No. 131 East, partitions, windows, toilets, to two 4-sty brick tenements; cost, \$4,000; owner, B. Bocker, 126 Broome st; architect, O. Reissmann, 30 1st st. Plan No. 2673.

13TH ST, Nos. 8-10 West, skylight, alter roof arches to 11-sty brick store and manufacturing building; cost, \$500; owners, Lordi & De Respiris Construction Co., 321 East 116th st; architect, F. C. Zobel, 118 East 28th st. Plan No. 2655.

20TH ST, Nos. 13-15 West, install iron stairs to 9-sty brick and stone loft; cost, \$200; owner, S. Lindenborn, 35 Maiden lane; architect, Morris Schwartz, 194 Bowery. Plan No. 2674.

21ST ST, No. 52 West, 5-sty front brick extension, 15.1x4.4, new front, skylights, to 5-sty brick lodging house; cost, \$2,400; owner, Henry Corn, 347 5th av; architect, A. Siegel, 235 East 122d st. Plan No. 2667.

24TH ST, Nos. 328-330 East, bake oven, partitions, pump room to 6-sty brick store and tenement; cost, \$500; owner, Prince Holding Co., 244 Mott st; architect, Chas. M. Straub, 147 4th av. Plan No. 2662.

25TH ST, Nos. 119-125 West, build platform, stairs to 12-sty brick loft and store; cost, \$600; owner, Geoffry Knoche, on premises; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2631.

27TH ST, Nos. 31-37 West, partitions to 12-sty brick store and loft; cost, \$2,000; owner, M. Cohen Bros. Realty Co., 31 West 27th st; architects, Cleverdon & Putzel, 41 Union sq. Plan No. 2632.

32D ST, No. 130 West, 3-sty brick rear extension, 21x7.6, toilets, stairs, windows,

fire-escapes, show windows, to two 2 and 3-sty brick residence and stable; cost, \$7,000; owners, L. & A. Pincus, 20 West 31st st; architect, B. W. Levitan, 20 West 31st st. Plan No. 2671.

Owner builds.

38TH ST, No. 430 West, enlarge windows, stairs, toilets, partitions, new floors, to 4-sty brick factory; cost, \$10,000; owners, Hubert & Stern, 376 Hudson st; architect, Eugene Schoen, 25 West 42d st. Plan No. 2670.

42D ST, No. 103 West, sign to 4-sty brick store and loft; cost, \$950; owner, Walter J. Salomon, 17 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 2635.

42D ST, No. 113 West, new fireproof floor, alter stoop, new front to 4-sty brick and stone Turkish baths; cost, \$12,000; owner, Henry Schwarzwalder, 113 West 42d st; architects, Werner & Windolph, 27 West 33d st. Plan No. 2678.

44TH ST, Nos. 632-634 West, alter door openings, piers to 2-sty brick shop; cost, \$1,000; owner, Wm. Green, 632 West 44th st; architect, F. A. O'Hare, 103 Park av. Plan No. 2675.

John T. Brady & Co., 103 Park av, has mason contract.

64TH ST, Nos. 522-526 East, iron columns, alter windows to 1-sty brick malt house; cost, \$3,500; owner, American Malting Co., 63d st and East River; architect, G. Knoche, 516 East 72d st. Plan No. 2660.

72D ST, No. 170 East, 2-sty brick rear extension, 6.6x19, alter roof beams, partitions to 2-sty brick residence; cost, \$2,700; owner, Wm. Benjamin, 170 East 72d st; architects, Jackson & Brown, 500 5th av. Plan No. 2636.

75TH ST, s s, 100 w 1st av, erect roof house, alter beams to 3-sty brick bakery; cost, \$250; owner, Shults Bread Co., 26 Beaver st; architect, Harry C. Sweeney, 11 Broadway. Plan No. 2637.

78TH ST, No. 351 East, raise roof 3 ft., install partitions, skylight, windows, to 3-sty brick storage and factory; cost, \$3,000; owner, Joseph Herman, 1735 1st av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2672.

92D ST, No. 305 East, store fronts, toilets to 5-sty brick tenement; cost, \$300; owner, Geo. Ehret, East 92d st; architect, John H. Friend, 148 Alexander av. Plan No. 2661.

110TH ST, n e cor 5th av, erect sign to vacant lot; cost, \$255; owner, Estate of H. J. Braker, care Austin B. Fletcher, 165 Broadway. Plan No. 2642.

121ST ST, No. 340 East, dumbwaiter shaft, toilets to 4-sty brick tenement; cost, \$1,000; owner, Melillo Construction Co., 245 East 236th st; architect, Chas. S. Clark, 441 Tremont av. Plan No. 2677.

125TH ST, No. 301 East, fireproof block partitions to 5-sty brick tenement; cost, \$500; owner, Business Men's Realty Co., 37 Liberty st; architect, Morris Schwartz, 194 Bowery. Plan No. 2666.

AMSTERDAM AV, No. 851, erect room, 8.3x12.2, on roof to 2-sty brick store and dwelling; cost, \$250; owner, S. J. Luckings, on premises; architect, G. M. Burke, 204 West 100th st. Plan No. 2654.

AMSTERDAM AV, n e cor 155th st, erect fence bulletin to vacant lot; cost, \$240; owner, the O. J. Gude Co., 22d st and 5th av. Plan No. 2638.

BROAD ST, No. 86, new roof, store fronts, granite piers, iron columns, stairs, skylights, to 5-sty brick store and loft; cost, \$2,700; owner, William Jay, 48 Wall st; architect, Francis H. Kimball, 71 Broadway. Plan No. 2665.

BROADWAY, Nos. 2531-2533, erect fence bulletin to vacant lot; cost, \$357; owner, the O. J. Gude Co., 22d st and 5th av. Plan No. 2639.

BROADWAY, No. 447, store front, alter vault lights to 5-sty brick store and loft; cost, \$1,000; owner, Estate M. Gardner, 35 Nassau st; architect, Otto H. Taub, 1968 Broadway. Plan No. 2633.

BROADWAY, e s, 100 n 103d st, erect sign to vacant lot; cost, \$60; owner, J. Romaine Brown, 53 West 33d st. Plan No. 2640.

BROADWAY, s w cor 116th st, erect sign to vacant lot; cost, \$290; owner, Clark Estate, care Beach Day, 149 Broadway. Plan No. 2641.

BROADWAY, No. 1485½, add 1-sty, vent shaft, boiler room, toilets to 2-sty brick restaurant; cost, \$10,000; owner, Childs Co., 42 East 14th st; architect, J. C. Westervelt, 36 West 34th st. Plan No. 2662.

GREENWICH AV, No. 60, plumbing, partitions, fire-escapes to 3-sty brick tenement; cost, \$200; owner, Jacob Stenhl, on premises; architect, Julius A. Tassi, 303 West 130th st. Plan No. 2657.

LENOX AV, s w cor 145th st, 1-sty brick side extension, 20x100, toilets, to 3-sty brick hotel and cafe; cost, \$10,000; owner, John D. Crimmins, 40 East 68th st; architect, Fred Hammond, 391 East 149th st. Plan No. 2668.

LEXINGTON AV, s w cor 116th st, erect sign to vacant lot; cost, \$124; owner, Consolidated Gas Co., 15th st and Irving pl. Plan No. 2645.

MADISON AV, No. 315, 42d st, No. 26½ East, alter bay windows, store fronts to 4-sty brick office and stores; cost, \$700; owner, Watson Estate, on premises; architect, Wm. S. Miller, 141 East 40th st. Plan No. 2676.

ST. NICHOLAS AV, w s, between 122d and 123d sts, erect sign to vacant lot; cost, \$480; owner, Estate Mary G. Pinckney, care C. B. Pierce, 290 Broadway. Plan No. 2647.

ST. NICHOLAS AV, n e cor 167th st, erect sign to vacant lot; cost, \$210; owner, L. J. & S. J. Reckendorfer, 43 West 4th st, and Julius Seymour, 280 Broadway. Plan No. 2648.

2D AV, Nos. 374-380, erect tank to 10-sty brick light manufacturing building; cost, \$1,400; owner, Schlegel Investing Co., 2d av and 22d st; architects, Flint & Walling Mfg. Co., 96 Wall st. Plan No. 2634.

2D AV, No. 1087, plumbing, partitions, windows to 4-sty brick tenement and store; cost, \$750; owner, Salvadore Ferraro, 300 East 75th st; architect, Wm. H. Hallock, Jr., 343 Willis av. Plan No. 2681.

3D AV, n e cor 49th st, enlarge moving picture show, install seats, partitions, to 2-sty brick loft; cost, \$2,800; owner, Nathan Ettleson, premises; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2669.

3D AV, No. 1081, erect sign to vacant lot; cost, \$75; owner, Robert Goelet, 9 West 17th st. Plan No. 2649.

4TH AV, No. 233, install dumbwaiter shaft, alter stairs to 12-sty brick store and loft; cost, \$400; owner, Pocono Co., 233 4th av; architect, Henry H. Holly, 39 West 27th st. Plan No. 2659.

5TH AV, No. 292, alter stairway to 5-sty brick store and loft; cost, \$450; owner, Eddy Palmer, 11 West 73d st; architect, C. S. Morrell, 59 Ann st. Plan No. 2679.

5TH AV, Nos. 122-124, 17th st, Nos. 3-7 West, 18th st, No. 2 West, install passenger elevator, stairs, dumbwaiter, vestibule to 10-sty brick and stone store and loft; cost, \$10,000; owner, Estate E. A. Hoffman, 258 Broadway; architects, J. B. Snooks Sons, 73 Nassau st. Plan No. 2651.

Not awarded.

5TH AV, No. 96, erect platform, stairs, alter store front to 5-sty brick store and office; cost, \$339; owners, Demorest & Little, Inc., 15 East 14th st; architect, M. Gustine Rieser, 311 West 59th st. Plan No. 2658.

5TH AV, e s, between 105th and 106th sts, erect sign to vacant lot; cost, \$450; owner, Thomas B. Hidden, Sharon, Conn. Plan No. 2643.

7TH AV, Nos. 2576-2582, erect sign to vacant lot; cost, \$189; owner, Estate of John Jacob Astor, 23 West 26th st. Plan No. 2646.

8TH AV, No. 827, 1-sty brick side extension, 10.8x13.4, steam boiler to 3-sty brick car house; cost, \$600; owner, Metropolitan Street Ry. Co., 621 Broadway; architect, Robert Kloz, 775 7th av. Plan No. 2653.

PROJECTED BUILDING.

Bronx.

Apartments, Flats and Tenements.

139TH ST, s s, 167 w Robbins av, two 5-sty brick tenements, slag roof, 37.6x 87.11; total cost, \$70,000; owners, Cypress Con. Co., Max Cohen, 1058 Grant av, president; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 1070.

BRYANT AV, e s, 375 s Jennings st, 5-sty brick tenement, slag roof, 50x88; cost, \$48,000; owners, L. Mondschein & Co., 1541 Hoe av; architect, Robt. E. La Velle, So. Boulevard and Freeman st. Plan No. 1071.

BANCROFT ST, n e cor Longfellow av, 5-sty brick tenement, slag roof, 41.6x72; cost, \$34,000; owners, Usona Const. Co., Clarence S. Shumway, 989 So. Boulevard, president and architect. Plan No. 1072.

164TH ST, s s, 76.4 e Boston road, two 5-sty brick tenements, tin roof, 37.6x88; total cost, \$80,000; owner, Robt. N. Quinn, 2968 Webster av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 1068.

GARDEN ST, s s, 28.7 e Crotona av, 4-sty brick tenement, slag roof, 37.6x88; cost, \$25,000; owner and architect, Edw. J. Byrne, 3029 3d av. Plan No. 1087.

210TH ST, n s, 50 e Kossuth pl, 4-sty brick tenement, tin roof, 25x70; cost, \$15,000; owner, L. Kohn, 40 East 12th st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 1081.

180TH ST, n s, 100.9 w 3d av, 5-sty brick tenement, tin roof, 50x72; cost, \$40,000; owners, Hubbard Realty Co., Mark Levy, 90 West st, president; architect, Geo. F. Pelham, 507 5th av. Plan No. 1082.

CAMBRELING AV, e s, 220 s 187th st, 5-sty brick tenement, tin roof, 50x88; cost, \$45,000; owner, Martin Tully, 810 East 173d st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 1083.

WEBSTER AV, n e cor 182d st, 5-sty brick tenement, plastic slate roof, 50.1x 82.8; cost, \$50,000; owners, Jaybee Impt. Co., Jos. Bernstein, 621 East 135th st, president; architect, Samuel Sass, 32 Union sq. Plan No. 1090.

PARK AV, n w cor 182d st, 5-sty brick tenement, plastic slate roof, 50.3x80.10; cost, \$50,000; owners, Jaybee Impt. Co., Jos. Bernstein, 621 East 135th st, president; architect, Samuel Sass, 32 Union sq. Plan No. 1091.

BELMONT AV, e s, 145.7 n 175th st, 6-sty brick tenement, plastic slate roof, 50x87; cost, \$45,000; owner, Ralph Bellino, 45 East Houston st; architect, Samuel Sass, 32 Union sq. Plan No. 1092.

BELMONT AV, e s, 100 n 175th st, 6-sty brick tenement, plastic slate roof, 45.7x87; cost, \$40,000; owner, Ralph Bellino, 45 East Houston st; architect, Samuel Sass, 32 Union sq. Plan No. 1093.

BELMONT AV, n e cor 175th st, 6-sty brick tenement, slate roof, 50x90; cost, \$50,000; owner, Ralph Bellino, 45 East Houston st; architect, Samuel Sass, 32 Union sq. Plan No. 1094.

175TH ST, n s, 50 e Belmont av, 6-sty brick tenement, plastic slate roof, 50x87; cost, \$45,000; owner, Ralph Bellino, 45 East Houston st; architect, Samuel Sass, 32 Union sq. Plan No. 1095.

JENNINGS ST, s w cor Vyse av, two 5-sty brick tenements, plastic slate roof, 39x88, 36x90; total cost, \$75,000; owners, The Charlotte St. Const. Co., Tony Castro, 1024 Av St. John, president; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1103.

149TH ST, n e cor Wales av, 5-sty brick tenement, plastic slate roof, 25x95; cost, \$25,000; owners, F. & W. McManus, 515 Tinton av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 1104.

BRYANT AV, e s, 150 n 172d st, two 5-sty brick tenements, plastic slate roof, 37.6x88; total cost, \$60,000; owner, Herman Wauer, 1534 Bryant av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1105.

179TH ST, n e cor Vyse av, four 4-sty brick tenements, plastic slate roof, 33.4x 74.8; total cost, \$125,000; owners, Barry Bros., 2804 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1106.

UNION AV, w s, 100 n Kelly st, two 5-sty brick tenements, plastic slate roof, 37.6x88; total cost, \$60,000; owner, Julius Figlinolo, 719 Union av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1107.

RODGERS PL, w s, 383.9 n Westchester av, 5-sty brick tenement, plastic slate roof, 50x65; cost, \$35,000; owners, Steinmetz Const. Co., S. B. Steinmetz, 1416 Clover st, president; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1108.

JEROME AV, e s, 408.5 n 165th st, three 5-sty brick stores and tenements, plastic slate roof, 37.9x78; total cost, \$90,000; owner, Nicholas Hodes, 243 East 200th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1109.

SEABURY PL, e s, 50 e 172d st, six 4-sty brick tenements, plastic slate roof, 37.6x67; total cost, \$150,000; owners, Barry Bros., 2804 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1010.

FOX ST, w s, 195.1 s Westchester av, four 5-sty brick tenements, slag roof, 40x 68; total cost, \$112,000; owners, Usona Const. Co., Clarence S. Shumway, 989 So. Boulevard, president and architect. Plan No. 1097.

WESTCHESTER AV, w s, 121.11 s 171st st, two 6-sty brick tenements, plastic slate roof, 50x70.64 and 58.59; total cost, \$75,000; owners, Morris Graham Con. Co., 396 East 171st st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 1098.

MAPES AV, s e cor 178th st, two 5-sty brick stores and tenements, tin roof, 76x 60.10; total cost, \$125,000; owner, Jos. Diamond, 1139 Wyatt av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 1099.

GARDEN ST, n s, 10.68 e Prospect av, 4-sty brick tenement, tar and gravel roof,

50x88; cost, \$50,000; owners, Jacob Cohen Con. Co., Jacob Cohen, 1112 East 179th st, president; architect, Henry Nordheim, 1087 Tremont av. Plan No. 1100.

HOE AV, w s, 25 n Jennings st, 4-sty brick tenement, tar and gravel roof, 50x88; cost, \$50,000; owner, Antonette Staab, 1528 Minford pl; architect, Henry Nordheim, 1087 Tremont av. Plan No. 1101.

UNION AV, w s, 200.1 n 166th st, 6-sty brick tenement, plastic slate roof, 50x98; cost, \$65,000; owners, Polatschik Spencer Realty Co., Harry A. Spencer, 518 West 143d st, president; architect, John C. Watson, 217 West 125th st. Plan No. 1102.

VAN NEST AV, w s, 20 n Taylor av, 3-sty brick store and tenement, tin roof, 25x72; cost, \$12,000; owner, Maria Dosso, 1742 Adams st; architect, B. Ebeling, 1136 Walker av. Plan No. 1078.

Dwellings.

DOON AV, w s, 425 s Jefferson av, 2-sty frame dwelling, tin roof, 22x30; cost, \$2,500; owner, John Flahive, 4117 Burnside av; architect, Robt. Glenn, 371 East 149th st. Plan No. 1069.

CHANUTE AV, e s, 150 s Story av, 2-sty frame dwelling, tin roof, 30x30; cost, \$3,500; owner, F. C. Fulling, 587 East 141st st; architect, B. Ebeling, 1136 Walker av. Plan No. 1079.

McGRAW AV, s e cor Taylor av, 2-sty frame dwelling, tin roof, 22x56; cost, \$6,000; owner, Louisa Diener, 1768 Gleason av; architect, B. Ebeling, 1136 Walker av. Plan No. 1088.

TAYLOR AV, e s, 100 s McGraw av, 2-sty frame dwelling, tin roof, 21x56; cost, \$5,500; owner, Louisa Diener, 1768 Gleason av; architect, B. Ebeling, 1136 Walker av. Plan No. 1089.

239TH ST, s s, 400 e Katonah av, three 2-sty frame dwellings, 20x33; total cost, \$12,000; owner, Fairmount Realty Co.; president and architect, Louis Eickwort, Jr., 318 East 239th st. Plan No. 1096.

Miscellaneous.

STEBBINS AV, e s, 108.9 n Freeman st, 1-sty frame shed, 13x13.8; cost, \$50; owners, Tremont Iron Works, on premises; architect, John F. Ernst, on premises. Plan No. 1067.

OLMSTEAD AV, w s, 250 n Starling av, 1-sty brick boiler house and shaving room, tarpaper roof, 24x30; cost, \$2,500; owner, A. T. Mackenzie, 2143 Theriot av; architect, B. Ebeling, 1136 Walker av. Plan No. 1080.

WESTCHESTER AV, n s, from Bronx River to N. Y. & N. H. R. R., 1-sty frame shed, size irregular; cost, \$1,600; owner, P. J. Heaney Co., 172d st and West Farms road; architect, Henry Nordheim, 1087 Tremont av. Plan No. 1011.

Stores and Dwellings.

3D AV, w s, 108.2 n 179th st, two 1-sty brick stores and dwellings, tin roof, 54.1x71.6; total cost, \$14,000; owners, Gruenstein & Mayer, 230 Grand st; architect, C. B. Meyers, 1 Union Square West. Plan No. 1073.

WASHINGTON AV, w s, 210.6 s 180th st, two 1-sty brick stores and dwellings, tin roof, 37.6x93 and 37.10; total cost, \$10,000; owner, B. Gruenstein, 230 Grand st; architect, Chas. B. Meyers, 1 Union Square West. Plan No. 1074.

187TH ST, s e cor Belmont av, two 1-sty brick stores and dwellings, tin roof, 36x90; total cost, \$15,000; owner, Michael A. Defio, 2395 Belmont av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 1075.

HUGHES AV, e s, 100 s 186th st, two 1-sty brick stores and dwellings, tin roof, 50.6x51; total cost, \$14,000; owner, Angelo Di Benedetto, 541 East 182d st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 1076.

WHITE PLAINS ROAD, w s, 125 s Morris Park av, 3-sty frame store and dwelling, tin roof, 25x38; cost, \$4,500;

owner, Geo. Lahrmann, Bronxdale road and Morris Park av; architect, B. Ebeling, 1136 Walker av. Plan No. 1077.

WASHINGTON AV, n w cor 170th st, 1-sty brick store and dwelling, tin roof, 73.3x58.6; cost, \$15,000; owners, Golde & Cohen, 198 Broadway; architect, Chas. B. Meyers, 1 Union Sq. West. Plan No. 1084.

155TH ST, s e cor Eagle av, two 1-sty brick stores and dwellings, tin roof, 52x89.4; total cost, \$12,000; owner, B. M. Gruenstein, 230 Grand st; architect, Chas. B. Meyers, 1 Union Sq. West. Plan No. 1085.

151ST ST, s e cor Tinton av, two 1-sty brick stores and dwellings, tin roof, 54x87; total cost, \$17,000; owners, Gruenstein & Mayer, 230 Grand st; architect, Chas. B. Meyers, 1 Union Sq. West. Plan No. 1086.

BRONX ALTERATIONS.

163D ST, No. 805, new store front to 3-sty frame store and dwelling; cost, \$150; owner, Chas. H. Reinhold, on premises; architect, Anthony F. A. Schmitt, 604 Courtlandt av. Plan No. 538.

236TH ST, n e cor Mt. Vernon av, move 2-sty frame dwelling; cost, \$200; owner, Mina Swanson, on premises; architect, David E. Swanson, on premises. Plan No. 539.

236TH ST, n s, 61 e Mt. Vernon av, move 2-sty frame dwelling; cost, \$200; owner, Mina Swanson, 236th st and Mt. Vernon av; architect, David E. Swanson, 236th st and Mt. Vernon av. Plan No. 540.

BAILEY AV, No. 3507, 1-sty extension of frame built upon 1-sty frame extension of 2-sty frame dwelling; cost, \$500; owner, Geo. C. Hesselbach, on premises; architect, Chas. V. Hesselbach, 111 East 31st st. Plan No. 534.

GRAND BOULEVARD, w s, 54.9 s 204th st, 1-sty built upon 3-sty frame store and tenement; cost, \$3,000; owner, Pasquale Fusco, on premises; architect, U. S. Bandesson, 223d st and Barnes av. Plan No. 537.

PROSPECT AV, northerly junction Westchester av, new windows, new partitions, etc., to 2-sty brick hotel and store; cost, \$2,500; owner, L. Fleischmann, on premises; architect, O. Reissmann, 30 1st st. Plan No. 536.

TINTON AV, s w cor 158th st, new store front, new partitions, etc., to 5-sty brick store and tenement; cost, \$800; owner, David Steckler, 1885 7th av; architect, O. Reissmann, 30 1st st. Plan No. 533.

WASHINGTON AV, w s, 235.6 s 170th st, raise to grade 2-sty frame stable; cost, \$100; owner, Geo. W. Brewster, on premises; architect, L. Howard, 1861 Carter av. Plan No. 532.

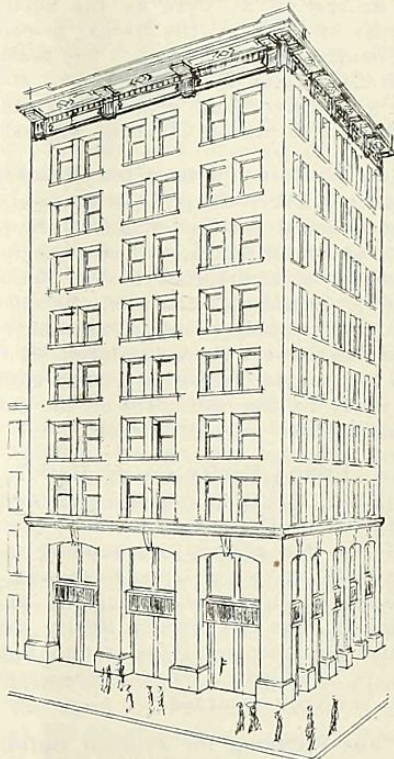
WALKER AV, n s, 218.3 e Grant av, new retaining walls and new stoop to two 2-sty frame stores and dwellings; cost, \$800; owners, Arnow & Newman, Williamsbridge road; architect, B. Ebeling, 1136 Walker av. Plan No. 535.

ADVANCE REPORTS.

The All Light Building.

CHURCH ST.—Excavations have been made at the northwest corner of Church and Liberty sts for the 9-sty store and warerooms which the Church-Liberty Leasehold Co., of 115 Broadway, is to erect from plans by Herts & Tallant, 113 East 19th st. John Kennedy & Son, 103 Park av, holds the general contract. The building will be known as the "All Light Building." The facades will consist almost entirely of glazed surfaces affording this building probably more light than any other building in the downtown section of the city. Piers and panels in facades are of face brick and cast iron

with terra cotta trimmings. The entire first and second stories consists of cast-iron show windows with large plate glass windows covering the entire surface. The building will be roofed with tile and flashed with copper. On the first floor will be a number of stores with large corridors wainscoted with marble, having tile floors, ornamental plaster walls and ceilings. The upper floors consist of lofts figured to carry a live load of two hundred pounds per square foot. One very heavy freight elevator and two passenger eleva-



tors of Otis type will be installed, and the heat throughout will be by direct steam. Staircases throughout are of iron with marble and slate treads. All the elevator doors on the first floor will be of ornamental wrought iron work, elsewhere of metal covered work, and the windows in walls on lot lines will consist of metal covered fireproof frames and sash.

High Class Flats for Brooklyn.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for two, 4-sty high class apartment houses to be erected on the block front, south side of 3d av, Brooklyn, including corners of 89th and 90th sts, 78.7 on 3d av, 99.5 in 89th st and irregular in 90th st. Of modern design the facades will be of tapestry brick laid up in a flemish bond trimmed with Indiana limestone. The entrance to each building will be adorned with a marquis and ornamental iron lamps. The interiors will be finished in hard wood of various types and equipped with steam heating, electric lighting, and garbage closets. The approximate cost will be \$100,000. Harris Wilner, 1260 49th st, Brooklyn, is the owner and expects to immediately start the operation.

Telephone Co. to Erect Skyscraper.

WALKER ST.—C. L. W. Eidlitz, architect, 1123 Broadway, has been commissioned to prepare plans for a 15-sty fireproof telephone building for the New York Telephone Co., of No. 15 Dey st, to be erected in Walker st. The structure will be so erected that nine additional stories may be added at a later time. It will cover a plot having ground dimensions of 198x125 ft. Figures will most likely be received by the first of February. Officers of the company include: Union N. Bethell, president; Weldron Hoppings, secretary; Ford Huntington, treasurer.

Sketches for \$650,000 Apartment House.

BROADWAY.—Architect Gatlan Ajello, 1 West 34th st, is preparing sketches for Messrs. Paterno Bros., Claremont av and 116th st, who will erect a 12-sty apartment house, 75x100 ft, at the southwest

corner of Broadway and 115th st, to cost in the neighborhood of \$650,000. F. A. Burdett & Co, 29 West 34th st, have been appointed steel engineers. These will be apartments for forty-eight families, containing the finest equipment. The owners will handle the building contracts.

Wyse Av. and 179th St. Corner.

VYSE AV.—Moore & Landsiedel, architects, 3d av and 148th st, state that plans will soon be started for a number of 4-sty apartment houses, 33.4x72 and 36.8x78 ft, to be erected at Wyse av the northeast corner of 179th st, the Bronx, to contain all modern improvements. The buildings will be erected by Barry Bros., of 2804 3d av, owners and general contractors. The cost is placed at about \$125,000.

New Fixture Factory for Brooklyn.

BROOKLYN.—Shapiro & Aronson, gas and electric fixture manufacturers, 24 Morton st, Brooklyn, will soon begin the erection of a fireproof factory building, 5-stys, reinforced concrete, 100x100 ft, at the northeast corner of Snedicker and Glenmore avs. F. A. Waldron, 37 Wall st, Manhattan, the architect and engineer is ready to take estimates on the general contract and carpenter work.

Froma Realty Co. to Build.

GREENWICH ST.—Goldner & Goldberg architects, 704 Jackson av have plans in progress for a new loft building 6-stys, 34x60x75 ft, to be constructed at Nos. 760-762 Greenwich st, through to No. 110 Bank st, for the Froma Realty Co., of which Geo. Brown, 161st st and Robbins av is president. No building contract has yet been awarded.

Plans Figuring for Journal Building.

JERSEY CITY.—John T. Rowland Jr., and Frank Eurich Jr., architects, 15 Exchange pl, Jersey City, have just completed plans and specifications for the new office building, 3-stys, steel and concrete, 50x70 ft, for the Jersey City Journal, of 37 Montgomery st. The architects are now taking figures on the general contract. The construction will be strictly fireproof.

Row of Six Flats for Seabury Place.

SEABURY PL.—Barry Bros., 2804 3d av, owners and general contractors will erect on the east side of Seabury pl, 50 ft south of 172d st, the Bronx, six 4-sty up-to-date flat buildings with all modern improvements to cost a total of \$150,000. Moore & Landsiedel, 3d av and 148th st will soon start work on the plans. The owners will handle the building contracts.

Proposed Grandstand & Club House.

225TH ST.—The Greater New York Baseball Club, 320 5th av, Frank Farrell, president, contemplate the erection of a grandstand and clubhouse on either 225th or 227th st, near the New York Central Railroad. No plans however have yet been drawn or an architect selected. Further particulars will be announced in a later issue.

Strafford Oakum Co., To Build.

JERSEY CITY.—The George Strafford Oakum Co., manufacturers of oakum, No. 60 Cornelison av, Jersey City, is ready to take figures on the general contract for the new factory building, 3-stys, 105x35 ft, with a wing, 63x30 ft. Fred. Dana Rhodes, 140 Cedar st, Manhattan, is architect and engineer.

Taxpayers for Broadway and 99th St.

BROADWAY.—Malcolm M. Hayward, owner, 2644 Broadway, has had plans prepared for a 1-sty brick taxpayer, 50x100 ft., to be erected at the northeast corner of Broadway and 99th st. The owner will handle the building contract.

Apartments, Flats and Tenements.

JENNINGS ST, N. Y. C.—The Charlotte Street Construction Co., 1024 Av St. John,

owner and general contractor, is having plans prepared by Moore & Landsiedel, 3d av and 148th st, for two 5-sty tenements, 39x88 ft., to be erected at the southwest corner of Jennings st and Vyse av, to cost \$75,000.

JEROME AV, N. Y. C.—Moore & Landsiedel, 3d av and 148th st, have completed plans for three 5-sty flats, 39x90 ft., for Nicholas Hodes, 243 East 200th st, to be erected on the east side of Jerome av, 408 ft. north of 165th st, to cost \$90,000. The owner builds.

ROGERS PL, N. Y. C.—The Steinmetz Construction Co., owner and builder, will erect a 5-sty tenement, 50x72 ft., on the west side of Rogers pl, 383 ft. north of Westchester av, to cost \$40,000. Plans have just been started by Moore & Landsiedel, 3d av and 148th st.

RIDGE ST, N. Y. C.—Morris Schwartz, 194 Bowery is preparing plans for \$12,000 worth of alterations to the 5-sty tenement, No. 52 Ridge st, for Sigmund Muldberg, 325 2d av.

MILTON AV, N. Y. C.—J. B. Boyland, 103 East 125th st, has completed plans for two 5-sty 28-family flats, 50x97 ft., to be erected by Milton Bros., 63 Henry st, on the east side of Milton av, 250 ft. west of 194th st, to cost \$120,000. The owner builds.

PARK AV, N. Y. C.—Golde & Cohen, owners, 198 Broadway, will be ready to take bids on all sub-contracts about Nov. 20, for the 5-sty 30-family tenement, 25x82 ft., to be erected at the northeast corner of Park av and 179th st, the Bronx, to cost \$35,000. C. B. Meyers, 1 Union sq, has prepared the plans.

WALES AV, N. Y. C.—At the northeast corner of Wales av and 149th st, F. & W. McManus, 515 Tinton av, owners and general contractors, will erect a 5-sty tenement, 25x105 ft., to cost about \$25,000. Moore & Landsiedel, 3d av and 148th st, state that plans will soon be ready for bids.

UNION AV, N. Y. C.—Julius Figliolo, 719 Union av, owner and builder, will erect on the west side of Union av, 100 ft. north of Kelly av, two 5-sty tenements, 37.6x88 ft., to cost \$60,000. Moore & Landsiedel, 3d av and 148th st, state that plans will soon be ready for bids.

241ST ST, N. Y. C.—Fred Hammond, 149th st and Melrose av, is completing plans for a 3-sty tenement, 55x25 ft., to be erected in the north side of 241st st, 100 ft. west of Martha av, to cost \$25,000. The owner's name is withheld.

CROTONA PL, N. Y. C.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for two 5-sty tenements, with stores, 50x87 ft., for C. Carocci, 643 West 183d st, to be erected at the southwest corner of Crotona pl and 176th st, to cost \$100,000. The owner builds.

PELL ST, N. Y. C.—Alexander Boyd, 100 Main st, Peekskill, N. Y., will soon begin the erection of a 4-sty tenement at Nos. 26-30 Pell st, to cost about \$42,000. Satterlee & Boyd, 1123 Broadway, will soon take bids on the general contract.

ATLANTIC CITY, N. J.—Dr. B. H. Warren, of this place contemplates the erection of a 5-sty flat house, 60x100 ft., at Connecticut and Atlantic avs, at a cost of \$65,000. Harry De Hoff, of Philadelphia, Pa., is preparing the plans.

GLEN RIDGE, N. J.—The Glen Ridge Realty Co. has had plans prepared by Boring & Tilton, 32 Broadway, Manhattan, for a store and flat house to be erected at Bloomfield av and Herman st, to cost \$40,000.

Contracts Awarded.

BROADWAY, N. Y. C.—The Foundation Co., 115 Broadway, holds the contract for putting in the foundations for the

new 27-sty office building which the Broadway-Park Place Co., 280 Broadway, is to erect from plans by Cass Gilbert, 11 East 42d st, at the southwest corner of Broadway and Park pl.

BROOKLYN.—William Schultz, 357 3d st, Brooklyn, has received the general contract to erect the amusement hall and moving-picture theatre on the east side of Flatbush av, 135 ft. north of Linden av, for which Benj. Driesler, Remsen st, has prepared plans. A. F. Voight, 160 Underhill av, is the owner.

ALLENTOWN, N. J.—The Adams Electric Co., 23 Chancery st, Trenton, N. J., has received the general contract to erect the electric light plant for the Town of Allentown, N. J. W. W. Young, 220 Broadway, Manhattan, is engineer. Estimated cost is \$40,000.

STAPLETON, S. I.—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract for the reinforced concrete bakery building for the Thomas & Williams Co. at Stapleton, S. I., to be 2-stys, 66x100 ft., reinforced concrete construction.

Banks.

UNION, N. Y.—The Farmers National Bank has awarded to James O'Neil, Binghamton, N. Y., the general contract to erect a 2-sty brick bank and store building, 48x60 ft., at Main and Exchange sts. T. I. Lacey & Son, Kilmer Bldg., Binghamton, are the architects.

BRANFORD, CONN.—Plans drawn by Architect C. S. Palmer, of Meriden, for the new building for the Branford Savings Bank have been accepted and estimates will be made at once.

Churches.

BUFFALO, N. Y.—The Woodside M. E. Church will erect an edifice 1-sty, cream-colored brick, at Abbott road and Woodside av. Architect, Thos. W. Harris, 1 Erie County Bank Building. Rev. Fredk. Mittlefohltdt, pastor, 1485 Abbott road. Estimated cost, \$30,000.

CHELSEA, MASS.—The Congregation Anshay Aphard Ashavath Achim, Jos. Bargar, 246 2d st, president, are to erect a synagogue on Everett av and Elm st. M. M. Kalman, 42 Court st, Boston, architect. Jos. Slotnik & B. Rogovin, Chelsea, contractors. Brick, 2-stys, 40x65 ft.; cost, \$20,000.

TORRINGTON, CONN.—Bids are in for the new church to be erected at Grove and Brook sts for the Slavonic R. C. Church. It will be frame, with the exterior stuccoed, 50x80 ft., shingle roof, steam heat and electric lights. Jacob Mayersak is chairman of the building committee. Griggs & Hunt, of Waterbury are the architects.

NEW BRITAIN, CONN.—Work will be started at once on the church to be erected for the Second Advent Church Society. It will be about 44x50 ft., constructed of concrete blocks, with steam heat, gas and electric lights. Kraus, Ruestow & Tintera, 619 Madison av, Manhattan, are the architects, and the plans are nearly completed.

STAMFORD, CONN.—Architects Denison & Hiron, 475 5th av, Manhattan, are preparing plans for a new church for the Christian Science Society, of which Alice Lounsbury is pastor. The edifice will probably be of brick.

Dwellings.

TARRYTOWN, N. Y.—Fred Wallich, architect, Scarsdale, N. Y., has been commissioned to prepare plans for a stucco residence, 25x60 ft., for Franklin J. Scherrer, 196 Broadway, Manhattan, to be erected at Tarrytown, to cost \$15,000.

RED BANK, N. J.—Architect J. H. Freedlander, 244 5th av, Manhattan, has completed plans for a fine residence, 60x80 ft., to be erected for Andrew Freedman, of 52 William st, N. Y. C. The cost is placed at about \$40,000.

GREENWICH, CONN.—F. A. Moore, architect, 569 5th av, Manhattan, has taken bids for \$10,000 worth of improvements to the residence of J. H. Flager, of this place.

Factories and Warehouses.

DEPEW, N. Y.—Colson & Hudson, 35 Dun Building, Buffalo, architects, are preparing plans for a 2-sty warehouse to be erected by the Loeser Brothers Co. Estimated cost, about \$17,000.

PLATTSBURGH, N. Y.—The mills of the Lake Champlain Pulp & Paper Co. at Plattsburgh, recently destroyed by fire, are to be rebuilt of steel and concrete.

BUFFALO, N. Y.—The Strootman Shoe Co., Buffalo, N. Y., John Strootman, president, 65 Carroll st, will erect a 3-sty brick and steel factory, 60x160 ft., at Monroe and Genesee sts, to cost \$50,000. A large amount of machinery will be installed.

DANBURY, CONN.—The American Hatters & Furriers Corporation, of which Charles D. Parker is manager, whose factory was destroyed by fire last week, entailing a loss of from \$100,000 to \$150,000, will probably rebuild the plant, and it is expected that work will be started as soon as the insurance is adjusted. The power plant was also practically ruined.

Halls and Clubs.

DUNKIRK, N. Y.—The local corps of the Salvation Army is having plans prepared for a Salvation Army Home to be erected on a site recently purchased. Address the secretary for particulars.

ROCHESTER, N. Y.—The Home for the Friendless Association, Mrs. William Gormly, president, contemplates the erection of a home building to cost about \$100,000.

JERSEY CITY, N. J.—The Bergen Lodge Realty Co. has been incorporated to erect a lodge building for the Bergen Lodge, F. & A. M. Wilbur E. Mallalieu, 62 Monticello av, Edw. H. Leetch, 25 Belmont av, are incorporators.

NEW BRITAIN, CONN.—Plans have been completed by Architects Unkelbach & Perry for the new club which the Maple Hill Improvement Society will erect at Maple Hill. Furnace heat and electric lights will be required.

TAUNTON, MASS.—The Taunton Boy's Club has purchased land and have had plans prepared for a club house, which they hope to have built shortly. Mayor Wm. F. Woods is treasurer, and one of those in charge of the undertaking.

Hospitals and Asylums.

RAYBROOK, N. Y.—The Peter Keeler Building Co., Albany, N. Y., at \$64,700, submitted the lowest bid for the construction of the building for employees at the Hospital for Incipient Tuberculosis. Other bidders were the Westchester Engineering Co., 103 Park av, Manhattan, and Branch & Callanan, of Saranac Lake, N. Y.

PERRYSBURG, N. Y.—John H. Coxhead, 928 Ellicott sq. Bldg., Buffalo, architect, has awarded to E. A. Hager, of North Collins, N. Y., the general contract to erect the tuberculosis hospital at Perrysburg, to cost about \$200,000. The Foster Glidden Engineering Co., 730 Main st, Buffalo, has the heating and plumbing work, and the Buffalo Electric Co., 17 West Mohawk st, Buffalo, the electric work.

GREENWICH, CONN.—Charles A. Rich, architect, 320 5th av, Manhattan, has completed plans for enlarging the Greenwich hospital.

SPRINGFIELD, MASS.—Architects E. C. & G. C. Gardner have prepared sketches for the isolation hospital to be erected

for the City Hospital. Administration building, 3-stys, laundry building, a ward building to accommodate 100 patients. Brick, fireproof construction, iron stairs and tile flooring. The cost will be about \$175,000.

Miscellaneous.

MONTCLAIR, N. J.—D. L. & W. R. R. Co., 90 West st, Manhattan; and Hoboken, W. H. Truesdale, president, have plans in progress and will call for bids about December 1 for the construction of a reinforced concrete viaduct on Grove st railroad tracks, to cost \$40,000. Will be 200 ft. long and 75 ft. wide. Chief engineer, George Ray, care owners, Hoboken, N. J.

Schools and Colleges.

JERSEY CITY, N. J.—On November 22 bids will be received by G. G. Tennant, chairman of the building committee, for a technical and industrial high school at Newark and Palisade avs. John T. Rowland, Jr., architect, 15 Exchange pl, is architect.

NUTLEY, N. J.—R. King Conklin, architect, 45 Clinton st, Newark, has been selected to prepare plans for the 2-sty reinforced concrete school, 75x100 ft., to be erected at Washington av, Avondale rd and Walnut st, to cost about \$50,000. The appropriation has not yet been made.

NEWARK, N. J.—The Newark Technical School, 367 High st, has awarded to Salmond Bros. Co., of Arlington, N. J., the general contract to erect a 3-sty brick and limestone school at Summit st and Summit pl, to cost \$70,000. Frederick Phelps, Union Bldg., is architect and engineer.

SHELTON, CONN.—The town school committee has purchased seven acres of land in Grove st as the site for the school in the South End district. It is proposed to erect a building to cost about \$35,000.

SOUTH MANCHESTER, CONN.—Plans are out for estimates for the new school to be erected for the 9th School District. Howell Cheney is chairman of the building committee. Hartwell, Richardson & Driver, of Boston, are the architects.

NORTHAMPTON, MASS.—Plans have been completed by A. Lincoln Fechheimer, of Cincinnati, for a new administration building to be erected here for the Clark School for the Deaf. It will be a 2-sty brick building and cost about \$50,000.

Stores, Offices and Lofts.

45TH ST, N. Y. C.—The Geo. Backer Construction Co., 1182 Broadway, will probably take bids in about six weeks for the 12-sty store and lofts, 40x100 ft., to be erected at Nos. 62-64 West 45th st, at a cost of \$200,000. Rouse & Goldstone are completing the plans.

5TH AV, N. Y. C.—No contract has yet been placed for installing a passenger elevator, interior iron stairs, dumbwaiter and vestibule in the 10-sty store and loft building Nos. 122-124 5th av for the estate of E. A. Hoffman, 258 Broadway. Plans are by J. B. Snooks Sons, 73 Nassau st. Estimated cost, \$10,000.

HARTFORD, CONN.—Plans are nearly completed for the 10-sty, 48x127 ft. building to be erected by the Southern New England Telephone Co. It will be brick and steel, fireproof construction, with Stony Creek granite trim, slag roof, steam heat, gas and electric lights, two elevators, tile work, wire work, etc. L. W. Robinson, of New Haven, is the architect.

(Continued on page 822.)

CHURCH IMPROVEMENTS.—Wakeman & Miller, as general contractors, are well advanced with the work on the New South Church on Park av at 85th st. The rectory and the parish-house are both enclosed, and the roof is being put on the main edifice. The walls of all the buildings are composed of native stone from the foundations, relieved by a tracery of limestone.—Norcross Bros.

Company has commenced setting the stone for the walls of the new St. Thomas's on Fifth av, beginning at the west end with the parish house and Sunday school. Meanwhile the temporary frame shelter which the congregation now occupies will be retained until the rest is habitable.—Some improvements are contemplated for St. George's Episcopal Church in Stuyvesant sq, of which Mr. J. Pierpont Morgan is senior warden. These will include the restoration of the twin towers. The construction of a memorial chapel is also contemplated, on the site of the house north of the church vestry. The pastor, Mr. Birkhead, in a letter just sent to the congregation, asks that all unite and build a model tenement under the direction of the City and Suburban Homes Co. It is understood that tentative plans for the house have been prepared.—The congregation of the Fourth Avenue Presbyterian Church, which is now without a permanent home, is about to name a committee to find a building site on or near Cathedral Heights, where there is believed to be a good field for a Presbyterian Church. The congregation has a fund of \$500,000. Officers of the church are Judge Charles N. Taintor, George P. Ludlam, Frank Lugar, and Theodore N. Masten. Rev. W. D. Buchannan is pastor.

An Unusual Building.

George F. Hill, of 150 Fifth av, is the supervising engineer for the large and extensive power and refrigerating machinery which has been installed in the model creamery building now being completed for the Sheffield Farms-Slawson Decker Co. at 170 Manhattan st, west of Broadway. This building is in a class by itself, and not the least remarkable part of it is the power plant.

The purpose of the building is to pasteurize milk, as well as to distribute it, and it will be in operation at the first of the year. As the building will be used to display the methods in use by the milk company, it will be the last word in sanitary dairy construction, within the limits of New York City at least.

The facade is of glazed white terra cotta and the interior is lined throughout with white enameled brick. Immaculate cleanliness is being provided for in every way. There will be duplicate machines of each kind, as the plant must never be in a disabled condition.

Dawson & Archer have about finished the general contract for the building from plans by Frank A. Rooke of 489 Fifth av.

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PERSONAL NEWS AND TRADE GOSSIP

George T. Mortimer, of 111 Broadway, has the agency for the new Whitehall building addition.

The Foundation Company, of 115 Broadway, is finishing up at the Bankers' Trust Company's building.

No plans for new tenement houses were filed with the Manhattan Tenement House Department for the week ending Thursday, Nov. 10.

Mr. T. Eckford Rhoads, assistant secretary of the Whitney-Steen Company, of No. 1 Liberty st, has recovered from an operation for appendicitis.

H. C. Meyer, Jr., 1 Madison av, has been appointed steam engineer on the new building which the New York Telephone Co., will soon erect in Walker st.

J. S. Kehleher is the superintendent in charge of the construction of the Plate Glass Insurance Company's new building at Maiden Lane and William st.

J. Metzger is the superintendent for Marc Eidlitz & Son for the construction of the Bankers' Trust building at the northwest corner of Wall and Broad sts.

President W. D. Baldwin, of the Otis Elevator Company, who has been in Europe most of the Summer, is expected back at his office on or about November 15th.

John Harlin, president of the firm of McNab & Harlin, brass manufacturers, No. 56 John st, well known in the steam valve trade, died on Oct. 28, in his seventieth year.

The Harbison-Walker Refractories Co., 1133 Broadway, will enlarge their plant at Wyland, Ala., which will more than double the capacity in the manufacture of fire brick.

Joseph Bernstein, 621 East 135th st, is president of the Jaybee Improvement Co., which contemplates the erection of several flat houses in the Webster and Park av sections of the Bronx.

The American Bridge Company is delivering steel and Post & McCord will begin erecting same next week on the site of the Bankers' Trust Company's building at Broad and Wall sts.

The United Civil Service Commission announces that an examination will be held for the position of superintendent of construction at the U. S. Penitentiary, McNeill, Wash., on December 7th.

The Plaza Hotel Company is expected to go on a dividend basis before the year ends, as the hotel is earning eight to ten per cent. annually and nothing has yet been taken from the earnings.

The George A. Fuller Co.'s men commenced work this week under their contract to add fourteen stories to the "Downtown Building," at the north corner of Broadway and Exchange pl.

The Atlantic Architectural Terra Cotta Co. has recently been figuring on a 23-story building for Atlanta, Ga., showing that the age of the skyscraper is coming on apace in other cities besides New York.

W. M. Bush, who has been connected with Levering & Garrigues, iron works, West 23d st, Manhattan, as purchasing agent, has been appointed treasurer of the Baltimore Bridge Co., with an office at Baltimore.

Vice-President Daniel Stewart of the Empire State Surety Company has returned from a Western trip lasting about five weeks, in which he visited the cities of Central and Northwestern States. He took the trip for a rest.

F. A. Burdett & Co., 29 West 34th st, have been appointed steel engineers for the 12-story elevator apartment house soon to be erected by Paterno Bros. at the southwest corner of Broadway and 115th st, at a cost of nearly \$700,000.

An appraisalment is soon to be made by an independent board of appraisers of the real estate holdings of the U. S.

Realty and Improvement Company. Since the previous appraisalment there has been a large increase in real estate values.

William Saunders, 609 West 147th st, will superintend the erection of the new mercantile building to be erected at No. 634 5th av, by the Estate of T. R. A. Hall. The Guy B. Waite system of fireproof floor arches are specified in this building.

Paul Morton, President of the Equitable Life Assurance Society, has been elected a director of the Manhattan Railway Company to fill the place of late Dumont Clarke. Other directors and members of the executive committee were re-elected.

The Westinghouse Air Brake Company purchased 7,500 tons of forge and malleable pig iron on Monday of this week. Most of this will go in the electric and air brake equipment. It was understood that the figuring on this contract was very close.

J. F. Austin has resigned as secretary of the American Specialty Manufacturing Company, the date upon which it is to take effect being at the convenience of the board of directors, according to an announcement made by President Walter H. Lipe.

George B. Mentz, the brick mould maker, of Walkkill, N. Y., was in the city on Wednesday. Mr. Mentz is planning further extensions to his plant. He says that he recently made a shipment of his new seven-brick mould as far west as British Columbia.

George H. Storm, of George H. Storm & Co., lumber and hardwood specialists, of 72d st and the East river, is back at his desk after a two months' trip abroad with Mrs. Storm. Mr. Storm is strong on automobiling, having just bought a new Pierce-Arrow car.

John C. Short & Son, 51 Liberty st, Manhattan, are financial agents for the Crocker Wood Pulp & Paper Co., of Wilmington, N. C., which was recently organized with a capital stock of \$5,000,000, to acquire large parcels of timber land to be utilized for making pulp.

Moore Brothers, whose plant at 11th avenue and 24th st was destroyed by fire, reported this week that they are rapidly getting into shape again for handling the usual volume of business. They have cleared their site and in rebuilding they plan to follow strictly modern lines.

The great extent of the cement industry in Pennsylvania is dealt with by Chief John L. Rockey, Pennsylvania State Bureau of Industrial Statistics, in a report just issued. The report is summarized in the cement department of the building material and equipment feature of this issue.

Nearly all of George A. Fuller Company's men are through with the new Mills & Gibb building, at 4th av and 22d st, and the sub-contractors for the counters, shelving and other store equipment are the busiest men in the building. The A. B. See Company is also finishing the installation of elevators.

The National Employment Exchange, which has three agencies in this city, reports that if the calls from employers for laborers can be regarded as an indication of the condition of the country, then the times are most assuredly good. In some skilled trades also the demand for help exceeds the supply.

As a result of action by the Board of Directors of the Republic Iron and Steel Company, it was announced at the New York offices of this concern that it will remove its general offices from Pittsburgh to Youngstown, Pa., on July 1, 1911. This company, within the last few years, has built a number of new plants and blast furnaces.

John Lambert and Harry Bronner have

been elected members of the executive committee of the Republic Iron and Steel Company's board of directors. They succeed L. C. Hanna and E. W. Oglebay, resigned. The executive committee now consists of John A. Topping, chairman; John W. Gates, Grant B. Schley and the two men just elected.

Joseph J. Spurr, of Harrison, N. J., is supplying the limestone for the facades of the Maiden Lane and William Street building, and Houghtalling & Witt-penn are supplying the white Kittaning front brick for this operation. The architects for this building are Clinton & Russell and the contractors are Fountain & Choate, of 110 East 23d st.

Vice-President T. J. Steen of the Whitney-Steen Company of No. 1 Liberty st, building construction, is at present in Denver, giving his personal attention to a large amount of work that they have in hand there. They have contracts for two 12-story office buildings, and two smaller office buildings, besides a tramway terminal that covers a block, and a private residence with stable.

Papers have been filed in the office of the Secretary of State at Albany for the United States Metal Door and Trim Co. A nominal capital stock of \$1,000 was fixed in the certificate, but action has been taken increasing the stock to \$8,000,000, of which \$2,000,000 is % preferred and \$6,000,000 common stock. The company is authorized, among other things, to manufacture and sell hollow metal doors, windows, metal trim, fireproof material, etc. The incorporators were Earl C. Demoss, Brown Rolston and Frank C. Pringle, all of this city.

The following installations have recently been contracted for by the Otis Elevator Company: The Ritiro Realty Company, 140-144 West 22d st; the Gibson-Steingart Construction Company's operation at 146-150 West 25th st, and the Merchants and Manufacturers Exchange building, N. Y. & H. R. R. Co., Lexington av, between 46th and 47th sts, where six electric passenger elevators and two freights will be installed.

Asked yesterday as to the status of employment in the building trades, the secretary of the Building Trades Council, Mr. Roswell Tompkins, said that conditions were very good. "Of course the election took precedence over everything on Tuesday," he added, "but on Wednesday I was surprised at the large number of requests for mechanics in the various trades. I can only report that for this season of the year conditions are very good."

William Charles Dyker is representing the Berger Manufacturing Company in supervising the metal-ceiling work in the new 5-story building being erected for H. C. Cruger on the east side of 4th av between 17th and 18th sts. Both ceilings and sidewalls throughout the building will have metal and plaster ornaments in combination, illustrating not only the popularity which this kind of metal work has achieved, but its artistic quality as well.

Mr. E. O. H. Cellis, from the office of D'Oench & Yost, is the architect-superintendent in the construction of the new building for the Germania Life Insurance Company at the northeast corner of 4th av and 17th st. Louis McCoy is the superintendent of construction for Charles T. Wills (Inc.) The building has 20 full stories and 1 mezzanine story. The White system of fireproof floors has been installed, and Otis overhead traction elevators.

The Never-Split Seat Company of Evansville, Ind., announces through G. P. Blackiston, its advertising manager, that it has secured a contract for supplying

closet seats on the private cars of the King of Denmark and also government railways of that country. This business was secured by the Evansville concern after it had supplied all the seat equipment for the thousands of Pullman and private cars built by the great Pullman Company.

Dawson & Archer, of 150 5th av, have finished their general contract for the erection of the big bakery on the Southern Boulevard at 143d and 144th sts, Bronx. A large use of enameled brick is to be seen in this exceptional building.

Waterbury, Rich & Dunlap Co. is the name of a firm which have established themselves in the retail lumber business at the old location of J. T. E. Litchfield & Co., on 3d av at 7th st, Brooklyn, where they have excellent facilities for both a retail and jobbing trade. They are prepared to estimate on large contracts requiring yellow pine, spruce or any other kind of lumber for factories or other building operations.

No action has been taken by the Directors of the Otis Elevator Company, on the death of their treasurer, Lynde Belknap, who dropped dead in his office on October 26, and it is probable that no action will be taken until President W. D. Baldwin returns from Europe on or about November 15. It has been reported that F. W. Roebing, of Trenton, had been elected treasurer of the company, but an official of the company denied this when asked for verification of the statement by the Record and Guide this week.

Application was made on Wednesday to the Bureau of Buildings for a permit to secure authority for proceeding with the caisson foundations and drillage for the new Woolworth Building about to be erected at Broadway, southwest corner of Park pl. Plans for the superstructure will be filed within a few days. The Foundation Co. will install the foundation at once. The owner is known as the Broadway and Park Place Company, F. W. Woolworth, is president, Lewis E. Pierson, treasurer, and H. T. Parson, secretary.

The Richard D. Kimball Company, consulting, heating, ventilating and electrical engineers of New York and Boston, announce the opening of a new branch in their business to be known as the Department of Testing and Inspection, the purpose of which is to provide fuel specifications and analyses, plant tests and inspections at regular intervals, to scientifically analyze plant operating records and to promote factory efficiency. All this will be in co-operation with the owners' operating engineer's department. The company expects to be able to effect a saving of 10 to 20 per cent. in operating cost for owners of buildings and power plants.

Andrew Brose, as general contractor, is erecting on the east side of Fourth av a building which attracts much attention by reason of its apparent smallness, in contrast to the skyscraper on either hand. It stands in the middle of the block between the 20-sty building for the Germania Insurance Co. and the equally tall one for Henry Corn. Being only five stories high, it will preserve the light for its two big neighbors, and at the same time will provide a very attractive business location for H. C. Cruger, the ground lessee and owner of the building, who formerly had a cafe on the 17th st corner, which was taken for the Germania Building. He will occupy a part and rent out the rest for offices and lofts.

Judgment has been handed down by Judge G. W. Ray in the U. S. Circuit Court in the suit brought by the Standard Paint Company vs. J. A. & W. Bird & Co. and the Flintkote Manufacturing Company to restrain the defendants from infringing in the manufacture of their

"Zolium" the patents of the Standard Paint Company covering the process by which "colored rubberoid" is manufactured. The judgment, according to the Standard Paint Company, prohibits by injunction the manufacture of the only other colored roofings now upon the market on account of their infringing the patents covering the process by which "colored rubberoid" is produced. The offices of the Standard Paint Company are at 100 William st.

C. C. Ramsey has been elected president of the Crucible Steel Company of America, succeeding Herbert Dupuy, who owned a large business until the Goodwin Sand & Gravel Company bought it in. Mr. Dupuy remains chairman of the executive committee. John A. Sutton has been elected first vice-president, succeeding Mr. Ramsey. The office of second vice-president, formerly held by Mr. Sutton, will not be filled for the present. O. H. Wharton is the new third vice-president and G. W. Sargent fourth vice-president. H. S. A. Stewart, John A. Sutton and H. D. W. English have been elected members of the executive committee, the other members of which are Mr. Dupuy, Mr. Ramsey, James H. Park and George E. Shaw.

The 1910 edition of the Kahn System Standards is now ready for distribution. The fourth edition contains a number of additions and revisions so as to include the best and most modern ideas on reinforced concrete designing and estimating, waterproofing, etc. The subject of "Waterproofing" has been completely rewritten and entire new sets of tables for hooped columns and footings added. This publication also contains data on the various Kahn System products for reinforced concrete, steel lath, fireproofing, steel windows, etc. Kahn standards will be furnished free to practicing architects, engineers, contractors and builders. Applications should be addressed to S. M. Secheimer, manager publicity department, the Kahn System of Reinforced Concrete, Detroit, Mich.

Tucker & Vinton, engineers and contractors, are completing on the Queensboro Bridge plaza at Long Island City a reinforced concrete factory for Brewster & Co. (carriages) which shows the excellence to which this form of construction has attained. Externally on three sides it is apparently a brick structure, as it has a facing of red brick trimmed with artificial stone and ornamental iron. In exterior treatment it resembles a high-class office building rather than a factory. Nevertheless, it is all constructed of reinforced concrete, with the exception of the brick veneer mentioned. The seven stories and basement have ground dimensions of 200x352x170 on the street and plaza frontages. There is a clock tower which rises to a height of 180 feet above the street. Stephenson & Wheeler of 18 West 27th st, Manhattan, are the architects.

GLAZIERS' STRIKE.—The eight hundred glaziers who handle and set the window-glass that goes into the buildings of Greater New York are making a fight for better terms. Last September about two hundred of them obtained an eight-hour day and a daily wage of \$3.50, but the rest were not successful. Indeed, the union of Plate and Sheet Glass Glaziers has been recognized only by part of the employers, and the present struggle is to get the trade on a union basis, the men say. On Friday, Nov. 4, the men who had, as before stated, obtained satisfactory terms, were called out again, this time in order to show their sympathy with their brethren. The handling and setting of window-glass is therefore supposed to have completely ceased throughout the city. The union has its headquarters at Clinton Hall, in Clinton st, near Grand. The employers affected are

houses handling plate and sheet glass as a specialty. They are not affiliated as a trade with the Building Trades Employers' Association.

A placard at the site of the new building that is being erected for Knoedler & Co. on Fifth av, west side, near 46th st, states that the building will be occupied next May. M. Knoedler & Co. are now occupying the northeast corner of Fifth av and 34th st, which B. Altman & Co. will add to their store premises. The work for the new Knoedler building is now in the excavating stage; with the Andrew J. Robinson Co. as general contractor. While B. Altman & Co. have as yet selected neither architect nor builder for the enlargement of their building, their intention is simply to continue the lines of the present building over the remaining portion of the block when they get possession of the Knoedler corner and the Howard corner at Madison av and 34th st. Mrs. Howard has purchased new premises for her business at the northwest corner of Madison av and 57th st, which will be altered to suit her purposes. From these facts it is apparent that the work of extending Altman's cannot commence before next May.

Mr. R. T. Crane, president of the Crane Company, the big valve concern, received a most pleasing evidence of the spirit of co-operation and loyalty which predominates in his factory when the firm reached its fifty-fifth anniversary recently. It came in the form of a handsomely embossed card bearing the names and greetings from 33 employes who were with the company when it started. Those whose names represent men who have served one company faithfully and well for fifty-five years are: R. T. Crane, 3d; F. J. Mulcahy, Charles V. Barrington, W. E. Allen, J. M. Wilson, Malcom Baxter, John A. Black, J. W. Boywid, Hugh T. Quinn, A. E. McDonald, H. B. Van Gieson, A. Braidwood, P. A. Colljung, Allen P. Ford, T. F. Barrett, H. A. Passolt, Charles Plischke, O. G. Willey, M. S. Smith, Charles H. Ambler, Hallet M. Murphy, William Ray, Tim Goggin, Fred H. Lunde, Thomas Downey, John Riles, Anthony Wahler, James F. Hughes, Gus. P. Monson, Charley Kain, James Martin, John Campbell, and Gus. Dulum.

Would Abolish "Red Tape."

The following communication has been received by the Record and Guide. When Commissioner John J. Murphy of the Tenement House Department was asked whether he had any reply to make to Mr. Davis's complaint, he said that he had nothing to say.

Editor of the Record and Guide:

Commissioner Murphy in his letter to you says that nine-tenths of the criticism of his Department for delay in passing on plans is because they are "incomplete or hopelessly inaccurate" and quotes one hundred objections having been made to one set of plans, the resultant delay being due to the architect's "own carelessness or incompetence."

Maybe he means me, for about one hundred objections were raised to a recent plan of mine. One was that my computations as to areas of courts, etc., were not correct. Here is a sample:

$$\text{Mine.}—6.5 \times 70 = 455.$$

Department Inspector's.—

$$5' - 6' \times 70 = 455.1/24\text{th.}$$

Who gave the department the right to change the width of my courts and where does the 1/24th come from?

Any architect who will take the time can prove from the Department's records that the delay is due to the wholly unnecessary red tape of the Department which Commissioner Murphy has a fine opportunity to abolish, if he will.

ALBERT E. DAVIS.

PAINTS STIFFEST IN MATERIAL MARKET.

High Prices and Scarcity of Linseed Oil Keeps Inventive Chemists Busy—The Truckmen's Strike.

The Metropolitan Market Summarized.

THE stiffest feature of the building material market is structural and ordinary paints. In both, the high price of linseed oil and the scarcity of flaxseed are making themselves felt in no small degree, as shown by the increased demand reported for solvent paints; that is, paints that have other than a full oil base. Of course this applies chiefly to speculative operations, where the element of cost is figured carefully. In structural steel coatings there is reported to be a disposition to use asphaltum paints instead of those having a base of graphite, the difference in price being from 60 to 70 cents for asphaltum base to \$1.05 to \$1.50 for graphite brands. This is equally true of roof paints, where the opportunity for working in cheaper grades is greater.

Another feature of the building material market this week was the strike of the express drivers. This made the cement, lumber, brick, terra cotta and stone buyers nervous, and those who were scheduled to close new business decided to postpone transactions for a fortnight until the full seriousness of the present traffic conditions can be more accurately measured. Hudson River common brick therefore moved slowly, prices ranging from \$5.25 to \$5.50. There was no change in Raritan River quotations, nor for front or enamel brick. Steel was in a competitive market, pig iron moved briskly, Portland cement was without feature, as far as supply and demand were concerned, but lumber moved briskly on deliveries.

Brick Dealers Preparing for Strike Emergency.

Common brick is weaker in price and in demand. Arrivals last week were 48 and the sales totaled the same number. There were seven cargoes left for Monday, October 31, and there were still seven left over for Monday, November 7. In the first place, this shows a decided falling off in shipments, but the fact that the demand is taking care of the supply indicates that dealers are buying in reserve rather than for immediate needs. Whether this is precaution in view of the possibilities of a general tie-up of truck drivers, during which brick prices may move up sharply, can only be surmised, but the indications are that the dealers are playing safe.

The transactions by days show a wide variation, however, from the week's totals. Both follow:

	Left over, Oct. 29, 7.	Arrived.	Sold.
Monday	16	10	10
Tuesday	1	6	6
Wednesday	14	10	10
Thursday	14	13	13
Friday	0	4	4
Saturday	3	5	5
Total	48	48	48

Left over, Nov. 7, 7.
Prices current for Hudson River common brick are \$5.25 to \$5.50. Raritan Rivers are quoted at the same figures. Front brick are in the same position regarding prices as they were a month ago. In Newark prices are the same as heretofore.

Cement Manufacturers Still Hope for Better Conditions.

Portland cement in this city has shown no change regarding price. Cement however is somewhat improved, but the chief feature of this week's market was the optimistic attitude of the majority of the manufacturers, who are anxious to see an end of the deplorable conditions which have existed in the past. Most of them feel confident that negotiations are under

way, which if consummated, will prove beneficial not only to the manufacturer but to the dealer. Efforts were made this week to get in touch with the latest development in these negotiations, but secrecy was maintained as to the progress made.

It is interesting to note that the manufacturer of cement in Pennsylvania, where a large part of the cement sold here comes from, has shown a great increase of late.

In 1909 the investment in 23 plants in this State was \$44,031,955, an increase of \$3,500,000 over the previous year. The value of the production was \$15,692,210, a gain of \$1,000,000 over 1908, while the output was 19,592,335 barrels, against 17,831,195 in 1908.

The industry employed 9,540 persons, to whom were paid \$4,687,807, an increase over 1908, when the wages were paid reached \$3,823,725. Of the number of employes 3,598 were reported as Americans. Managers and office help numbered 516, receiving \$601,949. The industry reported 458 accidents, of which 23 were fatal.

Another interesting cement development of the week, was the announcement that the Canada Cement Co. has purchased the partially completed plant of the Eastern Canada Portland Cement Co. near the City of Quebec. The price paid was around \$600,000. Just as soon as the demand will warrant, it is the intention of the Canada Cement Co. to complete and put in operation the Eastern Canada plant. The directors have also decided on the erection of a new mill at Winnipeg, Man., from which it will supply the trade throughout the provinces, of Manitoba and Saskatchewan.

This announcement has nothing to do, of course, with the local market, but it shows the tendency now existing for getting manufacturing and selling interests down as low as possible.

Lumber Sales Much More Active.

The peculiar conditions attendant upon the trucking of lumber, the methods of loading and unloading, make even a prospective strike among truck drivers a matter of particular concern to retailers and owners. It is a work in which inexperienced men are practically valueless, as carelessness often results in small but constant losses. For this reason retailers were more instant upon prompt deliveries for their somewhat larger orders this week and in some cases trucking continued on election day. Owners who are receiving orders at buildings were desirous of getting their material on the job at as early a date and in as large quantities as possible.

The foregoing is the gist of one lumber dealer's explanation of the decided spurt in lumber orders and stronger inquiry. It was the only development worthy of note this week.

The suburban business has fallen away, but toward the latter end of the week there was a better feeling among retailers who expected smaller operations to come out since the uncertainties attendant upon a general election, had passed. New Jersey lumber dealers are pretty well filled up for the winter. The prices they are quoting to purchasers are comparatively low, lower, in fact than they were last year at this time, and competition is very keen. Perhaps this is responsible for the low prices.

In hardwoods good grade lumber is somewhat firmer owing to a little more liberal use of this material this Fall.

There is little likelihood of there being any change downward for the present, if anything the movement will be upward. This includes good oaks, middling press and chestnuts and birch especially.

Some Pointers for Paint Buyers.

The Record and Guide obtained this week a close view of the paint situation as it is being affected by the high price of linseed oil and incidentally gathered some timely pointers for paint buyers. The present price of linseed oil is quoted at 97 to 98 cents, with carload lots available as low as 94 cents. In 1896 the price of this oil was 37 cents, in 1900, 56 cents, in 1901 it was 61 cents, in 1909 (Oct. 1), 57 cents; Jan. 2, 1910, 73 cents; on Aug. 1, 90 cents; on September 1, 90 cents; on October 1, 97 cents and on November 1, 98 cents. This shows what the progression of price has been in fourteen years.

In the mean time the price of finished paints has moved up. This, however has been in different ways. Some of the producers of inferior paints have boosted the prices slightly and have made important changes in the ingredients of their product, especially in the cheaper grades. Others have raised the prices gradually in proportion to the advance in the price of linseed oil while others permitted the oil prices to move up until the margin at which they sold was so narrow that they jumped the price suddenly and firmly and have held it there. This has been the course of the companies whose product is widely known as a result of advertising campaigns, who could not afford to spoil the effects of thousands of dollars' worth of publicity by selling a poorer grade of paint to customers who have been able to rely upon those particular brands.

One company which boosted its price decisively on September 15 about 33 1-3 per cent. is still maintaining that figure, although there is a little more linseed oil available and the demand has fallen off, as it does after the first of November. These are wholesale conditions. The buyer at retail has been confronted with varying percentages of increase.

STEEL PURCHASERS SHOULD WATCH SHIPMENTS.

The department which has felt the increased prices the most are roof and structural paint sellers. One is a sort of damp proof and waterproof paint that is applied to finished fabricated material as it leaves the shops and as it is assembled at the building. This is either black, green or red. Its purpose is to protect steel from dampness that gets through the brick, terra cotta, stone or concrete floorings or walls. It is a preservative. A good oil and graphite paint sells wholesale for \$1.05 to \$1.50 today. Since prices have gone so high, some of the fabricators have been tempted to use asphaltum paint, which has far less spreading power but which is purchaseable, wholesale, at from 60 to 70 cents a gallon. It therefore behooves buyers of structural steel to watch this feature sharply, especially at this time when competition for structural steel business is very keen and prices are down as near to rock bottom as it is possible to send them.

FALL PAINTING COSTS COMPARED WITH SPRING.

For the sake of illustrating the difference in the cost of painting a house last Spring and this Fall, we will take an average suburban house; suburban, because it offers the simplest form of figuring and is barren of the complicated de-

tails of a part stone, part brick, facade, etc.

The average house will take about 10 gallons of good prepared paint. This painting last Spring, including labor, would probably have cost \$50 to \$60. At that time the best prepared paint was marketed at about \$2 per gallon. This Fall it will probably sell for from \$2.25 to \$2.50 and the ten gallons necessary for the average job would mean a total net cost of \$62.50 this Fall as against \$60 six months ago. On big jobs this difference may be slightly reduced as paints in larger quantities can be purchased frequently at a slight discount.

NO LOWER PRICES LIKELY FOR A YEAR.

The indications are that there will be no lower prices of paints for a year at least. This is the statement of an official of one of the largest paint companies. He said that the shortage of linseed oil was such as to permit of no opportunity to get more of it unless the price went over a dollar, when it begins to be profitable, under the present tariff to import it. But the paint man points to other materials as showing that the present quotations could be advanced somewhat higher and still be within the pale of other building materials which have moved up recently, notably common yellow pine which has moved up 85 per cent within the same time that paint has advanced only 35 per cent. Flour, the manufacturer of paints says, has advanced 60.5 per cent, while bacon and eggs have gone up 90.1 per cent. more than in 1899. Lard, he argues, has jumped 105.4 per cent. For this reason, the manufacturer of paints and varnishes has decided to sit tight and hold to his present prices, claiming that he has been kinder to the consumer than other commodity producers have been.

Structural Steel Business Light.

While business in structural steel is light at this time, one of the big steel contracts of the year came out this week, but has not yet been placed. Approximately 14,000 tons of heavy material will go into the Woolworth Building, opposite the main postoffice at Park place and Broadway. This is a much heavier tonnage than had been anticipated. The Geo. A. Fuller Construction Company of 111 Broadway has taken the contract for the construction of the Hotel Raleigh at Washington, D. C., which will require 4,000 tons of steel shapes.

The volume of heavy steel business taken since the first of November has been remarkably light. Specifications have also been smaller. The mills needed less steel and consequently the pig iron market has suffered. Their outputs have been reduced. Railroad business, however, will take care of the outputs of these plants for the remainder of the year, but not much is expected from the local building market, according to information given to the Record and Guide this week. This railroad business takes some structural material, but for the most part it is rail and car-part specifications. Less business in structural steel was placed and fewer inquiries issued in October than any other month this year, and fully one-third of the business previously pending was withdrawn so that today there is scarcely more than 30,000 tons of live business in sight.

Milliken Bros. took a contract this week for 500 tons of fabricated material for an apartment house at 110th st and Seventh av.

It was announced that the new Post Office would require between 14,000 and 18,000 tons of heavy structural steel and that Levering & Garrigues have been awarded the contract for 550 tons for the stock house of the H. G. Hupfel brewery in Brooklyn. The McClintic-Marshall

Construction Company will deliver 1,700 tons of structural steel for the Cortlandt street ferry house of the Pennsylvania Railroad Co.

The price of structural steel and of pig iron have shown no change although competition is keen and some shading is being reported. The Westinghouse Air Brake Company was a strong buying factor in the market this week and several large New Jersey consumers were in with inquiries.

Building Stone Market Brighter.

Reports from the various wholesale stone interests throughout the greater city, shows that since election there has developed a much better undertone. Wholesalers who have visited architects, say that the prospects are, that little new work of any size will come out before the first of January excepting those already scheduled to go ahead, such as the Woolworth skyscraper at Park Place and Broadway, the new Post Office Building and many new factories, all requiring large quantities of lime stone and granite. The number of small contracts going out is encouraging. Most of the cutters are fairly busy. Joseph J. Spurr, of Harrison, N. J., supplying at the present time the Maiden Lane and William Street Building with Indiana limestone, and Henry Hanlein, Jr., Edwin Schuttleworth, B. A. & G. N. Williams and several others having many small jobs in sight.

One stone dealer when asked his opinion regarding the nature of construction, that will predominate next year, said that he believed that a tremendous development in the manufacturing plants would be needed in the Hunts Point district of the Bronx and that the Broadway and Lexington avenue subway would provide direct connection between the factories in the outskirts and in the executive offices, warerooms and sales departments in the machinery, hardware, railroad equipment and furniture districts of the extreme lower west side of Manhattan Island and the mid-town house furnishing districts.

Employers' Liability.

Since the Employers' Liability Law went into effect in this State, on September 1st, there has been no development so far as reported that has changed the aspect of this remarkable law for the building trades. No test case has yet been taken to court in this judicial district. Lawyers who have examined the provisions of the law confess that parts of it they do not understand and that the courts will have to interpret them.

General contractors are requiring that their sub-contractors shall insure in the same company that they (the general contractors) do, in order for one reason, to make certain of the responsibility of the sub-contractor. Some few owners have, in making building contracts, endeavored to exact a guarantee against claims for damages, but we have not heard of an instance where a contract containing such a clause has been accepted. The casualty companies have done a heavy business in the smaller towns of this State, where most employers have not heretofore considered accident insurance necessary.

A decision on the constitutionality of the law has been rendered in the Third Judicial District of this State, where Justice Pound, sitting in special term in Erie county, has sustained the law in this respect. His opinion, however, is not one which leaves no fragment of a doubt in the mind of the public:

"The common law imposed upon the employee entire responsibility for injuries arising out of the necessary risks or dangers of the employment. The statute

before us merely shifts such liability upon the employer.

"That the Legislature," adds the court, "had the power to deal with the question of employers' liability on a basis other than fault is not clear beyond peradventure, but every presumption is in favor of the constitutionality of the act; nor do I find its constitutionality so doubtful as to warrant this court in holding that such action is not within the constitutional powers of the Legislature."

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.

BOARD OF EXAMINERS.

APPEAL No. 157 of 1910; Fireproof shutter case 26 of 1910; 12 Dutch st, Manhattan; A. Balsehn, appellant. Owner asked to be exempt from fireproof shutters. The appeal was approved by the Board of Examiners.

APPEAL No. 161 of 1910; Fireproof shutter case 27 of 1910; premises, 31 Madison av; J. W. Dimick, appellant. Owner asked to be exempt from fireproof shutters. The appeal was approved by the Board of Examiners.

Appeal No. 173 of 1910; New Building No. 615 of 1910; premises, 1 East 48th st, Manhattan; H. Craige Severance, appellant. Plans call for a 5-sty brick store building, 20x100 ft., to cost \$125,000. Robert W. Goelet, owner. The Bureau of Buildings made the following objections: That fire-escapes are required; also that columns should be protected on the inside by 4 inches of brickwork. The appeal was dismissed by the Board of Examiners on the ground that the matter is entirely within the jurisdiction of the Superintendent of Buildings.

Appeal No. 174 of 1910; New Building No. 660 of 1910; southeast corner Park av and 76th st, Manhattan; George and Edward Blum, appellants. Application calls for a 12-sty apartment house, 102.2x122.6 ft., to cost \$1,000,000. The Bureau of Buildings objected on the ground that the building exceeds 12-stys, or 150 feet in height, and should be built in accordance with that part of Section 105 of the Code; also that walls are of unlawful thickness, and that elevator door openings must be on one and the same side at all floors. The appellants requested permission of the Board of Examiners to withdraw appeal.

DEVICE PREVENTS FLOODING OF TOILETS.—This contrivance, which has just been put on the market, is an improvement upon water controls now in use in practically every high-grade apartment house or office building in the city. It permits the water in the closet to be cut off without shutting off supply elsewhere, and it differs from others now on the market in that this cut-off valve is cast upon the controlling device itself; hence it is not at all unsightly. The plumber merely has to turn a nut with his wrench and the owner or manager is saved considerable time (expense) otherwise consumed in taking the water control apart. The architect and owner who keeps in touch with the progress of the day in plumbing can obtain the name of the manufacturer and other details upon addressing the Buyers' Bureau, Record and Guide.

REAL ESTATE SECTION

News For Brokers and Owners—General Information From All Branches of the Market—Municipal Affairs and Related Subjects.

THE WEEK IN REALTY.

For the past ten days brokers have been giving the election as an excuse for what they call poor business. This week's total, however, is about the same as last, and there is every indication that present conditions, as far as the real estate market is concerned, will continue for some weeks, and more than likely until after January 1. One of the main reasons for present conditions is the money market; notwithstanding the fact that some few brokers claim that money is easy, the contrary is quite the fact, the large financial institutions which are usually liberal loaners on real estate being practically out of the market. Another and as serious a reason for present conditions is the subway situation. Until the Board of Estimate acts upon the contracts which will shortly be submitted to them, there will be no betterment of present conditions. Operators and investors realize that if transit conditions do not improve there is little hope for better conditions. One has only to look at Washington Heights, north of 155th st, to realize this, while the builders were busy there was plenty of activity, now that they have completed their buildings they cannot get tenants, the sole and only reason being the extremely poor service on the Broadway division of the subway.

ENCROACHMENT IN FRONT OF BUILDINGS.

Will Add to the Cost of Construction and Reduce Income.

To the Editor of the Record and Guide:

It seems to me that the recent notice of our Hon. Borough President in regard to what he calls encroachments on the public highway, not only would work a hardship to the builders, but would also affect the assessed valuation of the land and thus reduce the debt limit of the city. Our builders while in business for personal gain, are also instrumental in adding millions of dollars to the assessed valuations of the city. They are providing housing facilities for a constantly increasing population. The building of houses for living purposes also creates a demand for business property, stores and places of amusement, as can easily be seen by the number of theatres and amusement halls now built and still building. Work has been provided for thousands of workmen; the building has been such and business has increased to such extent as to make it possible to support a number of banking institutions.

Under the present ruling no "encroachments" are to be permitted outside of the building line, making it impossible to build our ornamental entrances, which always are one of the attractive features of a building, and which certainly add to the general good appearance of the Bronx. Under the present ruling in order to comply with the tenement law, it will be necessary to provide a fire exit on the first floor instead of through the basement, thereby cutting out one window from one apartment and reducing the size of the room which would cause this apartment to rent for considerable less than under the present construction. In store property, the size of the store window and area of the store would be reduced, and the loss of rental value would

be more serious. It would eliminate all front areas, and make it necessary to put the janitor's apartments in the rear of the cellar. It would work considerable injustice to those lot owners adjoining lots already built upon. It will add to the cost of construction, and at the same time depreciate the land values. This ruling not only applies to tenement houses, but to every class of building. In one-story buildings, access to the cellar would only be had from the interior of the building. There would be no chance for ventilation, and in case of fires which usually take place in the cellar the Fire Department would be seriously handicapped. Outside of all the above I cannot see the justice or any sound reason why this ruling should be enforced in Bronx Borough only. For the present Mr. Miller's agitation has resulted in stopping considerable construction and I fear if his order is put into execution, building activity will cease entirely until some legislation is enacted relieving unfortunate property owners.

JACOB LEITNER.

NEW TRANSIT LINE FOR BRONX

Bronx Central Transit and Improvement League Wins Fight for New Line.

The inauguration of the construction of a crosstown trolley line in the Bronx a short time ago is regarded by those in close touch with the situation as one of the greatest boons that ever happened to Bronx realty values. Upon the completion of this line transit communication in the borough across the Harlem River will have attained what many term perfection.

The new line begins at Washington Bridge, then runs along Boscobel av to 167th st crossing Jerome av, then running under the concourse to Webster av, thence north to 168th st, to Franklin av to McKinley sq, through 169th st north to 167th st, and Westchester av, thence to Clason Point and other local points east of the Bronx River.

It may easily be seen that the line taps every important part of the Bronx. No section has been favored, and every section will receive its quota of advantages which the line offers. Communication from one extreme point of the Bronx to the other will be possible.

Now that the line is as an actual fact, realty men are fast beginning to realize the approach of upward tendencies in realty values. It is an axiom in the real estate world that improved transit transportation is the most likable forerunner of a boost in the value of the real estate not only in the locality immediately affected by the increased transportation facilities but also the contiguous territory.

In the section known as McKinley sq, the benefits accruing from the new line will be many. This locality is one of the business sections in the Bronx, and the only means of transportation is three blocks away. The Crosstown Line will touch McKinley sq, and it will be possible to reach any destination in the Bronx from this point. A theatre is being constructed in the square, and a rumor which is well-founded has it that another playhouse will be in the course of construction in the very near future. McKinley sq will therefore loom up as a mighty important center of business and pleasure in the Bronx.

The movement to prompt the Union Railroad Company to take up the work of extending their lines was initiated about fifteen months ago, and those behind the proposition experienced the usual vicissitudes which are incidental to the consummation of any public improvement.

One of the prime movers, and in fact, the man who was largely responsible for the success of the scheme, was Joseph P. Hennessy, president of the Board of Assessors. Mr. Hennessy realized at the time that he broached the proposition that in order to convince the Public Service Commission of its feasibility it was absolutely essential to have the backing of the Bronx property owners and citizens. The immense benefits which such a line would yield to the Bronx were quickly realized by all, and the sentiment in favor of it was unified.

As a result of this feeling among the property owners and in fact the entire community the Bronx Central Transit and Improvement League was formed, and Mr. Hennessy was made its president. That the League was more than successful is demonstrated by the fact only fifteen months after its organization its object was granted.

Mr. Hennessy in discussing the project the other day said:

"I think that the completion of the new crosstown trolley line will be one of the greatest steps toward the solution of the transit problem in the Bronx. It was the thing which we needed, and now that we have realized it, I think that we are entitled to congratulate ourselves. Of course, the moral support of the Bronx people was a great help."

One of the members of the League who was also one of the pioneers interested in this improvement said that the crosstown trolley line will be of as much value to real estate in the Bronx as the subway.

PRIVATE REALTY SALES

SOUTH OF 59TH STREET.

IRVING PL.—Martha Fishel sold 47 Irving pl, a 4-sty dwelling, on lot 19x60, adjoining the Borgfeldt Building, erected about two years ago on the site of the old Westminster Hotel, at the northwest corner of 16th st. The Borgfeldt Building is under lease to Borgfeldt & Co. for twenty-one years, with a renewal privilege, at \$100,000 a year net. The lessees are said to be the buyers of No. 47. J. N. Kalley & Son were the brokers.

JANE ST.—Van Vliet & Place sold for Mrs. Sarah Shrader the 3-sty and basement dwelling 27 Jane st, on lot 16.8x57.9.

MULBERRY ST.—William Gullery sold to Lowenfeld & Prager 185 to 189 Mulberry st, southwest corner of Delancey st, old brick and frame buildings, on plot 35x100x irregular. William A. Darling & Son were the brokers.

Had Strategic Value.

PINE ST.—Charles F. Noyes Company sold for Gustav H. Gossler to Theodore Burt Sayre, the playwright, the 5-sty loft building, at 98 Pine st, through to 34 Depeyster st, covering lot, about 23x53. The building is leased to James McCunn & Co. The property was valued at \$30,000. It has considerable strategic value, as it abuts two short South st lots. It was purchased by the seller in 1898.

UNIVERSITY PL.—M. & L. Hess, in conjunction with Leopold Weil, have sold for the Empire Realty Corporation the

11-sty and basement building situate at the northeast corner of University pl and 11th st, having a frontage of 160 ft. on University pl and 142 ft. on 11th st. This building was erected by the sellers under the supervision of Messrs. Hess seven years ago, and has since remained fully tenanted, earning an annual income of \$126,000. The purchasers are J. W. Riglander and Mrs. Sevilla Heineman (widow of Dr. Heineman, the well-known heart specialist), residing in Paris. The former was represented by Mr. Daniel W. Blumenthal, and the latter by Mr. J. Edwards Wyckoff. In exchange the purchasers gave 46 to 52 Broad st, running through and including 46-50 New st. The property has a frontage of 80.4 ft. on Broad st by a depth of 182.4 ft. and a frontage of 64.5 ft. on New st, all told making a plot of about 15,000 square feet. This property has been in the hands of the family since 1892. No definite plans have been decided as to the disposition of the Broad st property. The aggregate amount involved in this transaction is \$3,000,000.

WASHINGTON ST.—George Alex Macdonald bought from the Newtown Construction Co., the new 6-sty and basement loft building at the northeast corner of Washington and Horatio sts. The building is 42 feet wide on Washington st, by 91 feet in depth on Horatio st.

10TH ST.—Mooyer & Marston sold for Mrs. E. A. C. Mecum, of Evanston, Ill., 48 West 10th st, a 3-sty dwelling, on lot 21.6x94. This is the first sale of this property since 1853.

15TH ST.—Louis Schrag sold for Helen Hartley Jenkins and Marcellus Hartley Dodge, 147 West 15th st, 3-sty and basement dwelling, on lot 20x103.3.

19TH ST.—Heil & Stern sold for the executors of the estate of Frederick A. Kursheedt to the New York Button Works the 7-sty mercantile building 143 to 149 West 19th st, on plot 79x92, between 6th and 7th avs. This structure was built by Kursheedts for their own use in 1881. The new owners, whose present headquarters are at 264 Canal st, will occupy the building.

34TH ST.—Klein & Jackson bought from the Douglas estate, through F. & G. Pflomm, the old 4-sty dwelling 260 West 34th st on 14.6x98.9. The buyers own the house adjoining on the west, together with 257 to 265 West 33d st, abutting a plot 100x100, and now control a plot containing 12,900 sq ft. The plot is directly opposite the entrance to the Pennsylvania depot on Thirty-third st.

37TH ST.—The Lotus Realty Co. sold to Judson S. Todd, No. 22 West 37th st, a 3-sty dwelling on lot 20x98.9, between 5th and 6th avs.

44TH ST.—Sterling Sterling sold for Josephine R. Fessenden, 154 West 44th st, a 4-sty dwelling, on a lot 20.4x100.5. Levi Apgar, the banker, purchased this property about fifty years ago and the present seller is his grandchild. The parcel is located forty-eight feet east of the new Hotel Rector.

45TH ST.—The Cochran estate sold 5 East 45th st, a 6-sty dwelling on lot 25x100.5. The property is 150 feet east of Fifth av and abuts in the rear the Church of the Heavenly Rest.

48TH ST.—William J. Roome & Co., sold for William Doscher, 249 West 48th st, eighty feet east of 8th av, a 4-sty dwelling on lot 20x100.5. Frank B. Scofield, of Albany, N. Y., is the buyer.

53D ST.—Herbert A. Sherman sold for the estate of Martha J. Whitney, Frank Moss, executor, No. 58 East 53d st, a 4-sty dwelling, on a lot 16.8x100.

55TH ST.—The White estate sold 27 West 55th st, a 4-sty and basement stone front dwelling, on lot 17.6x100.5, between 5th and 6th avs.

LEXINGTON AV.—The McVickar, Gailard Realty Co. sold for Albert N. Maas the property 638 Lexington av. The pur-

chaser is Miss May Irwin, who owns the adjoining property at the northwest corner of Lexington av and 54th st.

MADISON AV.—The George Backer Construction Co. (Arnstein & Levy and George Backer) sold the new 12-sty mercantile building at 76 and 78 Madison av, southwest corner of 28th st, on plot 49.5x95, to Otto Horwitz, of the law firm of Horwitz & Weiner, for \$575,000. D. Kempner & Son were the brokers in the transaction. The building is leased to Blum & Koch for twenty-one years, from February, 1911, at from \$32,500 to \$35,000 a year net.

Site Bought for an Office Building.

PARK AV.—Justice James W. Gerard and Benjamin S. Welles sold to Irons & Todd, who it is understood, will erect a 12-sty store and office building on the site at the northeast corner of Park av and 40th st. On Park av the plot has a frontage of 98.9 feet, and on 40th st, of 105 feet. The consideration in the present deal is said to be about \$675,000. The property is directly opposite the Murray Hill Hotel, and adjoins the 12-sty building erected three years ago on the former site of the Manhattan Eye and Ear hospital, at the southeast corner of Park av and 41st st, a plot 98.9x105, which sold in 1907 for \$420,000. The property just sold has not changed hands since 1875, when the corner was purchased by Benjamin S. Welles. A. L. Mordecai & Son were the brokers.

6TH AV.—Cammann, Voorhees & Floyd sold for a Mrs. Sherwood and others the building 124 6th av, on a lot 27x78, between 9th and 10th sts. The purchasers are Judge Wauhope Lynn and Henry W. Unger. The seller's family has owned this property for about one hundred years.

8TH AV.—Van Vliet & Place sold for Mary Berrill, executrix, 42 8th av, a 4-sty building with store, on lot 16.8x40.2x irregular, adjoining the northeast corner of Jane st, to F. Ament.

NORTH OF 59TH STREET.

MACOMBS PL.—W. J. Huston & Son resold for Joseph Wannop to a client of Harold H. Harding the northeast corner of Macombs pl and 150th st, a 3-sty dwelling and stable, on plot 50x137x irregular. The buyer is having plans drawn for the improvement of the plot. This is the third sale of the property within six months.

84TH ST.—Slawson & Hobbs sold for John H. Ware, of Chicago, 305 West 84th st, a 5-sty limestone and brick American basement house, on lot 17x102.2, 100 feet west of West End av.

88TH ST.—Dr. Lester D. Wise sold 154 West 88th st, a 3-sty and basement stone front dwelling, on lot 18x100.8.

101ST ST.—Chas. S. Kohler sold for Matilda R. Misser the 5-sty flat house 135 West 101st st, on plot 25.6x100, to a client for investment.

124TH ST.—Thomas J. Meehan bought from Theodore Beesley 230 East 124th st, a 3-sty tenement, on lot 19x100.11. In part payment Mr. Meehan gave 91 Elliott av, Yonkers, a 2-family house, on lot 20x95. Thomas S. Burke was the broker.

129TH ST.—Shaw & Co. sold for Maria E. Servoss 215 West 129th st, a 3-sty and basement brownstone front dwelling, on lot 18.9x99.11, to a client for occupancy.

AUDUBON AV.—The Munden Construction Co, Chas. Flaum, president, is reported to have sold the 6-sty elevator apartment house on plot 101x95, at the southeast corner of Audubon av and 176th st. The Brown Realty is understood to be the purchaser. The structure was completed last September. The Munden Co, bought the four lots at the southeast corner of Pinehurst av and 179th st, a couple of months ago and intends improving it with a 6-sty house.

LENOX AV.—Charles Tschanett has sold 557 Lenox av, a 5-sty flat, on lot 25x75, between 138th and 139th sts.

PARK AV.—Pierre M. Clear sold for Michael Duggan to Joseph Riehl, 1,503 Park av, a 4-sty double flat, on a lot 26.11x80.

WEST END AV.—The estate of Louis Haas sold 483 West End av, a 3-sty dwelling, on lot 19.6x79, adjoining the northwest corner of 83d st.

8TH AV.—Goodwin & Goodwin sold for Paul Koning to the N. & Z. Realty Co. the 5-sty double apartment house with stores, at 2615 8th av on a plot 27x100.

BRONX.

149TH ST.—Eugene J. Busher sold for Wilhelmina F. Menzenhauer, of Jersey City, the 5-sty buildings with stores at the northwest corner of 149th st and Courtlandt av, on plot 55x100.

156TH ST.—Walker & Burger sold for Caroline Butts a two family house on lot 22.2x100, on the east side of 156th st, 150 ft. west of Melrose av, to Benj. Benison.

156TH ST.—Joseph P. Day sold for Mrs. S. Severino the 2-sty frame dwelling 428 East 156th st, on lot 23x100, 122 feet west of Elton av.

Plot Bought by Builders.

187TH ST.—S. Alvin Piza sold to a client, the plot, 50x100, on the north side of 187th st, 50 feet east of Beaumont av, and has resold the property to a construction company, which will erect a 5-sty apartment house on the site. D. A. Trotta was also interested.

BEACH AV.—Eugene J. Busher sold for Elizabeth Regan 1495 Beach av, a 2-family house, on lot 25x100.

BROOK AV.—Max Cohen sold 1251 Brook av, a 5-sty house, on plot 41.10x99, to a buyer, who gives in part payment the 3-sty frame house 1131 Willoughby av, Brooklyn.

BOSTON RD.—J. Clarence Davies sold for the Levinson Improvement Company the 2-sty business building in the west side of Boston rd, 463 feet north of 169th st, on a plot 50x70.

CHATTERTON AV.—Andrew Hally sold for Charles E. Devermann another two family house on the north side of Chatterton av between Olmstead and Pugsley avs, Unionport, to a client.

COSTER ST.—Joseph P. Day resold for James F. Meehan the plot 106.9x76.4x irregular on the east side of Coster st, 275 feet north of Spofford av. Mr. Meehan bought the property at the recent night auction sale for \$2,550.

GRAND BOULEVARD AND CONCOURSE.—James J. O'Donnell sold for Maria D. Behrman, the plot 67x100 at the southeast corner of Grand Boulevard and Concourse and 203d st.

LONGFELLOW AV.—James J. Haggerty sold for Mary Zink the vacant lot, 25x100, in the east side of Longfellow av, 178 feet north of Freeman st, to Jennie C. Stewart.

WEBSTER AV.—Mooyer & Marston sold for Dr. C. Adelbert Becker, 2372 and 2374 Webster av, two 4-sty flats on plot 72x100.

WHITE PLAINS RD.—Max Just purchased from E. H. Kelly the southwest corner of White Plains rd and 238th st, being in size, 105x101.

LEASES.

Corn & Co. have leased for Henry Corn the building 52 West 21st st for a term of 21 years. The lessee will make extensive alterations.

The Lewis H. May Co. has leased for Sternfeld Building Co., 10,000 square feet in the new building, 317-23 East 34th st, to the C. P. Goertz American Optical Co., for a term of years.

George Ketchum, in conjunction with E. A. Tredwell, leased the store and basement at Nos. 116 and 118 East 14th st, for Ed. Hart to Baum & Medicus for a

long term of years at an aggregate rental of about \$150,000.

Goodwin & Goodwin rented for the Henessey Estate to Weiss & Stern the double store at 2189 8th av, for a term of years; for Mary T. Mulry to P. Teschendorff, the 3-sty private dwelling at 138 West 120th st for a term of 3 years.

William J. Roome & Company have leased for Herman Markowitz, to Helfand and Abel of 31-3 Walker st, manufacturers of muslin underwear, 10,000 square feet of space in the Colonial building at the southwest corner of 101st st and Columbus av.

H. C. Senior & Co., have leased for the McCreery Realty Corporation the store 2023 Broadway (in the Nevada Apartments) to the Misses Louise and Hattie Levy; for J. Seely Ward the 4-sty dwelling, 118 West 64th st, and for D. E. Kennedy, the 2-sty garage, 129 West 49th st, to Henry Seligman.

Frederick Fox & Co. have leased for the Merke Co., 27,000 sq. ft. of space in the Merke Building, cor East 8th st and University pl. The lessees are Jerome Peavy & Bros., clothing manufacturers now at Broadway and 17th st. The lease is for a long term of years at an aggregate rental of about \$60,000.

M. M. Hayward & Co. have leased for Thos. E. Crimmins, the plot at the northeast corner of 99th st and Broadway, 50.11x100, for a long term of years with two 21-year renewals. It is understood that the lessee is contemplating building a 2-sty office building; for the J. J. Hearn Construction Co., the Florette, a new 6-sty elevator apartment house, at 615 West 143d st. This building is on plot 75x100, and the lessee is the Reserve Leasing Co.

Denzer Brothers have leased for the Flemish Realty Co. to a hair goods concern a loft containing 14,500 square feet in the building, 13-15 East 22d st, for a term of years at an aggregate rental of \$55,000. Also in connection with William C. Walker Sons for Levy Bernard Co., the first loft at 37 Union square; for A. & S. Construction Co., to Samuel L. Silverstein the 5th loft at 18-20 West 27th st, and for Alois Habisridinger to Levine-Tenchitsky & Levine, the third loft at 24 West 20th st.

Charles F. Noyes Company reports another important lease in the 16-sty insurance building now being erected at John and Dutch sts. The tenants, Starkweather & Shepley, have taken underwriting space on the ground floor and office space on an upper floor at an aggregate rental of \$65,000, and negotiated a fifteen-year lease of the store and basement of the White Building, 95-97 Liberty st, from May 1, 1911, for the Spencer Realty Co. to the Exchange Buffet Corporation at a total rental of \$150,000.

Worthington Whitehouse reports the following leases: No. 601 5th av, former residence of Anson R. Flower, 5-sty American basement, in conjunction with Ernestus Gulick Co., to Mrs. C. H. Mellon of Morristown, N. J. No. 120 East 36th st in conjunction with J. P. Whiton-Stuart Co. for Mrs. Blair Fairchild to Henry Welch Rogers who will occupy the house until the completion of his new residence No. 58 Park av. No. 31 West 47th st for Gustav H. Schwab to Mrs. F. Gray Griswold. No. 17 East 73d st, new American basement for Ralph Pulitzer to Mrs. John R. Livermore. Also stable at No. 216 West 58th st for James Hazen Hyde and eighth floor apartment at No. 43 5th av to Miss Alice Lewisohn.

Federman & Frankenthaler have formed a firm for the transaction of a mortgage loan business at 115 Broadway. Mr. Federman has been located at this address for some time past.

POINTS OF LAW.

Legal Opinions on Matters Relating to Real Estate.

MORTGAGE NOT AFFECTED.

Editor Record and Guide:

You would greatly oblige me by deciding the following question:

A is the owner in fee of a certain property, and gives B a mortgage for \$3,000. After that mortgage has been executed, A assigns to B one-half interest in the property, that is, of course, in the equity above the mortgages.

Does this second transaction affect in any way the validity of the mortgage?

ERNEST N. ADLER.

Answer.—We cannot understand how any dispute could have arisen on the facts given—a mortgage to secure money had, and which has been duly recorded, takes precedence of all subsequent dealings with the title between the owner and subsequent purchasers of the whole or any part—its validity has become like negotiable paper in that respect—once duly issued, unimpeachable.—Ed.

THE SIGN QUESTION.

Editor Record and Guide:

Will you kindly let us know through your law department who is in the right? A tenant leases space in a building and asks the privilege to display his business sign on the outside street wall, but is forbid to do so because it disfigures the building. Later the landlord has the space on the walls outside the tenant's windows covered with advertising signs for the landlord's profit. Has the landlord the right to have the signs put up on the walls outside the tenant's office space and by the side of the tenant's window without first obtaining the consent of the tenant? Has the tenant the right to have the landlord served with an injunction that the signs shall be moved? Is there a society of owners and lessees of property for the improvement of 5th av, and if so please give us the address of that society?

JOHNSTON-WINSTED REALTY CO.,

C. O. Johnston, President.

Answer.—As a general rule the tenant occupying business property under lease, has the implied right of displaying signs reasonable to the requirements of trade, unless specifically restricted by the terms of the lease under which he holds, or impliedly by the rules of the building, to which reference is made by the lease.

In a case like the one quoted above, we can conceive of no right in the landlord to occupy with signs of his own space refused to the tenant for similar purpose. An injunction is within the discretion of the court, and we can see no reason why it would not be granted in this case, at least temporarily, and if vacated later, would only be on terms of equity fair to both parties. The Fifth Avenue Association, of which Robert Grier Cooke is president, was formed for the purpose of improving the 5th av section.—Ed.

Real Estate Board of Brokers Standing Committees.

Ways and Means.—Thomas P. Graham, chairman; John H. Hallock, Gerald R. Brown, Charles E. Duross, E. A. Tredwell, John F. Doyle, William C. Lester.

Appraisal.—Edward L. King, chairman; Irving Ruland, J. W. Moyer, vice-chairmen.

Arbitration.—Walter Stabler, chairman; Leroy Coventry, Bryan L. Kennelly, John C. R. Eckerson, P. A. Geoghegan, Frederick D. Kalley.

Records.—Gerald R. Brown, chairman; J. W. Mooyer, Alfred V. Amy.

Diary 1912.—A. N. Gitterman, chairman; C. Wheaton Vaughan, Albert B. Ashforth.

Stock List.—William Henry Folsom, chairman; E. A. Tredwell, William J. Van Pelt, W. E. G. Gaillard, Charles F. Noyes.

Auditing.—A. H. Ivins, chairman; M. Morgenthau, Jr., Robert R. Rainey.

Admissions.—W. Willis Reese, chairman; Thomas Hovenden, Walter H. Warren, William P. Rooney, M. V. Lenane.

Legislation and Taxation.—Joseph P. Day, chairman; David A. Clarkson, vice-chairman; A. N. Gitterman, secretary; Francis E. Ward, Joel S. De Selding.

Brokerage Claims.—Russell Marston, chairman; Albert B. Ashforth, J. Bernard English, William E. Davies, George Owen Tucker.

Floor.—Robert R. Rainey, chairman; John J. Storms, Harry C. Senior, Remsen Darling, William M. Benjamin, Laurence M. D. McGuire.

City Ordinance.—John H. Hallock, chairman; Wright Barclay, William C. Adams, Charles E. Duross, John H. Dye, Lewis B. Preston, J. Clarence Davies, Frank D. Ames, Louis Schrag.

Nominating.—Frank D. Ames, chairman; Wright Barclay, J. Clarence Davies, Wm. Henry Folsom, Francis E. Ward.

Press.—Alfred V. Amy, chairman; E. A. Tredwell, Edward MacManus, Elisha Sniffin, Arthur Truslow.

What Taxpayers' Associations Can Do.

The trouble with most taxpayers' associations is that they work around a circle. The Record and Guide discovered one the other day that works differently. It is actually making itself actually useful to every taxpayer that is a member of it and to many who were not on its rolls. Asked for a resume of the work of the Woodlawn Heights Taxpayers' Association, President George W. M. Clark, whose office is on the twenty-third floor of the Metropolitan tower said:

"We are a little community by ourselves up there in Woodlawn heights. Every member of our association believes in the future of the district and is a 'booster.' To 'Boost' successfully one has got to do things. He has got to show the taxpayer that his association is protecting him against improper municipal, state legislation and helping to increase the value of his holdings, and, by concerted action and harmony, putting the whole community in the forefront of progression.

"Here is one example of what we are doing. At the November meeting the executive committee was authorized to hire Hopewell Temple, 425 East 240th st, so that Commissioner Higgins could give an illustrated lecture in Bronx Parks. We heard that a large quantity of good earth was being taken, without public letting from that part of Mount Vernon avenue which is to be widened and that part of Van Cortlandt park was being encroached upon. The removal of earth was promptly stopped as a result of this action and public bids will probably be advertised for in a few weeks. The widening of the famous old Mile Square Road, now Mount Vernon avenue, has been tied up in the courts for ten years, but the improvement is soon to go ahead.

"Because of the recent agitation of our association the mail is now being delivered from Williamsbridge instead of Kingsbridge and an additional collection starts at 6.15. Our association took that matter up with Postmaster Morgan who acted without delay. We wanted to know, up there, why part of the water service was discontinued on October 6, 7 and 11 and Commissioner Thompson explained to us that due to a serious break in the discharge pipe in the Jerome Park pumping station.

"We have an eye to the social side of our territory, too. We have a special committee that has arranged an entertainment and reception on November 23. Unless the property owners know one another and have a chance to discuss their various

problems, pertaining to public improvements, etc., how can effective work be done?

"But we have reason to feel proud of another innovation. We've taken a census, up there. Yes, I know all about the Government's census but we felt that we wanted additional facts strictly pertaining to "the village." We counted 1,652 persons of which 485 were of school age or under. Buildings provide accommodations for 553 families. There is only one apartment house in our baliwick, all of the other living structures being one or two-family dwellings. We also learned that the number of houses has doubled and sixty new pupils have been added to the school registry this Fall. Isn't that going some?"

"By the way, that school has a new principal and the Association and the Local School board are on record as favoring a full eight grade school.

"Now you say you want an idea of how we operate for guidance of other associations. Well, we meet on the first Tuesday of every month to hear reports of the committees on streets, parks, health, rapid transit, membership, press, statistics, social affairs, school and legislation. That's an ambitious program, isn't it? We get 'live wives' on those committees and every member is a worker. Matters outside of these headings are referred to the executive committee, composed of the President, vice-president, secretary and treasurer and the chairman of all the subsidiary committees. The executive committee meets in the middle of the month and in this way the matters requiring prompt attention receive it. This saves time and needless discussion at the regular meeting. Furthermore it enables us to have non-members present at the regular meetings, thus permitting them to see just what we are doing.

"We hope to incorporate our association so as to give it a defined status among those with whom it has dealings, and to protect members respecting personal liabilities incurred by the association.

"That's the story of our modest but modern organization. The secret of its success is harmony and clearing the regular meetings of a lot of unimportant as well as important matters so that outsiders can be drawn into the work enthusiastically."

POSSIBILITIES IN REAL ESTATE.

Opportunities for Making Money.

On Monday night, Mr. Ronald C. Lee, general manager of the Realty Records Co., addressed the real estate class of the West Side Y. M. C. A., on the subject of the possibilities of making money in the real estate brokerage business in the Metropolitan District. Mr. Lee pointed out, first, that the aggregate of sales, mortgages and leases in this section must approximate nearly the entire business of the New York Stock Exchange in the course of a year, and that when it is remembered that commissions vary from one to five per cent., according to the location and the character of the business, it would seem that the difference in the income of the average member of the New York Stock Exchange and that of the average real estate broker, is all out of proportion.

"There are scarcely more men employed in connection with real estate transactions in this section than are employed in connection with the New York Stock Exchange," continued Mr. Lee, "and yet the average head of a real estate office is delighted with a net annual income of \$5,000. This is partly due to the lack of scientific methods in vogue in all offices. A broker's success depends on the following conditions:

"First, a thorough knowledge of values.

"Second, A complete list of all properties for sale, to let or to be mortgaged, according to the specialty of the broker, which are at all attractive.

"Third, His system must be such as to lead him unerringly to offer these properties to parties who are at all likely to be in the market.

"This is not the present method in vogue. The really successful offices today are the offices built on the peculiar personality of their heads, or those that have grown into prominence through years of steady effort. In startling contrast with these and other offices which cannot be classed as successful are a few highly scientific brokers who understand the tools, machinery and theory of their profession. These are brokers who have been conspicuous on account of the recent date which they entered the field and the smallness of their offices. It would, however, be surprising to learn the large proportion to which their in-

come reaches. The writer has in mind one broker who gave up a salary of \$10,000 per annum with a mercantile concern and entered the real estate business. He brought to the real estate business the highly trained mind of a successful merchant, embraced scientific methods, and his income is said to-day to amount to \$25,000 per annum.

"While the object of these lectures is not to exploit the publications of the Realty Records Co. and the Record and Guide, nevertheless the publications of the Realty Records Co. depend for their existence solely on their ability to enable the real estate broker to conduct his business on scientific principles. The day of the real estate peddler who hawks his property promiscuously about the market is passed. The real estate broker who sits in his office and waits for commissions to be thrust in his hands by accommodating visitors will soon become as extinct as the dodo.

"The real estate brokerage business is no longer a game of patience; it is no longer a marathon for pedestrians, but is a business of brains. It means matching goods for sale with likely, not possible, customers. A deal must first be crystalized in the brain of the broker. How many real estate men in New York systematically take advantage of the well known fact that as surely as each month passes across the face of the calendar, \$50,000,000 of real estate investments are changed? How many men actually stop to consider that the fact that the one publication which gives a list of several hundred parties who have \$50,000,000 to lend on real estate can be had for a trifling sum each year, or that this list means several hundred investors that they could reach.

"How many real estate men stop to consider that a given number of properties must be forced into the market every month on account of the condition of their mortgage? It is axiomatic that the one element necessary to a broker's success in a given neighborhood is change. Changing conditions means commissions. Stagnation is starvation. Scarcely any brokers attempt to scientifically note the indications of change—a few do. They are the ones who pay a high license rate on big automobiles. Many of the rest are to-day walking or borrowing car-fare."

NEW REAL ESTATE CORPORATIONS.

A Large Number Have Entered the Building and Developing Field.

Richard B. Allen Land Company, 29 West 34th st, inc. Oct. 3, 1910; capital, \$5,000; directors, Richard B. Allen, 29 West 34th st; Julius Miller, 42 Broadway; Harry A. Mendelson, 42 Broadway.

Annandale Realty Company, St. James Building, inc. Oct. 5, 1910; capital, \$15,000; directors, Walter E. Duncanson, 3 West 29th st; Howard M. Boyd, 1133 Broadway; Carroll A. Roe, 82 Broadway.

Anso Realty Company, Binghamton, N. Y., inc. Oct. 4, 1910; capital, \$100,000; directors, Thomas W. Stephens, Montclair, N. J.; Harry Schopp, Borough Bronx; Max M. Kotzen, Borough Brooklyn.

George A. W. Brown Company, Richmond Hill, L. I., inc. Oct. 3, 1910; capital, \$50,000; directors, Geo. A. W. Brown, Richmond Hill; Chas. G. Beiler, Richmond Hill; Edward C. William, 109 North 3d st, Brooklyn.

Canarsie Homes Incorporated, care J. A. Warner, 175 Remsen st, Brooklyn, inc. Oct. 4, 1910; capital, \$10,000; directors,

Frederick Joerissen, Jr., 47 Main st, Freeport, N. Y.; Philip A. Benson, 44 Liberty av, New Rochelle, N. Y.; Augustus R. Beck, 442 62d st, Brooklyn.

Day-MacDonald Company, 840 Quincy st, Brooklyn, inc. Sept. 30, 1910; capital, \$10,000; directors, Frank T. Day, 840 Quincy st, Brooklyn; Christine M. McKenna, Rockville Centre, N. Y.; Frank D. MacDonald, 110 Front st.

First Podolern Business Association, 105 Attorney st, inc. Oct. 14, 1910; capital, \$500; directors, Nathan Cohen, 420 East 5th st; Elias Polovoy, 647 East 13th st; Tobias Napad, 740 East 58th st; and four others.

Fox-Hall Realty Co., 793 Broadway; inc. Oct. 6, 1910; capital, \$5,000; directors, G. F. Martin, 154 Nassau st; E. J. Forhan, 154 Nassau st; H. P. Jones, 154 Nassau st.

Furrer Construction Co., 141 Broadway; inc. Oct. 13, 1910; capital, \$20,000; directors, Emil Frank, 2305 East 13th st, Brooklyn; Timothy G. C. Salter, 1205 Av W, Brooklyn; John K. Hartman, 1202 Av W, Brooklyn.

T. G. Galardi & Co., 162 East 23d st, inc. Oct. 5, 1910; capital, \$6,000; directors, T. G. Galardi, 113 West 188th st; Maria Galardi, 113 West 188th st; Antonio Del Giorno, 196 Spring st.

C. J. Halle Sales Co., Inc., 66 Wall st; capital, \$25,000; directors, Chas. J. Halle, 66 Wall st; E. E. Brown, 216 Woodward av, Brooklyn; Milton M. Eisenberg, 457 Hopkinson av.

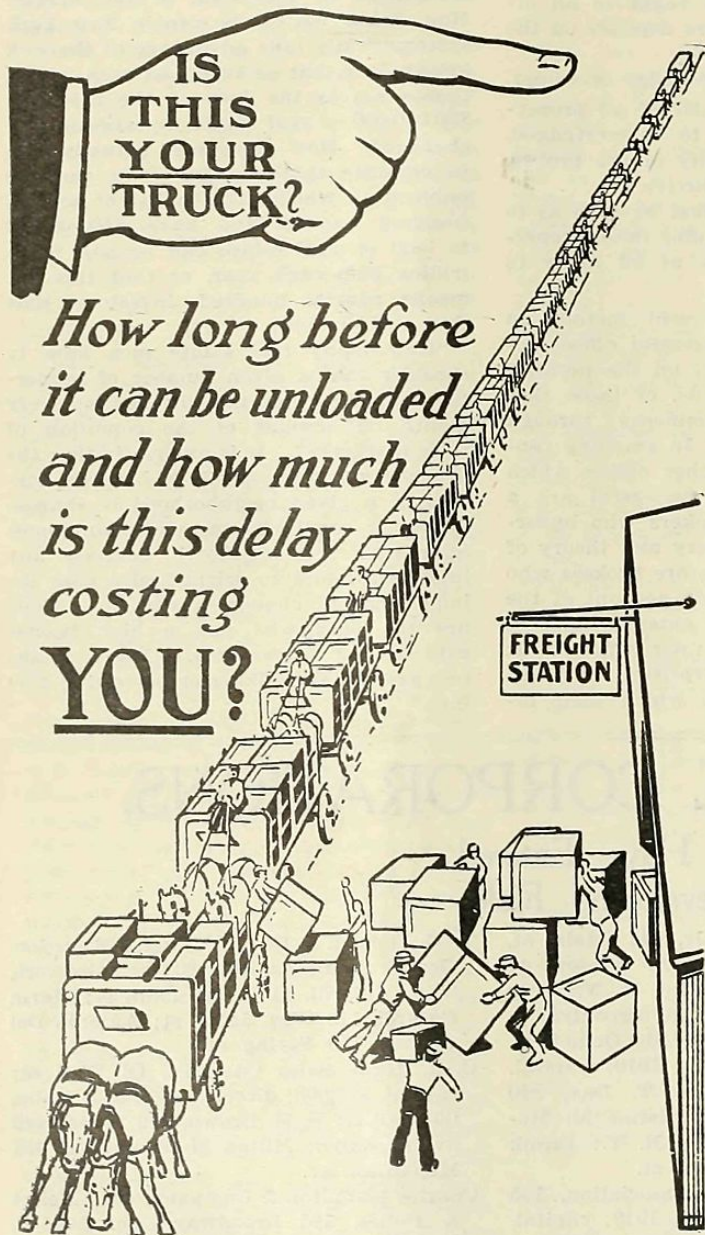
Charles Hamilton & Company, care Meisel & Bolles, 165 Broadway, inc. Oct. 4, 1910; capital, \$5,000; directors, Chas. Hamilton, 223 West 148th st; John A. Bolles, 135 Hamilton pl; Herbert Molloy, 70 Terrace View av.

Harmonia Company, 44 Court st, Brooklyn; inc. Oct. 7, 1910; capital, \$1,900; directors, Joseph Tolins, 573 Saratoga av, Brooklyn; George Goldberg, 101 Pulaski st, Brooklyn; Frank Kille, 526 11th st, Brooklyn, and three others.

Hayton Company, care Jonas, Lazansky & Neuberger, 44 Court st, Brooklyn, inc. Oct. 5, 1910; capital, \$1,000; directors, George Goldberg, 101 Pulaski st, Brooklyn; Joseph Tolins, 573 Saratoga

These are the **FACTS** we hand to prospective tenants—facts which produce leases for us **FAST**. Hand them to some of **YOUR** prospects and you will get your commission **QUICKLY**, without much work. We have a powerful business getting machine to supplement your efforts.

Manufacturers Wholesalers



IS
THIS
YOUR
TRUCK?

*How long before
it can be unloaded
and how much
is this delay
costing
YOU?*

SUPPOSE you had moved your stock room and shipping room or factory to our model loft buildings. When a shipment was ready to go out your shipping clerk would press the elevator button and we would do the rest. You would pay for one man's giving a small, dyspeptic jab to a button instead of paying for the efforts and time of several men, as you do now.

You press the button, up comes the elevator, big enough to take the entire shipment at one load. OUR man loads the shipment on the elevator, no cost to you. OUR man runs the elevator down, no cost to you. OUR man loads the freight car WHICH IS WAITING AT THE DOOR, no cost to you. Our man gives you the bill of lading at once. Our electric engine comes to the freight car, yanks it through our freight yards, hustles it on a car float. Our tug speeds the car float across the narrow intervening water to the New Jersey yards of the railroad over which you have routed your shipment and your goods are on the way, AT NO COST TO YOU beyond the regular New York freight rate.

What It Costs You Now

Contrast this with what it costs you to load a truck, send the truck through the congested streets and unload the truck at the railroad pier. Then remember that the reverse of this is true on incoming rail shipments; remember that we are terminal agents for all the lines entering New York—then you will want to find out at once just what your cartage bill for the year is on all incoming and outgoing rail shipments. Then you will see at a glance how much we can save you on this item.

What We Save You

When you add to this cartage saving the saving of several porters' salaries, you will find the total is over \$12,000.00 a year. The interest on \$200,000.00 saved on ONE ITEM of the MANY savings we can make for you. Don't you want \$200,000 more in your business? Very well, tell your banker that you CAN make this saving, but DON'T and he WON'T loan you the money.

You are losing money every day in your shipping room. Go out NOW and watch your porters move a shipment from the floor to the truck—time them—see what it COSTS YOU.

Do you remember what happened to your shipments last winter? Do you remember how the sidewalks and the streets in front of your place were covered with black, greasy muck from melted snow and the dirt of the city? Do you remember how your cases and bales were dragged through this slush to the truck, loaded on the truck in a penetrating drizzle of rain and then trucked through the city streets in the same rain that didn't do a bit of good to your product that you are proud of?

Do you remember what a ROTTEN time you had getting goods off? Remember how the truck horses fell down, broke their legs, spilled your goods on the street, broke cases, damaged goods, delayed shipments, lost orders, irritated good customers, who blamed YOU and the reform ticket because the snow disorganized your little penny whistle delivery system? You said it wasn't YOUR fault—but it WAS—you should have had a better system, one which CAN'T be put out of business this way, one with the freight car coming to the door. You should have had the Bush Terminal System; it doesn't cost more, it costs less. It saves you money while giving you facilities which build up your business and build it up FAST, instead of dragging it down.

Saving on Insurance

Our Model Loft Buildings are built of reinforced concrete and are absolutely fireproof. Furthermore, they are equipped with an \$800,000 system of sprinkler protection. And then there are no bad buildings near by. There are NONE of the other bad features which make the insurance rate so high where you are now and elsewhere in New York City. That is why you can get a rate of 10 cents to 20 cents a hundred in our loft buildings on goods which would carry a rate of \$2.00 and upwards in New York City.

We have found that, surprising as it may seem, many merchants really do not know how much they pay yearly for insurance. They don't even know whether they pay too much or not—some don't know how much insurance they carry. Can you recall NOW how much YOU carry? Do you KNOW what it costs you?

As a matter of vital business concern, look up NOW what your insurance costs you a year. Then write us—

"I am carrying \$. worth of insurance. You know what my stock is—tell me how much it would cost me yearly to carry this in your model loft buildings."

We will send you the actual FACTS at once—then you will KNOW how much we can save you—and for the proper conduct of your business you SHOULD know.

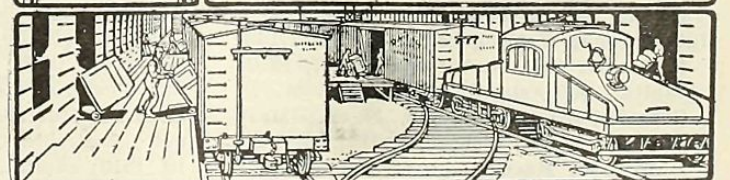
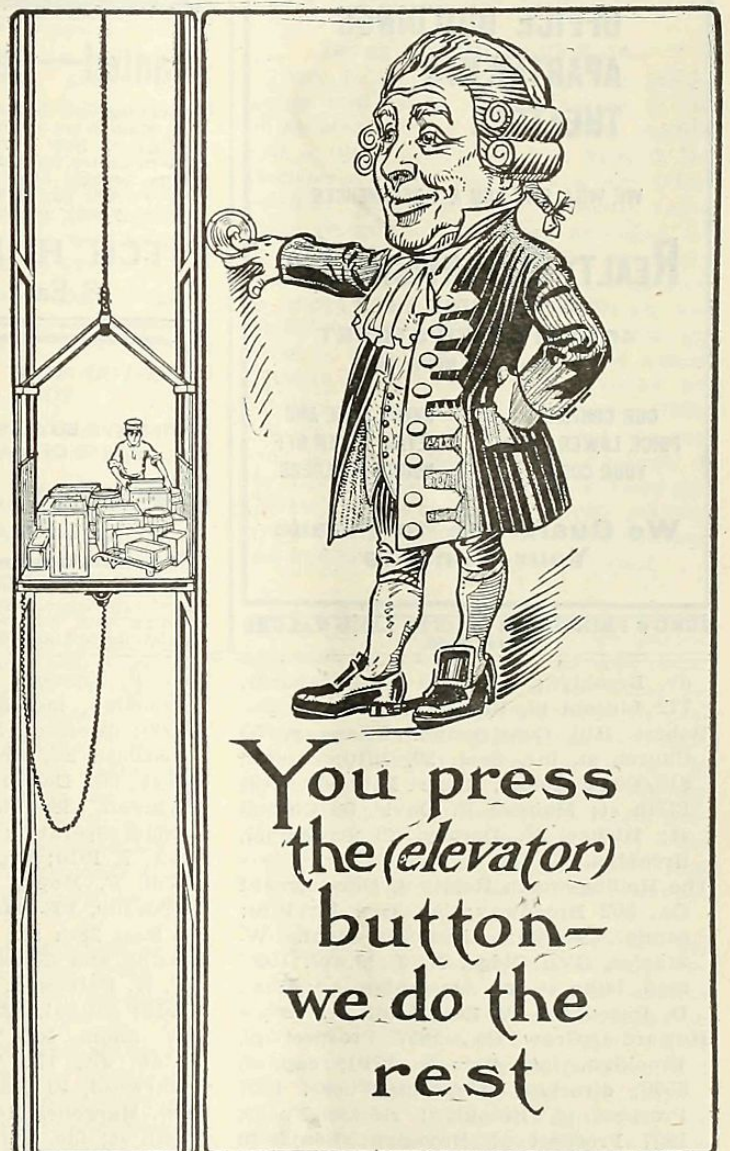
DON'T say "This is mere theory—they can't really save me anything." We can—find out.

DON'T say, "Well, perhaps they COULD save me SOMETHING, but it wouldn't be MUCH." IT WOULD—find out.

DON'T say, "I guess I will look up the insurance matter—when I get time." Do it NOW.

If we can save you several thousand dollars on the single item of insurance—besides all the other savings—you want the money, don't you? Very well then—FIND OUT.

Just write us one word, "HOW?" and we will mail you the data which will SHOW you.



Bush Terminal Co. 100 Broad Street
New York City

WANTS AND OFFERS

MECHANICS ON
HAND FOR EVERY
EMERGENCY
AT ANY HOUR

INSPECTORS
AT YOUR BUILDING
EVERY DAY

We run your building for a contract price per year, supplying and paying for all coal, men, cleaners, supplies, repairs and insurance.

LOFT BUILDINGS
OFFICE BUILDINGS
APARTMENTS
THEATRES

WE WILL GIVE YOU A-1 REFERENCES

REALTY SUPERVISION Co.

VIVIAN GREEN, Pres.

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OUR CONTRACT
PRICE LOWER THAN
YOUR COST

EVERY CARE AND
DETAIL TAKEN OFF
YOUR SHOULDERS

We Guarantee to Please
Your Tenants

COLORED TENEMENT

PROPERTY ALWAYS PAYS

If properly managed. If yours is not paying Something is Wrong. Results Guaranteed—Bond Given

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Wanted—Several Good Men

for selling and leasing New York Real Estate. Our office is on ground floor, is in best location in City of New York, is equipped with every modern device for doing business. Want men of ability capable of closing deals. To the right men we will pay 50% commission and share of the net yearly profits of the business.

FITCH H. MEDBURY CO.

8 East 33rd Street

DO YOU WANT TO SELL OR LEASE
YOUR PROPERTY?

WE HAVE BUYERS AND LESSEES FOR ALL
PARTS OF MANHATTAN ISLAND.

LOVEJOY & HANRAHAN

TEL. 5090 CORTLANDT 160 BROADWAY

AGGRESSIVE, intelligent young man (21), 5 years' experience, \$10-\$12 and commission, seeks position with real estate firm. "APPITUDE," Box 6, Record and Guide.

For a Building or Permanent Loan
(MANHATTAN OR BRONX)
Call Write or Phone.
REMSEN DARLING
170 BROADWAY, N. Y.
TELEPHONE 1491 CORTLANDT TRADE MARK

An experienced real estate broker would take charge of an apartment house at once for free rent of an apartment in same. Best references. Box 36 Record and Guide.

THREE OR FOUR enterprising and wide-awake young men who desire to obtain lucrative position as heads of departments in successful real estate offices are advised to apply in writing, stating qualifications, to RONALD C. LEE, General Manager, The Realty Records Co., 11 E. 24th St.

MANAGEMENT of Bronx properties solicited. Best results secured. A1 references.
ARTHUR WEYL & CO., 786 Prospect Ave., Bronx

YOUNG MAN (24), several years' experience selling, renting, management, desires connections; A1 references. BOX 38 Record & Guide.

WANTED—Properties, sale or rent; send particulars; satisfactory results assured.
DUFF & CONGER, Madison Ave., Cor. 86th.

WILL TAKE COMPLETE CHARGE of an apartment house for free rent of an apartment.
C. M. CRUIKSHANK, 103 Park Ave.

STENOGRAPHER and general office assistant desires position. BOX 5, Record and Guide.

Principles of City Land Values. Price, \$1.50.

MURD'S PRINCIPLES OF CITY LAND VALUES
Price, \$1.50.

av, Brooklyn; Elizabeth M. Burkhardt, 772 Lincoln pl, Brooklyn.
Robert Hill Construction Company, 50 Church st, inc. Sept. 29, 1910; capital, \$15,000; directors, Robert Hill, 509 West 137th st; Maurice E. Davis, 50 Church st; Michael V. Dorney, 29 Jerome st, Brooklyn.
The Hollingsworth Realty & Development Co., 302 Broadway; inc. Oct. 11, 1910; capital, \$5,000; directors, Robt. W. Staples, Glen Ridge, N. J.; J. W. Hermand, 140th st and Amsterdam av; Isaac D. Rosenberg, 21 East 119th st.
Howard-DeGraw Co., 1857 Prospect pl, Brooklyn, inc. Oct. 5, 1910; capital, \$500; directors, Abraham Fuchs, 1857 Prospect pl, Brooklyn; Beckie Fuchs, 1857 Prospect pl, Brooklyn; Benjamin Beller, 748 Rockaway av, Brooklyn.
Interborough Holding Co., care F. G. Ladd, Richmond Hill, N. Y.; inc. Oct. 7, 1910; capital, \$50,000; directors, Wm. A. P. Schmidt, Richmond Hill, N. Y.; Marvin B. Clark, Richmond Hill, N. Y.; Harold W. MacConnell, 66 Pine st, and one other.
The James Improvement Co., 9 North Franklin st, Wilkes-Barre, Pa.; inc. Oct. 14, 1910; capital, \$35,000; directors, Wayne T. James, Wilkes-Barre, Pa.; Mark C. James, Anthracite Park, Dorranceton, Pa.; Herbert B. Shonk, 2 Rector st, and twenty-four others.
Julius Realty Co., 200 Broadway, inc. Sept. 30, 1910; capital, \$2,000; directors, William Bachrach, 200 Broadway; Julius Bachrach, 200 Broadway; E. J. Forhan, 154 Nassau st.

John F. Kennedy Co., 1385 Flatbush av, Brooklyn, inc. Sept. 30, 1910; capital, \$500; directors, John F. Kennedy, 1385 Flatbush av, Brooklyn; Mary A. Kennedy, 660 Delamere pl, Brooklyn; Isaac Wardell, 1385 Flatbush av, Brooklyn.
Latham Operating Co., 103 Park av.; inc. Oct. 7, 1910; capital, \$50,000; directors, Wm. F. Meyer, 103 Park av; Michael F. Kelly, 103 Park av; Albert L. Pratt, 4 East 28th st.
Leasing and Construction Company, care F. H. Patterson, 10 Wall st, inc. Oct. 5, 1910; capital, \$25,000; directors, Orville W. Shinn, 505 West 124th st; George Link, Jr., 174 West 65th st; Charles Harwood, 10 Wall st.
Edw. Margolies Realty Co., Inc., 44 West 34th st; inc. Oct. 8, 1910; capital, \$25,000; directors, Edw. Margolies, 123 Vernon av, Arverne, L. I.; Lew M. Fields, 307 West 90th st; Frank C. Langley, 232 West 108th st.
Herman J. Martens Co., care Earl J. Bennett, Rockville Centre, N. Y.; inc. Oct. 10, 1910; capital, \$5,000; directors, Herman J. Martens, Rockville Centre, N. Y.; Frank C. Martens, Rockville Centre, N. Y.; Agnes E. Jones, Rockville Centre, N. Y.
Merit Realty Co., 35 Nassau st; inc. Oct. 13, 1910; capital, \$500; directors, Herman Hanauer, 248 East 58th st; Meyer Ennis, College Av, Bronx; Benj. Eisler, 65 Suydam st, Brooklyn.
The Mogul Co., care Whitmel H. Smith, 215 Montague st, Brooklyn; inc. Oct. 11, 1910; capital, \$5,000; directors, John P. Steich, 128 Montague st, Brooklyn; John

Steich, 322 76th st, Brooklyn; Whitmel H. Smith, 215 Montague st, Brooklyn.
Mohr Realty Company, care Avery & Schlesinger, 20 Broad st, inc. Sept. 30, 1910; capital, \$50,000; directors, George H. Mohr, New Rochelle, N. Y.; Nicolaus E. Mohr, New Rochelle, N. Y.; Augusta Mohr, New Rochelle, N. Y., and two others.
William M. Moore Construction Co., 853 St. Nicholas av; inc. Oct. 18, 1910; capital, \$1,000; directors, William M. Moore, 853 St. Nicholas av; Martha E. Moore, 853 St. Nicholas av; Alanson P. White, 54 Linwood pl, East Orange, N. J.
New York German Realty Co., 1094 Southern Boulevard; inc. Oct. 7, 1910; capital, \$10,000; directors, Albert H. Racky, 1094 Southern Boulevard, Bronx; Jennie Racky, 1501 Southern Boulevard, Bronx; Jeanette A. Bravy, 254 A Saratoga av, Bronx.
The Nyon Company, 215 Green st; inc. Oct. 14, 1910; capital, \$1,000; directors, Frederick Krause, 215 Greene av; Eugene D. Boyer, 141 Broadway; Frederick E. Anderson, 141 Broadway.
The Ober-Seeman Realty Corporation, 9 Wall st, inc. Oct. 4, 1910; capital, \$10,000; directors, Leopold Zimmerman, 9 Wall st; John S. Scully, 9 Wall st; Norman S. Riesenfeld, 141 Broadway.
Ocean View Construction Co., 44 Court st, Brooklyn; inc. Oct. 11, 1910; capital, \$17,000; directors, James McCool, 44 Court st, Brooklyn; Lawrence J. McGoldrick, 44 Court st, Brooklyn; Peter J. McGoldrick, 44 Court st, Brooklyn.
(Continued on page 804.)

NEWS CULLED FROM THE WEEK'S DOINGS

"ROOT FOR THE TRI-BOROUGH"

John L. Parish Discusses Subways—The City Needs Relief.

The proposed construction of the Tri-borough subway is a question which is now engrossing the attention of realty men in New York. Perhaps the most comprehensive statement on this burning transit question was made by John L. Parish, of Parish, Fisher & Company, of 149 Broadway. Mr. Parish has not only made a thorough study of the transit problem in New York, but he is fully conversant with its economic effect on the realty values in this borough.

To begin with, Mr. Parish is of the opinion that the Tri-borough Subway should be built. He holds that its construction is essential to the betterment of general conditions. While he does not directly attack the Interborough Company, he is of the opinion that that company should not be permitted to have its own way in dealing with the city in connection with transit improvements.

"It should be borne in mind," said Mr. Parish, "that the construction of this Tri-borough route would mean an immediate investment of \$60,000,000. This sum of money would, of course, be distributed in various sources. It would primarily reach the working class, and it is this element which more than any other part of the population influences the status of economic and financial conditions.

"At present the real estate market is stagnant. There is absolutely no progress. Money is tight. That is a matter of common knowledge. The working people, instead of depositing money in the savings banks, draw on their accounts, with the result that there is a stringency in the money market, and the real estate men cannot get loans.

"On the other hand, the construction of the proposed subway route would mean the giving of work to thousands of men right here in this city. The condition of the workingman would be better, and when the workingman is prosperous then every industry is progressive. I don't believe there should be any dickering in building the route. Transit conditions are awful, this great city needs relief, and the only way to realize that relief is by an improved transit system. The transit situation in this city has reached a stage where it is up to the city to take action forthwith. There should be no hesitancy.

"Concerning the route, I would say that I am not entirely in favor of it, for to my mind there should be a subway up Broadway. Do you know that the property from City Hall Park up to Fourteenth street has not gone up to any considerable extent in the last ten or fifteen years? What is responsible for this state of affairs? Poor transit conditions. Broadway needs a subway, needs it badly, for such a route would tap the very heart of the city."

When asked regarding money conditions, Mr. Parish stated that for the present he would not commit himself on this question. He does not believe, however, that the result of the election will have any material effect on the general situation. Mr. Parish was enthusiastic in speaking of the Tri-borough subway route, and he was emphatic in his declaration that every good citizen in Manhattan should "root" for its realization.

Mr. Parish has some very decided views on the unequal taxation question. He contends that the unequal taxation in

this city is one of the evils of the municipal government. In a future issue of the Record and Guide, Mr. Parish will discuss this question at length.

United Real Estate Owners' Election.

At the annual meeting of the United Real Estate Owners' Associations, comprising delegates from the House and Real Estate Owners' Association, the West Side Taxpayers' Association, the Real Estate Owners' Protective Association of the 12th and 22d Wards, the Harlem Property Owners' Association, the Taxpayers' Association of the 18th and 21st Wards, and the Greater New York Taxpayers' Association, the following officers were elected for the ensuing year 1911: Thos. Krekeler, president; Abr. Korn, 1st vice-president; Chas. W. Eidt, 2d vice-president; John Volz, treasurer; Phil. G. Becker, recording secretary; Henry Ruschmeyer, financial secretary; Chas. H. Schnelle, corresponding secretary.

The following attorneys were elected to the Board of Counsel: Messrs. Adolph Bloch, Ira J. Ettinger, John J. Pheelan, Michael J. Horan, Henry Bloch, F. E. Carstarphen, Chas. F. Leining, Harold Phillips, Julius Krause.

Charles F. Noyes Co. has secured for the owner a \$35,000 mortgage at 4½ per cent. for five years covering the new building now being completed at 34 Cliff st.

R. Hoe & Co. mortgaged their property on Grand, Sheriff, Broome and Columbia sts, and Broome, Sheriff, Delancey and Columbia sts, to Mrs. Sage for \$650,000 at 5 per cent.

Giffin, Derby & Moffat have arranged the permanent loan for the George Backer Construction Company on the Blum & Koch building, southwest corner of Madison av and 28th st, of \$350,000.

The executors of D. O. Mills have just filed the lease of 634 5th av made in 1886 for 21 years at \$5,275 per year; also a renewal of the same for five years from May, 1907, at \$12,500 net; they have sold the balance of their lease to the executors of Thos. R. A. Hall for \$25,000.

The Title Guarantee & Trust Company loaned four first mortgages aggregating \$62,000 on the 4-sty brick and stone buildings located on the north side of 179th st, between Daly and Vyse avs.

Spear & Co. have been appointed agents by Ernst Wieda for the building Nos. 101-103 Crosby st.

George Russell Peabody has become associated with the office of Alvan W. Perry, 20 Nassau st, transacting a general real estate business.

Walter R. Lord, 35 Nassau st, reports considerable activity in the exchanging branch of his business. In this connection he says that the increasing number of people who wish to make trades, with cash added, is an encouraging feature of the market, and apparently indicates the early return of investors in large numbers.

West Side Taxpayers Install Officers.

The West Side Taxpayers' Association met Wednesday evening at 267 West 34th st and installed the following officers elected for the ensuing year: President, George Wenner, M. D.; first vice-president, Philip G. Becker, M. D.; second vice-president, John William Jones; recording secretary, Charles A. Schrag; treasurer, Frederick Keller; financial secretary, Julius Neke; trustees, Chris. Dohm, Charles Hvass and Thomas P. Burke.

Shonts Eager to Build Tri-Borough.

Theodore P. Shonts, president of the Interborough system was in conference with Controller Prendergast on Thursday, and when he emerged from the Controller's office, neither Mr. Prendergast nor Mr. Shonts would say anything concerning their confab. It is believed, however, that the matter under discussion was the Steinway tunnel which the Interborough is ready to operate providing it is granted certain rights to extend its transit system.

It is evident that Mr. Shonts urged upon Mr. Prendergast the feasibility of the plan, inasmuch as the Controller is a member of the transit committee which has the communication from the Public Service Commission under consideration. When the communication was received by the Board of Estimate last week, it was immediately referred to the transit committee, and it is very likely that the committee will take its time in passing on the matter. The transit committee will give a hearing on this matter next week.

Bronx Records Badly Kept.

There is considerable complaint among Bronx real estate men in regard to the antiquated system by which the records east of the Bronx River are kept in the Register's office. As all who are interested in real estate in that locality know, these records are not even arranged according to the Ford system, but are maintained on the old plan long since obsolete in Manhattan, most of the Bronx and Brooklyn, by which the documents are listed in the alphabetical order of names, without even a secondary division according to the following letters. These brokers say that it is time that the records in that section of the Borough of the Bronx were arranged on a more up-to-date plan, which is now fully justified by the importance of the locality, and the number of transactions recorded.

William Henry Folsom, 927 Broadway, states that notwithstanding the marked absence of the investor in the real estate market during the past three years, the asking prices of properties, even in outlying sections of Manhattan Borough, have been held at a very high level. In a good many cases, he thinks the demands are not justified by the rental possibilities of the properties, and that there should be shown a willingness on the part of owners who wish to sell to negotiate on a reasonable basis.

Augustus H. Ivins & Co., 546 5th av, have established leasing and agency departments, and have secured the services of W. H. Atwood, who was formerly in business at 37 East 28th st, and Charles G. Smyth, who was previously associated with Wm. Cruikshank's Sons, 29 Liberty st. Henry W. Cotta, who until recently maintained a real estate office at 138th st and 3d av, has also become associated with Augustus H. Ivins & Co. in the mortgage department.

A. Seklir & Co., mortgage loan specialists, formerly of 154 Nassau st, have removed to 320 Broadway, where they have secured larger quarters and better facilities required by their growing business.

Brooks and Momand, 115 Broadway, state that while 4½% money is not very plentiful at the moment, it is nevertheless increasing from day to day in amount, and they believe that the mortgage loan market will shortly exhibit a very much easier condition.

Pierre M. Clear has secured for Louis Minsky, a first mortgage of \$55,000 at 5 per cent. on the southeast corner of 2d av and 14th st.

AS J. CLARENCE DAVIES SEES THE BRONX.

Is the investing public suspicious of the Bronx? This, in substance, was the question propounded by J. Clarence Davies, the Bronx real estate man, to a representative of the Record and Guide. Mr. Davies feels that he is trespassing upon ground which has hitherto not been stepped upon in discussing this proposition. He was asked to give a more definite outline of his views, and here is what he had to say:

"To the close observer of the onward march of real estate in this great city, the borough across the Harlem River looms up as an important factor. The Bronx was not created by one boom or by a series of booms. It was the development of enterprise on the part of the real estate men who were obliged to contend against some of the most stubborn obstacles that the developer of a new territory has to encounter.

"The situation in the Bronx to-day is more than hopeful. It is positively encouraging, and the conditions in the real estate market warrant the most extravagant hopes on the part of every man who is interested in the growth of this borough. Builders are building right along, but, and I regret to say it very much, it is somewhat difficult to get full value loans. Instead of getting loans of 70 to 80 per cent. of the valuation of the property, builders have to content themselves with taking 66 per cent.

"The line of growth is greatest along the subway. Fordham and West Farms are looming up as excellent territories for the exploitation of real estate men. New apartments are going up with remarkable rapidity, and I might mention here that the type of apartment houses are decidedly of the better class. The dwellings are elevator apartments, and the rents received from them are very good. I can say without fear of contradiction that the rentals realized are as good as any in the Greater City.

"But here I come to another point of my story. The population increases in the Bronx have been so heavy that it is difficult to get reasonable investments. I know of half a dozen investors who are ready with their money, cold cash, prepared to invest in real estate in the business sections of the Bronx, but the owners of real estate in these sections simply want too much for their property. Why? Well, they are figuring that with increased facilities, transit and otherwise, the value of their property will grow, and on this supposition they are simply holding out.

"The population of the Bronx, according to the last census, was about 450,000, and I am quite certain that when the next census is taken, the borough will have a population of a million. The population has grown at the rate of ten per cent. a year. So you see the owners of property in the business section have visions of a great future.

"While trading is brisk generally, I think it might be better. The point is that people are suspicious of the Bronx. When it comes to loaning money there is a certain hesitancy about those who have money to loan. The men with the money want to see the goods delivered, and that is what has been done right along.

"I do not think that this suspicious attitude on the part of those who have money to invest is warranted. The Bronx is not only a growing borough, as I have pointed out, but it is one where men with money will find a most profitable field. We are optimistic, and that optimism is based on past performances.

"The man who intends investing his money in loans in the Bronx wants to be secured in such a way that there is not the slightest possibility of his losing. I don't blame him in a way, but I am strongly inclined to believe that he ought

to be more liberal-minded, particularly when he knows his money is going to those who are building up a territory which has already made good in the best sense of the word."

Concerning the general situation in the real estate market, Mr. Davies is exceedingly optimistic. He says that trading is of a character to promote the belief that before long the market will have attained a high standard.

M. V. Lenane, real estate broker and agent, has removed his offices to the Emigrant Savings Bank, 51 Chamber st, Suite 301. Mr. Lenane is the agent for the building.

David R. Beach, formerly with M. Morganthau, Jr. Co., is now connected with the Butler-Herrman Co. in the mortgage department.

E. P. Gaillard, 200 Broadway, who recently succeeded to the business of Edw. McVickar, at that address, is contemplating removing to new quarters where he can secure adequate accommodations for the growth of the business.

Van Wyck Thorne, 150 Broadway, states that mortgage funds at 4½% are coming into the market in considerable quantities, and that there is a perceptible improvement in the situation in regard to that branch of the business in Manhattan Borough. This office has just placed loans of \$55,000 at 4½% on 22 East 46th st, for Dr. Stevens, and \$50,000 at 4½% on 1947 Seventh av for John O'Connor.

Mr. Frank Valk, manager of the brokerage department, of the Underwriters' Realty & Title Co., 425 Fifth av, says that conditions in the Fifth av section are improving rapidly, both in regard to investment dealings and business property rentals. Inquiries in reference to the latter class of business are specially active.

Messrs. Budd, Holmes & Pearsons, who recently formed a partnership for the transaction of a mortgage loan business at 35 Nassau street, report a considerable volume of business in the furnishing of loans on new properties. They anticipate that the lower rates which are beginning to prevail in the mortgage market will strengthen the replacing branch of the business very greatly during the coming season.

Elder & Steinmetz, 25 Pine st, have been specializing extensively in exchanges and have closed a number of transactions of this kind during the past few months. They have a very important deal of this nature now nearing completion, which will prove of considerable interest to the market.

G. A. Derschuch, 150 Broadway, is extending his agency business to sections farther uptown. He will make a specialty of taking care of loft building properties in the locality between 14th and 59th sts.

Seldon B. Shaw, 150 Broadway, finds conditions in the sales market improving rapidly, and has several very important transactions only waiting for the election to be settled before closing.

Mr. Theodore S. Farrelly, who has been very well known in connection with real estate matters in this city, recently became a member of the firm of Hammond & Hammond, 2 Rector st, specializing extensively in the mortgage loan branch of the business.

John P. Kirwin, 138 West 42d st, in speaking of conditions in the vicinity of the Broadway and 42d st center, remarked to a representative of the Record and Guide, that the rental levels on 42d st had been surprisingly well maintained at high figures during the past three years. The demand for store properties west of 6th av has been very strong. Mr. Kirwin sees indications of a very much stronger tone in real estate investments and mortgages due to

the general easing of the money market conditions. He anticipates a satisfactory season.

Reclamation of Swamp Lands.

Several of the Southern States are showing evidence of awakening to the fact that they have an enormous amount of undeveloped wealth in their swamp lands. It is estimated that there are fifty-eight million acres of these unoccupied and unused lands in the South. In Louisiana alone there are about ten million acres of waste lands that are susceptible to reclamation by means of drainage. The swamp lands of Texas aggregate more than six million acres; in Arkansas there is another six million acres, while the remainder of the waste area is made up in Missouri, Alabama, Mississippi and Georgia chiefly. It is along the Mississippi River that a broad scope of waste land is lying idle for lack of proper drainage. In Texas, Louisiana and Arkansas the respective State governments are showing an active interest in the land reclamation movement. Provision was made by the legislature of Texas at its last regular session to have a survey of its swamp and overflowed lands made with the view of forming drainage and levee districts. An appropriation of \$50,000 was made for this purpose. The federal government is giving its aid in this preliminary movement and encouraging progress has already been made in that State. While the topographic surveys and maps so far made are confined to proposed levee districts along some of the larger streams of the State it is planned to soon enter upon the work of surveying and mapping the swamp lands with the view of their drainage. In Arkansas and Louisiana this land reclamation movement is being promoted with a persistency and enthusiasm that promises success. It is evident, however, that the great work cannot be carried to that rapid and early conclusion that its importance warrants without substantial aid from the federal government. The people of the South feel that they are entitled to more of the paternal assistance of the federal government than they have been receiving. They see no just reason why national aid for reclaiming swamp lands of the different States should not be given on the same general plan that the government is now employing in carrying out great land reclamation projects by means of irrigation in the West.—The Tradesman.

Benefits of Real Estate Ownership.

"The very intimacy of relationship and the feeling of reliability it engenders," said Joseph P. Day in a recent interview, "should make the possession of real estate the foremost desire of the least and the greatest of us, as scarcely any other security offers the same comfortable feeling of independence or carries with it the sense of dignity and responsibility that is vested in the property owner. People are awakening to the desirability of an investment in real estate, over which they can exercise their own direct or indirect control, and administrations of estate—although there were some who always believed it—consider that their stability is better maintained by investment in real estate.

"Executors are not given to saying much regarding their administering of estates, but one lately told of an estate the investments of which were confined to railroad securities and Government bonds. The income was not satisfactory to the heirs and he turned to real estate, which gave the best returns and the most satisfaction to those for whom he was administering. A law was formerly in operation in New York State which directed executors to invest a part of the income in real estate."

MUNICIPAL ASSESSMENT FORECAST

A Complete Record of as yet Unimposed Taxes Published for the Protection of Purchasers and Owners of Real Estate Not Acquainted With All Contingent Conditions

☐ This department contains a digest of all petitions, proposed improvements, condemnation proceedings, assessments, etc., being contemplated by city officials.

☐ Notices under this heading require immediate attention of owners and study by prospective purchasers. Any improvement means spending money, to cover which, assessments are entered standing as a lien against the property affected until paid.

"A FRAUD is in effect perpetrated upon the innocent purchasers of real estate who, seeing the improvements actually constructed and not being familiar with the facts, buy property at enhanced value caused by the improvements, but find later that they are called upon to pay for these very improvements through the imposition of local assessments."
(From a report by the Commissioners of Accounts of the City of New York)

HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENINGS,
90 West Broadway.

Monday, November 14.

ELIZABETH ST, sewer (Richmond), (assessment); 11 a. m.

CURTIS PL, from Westervelt av to Hamilton av (Richmond); 11 a. m.

CURTIS PL, from Westervelt av to Hamilton av (Richmond), (assessment); 12.30 p. m.

EAST 211TH ST, from Woodlawn road to Perry av; 10 a. m.

PUBLIC PARK at Convent av, St. Nicholas av and West 151st st; 10 a. m.

EAST 205TH ST, from White Plains road to Bronx Park av; 2.30 p. m.

BAYCHESTER AV, from West 4th st to Pelham Bay Parkway; 11 a. m.

CASTLETON AV, from Columbia st to Jewett av (Richmond); 3 p. m.

WILLIS AV BRIDGE; 11 a. m.

WEST 178TH AND 179TH STS, from Haven av to Buena Vista av; 11.30 a. m.

EAST 174TH ST, from West Farms road to Bronx River av; 1 p. m.

MAPLE AV, sewer (Richmond); 1.30 p. m.

MAPLE AV, sewer (Richmond), (assessment); 2.30 p. m.

THROGGS NECK BOULEVARD, from Eastern Boulevard to Shore Drive; 3 p. m.

MAGENTA ST, from White Plains road to Colden av (assessment); 11 a. m.

UNNAMED STREET (West 187th st); 1 p. m.

WEST 234TH ST, from Albany road to Kingsbridge av; 12 m.

WEST 234TH ST, from Albany road to Kingsbridge av; 12.30 p. m.

ZEREGA AV, from Castle Hill av to Castle Hill av; 10 a. m.

BRONX BOULEVARD, from Old Boston Post road to 242d st; 10 a. m.

Tuesday, November 15.

BUENA VISTA AV, from Haven av to West 176th st; 3 p. m.

EAST 222D ST, from Bronx River av to 7th st; 2 p. m.

NORTHERN AV, north of 181st st; 3 p. m.

MORRIS AV (closing), from the railroad to the Concourse; 3 p. m.

Wednesday, November 16.

WHITE PLAINS ROAD, from West Farms road to East River; 10.30 a. m.

WEST 176TH ST, from St. Nicholas av to Broadway; 11 a. m.

CITY ISLAND BRIDGE; 3 p. m.

UNNAMED STREET, from West 177th st to West 181st st; 10 a. m.

GRAND BOULEVARD, from 158th st to 165th st; 11 a. m.

GUN HILL ROAD, from Webster av to Elliot av; 12 m.

Thursday, November 17.

WINANT ST, sewer (Richmond); 11 a. m.

WINANT ST, sewer (Richmond), (assessment); 12.30 p. m.

HAVEN AV, from 170th st to Fort Washington av; 10 a. m.

Friday, November 18.

BAKER AV, from Baychester av to city line; 9.30 a. m.

PUBLIC SERVICE COMMISSION,
TRIBUNE BUILDING.

Monday, November 14.

LONG ISLAND RAILROAD CO.—Safety precautions at 19th st, Whitestone; Central av, Corona; McNeil av, Far Rockaway; Grand View av, Edgemere; Storm av, Cedar av, Arverne; Lincoln or Potter av, Kane av, Hammel av, Hammel; Vernon, Carlton and Remington avs, Arverne. Commissioner Bassett; 10 a. m.

NEW YORK CITY AND BRADLEY CONTRACTING CO.—Arbitration No. 4 of determination of Henry B. Seaman, chief engineer; 11 a. m.

KINGS COUNTY LIGHTING CO.—Rate for Gas. Commissioner Bassett, 2.30 p. m.

KINGS COUNTY LIGHTING CO.—Application for approval of sliding scale for rates of gas. Commissioner Bassett; 2.30 p. m.

Tuesday, November 15.

NEW YORK DOCK RAILWAY.—Application for certificate of public convenience and necessity for railroad in Brooklyn. Commissioner Bassett; 2.30 p. m.

NEW YORK DOCK RAILWAY.—Application for permission to exercise franchise and rights. Commissioner Bassett; 2.30 p. m.

NEW YORK DOCK RAILWAY.—Application for certificate of due publication of amended certificate of incorporation and of public convenience and necessity for railroad in Brooklyn. Commissioner Bassett; 2.30 p. m.

BROOKLYN HEIGHTS RAILROAD CO.—Local and joint passenger tariffs. Commissioner McCarroll; 2.30 p. m.

Wednesday, November 16.

DEGNON CONTRACTING CO.—Arbitration, city's appeal; 10.30 a. m.

DEGNON CONTRACTING CO.—Arbitration No. 2, contractor's appeal; 10.30 a. m.

Thursday, November 17.

JAY STREET CONNECTING RAILROAD.—Application for certificate of public convenience and necessity for railroad in Brooklyn. Commissioner Bassett, 2.30 p. m.

Friday, November 18.

KINGS COUNTY ELECTRIC LIGHT & POWER CO.—Application for approval of issue of convertible debenture bonds for \$5,000,000. Commissioner Maltbie; 2.30 p. m.

BOARD OF ESTIMATE.

The following public improvement was approved by the Board at its meeting yesterday:

ZEREGA AV.—Amending the street system bounded by Zerega av, Castle Hill av, Walker av, Seddon st and Maclay av, as shown upon a tentative map bearing the signature of the President of The Bronx, and dated August 18, 1910; or, amending the street system bounded by Zerega av, Lyvere st, Walker av, Seddon st and Buck st, as shown upon an alternative map bearing the signature of the Secretary of the Board of Estimate and Apportionment, and dated June 19, 1910.

Engineer reported that the Corporation Counsel has recently advised that the proceeding now in progress for acquiring title to these and other streets in the vicinity will involve a greater expense than

can be assessed upon the area of benefit heretofore established, and that the area will either have to be enlarged or a modification made in the street system. The matter was referred to the Borough President, who now submits two sketches, one of which gives Fuller st a position at right angles to the one heretofore provided, while the other provides for reducing its width and that of Lyvere st and Buck st from 60 ft. to 50 ft., as well as for slightly changing their position.

ASSESSMENTS.

DUE AND PAYABLE.

NORFOLK ST.—Restoring asphalt pavement, east side, between Delancey and Rivington sts. Area of assessment: East side of Norfolk st, about 72 ft north of Delancey st, known as Lot No. 48 in Block 353. Dec. 31.

Proposed Assessments.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested.

The area of assessment of the improvements extends to half the block at the intersecting streets.

All persons whose interests are affected by the proposed assessments and who are opposed to the same, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, 320 Broadway, on or before December 6, 1910, at 11 a. m., at which time and place the objections will be heard and testimony received in reference thereto.

119TH ST.—Alteration and improvement to sewer in 119th st, between 3d and Park avs.

163D ST.—Paving, curbing and recurbing West 163d st, from St. Nicholas av to Broadway.

164TH ST.—Paving, curbing and recurbing West 164th st, from Amsterdam av to Broadway.

199TH ST.—Regulating, grading, curbing, flagging, etc., East 199th st, between Bainbridge and Jerome avs. Together with a list of awards for damages caused by a change of grade.

ARTHUR AV.—Paving and curbing Arthur av, from East 175th st, to Tremont av.

REPORT COMPLETED.

JEROME AV.—Street opening, from Woodlawn rd to Moshulu av. The final report of the Commission in the above proceeding will be presented to the Supreme Court for confirmation November 17.

FOX ST.—Opening from Leggett av to Longwood av; the commissioners have completed their estimate of benefit and damage; report has been deposited with the Bureau of Street Openings for inspection; objections November 21, hearings will begin November 23. The report will be submitted to the Supreme Court for confirmation Dec. 22.

BILLS OF COSTS.

BUSH ST, Opening, from Creston av to Grand Boulevard & Concourse; Bill of costs in the above proceeding will be presented to the Supreme Court for taxation Nov. 21.

(Continued from page 800.)

- Pylon Construction Company, care York & York, 271 Broadway, inc. Sept. 30, 1910; capital, \$100,000; directors, Frank B. York, 601 West 110th st; David R. Daly, 188 Lexington av; Frank A. Hendricks, 47 West 34th st.
- Queensboro Associates, 31 Nassau st; inc. Oct. 8, 1910; capital, \$1,000; directors, Chas. J. Wade, 31 Nassau st; A. E. Cooney, 31 Nassau st; Louis J. Wolff, 31 Nassau st.
- Quick Repair Co., 2 Rector st; inc. Oct. 14, 1910; capital, \$1,000; directors, Bernhard H. Levy, 2 Rector st; Max Suger- man, 2456 7th av; Joseph Ziporkes, 147 West 143d st.
- Rockville Real Estate Co., care Isidore Witkind, 299 Broadway, inc. Oct. 1, 1910; capital, \$500; directors, Moses Lewis, 1263 5th av; Isidore Greenberg, southeast corner Prospect av and 163d st; Eva Sherman, 610 West 113th st.
- Sawyer Realty Co., 170 Broadway; inc. Oct. 14, 1910; capital, \$25,000; directors, Wesley S. Sawyer, 20 East 38th st, Bay- onne, N. J.; Wm. V. McManus, 275 West 150th st; Milton W. Sametz, 672 Park pl, Brooklyn.
- Sherman-Wait Co.; inc. August 9, 1910; capital, \$2,000; directors, John S. Sher- man, 6728 Ridge Blvd., Brooklyn; Lena Wait Sherman, 6728 Ridge Blvd., Brook- lyn; Effie B. Wait, Glens Falls, N. Y.
- David Shuldiner, Inc., 316 East 65th st; inc. Oct. 7, 1910; capital, \$1,000; direc- tors, Rebecca Shuldiner, 3212 Surf av, Brooklyn; Charles Shuldiner, 3212 Surf av, Brooklyn; Wm. E. Hersterberg, 307 East 64th st.
- 6th Ave. & 18th St. Realty Co., 280 6th av; inc. July 22, 1910; capital, \$1,000; directors, Norman P. S. Schloss, Geo. J. Adams, Wm. H. Jeffers.
- Smith & Pennock Contracting Co., 71 Broadway; inc. Oct. 17, 1910; capital, \$500,000; directors, E. E. Smith, 71 Broadway; E. E. Pennock, 403 Bourse, Philadelphia, Pa.; E. M. Smith, 30 West 44th st.
- South & Washington Realty Co.; inc. August 2, 1910; capital, \$2,000; direc- tors, Koppel Cohen, Jamaica, N. Y.; Alfred Cohen, Jamaica, N. Y.; Joseph Hirsch, Jamaica, N. Y.
- South Fifth Ave. Building Co.; inc. July 22, 1910; capital, \$1,000; directors, Ed- ward Scanlon, 2419 7th av; Tillie M. Scanlon, 2419 7th av; Edward F. Mor- ris, 335 East 87th st.
- The Steam & Vapor Heating Co.; inc. July 30, 1910; capital, \$10,000; direc- tors, Christian Baechtold, Elmhurst, Queens County, N. Y.; Emil A. Baech- told, Elmhurst, Queens County, N. Y.; Louis Christensen, 1316 57th st, Brook- lyn.
- Suburban Sales Co., 45 West st; inc. August 8, 1910; capital, \$1,000; direc- tors, Leon Stein, George D. Roedel, B. B. Schiff.
- Suburbs Holding Co., care A. B. Cheadle, 315 Madison av; inc. Oct. 18, 1910; capi- tal, \$50,000; directors, Harley M. Ol- cott, 2 Broadview av, New Rochelle, N. Y.; Wm. C. Dornin, 102 West 90th st; Nathaniel Brewer, 150 Henry s Brooklyn, and two others.
- Sunnyside Development Co.; 116 Nassau st; inc. Oct. 11, 1910; capital, \$5,000, di- rectors, Myron H. Lewis, 41 St. Nichalos terrace; Frank B. Tucker, 1196 Park av; Benj. Weiss, 319 East 58th st.
- Tarjin Construction Co.; inc. August 8, 1910; capital, \$3,000; directors, Hyman B. Tarter, 1727 Lincoln pl, Brooklyn; Emanuel Janpol, 335 Stone av, Brook- lyn; Samuel Tarter, 1727 Lincoln pl, Brooklyn.
- Texas Improvement Co.; inc. July 22, 1910; capital, \$200,000; directors, Rich- ard H. Sears, 135 Broadway; Earl W. Hammons, 43 West 27th st; W. Ray- mond Andrews, 1274 Broadway.
- 36th Street Company, care Stodard & Mark, 135 Broadway, inc. Oct. 5, 1910; capital, \$1,000; directors, Edward A. Quinn, 266 Gates av, Brooklyn; Edward Hammann, 113 Lincoln pl, Brooklyn, Henry A. Mark, 177 So. Oxford st, Brooklyn.
- Thornton Apartment Co., care J. H. Wat- son, 44 Court st, Brooklyn; inc. July 28, 1910; capital, \$60,000; directors, Mau- rice V. Theall, Thornton J. Theall, George J. Hardy.
- Three States Realty Company, care Geo. H. Taylor, 43 Cedar st, inc. Oct. 4, 1910; capital, \$100,000; directors, Geo. H. Taylor, 43 Cedar st; Guy Phillips, 165 Broadway; Bedell Harned, 165 Broad- way.
- Joseph J. Thurner; inc. July 23, 1910; capital, \$5,000; directors, W. Dana Bige- low, 134 W. 82d st; Joseph J. Thurner, 798 Crescent st, Astoria, L. I.; Bernard Schlege, 227 Franklin st, Astoria, L. I.
- Tilbury Realty Company, care Shapiro & Levy, 119 Nassau st, inc. Sept. 29, 1910; capital, \$2,000; directors, Nathan M. Eisenberg, 518 West 135th st; J. Sidney Shapiro, 22 West 113th st; Sarah Friedman, 105 West 117th st.
- Times Square Holding Co., care Wolf & Kohn, 203 Broadway; inc. August 10, 1910; capital, \$10,000; directors, Barnet House, Anna House, C. L. Grad.
- A W Todebush Co, 957 Broadway; inc Aug 23, 1910; capital, \$3,000. Directors: Herman Goldman, Russel Goldman, Arthur W Weill.
- Tradesmen's Security Co, care Morris As- ofsky, 151 East Broadway; inc Aug 13, 1910; capital, \$10,000. Directors: Max Katzman, 53 2d st; Louis Poss, 1528 Amsterdam av; Morris Asofsky, 151 East Broadway.
- Trinity Investing Co, care Pavey & Moore, 32 Nassau st; inc Aug 13, 1910; capital, \$500. Directors: Walter J Moore, 32 Nassau st; Frederick V Wal- ters, 32 Nassau st; Samuel Marion, 32 Nassau st.
- Tubes Realty & Terminal Co., care Escher & Fox, 2 Rector st; inc. August 1, 1910; capital, \$10,000; directors, L. Kent, John J. Pruyn, Lyttleton Fox.
- Van Buren Realty Co, care James C Mc- Eachen, 45 Broadway; inc Aug 12, 1910; capital, \$40,000. Directors: Samuel S Van Buren, Memphis, Tenn; Ann Eliza Smith, Rockville Centre, N Y; Ena M Riley, 197 Union st, Hackensack, N J.
- Van Cleave Construction Company, care Schreiter & Mathews, 20 Nassau st, inc. Oct. 4, 1910; capital, \$12,000; directors, Robt. A. Van Cleave, 22d av and 65th st, Brooklyn; Chas. S. Skinner, 20 Nas- sau st; H. N. Wieting, 20 Nassau st, and two others.
- Vermilye Land & Construction Co., 5 Beekman st; inc. Oct. 18, 1910; capital, \$5,000; directors, J. Douglas Wetmore, 500 West 111th st; Geo. W. Vermilye, 106 Park pl, Brooklyn; John Wooden- bury, 72 Albany av.
- Victor Hotel Co., 145 West 47th st; inc. July 28, 1910; capital, \$60,000; directors, Chas. A. Hollingsworth, Koppel Berger, Isidor G. Greenblatt.
- W D Construction Co; inc Aug 20, 1910; capital, \$5,000. Directors: Max Dan- ziger, 1640 Nostrand av, Brooklyn; Molly Cohen, 1640 Nostrand av, Brook- lyn; Yetta Danziger, 1640 Nostrand av, Brooklyn.
- Walls-Court Realty Corporation, care Chas. J. Hardy, 165 Broadway; inc. August 1, 1910; capital, \$100,000; direc- tors, Noah A. Stancliffe, Edmund J. O'Connor, Joseph Steen.
- Webster Construction Co; inc Aug 18, 1910; capital, \$10,000. Directors: Chas H Schumann, 280 Broadway; Joseph Landow, 4077 Park av; Abraham Pst- row, 4077 Park av; Isaac Chaitin, 8 East 12th st.
- Wesley Construction Co., 167 East 56th st; inc. Oct. 7, 1910; capital, \$1,000;
- directors, Anna Black, 78 East 236th st, Bronx; James W. Black, 167 East 56th st; Robt. M. Trimble, 1 Madison av.
- The West Forty-Eight Street Co., 31 Lib- erty st; inc. July 12, 1910; capital, \$1,- 000; directors, Wm. Gratz, Carl Levis, Jesse W. Ehrlich.
- E. J. White Realty Co., care E. J. White, Ridgewood, N. J.; inc. Oct. 18, 1910; capital, \$50,000; directors, F. O. Sulli- van, 25 City Hall pl; A. M. Elfers, 39 Leonard st; E. J. White, Ridgewood, N. J.
- Whitney Realty Co., 165 Broadway; inc. August 3, 1910; capital, \$100,000; direc- tors, Harry P. Whitney, Payne Whitney, Thomas J. Regan.
- William Construction Co., care Abraham Goodman, 320 Broadway; inc. July 22, 1910; capital, \$1,000; directors, Nathan Goodman, Louis Goodman, Samuel Berzick.
- Wishard-Hillis Co., Limited, Room 263, 1 Madison av; inc. July 28, 1910; capi- tal, \$10,000; directors, Luther D. Wish- ard, Percy D. Hillis, J. Fred Mosby.
- Woodlawn Construction Co.; inc. July 21, 1910; capital, \$2,000; directors, John Taglieber, 120 East 235th st; William Taglieber, 120 East 235th st; Sydney H. Blower, 120 East 235th st.
- Woodward-Brown Realty Company, care Herman Elfers, 277 Broadway; capital, \$650,000; directors, Wm. H. Woodward, Birmingham, Ala.; Wilson R. Brown, Birmingham, Ala.; Edward J. Rickert, 173 West 72d st.

TORRENS REGISTRATION.

Progress the Law is Making.

By GILBERT RAY HAWES.

The Record & Guide recently published an abstract of an address by the Solicitor of one of the old title insurance companies which was delivered before the Y. M. C. A. in Brooklyn, entitled "Examination and Closing of Titles." I have read this address with considerable interest, as the author has treated his subject in an able, comprehensive and instructive manner. The only fault I have to find is the statement which appears at the end of the article, as follows:

*"The following question was asked the speaker:

"Q. What is your opinion of having a title registered under the Torrens Law? A. Well, if fifty years ago some wise man had secured the passage of a Torrens Act and succeeded in getting it established it might have been a good thing. In view of the effectiveness of the modern machinery for the examination of titles, I think that the time is far distant when the Torrens System will be generally used. Since the passage of the Act very few applications for registration have been made in the metropolitan counties. The Court of Appeals has not yet decided its constitutionality."

*From an address delivered last February and published in June.

It would be difficult to condense in one paragraph so much of fallacious argu- ment and mis-statement of fact as are presented here. It seems almost incom- prehensible that a lawyer of standing and ability should thus put himself on record. According to his reasoning any reform, no matter how beneficent, is worthless unless it originated at least fifty years ago, and has since become fully estab- lished. The same criticism might be made of many of the acts of Congress and the laws passed by the State Legislatures looking towards the protection of the rights of the people or to provide new modes of conducting business and plac- ing restrictions on monopolies and trusts, on the specious plea that it might have been a very good thing fifty years ago, but it is too late now to make any ef- fort to change conditions.

But the best answer to this kind of talk is the fact that "fifty years ago some wise man," namely Sir Robert Richard Torrens, did "secure the passage of a Torrens Act," and did "succeed in getting the system established." Since then it has spread from Australia to New South Wales, New Zealand, England, Ireland, Wales, Norway, Denmark, Sweden, Germany, France, Austria and several States of the United States where it has been in successful operation for a number of years. But even if this were not so the Torrens Act could not be condemned merely on the ground that it was a novel system in view of the many changes constantly taking place. As was remarked by Justice Holmes, now of the United States Supreme Court, in the famous case of *Tyler vs. The Judges of the Court of Registration, in Massachusetts, in 1900*, where the constitutionality of the Act was upheld, "It is not enough to show a procedure to be unconstitutional to say that we never have heard of it before."

While the solicitor of this old title insurance company is naturally enthusiastic over the "effectiveness of the modern machinery for the examination of titles," the great majority of real estate owners and lawyers cannot agree with him, and the gentleman's opinion that "the time is far distant when the Torrens System will be generally used," can be taken for what it is worth as coming from one who is prejudiced in favor of the old system.

The statement that "since the passage of the Act very few applications for registration have been made in the metropolitan counties," is not altogether accurate. A number of such applications have been made and are now pending in the counties of New York, Kings, Queens, Nassau, Suffolk, Westchester and Rockland to my knowledge. Why there have been no more applications can be easily explained. In the first place, the old title insurance companies, when they finally realized that they could no longer prevent the adoption of the Torrens System of Land Title Registration, very shrewdly inserted certain "jokers" in the original bill, one of which provided that although the law was enacted on the 20th day of May, 1908, it should not go into force or effect until the 1st day of February, 1909. This created an interval of about ten months, during which the friends of the Torrens System were powerless to take advantage of it, while its enemies industriously circulated falsehoods to the effect that the law had been declared unconstitutional, that it was impractical and inoperative, as shown by the fact that no titles had been registered under it, etc., although they well knew that nothing could be done until after the law became operative. The consequence was that after February of last year a new campaign of education was made necessary in order to enlighten the people as to the actual truth of the matter and to demonstrate the advantages of the new system.

Furthermore, there were certain provisions in the original Act which were ambiguous or uncertain, and which necessitated amendments to the law. A bill containing these amends was accordingly introduced in the Assembly last winter, but the same was fought viciously by the old title insurance companies. After passing the Assembly it went to the Judiciary Committee of the Senate, where the fight was renewed, and after passing the Senate it was sent to the Governor among the "thirty-day bills" remaining in his hands. There again the old title insurance companies raised every objection they could invent, constitutional and otherwise, and it was only after the most strenuous efforts that the friends of

this reform measure finally succeeded. The Governor signed the bill some three weeks ago, and it is now Chapter 667 of the Laws of 1910. Naturally, parties having titles to register decided to wait until the fact of this last bill had been determined, but now they are coming in with a rush, and all the indications point to the conclusion that there will be thousands of titles registered before the close of the present year.

The last word uttered by my learned and distinguished friend is certainly remarkable, as coming from a lawyer of experience, when he says that "the Court of Appeals has not yet decided its constitutionality." He ought to know, as every lawyer does, that a law passed by the Legislature and signed by the Governor must be presumed to be constitutional until it has been judicially set aside and declared void. The fact is that in every test case that has come before the Courts the Torrens Law has been held to be constitutional. See *Tyler vs. Judges of the Court of Registration, 175 Mass. 71*, appeal dismissed in the United States Supreme Court at Washington, *Tyler vs. Judges, etc., 179 U. S. 405*; *People vs. Crissman, Registrar of Titles (Colo. 1907) 92 Pac. 949*; *People vs. Simon, 176 Ill. 175*; *State vs. Westfall, 85 Minn. 437*; *Robinson vs. Kerrigan, 151 Cal. 40*.

In the State of New York the constitutionality of the law has been upheld by several Justices of the Supreme Court at Special Term. In a particular case one of the old title insurance companies employed methods not to be commended, by inducing a person having no right, title or interest in the property, to intervene for the purpose of filing twenty-five distinct objections to the proceedings. All of these objections were overruled by Judge Crane of the Second Department, and an appeal was then taken to the Appellate Division, where the order was unanimously affirmed, and motion for leave to go to the Court of Appeals was unanimously denied. See *Duffy vs. Shirden, 120 N. Y. Supp. 1122*.

This ought to dispose of the constitutional question, but the unfair method of attacking the law still remains open to criticism. It will be noted that the solicitor in question does not dare to maintain, or even intimate, that the law is unconstitutional, but he contents himself with the weak statement that "the Court of Appeals has not yet decided its constitutionality." It might be pertinent to inquire as to how many of the thousands of laws which are upon our statute books have been passed upon as to their constitutionality by the Court of Appeals. If the old title insurance companies honestly believe that the law is unconstitutional why do not they themselves make a test case and take it to the Court of Appeals? Until they do so it comes with very bad grace from any of their representatives to throw a suspicion upon the constitutionality of the Act when they have not the courage or ability to attack it in the ordinary and proper form of procedure.

The Torrens System of Land Title Registration is one of the most beneficial reforms that has been effected during the last fifty years, and it is growing in popularity every day.

I can add nothing to the severe criticism contained in the majority report of the Commission appointed by Governor Hughes, upon whose recommendation the Torrens Act was passed, wherein they say:

"The method which is used in New York and most of the States of this country grows more cumbersome as it becomes older, and, in spite of efforts to make it less burdensome, is tending to break down of its own weight. The multiplication of records and complication

of titles and the repeated expense of re-examination and the delays incidental thereto, should be avoided, if any feasible method of doing so can be devised. We are very clearly of the opinion that a system of registering titles may be put into operation in this State in such manner as to avoid these and other difficulties incidental to the present system and to become of much utility and advantage to conveyancers and owners of real property."

Out of all this agitation and contest extending over three or four years has been evolved the "Torrens Title Insurance Company," which has been incorporated under the Insurance Law, for the purpose of acting as "Corporate Official Examiner" in securing registration of titles from the State under the Torrens Act. When we consider from what small beginnings the present title insurance companies came, and how many years it took them to become established, the progress already made by the Torrens system is really astonishing.

In Chicago, Illinois, there is a steady growth every year, and since the first of last January thousands of lots there, aggregating millions of dollars in value, have been put under the Torrens Law.

In Boston, Massachusetts, where the law has been in successful operation for over ten years, the best evidence of how it is regarded and used may be found in the address of Judge Davis of the Land Registration Court, before the New York State Bar Association, wherein he said:

"The growth of new business has thus far shown a moderate but absolutely steady increase, both in the number of applications filed and in the assessed valuation of the property registered. In 1899 it was \$626,000; in 1902, \$1,991,000; in 1907, \$3,643,000. People who once apply for registration of title come back again. No suit has ever been brought against the Commonwealth, nor have I ever heard of any claim being suggested that anybody has ever been cut off from any right or interest in land during the ten years in which the land registration act has been in operation. We have registered the title to over \$20,000,000 worth of property at assessed valuations, and to a vastly larger amount of actual valuation as the same property stands today. We have some 8,000 instruments in existence in the metropolitan district alone. No claim, as I said, has been made, and no litigation of any kind has ever been brought that I have ever heard of, by or against anybody, because of his title having been registered. Nobody has been involved in any of those many theoretical difficulties, which we have heard described, because he has had a registered title. There has never been a suit; there has never been a petition; there has never been even a question as to the meaning of a single clause of the land registration act."

The only remaining question is whether building or mortgage loans can be procured on Torrens certificates of title. This is the last ditch in which the old title insurance companies now find themselves, and they hope by their scare-head advertisements and their lure of gold in the shape of millions of dollars capital and surplus for loaning purposes, to intimidate or cajole the general public into placing their titles in their hands. But this merely shows their desperation as they find the business slipping away from them, and the fact that the bank and trust companies and financial institutions are rapidly falling into and expressing their confidence in the Torrens System and willingness to make loans on Torrens titles removes the last obstacle to complete success. Dated, New York, July 21, 1910.

REAL ESTATE AND BUILDING STATISTICS
AUCTION SALES, CONVEYANCES, MORTGAGES, LEASES
JUDGMENTS, FORECLOSURE SUITS, LIS PENDENS, LIENS, ETC.

MANHATTAN AND THE BRONX.

CONVEYANCES.

Table with columns for 1910 and 1909, rows for Total No. for Manhattan, Total No. for the Bronx, and Total No. Manhattan and The Bronx, Jan. 1 to date.

Assessed Value Manhattan.

Table with columns for 1910 and 1909, rows for Total No. with consideration, Assessed value, and Total No. nominal.

MORTGAGES.

Table with columns for 1910 and 1909, rows for Total number, Amount involved, and No. at various interest rates.

EXTENDED MORTGAGES.

Table with columns for 1910 and 1909, rows for Total number, Amount involved, and No. at various interest rates.

Table with columns for 1910 and 1909, rows for No. at 4%, Amount involved, and Total No. Manhattan and The Bronx, Jan. 1 to date.

PROJECTED BUILDINGS.

Table with columns for 1910 and 1909, rows for Total No. New Buildings, Total Amt. New Buildings, and Total Amt. Alterations.

BROOKLYN.

CONVEYANCES.

Table with columns for 1910 and 1909, rows for Total Number, Amount involved, and Total amount of Conveyances.

MORTGAGES.

Table with columns for 1910 and 1909, rows for Total number, Amount involved, and Total amount of Mortgages.

PROJECTED BUILDINGS.

Table with columns for 1910 and 1909, rows for No. of New Buildings, Estimated cost, and Total Amount of Alterations.

QUEENS.

PROJECTED BUILDINGS.

Table with columns for 1910 and 1909, rows for No. of New Buildings, Estimated cost, and Total Amount of Alterations.

LUDLUM OR MURPHY SCALE.

GENERALLY USED IN BROOKLYN.

Table with columns for Location, Per cent., Value, Size, and Per cent. Value.

*\$1.000 is taken as the value of a full lot.

DENNIS G. BRUSSEL ELECTRIC WIRING AND APPARATUS FOR LIGHT HEAT POWER

The Brussel Method of Electrical Construction represents the highest development of Modern Engineering Engines and Generators Installed Also Telephones, Pumps, Motors Telephone 7220 7221 Mad. Sq. 15 W. 29th St., New York

69th st E, No 432, s s, 191.8 w Av A, 41.8x100.5, 6-sty bk tnt & str. Tillie Wacht to Gustave Wacht, 436 E 69th st. B & S. Nov 7, Nov 10, 1910. 5:1463-33. A \$15,000-\$48,000. O C & 100
69th st W, No 310, s s, 200 w West End av, 25x100.5, 5-sty bk tnt & str. Arnold Jacob to Bertha Jacob, 967 Amsterdam av. Mts \$15,000. Oct 31, Nov 9, 1910. 4:1180-41. A \$8,000-\$16,000. O C & 100
73d st E, No 120, s s, 175 e Park av, 18.9x102.2, 3-sty stn dwg. Abraham Kassel to Ida Kassel. Mt \$10,000. Aug 15, Nov 4, 1910. 5:1407-65. A \$28,000-\$32,000. nom
78th st E, No 445, n s, 119 w Av A, 25x102.2, 5-sty bk tnt & str. Saml Greenwald & Henrietta his wife to Fanny Greenwald, 536 Springfield av, Newark N J. Nov 4, Nov 7, 1910. 5:1473-20. A \$8,000-\$20,000. 100
82d st W, No 64, s s, 187 e Col av, 19x102.2, 4-sty & b stn dwg. Abraham Schneider to Julia Schneider, 120 W 88th st. Mt \$20,000. Nov 5, 1910. 4:1195-57. A \$13,500-\$23,500. O C & 100
83d st W, Nos 150 to 154, s s, 208 e Amsterdam av, 67x121.1x 67.2x115.9, 4-sty bk garage. Walter A Wells to Bretton Hall Garage Co, 150-156 W 83d st. Mt \$75,000. Nov 5, Nov 7, 1910. 4:1213-54. A \$-

136th st W, No 122, s s, 240 w Lenox av, 15x99.11, 3-sty & b stn dwg.
136th st W, No 124, s s, 255 w Lenox av, 14x99.11, 3-sty & b stn dwg. Wm Kent & ano TRUSTEES Emily L Kent to Louis E Kleban, 1130 Union av. Mt \$16,000. Nov 9, Nov 10, 1910. 7:1920-43 1/2 & 44. A \$13,200-\$20,000. 250
138th st W, No 319, n s, 120 e Edgecombe av, 17.6x99.11, 3-sty & b bk dwg. Margt Nunan, 65 E 92d st, to Martin P Lodge, 172 W 97th st. Mt \$9,000. Nov 9, Nov 10, 1910. 7:2041-38. A \$6,100-\$10,000. O C & 100
138th st W, No 45, n s, 425 e Lenox av, 37.6x99.11, 6-sty bk tnt. Clara De Hirsch Home for Working Girls to Isidore Schapierer, 159 W 145th st. Nov 7, Nov 10, 1910. 6:1736-19. A \$13,000-\$44,000. O C & 100
139th st W, s s, 150 w Amsterdam av, 100x99.11, vacant. Wm M Moore to William M Moore Construction Co, 853 St Nicholas av. Nov 7, Nov 9, 1910. 7:2070-39 to 42. A \$32,000-\$32,000. O C & 100
143d st W, No 237, n s, 475 e 8th av, runs e 24.8 x n - x e - x n 51.11 x w 25 x s 99.11 to beginning, 6-sty bk tnt. FORECLOS. Oct 29, 1910. Alfred F Seligsberg referee to Henry B Singer, 411 West End av. Oct 31, Nov 4, 1910. 7:2029-20. A \$8,500-\$32,000. 3,000
143d st W, Nos 310 & 312, on map Nos 312 & 314, s s, 175 w 8th av, 50x99.11, 4-sty bk stable. Michael Scanlon to Edward F Du Vivier, at Manhasset, L I. Mt \$44,000. Nov 5, Nov 9, 1910. 7:2043-50. A \$11,000-\$27,000. O C & 100
146th st W, s s, 175 w Lenox av, 100x99.11, vacant. Davison Brown to Isabella A McBride, Greneburgh, Westchester Co, N Y. B & S. Oct 31, Nov 4, 1910. 7:2014-41 to 44. A \$28,000-\$28,000. nom
148th st W, No 505, n s, 137.6 w Ams av, 37.6x99.11, 5-sty bk tnt. Eliz C McKibbin to Francis C Reed, 50 Central Park W. Mt \$47,500. Oct 31, Nov 7, 1910. 7:2080-25. A \$15,000-\$40,000. nom
149th st W, No 561, n s, 100 e Bway, 27x99.11, 5-sty bk tnt. Release mt. Title Guarantee & Trust Co to Patrick J Rothwell, 144 W 76th st. Nov 2, Nov 4, 1910. 7:2081-6. A \$10,500-\$24,000. 3,000
149th st W, Nos 202 & 204, s s, 100 w 7th av, 50x99.11, 2 5-sty bk tnts. Max Marx to Adamant Real Estate Co, 140 Nassau st. Mts \$36,000. Nov 7, Nov 9, 1910. 7:2034-38 & 39. A \$14,000-\$40,000. O C & 100
159th st W, No 522, s s, 275 w Ams av, 25x99.11, 4-sty bk tnt. FORECLOS. Oct 28, 1910. Abraham G Meyer referee to Geo Whiteside, 532 W 117th st. Mt \$13,000 & all liens. Oct 28, Nov 5, 1910. 8:2117-25. A \$9,000-\$18,000. 17,500
171st st W, s s, 150 e Aud av, 25x95, part 5-sty bk tnt. Emma L Simpson to Kate M Norton, 566 W 171st st. All liens. Oct 29, Nov 9, 1910. 8:2127. O C & 100
Same property. Release mt. Francis F Simpson to same. Nov 3, Nov 9, 1910. 8:2127. nom
172d st W, Nos 507 & 509, n s, 143.9 w Amsterdam av, 43.9x94.6, 5-sty bk tnt. FORECLOS. Nov 9, 1910. Louis Salant ref to Edw H Rogers, 518 W 150th st. Mt \$32,000. Nov 10, 1910. 8:2129-55. A \$10,500-\$39,000. 11,500
179th st W, No 521, n s, 63 e Audubon av, 16x75, 2-sty bk dwg. Katherine Tojetti to Zelica G Tojetti, both at 109 W 45th st. Q C Nov 3, Nov 5, 1910. 8:2152-60 1/2. A \$3,700-\$7,000. nom
216th st W, s s, 300 e 10th av, 100x99.11, vacant. Adamant Real Estate Co to Max Marx, 419 Convent av. Mt \$10,500. Nov 7, Nov 9, 1910. 8:2212-17. A \$14,000-\$14,000. 100
Av A, No 27 | n w cor 2d st, 26.7x100x26.5x100. 4 2d st, Nos 142 to 146 | & 5-sty bk tnt & str. David Froehlich to Moses S Froehlich, of Newark, N J. 1/2 part. Q C. Oct 29, 1908. Nov 10, 1910. 2:430-35. A \$31,000-\$45,000. nom
Av A, No 27 | n w cor 2d st, 26.7x100x26.5x100, 4 & 5-2d st, Nos 142 to 146 | sty bk tnt & str. Moses S Froehlich to Emma E B wife David Froehlich, 1/2 part. Q C. Oct 29, 1908. Nov 10, 1910. 2:430-35. A \$31,000-\$45,000. nom
Av A, No 1499, w s, 68.4 n 79th st, 25x75, 5-sty bk tnt & str. Robt & Henry Kennedy INDIVID & EXRS Louise Kennedy to Nathan Hirschfeld, 1626 Mad av. Mts \$19,500. Nov 4, 1910. 5:1559-25. A \$9,000-\$19,000. 20,675
Audubon av, No 388, w s, 90 s 185th st, 18x60, 2-sty bk dwg. Katherine Tojetti to Zelica G Tojetti, both at 109 W 45th st. Q C Nov 3, Nov 5, 1910. 8:2157-21. A \$4,200-\$7,500. nom
Amsterdam av, Nos 1529 & 1535 | s e cor 136th st, 99.11x50, 5-sty bk 136th st, No 498 | tnt & str. FORECLOS. Nov 3, 1910. Patrick J Dobson, ref. to Leo W Vogel, 1070 Mad av. Mts \$95,000. Nov 4, Nov 9, 1910. 7:1972-28. A \$47,000-\$95,000. 100
Broadway | w cor 135th st, 149.11x100, vacant. George Daily et 135th st | al to Falcon Realty Co, 35 Nassau st. Mt \$180,000. Nov 3, Nov 4, 1910. 7:2001-31 to 36. A \$109,000-\$109,000. O C & 100
Broadway, plot bounded w by line 225 e West End av, on n by s line land Philip Livingston which line begins at point on w s of Bway 151.1 s 92d st, & runs to another line parallel with Bway & 150 w therefrom at point 141 s 92d st, which was n s of Old lane (closed), on e by Bway & on s by party 2d part. Ezra O McDowell to Samuel McMillan, at Lake Mehopac, N Y. Q C & C A G. Aug 29, Nov 5, 1910. 4:1239. O C & 100
Broadway | s w cor 115th st, 100.11x75, vacant. Eliz S Clark to 115th st | Robt S Clark, of Cooperstown, N Y. Apr 18, 1901. Nov 10, 1910. 7:1896-24 to 27. A \$109,000-\$109,000. nom
Haven av, e s, prolonged, 129.1 s 170th st, 50x irreg, vacant. Release covenants, &c, as to 30-ft road from Kingsbridge road to Public Drive, contained in former deeds. Julia L Butterfield to Adolph Wurzbürger. July 31, Nov 4, 1910. 8:2138, 2139 & 2140. nom
Lexington av, No 1697, e s, 73.11 n 106th st, 27x82.9, 4-sty bk tnt & str. FORECLOS. Oct 3, 1910. Phelan Beale ref to Aaron Wollheim, 175 E 79th st. Mt \$18,000. Nov 7, Nov 10, 1910. 6:1634-21. A \$12,000-\$20,000. 3,500
Nagle av, n s, 230 n e from c l Ellwood st, runs n w 350 x n e 100 x s e 240 x s w 75 x s e 110 to av x s w 25 to beginning, frame greenhouses & vacant. FORECLOS. Oct 28, 1910. Robt S Konkln referee to Henry L Bantelman, 300 Tuckahoe road, Yonkers, N Y. Nov 3, Nov 4, 1910. 8:2174-96. A \$16,300-\$18,000. 16,500

THE GEORGE A. JUST CO. IRON WORK FOR BUILDINGS 239 VERNON AVENUE LONG ISLAND CITY NEW YORK

14th st, No 211 E. Subordination of lease to mt for \$30,000. Henrietta L Work, 76 2d pl, Bklyn, & Frank R & Nettie K Shepherd, of NY, with Jacob Manheimer, 2133 83d st, Bath Beach, Bklyn, Nov 3, 1910. 3:896.....nom

Same property. Assign lease. Ogden Mills & ano EXRS Darius O Mills to Wm W & Wm H Hall both of 265 W 73d st, & Chas E Hall, 2009 5th av EXRS Thos R A Hall. All title. Oct 11, Nov 4, 1910. 5:1266..... 25,000

BOROUGH OF THE BRONX.

Freeman st, No 912, east store & part cellar. Geo Glenz to Jos Furia, 912 Freeman st; 6 7-12 yrs, from Oct 1, 1910. Nov 7, 1910. 11:2975..... 1,200 & 1,260

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

BOROUGH OF MANHATTAN.

November 4, 5, 7, 9 and 10.

Adamant Real Estate Co to Max Marx, 419 Convent av. 149th st, Nos 202 & 204, s s, 100 w 7th av, 2 lots, each 25x99.11; 2 P M mts, each \$3,500. 2 prior mts, each \$18,000. Nov 7, 3 yrs, 6%. Nov 9, 1910. 7:2034..... 7,000

INTERIOR MARBLE CORK & ZICHA MARBLE CO., 325-327 East 94th St., New York

Material and work the standard for 14 years. Our reputation the best positive evidence as to our superiority.

Krakauer, Henry G & Eli & Marie Sulzer to Moses J Cohen, 121 W 114th st, 113th st, Nos 330 to 334, s s, 200 w 1st av, 3 lots, each 25x100.11. 3 mts, each \$4,000; 3 prior mts. \$— each. Nov 7, 1910, due Mar 7, 1914, 6%. 6:1684. 12,000

Regensburger, Emilie P to LAWYERS TITLE INS & TRUST CO. Park av, No 888, w s, 102.2 s 79th st, 17x75. Nov 3, 3 yrs, 5%. Nov 4, 1910. 5:1393. 25,000

JOHN C. ORR CO., India, Java and Huron Sts., and East River City of New York, Borough of Brooklyn SASH, DOORS, BLINDS LUMBER OF ALL KINDS FOR BUILDERS Telephone 948 Greenpoint

Watjen, Louis, 62 E 78th st., to New York Protestant Episcopal Public School, 63 Wall st. 78th st. No 62, s s, 133 w Park av, 17x102.2. Equal lien with mt for \$20,000. Nov 9, 1910, 3 yrs, 4 1/2%. 5:1392. 7,000

Benkiser, Chas A with Anna Hormuth. Bryant av, e s, 250 s 173d st, 25x100. Extension of \$2,500 mt until Nov 11, 1912, at 6%. Sept 23. Nov 10, 1910. 11:3001. nom

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Alliegro, Maria wife of & Mchhl Alliegro & Caritina wife of & Nicholas Spallone to Gaetano Colon, 1936 Lexington av, 154th st, n s, 300 w Courtlandt av, 50x100. Prior mt \$9,000. Oct. 31, 1 yr, 6%. Nov 4, 1910. 9:2414. 5,000

Condell, Mark, 132 W 117th st, & Jacob Furst, 1569 Lex av to Hunts Point Estates, a corpn, 165 Bway. Randall av, s s, 50 w Faile st, 30.11x81.6x75.4, gore. P M. Nov 1, due Nov 11, 1913, 5%. Nov 10, 1910. 10:2764. 2,030

Trucking Contractors For Building Materials
JOSEPH F. WHELAN COMPANY, Inc. Telephone, 4680-2931 BRYANT 603 WEST 42d STREET

JUDGMENTS IN FORECLOSURE SUITS.

Nov. 3.
143d st, n s, 112.10 e Lenox av, 47.2x99.11. Phoebe W McConihee agt Bertha Leonard et al; Warren McConihee, att'y; Wm Isenbergh, ref. (Amt due, \$6,644.20.)
Willett st, No 91.
127th st, No 132 East.
Bradhurst Avenue Co agt Edw J Welch et al; Krakower & Peters, att'ys; Royal E T Riggs, ref. (Amt due, \$2,424.02.)
Freeman st, n w cor Longfellow av, 100x25. Victor Gerhards agt Albt Gerhards Inc; Clocke & Clocke, att'ys, Wm A McQuade, ref. (Amt due, \$1,237.40.)
Market st, s w cor Hamilton st, 44.1x59.6. Market st, w s, lot 586, map of land of Hendrick Rutgers, 25x57.6. Sender Jarmulowsky agt Benjamin Emmerman et al; Morris Clark, att'y; Jos D Edelson, ref. (Amt due, \$31,430.)

Nov. 4.
104th st, No 163 East. Paul W Kammerer agt Max Taschman; Jno M Rider, att'y; Adam Wiener, ref. (Amt due, \$13,604.97.)
96th st, No 14 West. Phoebe A D Boyle agt Henry D Pierce et al; Strauss & Anderson, att'ys; Roger A Pryor, ref. (Amt due, \$26,956.25.)
6th st, No 528. Louis A Boettiger agt Jno Kronester et al; Thos Fahey, att'y; Wm Klein, ref. (Amt due, \$19,511.71.)
26th st, n s, 187.6 w 7th av, 199.6x98.9. Home Life Ins Co agt Metropolitan Printing Co; Harold Swain, att'y; Wm Klein, ref. (Amt due, \$143,391.13.)

Nov. 5.
Park av, n e cor 102d st, 100.11x27. Leon B Lowenstein agt Hyman Levin; Guggenheimer, Untermeyer & Marshall, att'ys; Adam Wiener, ref. (Amt due, \$27,952.87.)
Bathgate av, e s, 169.11 n 175th st, 41.6x33.6x irreg. Maria T McCormick agt Streebrook Realty Co et al; Albt S Parmelee, att'y, Jno H Judge, ref. (Amt due \$33,549.76.)

Nov. 7.
102d st, s s, 75 w West End av, 25x50.11. Frederick W Perry agt Grace M Birdsall; Jno S Davenport, att'y; Wm C Arnold, ref. (Amt due, \$3,381.11.)

Nov. 9.
40th st, Nos 334 to 340 West. Hugo E Distelhurst agt Pine Investing Co et al; Eisman, Levy, Corn & Lewine, att'ys; Max X Levine, ref. (Amt due, \$35,612.01.)
4th st, No 399 East. Metropolitan Savings Bank agt Anton Klug et al; A S & W Hitchins, att'y; Chas W S Baiter, ref. (Amt due, \$6,294.25.)

LIS PENDENS.

Nov. 5.
Intervale av, e s, intersec w s Wilkins pl, 311.1 x352.5xirreg. Sussman Goldreyer agt David Herman et al (action to declare conveyance void &c); att'ys, Greenbaum & Rifkind.

Nov. 7.
16th st, No 261 West.
23d st, s s, 231.3 w 8th av, 21.10x98.9.
24th st, n s, — w 8th av, 50x98.9x irreg, leasehold.
24th st, n s, 325 w 8th av, 25x—, leasehold.
24th st, n s, 350 w 8th av, 25x—, leasehold.
Benj F Elgar et al agt Alfred Q Elgar et al partition, Cook & Elgar.

50th st, s s, 150 e 8th av, 50x100. Jno T Brook agt Henry Haaker et al; foreclosure of transfer of tax lien; W Lustgarten.
Av A, e s, 26 s 73d st, 25.2x98. Cora Rauch agt Louisa E Rauch et al; amended partition; att'y, F P Trautman.

Nov. 9.
Bryant st, s e cor 173d st, 50x100. Gaetano Clemente agt Bethany Gospel Church et al; action to foreclose mechanics lien; att'ys, Palmieri & Wechsler.
34th st, Nos 541 to 545 West.
35th st, Nos 540 and 542 West.
Post & McCord agt Jas E Gledhill et al; action to foreclose mechanics lien; att'ys, Eidlitz & Hulse.
116th st, No 247 East. Peter Eagan agt Maria Bove; action to enforce agreement; att'y, M A Tyng.

Nov. 10.
40th st, n s, 225 e 9th av, 25x98.9. Jno T Brook agt Margaretha Stengel et al; foreclosure of tax lien; att'y, W Lustgarten
Fulton st, w s, lot 171, map of Washingtonville, Bronx. Wm W Penfield agt Chas J Brause et al; action to determine claim; att'y, G Roberts.

Madison st, n w cor Jefferson st, 23.10x80. Interborough Sash & Door Co agt Louis Shulsky Co et al; action to foreclose mechanics lien; att'y, Simon & Weinstein.
49th st, n s, 141.1 w Bvy, 4 inches x100.5. Jas P Knight agt Geo F Clark Jr et al; partition; att'ys, Phillips & Avery

Nov. 11.
Intervale av, e s, intersec w s, Wilkens pl, 311x352.5x irreg. Sussman Goldreyer agt David Herman et al; action to declare conveyance void; att'ys, Greenbaum & Rifkind.
Stanton st, n w cor Suffolk st, 66x73.6. East Fordham rd, s s 125 w Valentine av, 125x254x125x249.6.
Creston av, w s, 150 n 181st st, 50x130.6. Webster av, s w cor Crestline av, 125x141.10x irreg.
Susan W Patterson agt Georgette G Patterson et al; partition; att'ys, R & E J O'Gorman.

FORECLOSURE SUITS.

Nov. 5.
60th st, Nos 403 & 405 East; two actions. Jonas Weil et al agt Samuel Stern et al (amended); att'y, M Sundheimer.
121st st, Nos 330 & 332 East. Wm T Gray et al agt Hyman Levin et al (amended); att'y, M S Borland.
61st st, No 417 East. Marion F Gould, trustee, agt Isaac Liberman et al (amended); att'y, H Swain.

Nov. 7.
Allen st, e s, 146.4 n Stanton st, 22.2x88. Hedwig S Beck agt Leo Rovere et al; att'y, J C West.
150th st, Nos 304 & 306 West. Albany Savings Bank agt John L Williams et al; att'ys, Tracey, Cooper & Townsend.
82d st, No 18 East. Wm E Reis agt Fannie C Hoadley; att'y, H Swain.
178th st, Nos 911, 915 & 917 East. Three actions. Chas Wahlig et al agt Adolph Seyfarth et al; att'y, G A Euring.
Pleasant av, w s, 25.11 s 123d st, 50x100. Caroline H Johnston agt Jacob Furman et al; att'ys, Curtis, Mallet-Prevost & Colt.
Courtlandt av, s e cor 158th st, 24x99.11. Josephine L Jantzen agt Charles Walker et al amended; att'y, R S Ransom.
115th st, n s, 180 e 1st av, 35x100.11. Rose Kalmus agt Chas A Pecora et al; att'y, C L Hoffman.

Nov. 9.
75th st, No 331 East. Max Rubel agt Lettie H Lion et al; att'ys, M B & D W Blumenthal.
128th st, No 129 East. Jacob Platt et al agt Percival E Nagle et al; att'y, F P Hummel.
110th st, n s, 35 e Park av, 42.6x100.11 Gustav Lange agt Rudolph Simon et al; att'y, G Lange Jr
Lots 140 and 141, map of Bruner estate, Bronx. United States Realty & Improvement Co agt Philip Adler et al; att'y, R G Babbage.
183d st, n e s, 102.11 n 3d av, 20x75x irreg. Jno C Heintz agt Matilda S Jones et al exrs; att'y, G Frey.
157th st, n s, 500 w Amsterdam av, 75x99.11. Isidore Jackson et al agt Nathan Loewy et al; att'y, A Stern.

Nov. 10.
Av B, Nos 235 & 237. Bella Durschang agt Anna D'Amico; att'y, H R Botty.
107th st, n s, 250 e 2d av, 50x76.10. Saml Rouse agt Hymon Manheim et al; att'y, G H Revillier.
Audubon av, s e cor 177th st, 99.11x100. Columbia Trust Co agt Heights Town Construction Co et al; att'y, H M Bellinger Jr.
39th st, No 416 West. Richard Grant agt Elizabeth Hahl et al; att'y, N H W Schutt.
113th st, No 60 East. Chas T Jaeger agt Lena Blumenthal et al; att'y, R H Herschman.
Morningside av West, s w cor 118th st, 100.11 x125. Sender Jarmulowsky agt Andrew P Morison et al; att'y, M Clark.
Bainbridge av, n w s, 244.7 n e Travers st, 52.5 x149. Mary Plunkett agt Margaret McCrystal et al; att'y, G Squires.
122d st, Nos 509 to 513 West. Herman Weaver agt Supreme Realty Co et al; att'ys, Rose & Putzel.

Nov. 11.
New Boston road, — s, near the 12-mile stone in the 24th Ward, 87.2x79.3x irreg.
New Boston road, w s, 38 n e above, 21x irreg. Wm H Hobby trustee agt John Bogert et al; att'y, C D Rust.
Eagle av, w s, 240.6 s 156th st, 19x99.3. Kune-gunde E Pfister agt Emma D Hutchison; att'ys, Wager & Rei.
56th st, No 235 East. Rachel Katze agt Louis Sroka et al; att'ys, M S & I S Isaacs.
Wilkins pl, s e cor Jennings st, 50x96. Jas T Barry agt Jos A Richter et al; att'ys, Earley & Carstarphen.
10th st, n e cor West st, 90x54.8x irreg. Crescent Star Realty Co agt Albt A Afler et al; att'y, A D Pape.
93d st, Nos 58 & 60 East. Two actions. Ernest H Herb agt Auguste Buchner et al; att'ys, Deyo & Bauerdorf.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.
The Judgments filed against corporations, etc., will be found at the end of the list.

Table of judgments with columns for creditor names and amounts. Includes entries for 5 Anthony, Geo S—Alden H Weed & Co., 7 Amron, Jacob—L Ezra, 7 Ambrosino, Raffaele & Munzio—G C Corsi, etc.



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