

# REAL ESTATE RECORD AND BUILDERS GUIDE.

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## REAL ESTATE AND BUILDING IN 1910.

A Review of the Year—Few Tendencies of Importance—Saved From Another Panic—A Strong Financial Position Now Secured.

THE year 1910 has not been a year of any considerable prosperity for the real estate and building interests of New York. Neither has it been a year in which new tendencies of great importance have appeared. Indeed it is not unfair to speak of 1910 as merely the tail to the kite of 1909. During the preceding year certain definite tendencies developed and obtained great popularity and momentum. During the past year these tendencies continued to prevail, but with very much diminished force.

During 1909 there had been a very varied activity in real estate and building. Both residential and business districts had shared in this activity. In the middle section of Manhattan the activity was unprecedented in its volume—and in the distribution of property affected. A large number of very important leases were made covering extremely valuable corners on Fifth avenue and on Longacre and other squares. Business men were evidently appreciating the importance of securing permanent sites for their stores in central locations, whose value could not fail to increase as

avenue in particular suddenly became extremely active and practically all the side streets south of 42d street benefited from this enlargement of the area of business occupation.

In the meantime residential property was doing almost as well. Apartment house building on Washington Heights was revived, and became very active. Those parts of the Bronx, Brooklyn and Queens which were accessible were rapidly improved. New York City, like the whole country, had apparently completely recovered from the depression of 1908, and had resumed the process of business expansion which had been interrupted by the panic of 1907.

The improvement in business, however, proved to be based upon shifting foundations, as early as the spring of 1910, all the worst characteristics of 1907 reappeared. There was an excessive cost of living, huge imports, diminishing exports, an unwholesome expansion of credit, and general extravagance and unrest. There might have been another panic had not the banks begun resolutely to diminish their liabilities, strengthen their resources and discourage any continued expansion.

This change in the general conditions had an immediate effect upon the situation in New York; and the effect was all the more noticeable because local conditions, also, had suddenly become unwholesome. Large credit institutions, which had afforded generous support to the construction of loft buildings suddenly shut down on their loans, because they became convinced that over-building was taking place, particularly along the line of Fourth avenue. For the same reason the construction of apartment houses on Washington Heights was deprived of financial encouragement. Decisive action of this kind immediately put a stop, also, to real estate activity, and during the Summer and Fall the whole market became very dull. The access of dullness was less pronounced in the outlying boroughs than in Manhattan. During 1910 they almost maintained the level of activity enjoyed during 1909, but that activity was confined to rather small areas that were benefited by exceptionally good means of communication with Manhattan.

The consequence was that the end of 1910 failed to fulfil the promise of its beginning, activity rapidly disappeared both in real estate and building; and it was succeeded by a pervading dullness. The transactions which were consummated were a legacy from the period of better times and did not indicate any new tendencies which would aid real estate operators and builders in making their plans for 1911.

Table Showing Number of Conveyances for Manhattan and Bronx for Years 1906 to 1910, Inclusive.

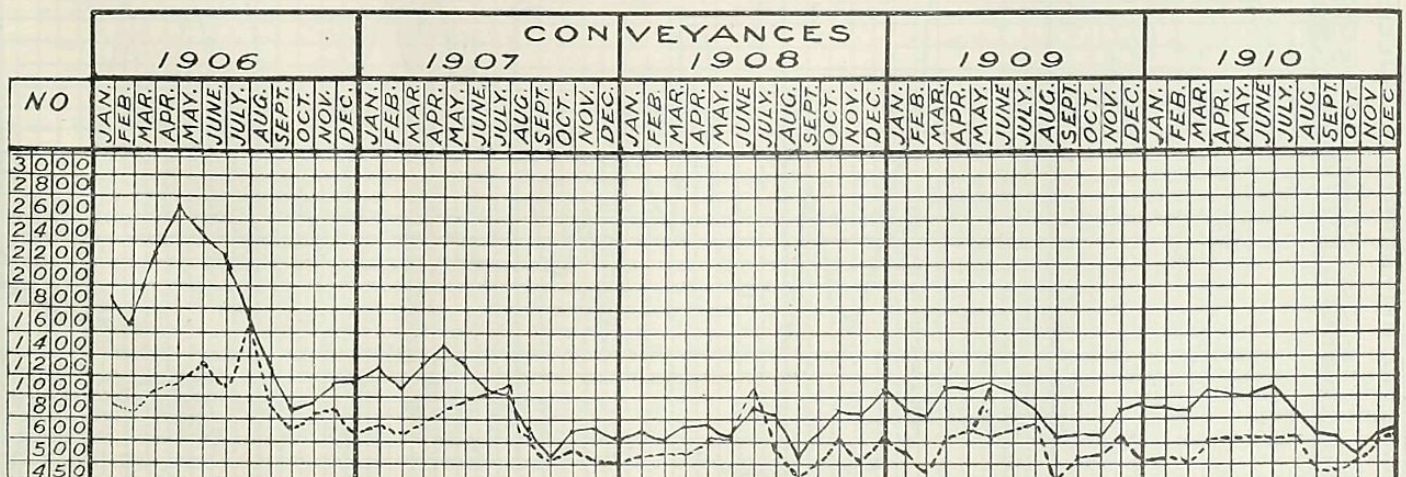
	1906.		1907.		1908.		1909.		1910.	
	Manhattan.	Bronx.	Manhattan.	Bronx.	Manhattan.	Bronx.	Manhattan.	Bronx.	Manhattan.	Bronx.
January ..	1,911	936	1,250	736	787	555	887	575	916	558
February ..	1,720	833	1,057	661	684	575	813	490	863	514
March ..	2,311	1,003	1,279	715	908	579	1,089	615	1,098	631
April ..	2,680	1,128	1,445	843	950	641	1,084	683	983	636
May ..	2,447	1,321	1,352	933	867	603	1,111	650	903	625
June ..	2,261	1,167	1,157	1,015	933	1,116	1,025	693	1,021	618
July ..	1,702	1,653	1,015	1,101	817	729	913	791	845	639
August ..	1,263	892	736	611	576	467	622	454	691	497
September ..	885	692	562	523	630	502	694	524	639	473
October ..	980	831	772	675	844	625	675	562	572	549
November ..	1,108	868	773	521	811	504	861	668	637	669
December ..	1,154	688	656	512	1,058	627	906	569	341	242
	20,422	12,012	12,054	8,846	9,865	7,523	10,680	7,274	9,509	6,651

Only fifteen days in December, 1910, are included.

the city grew in population and wealth. Nor was this all. Great strides were also made in the establishment of a new wholesale mercantile district north of 23d street. A larger amount of money was spent on new loft buildings during that year than during any previous year in the history of New York; and these buildings were erected as far west as Seventh avenue and as far east as Fourth avenue. Fourth

### The Conveyances Analyzed.

OUR readers will find interesting the tables printed herewith, which give the statistics of real estate transactions for 1910, compared to those of the four previous years. It will be seen from these tables that while the number of conveyances of Manhattan real estate recorded has been cut in half since 1906, the figures for the years from 1907 to 1910



SOLID LINE INDICATES MANHATTAN CONVEYANCES; DOTTED LINE INDICATES BRONX CONVEYANCES.

Mortgage Table Showing Money Loaned in Manhattan

	1906.				1907.			
	Manhattan.		Bronx.		Manhattan.		Bronx.	
	No. of mortgages.	Amount.	No. of Mort.	Amount.	No. of Mort.	Amount.	No. of Mort.	Amount.
January.....	1,388	\$25,123,918	668	\$5,297,061	1,818	\$46,408,354	779	\$5,309,880
February.....	3,032	22,981,105	517	3,806,834	1,165	28,955,379	548	3,640,912
March.....	1,724	31,327,319	690	5,479,052	1,293	34,678,944	604	5,300,468
April.....	1,811	33,094,018	758	7,915,081	1,437	37,446,780	732	4,826,342
May.....	1,947	44,738,699	900	11,140,752	1,419	39,137,196	885	6,060,288
June.....	1,843	40,100,961	839	6,832,099	1,145	24,901,630	972	5,361,664
July.....	1,696	33,714,470	1,366	7,110,371	1,049	22,567,297	1,010	25,667,502
August.....	1,206	23,411,607	705	4,312,522	736	16,643,825	479	2,917,543
September.....	976	27,716,801	587	3,484,488	585	12,933,592	473	2,554,332
October.....	1,272	30,084,319	731	4,040,578	760	14,012,987	543	3,100,166
November.....	1,519	36,905,328	839	3,975,341	749	21,485,144	447	2,634,556
December.....	1,761	*149,300,241	745	5,616,693	623	11,894,185	355	1,307,441
	20,375	\$498,498,786	9,345	\$69,010,872	12,779	\$311,065,313	7,827	\$68,681,124

\*Includes mortgage of \$100,000,000 given by Hudson & Manhattan R. R. Co.

inclusive do not show any wide variations. The 12,000 transfers recorded in 1907 diminished to about 10,000 in 1908, rose to 10,700 in 1909 and fell off to a little less than 10,000 in 1910.

By comparing the figures for the several months of 1910, it will be observed that all the decrease of that year took place in its latter part. During the first three months, there were a larger number of transactions recorded in 1910 than in 1909. The Bronx figures make a better comparison with those of the previous year. The diminution will amount only to a couple of hundred, with the figures of the last two weeks included, and this slight falling off is distributed pretty evenly throughout the year.

\$10,000,000. Practically the whole of this falling off occurred during the last seven months of the year. Particularly during the Fall there was very little money loaned on real estate. The decrease late in the Fall was particularly sharp, and was due to a still more rigid policy respecting loans adopted by the large life insurance and mortgage companies.

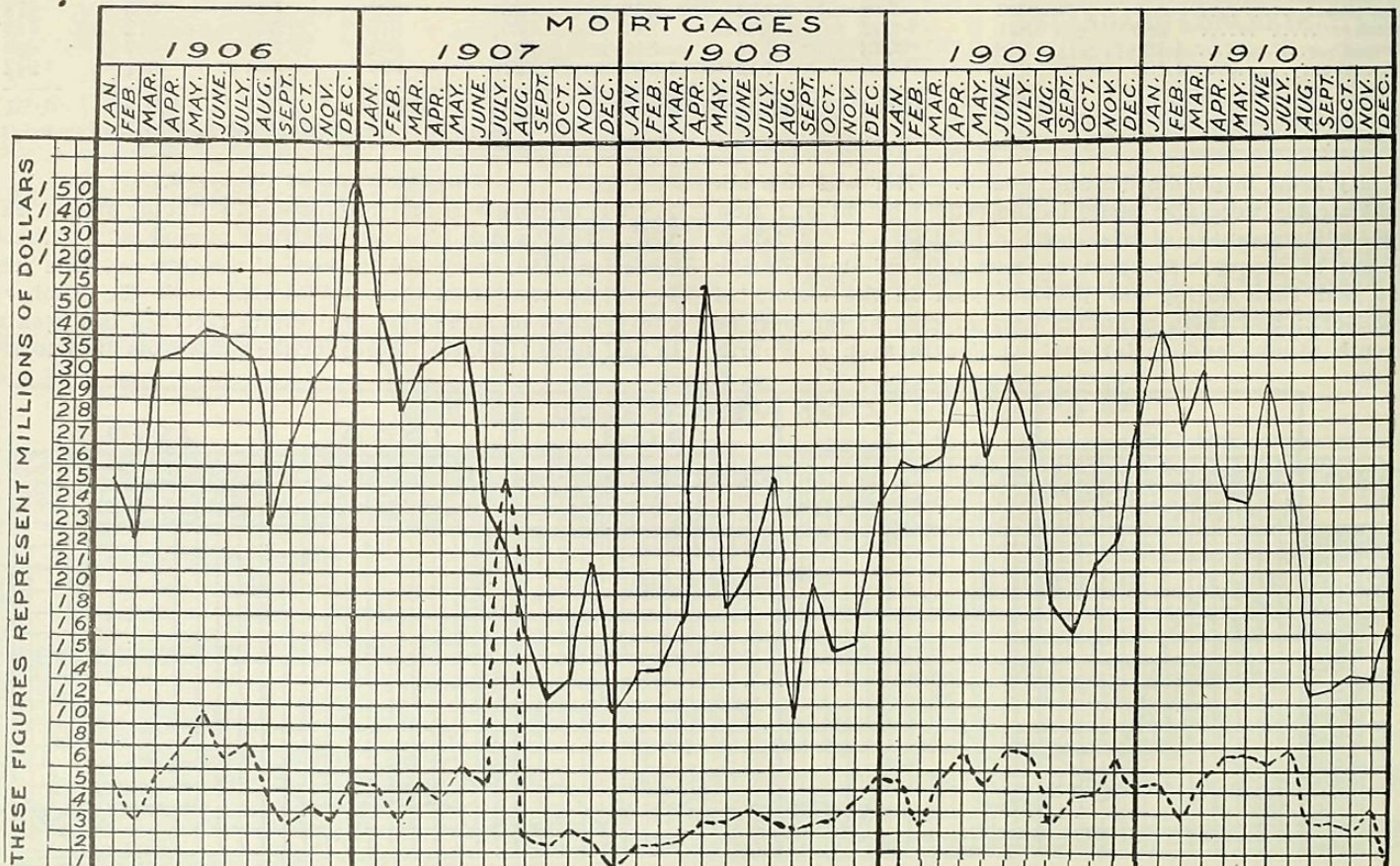
The statistics of the building operations of the last five years do not vary in the same manner as the statistics of the real estate operations. So far as Manhattan is concerned, 1906 was by no means an exceptional year in the volume of its building operations. The buildings projected in that year called for an expenditure of about \$108,000,000.

Table of Projected Buildings for Manhattan and Bronx

	1906.				1907.			
	Manhattan.		Bronx.		Manhattan.		Bronx.	
	No. of Bldgs.	Amount.	No. of Bldgs.	Amount.	No. of Bldgs.	Amount.	No. of Bldgs.	Amount.
January.....	171	\$13,253,300	128	\$1,861,350	60	\$3,299,900	146	\$1,308,325
February.....	111	7,216,950	114	1,104,370	59	4,433,300	121	1,937,750
March.....	184	12,580,850	290	3,605,515	102	8,082,710	191	1,757,425
April.....	193	11,691,150	269	3,029,165	114	16,315,300	206	2,792,475
May.....	245	14,556,680	185	3,135,125	138	10,137,450	253	2,353,700
June.....	166	14,043,450	226	2,894,620	131	10,288,900	218	1,920,975
July.....	132	8,522,450	182	3,003,950	101	5,886,400	190	1,902,900
August.....	134	7,438,150	174	1,999,650	67	6,956,800	179	1,511,500
September.....	85	10,026,160	155	1,664,650	52	3,852,550	122	1,232,719
October.....	65	3,123,750	171	1,259,985	60	5,660,650	142	1,518,275
November.....	70	3,878,925	185	1,970,400	39	2,683,140	118	1,409,705
December.....	50	1,751,900	130	1,720,600	26	1,941,150	96	1,168,950
	1,606	\$108,083,715	2,209	\$27,249,380	949	\$79,538,250	1,982	\$20,814,699

The table showing the amount of money loaned during each month and each year since January 1, 1906, shows even wider variations than does the table of transfers. The \$400,000,000 loaned on Manhattan real estate during 1906 fell to a little over \$300,000,000 in 1907, and to a little over \$200,000,000 in 1908. On the other hand, in 1909 the total returned to the level of 1907—that is about \$300,000,000, and in 1910 this sum was decreased by only about

The year following showed a sharp decrease to \$80,000,000, but the per centage of this decrease was very much smaller than in the case of the conveyances. The year 1908, on the other hand, is so far as the filings show a better year, in Manhattan building than the previous year, but the table is in this case deceptive, because the figures for 1908 are swollen by \$10,000,000 on account of a building for the Equitable Life which was never erected. The following



SOLID LINE INDICATES MANHATTAN MORTGAGES; DOTTED LINE INDICATES BRONX MORTGAGES.

and Bronx for the Five Years from 1906 to 1910, Inclusive.

1908.				1909.				1910.			
Manhattan.		Bronx.		Manhattan.		Bronx.		Manhattan.		Bronx.	
No. of Morts.	Amount.	No. of Morts.	Amount.	No. of Morts.	Amount.	No. of Morts.	Amount.	No. of Morts.	Amount.	No. of Morts.	Amount.
720	\$14,582,882	511	\$2,241,101	782	\$26,323,280	621	\$5,535,637	759	\$41,851,285	597	\$5,352,623
601	14,896,591	408	2,217,019	724	26,014,482	478	3,457,824	718	27,871,136	466	3,891,510
775	17,371,934	447	2,558,873	897	26,596,059	521	5,574,981	824	33,991,274	624	5,739,356
812	*72,363,207	584	3,623,109	955	36,150,551	784	6,930,675	813	24,533,051	562	6,339,598
824	18,816,511	577	3,624,139	917	26,766,560	651	5,638,478	790	24,252,392	675	6,541,893
810	21,781,554	1,063	4,064,963	905	31,453,946	710	6,999,249	865	29,973,515	591	6,124,103
821	25,806,523	773	3,844,874	855	27,269,986	899	6,817,450	703	25,171,966	708	6,994,704
489	10,230,336	462	3,369,466	507	19,566,493	520	3,758,834	425	12,343,981	403	3,474,922
610	20,255,524	518	3,592,314	552	16,581,890	565	4,340,938	506	13,981,680	419	3,648,250
681	15,507,056	577	3,607,125	619	21,385,540	611	4,911,247	484	14,607,157	518	3,134,426
642	15,874,497	489	4,672,394	760	22,113,193	701	6,492,156	534	14,197,014	634	4,070,307
893	24,174,375	665	5,704,262	799	27,938,994	615	5,592,474	276	16,448,197	227	1,929,290
8,678	\$271,660,990	7,074	\$43,119,639	9,272	\$308,160,983	7,676	\$66,049,943	7,697	\$279,222,648	6,424	\$57,240,982

\*Includes mortgage of \$55,000,000 given by Interborough Rapid Transit Co. Only fifteen days in December, 1910, are included.

year, 1909, was the most active year in the history of Manhattan building. The total of \$128,000,000 exceeds that of 1906 or even 1905; and these exceptionally large totals, while due in part to the agitation over the revision of the Building Code, were caused chiefly by great activity of construction, not merely on Washington Heights, but also in the new mercantile district and on the west and east sides.

In 1910, the estimated cost of the new buildings projected fell to a little over \$95,000,000. It will be found, however, that this diminution took place almost entirely in the estimated cost of new apartment houses and tenements.

The amount of money invested in new loft buildings was almost as large in 1910 as it was in 1909. The Bronx

business revival could not endure except on the basis of a much larger accumulation of financial capital than has yet taken place. It looks, consequently, as if the year 1911 would not be a year of active business and that the real estate market in New York would necessarily feel the influence of that fact.

No Unusual Activity Expected.

If the foregoing account of the general situation is correct, it would be foolish for brokers and operators to expect an unusually active year in New York real estate and building. The slight improvement in the investment demand for improved real estate which has already taken

for the Years 1906 to 1910, Inclusive.

1908.				1909.				1910.			
Manhattan.		Bronx.		Manhattan.		Bronx.		Manhattan.		Bronx.	
No. of Bldgs.	Amount.	No. of Bldgs.	Amount.	No. of Bldgs.	Amount.	No. of Bldgs.	Amount.	No. of Bldgs.	Amount.	No. of Bldgs.	Amount.
42	\$3,398,050	92	\$1,370,025	61	\$6,004,850	194	\$2,986,950	58	\$7,186,400	117	\$2,631,550
24	942,550	56	353,950	131	15,467,800	181	4,093,040	49	7,166,900	119	2,429,105
50	1,893,300	130	816,800	131	18,347,100	302	4,242,450	103	12,964,270	220	4,613,850
50	10,139,136	156	1,431,245	99	15,948,500	345	3,129,800	107	14,760,900	225	4,995,760
56	6,296,400	141	1,115,750	102	13,888,000	243	4,453,770	102	12,347,575	201	4,178,455
72	15,593,335	184	1,630,155	83	8,929,125	171	2,855,600	82	9,915,400	159	3,295,450
50	12,094,350	181	1,881,800	113	17,127,890	229	3,664,375	67	5,751,875	109	2,265,750
80	4,042,200	165	1,507,450	39	5,892,332	146	2,288,675	56	7,079,035	135	2,994,620
48	4,489,200	198	1,889,200	55	4,660,700	126	1,980,175	50	4,517,190	114	2,492,575
60	13,149,750	202	2,312,275	41	5,369,665	175	3,678,000	58	6,924,075	141	2,832,850
55	6,251,180	200	4,418,925	66	7,436,600	199	3,778,125	34	3,144,865	407	10,728,750
54	6,700,125	199	2,723,455	64	8,901,350	148	3,399,750	17	2,151,184	21	265,050
641	\$84,989,576	1,904	\$21,451,030	985	\$127,973,912	2,459	\$40,550,710	783	\$93,909,669	1,968	\$43,723,765

For December, 1910, only sixteen days' filings are included.

figures for 1910 are deceptive, because the filings for November were swollen by an anticipated change in the local building regulations. A more than usually large number of the plans filed under such circumstances are never carried out.

Prospects for 1911.

THE real estate and building market during 1911 will be free from the effect of certain general conditions which hampered its activity in 1910, but on the other hand, the volume of business will be checked by the consequences of certain other conditions, which have only recently come to prevail. The necessary contraction of credit, which caused the check to business in 1910, has in a sense already come to an end. The financial aspect of American business has very much improved. The foreign trade of the country, which during the Spring and Summer showed an excess of imports, has recovered its balance and is now adding month by month a considerable excess of exports. The increased export of manufactured goods is beginning to make up for the diminished export of food products. The American people are economizing and are no longer buying so many European luxuries. The consequence is that capital is again beginning to accumulate. The bond market which was stagnant during 1910 is recovering, and soon it will again be possible for corporations to place issues of new securities on advantageous terms.

The improvement in financial conditions has, however, been brought about only by means of a certain contraction in business, and it is still uncertain how far that contraction will go. Hitherto it has not amounted to actual depression, except in a few industries, and there is no indication that it will ever become really acute. On the other hand, it is possible that general business will remain dull for some time to come, and there is something to be said for the assertion that it ought to remain dull for a year or two. Again and again during the past ten years a period of business prosperity has been forcibly interrupted by the lack of sufficient capital to carry on the increasing volume of industry and commerce, and at present a smart

place will probably continue, and little by little the large number of apartment houses and loft-buildings now in the hands of builders will pass into the ownership of investors. In this way the capital of the builders will gradually be released for new operations; but in all probability these new operations will not be started in any great volume during 1911. Towards the end of the year the conditions on Washington Heights may be such as to warrant the erection of a certain number of new apartment houses, and the same statement will be true of both the East and West Sides; but it looks as if a really considerable revival of residential building in Manhattan will have to be postponed until 1912. It must be remembered that an increasing proportion of the population of New York will hereafter be diverted to the outlying boroughs and to New Jersey, and that the force of this movement will be more than ever felt during 1911. The recent improvements in rapid transit have all been in lines running east and west instead of in lines running north and south, and until the people of New York know when and how the new subways will be built real estate and building operations in Manhattan and the Bronx will suffer from a grave disadvantage.

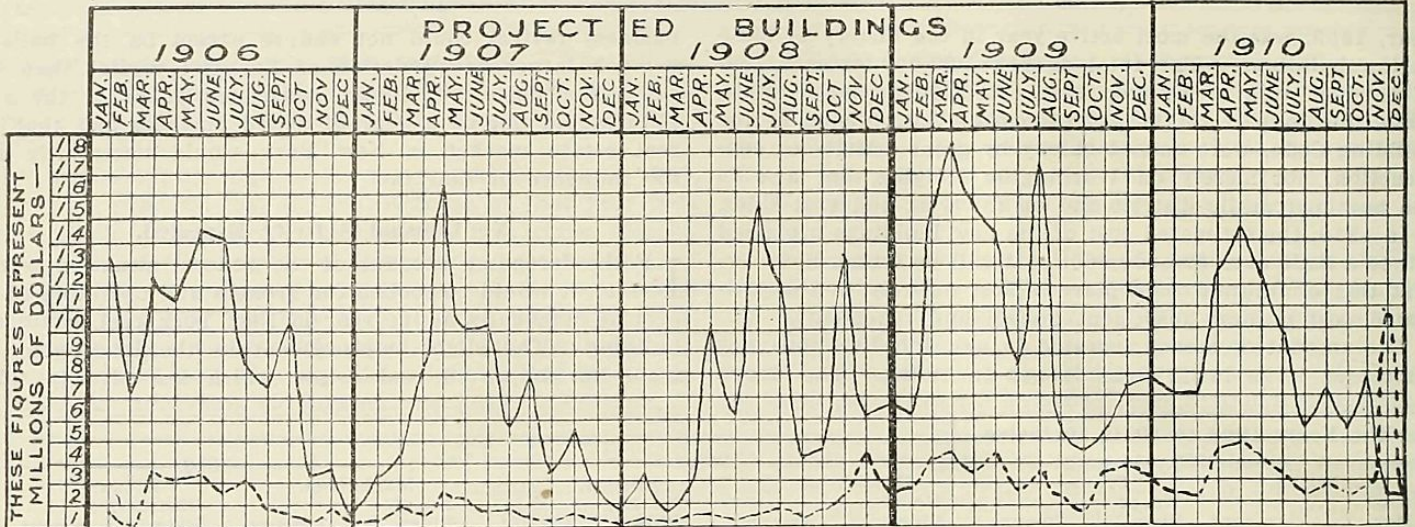
Subway Probabilities.

THE only consolation is that the subway question will have to be settled somehow during 1911, and to The Record and Guide it is incredible that it can be settled on any basis save that of an agreement with the Interborough Co. The dangers to the financial health of the city, which would be incurred by the construction of the Triborough route, are so grave that such an alternative seems to be impossible. We shall assume, consequently, that sometime during the coming year the Interborough Co. will be allowed to build the extensions to its subway system recently submitted to the Commission, and that it will also be allowed to make the desired improvements to the elevated roads. Whenever such an agreement is reached it will constitute a sound basis for a certain immediate increase in real estate activity, and it is worth considering what would be the probable location and extent of this increasing business.

The Interborough Company's plan includes several improvements which could be quickly completed and which would have almost an immediate effect. The proposed third track to the Third and Second avenue elevated roads could be ready for trains in a year or two, and as soon as the necessary consent is obtained certain definite results are to be expected. Such results may reasonably be anticipated, not merely on the East Side of Manhattan, but in Queens and the Bronx. The large area in the Bronx which depends largely upon the East Side elevated would obtain a very much better connection with lower Manhattan, and advancing prices in that whole region may be confidently expected. Queens, also, would have the certainty of an efficient connection with Manhattan, not merely by the

sured Subway would be to stimulate speculation in lots available for improvement with cooperative apartment houses. Indeed it may be said in general that a Lexington avenue subway would have much more of an effect on property adapted to apartment houses than it would upon property better adapted to private residences.

The certainty of a lower West Side subway would also have some immediate effects upon real estate operations in that region. The so-called Pennsylvania district has of late years become an increasingly important center of mercantile and retail business in spite of the fact that it has no better means of communication with the financial district than that provided by the Sixth Avenue Elevated, and even under existing conditions business can be profitably carried



SOLID LINE INDICATES MANHATTAN BUILDING PLANS; DOTTED LINE INDICATES BRONX BUILDING PLANS.

Belmont tunnel, but also by the Queensboro Bridge, and the necessary foundation would be laid for an unprecedented increase in population and business. In the Bronx also the Jerome avenue elevated road could be built very quickly and connected with the Ninth avenue, and consequently certain effects of the transit improvements would also be quickly felt on the west side of that borough.

Those parts of the city which depended upon new subways for improved means of communication would reap the benefits of a certainty of construction more slowly. It takes four or five years to build a subway, and speculators do not like to begin operations in real estate which

on in that region. As soon, however, as a lower West Side subway is assured, the foundation will be laid for a much larger business expansion, and operators and builders will feel justified in going ahead, while property is still comparatively cheap. We should expect, consequently, an increase in activity in that district and particularly on Seventh avenue as soon as an agreement is reached with the Interborough Co.

**Fourth Avenue and Seventh Avenue.**

Its effect would undoubtedly be in some measure to make Seventh avenue assume the place which Fourth avenue has recently filled in the real estate market. It is



FOURTH AVENUE LOOKING NORTH BEFORE THE RECENT DEVELOPMENT.

has to be carried for so long a time at an enhanced and probably unremunerative valuation. Nevertheless, wherever subway construction would merely strengthen forces of local development, which are already at work, the certainty of completion by a definite time would have an immediate effect. Such would be undoubtedly the case, for instance, on the East Side of Manhattan where the effect of an as-

already apparent that in proportion as Fourth avenue gets further and further from Broadway, as it does north of 23d street, it becomes less popular for mercantile purposes. The buildings erected south of 23d street are being rented to better advantage than the buildings erected north of 23d street, and during the next few years Madison avenue will get a larger share of new mercantile construction than

Fourth avenue. But Broadway approaches Seventh avenue in proportion as it becomes more remote from Fourth avenue; and this fact will have a decisive effect on the comparative development of the two avenues. Lower Fourth and upper Seventh avenues will have the precedence, and the long expected movement on Seventh avenue will be started during 1911—always assuming that a lower West Side subway is assured.

The new mercantile buildings in the Pennsylvania district are renting very well, considering the enormous number which have been built during the past few years. In all probability they will be sufficiently well filled by the spring to justify a moderate resumption of building. The consequence is that in the event of an agreement between the city and the Interborough Co., conditions will be more favorable for activity in that particular region than in any other part of business New York. Large possibilities of

development still exist both on Seventh avenue and on the side streets between Seventh and Eighth avenues, and in the dearth of activity elsewhere this area may receive more attention than that to which it is really entitled. But it is undoubtedly entitled to the very serious consideration of real estate operators. With the assurance of a subway express service between 33d and Canal streets along the straight line of Seventh avenue and Varick street, it becomes certain that Greeley Square will be the up-town business center. Furthermore, in all probability Seventh avenue will become the district devoted particularly to the clothing trade, and the clothing trade is the most important single trade in New York. Operators in casting about for opportunities should keep these possibilities in mind. In spite of all the building and speculation which has taken place during the past seven years in the Pennsylvania district, it still remains the most promising single district in Manhattan.

## ENCROACHMENT ORDER FOR MANHATTAN.

Borough President McAneny Follows the Lead of the Bronx Borough President, But Is Not So Radical—No More Stoops and Areas for New Buildings, Unless They Are Set Back.

**A**FTER January first, building plans showing encroachments beyond the building-line will not be approved at the Bureau of Buildings in Manhattan Borough. An order to this effect signed by the Superintendent of Buildings, Rudolph P. Miller, was issued yesterday with the sanction of Borough President McAneny. Four exceptions are, however, made for architectural ornamentation to the extent of two feet in the case of non-supporting columns, eighteen inches for steps, ten inches for mouldings, four inches for rustications.

The general effect of the order is the same as in the case of the order which went into effect in the borough of the Bronx on November 15, except that it is not so radical. The Bronx order hews to the line with no exceptions. Borough President Miller of the Bronx held that he had no power to make exceptions. Following the precedent set on Fifth av by his predecessor, Borough President McAneny concedes that architecture has certain rights which he must respect. His position seems to be not that the city fathers never had the right to grant permission for temporary encroachments, but that he has the legal authority to recall this permission and terminate the privileges now that the streets are needed entirely for public purposes.

In an interview with the representative of the Record and Guide, Mr. McAneny said that the order had been in course of preparation for an extended period. He had called into conference a number of architects and contractors. He had determined to take no definite action until he had heard from those in a position to speak authoritatively on this subject.

A conference of all the borough presidents of Greater New York was held in the office of Mr. McAneny last week, at which time the latter submitted his views on this question to his associates of the Borough Governments. All seemed to agree with him that his order in the main was a good one, with the exception of Borough President Miller, who steadfastly adhered to the belief that there should be absolutely no encroachments beyond the building line.

Borough President McAneny seemed to disagree with Mr. Miller, asserting that builders should be accorded some latitude in the construction of dwellings. Borough President Miller has within the past few months strongly opposed any encroachments no matter how slight or insignificant, and he urged Mr. McAneny to take the same stand in the Borough of Manhattan. Borough President McAneny, however, gleaned from his conferences with architects and builders that

there would be a tremendous opposition on all sides to a too stringent adherence to the encroachment order.

At a conference of architects held in Mr. McAneny's office, the general opinion was that there should certainly be some allowance for projections which had to do with the ornamentation of buildings. The architects were of the opinion that if ornamental projections were not permitted there would be no relief to the monotony along any street, as practically all buildings would then be constructed upon much the same lines. Mr. McAneny sympathized with this view.

### CAN APPEAL TO THE COURTS.

In speaking of the order, one of the representatives of Mr. McAneny's office said that it should be understood by all those interested in building that the order, while it should be obeyed, can be reversed by the courts. One instance is cited where a resident on Riverside Drive was given permission by the Park Commissioner long ago to construct a bay-window projecting about three feet over the building-line. A neighbor later sued in the courts to have this window removed, on the ground that it was an encroachment. The courts upheld the complainant in the case, thus nullifying the

order of the Park Commissioner. It is pointed out by Mr. McAneny, therefore, that the word of the courts in individual cases is the deciding factor.

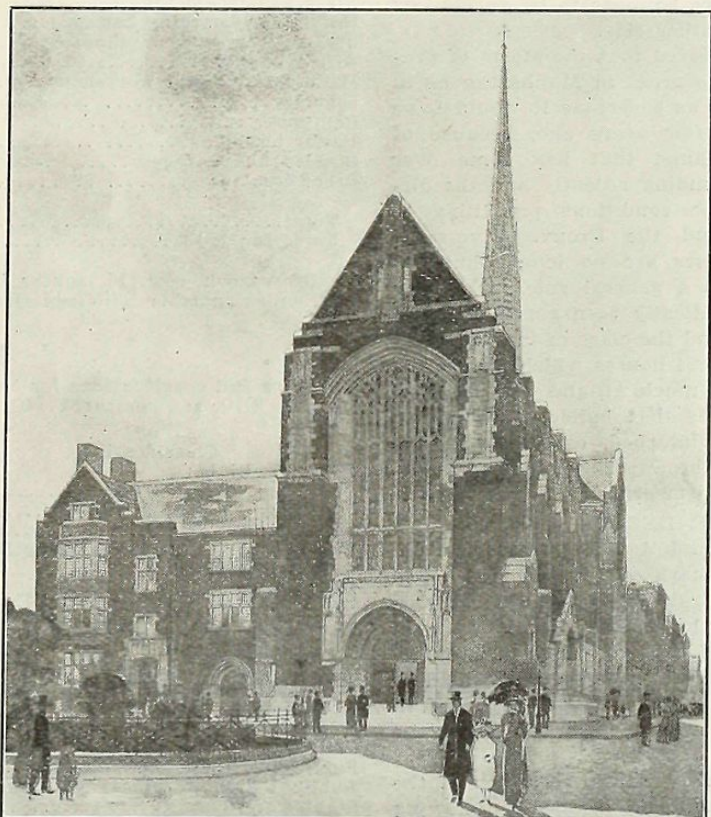
### DEPARTMENT ORDER.

The Superintendent of Buildings issued the following notice:

Notice is hereby given that on and after this date no building plans, not already on file in this department, or in the Tenement House Department, will be approved by the Bureau of Buildings for the Borough of Manhattan which provide for an encroachment by any part of the building beyond the building or lot line at any point less than ten feet above the curb grade, except that:

(a) Non-supporting columns or pilasters, including their mouldings and bases, may project not more than two and one-half per cent of the width of the street, and, in no case, more than two feet beyond the building line;

(b) Steps leading up or down at entrances, and included between ornamental columns, pilasters or check pieces at least three feet high, at the sides of such entrances, provided they do not exceed, together or separately, one-fifth of the width of the lot, may project not more than two and one-half per cent. of the



A BUILDING OF THE YEAR—THE NEW SOUTH REFORMED CHURCH.  
Park Avenue, at 85th Street. Cram, Goodhue & Ferguson, Architects.

width of the street, and in no case more than eighteen inches beyond the building line;

(c) Mouldings or ornamentations of a decorative character, and base courses, including the water-table, not exceeding five feet in height above the curb grade, may project not more than one and one-fourth per cent of the width of the street and in no case more than ten inches beyond the building line;

(d) Rustications may project not more than four inches beyond the building line.

Marqueses or awnings, supported wholly from the building, will be permitted where they do not extend more than two and one-half feet on either side of an entrance, provided they are constructed of iron and glass or other incombustible material, and are properly drained.

RUDOLPH P. MILLER,  
Superintendent of Buildings for the Borough of Manhattan.

Dated January 1, 1911.

A QUESTION OF JURISDICTION.

A prominent architect in the Bronx, Mr. Albert E. Davis, who was one of the commissioners which framed the present Building Code, has carried an appeal to the Board of Examiners, as reported in the Record and Guide last week. In his answer to this appeal, Borough President Miller questioned the jurisdiction of the Board of Examiners, which thereupon by resolution directed that the Corporation Counsel be asked for his opinion on the question of jurisdiction. This official's opinion is now being awaited. One effect of the appeal will be to cause the building interests to "suspend judgment" until they can get their legal bearings from the Corporation Counsel's office. In building practice the principal effect of the order is to prohibit stoops from being erected and areas from being built in the front of houses and buildings, unless they keep within the lot line. The Tenement House Law requires an outside entrance into the cellar or basement of the house from the outside and the street, and architects have said that the only way to meet this requirement without encroaching on the building line is to set the house back; or else omit the area altogether and build a bulkhead for the cellar steps, taking the space out of one of the parlor rooms on the first floor. If the building is set back, its rentable value will be injured, it is feared, if there happens to be an old-law neighbor on either side.

It is not believed that the storm of protest will be so great in Manhattan as in the Bronx, or as severe as it would have been even a few years ago, because of the great change that has come over speculative building recently and the difference in the conditions prevailing in Manhattan and the Bronx. Five-story tenement houses are no longer built in Manhattan as a general rule. Old New York has practically been gone over once by builders, and the class of immense and costly apartment houses which is now the rule cover so much ground and have so many resources that builders are not so likely to be disturbed, especially as the new order of the Superintendent of Buildings does not concern existing buildings.

OTHER LEGAL POINTS.

Architects and builders, however, do not fail to remark on the different views held on the legal points involved, as represented by the absolute prohibition in the Bronx and the exceptions in Manhattan. An opinion very generally held is that the municipal authorities have in reality a measure of discretion under the law.

Mr. C. Whitley Mullin, secretary of the Society of Architects, sends the following note:

"Referring to the report appearing in the current issue of the Record and Guide

on the 'Encroachment case carried to the Board of Examiners,' allow me to point out that Section 50 of the Charter recognizes, if it does not expressly define, the difference between the building line and the stoop line of a building fronting on a street. The section reads in part as follows—"The Board of Aldermen shall not have power to authorize the placing or continuing of any encroachment or obstruction upon any street or sidewalk, except the temporary occupation thereof during the erection or repairing of a building on a lot opposite the same, nor shall they permit the erection of booths and stands within the stoop line, except for the sale of newspapers, periodicals, fruits and soda water, and with the consent in such cases of the owner of the premises."

"The 'booths and stands' here mentioned are clearly treated as 'encroachments or obstructions' upon the street, in the same sense as others referred to in this passage, but with the distinction that the erection of such booths, etc., may be permitted, subject to the consent of the own-

er whose frontage is affected thereby; and so long as they do not encroach beyond the line allowed for the stoop of the house. Were it otherwise, and were the building line and the stoop line identical, the Board of Aldermen would have no authority whatever in the matter, the space within the building line being exclusively within the owner's control. It follows, therefore, that this provision would in such a case be not only superfluous but absurd.

"From the foregoing it is obvious that the framers of the Charter contemplated the projection of stoops beyond the building or street line. This, as Mr. Davis contends, is the only reasonable interpretation of this section of the Charter. Such, moreover, has been the interpretation placed upon it by the Board of Aldermen in the past; and even were they in error the practical effect given to it establishes the right of property owners to compensatory damages if a different interpretation carries with it the obligation to make structural alterations to their buildings."

BUILDING RECORD FOR ELEVEN MONTHS.

Manhattan.

Plans and specifications for New Buildings filed and acted upon during the eleven months ending Nov. 30:

Classification.	1910.		1909.	
	No. of bldgs.	Estimated cost.	No. of bldgs.	Estimated cost.
Dwelling houses:				
over \$50,000.....	7	\$1,070,000	15	\$1,981,382
between \$20,000 and \$50,000.....	17	660,000	30	1,103,000
less than \$20,000.....	17	136,300	8	75,000
Flats and tenements.....	198	34,543,000	428	65,891,000
Hotels and boarding houses.....	7	955,000	7	3,417,000
Stores, lofts and warehouses:				
est. cost over \$30,000.....	140	27,146,000	120	26,943,000
est. cost between \$15,000 and \$30,000.....	35	744,000	47	968,000
est. cost less than \$15,000.....	41	258,700	36	210,450
Office buildings.....	39	11,575,600	31	11,451,750
Manufactories and workshops.....	31	2,136,500	23	1,381,000
Schools.....	11	2,407,000	7	675,000
Churches.....	11	1,640,000	10	1,110,000
Public buildings, Municipal.....	7	2,968,000	7	940,000
Public buildings, places of amusement.....	38	2,572,100	23	3,131,671
Stables and garages.....	55	1,843,720	30	1,418,340
Other structures and frame tenements.....	135	387,325	100	198,540
Total 11 months of 1910.....	789	\$90,543,245	921	\$120,895,133
Total for 1910.....			789	90,543,245
Decrease in 11 months, 1910.....			131	\$30,351,888

Manhattan Alterations.

Plans and specifications for Alterations filed and acted upon during the eleven months ending Nov. 30:

Classification.	1910.		1909.	
	No. of bldgs.	Estimated cost.	No. of bldgs.	Estimated cost.
Dwelling houses.....	536	\$1,608,721	527	\$1,999,977
Flats and tenements.....	1,269	1,752,053	1,440	1,969,059
Hotels and boarding houses.....	77	526,540	61	281,250
Stores, lofts and warehouses.....	626	2,947,578	448	2,619,477
Office buildings.....	169	1,421,945	144	1,415,975
Manufactories and workshops.....	93	258,250	106	422,160
Schools.....	19	64,900	25	251,010
Churches.....	25	225,550	20	341,850
Public buildings.....	208	1,674,780	148	1,763,580
Stables and garages.....	106	440,405	74	1,053,715
Other structures.....	13	3,151	...	.....
Total.....	3,144	\$10,923,873	2,991	\$12,218,033
Total for 1910.....				10,923,873
Decrease in cost, 11 months 1910.....				\$1,294,160
Increase number buildings altered 1910.....	153			

JAMES W. SPENCER, Statistician.

Borough of the Bronx.

Plans and specifications for New Buildings filed and acted upon for 11 months ending Nov 30, 1910, and compared with the record of the 11 months ending Nov 30, 1910.

Classification.	1909.		1910.	
	No. of bldgs.	Estimated cost.	No. of bldgs.	Estimated cost.
Brick dwellings:				
est. cost over \$50,000.....	2	\$60,000	3	\$65,000
between \$20,000 & \$50,000.....	507	3,229,400	290	1,879,600
less than \$20,000.....	686	23,091,500	959	34,807,000
Brick tenements, est. cost over \$15,000.....	102	1,254,500	9	78,000
less than \$15,000.....	5	38,000	2	15,000
Frame tenements.....	8	111,500	4	57,000
Hotels.....	8	695,000	6	248,000
Stores, est. cost over \$30,000.....	13	263,925	29	468,000
between \$15,000 & \$30,000.....	66	243,975	91	488,450
less than \$15,000.....	12	266,000	22	500,875
Office buildings.....	37	1,057,570	94	1,105,900
Manufactories & workshops.....	3	122,850	4	800,000
School houses.....	10	132,000	8	265,500
Churches.....	9	320,500	9	40,300
Public buildings, Municipal.....	11	\$47,000	54	880,250
Public buildings, places of amusement.....	66	249,850	87	368,055
Stables and garages.....	620	3,127,640	263	1,217,000
Frame dwellings.....	90	51,900	57	14,625
Other structures.....				
Totals.....	2,255	\$37,163,110	1,991	\$43,298,555

SOME OF THE PRINCIPAL BUILDINGS TO BE CONSTRUCTED IN 1911.

The Total Estimated Cost of Those in This List Is Over \$63,000,000.

Table with columns: LOCATION, KIND OF BUILDINGS, OWNERS, ARCHITECTS, STORIES, EST. COST, CONTRACT. Lists various building projects with their locations, types, owners, architects, story counts, estimated costs, and contractors.

\$63,070,000

Estimated cost, total.

## CROKER ON THE FIRE LOSS.

He Tells the Legislative Committee there is no Danger Zone—Wants a Building Limit.

Fire Chief Croker was summoned to the witness stand before the Legislative Investigating Committee at the City Hall on Wednesday and made to say things. He was made to give his opinion on various subjects which are merely matters of intellectual speculation. Occupying the position he does, and confronting the insurance interests on the one hand and the property interests on the other, the Chief by his answers is considered to have acquitted himself very well.

Asked if there is a "conflagration district" in New York, a district liable to a conflagration of awful proportions, Mr. Croker replied in the negative. As the head of the Fire Department, what else could he say? After having his attention called specifically to that part of the city lying between Chambers and 14th st, he answered: "I don't think that a conflagration in that district or anywhere else in New York is possible."

"Are not the conditions such that in some large area on a winter night, with a gale blowing, the flames might get beyond the control of the department?" he was asked.

"They are not," said the Chief. "The best proof of this is that we always get the mastery of fires before they spread any considerable distance."

"Are there not several conflagration zones in the city?"

"We don't speak of conflagration zones, because there can be no conflagration. We speak of dangerous zones."

"How many of these have you?"

"Really only one. That is the 'Swamp' district, say from Chambers st south to Wall st and from Broadway to East River."

Sprinklers and a limitation of building height were the two things most recommended by Mr. Croker. On the subject of high building construction he said that it ought to be limited in some way, because the fire fighting force of water was limited by the height of the present best apparatus for shooting a heavy stream directly into a fire, which is the water tower, and that limit he put at about 85 ft., or seven stories. Frame buildings ought to be prohibited by law, he said, and New York City's building system ought to be put on a new basis. The United States was backward in all matters of construction.

### WOULD INSTITUTE MANY REFORMS.

As suggestions to the legislators, Chief Croker advocated a State fire marshal, unhampered by political influence, equipped with a force, with salary and with tenure of office sufficient to enable him to do his work; frame construction prohibited, revision of the building code, installation of automatic sprinklers in the cellars of all apartment and tenement houses, in all mercantile buildings, lofts, warehouses, piers, docks and wherever the Fire Commissioner directed, and thorough inspections, with power to enforce rulings vested in the Fire Department.

One point the Chief referred to at length, and that was the insufficient lighting of the cellars, hallways and stairways of apartment houses, tenement houses and loft buildings.

"The most prolific source of New York's fire waste," he said, "is the dirty cellar. Especially in tenement houses cellars are filled with rubbish of every description. They are the only places the occupants of the houses have for storing anything. There ought to be a light, properly protected, in every cellar in New York. There ought to be one in every hallway from sunset to sunrise and all the time in dark passages. Dirty stairways come next to dirty cellars as a cause of fires.

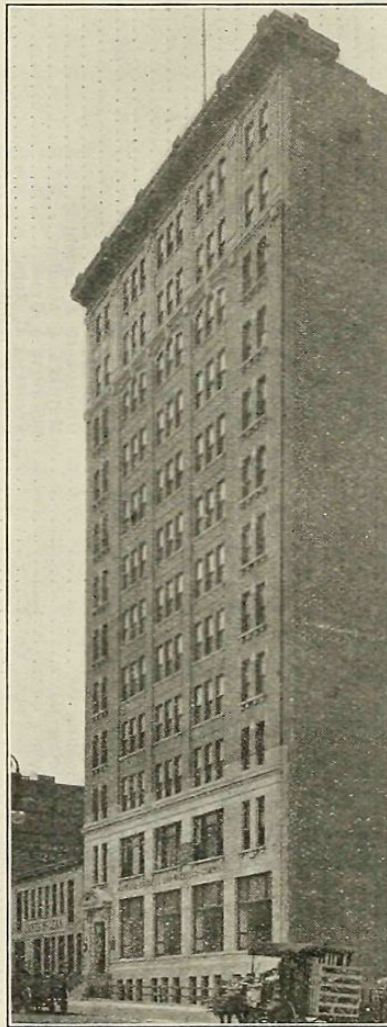
"Every cellar in New York ought to be equipped with sprinklers with outside

connections. When fires break out in cellars it is almost impossible to locate them in any way except by feeling the floor above and reckoning that the hottest spot on the floor will be above the heart of the fire. The first floor above the cellar in every building should be absolutely fireproof and it should have no openings of any kind through it, not even for a dumbwaiter. The only way of getting into cellars should be from the outside."

## IT WILL NOT BURN.

A commercial building of more than usual bulk for the far West Side of the city has been erected in 34th st, between 10th and 11th avs, and extending through to 33d st. On ground dimensions of 100x200 ft. a fireproof building of 12 stories has been constructed by plans by Lee & Hewett, architects and engineers. The owner is the Heywood-Wakefield Building Company.

The only wood used in the construction is in the maple floor surface and the sleepers of the first and second stories, the office screens and the entrance and drive-



THE NEW HEYWOOD-WAKEFIELD BUILDING, 34th Street Side.

Lee & Hewett, Architects.

way doors, all of which wood is fireproof. All the window-frames and sash are fireproof. All the trim in the first and second stories and in the shipping office is of drawn steel. Theoretically, this building in itself is unburnable.

The 34th st front from the third to the tenth stories is composed of impervious dark red brick, laid with the Flemish bond. The first two stories are faced with granite and limestone.

The work has been done with special reference to the regulations of the Board of Underwriters. All elevators and stairs are enclosed by brick walls, and all doors to elevators and stairs are the Underwriters' standard doors, hung in steel channel bucks, with angle-iron stops, and provided with hardware of the pattern approved by the National Board of Fire

Underwriters. The building is equipped with automatic sprinklers and four standpipes.

In connection with the electrical equipment, provision has been made in front of the platform at which trucks will load for the charging of electric trucks, so that they may be charged electrically while they are backed up to the loading floor. The heating of the building is with steam, by the vacuum system, and the basement and the first two stories will be cleaned by a vacuum system. Besides three elevators, there are three chair chutes, extending from the twelfth to the sixth floor.

Heywood Bros. & Wakefield Company will occupy the entire building, which is considered, from the standpoint of fire-retarding, an example of substantial construction for the class of work to which it belongs. The principal sub-contractors are as follows: General contract, Hedden Construction Company; structural steel, Post & McCord; ornamental ironwork, Whale Creek Iron Works; heating and ventilating, G. A. Suter & Co.; plumbing, James McCullagh; electric wiring, Cortlandt Engineering Co.; sprinklers, Rockwood Sprinkler Company; vacuum cleaner, United Vacuum Appliance Company; Kalamein and drawn steel work, John W. Rapp Co.; floor arches and column fireproofing, White Fireproofing Company; elevators, Otis Elevator Company; front brick, 34th st front, Pfothenhauer & Nesbit Company; 33d st front, O. W. Ketcham; plumbing fixtures, J. L. Mott Company; vacuum system for heating, Sure Seal Company, Worcester, Mass.; protective paint for steel, Detroit Graphite Company.

## Commissioner Williams Submits Bill.

At last Wednesday night's meeting of the committee having in hand the revision of the present law governing the ventilation of factories, further action regarding the four tentative bills now drawn was taken. Commissioner Williams was requested to submit to the committee his amended bill and the recommendations he thinks necessary for administering it. In accordance with this request the commissioner sent to Webster B. Mabie & Co., whose representative, A. R. Bastine, is a member of the revision committee, his bill and he was advised that the committee as a whole would act on the matter at its next meeting, which probably will be held next Wednesday night.

The ventilating engineers, of whom D. D. Kimball, of 437 5th av, is the representative on the committee believes the problem is nearer solution than it has ever been and he expresses himself as very much encouraged with the progress already made in this matter.

THE "NEW CITY."—Since the Intervale av station of the Subway system was opened last Spring a change has been worked in the neighborhood that in any other place would be considered wonderful. Six months ago where there was a great area of vacant lots there are now blocks of fine apartment houses, and the builders are keeping busy through the winter. The "new city" that is growing up in the East Bronx has spread over the gap within this brief space of time. No prediction for the great section extending from Prospect av eastward and northward seems to go unfulfilled. Evidently the builders and operators who are working in this field not only have faith in the future of New York but abundant satisfaction in the present, for the new apartments and stores appear from a casual examination to be well occupied. The street plan also is quite out of the ordinary for New York City, and constitutes an interesting study in itself, now that the street lines are fairly outlined by buildings.



## PUBLIC MONUMENTS.

## Considered in Relation to their Surroundings—Art Commission's Report.

The location of monuments is one of the most difficult questions which the Municipal Art Commission has to decide. These difficulties are due chiefly to the fact that in most cases the monuments are not designed for specific sites. When completed a monument is submitted for a definite spot, which is selected not because it suits the character of the monument but because it is conspicuous; as, for example, at the junction of two or more important streets, or in one of the principal squares.

"That so many monuments stand in unfortunate locations," says the president of the Commission, Mr. Robert W de Forest, "is due not to carelessness or lack of deliberation, but to failure to recognize the fact that a well-placed monument forms an integral part of its surroundings. Because of this failure to appreciate that there should be a distinct relation between a monument and its immediate neighborhood, many monuments have no relation to the shape or size of the place where they stand nor to their surroundings. Some are in the midst of great whirlpools of traffic with skyscrapers towering above them and huge signboards for a background.

"Many monuments consist of massive granite pedestals surmounted by huge bronze busts. In general these have been erected in the parks. Many of them stand on beautiful green lawns, conspicuous objects, but without logical relation to their surroundings. Surely it cannot reasonably be claimed that they are ornaments to the parks, or that the green lawns would not be more beautiful without them. It is easy to imagine that some giant striding through the park with a monument under his arm became tired and set it down and left it where it now stands, displacing grass and shrubs, and disfiguring the face of nature. It must not be understood that the Art Commission is opposed to monuments in parks, but the Commission is concerned that every monument should be so placed as to fit its surroundings and, above all, to enhance the beauty of the park in which it is placed."

These expressions of opinion are to be found in the annual report of the Art Commission issued this week in book form. The principal theme of the report is the location of monuments, and the engravings serve to point the moral. The Hunt memorial in the wall on the east side of Central Park is pictured and annotated as a "well-placed monument," as its position is such that it can be seen only from the front, and there is a suitable background. The Washington Arch is referred to as another well-placed monument, as it forms a fitting gateway to 5th av, but its appearance is said to be largely dependent on preserving the "old colonial" dwellings on North Washington square.

The Franz Sigel monument on Riverside Drive and the Soldiers' Monument on the same parkway have positions which are considered as appropriate, but the position of the Nathan Hale, the General Washington in Union square, and the Alexander Hamilton in Central Park are regarded as unsuitable and having no logical relation to anything around them.

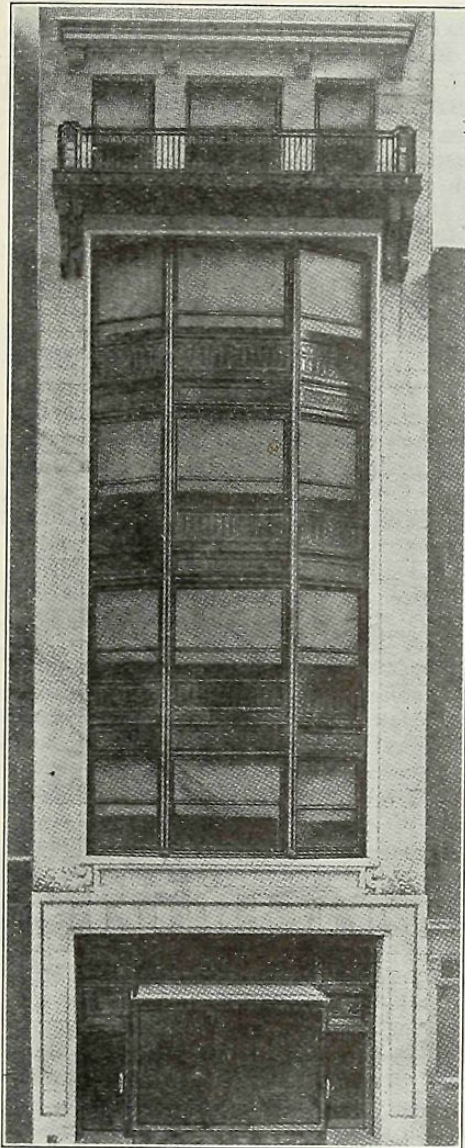
When a design is submitted to the Art Commission, it is immediately referred to a special committee, to be examined and a report upon it prepared before it is considered by the full commission. The committees visit every location submitted for public monuments and other structures. They also hold frequent conferences with heads of departments and designers. It is in committee work, therefore, of which

no record is kept, that are found the more engrossing duties of the members of the Commission.

## A John Street Operation.

Richard Deeves & Son, as general contractors, have finished from the plans of F. Y. Joannes, an attractive commercial building at 26 John st, between Broadway and Nassau st. The property is owned by Seth Sprague Terry, and it will be remarked that it has the moderate height of six stories in a section of the city in which the improvement of old sites has in recent years usually taken the form of buildings of much greater height. The owner no doubt has his reasons.

A thoroughly fireproof building, the floor construction is of steel concrete, the rear windows of metal glazed with wire glass and the stairway and elevators are enclosed in a fireproof shaft. Increased width is given to the front of the store by dropping the ceiling of the entrance



NO. 26 JOHN STREET.

F. Y. Joannes, Architect.

hall and so allowing the store ceiling to spread the full width of the building. This device also gives opportunity for a mezzanine gallery in the store.

Good light has been one of the principal objects sought. The design of the front permits of practically an all-glass front, with walls of marble. By the use of a prism-glass skylight the light in the rear of the store is greatly increased. The top floor is especially attractive because of its higher ceiling and a large skylight. The building being in the center of the jewelry district, the upper floors will appeal to tenants in that line of business, and on account of the large traffic through John st to the Subway station, the store will attract some retail business like a tailor or haberdasher.

## PAINTING CEMENT SURFACES.

## A Class of Work But Little Understood—Points from a Paint Manufacturer.

Owing to the rapid strides which are being made in cement and concrete construction, the painter has been called into a new field of labor and has, up to the present time, had very little information relative to materials and their practical application, as pertaining to the waterproofing, decoration and protection of cement and concrete surfaces, including floors, interior and exterior walls, also stucco and composition surfaces carrying lime and alkalies, which will not stand ordinary linseed oil paints and coatings.

Up to within recent years, only black bituminous paints were thought of for coating concrete surfaces and these surfaces were generally sub-structural, needing waterproofing, and coated only for their waterproofing properties. Now the substructures that were hidden in the earth as foundations, comprise exterior and interior walls and floors, due to the methods of reinforced concrete construction.

The master painter has no doubt been backward in taking hold of painting concrete, cement and stucco surfaces. He has used many of his own inventions for surfacing, simply because he had to pioneer his business, but he is no longer a pioneer in finishing cement, concrete and stucco surfaces—he has sufficient data and experience placed before him by reliable manufacturers who spend their time and money in demonstrating for the mutual benefit of all.

The Glidden Varnish Company in a letter which it is sending out cites many important facts about painting cement, and says:

## PREPARATION OF SURFACES FOR PAINTING.

"No hard or fast rule can be laid down for the preparation of surfaces for painting, however, here are a few practical pointers: No waterproofing or painting should be undertaken under 45° F. No painting of concrete should be undertaken under a 60-day set. No acids should be used unless properly neutralized and washed with water.

"No wall or ceiling composed of Portland cement mortar should be painted without a re-agent for treating the surface before painting. No re-agent soluble in water is practical for exterior work. No surfaces treated with acids as reagents should be painted unless neutralized and washed with water and allowed to dry out thoroughly. No surface treatment or re-agent is necessary after proper aging of the surface—six months to a year.

"A new surface is caustic—caustic surfaces sized with a glue size will not hold color, because the action of the lime on the oil will liberate strong alkalies and cause staining. The cost of coating surfaces—two coats—with a pigmented material is generally estimated at 25 cents to 40 cents a square yard.

"The covering on cement is about one-half that of lead and oil on wood—first coat—and two-thirds of lead and oil on wood—second coat—and equal to lead and oil on wood on the third coat for exterior surfaces. The labor is about one-third greater than the application of lead and oil on wood for exterior surfaces. The non-uniformity of surfaces, filling of voids and suction explains the covering coats.

"On concrete floors the covering of a cement paint runs from 200 sq. ft. per gallon—first coat—to 400 sq. ft.—second coat—according to condition of surface. No concrete floor should be painted unless free from oils, grease or foreign matter and thoroughly brushed clean before coating.

# WHERE BUILDING MATERIALS ARE NEEDED

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

## AN AID TO ALL SALES DEPARTMENTS

### INDEX

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

1—Demolishing	8—Reinforced concrete	15—Marble	22—Galvanized iron sky-	28—Electric power
2—Excavating	9—Fireproofing	16—Terra cotta	lights and cornices	29—Electric wiring
3—Foundations	10—Tin roof	17—Mosaic	23—Fire-escapes	30—Lighting fixtures
4—Masonry	11—Roofing other than tin	18—Tile	24—Plumbing	31—Plate glass
5—Carpentry	12—Front brick	19—Metal lath	25—Heating	32—Interior woodwork and trim
6—Terra cotta blocks	13—Granite	20—Plaster partition blocks	26—Elevators	33—Paints
7—Steel and iron work	14—Limestone	21—Coping	27—Dumbwaiters	34—Hardware

David Naugle, 67 Warren st, owner; 8, 12.  
 Ponla Lolurto, 233 E 97th st, owner; 24.  
 John E Nitchie, 150 Nassau st, ar't; 27.  
 West Side Const Co, owner; 4, 5, 12.  
 Chas S Terrett, 613 Monroe av, owner, Asbury Park, N J; 24.  
 J Siris, 66 Allen st, owner; 24.  
 Riverview Const Co, 594 Bway, owner; 4, 5, 12.  
 Realty Operating Co, 15 Wall st, owner; 12.

Carnegie Const Co, 608 W 111th st, owner; 4, 5, 12.  
 Jas A Farley, Windsor Arcade, owner; 12.  
 Trowbridge & Livingston, 527 5th av, ar'ts; 7, 26.  
 Mrs F Bartlett, 57 E 91st st, owner; 24, 12.  
 Otto Maier, 104 W 86th st, owner; 24.  
 Wm Kirk, 310 E 14th st, owner; 24.  
 Peter Celentam, 238 E 29th st, owner; 24.

Hugo Koehler, 489 5th av, ar't; G C.\*  
 John Devine, 118 E 63d st, owner; 24.  
 Kauffman & Lewenthal, 206 Division st; 22.  
 Becker Const Co, 1182 Bway, owner; 12, 14.  
 Baum & Medieus, 30 E 14th st, owner; 24, 22.  
 Estate Henry Knebel, 37 W 9th st, owner; 22, 24.  
 Isidor Wels, 267 7th st, owner; 24.

### PROJECTED BUILDINGS.

#### Manhattan.

##### Apartments, Flats and Tenements.

114TH ST, n s, 125 w Broadway, 9-sty brick and stone apartment house, 99.11x 85.11, slag roof; cost, \$200,000; owner, Carnegie Const. Co., 608 West 111th st; architects, Schwartz & Gross, 347 5th av. Plan No. 768.

##### Miscellaneous.

PARK AV, s w cor 85th st, frame scaffold, bridge and platform; cost, \$1,000; owner, Chesebro Whitman Co., Inc., southwest corner 64th st and 1st av; architect, James J. F. Gavigan, 1123 Broadway. Plan No. 770.  
 Owner builds.

##### Stables and Garages.

10TH ST, No. 271 West, 3-sty brick and concrete stable, 27x92.3, tar and gravel roof; cost, \$8,000; owner, David Naugle, 67 Warren st; architect, Chas. H. Richter, 68 Broad st. Plan No. 771.

##### Stores, Offices and Lofts.

45TH ST, No. 12 West, 2-sty and pent house, store and loft, 16.5x85, tin roof; cost, \$15,000; owner, James A. Farley, Windsor Arcade, 5th av and 47th st; architects, Pollard & Steinam, 10 East 33d st. Plan No. 769.

Not awarded.

45TH ST, Nos. 62-64 West, 12-sty brick and stone loft, 40.6x90, extension, 31x 10.5, slag roof; cost, \$200,000; owner, George Backer Const. Co., 1182 Broadway; architects, Rouse & Goldstone, 12 West 32d st. Plan No. 772.

MAIDEN LANE, No. 58, 5-sty brick and stone office building, 25.2x55.2, tar and gravel roof; cost, \$35,000; owner, Mrs. Anne W. Penfield, 1336 Walnut st, Philadelphia, Pa.; architects, Butler & Rodman, 16 East 23d st. Plan No. 773.

Edward Corning Co., 100 William st, has general contract.

### MANHATTAN ALTERATIONS.

CHERRY ST, n w cor Jefferson st, walls, windows to 5-sty brick hospital; cost, \$750; owner, Beth Israel Hospital, 37 East Broadway; architect, Max Muller, 115 Nassau st. Plan No. 2954.

ESSEX SE, No. 134, alter beams to 6-sty brick loft; cost, \$75; owner, Ph. Hagan, 242 East Houston st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2972.

JANE ST, No. 47, sash windows to 4-sty brick tenement; cost, \$150; owner, Kate P. Ransom, 279 Pearl st; architect, Max Inkelas, 206 East 78th st. Plan No. 2958.

MULBERRY ST, No. 180, partitions, windows, bake oven to 5-sty brick store and tenement; cost, \$2,000; owner, D.

Abbetti, 226 Lafayette st; architect, L. A. Shienart, 194 Broadway. Plan No. 2957.

MOTT ST, No. 39, partitions, stone steps, windows to two 3 and 5-sty brick tenements and stores; cost, \$1,000; owner and architect, Joseph L. Buttenweiser, 220 Broadway. Plan No. 2955.

ORCHARD ST, No. 56, 1, 2 and 3-sty brick side extensions, 25x17, and 8x9.6, girders, beams, piers, to 4-sty brick store and meeting rooms; cost, \$5,000; owner, F. Solomon, 1235 3d av; architect, Morris Schwartz, 194 Bowery. Plan No. 2977.

THOMPSON ST, Nos. 52-56, erect tank to 7-sty brick warehouse and stable; cost, \$1,000; owner, Peter W. Rouss, 549 Broadway; architect and builder, The Rusling Co., 39 Cortlandt st. Plan No. 2950.

TOMPKINS ST, No. 15, 1-sty brick rear extension, 25x5, alter walls, skylights to 4-sty brick stable; cost, \$150; owners, J. Kauffman & I. Lewenthal, 206 Division st; architect, L. A. Sheinart, 194 Bowery. Plan No. 2973.

THOMAS ST, No. 36, erect tank to 5-sty brick store and loft; cost, \$400; owner, Manhattan Real Estate Association, 309 Broadway; architect, Richard Berger, 309 Broadway. Plan No. 2970.

WASHINGTON PL, No. 36, pent house, stairs to 7-sty brick loft and shop; cost, \$325; owner, Francis Asbury Palmer Fund, 52 Broadway; architect, Henry H. Holly, 39 West 27th st. Plan No. 2960.

WATER ST, No. 38., partitions, toilets to 3-sty brick store and tenement; cost, \$1,000; owner, Wm. Kirk, 310 East 14th st; architect, O. Reissmann, 30 1st st. Plan No. 2962.

4TH ST, No. 107 East, partitions, skylight, windows, toilets, to two 4-sty brick tenements; cost, \$3,000; owner, Joseph K. Savage, trustee for Estate Henry Knebel, 37 West 9th st; architect, O. Reissmann, 30 1st st. Plan No. 2978.

7TH ST, No. 268, partitions, windows, toilets to 3-sty brick tenement; cost, \$1,200; owner, Isidor Wels, 267 7th st; architect, O. Reissmann, 30 1st st. Plan No. 2979.

13TH ST, s s, 250 w 7th av, alter brick walls, doors to 1-sty brick school and gymnasium; cost, \$600; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 2976.

14TH ST, Nos. 114-116 East, toilets, partitions, store fronts, cornices, windows to 6-sty brick store and office; cost, \$3,500; owners, Baum & Medieus, 30 East 14th st; architect, W. W. Neuer, Jr., 624 Park pl, Brooklyn. Plan No. 2974.

20TH ST, No. 26 West, 5-sty brick front extension, 20x4.6, add 3-stys to extension, partitions, toilets to 5-sty brick residence; cost, \$10,000; owner, Mrs. F. Bartlett, 57 East 91st st; architect, M.

A. Cantor, 314 Madison av. Plan No. 2949.

29TH ST, No. 238 East, partitions, stairs, bath, windows to 5-sty brick store and tenement; cost, \$1,500; owner, Peter Celentam, 238 East 29th st; architect, Phillip Goldrich, 24 East 103d st. Plan No. 2963.

34TH ST, Nos. 1-13 East, 5th av, Nos. 357-371, 35th st, Nos. 2-16 East, 8-sty brick and stone side extension, 45.10x 103.10, alter stairways, walls to 8-sty brick store; cost, \$150,000; owner, B. Altman, 5th av and 34th st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 2961.

Marc Eidlitz & Sons, 489 5th av, have general contract.

42D ST, No. 3 West, store fronts, windows to 4-sty brick loft and apartments; cost, \$1,500; owner, Wm. G. White, 3 West 42d st; architect, Benj. Gross, 125 East 23d st. Plan No. 2980.

J. Schlesinger, 110 West 34th st, has contract.

48TH ST, n s, Broadway and 7th av, walls, girders, windows, alter elevators, partitions, stairways to 10-sty brick and stone salesrooms and factory; cost, \$100,000; owner, A. D. Juilliard, 70 Worth st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 2947.

53D ST, No. 412 West, alter windows, doors to 5-sty brick tenement and store; cost, \$475; owner, Calvin C. Doig, 334 West 56th st; architect, W. G. Clark, 438 West 40th st. Plan No. 2966.

97TH ST, No. 233 East, oven, chimney, toilets to 5-sty brick store and tenement; cost, \$1,000; owner, Ponla Lolurto, on premises; architect, Alfred L. Kehoe & Co., 1 Beekman st. Plan No. 2968.

113TH ST, No. S3 East, partitions, new vent shafts to 5-sty brick tenement and store; cost, \$5,000; owner, J. Levy, 146 West 132d st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2959.

117TH ST, No. 206 East, sash, partitions, toilets, windows to 4-sty brick store and dwelling; cost, \$1,000; owner, Otto Maier, 104 West 86th st; architect, John Ph. Voelker, 979 3d av. Plan No. 2951.

AV C, No. 108, show windows to 3-sty brick store and hall; cost, \$350; owner, J. J. McComb Estate, 176 Broadway; architect, Henry Nordheim, 1087 Tremont av. Plan No. 2967.

BROADWAY, No. 1599, erect sign to 2-sty auto supply house; cost, \$200; owner, Caroline A. Grant, care Madison Grant, 11 Wall st; architect, O. J. Gude Co. Plan No. 2965.

BROADWAY, No. 26, enlarge tank on roof to 15-sty brick office building; cost, \$1,500; owner, Standard Oil Co., on premises; architect, Theodore P. Kliessrath, 122 William st. Plan No. 2956.

BROADWAY, w s, 25 n 34th st, erect sign to 10-sty brick store; cost, \$1,100; owner, R. H. Macy & Co., 34th st and Broadway. Plan No. 2975.

COLUMBUS AV, n w cor 106th st, piers, store front to 5-sty brick tenement; cost, \$700; owner, Geo. Quackenbush, 368 Broadway; architect, David Stone, 127 Bible House. Plan No. 2952.

LENOX AV, s w cor 116th st, cut opening, to 4-sty brick store and meeting hall; cost, \$250; owner, Morris Levy, 25 St. Nicholas av; architect, Nathan Langer, 81 East 125th st. Plan No. 2983.

RIVERSIDE DRIVE, s e cor 96th st, erect sign to vacant lot; cost, \$300; owner, Eugene Higgins, 1 Madison av; architect, Frank Sutton, 334 5th av. Plan No. 2953.

2D AV, n w cor 34th st, partitions, to 4-sty brick hotel; cost, \$300; owner, Mary F. O'Dell, 623 2d av; architect, A. G. Rechlin, 233 5th av. Plan No. 2982.

3D AV, No. 1860, partitions, toilets to 4-sty brick store and tenement; cost, \$100; owner, Estate John J. Worden, 135 Broadway; architect, George Kessler, 1556 Av A. Plan No. 2948.

3D AV, No. 616, toilets, windows to 4-sty brick tenement; cost, \$400; owner, John Devine, 118 East 63d st; architect, A. Balschun, 462 East 137th st. Plan No. 2971.

5TH AV, n w cor 38th st, alter dumb-waiter, columns to 4-sty brick loft; cost, \$5,000; owners, F. H. & J. H. Burton, 384 Broadway; architect, John E. Nitchie, 150 Nassau st. Plan No. 2969.

STH AV, No. 2670, partitions, walls to 3-sty brick store and dwelling; cost, \$2,000; owner, Chas. Beekman, 417 West 23d st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 2964.

9TH AV, n w cor 12th st, alter stalls, doorways to 3-sty brick stable; cost, \$1,500; owner, J. J. Astor, 23 West 26th st; architect, J. McWalters & Son, 2434 Broadway. Plan No. 2981.

#### PROJECTED BUILDING.

##### BRONX.

##### Dwellings.

3D AV, w s, 78.2 s 170th st, two 1-sty brick stores and dwellings, slag roof, 40.1 x 87; total cost, \$10,000; owners, West Side Const. Co., Jacob Axelrod, 321 West 92d st, president; architect, Geo. F. Pelham, 507 5th av. Plan No. 1309.

167TH ST, n s, 66.3 e Lind av, 3-sty brick dwelling, gravel roof, 25x52; cost, \$7,500; owner, Frank E. Claassen, 1121 Ogden av; architect, G. L. Lidstone, 1851 Sedgwick av. Plan No. 1310.

##### BRONX ALTERATIONS.

ST. MARY'S ST, s w cor Concord av, 2-sty frame extension, 40x27, to 1-sty frame shop; cost, \$1,500; owner, Julius Figulolo,

719 Union av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 604.

180TH ST, n s, 149.10 w Southern Boulevard, 1-sty frame extension, 8.6x6, and 1-sty of brick built under 2-sty frame store and dwelling; cost, \$2,500; owners, Papero & Falco, 813 East 180th st; architect, J. J. Vreeland, 709 Jerome av. Plan No. 603.

INDEPENDENCE AV, s e cor 230th st, new bay window, new porch to 2-sty frame dwelling; cost, \$1,500; owner, M. Radley, on premises; architect, Robt. W. Gardner, 122 West 29th st. Plan No. 600.

ROBBINS AV, n e cor 150th st, 2-sty brick extension, 25.6x104, to 2-sty frame shop; cost, \$4,200; owner, Gustav Schlaier, on premises; architects, Kreymborg Architectural Co., 908 Jennings st. Plan No. 602.

ZULLITTE AV, s s, 225 w Mayflower av, new bath, new partitions to 3-sty frame store and dwelling; cost, \$500; owner, Frank X. Rappolt, 1524 Mayflower av; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 601.

#### ADVANCE REPORTS.

6 sets of plans were filed with the Bureau of Buildings in Manhattan during the week of Dec. 24 to Dec. 30, inclusive, against 10 filed in the corresponding week last year, the comparative costs being \$459,000 and \$825,000. In the Bronx, 3 buildings were projected at an estimated cost of \$17,500 against 34 costing \$520,750 for the preceding year. The estimated cost of the new buildings projected in Manhattan and the Bronx together this week is \$476,500, against \$1,345,750 for the corresponding week in 1909.

#### Buildings Damaged by Fire During the Week Ending Friday Noon, Dec. 30, In Cases Where the Loss Exceeded \$5,000:

VANDEWATER ST, Nos. 26-28, 5-sty loft building; owner, Munro Publishing Co. Estimated cost to building is placed at \$100,000.

#### Prison Contract Officially Awarded.

WINGDALE, N. Y.—The State Commission on New Prisons at Albany, on Wednesday, Dec. 28, awarded to the P. J. Carlin Construction Company, of No. 1 Madison av, Manhattan, the general contract for the construction of the new State prison at Wingdale, Dutchess County, New York, to take the place of the old Sing Sing prison, at Ossining. The Carlin Company submitted the lowest bid, agreeing to construct the entire building for \$2,894,000, and \$698,000 for deductions as provided in the specifications, which eliminated a group of buildings, includ-

ing the warden's house, chapel, recreation building, south industrial shop, storehouse and condemned and punishment cells. When the bids were opened on Dec. 15 the State Commission was served with an order restraining it from opening the bids or awarding the contract. The order was issued by Supreme Court Justice Betts, but was received after the bids had been formally opened. The company agrees to complete the contract by August 30, 1913. (See also issue of Dec. 17, 1910, page 1037.)

#### Thompson-Starrett Co., Get Greeley Square Contract.

BROADWAY.—The Thompson-Starrett Co., 49-51 Wall st, signed for the general contract this week for the construction of the Greeley Square Hotel, which is to occupy the block front on the east side of Broadway, between 33d and 34th sts. The hotel will have a Broadway frontage of 207.1 feet, with a depth of 150 feet in 34th st and 123.5 feet in 33d st. The property is owned by the McAlpin estate, which has leased it for a long term to the Greeley Square Hotel Company. The plans, which have been designed by F. M. Andrews & Co., architects, No. 1 Madison av, show a structure 25-stys in height, to have over 1,600 rooms. The cost has been estimated at approximately \$5,000,000, and the building is to be completed ready for occupancy in about thirteen months. The Mutual Bank which has been located in the building at Broadway, northeast corner 33d st; has completed arrangements for a new building to be erected at Nos. 49-51 West 33d st, from designs by Donn Barber.

#### Bamberger & Co. to Build \$2,000,000 Store.

NEWARK, N. J.—L. Bamberger & Company, one of the largest dry goods concerns in the State of New Jersey, have completed arrangements for the construction of a new department store to occupy the block at Market, Halsey and Washington sts, to cost approximately \$2,000,000. The building will front 235 feet in Halsey st, 144 feet in Market st and 116 feet in Washington st, taking in the property now covered by the Empire Theatre. There will be approximately 405,000 square feet of floor space. The construction throughout will be of the very latest fireproof type, steel skeleton frame, with facades of light brick and ornamental terra cotta. There will be in all 18 electric elevators for passengers. The plans have been prepared by Jarvis Hunt, architect, room 1407, 98 Jackson Boulevard, Chicago, Ill. No building contracts have yet been awarded. It is understood that operations will be undertaken this spring.

#### Huge Loft Building for 26th St.

26TH ST.—Another large mercantile building is soon to be erected at Nos. 151

# William J. Taylor Company

## BUILDING CONSTRUCTION

5 and 7 East 42d Street

NEW YORK CITY

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to 163 West 26th st, inclusive, having a frontage on the street of 150.1 $\frac{3}{4}$  ft. The size of the building will be irregular, measuring 107.6 on the westerly side and 98 ft. along the easterly side. Each floor will have an area of 15,000 sq. ft. of space. The number of stories will be twelve, and in all there will be five high-speed electric elevators. The treatment of the facade will be of granite, limestone, terra cotta and light brick, with copper cornices. The architects, Messrs. Schwartz & Gross and B. N. Marcus, 347 5th av, who are designing the plans, estimate the cost at \$700,000. Bids will be taken by them on all contracts about the first of February, and it is expected that work will be completed by Oct. 1, of next year. The Fabian Construction Co., of which M. Crystal is president, is the owner.

#### Apartment Houses for Brooklyn.

**BROOKLYN**—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing revised plans for a 4-sty apartment house to be located at the southeast corner of 3d av and 89th st, also two 3-sty apartment houses adjoining same and one 4-sty apartment for the northwest corner of 3d av and 90th st, Brooklyn. The facades will be of tapestry brick, laid up in a Flemish bond,  $\frac{1}{2}$ -in. raked joints, and trimmed with Indiana limestone. The entrance to each building will be finished with Marquise and ornamental lamps. Interiors will be of hardwood equipped with steam heating, electric lighting and garbage closets. Harris Wilner, 1260 49th st, Brooklyn, is the owner.

#### Contract for Altman Building Annex.

**5TH AV.**—Marc Eidlitz & Sons, 489 5th av, have been awarded the general contract for the completion of the Altman store building, which is to be enlarged, covering the plot taking in Nos. 1 to 13 East 34th st, Nos. 357-371 5th av and Nos. 2 to 16 East 35th st. The extension to be added will be 8 stys, measuring 45.10x103.10 ft. in size, and is estimated to cost \$150,000. The plans were prepared by Architects Trowbridge & Livingston, of 527 5th av.

#### Newark to Have New Theatre.

**NEWARK, N. J.**—Wm. H. McElpatrick, architect, 701 7th av, Manhattan, is preparing plans for a theatre building for the Fulton Improvement Co., of which Herman C. Schneider, 514 South 14th st, is president, to be erected at the northeast corner of Broad and Fulton sts, this city. The Lee Ottolengui Amusement Co., in care of Edward I. Croll, 800 Broad st, is the lessee.

#### Building for 36th Street Contemplated.

**36TH ST.**—A 12-sty store and loft building will soon be erected to cover the site of the four 4-sty residences at Nos. 20 to 26 West 36th st, on the north side, 300 feet west of 5th av. Daniel W. Richmond, 1182 Broadway, and Ravitsch Brothers will put up the structure. Mr. Richman informed the Record and Guide on Friday that no architect has yet been selected.

#### East 22d Street Building.

**22D ST.**—Nathan Fernbacher, 51 East 18th st, will erect a 5-sty brick loft building at 204 East 22d st, which will be ready for occupancy April 1. The site is 23.6x77.6 ft., and each floor of the building will have a space of 1,480 sq. ft., with light on all four sides.

#### Apartments, Flats and Tenements.

**55TH ST, N. Y. C.**—Rouse & Goldstone, 12 West 32d st, are completing plans for the 12-sty elevator apartment house, 50x106 ft., which the Backer Construction Co., 1182 Broadway, will erect at Nos. 147-149 West 55th st.

**15TH ST, N. Y. C.**—J. R. Dardis, 572 West 161st st, has made plans for alterations to the 5-sty tenement, 607 East 15th st, for Chas. S. Terrett, 613 Monroe av, Asbury Park, N. J.

**CHRYSTIE ST, N. Y. C.**—J. Siris, 66 Allen st, owner, will make alterations to the two 5-sty tenements, 61-63 Chrystie st. H. Horenberger, 122 Bowery, has made plans.

**146TH ST, N. Y. C.**—The Riverview Construction Co., 594 Broadway, will build in the south side of 146th st, 525 ft. west of Amsterdam av, to cost \$50,000. Samuel Sass, 32 Union sq., has prepared plans.

**POST AV, N. Y. C.**—The Realty Operating Co., 15 Wall st, will build four 5-sty flats, 25x88 ft., on the east side of Post av, 100.5 ft. south of Emerson st, to cost \$80,000. Gronenberg & Leuchtag, 7 West 22d st, have made plans.

**CLINTON ST, N. Y. C.**—G. J. Adler Realty Co., 25 East 99th st, is ready for bids on the general contract for a 6-sty 17-family tenement, 25x87 ft., at No. 127 Clinton st, to cost \$20,000. Sommerfeld & Steckler, 19 Union sq, have prepared plans.

**VILLA AV, N. Y. C.**—Chas Clark, 441 Tremont av, is preparing plans for a 3-sty brick tenement on the east side of Villa av, 475 ft. north of Potter pl, 20x62 ft. Filumeno Buffano, 3178 Villa av, owner. Cost, \$10,000.

**WEBSTER AV, N. Y. C.**—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty apartment on the west side of Webster av, 175 ft. north of Bedford Park Boulevard, 50x94 ft., to cost \$50,000. The Aulletta Construction Co., McLean and Sterling av, Yonkers, is the owner.

**TOPPING AV, N. Y. C.**—Chas. Clark, 441 Tremont av, is preparing plans for one 5-sty flat, 50x90 ft., and one 4-sty flat, 45x90 ft., on the southwest corner of Topping av and 173d st, to cost a total of \$85,000. Slag roof, electric lights, telephones, double floors. William C. Bergen, Andrews av and 180th st, owner.

**ST. NICHOLAS AV, N. Y. C.**—Geo. Fred Pelham, 507 5th av, has prepared plans for a 6-sty 48-family apartment house, 99x132 ft., for the West Side Construction Co., Riverside Drive and 96th st, to be erected on the northwest corner of St. Nicholas av and 153d st. The owner will handle all building contracts.

**NEWARK, N. J.**—Cohen & Bessman, architects, 91 Mercer st, Newark, are preparing preliminary plans for a 4-sty brick 16-family flat, 63x82 ft., to be erected by Bessman & Krieger, 22 Belmont av, at Broad and Harvey sts, to cost about \$25,000.

#### Contracts Awarded.

**AV B, N. Y. C.**—H. H. Vought & Co., 103 Park av, have received the general contract to erect the addition to the car barn, northwest corner of Av B and 14th st, for the Third Avenue Railroad Co., from plans by A. Atkinson, 2396 3d av.

**MADISON AV, N. Y. C.**—John McKeefrey, 1416 Broadway, has received the general contract to erect the 5-sty residence at the southwest corner of Madison av and 71st st for R. A. Chesebrough. Albert Joseph Bodker, 27 West 32d st, is the architect.

**AMSTERDAM, N. Y.**—The Westchester Engineering Co., 39 East 42d st, Manhattan, has received the contract to erect the post office building at this place. Bids were opened by James Knox Taylor at Washington, D. C.

**ALBANY, N. Y.**—A. Pasquini, 1123 Broadway, Manhattan, has received the general contract to erect the bottling house, 1-sty, 57x90 ft., at the North River and Rathburn st, for the Bevorwyck Brewing Co., 34 West Ferry st. Kastner & Dell, 1133 Broadway, Manhattan, prepared these plans.

**JERSEY CITY.**—Contracts for the erection of a dairy and stable building at 51 Clifton pl for the Greenfield Dairy Co., 906 Harrison av, have been awarded to M.

Defenbrock for masonry, and carpentry to Marcus Bollhardt, 10 Van Wagenen av. Brick, 2-stys, 80x100 ft. Cost about \$10,000.

**NEWARK, N. J.**—The Hedden Const. Co., 1 Madison av, Manhattan, has received the general contract to erect the addition to the manufacturing plant at Lackawanna av and Orange pl for the Westinghouse Electric & Mfg. Co. The Westinghouse, Church, Kerr Co., 10 Bridge st, Manhattan, are consulting engineers.

**CHAMBERSBURGH, PA.**—The contract for the construction of the U. S. post office at Chambersburgh, Pa., has been awarded to A. B. Stannard, 1133 Broadway, Manhattan, at \$60,050. The above contractor will use the following fixtures and material in the prosecution of the work: Plumbing, John Douglas Co.; boiler, American Radiator Co.; direct radiators, American Radiator Co.; gate valves, Jenkins Bros.; radiator valves, Wm. Powell Co.

#### Churches.

**153D ST, N. Y. C.**—The Church Extension Committee of the Presbytery of New York, 29 West 54th st, has had plans prepared by Ludlow & Peabody, 12 West 31st st, for a new edifice, to be erected in 153d st, near Morris av, the Bronx, to cost about \$50,000.

**AMSTERDAM AV, N. Y. C.**—Plans by Henry Vaughan, architect, Room 1011, 20 Pemberton sq, Boston, Mass., have been selected by the trustees of the Cathedral of St. John the Divine, for the new chapel to be constructed as a memorial to the Rev. Dr. William R. Huntington, the late rector of Grace Church. The building will be located on the Cathedral grounds.

**BUFFALO, N. Y.**—Contracts have been awarded to Beck & Dehler, 365 Riley st, mason work, and Wm. Stokes & Sons, 500 Brisbane Bldg., carpentry, for the addition to the edifice of the Plymouth M. E. Congregation to cost \$25,000. Cyrus K. Porter & Sons, 73 West Nagle st, are the architects. Work will not be started before spring.

**MECHANICVILLE, N. Y.**—Loth & Milliman, architects, 253 Broadway, Troy, have just completed plans for a stone edifice, 1 $\frac{1}{2}$ -stys, 90x150 ft., for St. Paul the Apostle Roman Catholic congregation to be erected at Adams and Main sts, to cost \$75,000. Bids will be taken by the architects the first week in January.

**FAR ROCKAWAY, L. I.**—Pollard & Steinam, 10 East 33d st, have taken estimates for the 2-sty brick and frame synagogue, 63x80 ft., to seat 600 people, at the northeast corner of Roanoke av and State st, to cost \$35,000. J. Fried, 11 William st, Manhattan, is chairman of the building committee.

#### Dwellings.

**BENEDICT AV, N. Y. C.**—Chas. Clark, 441 Tremont av, is preparing plans for a 2-sty brick and limestone dwelling on the south side of Benedict av, 111 ft. east of Starrell av, 22x56 ft. Steam heat, hot water, electric lights, tin roof. Geo. Gorman and A. Schilling, 312 Willis av, are the owners. Estimated cost is \$7,500.

**PLAINFIELD, N. J.**—William Eyre, 41 East 30th st, Manhattan, has prepared plans for a 2 $\frac{1}{2}$ -sty residence, to be erected at Plainfield. Owner's name is for the present withheld.

**ELMHURST, L. I.**—The Queensboro Corporation has closed a contract with Cornman & Levine, builders, for the erection of forty dwellings in the Elmhurst section. Material will be face brick and Indiana limestone, with every modern convenience.

#### Factories and Warehouses.

**ALBANY, N. Y.**—James A. Shufelt plans to organize a company to erect a

mill, 50x60 ft., together with a boiler room. The capital will be \$40,000.

**WOONSOCKET, R. I.**—The Lafayette Worsted Co. is planning an addition to its plant, to be built next spring. No award has yet been made.

**GOWANDA, N. Y.**—The 4-sty factory building occupied by the Gowanda Agricultural Co., manufacturers of plows, was destroyed by fire. The building will be reconstructed at once.

**RENSSELAER, N. Y.**—The Hudson River Aniline Works, Dr. Emanuel Vonsalia, manager, has selected Architect John W. Woollett, 82 State st, Rensselaer, to prepare plans for a chemical storage building, fireproof, reinforced concrete, brick and steel, 73x235 ft., to cost about \$30,000.

**BUFFALO, N. Y.**—The Phoenix Brewery & Bottling Works has awarded to George Kempf's Sons, 99 Locust st, the general contract to erect the boiler house, brick and concrete, 1-sty, 35x50x20 ft. F. A. Shoemaker, 21 Builders Exchange, Buffalo, is steam engineer.

**MARCELLUS, N. Y.**—The Marcellus & Otisco Lake Ry. Co., John Stewart, manager, will erect a factory and power building, 50x150 ft., 3-stys, of concrete construction, from plans by James D. Meehan, architect, of Syracuse.

**FREDONIA, N. Y.**—The plant of the Fredonia Steam Heating Co., which was completely wrecked Dec. 15, by explosion of two boilers, is to be rebuilt at once.

#### Halls and Clubs.

**SYRACUSE, N. Y.**—The erection of a new Y. W. C. A. building on site of the present structure, 518 S. Salina st, is contemplated; probable cost, \$150,000. Address secretary for particulars.

**TARRYTOWN, N. Y.**—The Young Men's Christian Association of this place has commissioned Architects Jackson & Rosencrans, 1328 Broadway, Manhattan, to prepare plans for a new building to cost in the neighborhood of \$75,000. No contract has yet been awarded.

**WASHINGTON, D. C.**—John Russell Pope, architect, 527 5th av, Manhattan, has prepared plans for a costly building to be erected by the Scottish Rite Masons in this city. Building will be 4 stys, 160x150 ft.

#### Hospitals and Asylums.

**SYRACUSE, N. Y.**—Earl Hallenbeck, architect, of Syracuse, has prepared plans for a 4-sty fireproof hospital, to be erected on Irving av, for Dr. W. L. Wallace, 1000 E. Genesee st, at a cost of \$75,000.

**CAMDEN, N. J.**—John A. Carter & Co., 324 Weightman Building, Philadelphia, Pa., have received the contract to erect the municipal hospital at Mount Ephraim and Ferry avs, at a cost of \$33,000.

#### Miscellaneous.

**ATLANTIC CITY, N. J.**—Seymour and Paul A. Davis, architects, Philadelphia, Pa., are preparing plans for a bank building to be erected at Atlantic City, to cost \$75,000.

**JERSEY CITY.**—Architect C. H. Ziegler, 75 Montgomery st, is taking bids for the 3-sty garage, 75x100 ft, to be erected in Montgomery st, between Jersey av and Barrow st, to cost about \$50,000.

**BROOKLYN**—The Brooklyn Union Gas Co., 180 Remsen st, owner, Brooklyn, is taking bids for the purifying house, brick, 3-stys, 155x58 ft., to be erected at 12th st and 2d av, at a cost of \$25,000.

**SAVANNAH, GA.**—W. L. Stoddart, architect, 30 West 38th st, Manhattan, has prepared plans and will soon take bids for the construction of a 9-sty hotel, 91x124 ft., for the Forest City Hotel Company, of this city. The building is to

cost in the neighborhood of \$275,000. No building contracts have been issued.

#### Schools and Colleges.

**BATAVIA, N. Y.**—The New York State School for the Blind, Batavia, N. Y., will erect a refrigerating plant from plans and specifications of Franklin B. Ware, State Architect, Capitol Building, Albany. Sealed proposals will be received by Dr. F. Park Lewis, president board of managers, 454 Franklin st, Buffalo, N. Y., until January 4.

**BOSTON, MASS.**—The New England Historic Genealogical Society is reported to be considering the erection of a \$100,000 building. Address secretary for particulars.

**WESTVILLE, CONN.**—Plans are to be received until Jan. 7 from local architects by P. R. Greist, chairman building committee, for a school to be erected in the Edgewood site.

#### Stores, Offices and Lofts.

**45TH ST, N. Y. C.**—No contract has yet been issued for the 2-sty store building which James A. Farley, Windsor Arcade, 5th av and 47th st, will erect at No. 12 West 45th st, to cost \$15,000. Pollard & Steinam, 10 East 33d st, have prepared plans.

**BROADWAY, N. Y. C.**—V. Hugo Koehler, 489 5th av, is taking figures on the general contract for the 12-sty store and loft building, 50x200 ft., which Harry Fischel, president of the 663-665 Broadway Company, will erect at Nos. 663-665 Broadway, to cost \$275,000.

**JANE ST, N. Y. C.**—Frank O'Donnell, contractor, 269 West 17th st, has taken figures for the erection of a 6-sty store and loft building, 25x87 ft., at No. 9 Jane st, to cost about \$40,000. Frank Wenner, 2146 Honeywell av, prepared these plans.

**LOCKPORT, N. Y.**—Brickell & Lamphear, architects, Morgan Building, Buffalo, will receive bids about Feb. 1 for the erection of a fireproof store building at Lockport for Jeuss Bros.

**BINGHAMTON, N. Y.**—Newell & Truesdell, grocers, 187-189 Water st, have awarded to M. I. Ford, Kilmer Building, Binghamton, the general contract to erect the office and warehouse, 5-stys, mill construction, 111x151 ft., at Levis st and Prospect av, to cost \$60,000. C. Edward Vosbury, Binghamton Savings Bank Building, prepared plans. Work will be started about March 1.

**PATERSON, N. J.**—W. T. Fanning, architect, Colt Building, Paterson, will take estimates early in January for a 2-sty brick office and residence, 25x60 ft., for Martin Scanlon, undertaker, 341 Market st, to be erected at 286 Carrol st, costing about \$15,000.

#### Bids Opened.

**MANHATTAN.**—The Alberger Pump Co., 95 Liberty st, Manhattan, at \$323,454, has received the contract for dry dock pumping equipment for the navy yards, New York, Puget Sound, and Pearl Harbor.

**MANHATTAN.**—The Otis Elevator Co., 17 Battery pl, Manhattan, submitted the lowest bids Dec. 15 to the supervising architect, Treasury Department, Washington, D. C., for installing pneumatic door and elevator systems in the U. S. Assay office, Manhattan. For both systems their bid amounted to \$170,340.

**NAVY YARD.**—On the bids opened Dec. 22, for the construction of caissons for dry docks building at the Brooklyn Navy Yard, the Snare & Triest Co., 143 Liberty st, was the lowest bidder. Five hundred and fifty tons of steel will be required.

#### Government Work.

**MOUNT CLEMENS, MICH.**—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received February 6 for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the United States post office at Mount Clemens, Mich. Drawings and specifications may be obtained from the custodian of site at Mount Clemens, Mich., or at this office, at the discretion of the Supervising Architect, James Knox Taylor.

**SALT LAKE CITY, UTAH.**—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received February 3 for the extension, remodeling, etc. (including plumbing, gas piping, heating apparatus and electric conduits and wiring system), of the United States post office and court house at Salt Lake City, Utah. Drawings and specifications may be obtained from the custodian at Salt Lake City, Utah, or at this office, at the discretion of the Supervising Architect, James Knox Taylor.

#### Municipal Work.

**MANHATTAN.**—On Monday, Jan. 9, the Board of Education will open bids for Item 1, installing heating and ventilating apparatus, and Item 2, installing temperature regulation in new Public School 95, on West Houston and Clarkson sts, about 125 feet east of Hudson st, Manhattan.

**MANHATTAN.**—Bids will be received in the staff room of Bellevue Hospital (entrance 415 East 26th st) by the President of the Board of Trustees, on Tuesday, Jan. 3, for engineers' supplies, lumber, paints, glass and oils, and for the alterations of Ward 31 of the Bellevue Hospital.

**RICHMOND.**—The School Board will open bids on Jan. 3 for the erection of outside iron stairways at Public Schools 14, 19, 20 and 26, Borough of Richmond.

**SKYLIGHTS.**—The president of the Borough of Manhattan, has received the following bids for labor and material requirements for the replacing of the main skylights with new puttyless skylights; to reconstruct small skylights and outside lanterns and leaders; and painting Washington Market, at Washington, Fulton, Vesey and West sts; M. D. Lonian, \$13,475; Kelly & Kelley, \$14,850; Empire Cornice Works, \$11,748; Coleman & Krause, \$11,950; Keesdry Construction Co., \$90,700; and the Universal Skylight Co., \$16,884.

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DESIGNER of Power Plants, Heating and Ventilating Installations and Equipments for the Proper Illumination of Buildings: Plans, Specifications, Supervision, Reports, Etc.**

## PERSONAL NEWS AND TRADE GOSSIP

THE MILLER & FRANCIS CO., No. 50 Church st, are successors to S. E. Miller, of 26 Broadway, dealer in contractors' and railway supplies.

S. PARSON, manufacturer of dumb-waiters and elevators, has moved from 726 Tinton av, New York, to 1006 Tinton av, near 164th st.

OSWOLD P. MASON, who was a delegate from St. Louis to the Cement Users' convention here, left this week on the George Washington for a trip abroad.

HARVEY HAIGH of Catskill has under construction a continuous kiln for the National Fireproofing Company. This is the fourth kiln he has built for the same company.

MAYOR, LANE & CO., New York, jobbers of heating and plumbing supplies, announce the removal of their quarters from 128-132 White st to Hudson and Charlton sts.

CHARLES W. BEAVER, of the Yale & Towne Manufacturing Co., 9 Murray st, sailed for Europe Dec. 28, where he will for a time take charge of the foreign business of the company.

WATSON CONTRACTING CO. of Fordham rd and Aqueduct av, who received the contract for the widening of Bailey av, from Sedgwick av to Van Courtlandt Park, expect to begin work early in January.

JESSE D. CRARY, secretary of the New York Lumber Trade Association, 18 Broadway, announces that the annual banquet of that association will be held at the Waldorf-Astoria on January 26 in the evening.

THE FEDERAL LUMBER COMPANY has been incorporated at Newark, N. J., to deal in lumber with a capital of \$50,000. The incorporators are N. H. Mitchell, G. M. Plume, Jr., and F. W. Rosenbaum, all of Newark.

JOHN F. O'ROURKE, president of the O'Rourke Engineering Construction Company, New York, and a major in the National Guard, has been appointed a member of the military staff of Governor-elect Dix, of New York.

DEL BALSIO CONTRACTING CO., 1481 Hoe av, has received the contract for the excavation on the southwest corner of Concord av and 149th st, 45x80. A 5-sty apartment will be erected upon the plot by Lett & Silvermann.

W. L. MATTOON, well known among civil engineers in this city and who some time ago became assistant engineer of the Hockey Valley Railway, has been appointed real estate agent in charge of taxes for the same company.

H. BOYD SUTTON, president of the Houston Construction Company of Houston, Tex., is visiting his family in this city for the holidays. He will leave here January 2 for Chicago, where he will be located at the Auditorium.

THE NEW YORK SOCIETY OF ARCHITECTS will hereafter meet in the Engineering Societies' Building at 29 West 39th st, which is to be the permanent headquarters. Meetings are held on the third Monday of each month.

HENRY T. MITCHELL, secretary of the Star Roofing Company of 2 Stone st, has called a meeting of stockholders to elect a board of directors at the offices of the company, at two o'clock in the afternoon of Monday, January 9.

Z. W. VAN ZELM, assistant secretary of the New York Life Insurance and Trust Company, announces that at the meeting of the company held recently, Walter Kerr was unanimously nominated to fill a vacancy in the Board of Directors.

THE WESTON ENGINEERING COMPANY will elect three directors for the

ensuing year and two inspectors of election to serve at the next annual meeting at 132 Nassau st, Manhattan, on Tuesday, January 3, at twelve o'clock noon.

CHARLES E. HENDRICKSON, Jr., secretary of the Retail Lumber Dealers' Association of Hudson County, N. J., has announced that the annual meeting will be held at 75 Montgomery st, Jersey City, on January 11, at four in the afternoon.

CHARLES H. KAHN of the Knickerbocker Cement Company, Hudson, N. Y., has resigned from that company. He was formerly in business as a civil engineer in this city and will be identified hereafter in government construction work in Hayti.

ARTHUR T. RUTTER, secretary of the Sunray Electric Lamp Manufacturing Company, announces the annual meeting of the stockholders for twelve o'clock noon, Monday, January 9, at the offices of the company, 109 West 42d st, Manhattan.

NATIONAL FIREPROOFING COMPANY was the lowest bidder for the conduit work which the Belgian Government is about to start at Brussels. The contract calls for 1,000,000 feet of terra cotta conduit, and the material will be shipped from Perth Amboy.

JOHN T. BRADY CO., general contractors for the Washington Irving High School, are completing the excavating of the site. The steel contract (2,500 tons) has been sublet to the McClintic-Marshall Co., and the limestone contract, 20,000 ft., has also been let.

THOMAS J. REILLY CO., contractors, have near completion a 4-sty Catholic school on the east side of Brook av, 80 ft. south of 3d av, and covering 75x100 ft. The building is to consist of an auditorium, chapel and class rooms. The Church of St. Peter and Paul is the owner.

WILLIAM B. SYMMES, Jr., secretary of the Prometheus Electric Company, has called a meeting of the company at 236 East 43d st for Monday, January 9, at one o'clock in the afternoon, for the purpose of electing five directors and two inspectors of election to serve at the next annual meeting.

THE HIGHWAY DEPARTMENT of the Bronx has placed the roadway of 242d st, between Matilda av and the Bronx River, in a fit condition for traffic by levelling it. The Harlem Railroad has seconded the work by placing the old iron bridge over their tracks at 242d st in proper condition also.

W. M. BEERS, manager of the R. T. Jones Lumber Company, white pine, who has offices in the Flatiron Building, is issuing to the trade a memorandum list containing descriptions of the high grade white pine either in set or mixed cars which his firm carries. The pamphlet is a handy one for ready reference.

HENRY EVANS, president, and Hugh Rankin, secretary, of the Fire Companies Building Corporation, of 46 Cedar st, Manhattan, announce the annual meeting of the stockholders Tuesday, January 10, at two o'clock in the afternoon, at the company's offices. The election of directors will take place at that time.

EDWARD A. MAHER, general manager of the Union Railway Co., in making an address to the citizens benefited by the opening of the East 167th st trolley line, at the dinner given at the Bronx Club, 169th st and Franklin av, said the Union Railway Co. had a million dollars to spend on the construction of new lines.

CHARLES B. POND, treasurer of the Thompson-Starrett Company, 51 Wall st, has announced that the Board of Directors of his company has declared the regular

semi-annual dividend of 4% on the common stock of the company, payable January 3, to stockholders of record at the close of business, December 27, 1910.

CHARLES T. WILLS, Inc., general contractors for the Sloane Building, received this week bids from nine different companies for steelwork on that building. It is reported that the lowest prices ever made in New York were tendered. The award will include about 3,000 tons of steel shapes, mainly Bethlehem sections.

THE U. S. STEEL PRODUCTS EXPORT CO., has been asked to bid on 800 tons of fabricated steel for the San Juan post office building by a general contractor at San Juan, Porto Rico. This, in the classification of the mills, is an export business; hence the inquiry has been turned over to the export branch of the steel corporation.

WATSON CONTRACTING CO., of Aqueduct av and Fordham road, has received the contract for the widening and regrading of Bailey av, from Sedgwick av to Van Cortlandt Park. McDonald & Barry, contractors, of 1910 Webster av, who are now finishing the work on the widening and grading of Kingsbridge av, were the second lowest bidders.

GEORGE GIBBS, chief engineer of the Pennsylvania Station, New York, has planned for construction by the Pennsylvania Tunnel & Terminal Railway Company, two brick walls, one on the west side of 9th av, 98.9 feet south of 33d st, to cost \$3,000, and the other at the east side of 9th av, from 31st to 33d st, to cost \$15,000. They will be six feet eight inches high.

WHITE PLAINS AV, between the city line at 242d st north to Scott's Bridge in Mt. Vernon, has at last been widened and the job completed. Property owners benefited by the improvement are beginning to figure what their assessment will come to on an improvement which took close onto ten years from the time commissioners were appointed to the present date to complete.

W. A. PARKINSON, president of the Mann & Hunter Lumber Company, of Rochester, N. Y., announced to the Record and Guide this week that the date for the annual meeting of the New York State Retail Lumber Dealers' Association has been set for January 25 and 26 at the Onondaga, Syracuse, N. Y. Mr. Parkinson will be chairman of the entertainment committee.

THE STANDARD AUTOMATIC MFG. CO. of 50 Church st, New York, is putting out an automatic paint brush which is said to do the painting work with less waste and a quick flow at all times. It warrants an equal thickness of coat which can be secured by means of a set screw in the handle. It has also a device which does away with the necessity of paint pots. It accomplishes work without air pressure, and is said to work with any kind of paint.

JOHN W. LONG, widely known in the New York lumber trade, has just returned from the annual meeting of the Georgia-Florida Sawmill Association held in Jacksonville, Fla., at the Hotel Seminole. Mr. Long at his office at 18 Broadway, said that the meeting was a big success and was attended by about sixty-five delegates. He said the Georgia and Florida lumber interests were well equipped to take care of any amount of business that came from the East this spring.

JONATHAN P. B. FISKE, of the Fiske Brick Company, has assigned to Raymond C. Penfield an invention patented last November relating to a method of handling bricks. It consists in steaming

and drying green bricks by placing them on a burning kiln and transferring them in segregated bodies while the kiln is still burning or cooling, and transferred in such sequence that the bricks next to those burning are already partially dried. Mr. Penfield himself, who has an office at 50 Church st, obtained a patent last November on a rotary dry pan for grinding clay.

THE UNITED STATES CIVIL SERVICE COMMISSION announces an examination on January 18 and 19 for eligibles from which to make certification to fill vacancies as they may occur, as assistant engineer in forest products (lumber, etc.). The salaries range from \$1,200 to \$1,500 a year. The examination will consist of these subjects weighted as follows: technique of adjusting materials, 25 points; mechanics and mathematics, 25 points, and drafting of machine and structural designs, 25 points. Applicants must be twenty years old and under fifty. The examination form is number 1312.

THE W. G. CORNELL CO., specialists in large plumbing contracts, whose offices are in the Everett Building, have obtained from Marc Eidlitz & Son, general contractors, the subcontract for the plumbing equipment for the new Bankers' Trust Building at the northwest corner of Wall and Nassau sts. This building is being erected from plans by Trowbridge & Livingston, architects, 527 5th av. The company has actually begun installing the rough plumbing. The building is scheduled to be finished by January 1, 1912. This is one of the most important contracts the Cornell Company has yet had. The building will be thirty-nine stories high. High-class plumbing will go into this building and high-class workmanship will be required in all departments.

THE AMERICAN CEMENT COMPANY which has paid dividends as high as 8% has passed its semi-annual dividend altogether. The president said that it is not the case of a single plant in the industry being unable to make money. The same conditions have affected other companies. He cites the recent change in the directorate of the Atlas Company in a statement which he gave out. Then, he adds, in addition to the low prices this company, during the year, has had to carry the newly constructed Norfolk yards which are only just beginning to become productive, and has also been obliged to make investments in lands along the Hudson and in securities for its own future protection. "So we do not think it conservative to further reduce the surplus which the company has always made a practice to carry," he says.

THE FOUNDATION COMPANY, now engaged in putting down the foundations for the Woolworth Building at Broadway and Park pl, will drive 38 caissons to bedrock at a depth of about 112 ft. below the curb, or 77 ft. below ground water level. The entire series of caissons, including the working chambers, will be constructed of reinforced concrete. The piers will be in circular form and will be sunk to bedrock with the aid of compressed air, which will be put on the caissons within the next fortnight. The Foundation Company's contract is to be completed by March 15, 1911. The plans for the superstructure of this building have not yet been filed. Only the foundation plans so far have come out, and these give the estimated cost of the foundations at \$500,000. The entire building, including the site, is estimated to cost \$7,000,000, and it will be the third highest in the city.

FREEMAN BLOODGOOD, one of the oldest contractors in this city, whose son, Freeman Bloodgood, Jr., still carries on the business at 8 York st, this city, died at his home in Westfield, N. J., on Sun-

day, December 25, at the age of 91 years. The funeral was held at his late home on Wednesday afternoon and was attended by many of his friends and business associates from New York City. Mr. Bloodgood was born in Perth Amboy, but began his trade as a mason in New York in 1840. For nearly fifty years he continued as a contractor in New York and erected some of the most pretentious buildings of his time. He was a direct descendant of Captain Frans Janson Bloodgood who, coming from Holland, settled at Flushing, L. I., in 1659. He is survived by six children: Freeman Bloodgood, Jr., of New York, William Bloodgood of Montclair, Ezra Bloodgood of Westfield, Mrs. Charles Alexander of Brooklyn, Mrs. Walter Day of Westfield and Miss Eliza Bloodgood of Westfield.

NOT REVOLUTIONARY.—Explaining what is intended by the Brackett plan of reorganizing the brick trade, a correspondent of the Clay-Worker says that of course all sorts of stories are afloat, but it does not expect to cause a revolution in the brick market by which Hudson River manufacturers will be able to secure higher prices than their competitors. "That is impossible, and any attempt to force up the price of Hudson River brick will be speedily overcome by the receipt of brick from other manufacturing localities sufficiently near to claim the metropolis as a market. It will be seen from this, therefore, that the wild talk about a trust that is to control business is simply rot. These men purpose getting together to help each other in perfectly legitimate ways, and they do not expect to control the market or in any way increase the price of brick above a normal market value. Whether they will secure all the signatures or not is a question which cannot be answered now. But they are progressing and the promoters expect to accomplish it."

PANAMA CEMENT.—We learn from the Canal Record that about 90 per cent. of the bags in which cement is shipped to the Isthmus for use in the Pacific Division locks are saved and returned to the manufacturers, who allow 8½ cts. apiece for them. The cement is shipped in a bag enclosed within another bag, both made from material of the same grade and weight, the allowance to each bag of cement, therefore, representing 17 cts. As fast as the bags of cement are emptied at the mixers they are loaded into box cars and carried to a building, where they are sorted and baled. The bags are shaken before they are placed in the baling press, and 50, or more, barrels of cement a day is secured. This cement is in good condition; is used in concrete operations in the locks, and the value of it pays the wages of the force employed at the sorting shed, including the foreman. Many of the bags sent to the States months ago are now returning filled the second time, and are still whole, capable of being used again. The Atlas Portland Cement Company is furnishing the cement under contract.

CONSOLIDATED GAS COMPANY has just completed the laying of a 4-ft. gas main under the Harlem River. Instead of building the main on the bed of the river, it was built 25 feet below the bottom. Caissons were sunk on both shores to a depth of 50 feet below mean high water mark, and in these caissons the divers performed the work of laying this huge main on concrete blocks, and then "decking it" by building an "A"-shaped concrete covering over it to protect it from injury. The supply of gas is to come from the company's works at 1st av and 116th st through the new 4-ft. main which was laid from the plant at 116th st north on Pleasant av to 124th st, west to 1st av, thence north to 126th st, west to

2d av, north to 129th st to the Manhattan shore of the Harlem River; thence under the river, which is 550 feet wide at this point, to the Bronx shore on Lincoln av, north on Lincoln av to 134th st; thence east to Locust av and north on Locust av to the plant of the Central Union Gas Co. at 138th st and East River. The capacity of the new main is over 1,000,000 cubic feet of gas per hour, and has been in the course of construction since April, 1910. The work of laying a main of a similar character from Port Morris (138th st) to Astoria, Long Island, is now under way. This main when completed will connect by means of a spur to the present main just completed.

## 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. 187 of 1910, alteration, No. 2459 of 1910, premises 141 East 19th st, Manhattan, Frederick J. Sterner, appellant. It is proposed to remove a portion of the roof beams of an existing 3-story dwelling, and raise same to a height varying from 8 to 10 feet from the position originally occupied. The height to the highest point of the roof was about 37 feet, which is now increased to 46 feet. The Bureau of Buildings state that Section 31, of the Code, requires that walls shall be 12 inches in thickness where the height exceeds 40 ft. The Board of Examiners approved in favor of the appellant.

APPEAL NO. 193 of 1910; new building No. 648 of 1910, premises 9 East 48th st, Manhattan, Alfred E. Barlow, appellant. Plans call for a 7-story office building the total height to the top of the cupola as indicated on the plan is 98 feet, exceeding the allowable limit for non-fireproof buildings by 23 feet. The Bureau of Buildings state that Section 105 of the Code provides that every building hereafter erected or altered, which exceeds 75 feet, except as herein otherwise provided, shall be built fireproof. The Board of Examiners disapproved the plans.

Appeal No. 189 of 1910; New Building No. 660 of 1910; southeast corner 76th st and Park av, Manhattan; George & Edward Blum, appellants. Plans show a 13-story apartment house without conforming to the requirements of Section 105 of the Building Code covering the construction of buildings exceeding 12-stories in height. The thirteenth story covers about fifty per cent. of the roof area. The Board of Examiners approved on condition that the pent house does not cover more than forty-eight per cent. of the roof area, inclusive of stair and elevator bulkheads.

Appeal No. 190 of 1910; New Building No. 827 of 1909; southeast corner of Broadway and 43d st, Manhattan; George Keister, appellant. Plans call for a 12-story office and 1-story theatre building. The Bureau of Buildings objected that open courts should be provided in rear and on both sides of proper width. The Board of Examiners approved, granting the appellant the privilege of covering the court only so far as shown in drawing filed with the Board by the appellant on December 3, 1910, and further identified by the words "Appeal 190, 1910, N. B. 827, 1909," on the reverse of said drawing.

# 1910'S MATERIAL MARKET: OUTLOOK FOR 1911.

The \$200,000,000 Cement Combination Goes Out of Existence  
To-day, Restoring Harmony—Retrospection and Prospection.

THIS is no time for post-mortems. The year 1910 is already history. One hundred and forty-five thousand, four hundred and forty business minutes are waiting to be changed into energy and dollars. The chief value of the past is the experience it has given you. The virtue of the future lies in your ability to profit by that experience. You must measure the profitableness of the 2,424 business hours allotted to your use in 1911 by the amount of energy you will have added to this year's experiences as applied to next year's conditions. Doubt and calamity-howling will be as a hobble on a Marathon runner. You must be unencumbered. Optimism shakes the shackles from your limbs.

As we look back over the year 1910 we find, first, inflated hope; second, disappointment; third, studied calamity-howling, principally by great railroads and allied interests, and, fourth, curtailment of production and cutting of prices, especially in certain building materials.

As we look ahead through the four seasons of 1911 we see conditions somewhat changed. First, we have keen competition and low prices. This has a tendency to weaken faith and encourage ultra caution. Second, we see the effects of possible adverse decisions in the Supreme Court trust cases and an attempt upon the part of the railroad and protected interests, to make good their threats to shut off orders. Third, we see a period of readjustment of business conditions, and, fourth, the beginning of an era of undisturbed business prosperity. The new business basis will be so founded as to be unaffected by the events of 1912.

But if the Supreme Court trust decisions do not prove to be adverse to business conditions, there will be no cause for a business readjustment; the bars that now keep capital corralled will be lowered and the building plans filed but held back in 1910 will be executed in actual construction work.

No matter which way the wind blows in 1911, there can be no room for a boom. Sound business men never want one. There is always a reaction. That was partly the trouble with 1910. The prosperity of the year previous was too artificial and material men hoped it would continue. The big lending companies acted as business life savers just in the nick of time. Building conditions at once reverted to a normal plane and many construction companies will cut moderate sized melons next week.

The year 1911, therefore, will not be one to be feared. It will not be one of over-production such as 1910 has been, and for that reason it probably will not close with a general price-cutting campaign. The business experience of 1910 will prove to be one of the chief assets of the 1911 business man.

## ARCHITECTS, CONTRACTORS, BUILDERS AND PROPERTY OWNERS:

Tables containing full prices current in all departments of building construction will be published in the Record and Guide on the THIRD Saturday of each month, and in other weekly issues only the changes in quotations.

### The Year in the Brick Market.

The year 1910 for Hudson River common brick in the Metropolitan district has been, on the whole, an unsatisfactory one. There were several causes for this condition. One of these were the falling off in building construction in New York City; another was the exceptionally good brick making weather of last year which enabled manufacturers to produce an exceptionally large quantity, despite the fact that labor was scarce. There was no market here for Hackensack River brick and Connecticut brick had no call.

Raritan River brick had as good a year as could be expected under the circumstances, with prices maintained at higher levels than in 1909. The year witnessed practically a total withdrawal of Hudson River pale brick and light hard brick. When the year opened, this type of brick was permitted to enter Brooklyn, but their entrance was barred with the incoming of a new Superintendent of Buildings. In the outlying parts of the city the consumption of common brick was much stronger than in the city itself, owing to the large amount of speculative building in apartment houses, 5-sty tenements and some industrial buildings. In the Borough of Manhattan the consumption of common brick about held its own as compared with last year.

The price fluctuations were downward rather than upward throughout the whole year. The comparison follows:

	1909.	1910.
January .....	6.40 to 5.40	6.30 to 6.70
February .....	6.80 to 7.06½	6.81¼ to 7.31¼
March .....	6.87½ to 7.12	6.18¾ to 6.75
April .....	7.31¼ to 7.41¼	5.75 to 6.25
May .....	7.40 to 7.75	5.81¼ to 6.28½
June .....	6.18¾ to 6.77½	2.77½ to 5.86½
July .....	5.55 to 6.25	5.20 to 5.79
August .....	4.81¼ to 5.31¼	3.87½ to 5.43¾
September .....	5.37½ to 5.87½	5.03 to 5.14¾
October .....	5.50 to 5.90	5.22 to 5.50
November .....	5.87½ to 6.25	5.06¼ to 5.46¾
December .....	5.62½ to 6.00	4.75 to 5.25

The average high and low prices for Hudson River common brick during 1909 was \$6.14 to \$6.45, and in 1910, \$6.06½ to \$5.96. Of the total manufactured by the Hudson River yards last year all but 210,000,000 were sold in season. The total output for 1909 from 119 plants in the Hudson River district was 1,218,784,000, valued at \$6,443,190, the average price per thousand being \$5.28.

The total output for 1910 is estimated at 1,200,000,000 brick in the Hudson River district. The amount left over and available for next season's supply is roughly computed at about 275,000,000. The following comparative figures cover the number of common brick marketed for the last six years, in the Hudson River region, including Bergen County, N. J., according to the U. S. Government records:

1910.....	1,200,000,000
1909.....	1,218,784,000
1908.....	875,979,000
1907.....	1,064,000,000
1906.....	1,198,000,000
1905.....	1,297,000,000

The totals for 1907, 1908 and 1909 are for Hudson River yards only. The figures for 1905 and 1906 include the New Jersey yards shipping in to the Metropolitan district.

### RARITAN RIVER BRICK.

The average monthly prices paid for Raritan River common brick in this year and the average paid last year follows:

	1909.	1910.
January .....	6.25 to 6.50	5.58½ to 6.00
February .....	6.75	6.50
March .....	6.75	6.00 to 6.50
April .....	7.18¾ to 7.43¾	5.90 to 6.30
May .....	7.10 to 7.35	5.81¼ to 6.25
June .....	6.37½ to 6.68¾	5.71 to 5.86¼
July .....	5.70 to 6.20	5.42 to 5.95
August .....	4.50 to 5.00	6.43¾ to 5.43¾
September .....	5.31¼ to 5.81¼	5.25 to 5.50
October .....	5.40 to 5.85	5.25 to 5.50
November .....	5.87½ to 5.96¼	5.25 to 5.50
December .....	5.75 to 6.00	5.25 to 5.50

The National Brick Manufacturers' Convention will be held this year at Louisville during the second week of February. The headquarters will be at the Seelbach Hotel. The Building Brick Association of America and the National Paving Association will meet at the same time and place.

The American Ceramic Society will meet this year at Trenton, February 14-16.

### Cement Combination Goes to Pieces.

After one of the most strenuous years that any building material has ever experienced in this district, or, in fact, throughout the country, the \$200,000,000 cement combination organized two years ago, passed out of existence on December 31 as a result of a secret meeting of the manufacturers held on December 28 following the adjournment of a three-day conference in this city on December 13 and 15.

The differences were those arising from the heretofore existing price agreement which was to have expired by limitation on February 1, 1911. Instead of establishing a new agreement the whole combination was dissolved without even waiting until February 1.

The organization is known as the Association of Licensed Cement Manufacturers. Efforts are being made to substitute a voluntary regulation of production instead. The result of breaking up the combination will be a reduction of ten cents a barrel in Portland cement. Leading manufacturers at the meeting tentatively agreed to increase the allowance on bags returned from 7½ each to 10 cents a sack, or 30 to 40 cents a barrel after January 1, while keeping the gross price f. o. b. at the mills the same as at present, \$1.25 a barrel, thus making the net price 85 cents instead of 95 cents a barrel. This puts prices back practically to the level of two years ago, when the combination was formed.

Edwin E. Jackson, Jr., of New York, who acted as arbitrator for the combination, was retired from office. The money deposited by each member company to insure the payment of such penalties will be returned. These funds amounted to 1 per cent. a barrel of the annual production of each company in the combination.

#### PLAN VOLUNTARY CURTAILMENT OF PRODUCTION.

In an effort to avert disastrous price cutting, if possible, a committee was appointed to report at another conference to be held on January 6 on ways and means to regulate production through some form of voluntary curtailment.



This committee consists of Robert E. Lesley, president of the American Cement Company; E. M. Young, president of the Lehigh Portland Cement Company; Alfonso de Navarro, vice-president of the Atlas Portland Cement Company, and William S. Mallory, president of the Edison Portland Cement Company.

**MORE HARMONY NOW LOOKED FOR.**

"The new arrangement is expected to produce more harmony than has heretofore been possible. The manufacturers have lost too much money this year to continue heavy competition and price wars for the next year, and it is believed that moral suasion will be used rather than penalties in keeping the various companies in line," said one authority to a Record and Guide reporter.

**MORGAN'S HAND A STEADYING INFLUENCE.**

Peter J. Morron, who succeeded the late J. Rogers Maxwell as president of the Atlas Portland Cement Company, brought about the dissolution of the combination through his uncompromising attitude against its principles. Mr. Morron represents the house of J. P. Morgan & Co. in the cement industry. It is believed that this is a step toward accomplishing the great harmonizing program mapped out by the new interests. The Lehigh Portland Cement Company sided with this plan, although it was one of the prime movers in the establishment of the combination two years ago, and hastened the change.

**Lumber Closes an Unsatisfactory Year.**

Lumber wholesalers in Manhattan are closing an unsatisfactory year, but they are facing 1911 with prospects of a good, steady volume of business. The requisitions being received from suburban retailers show no slowing down in 1911 of apartment houses in the suburbs. Apartment house construction in this city offers a fair field, especially for hardwoods, which had one of the most successful years it ever had in 1910.

A feature of the year was the remarkable market for timber of various grades suitable for house shoring. A marked development for this grade came from the Bronx, where the rapid development of real estate has made new construction work impossible, in a constantly increasing number of cases, without shoring of neighborhood structures.

Yellow pine had a good year in this district, with only normal shifting of prices. This comparative stability is said to be due to the greater distances from the mills from which the logs have to be hauled and a lessening in demand during the Summer and Fall. The falling off in demand would ordinarily have brought about a drop in price, other circumstances not interceding, but the increased cost of production and the prospect for a long time of having to face higher freight rates and a scarcity of lumber schooners, prevented a sharp contraction in prices.

North Carolina pine has fluctuated slightly during the year, but is said to be steady at the present quotations of \$20 to \$41 for No. 1, \$27 to \$38 for No. 2, \$19.50 to \$20 for No. 3, and \$14.50 to \$15 for red hearts and mill culls. Early in the year the price for this kind of lumber was about \$1.50 higher.

Spruce has come to the close of the year in a fairly strong position, with normal mid-winter demand and available mill capacity reduced to the lowest point. There is really a strain between supply and demand and the shippers are in full control of the situation, though at present there is no tendency to force the selling price above the \$23 basis for frames which has prevailed during the last sixty days. This is an average of 50 cents to \$1 below the lowest prevailing at the same

period last year and under exactly similar conditions. Such mill facilities as are now available for getting out schedule material for the New England and New Jersey yards immediately contiguous to New York, are being rushed to the limit and one of the large mills has started within the last week running with day and night crews. Winter mills will be fewer in number than last year, but these will be in a very strong position as the season advances as to selling price, and while they may prefer to hold at the present basis of \$23 for frames 9 inches and under, this plan very probably will be followed merely for the tactful purpose of carrying the market right through the Winter upon a steady basis and in shape to open up the Spring without any material disturbance in values.

**LATH CONTINUES IN FIRM MARKET.**

Lath is still quite firm on a basis of \$3.60 to \$3.65 for the 1½ and \$4 for the 1¾, with the tendency of the latter size toward a higher level and for that reason some shippers are now holding for \$4.10. The movement, however, is moderate and the supply light, so that there is no promise of weakness between now and Spring.

The hemlock market has had a satisfactory year with comparatively little fluctuation. It enters the new year firm and active but scant in supply. Northern 12 ft. boards quoted at \$18.75 and \$19, Eastern 12, 14 and 16 ft. lengths at \$19, strong with some of the Eastern mills holding their stock of dry boards at \$19.50.

These items cover the general lumber market and the most active items in it, and show that crumbling prices should not rule next year.

**THE HARDWOOD OUTLOOK.**

The outlook for hardwoods in this district within the next few months is satisfactory to manufacturers here. Red gum is perhaps the most firm, with oak and maple second. There has been no recent price changes. The year 1910 has been good, but not up to expectations of some companies. A stronger suburban business developed last year, and with the movement to construct moderate priced apartments such as New Yorkers are accustomed to living in, in such cities as Newark, Elizabeth, the Oranges, Jersey City, and along the Central Railroad of New Jersey, for occupancy pending the construction of subways, is said, by hardwood men, to be responsible for the steady demand for medium grades of hardwoods during the last six months.

**Iron and Steel Markets Cramped.**

The volume of business handled by the steel companies in 1910 has been approximately at 208,000 tons less than that

taken in 1909, which was about 731,000 tons more than that taken in 1908. Of the amount of contracts taken this year, the American Bridge Company has booked approximately 400,000 tons.

This falling away has interfered somewhat with the demand for pig iron and prices have steadily declined, until now they are practically at rock bottom for number one grades of foundry, New York. The principal demand for this raw material at the close of the year is from manufacturing companies, the fire-escape and concrete reinforcement interests having supplied themselves well into the middle of February. During the whole year, business in this district has been characterized by the keenest kind of competition which has forced the prices way down. Capping this situation, one great steel company established a selling agency of its own which eliminated the jobbers in the Eastern district to a certain extent. This, of course, resulted in a cutting of prices, except in some of the more steady houses which have held to their quotations regardless of the action of the steel producing companies.

The fabricating shops here are working at about 60% of capacity, which is approximately the condition at the mills. At the close of the year, competition is at its height, and to met these conditions fresh concessions were being made in certain grades of steel, which is regarded as a forerunner of future readjustments for the future. The latest cut puts iron at \$1.35, Pittsburgh, as compared with \$1.40 a week ago. An evidence of low price at which structural steel, fabricated and erected, is sold in this city recently is noted in one case where the order was booked at a basis of \$1.48 per hundred pounds. To show that these conditions also prevailed throughout the West, sales of steel bars have been made at \$1.30 per hundred pounds compared with the so-called official price of \$1.40. The bar mills are operating about 50% of capacity.

As is customary, at the first of the year, there is a disposition on the part of nearly all buying interests to hold aloof from the market pending advices as to what the next year is to bring out. Some talk is heard of a prospective cut from \$4 to \$2 a ton in various products. This will not develop until the forthcoming conference of the steel interests, which will be held in this city beginning January 9, when the question of prices and conditions in general will be discussed.

**Building Stone Had a Steady Year.**

While other building materials have fluctuated in price during 1910, granite, limestone and sandstone, have remained remarkably steady as to price, although the demand in the latter half of the year

**MISCELLANEOUS COMPARISONS.**

The status of the building material market during the year 1910 will be better understood in comparison with a general summary of ruling wholesale prices covering high and low points from 1896 up to the present time.

	1896, July 1.	1900, Feb. 1.	1901, June 1.	1909, Jan. 1.	1909, Oct. 1.	1910, Aug. 1.	1910, Sept. 1.	1910, Oct. 1.	1910, Dec. 30.
Pig Iron, No. 1 Foundry, Eastern (N. Y.) per ton	\$12.60	\$25.00	\$16.25	\$19.00	\$19.25	\$16.25	\$16.00	\$15.75	\$15.25
Pig Iron, No. 2 Foundry, South'n (Birm.) per ton	7.00	17.50	11.00	14.00	15.00	11.00	11.00	11.00	15.25
Steel Beams (Pittsburgh), per ton	31.00	45.00	32.00	30.00	30.00	29.00	28.00	27.00	20.00
Linseed Oil (N. Y.), per gal.	.37	.56	.61	.73	.57	.90	.90	.97	.93
Hudson River common hard brick, per M.	5.25	5.50	6.00	5.50	5.50	5.50	5.50	5.50	5.00
Lime	.70	.75	.80	1.02	1.02	1.02	1.02	1.02	1.02
Nails, wire, from store, base price, per keg	2.80	3.65	2.60	2.25	2.25	2.15	2.15	2.15	2.00
Window Glass, 10x15 per box, 50 sq. ft.	1.55	2.20	4.08	1.91	1.78	2.30	2.44	2.44	2.30
Pine, yellow, yard schedule, per M.	17.00	22.00	19.00	26.00	26.00	24.00	24.00	24.00	24.00
Timber, hemlock, Penna., Random, per M.	11.00	18.00	15.00	21.00	21.00	20.50	20.00	20.00	19.00
Portland cement at mill—excluding cost of packing but including the labor cost of packing.	1.57	1.9	.99	.99	.99	.95	.95	.93	.93

fell away considerably. There have been movements made in a rather ineffectual manner to establish a slight advance in limestone, but this fell through during the summer months, because the distributors here did not agree with the producers at the quarry that higher prices should be established. The attitude of the local dealers was that of caution which has prevailed throughout the latter part of this year.

In saying that the dealers were cautious, the implication is that they foresaw early their season's stone requirements. The first intimation of a dropping off in stone inquiries was when the big lending companies in Manhattan began to put up the bars, on certain types of apartment house operations. All during the Fall this business has been going into loft building to perhaps a greater extent than into any other type of construction. Certain large operations like the Pennsylvania station, were, of course, not figured in on this year's building material records because the contracts for these buildings were awarded previous to 1910. On the other hand, the quarries in Indiana and Ohio have been remarkably busy. Much of this work has been of public nature such as school buildings and post offices in the west and in New England so that these producers felt that at least a five-cent advance in the price of limestone was warranted. In the East, however, wholesalers had to face very severe competition and, in fact, are still facing this condition. For that reason it is hardly probable that there will be any change in the price of limestone in the immediate future.

Requisitions have been sent in from the quarries in this district covering the winter supplies totaling approximately 1,200 car loads, exclusive of the cut stone being stored here for the large structures. One of the big contracts which probably will come out early in the year for either limestone or granite, will be that for the Woolworth building for which Cass Gilbert of 11 East 24th st is the architect. There are numerous other operations coming on such as office building extensions and loft buildings that are being scheduled for the district in the neighborhood of 7th av and 33d st which will take a large part of this reserve, when the Spring shipments begin to come in.

**THE GRANITE SITUATION.**

The granite wholesalers in this city have had a moderate year. The impression seems to be general that it could have been very much worse, considering the general financial conditions, and the volume of business transacted in the last six months may be expected to continue into the middle of the Spring or the first part of the Summer. Most of the granite wholesalers in this city agree that the expectations of 1910 were altogether too high and at the same time that the expectations of 1911 have proved to be too low, especially toward the latter part of the year.

The year witnessed an attempt at the renewal of efforts to find a new color in building stone, especially in sandstone bordering upon the blue, but this has been confined mostly to certain architects who specialize on very high class construction work. The general color scheme is very similar to that used by Warren & Wetmore for the facades of the new Vanderbilt Hotel which, however, is of front brick. The apparent object in seeking a stone of a darker gray color, sometimes called blue, is to avoid glare and to prevent the possibility of weather staining. But, after all, it seems that granite, limestone and sandstone will continue to be most in demand during the coming year. The quarries are well equipped for handling new business, many of them having taken advantage of the recent lull

to equip their plants with machinery, providing them with greater capacity and so expect to have this fall capacity working on Eastern orders by the latter part of 1911.

**ROOFING SLATE PRICE CHANGES.**

The condition of the roofing slate market in the Metropolitan district during 1910 has been, on the whole, satisfactory and in one grade an actual advance in price has been made. Bangor granite, No. 1, was reduced in price slightly in this district about three months ago and has been maintained steadily since then. The reduction was light, however, owing to the falling off in demand. On the other hand, unfading green slate has gone up on quotations according to size of orders and location of jobs for the same reason. The prospects for roofing slate are fair, according to authorities in the trade, and there is every indication that the business for 1911 will ultimately measure up favorably with that of 1910.

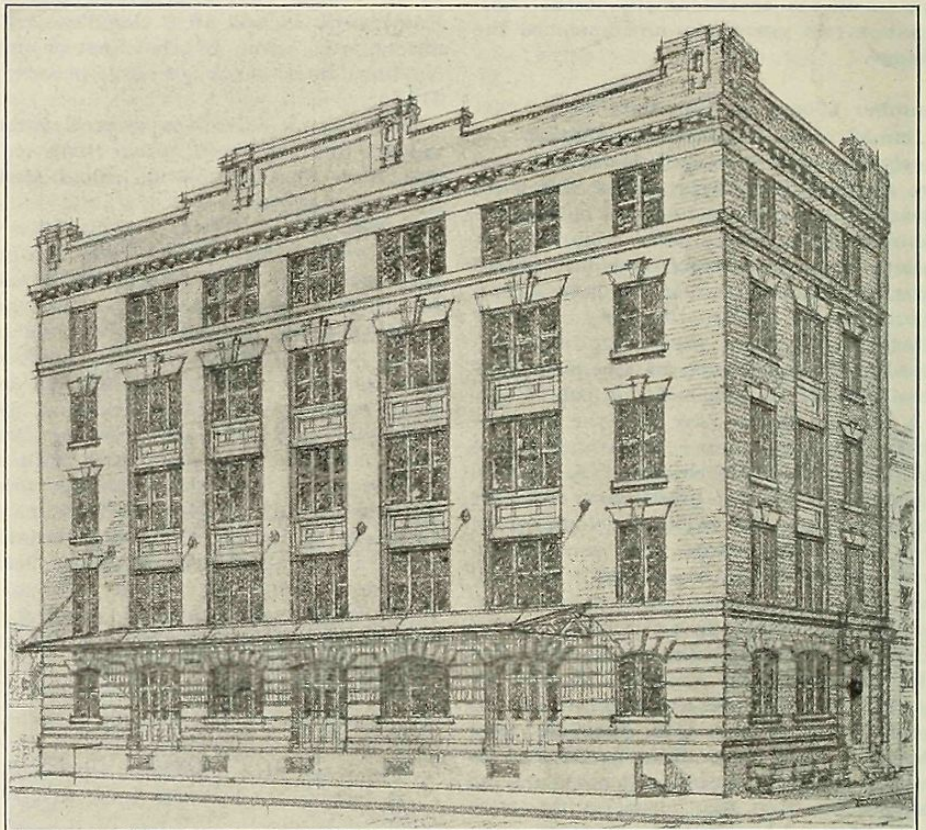
**Building for the Edison Company.**

Annexed is a sketch of the proposed storage and office building which the New York Edison Co. is about to erect at East 140th st and Rider av, Borough of the Bronx. The building will occupy the whole block extending from Rider av to Canal pl, 125x42½ ft. and about 81 ft. in

**A Busy Plant.**

THE HARRIS H. URIS IRONWORKS, (Inc.), of 525-535 West 26th st, are now supplying the ornamental ironwork for the new 12-sty apartment house which is being erected by the Rockledge Construction Co., at the southeast corner of Riverside Drive and 102d st, from plans by E. T. Macdonald, of 41 West 33d st. This company is just finishing deliveries on more than \$250,000 worth of ornamental ironwork which included the Ritz-Carlton Hotel, one of the largest contracts of its kind ever given out in this city. The company's equipment is such as to enable it to take care of large and small contracts and to make prompt deliveries. Architects placing business with this firm will find the protection usually accorded by members of the Building Trades Employers' Association. Mr. Uris has been in business for eighteen years, starting with a modest shop, he has gradually developed his establishment, and is now practically occupying five stories of the factory building in West 26th st.

THOMAS T. HOPPER COMPANY, Inc., has succeeded to the business of Thomas T. Hopper, builder. Among the contracts executed by Mr. Hopper during the last three years were the following: the 11-sty apartment house at 91st st and River-



**EDISON STORAGE AND OFFICE BUILDING.**

Wm. Weissenberger, Jr., Archt.

height above the curb. The two top floors will be used as offices, the other floors for storage and the basement as an electric automobile garage. A passenger and a freight elevator will be installed, which with the two enclosed cast and wrought-iron staircases at front and rear of the building will give easy and ample access to every floor. The exterior will be faced with red brick with bluestone base, molded band courses, main cornice, coping and trimmings. The floors will be constructed of performed concrete slabs set between steel girders and erected by derricks in conjunction with the structural steelwork. As estimated, the cost of the entire building will be \$140,000. The steelwork will be erected by Levering & Garrigues, the concrete floor construction and fireproofing by the Kenn-Well Contracting Company, and the general contract has been let to the Murphy Construction Company. William Weissenberger, Jr., 55 Duane st, prepared these plans.

side Drive; 7-sty apartment for James R. Deering at 135th st and Broadway; warehouse for McMann & Taylor at 7 Platt st; Chelsea Methodist Church, 178th st and Fort Washington av; Church of Our Holy Redeemer, Freeport, L. I.; a factory building at Long Island City for the Metropolitan Electric Manufacturing Co.; power house at Travers Island for New York Athletic Club; tank house in Brooklyn for the Mexican Telegraph Co.; the New York Infant Asylum, 61st st and Amsterdam av; Earle Hotel, Waverly pl, and several large alterations. The officers of the company are Thomas T. Hopper, president, and Thomas C. Worden, secretary, with offices in the Marbridge Building, at Broadway and 34th st, New York City.

—It is probable that the twenty-third annual convention of the National Master Steam and Hot Water Fitters will be held in Chicago, June 5-8, 1911.

# 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.

### Elevated Extension Hearing—Can Free Transfers Be Obtained to the Subway?

THE hearing held by the Public Service Commission last week upon the third-tracking and extensions of the Elevated system again demonstrated that the real estate interests of Manhattan are not alive to the opportunities offered them. This hearing was widely advertised, but the fact remains that the Manhattan owners were only represented by one owner, and he made a very feeble appeal on behalf of the owners along the Bowery, simply asking for the removal of the tracks to the centre of the street. The Bronx, however, was well represented and in addition its representatives knew what they wanted and were a unit in asking or rather advocating the third-tracking and extension of the Elevated system.

This entire matter will now come before the Board of Estimate, probably for a final hearing on January 5, and if the Manhattan interests want any say in the matter this will be their last chance.

Frank R. Houghton is one of the few Manhattan real estate men who seem to be watching the trend of events, suggests that before the matter is finally settled, arrangements should be made whereby the Interborough Company be compelled to give transfers between the Subway and Elevated railroads at the three points at which the two systems meet. This would mean a very beneficial and convenient arrangement for the traveling public, and could undoubtedly be obtained at this time if a concerted effort were made by the property owners at these points; namely, Broadway, Columbus av and 66th st, Brooklyn Bridge and the Battery. The desired result, however, cannot be attained unless asked for, and the Interborough management will likely be in a position to say, as it has heretofore when the question came up, that if the public desired it, it should ask for it. Mr. Houghton last week urged the Real Estate Board of Brokers and the Allied Real Estate Interests to take the matter up, and in reply was told by the respective presidents of these organizations why the object could not be obtained. The following is the reply which Mr. Houghton sent to their objection:

"Referring to your recent reply to my letter, in which I suggested that transfers between the Subway and Elevated railroads be made obligatory at three points which I named.

"You remind me that there is no provision made in the Rapid Transit Act which gives authority to the Public Service Commissioners to enforce the giving of such transfers. Now, as we all know, the real technical letter of the law has not been literally complied with, by the Rapid Transit Commissioners and the Board of Estimate in numerous cases. But it has been largely a matter of compromise. For instance, the recent agreement between the city to accept as a gift the Steinway tunnel, in return for permission to build third tracks throughout the elevated system. The granting permission to the New York Central and New York and Harlem railroads to make various improvements in the Bronx in return for the bridging and covering over of

Park av north of 42d st. Also the issuing of free transfers to and from the subway and elevated railway system at 149th st and 3d av.

"In fact, the obtaining of franchises has been mainly a matter of 'give and take' throughout. I therefore maintain that, owing to the great importance of the matter, and the fact of so much stress being placed by President Shonts on the desirability of having one complete elevated and subway system, and the giving of free transfers throughout for one five-cent fare, the City of New York should now make every possible effort to obtain such additional free transfers, as I have above referred to."

## INTERBOROUGH PLAN APPROVED.

### By Joint Committee of Commerce Chamber and Merchants' Association—The System Scored.

A new light has been shed on the subway situation by the report of a joint committee created at the request of the Mayor by the Chamber of Commerce and Merchants' Association to analyze the subway problem and report its findings to Mr. Gaynor. The report is in the nature of a letter from Seth Low, chairman of the joint committee. To the letter are attached the individual reports of the four sub-committees on Finance, Traffic Distribution, Engineering and Legal Affairs.

Taken as a whole, the committee is decidedly in favor of the proposition submitted by the Interborough. Mr. Low sets forth in his letter the plan submitted by the Interborough, then he names the various objections that have been made against it, and concludes his letter by replying to the objections previously enumerated by him. Mr. Low says:

"This committee is unanimous in hoping that the public authorities will accept the proposal of the Interborough, with such modification in detail as may appear to them to be judicious, and that they will do this as promptly as possible, and thus put an end to a situation that is already, from the point of view of the traveling public intolerable, and which becomes worse every day that the settlement is postponed."

The committee believes that the personnel of the management of a railway system has much to do with the proper operation of a transit system. Thus, it is pointed out that while the McAdoo system enjoys as great a monopoly in its field as the Interborough, yet the service on the former road is satisfactory while that on the latter system is entirely unsatisfactory. There is no doubt, according to the report, that if the Interborough system were under the management of Mr. McAdoo there would be a radical change in the attitude of the public. It is advisable, says the report, that the subway be operated by private interests, under the control of the Public Service Commission. In replying to some of the objections made, the report states as follows:

"It is argued by many that an independent line, at any cost, is better for the city than a single system under one management, even though the city is the owner

of this system, and even though the management is under public control. The argument by which this view is sustained is that competition is more likely to secure satisfactory service for both of two systems than if there were only one system. Even if this be so, it is doubtful if the argument is strong enough to prevail against the advantages which have been shown to inhere in a complete system owned by the city, upon which universal transfers will be given and the operation of which is subject to the control of the Public Service Commission. The argument in favor of competition in the operation of subways is based in the public mind very largely on temporary conditions.

"The McAdoo system, for example, enjoys as complete a monopoly in its field as the Interborough has in the municipal field, yet the operation of Mr. McAdoo's system is satisfactory to the public, and the operation of the Interborough is unsatisfactory. Clearly, the reason cannot be found in the fact of competition, for if it be urged that the Pennsylvania tunnel under the Hudson River does compete with the McAdoo tubes, it may also be urged that Mr. McAdoo himself, between the Hudson Terminal Building and 23d st competes with the subway. If, therefore, it be said that we have competition in both cases, we have the anomaly that competition has produced good results in the McAdoo system and poor results in the Interborough subway. . . . Does any one doubt that if Mr. McAdoo were placed in charge of the Interborough system that the attitude of the public toward the Interborough would be greatly changed? Some day, the management of the Interborough may learn that even the good will of the public is worth having for every reason. When this idea reaches home, the Interborough will strive as earnestly as Mr. McAdoo does to please the public. This committee would therefore deprecate the policy for competition which would forfeit all the advantages pertaining to the Interborough. It would involve the city in useless expense, and in return for which the city would be likely to reap disadvantage rather than advantage."

Concerning the feasibility of the route itself, the sub-committee on Traffic Distribution has this to say:

"The Interborough is the only plan which affords substantial development of the West Side of Manhattan between 42d st and the Battery. The McAdoo tubes and the 6th avenue elevated already exist and will continue to carry a large amount of traffic down 6th av. Between 6th av and 9th av lies a large territory in the midst of which is the Pennsylvania station, greatly lacking in transportation facilities which your committee believe will be developed and assisted by the Interborough plan. In regard to the development in the Bronx, the Interborough plan with the proposed elevated extensions furnishes a larger system of development than either the Tri-borough plan or the McAdoo proposal, inasmuch as the elevated extension from the West Farms division of the present subway at or about 179th st known in the Interborough plan as the White Plains road, extending to 241st st, is an extension comprehended in no other plan that has been submitted. Indeed, the McAdoo plan really furnished no extension into the Bronx."

HIGH-PRICED REALTY ON MANHATTAN ISLAND

THIS is a list of parcels of Manhattan real estate which have sold for over \$50 a square foot. When the list was originally printed, it contained only a few properties, and was printed more to show the exceptions than as an indication of the value of Manhattan Island real estate.

In 1901 the list included only 12 recorded instances of property selling between \$150 and \$200 a square foot, and all of these were located below the City Hall. There are 22 in the present list; three are on Fifth avenue and one is in 34th street, with numerous instances in the 5th avenue district, where prices were not recorded, but which exceeded \$200 a square foot.

There are 74 parcels in the list, at prices ranging from \$100 to \$150 a square foot, and nearly all of the active streets in the city are here represented, while in the year 1901 there were only 44 instances of properties selling at that price, thirty-four of these being below Maiden Lane, and only one in the vicinity of Herald Square.

Table with columns: Location, Date of Sale, Buyer, Area, Total Price, Price per sq. ft. Includes entries for Ann st, 10 & 12; Broad st, No. 24; Broad, s e cor Wall; Broad, 16 & 18; Broad, 20 & 22; Broad, 26 & 28; Broad, 26 & 28 Exchange pl; Broad st, No 61; Bway, 5-11 & Greenwich st; Bway, No 10; Bway, 44 to 50; Bway, 45 & 47; Bway, 58 & 60; Bway, No 63; Bway, No 65; Bway, 64-66; Bway, No 68; Bway, No 70; Bway, 72 & 74; Bway, 76 & 82; Bway, No 111; Bway, No 111; Bway, n e cor Pine st; Bway, No 115; Bway, 155-157; Bway, 160 to 164; Bway, No 161; Bway, No 163; Bway, s e cor Maiden lane; Bway, s e cor Maiden lane; Bway, 177 & 179; Bway, No 189; Bway, n w cor Dey; Bway, 218-222; Bway, 290, n e cor Reade st; Bway, 291, n w cor Reade st; Bway, 291, 295; Bway, No 872; Bway, n w cor 22d st; Bway, s w cor 23d st; Bway, s w cor 23d st; Bway, w s, 33d to 34th st; Bway, n e cor 34th st; Bway, 1457-1463; 7th av, 589-595; Cedar st, No 56; Cedar st, No 100; Exch pl, 43; William st, 35; Same property.

Table with columns: Location, Date of Sale, Buyer, Area, Total Price, Price per sq. ft. Includes entries for Exch pl, 66, s e cor New st; Liberty st, No 41; Liberty, 47 & 49; Maiden lane, 36; Maiden lane, 4; Maiden la, 20; Liberty pl, s e cor Maiden la, 65; Nassau st, 5 & 7; Nassau, 9 & 11; Nassau, 23 & 25; Liberty, 56-58; Nassau, 40-44; Nassau st, n e cor Liberty; Liberty st, 51; New st, 28, n e cor Exch pl; Park row, n e cor Ann st; Park row, No 3; Park row, 75; N William, 25; Pine st, 4 & 6; Pine st, 8 & 10; Nassau, 13 & 15; Pine st, No 22; Pine st, 24-32; Pine st, 24-28; Pine st, 30 & 32; Pine st, 36; Thames st, 5, n w cor Temple; Wall st, No 1; Wall st, No 7; Wall st, No 12; Wall st, No 15; Wall st, No 17; Wall st, No 19; Wall st, No 21; Wall st, No 27; Wall st, No 38; Wall st, 41 & 43; Wall st, 41 & 43; Exch pl, 45, 47; Same property; Wall st, No 50; Wall st, No 52; Wall & William sts, Exch pl & Hanover st; William, 50-54; William, 50-54; Pine, 49; William st, 60; Same property; William st, 68; & 70, n e cor Cedar st; Same property; 5th av, No 215; 5th av, No 220; 5th av, No 231; 5th av, No 329; 5th av, n w cor 34th st; 5th av, No 370; 5th av, No 385; 5th av, No 430; 5th av, No 461; 5th av, No 516; 5th av, No 548; 5th av, No 537; 6th av, n w cor 22d st; 6th av, No 351; 6th av, No 364; 34th st, No 5 E; 34th st, 11 W; 34th st, 11 W; 34th st, 37 W; 6th av, n w cor 22d st; 6th av, No 351; 6th av, No 364; 34th st, No 5 E; 34th st, 11 W; 34th st, 11 W; 34th st, 37 W; Madison av, 250-254; 38th st, 17 & 19; Bowling Green row, No 7; Whitehall st, 6 to 12; Bowling Green row, No 1; Whitehall, No 16; Beaver st, 63-65; Exch pl, 20 & 24; Same property; Broad st, No 11; Broad, 17-19, & 55 Exch pl; Wall st, 35, & 13 & 15 Broad; Broad, No 22; New, 20 & 20 1/2; Broad, 25 to 33; Exch pl, 44-56; Broad, s w cor Beaver; Broad st No 65; Broad, 67 & 69; Bway, No 13; Bway, No 15.

Nos. 63 and 65 Broadway, containing 16,311 sq. ft., are said to have been sold in August, 1903, to the American Express Co. for \$2,350,000, which would be at \$144.74 a sq. ft.

Table with columns: Location, Date of Sale, Buyer, Area, Total Price, Price per sq. ft. Includes entries for Wall st, No 21; Wall st, No 27; Wall st, No 38; Wall st, 41 & 43; Wall st, 41 & 43; Exch pl, 45, 47; Same property; Wall st, No 50; Wall st, No 52; Wall & William sts, Exch pl & Hanover st; William, 50-54; William, 50-54; Pine, 49; William st, 60; Same property; William st, 68; & 70, n e cor Cedar st; Same property; 5th av, No 215; 5th av, No 220; 5th av, No 231; 5th av, No 329; 5th av, n w cor 34th st; 5th av, No 370; 5th av, No 385; 5th av, No 430; 5th av, No 461; 5th av, No 516; 5th av, No 548; 5th av, No 537; 6th av, n w cor 22d st; 6th av, No 351; 6th av, No 364; 34th st, No 5 E; 34th st, 11 W; 34th st, 11 W; 34th st, 37 W; 6th av, n w cor 22d st; 6th av, No 351; 6th av, No 364; 34th st, No 5 E; 34th st, 11 W; 34th st, 11 W; 34th st, 37 W; Madison av, 250-254; 38th st, 17 & 19; Bowling Green row, No 7; Whitehall st, 6 to 12; Bowling Green row, No 1; Whitehall, No 16; Beaver st, 63-65; Exch pl, 20 & 24; Same property; Broad st, No 11; Broad, 17-19, & 55 Exch pl; Wall st, 35, & 13 & 15 Broad; Broad, No 22; New, 20 & 20 1/2; Broad, 25 to 33; Exch pl, 44-56; Broad, s w cor Beaver; Broad st No 65; Broad, 67 & 69; Bway, No 13; Bway, No 15.

Property Which Brought Bet \$50 and \$100 a Square Foot.

Table with columns: Location, Date of Sale, Buyer, Area, Total Price, Price per sq. ft. Includes entries for Bowling Green row, No 7; Whitehall st, 6 to 12; Bowling Green row, No 1; Whitehall, No 16; Beaver st, 63-65; Exch pl, 20 & 24; Same property; Broad st, No 11; Broad, 17-19, & 55 Exch pl; Wall st, 35, & 13 & 15 Broad; Broad, No 22; New, 20 & 20 1/2; Broad, 25 to 33; Exch pl, 44-56; Broad, s w cor Beaver; Broad st No 65; Broad, 67 & 69; Bway, No 13; Bway, No 15.

Table with columns: Location, Date of Sale, Buyer, Area, Price, Location, Date of Sale, Buyer, Area, Price. Contains multiple rows of real estate transactions.

\*A one-third interest in this property sold for \$250,000 at \$750,000 for the whole, the square foot price figures as above.

35th st, No 6 E.. Mar. 3, '04.. Wallingford Rlty. Co 2,325 125,000 53.76

## PRIVATE REALTY SALES.

## SOUTH OF 59TH STREET.

FRONT ST.—Robert R. Rainey sold 110 Front st, a 4-sty building, on lot 21.1x 83.8. A. M. Cudner represented the purchaser.

29TH ST.—Wm. P. Jones & Son resold the property 139 East 29th st for Joseph V. Malone to Philip G. Becker, M. D. This property is a 3-sty basement high-stoop dwelling, on lot 20x98.9, located 175 feet east of Lexington av. Dr. Becker, who controls the adjoining property, 137 East 29th st, by this purchase completes a plot 45x98.9.

36TH ST.—Parish, Fisher & Co. have sold for the Union Mortgage Co. the four old 4-sty dwellings, 20 to 26 inclusive, West 36th st, south side, 300 ft. west of 5th av, to Daniel W. Richman and Ravitsch Bros., who will incorporate the purchase and improve the property as soon as plans can be prepared and approved, with a high grade, 12-sty and basement store and loft building.

The plot, 65 feet wide by 98.9 deep, was assembled by Parish, Fisher & Co. in the Spring of 1906 for a well-known operator, who in the same season was offered a substantial profit for his purchase, but who, mistakenly, overstayed his market and lost his opportunity. Since then the property has passed twice through foreclosure, each time, however, at a higher price than was paid for it in 1906.

It is the widest parcel in the upper 5th av business section that has been available for improvement in the last four years and its final disposition for that purpose, after all the vicissitudes that speculative property has undergone in the depression following the panic of 1907, may well be taken as an indication that the bottom of the depression has been reached and that the improvement in conditions that was inevitable has really begun.

Mr. Richman and his associates are producers of investment properties of established reputation and their improvement of this plot will, they declare, do full justice to its superior location. They intend to have the new building ready for occupancy by the 1st of September, 1911.

BOWERY.—Samuel Williams and Joseph H. Schwartz bought 11 Bowery, a 5-sty lodging house, on lot 22x64.3x irregular, near Division st. Jacob Finkelstein was the broker. The buyers own 15, in the same block.

## NORTH OF 59TH STREET.

60TH ST.—Alfred E. Toussaint, in conjunction with Samuel Kronsky, sold for Mary A. B. Hildebrand to John L. Tonnele, Jr., 205 East 60th st, a 3-sty dwelling, on lot 20x100.5, near 3d av.

63D ST.—H. C. Senior & Co. sold for Daniel B. Freedman to a client of Adolph Meyer, 139 and 141 West 63d st, two 3-sty dwellings on plot 33.6x100.5, near Empire square. There has been considerable activity in the vicinity of the square this year, sales in this block including 108-110, purchased by William H. Wheeler, and two deals for the plot 146-150, the newest owner, Amos R. E. Pinchot, acquiring title to it last week.

68TH ST.—Henry D. Winans & May sold 45 East 68th st, a 4-sty high-stoop house, on lot 25x100.5, for Archibald D. Russell, as executor of the estate of Gen. Thomas H. Barber. The purchaser, Walstein S. Reade, will reconstruct it into an English basement residence, from plans by C. P. H. Gilbert.

73D ST.—Henry D. Winans & May sold 109-111 East 73d st, two 4-sty flats, on plot 42x102.2, for Gustav A. Goldsmith. The purchaser will improve the site with two residences, the larger for his own oc-

cupancy. This will complete the improvement of the north side of 73d st, between Park and Lexington avs.

82D ST.—Anton Szilagyi sold 149 East 82d st, a 5-sty double flat, on plot 30x 102.2.

83D ST.—John J. Kavanaugh sold for the Erthliler estate 56 East 83d st, a 4-sty dwelling, on lot 18x102.2.

85TH ST.—Eleanor P. Palmer is reported to have sold 328 and 330 West 85th st, a 6-sty apartment house on plot 50.5 x102.2, between West End av and Riverside Drive. The seller took title to the property in 1908, an executor's deed showing a consideration of \$118,000.

113TH ST.—Louis H. Lowenstein bought for the Maxlow Realty Co. the 6-sty elevator apartment house known as the Claremont Court, at 549-551 West 113th st, 125 feet east of Broadway, on plot 100x100.1. The house contains thirty apartments, and is well rented. The house, which has been held at \$250,000, is bought for investment. The Brokers Realty Mortgage Co. represented the seller, the Llewellyn Realty Co. Negotiations are said to be pending for the sale of another apartment house in the block.

116TH ST.—The C. F. Bedell Co. sold for B. F. Merriam the 6-sty flat, 234-236 East 116th st, on plot 39x100.11.

117TH ST.—Columbia University bought 419 West 117th st, a 4-sty and basement dwelling, on lot 18x100.11, from Mary T. Brown. The brokers in the transaction were William C. and A. Edward Lester. They also negotiated the recently reported sale of 421, adjoining, to Columbia.

123D ST.—Moore & Schutte sold 362 West 123d st, a 3-sty brownstone dwelling, on lot 16x99.11, for Mrs. Mary A. Dempsey to a client for occupancy.

138TH ST.—A. L. Kingsley sold to the Brown Realty Co. 609 West 138th st, a 3-sty and basement dwelling, on lot 16x 99.11, between Broadway and Riverside Drive.

140TH ST.—The Evangelical Zion church sold its property at 169-171 West 140th st, for \$21,000 to the Congregation Agudath Achim of Harlem, which at present worships at 206 West 134th st. The property measures 37.6x100, and adjoins the northeast corner of 7th av. Justice Amend, of the Supreme Court, has confirmed the sale.

143D ST.—Baumann & Osorio, in conjunction with M. Rosenthal, sold for the Berney Realty Co. to Louis Marks 239 West 143d st, a 5-sty triple flat, on a lot 25x100.

157TH ST.—Enrico Casabianca is the purchaser of the 6-sty elevator apartment house on plot 112.6x99.11 on the south side of 157th st, 214.3 ft. west of Broadway, recently sold by Kuhn & Lawson. Mr. Casabianca gave in part payment the 3-sty and basement dwelling 145 West 131st st, on lot 20x99.11; also the Brooklyn property, 349 to 371 Bay Ridge av, eleven two-family houses, each on lot 20x 100, and a business building in the Wall-labour section. The D. & M. Chauncey Company negotiated the transaction. William A. Darling & Son have resold the Bay Ridge av houses for Kuhn & Lawson to John F. Comey, who gives in exchange the plot of six lots on the north side of 186th st, 100 ft. west of Amsterdam av, 150x107.5. Kuhn & Lawson will improve the site with two 5-sty apartment houses from plans by J. C. Crocker. Mr. Comey owns the adjoining northeast corner of Audubon av and 186th st, a plot fronting 139.10 ft. on the avenue and 120 ft. on the street.

177TH ST.—Slawson & Hobbs sold for the L. & M. Holding Co., 605 West 177th st, a 5-sty apartment house on plot 50x 89.10.

AV A.—The Presbyterian Hospital purchased a plot of about twelve and one-half lots at the northwest corner of Av A

and 67th st from F. Augustus Schermerhorn. On Av A the property has a frontage of 145 feet and on East 67th st of 200 feet. At the rear it extends through to the south side of 68th st, where the frontage is 50 feet. The firm of Leonard J. Carpenter and the Douglas Robinson, Charles S. Brown Co. were the brokers. In February, 1909, the Presbyterian Hospital bought the entire block, just across Av A (representing this week's purchase) and extending to the East River, between 67th and 68th sts. This property is just north of the large site on which the new buildings of the Rockefeller Institute for Medical Research have been erected. So far as could be learned no definite date has been set by the hospital trustees for the beginning of work on the new buildings, but it is believed that active operations will not be long deferred. As soon as the new buildings have been completed the hospital's present site at Madison av, 70th and 71st sts, will be sold.

BROADWAY.—Charles Lowen sold the plot of five lots at the southwest corner of Broadway and 179th st, having frontages of 100 ft. on Broadway and 148.10 ft. on the st, the other dimensions being 103.3 and 92.6 ft. The buyer is Donald Robertson, a builder, who will improve the site. Hall J. How & Co. are understood to have been the brokers in the transaction.

CLAREMONT AV.—Slawson & Hobbs sold for B. Crystal & Son to an investor the Peter Minuit, an 11-sty apartment house at 25 Claremont av, on plot 78x100. The property was held at \$425,000. The house is one of a row of four finished last fall by the above builders and is fully rented. Slawson & Hobbs have been appointed agents by the new owner.

2D AV.—Robert Levers sold for Rose Doctor 2428 2d av, a 3-sty private house, on a lot 20x80.

## BRONX.

SIMPSON ST.—Arnold, Byrne & Baumann sold for the Stockton Realty Co., Henry Corn, president, to Louis Bernstein 992, 996, 1000 and 1004 Simpson st, four 5-sty apartment houses, each on plot 40x100, between Westchester av and Dongan st. This completes the purchase by Mr. Bernstein from the Stockton Realty Co. through the same brokers of the eight houses taken by Mr. Corn in exchange with the American Real Estate Co. Arnold, Byrne & Baumann have secured for Mr. Bernstein eight first mortgages of \$30,000 on the houses.

ELTON AV.—Louis Reiss sold for Elizabeth Lassinbeither to James Noble the plot, 50x100, on the west side of Elton av, 50 ft. south of 154th st. The same broker has also sold the adjoining southerly 3 ft. for Hermine Olpp to the same buyer, making a plot 53x100. A 6-sty apartment house will be erected on the combined site.

JEROME AV.—August Kuhn bought from the Fleischmann Realty and Construction Co. the property, 300x100, in the east side of Jerome av, between 184th st and Fordham road, located 67 feet north of 184th st. The property is covered with 3-sty buildings, with stores, and was purchased for investment. B. H. Weisker, Jr., of James L. Libby's office, was the broker. Mr. Kuhn has large property interests in this section of the Bronx, and is the owner of parcels opposite the one just bought, and in the Kingsbridge district.

PILGRIM AV.—John J. Paulsen sold for Kelly & Woodlock two lots on Pilgrim av, near Westchester av.

SOUTHERN BOULEVARD.—J. Clarence Davies sold for R. R. Maslen the northwest corner of Southern Boulevard and 142d st, a plot 30x82x96x72, to a builder, who will improve the site.

STEBBINS AV.—K. R. Finestone & Co. sold for the Heuson Powell Realty Co.

1314-1316 Stebbins av, a 5½-sty 28-family apartment house, 50x110, to Frank M. Paul, who gave in part payment 59-63 Southern Boulevard, two 5-sty flats, each 25x89.

STEBBINS AV.—Alexander Selkin sold for Frank Baker, 1014 and 1016 Stebbins av, two 2-family houses, on plot 43.2x100, to Oscar Seilnacht.

UNION AV.—Arnold, Byrne & Baumann, in connection with H. J. Kantrowitz, have sold for Morris Freundlich to M. Kleeban, the northeast corner of Union av and 161st st, a plot 100x97. It is the intention of the purchaser to immediately improve with modern apartment houses.

#### LEASES.

LEON S. ALTMAYER has leased to M. R. Black & Co. for a term of years the first loft in the building at the southwest corner of 3d av and 106th st.

DUROSS COMPANY have leased the third loft of 103 West 14th st to Adolph H. Wiechers and Julius Rosenbaum; also second loft of 103 West 14th st to the West 14th St. Reupholstering Company for a term of three years; also leased the first loft of 557 West 35th st for Thomas Watson to J. Seideman; also the seventh lot of 10 West 18th st to William Miller.

FRED'K SOUTHACK & ALWYN BALL, Jr., have leased for D. Herman the entire building at 71 Varick st, corner of Vestry st, on a net rental for a term of ten years to the New York Confectioner's Utensil Co.; also for the New York Real Estate Association their 7-sty warehouse at 28-30 North Moore st for a term of ten years to Gennerich & Von Bremen.

CORN & CO. have leased for Eugatnom Construction Co. 4,500 sq. ft. at 143-45 West 20th st to a waist manufacturer; for 133 West 19th St. Co. 4,000 sq. ft. at 133-35 West 19th st to a cloak and suit manufacturer; for Realty Holding Co. space at 15-17 West 26th st to a wholesale furrier; for Henry Corn space at southeast corner of 18th st and 4th av to a woolen house, and for B. Rosenberg store at 35 West 20th st.

HEIL & STERN have leased for Inter-City Holding Co. the third and ninth lofts containing 20,000 sq. ft. of space in 122-30 West 27th st to Danziger & Sanville and Weisel Bros.; for S. J. Singer & Sons 10,000 sq. ft. of space in 588-90 Broadway to Blum & Lehman Co.; for Max Solomon 7,500 sq. ft. in 118-22 West 22d st to Antonius Arida; for 40 East 22d St. Co. 5,000 sq. ft. in 40-2 East 22d st to Timothy Crowley; for F. J. Agate 5,000 sq. ft. in 175-7 Wooster st to Cohn, Goodstat Co.; for Tucker, Speyers & Co. 5,000 sq. ft. in 30-2 West 21st st, also 5,000 ft. in 25-7 West 21st st; for Estate of Julius Flato 4,000 ft. in 132-4 Greene st; and for A. F. Conkling 2,500 sq. ft. in 127 Spring st.

FREDERICK FOX & CO. have leased for the Alcourt Realty Co. the twelfth floor in the new 12-sty building now nearing completion at 48-54 West 25th st, for a long term of years to Larry Margulies, manufacturers of waists and costumes; the first loft has just been leased to H. Roman & Co., manufacturers of dresses, and the sixth loft to Eckstein & Butler, manufacturers of cloaks and suits; second and third lofts will be occupied by A. E. Lefcourt & Co.; fourth and fifth lofts by Lefcourt & Shulhoff, manufacturers of waists; seventh, eighth, ninth and tenth lofts by Max Reubel & Co., cloaks and suits; the store and basement by the firm of Herzig Bros., fur dealers. This completes the renting of the entire building.

THE CHARLES F. NOYES CO. has leased for the North Ward Realty Co. (Simon Frankel and D. J. Frankel) almost the entire third floor of the Frankel Building, at 45 to 49 John st, to the William L. Gilbert Clock Co. for five years from May 1st next; a large portion of

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Assets.....(Jan. 1, 1910)	\$15,536,199.47
Capital and Surplus.....(Jan. 1, 1910)	1,851,154.38

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New York City

the fourth floor to Bagot & Co., and space on the ninth floor to Isaac Levinson. The same brokers have leased space for the Lawyers Title Insurance and Trust Co., in building 37-9 Liberty st to Farrington Manufacturing Co., A. L. Strouse and Joseph Kisslinger. They have also leased to the Underwriters Building Co. (John G. Hilliard and John A. Eckert) for the Exchange Buffet Corporation for 16 years from May 1, 1913, one-half of the ground floor of the Frankel Building at 45 to 49 John st, at an aggregate rental of \$100,000.

THE BUSH TERMINAL CO. has induced another Western firm to transfer part of its plant to New York City and utilize the facilities offered by the local harbor and railroad terminals in conducting its Eastern shipping operations. S. Karpen & Brothers, of Chicago, manufacturers and dealers in furniture, made a lease with the Bush Terminal Co. for 20,910 sq. ft. of space on the fifth floor of the latter's Model Loft Building No. 6 at the foot of 34th st, South Brooklyn, and by February 1, 1911, will have removed to the new quarters, its stock for Eastern distribution and part of its manufacturing machinery. Another arrival among the tenants of the Bush Industrial Colony is the United States Radiator Corporation, which has leased 20,500 sq. ft. in Building B, at the foot of 50th st, South Brooklyn.

#### SUBURBAN.

POST & REESE have sold for Miss Ellen Thompson her homestead property near Mendham, N. J., on the main road to Bernardsville, and have also sold for Mrs. E. W. Nesbitt a lot of about five acres near Mendham, N. J.

#### RICHMOND

MARINER'S HARBOR, S. I.—J. Sterling Drake sold for Clark L. Yager, of Binghamton, to Robert Chesworth, a plot 50x224, on the west side of Union av, Mariners' Harbor. Mr. Chesworth intends to build a modern bungalow for his own occupancy.

D. A. TROTTA of 406 East 149th st, who makes a specialty of placing mortgages in the Bronx is advertising his amounts ready for good applications in this week's edition of the Record and Guide.

#### San Francisco's New Schools.

In the year 1908, two years after the destruction of this City, the people of San Francisco voted \$18,200,000 worth of bonds, the proceeds of which were to be utilized for a series of public improvements such as have never been undertaken by any city of the world in a like space of time.

This bond issue, says the "Building and Industrial News," comprised \$5,200,000 for a high pressure fire protection system, \$4,000,000 for a new sewer system, \$5,000,000 for new schools, \$2,000,000 for a new city hospital, \$1,000,000 for a new Hall of Justice, and \$1,000,000 for a new garbage and refuse disposal system. The new City Hall was left for subsequent action, as it was desired to take advantage of the situation and make it part of a civic center.

The condition of its school system was of grave importance to San Francisco and the rehabilitation of the school buildings was taken up among the first of the city's improvements. Wherever possible the children were housed in the old structures which had not been destroyed, while temporary frame buildings were erected in other centers. Before the present City Department of Architecture was established the city called upon well-known architects in private practice to furnish plans for new and modern school buildings. Later, after the organization of the Department of Architecture, the city secured the highest class talent in the country and gave them places in the school department of that office. As a result San Francisco's new school buildings will surpass those of any other American city.

The five million dollars provided by the bond issue did not include a Polytechnic High school, for which a special issue of \$600,000 worth of bonds has since been voted. The first issue was to provide for the construction of 46 modern fireproof buildings of which 14 are now complete, while 14 others are under the course of construction and plans for the remaining 18 schools are being completed by the Department of Architecture as rapidly as possible.

BAUER & CO., real estate brokers, formerly at 141st st and Morris av, have removed their office to 148th st and 3d av.

## NEW REAL ESTATE CORPORATIONS.

Araho Construction Co., 215 Montague st, Brooklyn; inc. Dec. 15, 1910; capital, \$30,000; directors, J. Curtis Palmer, 1327 Lincoln pl, Brooklyn; Eugene F. Tile, 2029 Ocean av, Brooklyn; W. S. Palmer, 215 Montague st, Brooklyn.

Baikal Land Company, 51 Chambers st, N. Y.; inc. Dec. 15, 1910; capital, \$16,000; directors, Adelbert W. Bailey, 25 Broad st, N. Y.; Horatio P. Parker, 25 Broad st, N. Y.; Walter P. Vining, 51 Chambers st, N. Y. C.

Brooklyn Suburban Land Improvement Co.; inc. Dec. 21, 1910; capital, \$5,000; directors, Bernard Rothberg, 26 Court st, Brooklyn; Sigmund Trepani, 26 Court st, Brooklyn; Adolf Solomon, 452 East 146th st, N. Y. C.

City Finance Co.; inc. Dec. 16, 1910; capital, \$5,000; directors, Edna L. Beaudry, 519 West 134th st, N. Y.; Walter Tice, 102 East 127th st, N. Y.; Benj. M. Goldberger, 110 West 34th st, N. Y.

R. H. Casey (Incorporated), 1123 Broadway; inc. Dec. 20, 1910; capital, \$10,000; directors, Richard H. Casey, 1123 Broadway, N. Y.; Richard H. Casey, Jr.; Chas. E. McCarthy, and two others.

Clearing Association for N. Y. Real Estate, 105 West 40th st; inc. Dec. 21, 1910; capital \$10,000; directors, Henry M. Lester, New Rochelle, N. Y.; Francis A. Stratton, Mt. Vernon, N. Y.; Walter P. Blackmer, New Rochelle, N. Y.

Cross Realty Co., 200 William st, N. Y.; inc. Dec. 19, 1910; capital, \$100,000; directors, Henry M. Helmstead, 291 East 7th st, Brooklyn; Adolf Heinzerling, 49 Darcy st, Newark, N. J.; Jacob W. Schultz.

Dunton Lodge Improved Property Holding Co.; inc. Dec. 20, 1910; capital, \$100,000; directors, Geo. A. LeFevre, Richmond Hill, N. Y.; Edwin G. Rockwell, Dunton Lodge, Boro. of Queens; Myron J. Hayden, Syracuse, N. Y.

Far Rock Realty Co.; inc. Dec. 15, 1910; capital, \$10,000; directors, Edward McAndrews, Hawley, Pa.; Frank J. Tully, 1192 Park pl, Brooklyn; Frank V. O'Donnell, 79 Manhattan av, N. Y. C.

The Flatbush Home Co.; inc. Dec. 17, 1910; capital, \$10,000; directors, Chas. R. Kulth, 277 Kosciusko st, Brooklyn; Robert Kluth; Marion G. Burkland, 192a Madison st, Brooklyn.

Fodna Realty Co., 309 Broadway, N. Y.; inc. Dec. 15, 1910; capital, \$6,000; directors, Sigmund Fodos, 141 2d av, N. Y.; Joseph G. Nagg, 95 Prince st, N. Y.; Benj. Glasgow, 315 East 6th st, N. Y.

Garfield Holding Co., 165 Broadway, N. Y.; inc. Dec. 19, 1910; capital, \$3,000; directors, Edw. J. Rowe, 605 West 178th st, N. Y. C.; J. Chester Johnson, 829 President st, Brooklyn; Louise M. Johnson, 521 Kearney av, Arlington, N. J.

Gepeos Realty Co., 1 Madison av.; inc. Dec. 19, 1910; capital, \$15,000; directors, John E. Scharsmith, 1 Madison av, N. Y.; Chas. Lemp, 35 West 67th st, N. Y.; Albert Hiltbrunner, 217 East 33d st, N. Y.

The Hice Realty Company, 700 Jamaica av, Brooklyn; inc. Dec. 15, 1910; capital, \$3,000; directors, Geo. S. Hice, 700 Jamaica av, Brooklyn; Wm. C. Roberts, 43 Jerome st, Brooklyn; Samuel B. McNeill, 179 Chestnut st, Brooklyn.

Lynridge Realty Co.; inc. Dec. 16, 1910; capital, \$10,000; directors, Clarence R. Leach, 33 Wall st, N. Y. C.; Harold I. May, 36 Wall st, N. Y. C.; Ralph Stout, 165 Broadway, N. Y. C.

Massapequa Development Co., 186 Remsen st, Brooklyn; inc. Dec. 15, 1910; capital, \$2,000; directors, Kenneth P. Kirk, 186 Remsen st, Brooklyn; John H. Winans and Joseph L. Davison.

Charles Meyer Co., 115 Broadway; inc.

Dec. 19, 1910; capital, \$50,000; directors, Chas. Meyer, 70 Herkimer st, Brooklyn; Henry H. Meyer, Grand Hotel, Broadway and 31st st, N. Y. C.; Martha Meyer, 70 Herkimer st, Brooklyn.

Mt. Airy Realty Co., 42 Broadway; inc. Dec. 19, 1910; capital, \$1,000; directors, Stanley H. Mollison, 227 West 131st st, N. Y. C.; Edw. J. Hogarty, 159 Remsen st, Brooklyn; Warren McConihe, 42 East 51st st, N. Y. C.

The Nestepol Realty Co.; inc. Dec. 21, 1910; capital, \$300,000; directors, John G. Porter, 10 Hedges pl, Jamaica, N. Y.; Thomas F. Clements, 623 11th st, Brooklyn; Alfred V. Norton, 216 Hamilton av, New Brighton, Boro. of Richmond, N.Y.

New Lots Building Co., 140 Nassau st; inc. Dec. 16, 1910; capital, \$10,000; directors, Joseph Dubinsky, 45 Malta st, Brooklyn; Yetta Dubinsky, 45 Malta st, Brooklyn; Herman Rosenblatt, 125 Ridge st, N. Y. C.

130 West 37th St. Co., 130 West 37th st; inc. Dec. 20, 1910; capital, \$15,000; directors, Gustave W. Cahan, 325 Central Park West, N. Y.; Henry M. Weill, 161 West 34th st, N. Y. C.; Benj. W. Levitan, 20 West 31st st, N. Y. C.

Paladino & Brothers; inc. Dec. 20, 1910; capital, \$10,000; directors, Joseph Paladino, 59th st and 13th av, Brooklyn; Antonio Paladino, 713 Sackett st, Brooklyn; Frank Adams, 1332 59th st, Brooklyn.

Peoples Union Realty Company, 44 Court st, Brooklyn; inc. Dec. 16, 1910; capital, \$50,000; directors, George Goldberg, 101 Pulaski st, Brooklyn; Joseph Tolins, 751 Howard av, Brooklyn; Frank Kille, 526 11th st, Brooklyn.

Penrhyn Park Company; inc. Dec. 15, 1910; capital, \$50,000; directors, Fred. S. Dunn, 324 Gregory av, Passaic, N. J.; Elmer B. Brouard, 255 Van Buren st, Brooklyn; Richard E. Disney, 239 West 44th st, N. Y. C.

L. Perlman & Co.; inc. Dec. 17, 1910; capital, \$1,500; directors, Louis Perlman, 152 East 11th st, N. Y. C.; Daniel N. Cohen, 53 West 112th st, N. Y. C.; Samuel L. Randel, 361 East 3d st, Brooklyn.

Rockfall Apartments, 100 William st, N. Y.; inc. Dec. 15, 1910; capital, \$250,000; directors, Hector M. Hitchings, 264 West 93d st, N. Y. C.; Minnie L. Hitchings and Christine Hitchings.

Thomann Realty Company, 306 East 82d st, N. Y.; inc. Dec. 16, 1910; capital, \$10,000; directors, Frederick W. Thomann, 63 Hawthorne st, Brooklyn; Anton J. Gerlich, 1511 3d av, N. Y. C.; John Knauss, 343 East 83d st, N. Y. C.

The Tea Realty Co., 302 Broadway, N. Y.; inc. Dec. 20, 1910; capital, \$2,000; directors, Joseph Tea, 68 West 113th st, N. Y. C.; Morris Tea, 503 Bushwick av, Brooklyn; Harry N. Markson, 9 East 97th st, N. Y. C.

Wayne Investing Co., 100 Broadway, N. Y.; inc. Dec. 21, 1910; capital, \$500; directors, Chas. I. Roskoph, 155 West 106th st, N. Y.; Edmund C. Donovan, 219 Schermerhorn st, Brooklyn; Wm. J. Lewis, 1608 42d st, Brooklyn.

Wells Holding Co.; inc. Dec. 15, 1910; capital, \$1,000; directors, J. C. Stevens, 124 Railroad av, White Plains, N. Y.; Geo. V. Morton, 62 William st, N. Y. C.; Chas. J. McLees, 18 Rose st, N. Y.

## 2,500 Bridges and Culverts in One County.

Floyd County in Georgia is called a county of bridges. It can safely claim a greater number of bridges than any other country in the State. There are 800 miles of public road in the county, and the character of the country is such that the bridges and culverts average three to the mile, making the enormous total of nearly 2,500 in the county.

The Board of County Commissioners has taken up the task of replacing all the wooden bridges with concrete culverts and steel bridges. During the past twelve months reports read at the meeting of the commissioners this week showed that sixty-one culverts and twenty-five steel bridges had been built. It is planned to build 240 more culverts and sixty steel bridges on the main highways during the next two years. The total expense of this work will exceed \$100,000.

The work is not done by contract, but by convict labor, under direction of the county engineer. There are at present ninety-four convicts in the county chain gang.

## How They Do Things in Birmingham.

The corporation of Birmingham, England, during the early history of street transportation, instead of allowing companies to lay down tracks in the streets, as is the American custom, constructed the trolley lines itself and leased them to companies upon terms which repaid the capital outlay within the periods of the leases. In this way Birmingham always had complete control of its streets. The wisdom of this policy was brought home to the citizens of Birmingham when, on January 1, 1907, the leases of the majority of the lines in the city fell to the corporation without a penny of cost.

DUSTLESS FLOORS.—Engineers who have looked for a proper remedy for dusty cement floors examined the exhibit of Toch Bros. at the Cement Show with interest. No matter how often cement floors are swept and washed, as soon as they are dry they become easily abraded and then fine particles of silica and lime rise from them. In generating rooms of electric power houses and in other machine rooms damage is done to the contact points of motors and generators owing to the grinding and polishing action of these impurities in the air. Some one proposed to oil a cement floor, but in one case where this was tried the oil formed a combination with the concrete, and the floor in consequence expanded, bulged and blistered. Toch Bros. had a cement filler and cement floor paint which some of the largest power houses have adopted with successful results. Toch Bros. also make a material in powder form for waterproofing concrete against pressure.

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CONFIDENTIAL CONSULTATIONS free of charge to real estate men regarding office management or the handling of specific deals. Call or write for appointment. Ronald C. Lee, General Manager of The Realty Records Co., 11 E. 24th St. Phone 4430 Madison Sq.

For Reports on Building Operations, send to F. W. Dodge, Co., New York,

Boston, Philadelphia, Pittsburg and Chicago.

# NEWS CULLED FROM THE WEEK'S DOINGS

## Petition from Bowery Owners.

Many property owners and merchants along the Bowery are signing a protest against the erection of a third-track for the Elevated Railway system through the Bowery, on the ground that great and needless injury to property and business interests thereon has already been inflicted through the construction of the present elevated roadways. In their protest they declare that the Bowery, which through its location, is destined to become the great longitudinal artery of communication with Brooklyn, has been largely ruined as a commercial thoroughfare by the erection of the elevated structure over the sidewalks, to a great extent shutting out light and air from the stores and subjecting pedestrians to annoyance and damage of clothing from the constant dripping of oil, water impregnated with grease and rust, and from melting ice and sleet, in the winter season. The upper floors of buildings have been rendered almost uninhabitable for dwelling purposes by the din of passing trains within a few feet of the windows.

They suggest that this unnecessary injury to property and interference with business interests could be almost wholly done away with, by placing the elevated structure in the center of the roadway, where the erection of a third track would cause little additional damage, or inconvenience to the public. This re-arrangement of the three tracks for a distance of considerably less than one mile, or from 6th st to Chatham sq, would, in their opinion, largely do away with the existing nuisances which have been so needlessly inflicted on the public and have worked such wholesale damage to property and business interests.

THE TITLE GUARANTEE & TRUST CO. loaned to George Schuck \$58,000 on his corner properties 183d st, Washington and Bassford avs. These plots are 67 feet on the street by 56 and 68 feet respectively on the avenues. The buildings are new 5-sty brick and stone store and apartments. The mortgages run for three years at 5%.

WILLIAM J. ROOME & CO. have been appointed agents by the Madison Holding Co. of their new 12-sty loft building at 72-74 Madison av, 50 ft. south of 28th st.

KLEIN & JACKSON, real estate operators and builders, have removed their offices to the Singer Building, 149 Broadway.

## United Real Estate Owners' Appoint Committees.

At the final meeting for 1910 of the United Real Estate Owners' Association, many matters of importance were discussed. The following committees were selected for the ensuing year:

Tenement House Committee, Dr. Abraham Korn, chairman; Law and Legislation, Chas. H. Schnelle, chairman; By-Laws and Rules, Joseph L. O'Brien, chairman; Membership, William H. Mehlich, chairman; Water Supply, Gas and Electricity, John J. Pheelan, chairman; Subways and Bridges, Henry G. Wynn, chairman; Taxation, Assessments and Public Expenditures, Samuel Rubenstein, chairman; Education, Dr. Henry W. Berg, chairman; Parks and Recreation Piers, Henry J. Schumacher, chairman; Public Health and Safety, Dr. Geo. Wenner, chairman; Press and Literature, Chas. H. Schnelle, chairman.

There were also the following special committees appointed: A committee to investigate the question of Personal Taxation, Thos. Krekeler, chairman. This committee was authorized to send two delegates to the Taxation Conference to be held at Utica early in January.

A committee to investigate the matter of increased assessed valuations and increased tax rates, Michael J. Horan, chairman. This committee is to call on the tax commissioner for the purpose of reducing the tax rate, if, necessary mass meetings are to be held to secure relief from the heavy burden on the taxpayers.

Another committee was also appointed to draft a bill to secure relief in the matter of factory ventilation.

The annual entertainment and reception of the association is to be held on January 30, 1911. A committee of arrangements has been selected with Chas. W. Eidt, as chairman, and a vaudeville program is being arranged for, extensive preparations are being made to make this social feature even a larger success, than the previous one. In connection with this affair, the annual book and souvenir program will be issued under the supervision of Chas. H. Schnelle, chairman of Press Committee. This book will contain articles on the tenement house law, by Assistant Corporation Counsel John P. O'Brien; the City Budget for 1911, by Michael J. Horan, Esq.; the work of the Local Associations, by Henry Bloch, Esq.; the Legislative Work of the Association for 1910, by Chas. H. Schnelle.

There will be several other articles of interest to all owners of real estate. The committee on Law and Legislation is

making preparations to handle all bills pertaining to real estate matters in New York City. Several associations are making application to join the United Real Estate Owners' Association, and efforts are being made to increase the membership and strength of this association.

## MUTUAL LIFE MAKES CHANGE.

### Mr. W. W. Richards Retires.

Mr. William Shields has been elected manager of the real estate and mortgage loan department of the Mutual Life Insurance Co., to succeed Mr. W. W. Richards, who retires on January 1. Mr. Richards, who is known to almost all New York real estate brokers and operators, has been connected with the company for forty years. Mr. Shields has been in charge of the loan department for the past ten or twelve years. At the present time the company holds mortgages on New York real estate amounting to \$140,000,000.

### Board of Brokers' Meeting.

A meeting of the members of the Real Estate Board of Brokers of New York City is called for Tuesday afternoon, Jan. 3d, at 3 o'clock sharp, for the purpose of discussing the rapid transit situation in New York City and of getting an expression from the Board at large as to the merits of the proposal of the Interborough Rapid Transit Company as opposed to the route known as the Tri-Borough Route with its proposed modifications.

A large attendance of the members is desirable.

ELISHA SNIFFEN, Secretary.

## Real Estate in Trust for Failed Banks.

The Bankers Realty & Security Co. have transferred to Orion H. Cheney as Superintendent of Banks of N. Y. State to be held in trust for the Northern Bank of N. Y. and Washington Savings Bank, 45 West 11th st, 69 lots on map of section 1, Morris Park; also land in Suffolk Co., N. Y. The two banks mentioned were closed this week by the superintendent of banks, Joseph G. Robin, who controlled those institutions, was a director of the Bankers Realty & Security Co.

THE BRISTOW CONSTRUCTION CO. have obtained from the Prospect Investing Co. a building loan of \$32,000 on a 5-sty apartment on the south side of East 165th st, 70 feet east of Kelly st, covering 50x100. The excavation of the same is now well under way.

# FRANK E. SMITH

## Real Estate Investments

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# 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.  
Tuesday, January 3.

MAGENTA ST, from White Plains road to Golden av; 10 a. m.

ROSEDALE AV, from Westchester av to West Farms road; 11.45 a. m.

BRONX BOULEVARD, from Old Boston Post road to East 242d st; 2.30 p. m.

RIVERSIDE DRIVE, from West 158th st to West 165th st; 11 a. m.

Wednesday, January 4.

MAGENTA ST, from White Plains road to Golden av (assessment); 10 a. m.

GLEBE AV, from Westchester av to Overing av; 3 p. m.

CRUGER AV, from Williamsbridge road to South Oak drive; 2 p. m.

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

EAST 161st st, from Brook av to 3d av; 3 p. m.

GRAND BOULEVARD, from East 158th st to East 164th st; 2.30 p. m.

WALTON AV, closing, from East 167th st to Tremont av; 10 a. m.

WEST FARMS ROAD, from Bronx River to Westchester Creek; 3 p. m.

Thursday, January 5.

GLEBE AV, from Westchester av to Overing av (assessment); 3 p. m.

UNNAMED ST, Riverside Drive to West 177th st; 10 a. m.

LUDLOW AV, from Tremont av to Whitlock av; 11.45 a. m.

GLOVER ST, from Castle Hill av to Westchester av; 11 a. m.

WEST 235TH ST, from Spuyten Duyvil Parkway to Riverdale av; 3 p. m.

Friday, January 6.

DEPEW PL, from 42d to 43d sts (closing); 10 a. m.

BY PUBLIC SERVICE COMMISSIONERS, TRIBUNE BUILDING.

Tuesday, January 3.

BROOKLYN AND JAMAICA BAY RY. CO.—Application for certificate of public convenience and necessity for street railroad in Brooklyn.—Commissioner Bassett; 2.30 p. m.

Wednesday, January 4.

LONG ACRE ELECTRIC LIGHT & POWER CO.—Further hearing upon application for approval of issue of \$10,000,000 stock and \$50,000,000 bonds.—Commissioner Maltbie; 10.30 a. m.

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

Thursday, January 5.

QUEENS BOROUGH GAS & ELECTRIC CO.—Informal hearing as to rate for gas.—Commissioner Maltbie; 2.30 p. m.

QUEENS BOROUGH GAS & ELECTRIC CO.—Informal hearing as to rate for electricity.—Commissioner Maltbie; 2.30 p. m.

## CONDEMNATION PROCEEDINGS.

REPORT COMPLETED.

BRIDGE APPROACH.—1st av, 2d av, 59th st and 60th st. The Commissioners of Estimate and Appraisal in the above preceding have completed their estimate of loss and damage and filed their report with the Board of Estimate for inspection; objections must be filed on or before January 2; hearings will begin January 7.

### Manhattan Bridge Approach.

Commissioners George Gordon Battle, Charles J. Leslie and John C. Fitzgerald have filed their report of awards for property taken for the Manhattan Bridge or Bridge No. 3 with the Board of Estimate for inspection. The property taken is bounded by the Bowery, Canal, Chrystie and Bayard sts, and Chrystie, Canal, Forsyth and Bayard; also a large part of the blocks as far east as Monroe st running in a diagonal line. The amount of the award is \$4,338,128.50. The claimants, estimate of the value of their property was \$5,721,267.97, and the estimate of the city was \$4,121,585; the awards were \$1,383,139.47 less than the claimants' estimate and only \$216,543.50 more than the estimate of the city, an increase of a trifle less than 5¼ per cent. over the city estimate. Objections to the awards must be filed at the office of the Commission, 258 Broadway, on or before January 8. Hearings will take place Friday, January 13, 1911, at 2 p. m.

TAYLOR ST.—Opening from East River to Westchester av. The Commissioners of Estimate and Assessment have completed their estimate of damage and benefit and filed their report with the Bureau of Street Openings for inspection. Objections must be filed on or before January 18, 1911. Hearings will begin January 23; report will be presented to the Supreme Court for confirmation March 7. Area of assessment: Beginning at a point on the bulkhead line of the East River where it is intersected by a line distant 450 feet westerly from and parallel with the westerly line of Taylor av as laid out between Bronx River av and the bulkhead line, the said distance being measured at right angles to the line of Taylor av, and running thence northwardly along the said line parallel with Taylor av and the prolongation of the said line to a point distant 100 feet northerly from the northerly line of Bronx River av, the said distance being measured at right angles to the line of Bronx River av; thence eastwardly and always parallel with and distant 100 feet from the northerly line of Bronx River av to the intersection with a line midway between Beach av and Taylor av; thence northwardly along the said line midway between Beach av and Taylor av to the intersection with a line distant 100 feet northerly from and parallel with the northerly line of Westchester av, the said distance being measured at right angles to the line of Westchester av; thence eastwardly along the said line parallel

with Westchester av to the intersection with a line midway between Taylor av and Theriot av; thence southwardly along the said line midway between Taylor av and Theriot av to a point distant 100 feet northeasterly from the northeasterly line of Bronx River av, the said distance being measured at right angles to the line of Bronx River av; thence southeastwardly and always distant 100 feet and parallel with the northeasterly line of Bronx River av to the intersection with a line bisecting the angle formed by the intersection of the prolongations of the centre lines of Taylor av and Gildersleeve av as the said avenues are laid out between Bronx River av and the bulkhead line of the East River; thence southwestwardly along the said bisecting line to the said bulkhead line; thence northwestwardly and westwardly along the said bulkhead line to the point or place of beginning.

### 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 January 24, 1911, at 11 a. m., at which time and place the objections will be heard and testimony received in reference thereto.

THEATRE ALLEY.—Sewer, between Ann and Beekman sts.

207TH ST.—Paving, curbing and re-curb from the bridge entrance to the bulkhead line of the Harlem River.

## ASSESSMENTS.

DUE AND PAYABLE.

The Comptroller gives notice to all persons affected by the following assessments, which were confirmed, that the same are now due and payable. Unless paid on or before date mentioned interest will be charged at the rate of 7 per centum per annum from the date when such assessments become liens to the date of payment:

TELLER AV.—Sewer, between East 167th st and the summit north of East 168th st. Area of assessment: Both sides of Teller av, from 167th st to the summit north of 168th st. February 21, 1911.

GRAND BOULEVARD AND CONCOURSE.—Sewers, east side, between Bush st and 181st st, and west side, between 180th and 181st sts. Area of assessment: East side of Grand Boulevard and Concourse, between Bush st and 180th st, and both sides, between 180th and 181st sts. February 21, 1911.

199TH ST.—Regulating, grading, etc., from Bainbridge av to Jerome av. Area of assessment: Both sides of 199th st, from Bainbridge av to Jerome av, and to the extent of half the block at the intersecting streets. February 21, 1911.

**BROADWAY.**—Paving, from Spuyten Duyvil Creek to the north line of the city. Area of assessment: Both sides of Broadway, from Spuyten Duyvil Creek to north line of the city of New York, and to the extent of half the block at the intersecting and terminating streets. February 21, 1911.

**162D ST.**—Regulating, grading, etc., from Summit av to Ogden av. Area of assessment: Both sides of 162d st, from Summit av to Ogden av, and to the extent of half the block at the intersecting and terminating streets. February 18, 1911.

**170TH ST.**—Regulating, grading, etc., curbstones, flagging sidewalks, from Aqueduct av to Wythe pl, except that section between Jerome and Cromwell avs. Area of assessment: Both sides of 170th st, from Aqueduct av to Wythe pl, with the exception of that section between Jerome and Cromwell avs, and to the extent of half the block at the intersecting and terminating streets. February 18, 1911.

**MOHEGAN AV.**—Opening, from East 175th st to 176th st. Area of assessment: Bounded on the northwest by a line midway between Mohegan av and Marmion av, and by the prolongation thereof; on the northeast by a line 100 feet distant northeasterly from the northeasterly side of East 176th st and parallel therewith, said distance being measured at right angles to the line of East 176th st; on the southeast by a line midway between Mohegan av and Waterloo pl and by the prolongation of the said line, and on the southwest by a line 100 feet distant southwesterly from the southwesterly side of East 175th st, and parallel therewith, the said distance being measured at right angles to the line of East 175th st. February 18, 1911.

**PARK AV.**—Sewer, west side, between 37th and 38th sts. Area of assessment: West side of Park av, between 37th and 38th sts. February 18, 1911.

### Hyde's New One Volume Atlas of Manhattan.

This new and complete atlas with important new features, as advertised in this and other issues of our paper, will (we understand), be ready for delivery by the 10th of January. It will perhaps be to the advantage of intending purchasers of an atlas to see this volume before making their subscription, as the advertisements and circular matter lately distributed speaking of these additional new features, should make it worth ones consideration, the price of the two atlases being the same.

M. & L. HESS have leased for F. H. Thorne, the 2d, 3d and 4th lofts at 40 East 20th st, to M. Joseph & Company, Brick Brothers and A. Alper, respectively; for Jacob Adler & Co., the 5th loft at 27-35 West 24th st, containing 10,000 ft., to the Vassar Co., and for the Sternfeld Building Co., the 10th and 11th lofts, containing 20,000 ft., at 317-323 East 34th st, to Duffner & Kimberly.

FREDERICK FOX & CO. have leased for Cohen, Goldman & Co., 20,000 sq. ft. of space at 652-655 Broadway, running through to Mercer st, for a long term of years to Werner, Sommer & Co., Inc.; to Burton Pierce & Co., 8,500 sq. ft. of space in 692-4 Broadway building corner 4th st; for the Felters Co., and the Randolph Guggenheimer Estate, 7,500 sq. ft. of space for a term of years to Techner-Fischel Co., Inc.; for H. S. Ely & Co., 4,500 sq. ft. of space at 5-9 Union Sq, to Arthur Siegman,

### REGISTER GRIFENHAGEN'S SUGGESTION.

#### Records to Be Printed in Duplicate Instead of Typewritten.

Register Griffenhagen has suggested a new, modern method of recording and safeguarding the documents which represent the seven billions of assessed real property in New York County, and the financial officers of the city government will be asked to authorize its installation. The change will save the county thousands of dollars each year, still further reduce the time for recording and returning papers to owners or attorneys, give better and more lasting work in the libers and, most important of all, provide duplicates of all instruments that can be kept separate in fireproof vaults in other cities ready for use in case the originals are destroyed by fire or feud.

If from any cause the libers now in the Hall of Records were destroyed the public would be completely at the mercy of the commercial companies which make a specialty of closing titles, etc.

The proposed plan is to have the work done on linotype machines, by contract; the contractor to furnish the machines and the operators, proofreaders and revisers; the city to furnish the space and light in the department now occupied by the folio writers and their typewriting machinery. From specimens of work submitted, the matter as printed will occupy only about one-third the space that is now required for the typewritten matter, thus saving considerably in libers, while giving cleaner and more enduring copies.

The contractor must undertake to work at night, "setting-up" all documents received each day, so that complete, carefully compared and revised copies will be ready for the index department at 9 o'clock every morning. In other words, the work must be done as expeditiously as the best equipped newspaper office or commercial printing establishment. By the present arrangement (which has become too slow and costs too much for supervision) the folio writers—or recording clerks as they are officially classified—receive five cents a folio for transcribing the conveyances, mortgages, leases, assignments and other papers into the libers. But the additional cost is nearly \$29,000 a year for supervising, examining and comparing their work. Under the new plan, as proposed, the contractor must do the work at a cost not exceeding seven cents a folio, which also includes examination, comparison and verification of the printed copies with the original documents. The contractor also must undertake to furnish a reasonable number of duplicates copies.

According to the accounts in the Comptroller's office the cost of typewriting records, material for the machines, such as ribbons, etc., repairs to machines, ex-

amining and comparing and supervising the recording during 1909 was \$82,272.65. The estimated cost of printing, examining, comparing, etc., under the contract system for 1911, beginning, say, February 1, is \$63,000. Thus, the improved service will be an economy and not an expense to the county.

The chief and most essential feature of the change relates to the supplying of duplicates without extra charge. From the day the new system is inaugurated the county can begin to duplicate its real estate records. But they ought to be placed in some fireproof vault or depository away from the Hall of Records. This question of making duplicate copies of records and keeping them apart from the originals was solved several years ago by certain companies which guarantee and insure titles, one of which went to great expense to secure safe depositories in Connecticut and Maryland. This concern merely exercised commercial prudence in safeguarding copies of its plant which had cost a vast sum to get together. The City of New York has spent millions of dollars in creating the plant, of which the title companies and other concerns have secured copies, yet in case of fire, or riot, or earthquake, or other cause which should destroy the city's plant the public would be left without records for its use. The Register believes the city should not be left in such a plight, hence he determined, if his suggestion were adopted, to start duplicating with the inauguration of the new method of printing the records. The Legislature has already authorized certain duplicating of old records, and if it should further order copies of documents to be made up to the period of the now suggested printing, the county would then have complete duplicate plants.

Another benefit derived from the duplicates will be that certified copies can be furnished immediately on application. At present the folio writers get five cents a folio for writing these certified copies, which the Register charges to the person who secures the documents, with the cost for comparing, etc. Attorneys desiring copies for immediate use, in litigation for instance, will appreciate the importance of not having to wait twenty-four hours for a paper.

It is understood that the contractor must give a bond to the Register with adequate securities, guaranteeing the accuracy and completeness of the copying and printing of records, under a five-year contract. That none of the papers or books shall be removed from the building; that the contractor must sign for the papers when delivered for printing; that he shall pay the prevailing scale of wages to operators, readers and revisers and be prepared to complete each day's papers as they are delivered to him.

Apart from the advantage of more careful proofreading, comparing and revising to be had under a printing contract, it is expected that the time of making a complete record will be reduced to two days.

## DODGE REPORTS

follow, step by step from the architect's office to the finished building, all building operations throughout the United States. By these reports you learn not merely what goods are needed, but also the moment when they are needed.

**F. W. DODGE COMPANY**

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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, comparing Manhattan and The Bronx. Rows include Total No. for Manhattan, Total No. for the Bronx, Total No. Manhattan and The Bronx, and Total Amt. Manhattan and The Bronx.

PROJECTED BUILDINGS.

Table comparing 1910 and 1909 projected buildings. Rows include Total No. New Buildings, Total Amt. New Buildings, Total Amt. Alterations, and Total Amt. Alterations for Manhattan-Bronx.

Assessed Value Manhattan.

Table showing assessed value for Manhattan in 1910 and 1909. Rows include Total No. with consideration, Amount Involved, Assessed value, and Total No. nominal.

BROOKLYN.

CONVEYANCES.

Table comparing 1910 and 1909 conveyances in Brooklyn. Rows include Total Number, No. with consideration, Amount Involved, and Total amount of Conveyances.

MORTGAGES.

Table comparing 1910 and 1909 mortgages in Manhattan and The Bronx. Rows include Total number, Amount Involved, No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, and Total No. Manhattan and The Bronx.

MORTGAGES.

Table comparing 1910 and 1909 mortgages. Rows include Total number, Amount Involved, No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, and Total amount of Mortgages.

PROJECTED BUILDINGS.

Table comparing 1910 and 1909 projected buildings. Rows include No. of New Buildings, Estimated cost, Total Amount of Alterations, and Total Amount of Alterations.

EXTENDED MORTGAGES

Table comparing 1910 and 1909 extended mortgages in Manhattan and The Bronx. Rows include Total number, Amount Involved, No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, and Total No. Manhattan and The Bronx.

QUEENS.

PROJECTED BUILDINGS.

Table comparing 1910 and 1909 projected buildings in Queens. Rows include No. of New Buildings, Estimated cost, Total Amount of Alterations, and Total Amount of Alterations.

THE WEEK'S STATISTICS.

The total number of sales reported in this issue is 32, of which 4 were below 59th st, 20 above, and 8 in the Bronx. The sales reported for the corresponding week last year were 62, of which 21 were below 59th st, 27 above, and 14 in the Bronx. The total number of mortgages recorded for Manhattan this week was 123, as against 133 last week, and in the Bronx 96, as against 113 last week. The total amount was \$5,150,989, as against \$18,818,309 last week. The amount involved in the auction sales this week was \$491,312, and since Jan. 1, \$56,334,936. Last year the total for the week was \$419,241, and from Jan. 1, \$57,402,844.

















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

Lenox av, No 450, north store & basement. Pauline Levy to Harry M Greenberg, 589 8th av; 3 yrs, from Oct 1, 1910. Dec 27, 1910. 6:1730. 720

Barney Estate Co to EAST RIVER SAVINGS INSTN, 280 Bway, 55th st, Nos 139 to 145, n s, 175 e 7th av, 100x100.5. Dec 22, 5 yrs, 5%. Dec 23, 1910. 4:1008. 110,000

BOROUGH OF THE BRONX.

133d st, s s, 50 e Cypress av, 25x100, the land. Justine Bunke to Patria Grecco, 416 E, 13th st, & ano; 10 yrs, from Feb 1, 1911. Dec 24, 1910. 10:2561. excess taxes & 300

Berkowitz, Max, of Arverne, L I, to Drayton Burrill, at Summit, N J, trustee James L Bogert for Mary A Stewart. Lex av, No 103, e s, 49.4 n 27th st, 24.8x100. Dec 22, 5 yrs, 5%. Dec 23, 1910. 3:883. 27,000

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.

Mortgages against Bronx property will be found altogether at the foot of this list.

December 23, 24, 27, 28 and 29.

BOROUGH OF MANHATTAN.

Aurora Operating Co to TITLE GUARANTEE & TRUST CO. Certificate as to mort for \$4,000, covering land in Bklyn, N Y. Dec 23. Dec 28, 1910.

Barney Estate Co to TITLE INS CO of N Y, 135 Bway. Park av, No 707, e s, 60.5 n 69th st, 20x88.11. Dec 22, 3 yrs, 5%. Dec 23, 1910. 5:1404. 45,000









HAND POWER ELEVATORS suitable for STORES, WAREHOUSES STABLES AND SMALL FACTORIES, INSTALLED AT SMALL COST

OTIS ELEVATOR COMPANY

17 BATTERY PLACE, NEW YORK

Main body of the page containing numerous mortgage listings with details such as property addresses, loan amounts, interest rates, and dates.



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EDISON PORTLAND CEMENT

is ground uniformly 10% finer than any other cement in the world

85% thru 200

98% thru 100

You can use 10% less Edison and have equal strength or the same quantity and have greater strength.

Ask us to prove it.

EDISON PORTLAND CEMENT COMPANY

1133 BROADWAY, NEW YORK

Table listing names and addresses of individuals and companies, such as Bragaw, Allen C—Waldorf Astoria Hotel Co, Baudholtz, Frank A & Harry S—American Newspaper Publishers Assn, etc.



ATLAS PORTLAND CEMENT 30 BROAD STREET, NEW YORK

Table listing various construction and real estate companies with their addresses and phone numbers, including entries like '27 C L Gray Construction Co-J Grillo et al.' and '27 New York Polyclinic Medical School & Hospital-M Delaney'.

Table listing various construction and real estate companies with their addresses and phone numbers, including entries like '30 American Plaiting Machine Co-the same' and '30 American Pneumatic Cushion Co-the same'.

Table listing various construction and real estate companies with their addresses and phone numbers, including entries like 'Marcus, Nathan-W E Murphy, 1910' and 'Mackie, Robt-S A Seibert et al, 1907'.

SATISFIED JUDGMENTS.

Dec. 24, 27, 28 29 and 30.

Table listing satisfied judgments with names and amounts, including entries like 'Brandner, Benjamin L-H F Lippe et al, 1910' and 'Same-H F Lippe, 1910'.

CORPORATIONS.

Table listing various corporations with their names and addresses, including entries like 'German American Ins Co-J C Cohen, 1910' and 'Royal Ins Co-J C Cohen, 1910'.

1Vacated by order of Court. 2Satisfied by appeal. 3Released. 4Reversed. 5Satisfied by execution. 6Annulled and void.

