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 BUSINESS AND THEMES OF GENERAL INTEREST.

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AUGUST 13, 1910.

No. 2213

IN the last issue of the Record and Guide Mr. Alfred H. Taylor made a valuable suggestion as to the architectural treatment of the roofs of apartment houses, hotels and office buildings. When residential New York consisted of three or four-story brownstone houses there was no particular reason to consider a flat roof either from the aesthetic or the practical point of view. But now that the private residences are disappearing, and the smallest building unit is coming to be an elevator apartment-house erected on three or four lots, the roof, particularly of a flat-roofed building, is becoming of the utmost aesthetic and practical importance. Its increased practical importance is due chiefly to the fact that the hygienic value of fresh and good air is much more highly appreciated than it used to be. The top of every large apartment-house should be converted into a playground for children. A playground of this kind would be more accessible than a public park, and by proper planning and organization might be made more useful, both to the younger and the older children. In the same way the top of office and loft buildings should be used as a place in which the employees of the establishment, during the period allowed for lunch, could obtain good air and a little exercise. Some such development as this is plainly indicated by the increasing over-crowding of the streets and the way they are being deprived of light and good air. Furthermore, any structures erected on the roofs to meet these practical needs would have a distinct architectural value. The great need of a tallish flat-roofed building is some perpendicular projection, which breaks the skyline. Even the pent-houses and water-tanks of the present day, ugly as they are, frequently afford a welcome relief to the monotony of the skyline of a big flat-roofed building. If, as Mr. Taylor suggests, such structures were made of cement, and given an outline of some architectural meaning, they could be used, not only as part of the furniture of the roof, but also as a contribution to the appearance of the building from the street—provided the building were no more than about twelve stories high.

IN a recent interview in the New York Times Mr. Joseph P. Day made an extremely useful suggestion. He pointed out that as the population of the city spread further north, the local authorities had made no provision for markets accessible to the new residential districts. At the present time the markets are of practically no use to the ordinary retail purchaser in Manhattan. They are used only or chiefly by the restaurants and hotels; and the purchaser in small quantities is practically obliged to deal with the local tradesmen. When one remembers the extent to which the markets are used by small retail purchasers in some of the other American cities and in the great majority of foreign cities, one begins to realize what the New York housewife loses because of the lack of markets. An accessible and well-supplied market does more than offer the small purchaser retail goods at somewhere near wholesale prices. It tends by its competition to keep down the retail prices of local tradesmen. The help that it gives the small purchaser in buying somewhat more cheaply is a great boon, and now that attention is being called from every direction to the extortions practiced by local tradesmen, possible remedies should be seriously considered by the municipal government. Could not, for instance, a plan for a new municipal market be included in Mr. Tomkins' proposal looking to-

wards some more economical method of handling freight in Manhattan? This proposal depends for its success entirely by the co-operation of the railroads, and it looks as if some arrangement might be made with the railroad companies to supply a market situated somewhere up town and not too far from a subway. But, of course, the creation of new markets should not be confined to Manhattan. The outer parts of Brooklyn are lacking in such accommodations; and the same is the case with Queens and the Bronx. In the case of these outlying boroughs the organization of some method whereby these markets could be supplied with eggs, butter, poultry, vegetables and the like from neighboring farms would be an easier matter than it would be in the case of Manhattan. It is a singular fact that a service which the municipality used to perform for its citizens should have become so completely neglected. Doubtless Chicago beef and cold storage methods has something to do with the decline of produce markets, but they do not account for their complete neglect.

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

Sir: In your issue of 6th inst. we notice that you do not agree with the "Outlook" in the solution of the subway problem in this city. It seems strange to us that two so admittedly well informed publications are so much at variance in this matter. After giving proper thought to both arguments, we have to align ourselves on the side of the "Outlook," and for the following reasons: Every man and woman in the Bronx who uses the subway is tired out protesting against the overcrowded conditions of the trains—especially in rush hours. This fact is so well impressed on the minds—and bodies—of Bronxites particularly that it should be unnecessary to again repeat it. Then, why under those manifestly intolerable conditions do you advocate "extensions" the effect of which would be to still further crowd the overcrowded trains?

In the morning rush hours the trains are packed before leaving 149th street; and still more and more passengers are pushed in until 96th street is reached, when the jam is so great that passengers are unable to leave the cars except at the risk to their clothing and person. This condition of affairs should move you to advocate the plan which will be of most benefit to the traveling public, and it is not hard to see that this plan is the one for a new East Side subway serving the East Side of Manhattan and the Hunt's Point and Westchester sections of the Bronx, the two latter being greatly in need of this accommodation.

You mention that \$70,000,000 only is available for subway construction now. We have heard the suggestion to build in sections, and when those are completed more money will be available. What objection could be raised to this plan, as the entire cost of the subway is not needed before commencing the work? If you think we have not unduly trespassed on your time, we would wish to suggest a remedy for the crowded condition at 149th street in the transfer of passengers from the subway to the "L," and vice versa. The running of the Second (or Third) avenue trains through to West Farms would obviate all the unbearable crush from the subway to the "L" and vice versa at that station. It was for that use the section of the "L" on Westchester avenue from Third to Brook avenue was built. Why is it not used for this purpose? We are aware of the powerful influence of your advocacy at this critical period, and hope it will be thrown on the side of new subways—the lasting solution of the present transit problem. Respectfully,

McSORLEY'S SONS.

(Real Estate Brokers.)

We trust we can convince our correspondents that the plans of the Interborough Company would, when carried out, do just as much to relieve the existing congestion in the Bronx as would the plan of the Public Service Commission. One reason for the congestion in the Bronx is that, whereas north of 69th street there are two subways each serving a densely populated territory, south of 96th street there is only one subway. Trains cannot be run any more frequently than they are on the Lenox avenue-Bronx line, because there is no room for them on the Broadway-Fourth avenue line south of 96th street. Any improvement of service in the Bronx depends, consequently, not merely upon the construction of new routes in that borough, but also upon the provision which is made to take care of the Bronx passengers in Manhattan.

IF our correspondents will examine the two different sets of plans, they will see that each of them provides precisely the same increase of subway trackage in Manhattan. In both cases four new tracks will be built from the Harlem River to the City Hall. According to the commission's project, these four new tracks will run down Lexington avenue and Broadway. According to the Interborough

Company project, four new tracks will be provided on the East Side which will connect with the existing subway at 42d street, while south of 42d street, four new tracks will be built along Seventh avenue. The company would then have two parallel subways, one on the West Side and one on the East Side, each of the same capacity, and each with its convenient connections in the Bronx. The cross-town line on 42nd street would be operated as a shuttle. The Broadway-Lexington avenue route would not provide any more carrying capacity, but the additional capacity it would provide in Manhattan would be lop-sided. Instead of there being two parallel subways, one on the East and one on the West Side, there would be south of 42d street two subways only one block apart, serving substantially the same territory, and neglecting entirely to serve the lower West Side. But the Lower West Side is a part of Manhattan, which needs subways quite as badly as does the upper East Side—particularly in view of the early opening of the Pennsylvania Terminal. So far as Manhattan is concerned, consequently, the Commission's plan wastes money by merely duplicating existing means of communication south of 42nd street, and if it is carried out, the city will be forced to build a special subway for the lower West Side. Hence, while each of the two plans provide the same gross increased carrying capacity in Manhattan that of the Interborough Company distributes the increase very much better than does that of the Commission. So far as the Bronx is concerned, the Commission's project has the advantage of including one route, which serves territory not served by the Interborough's plan, but it must be remembered that as Messrs. McSorley's point out, the Commission's plan can be constructed at the expense of the city only in sections which would mean that the starting of one of these Bronx subways would have to be delayed until the rest of the system was completed. Either the Jerome avenue or the Hunt's Point sections of the Bronx would have to wait, which would be precisely the situation under the Interborough's plans. That company has always proclaimed its willingness to build additional subways in the Bronx—after its existing proposals are carried out.

UNFAIR SPECIFICATIONS.

To the Editor of the Record and Guide:

A specification is defined as a definite, particularized and complete statement—the written document in which engineers and architects describe those portions of proposed work which they cannot clearly show by diagrams. In addition, they are expected to specify the material and quantities required, and, with this, the manner of carrying out the work.

How many specifications, drafted by engineers especially, come up to these requirements? Frequently they are so one-sided that they could not stand in a court of law, and being so unreasonable that even the engineer himself could not think of requiring the "pound of flesh" which might be exacted under the letter of the law.

The specifications should be both definite and exact; then the engineer not only fully understands what he requires, but where, in addition, he expects to enforce its carrying out. Engineers fancy that they are able to shield themselves behind a host of unreasonable clauses should a mistake be made. The client must pay for these unreasonable requirements, and the engineer who inserts them places himself in an unfavorable light before the contractors—the men who do the work and are in a position to judge the necessity of each and every clause.

The insertion of such a clause as "All works are to be done to the entire satisfaction of the engineer. He is to be the sole judge of the work or material, both of quality and quantity, and his decision only on all questions of dispute with regard to work or material, or as to the meaning or interpretation of plans and specifications, is to be considered final and binding on all parties," are among the most difficult to understand. Why the engineer who prepares specifications, and who is a client's representative, shall be the sole judge or referee or arbitrator in matters of dispute between himself and the contractor it is difficult to understand.

The engineer requires certain work to be done. The contractor, for a price, is willing to do the work. They both are agreed with the drawings and specifications covering the work required. It is unreasonable to expect the contractor to be content with any matters of dispute between himself and the engineer that the engineer should be the only referee. We would be surprised if such a clause would hold in a court of law, and we cannot understand why engineers persist in inserting such clauses in the specifications. Their only purpose seems to be to make ridiculous the other well-framed and necessary clauses. Such a clause as this places the men who make the drawings, prepare the specifications, the contract and issue the progress estimates, the arbitrators in matters of dispute. Is this fair to either engineer or contractor?

It cannot be, since no contractor has any idea of abiding by this stipulation, should a dispute arise.

But this clause undoubtedly keeps a number of contractors from tendering on work where they are not personally acquainted with the engineer. This reduces the number of tenders considerably, and places the work practically in the hands of the friends of the engineer, which is frequently not good business, either for the client or the engineer.

The wording of specifications and the preparation of drawings and designs for the purpose of securing what is required and the statement of what the contractor is expected to perform should be prepared in such a way as to place all contractors upon the same footing. Nor should they be so stringent as to eliminate competition.

B. M. C.

SCOTTISH AND ENGLISH HOMES.

A writer in the London Daily News contrasts the home of the Scottish artisan with that of his English confrere, rather to the disadvantage of the former. Scotland is a land of flats, and the absence of the small two-storeyed dwelling or villa, so common in the South of England, may account in some degree for the disgust of the Woolwich workers when they went up to inspect their future homes at Greenock. These Scottish flats (called by Scotchmen "houses") are solidly built of local stone, and have slate roofs. To the English eye their solidity may appear somewhat sombre and sunless. But the main idea is the conservation of warmth; the ideal home has, therefore, 'thick stone walls, small bedrooms, a large kitchen, double doors, and is fortress-like beside the flimsier English dwelling. And the internal arrangements and features of the newer Scottish homes are far superior. A modern Scottish flat of, say, £28-£30 rental has a large hall (not the "passage" parody of it), out of which open four or five rooms. The dining-room will be large, lofty (about a foot higher than in England). The kitchen will contain a large range and probably a recessed bed-cupboard. It was this latter feature, by the way, to which the Woolwich workers took so much exception. Hot and cold water and fixed shower baths are common, and so are the capacious porcelain wash-tubs (about eighteen inches deep) and sinks (15 or so inches). Usually there is hot water to the copper and a waste pipe from it. The latent backaches thereby averted only an English housewife plagued with shallow sinks, heavy, laboriously emptied by hand basin coppers, can properly calculate.

Another labor-saving item in the new houses is the nickel tap. Cupboards are fixed in every room (no Scotch wife would put up with the bare walls of some of the English houses), and are usually spacious and well placed. Where flatted-villas have been built in the outer suburbs, there is generally a fair-sized "front plot" and a "back-green," to use the local expressions.

HIGHER COST OF CITY LIFE.

A census bulletin just issued showing an average increase of \$3.45 per capita from 1902 to 1908 in the cost of running American cities. It reveals that the average cost for 158 cities of more than 30,000 population in 1902 was \$13.63 per head. In 1908 it had advanced to \$16.81. The total expense was \$405,000,000, or forty per cent. of the amount required to keep the Federal Government going.

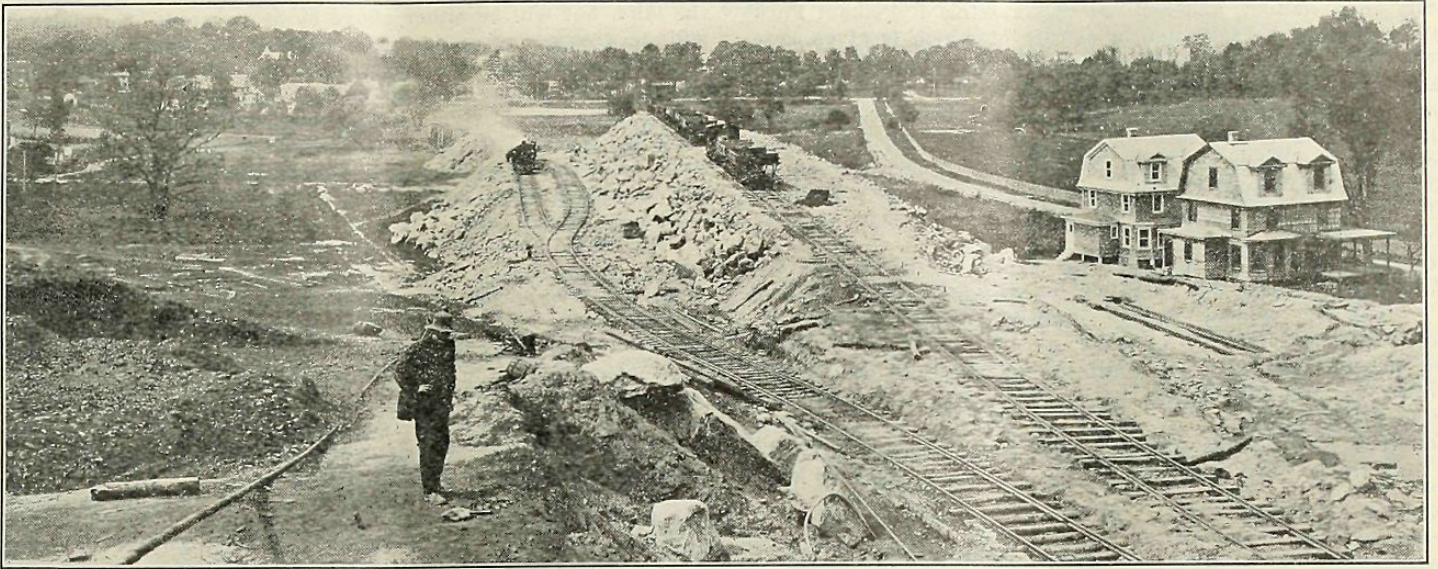
Commentaries are to the general effect that there is every likelihood that the increased cost of city life will not only continue, but advance. Larger sums are spent yearly on movements which a decade ago would have been deemed too altruistic. These embrace the cleaning up of tenements, inspection and improvement of crowded districts, better care for the sick and infirm, with music, science and sanitation for the poor. The conclusion of the matter is that "the public demands more than it once did."

But the public, if taxpayers are meant, does not demand as much as it is alleged to—not by far. The wants of the real public are but few and old-fashioned. A lot of things taxpayers must pay for in this day and generation they don't want and never ask for. The higher cost of city life is very largely owing to the fact that there are too many Gallaghers insisting that the public shall provide their "bread and butter."

MAYOR GAYNOR.

No part of the population of this city or of its business life can have deeper feelings of sympathy for Mayor Gaynor, and of indignation against his assailant, as the result of one of the most atrocious crimes in the history of the city, than the business lines and industries connected with real estate and building. No Mayor of this city in our generation has been able to accomplish so much in the way of purifying local government and in having due recognition paid to the rights of property than he has, in a corresponding length of time, however much some have sincerely tried. The probability that the wound is not fatal and that Mayor Gaynor will be restored to the people and to the high office to which there is no doubt he was giving the best thought of a disciplined and conscientious mind, is a consolation and a cause of public thankfulness.

CONSTRUCTION



A CONSTRUCTION SCENE ON THE N. Y., W. & BOSTON AT WHITE PLAINS.

RAPID TRANSIT NEAR FOR NORTH BRONX

The N. Y., W. & B. Will Be Running Trains Within a Year—First to Mt. Vernon, Then to New Rochelle and White Plains—Contract for Stations About to be Let—A Large Real Estate Expansion.

BIDS have been received by the City and Country Contracting Company, of 63 Beaver st, for the construction of nine stations for the New York, Westchester & Boston Railroad Company; and the contracts will be awarded soon. When the road is completed to Mt. Vernon, trains will be operated from West Farms. This will be within a year. As rapidly as possible the main line will also be completed to New Rochelle, and the branch road from there to White Plains.

Construction work is proceeding rapidly along these two sections. The railroad company has made application to the Public Service Commission of the Second District for permission to issue bonds to the amount of five million dollars for the completion of the White Plains Branch. The City & Country Contracting Company is the name of the organization which is building the road, and the Millbrook Company is financing the work. Back of the organizations named is the New York, New Haven & Hartford Railroad Company.

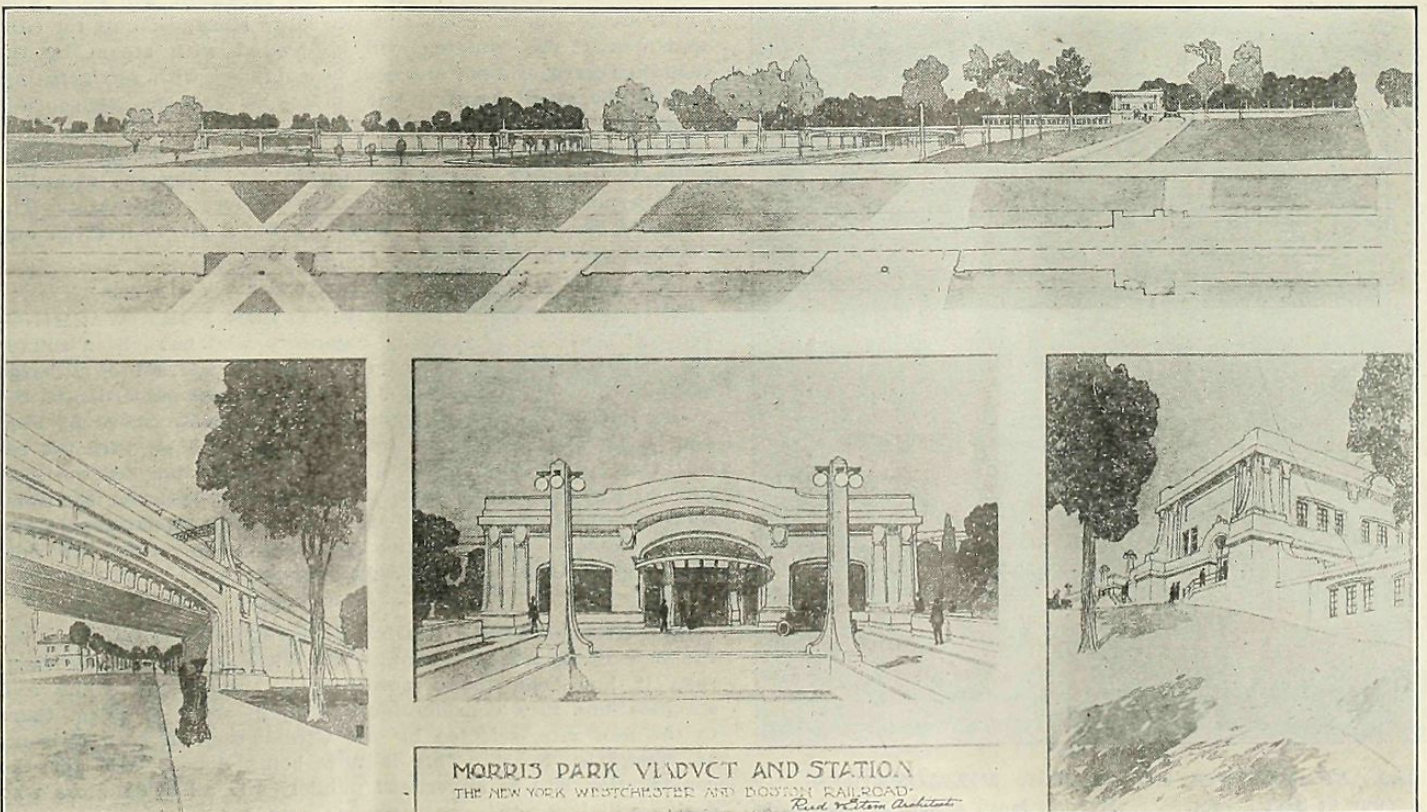
So quietly and rapidly have the new owners advanced the work, in contrast to the policy of their predecessors, the announcement in the Record and Guide last week that the time had come for building stations, was a public surprise. Interest and hopes had about flickered out. Evidently it is time for the

Bronx to bestir itself. The Record and Guide is assured that the Westchester Company is resolved to do everything in its power for the development of real estate interests in its territory.

The company owns a large amount of land distributed all along the line, in lots, plots and acreage, which it will offer in an advantageous way. Certain restrictions will be imposed in order to conserve the best interests of the various towns and villages. It hopes to dispose of these lands to people who will build and occupy, rather than to those who will simply hold for a rise.

SIGNIFICANCE OF THE NEW ROUTE.

The importance of the New York, Westchester & Boston Railway to the Borough of the Bronx will consist in the opening up and consequent development of a strip of territory which has never before been touched in the same way. So far as the Bronx is concerned, it is not a case of any existing rapid transit road being paralleled in any local sense. The new road makes two junctions with existing interurban lines. First, with the Subway at West Farms, which will be the principal transfer point; and second, with the Second and Third Avenue Elevated roads at Willis av. Between West Farms and Willis av the



MORRIS PARK VIADUCT AND STATION

THE NEW YORK WESTCHESTER AND BOSTON RAILROAD

Reid & Stern Architects

N. Y., W. & B. follows the right of way of the New Haven's branch road, which is now being electrified. And there is also a branch of the N. Y., W. & B. routed from West Farms to Clason Point and Throggs Neck.

STATIONS IN THE BRONX.

North of West Farms the main line cuts through Morris Park, partly on a viaduct, and here, at the crossing of Pelham Parkway, there will be a station, a picture of which is given herewith. The tracks, where they pass through the Morris Park station, will be far below grade. There will be two express tracks and two local tracks, with islands between. Stations will also be built at White Plains Road, Gun Hill Road, Baychester av, and Dyre av, all in the Bronx; Kingsbridge road and East 64th st, in Mount Vernon, and Webster av in New Rochelle. Bids for the construction of all these stations have been received.

At Lincoln av, New Rochelle, the White Plains Branch will take off, and on this line there will be stations at New Rochelle av, North st, Quaker Bridge, Palmer av, Ridgeway road, Mamaroneck av and Westchester av (White Plains). From New Rochelle the main line continues on to Larchmont, Mamaroneck, Rye and Portchester, but the plans in this respect have not been fully decided.

Between West Farms (180th st) and New Rochelle there will be four tracks, and this will be the portion first to be com-

pleted and operated. In fact, trains will be operated as soon as the line is finished to Mount Vernon, for reasons contained in the franchise. The line from New Rochelle to White Plains, which has generally been referred to as a branch, is also under construction.

Nowhere will the tracks of the new road follow the grade of the land, but will be either above or below grade. No highways will be crossed at grade. The bridges are being constructed with concrete abutments and steel spans. The station buildings will be built either over or under the tracks, and not at one side, as was the old style. A large use will be made of concrete, as in the Morris Park viaduct, and one result from this will be that the Westchester will be less noisy than some roads. Trains will be hauled by an overhead current, such as is in use on the other New Haven lines.

FOUNDATION FOR A BIG BUILDING CAMPAIGN.

It is unnecessary to say that a very desirable section of country will be opened up by this road, which will be practically a continuation of the East Side Subway and elevated roads. The time from Brooklyn Bridge to Mount Vernon, via the Subway, is figured by the Westchester Company as 45 minutes, by express service, New Rochelle in 49 minutes and White Plains in an hour. The fare within the limits of the Bronx can be only 5 cents, by franchise limitation, but the basis for a schedule of rates for stations beyond has not been fixed.

APARTMENTS FOR MILLIONAIRES

Structural Features of the Most Exclusive Multi-Family House in the City;
Where Suites Are Rated at Ten to Twenty Thousand Dollars a Year

THE apartment house which the Century Holding Company is having erected from plans of McKim, Mead & White, architects, in "Millionaires Row," the most exclusive part of Fifth avenue, will have its two facades done in limestone on a granite base. The first picture of this house to be published appears on this page, a reproduction of a perspective drawing by the architects.

This great house, the largest on the avenue, will stand at the north corner of 81st st, nearly opposite the Metropolitan Museum of Art in Central Park. It will fill half the block fronting on the avenue, with a depth on the street of 125 feet, and will be twelve stories high. Eighteen families will live in

it. Each floor is planned for one complete apartment and half of a duplex apartment, and there are therefore six duplex apartments in the building.

As some of the apartments are scheduled to rent at \$20,000 a year, which is by far the highest rate ever made for an apartment house, it can be inferred that the aim of the owners is that it shall stand in every essential particular, as well as in respect to situation, as the exponent of the highest grade of apartment-house construction that the city has yet attained to.

It is conceded that the location cannot be surpassed in America for exclusiveness. Mr. August Belmont, the former owner, once intended to build a mansion on this site for his own occupancy. It is on the principal avenue of a quarter inhabited by the richest people in the world. In the plan of the house an intention is perceived to give in each apartment more and larger room than can be found in any private city dwelling, with the exception of a few of the largest residences, in that section. The four principal rooms—namely, the salon, dining-room, living-room (or library) and the gallery—aggregate 2,500 square feet. This represents the space available for entertaining.

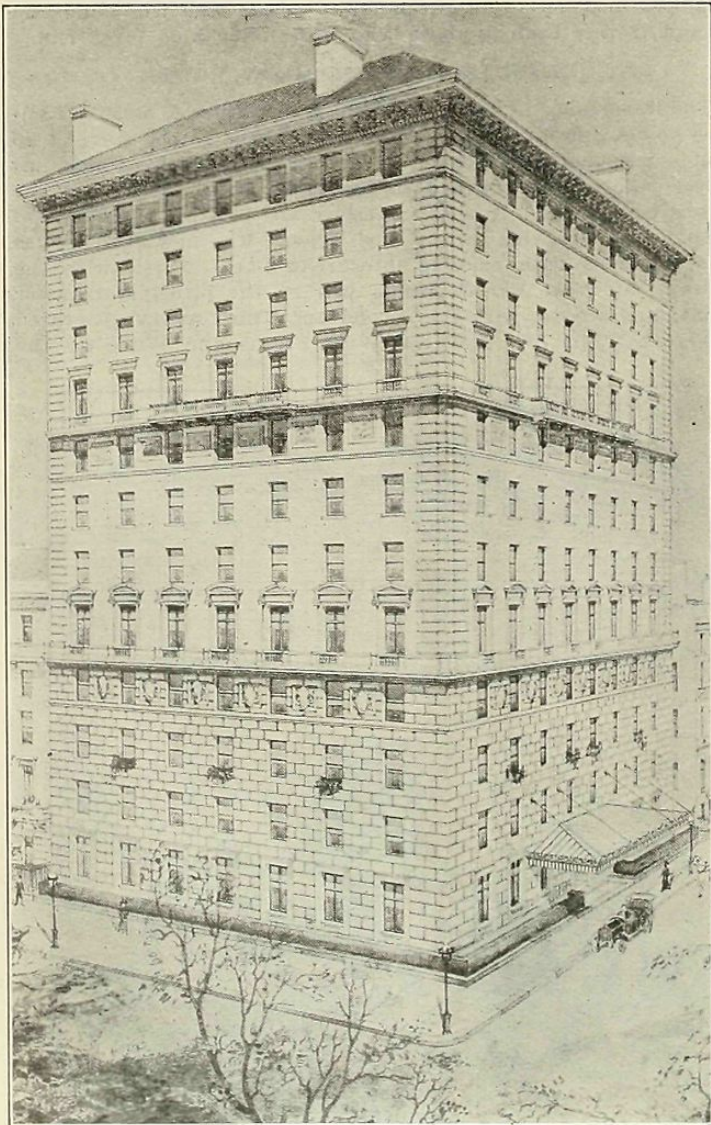
The designs for the interior finish and decoration have not been completed, but we understand that the purpose is to make the house equal in these respects to any private dwelling that would be built in the same locality. This obviously means a very elaborate interior.

In the basement there will be, besides the individual laundries for each apartment, large washing and ironing-rooms equipped with laundry machinery. Also in the basement will be a wine vault, a cold-storage room and two large storage-rooms for each apartment. The building will be heated with steam by the vacuum return system, and will be equipped with refrigerating, vacuum-cleaning, lighting and plumbing systems appropriate to the style and location of such a building.

Mr. James T. Lee is president and Mr. Charles R. Fleischmann is treasurer of the corporation, and they are awarding the sub-contracts, as there will be no general contractor. The contracts for the steel and stonework have not been given out. The address of the owner is 141 Broadway.

ENGINEERING DOUBTS ABOUT THE FORT WASHINGTON BRIDGE.—The corps of engineers who have been sounding the depths of the Hudson River with the aid of a barge have been unable to find a solid bottom at reasonable depths between Fort Washington Point and the opposite shore at Fort Lee. Last week they were sounding off 110th st, with the result that while they found a good rock bottom on the east side of the river they were unable to find rock on the west side. They are to try next at 60th st. No official report has yet been submitted, but the prospects of a bridge at Fort Washington have begun to look dubious.

THE NEW STATE PRISON.—With reference to the plans for the new State prison, Franklin B. Ware, the State Architect, says it has been found necessary to revise the plans and specifications to a considerable extent, in order to adapt them to the new site, selected by the Commission on New Prisons, at Wingdale, N. Y. This is now being done. Bids for the construction will be advertised publicly and all contractors who desire will have an opportunity to compete.



AN APARTMENT HOUSE FOR MILLIONAIRES.
5th Avenue at 81st Street. McKim, Mead & White, Architects.

NEW PREFERMENT FOR SHORE ACRES

Stimulated by the Automobile and Motor Boat—A Large Development of Permanent Homes for City Business Men—Examples of Recent Seaside Houses.

IN choosing a site for a countryseat business men from the city are influenced by various reasons, which are mostly personal. Old associations, ties of kinship, politics, proximity to business—these are all considerations. Mr. E. H. Harriman first settled in Orange County because of his love of horses. He liked to hitch up a promising young stepper and drive over to the Goshen track for a try-out, and to meet his neighbors on equal terms. Mr. J. P. Morgan was attracted to Highland Falls

and more the permanent home, where the family treasures are—the house which perpetuates and dignifies the family name.

PLANNING A SEASHORE HOUSE.

As to the plan of the American seashore house of the best class, a writer in an authoritative magazine, the *Architectural Record*, says it shows a higher degree of subdivision than does that of any other nationality, precisely as our domestic habits of living have become, in recent years, far more "refined," in the true sense of the word, relegating to their proper place in the plan those minor divisions which are strangely in evidence in the best European dwellings. The unconventional style of living at the seashore finds its expression in the plan of most of the houses. Provision is made to embody all the essentials of life, for the most part, in the open and where the recreations of playtime can well be taken care of. The pergola, the patio and the inner courtyard have become important features of the American seashore home, while the porches and piazzas are always in use, sometimes as dining or living rooms, and often for sleeping purposes. The best plan will provide porches on opposite sides of the house, so that they can be made use of without regard to the elements.

Distinctive elegance is given many of the interiors by the selection of suitable and cool furnishings. Enameled and light woods, embellished with hand-painted decorations, are always

in good taste, while reed, rattan and willow furniture is moderate in cost and very serviceable.

REVIVAL IN LANDSCAPE ARCHITECTURE.

More and more attention is being given to the harmonious treatment of the house in relation to the grounds. We find houses delightfully environed with spacious lawns, trees and landscape gardening. However, too much dependence should not be put upon plant life to help out the designer's scheme. There are portions of our shore where it is extremely difficult to maintain vegetation, particularly where the ground is sandy. It is indeed a pleasure to find numerous places where the essential items of a landscape composition are found—the well-grown turf, shrubs, trees and flowers, all set off by sunlight.



THE FISHER RESIDENCE AT ALLENHURST, N. J.

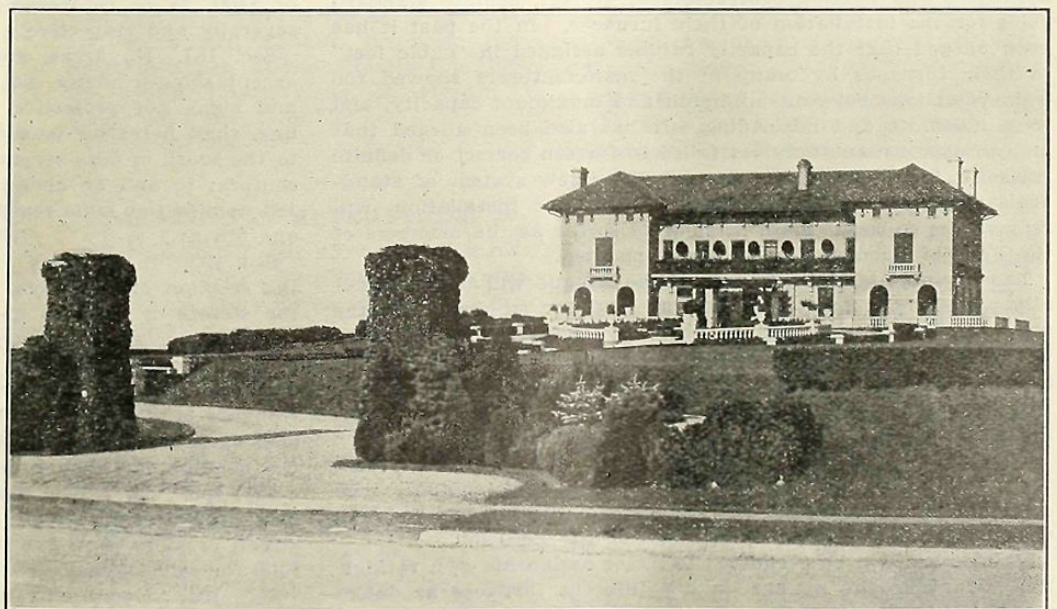
Photo by August Patzig.

for one reason because he could anchor the "Corsair" (he has owned several of the name) at the foot of his lawn, and also have a place for his kennel, dairy and garden. It is a delight for him on a Saturday afternoon to chase the crack passenger steamers up the placid river with his big black yacht and beat them out.

Yachting and automobiling are the two all-conquering outdoor sports of the time, and they have an acknowledged relationship to suburban real estate development. When a man is perfectly free to choose his ground, irrespective of every consideration but the merits of the locality as they appeal to him, he is nowadays so constituted that he is most likely to go where he can combine a semi-rural life with waterside recreations. Sometimes he goes far to find it, for it is difficult to obtain near the metropolis a place where such an ideal combination can be made, owing to the perverseness of nature, when it is not dominated by hotel life and small cottage settlements. A river or sound shore is preferable in any event to a seashore without a harbor.

Shore fronts, in consequence of the accelerated preferment, are having a distinct appreciation in value this summer. This report is made not only by land agents around New York, but comes also from Philadelphia, whose citizens are "developing" the middle and southern Atlantic shores, and from Boston, which can turn to the attractive coasts of New Hampshire and Maine, as well as its own North Shore and South Shore. New York has naturally the middle New Jersey, Long Island and Connecticut shores, now pretty well taken up. But our rich men cannot be confined by a few degrees of latitude, and their shore acres are to be found along the whole Atlantic seaboard.

In recent examples of seashore houses of the best class one now expects to find everything that the country house contains. It is a home for both the summer and the winter, though probably not occupied by the family continuously. As the opportunity for age-long family homesteads in the midst of the city are steadily lessened, the country house must become more



A HOUSE ON THE OCEAN DRIVE AT ELBERON.

Photo by Patzig.

The centers of activity to which we look for a continuation of the improvements are naturally the larger cities. The architects of New York, Boston and Philadelphia are all showing a wider interest in the problem of designing houses of the new type in seashore development.

In many cases the houses are placed well back from the

highway, sometimes completely shut off from view from the road. Their desire is for the exclusion which goes with the ideal home. There are many large houses which are not directly by the water, but situated upon the hillsides, overlooking the sea. Besides these, there are houses which, although seashore homes, are adapted to a town and village environment.

One finds an abundance of the "packing-box" type of cottages, with the pipe-stem piazzas stuck here and there as a blot on the otherwise picturesque landscape. We are glad to notice, however, that as these become dilapidated they are being replaced by houses showing more thoughtful composition. The small house owner is awakening to his sense of responsibility, and so we are justified in expecting better results.

The New England farmhouse has certainly furnished suggestions for more types of dwellings, particularly modern seaside houses than any other. The long, low roof lines and straightforward plan of these houses are well adapted to modern requirements. The charm to the eye of these old-fashioned country houses, with their immense roof, slopes of gray shingle exposed to the weather like the side of a hill, is delightful. By their amplitude they imply a bounty that warms the heart.

The shores of Long Island and Connecticut are being built up with attractive houses of the country house type, and we will pass through this district to the seashore of New Jersey.

BAD MANNERS ON THE JERSEY COAST.

The physical characteristics of the Jersey shore do not lend themselves to the development of the ideal seaside residence. However, the entire coast line is dotted with estates, villas, cottages and camps, with a very few exceptions an expressionless and motley crowd. The more modern of these buildings look smart, airy and wideawake, but they also look thin, flat and shabby. There are few which give the impression of dignity, stability and homeliness.

They are, no doubt, in the main, comfortable, but they have bad manners—they stare at you, they advertise themselves, they crowd upon the highway and are affected. Much of the architecture has no meaning apparently, and is mere embellishment upon conventional lines in varied combinations; the destitution of thought making it not mind product, but manual product—the accomplishment of persistence rather than that of perception. One does not have to go very far without seeing specimens of the grandiose style, applied grotesquely to a small week-end retreat, to which the truly cottage precedent had far better have been adopted.

STANDARD FURNACE RATINGS.

At the national convention of Master Sheet Metal Workers, which was in session this week at Philadelphia, an announcement was made by Charles S. Prizer, president of the Federal Furnace League, of the plan of the League for standardizing the capacity ratings and rules for installing warm-air furnaces. Mr. Prizer said that while the main purpose of the Sheet-Metal Association was not the promotion of warm-air furnace heating, yet the members would no doubt appreciate the importance to their industry of the crusade in favor of "healthful heating and ventilating" that is being carried on by the Furnace League.

The chief features of this plan are the placing of correct, authoritative capacity ratings upon the warm-air furnaces manufactured by the members of the League, and the furnishing to architects and heating contractors of correct, definite standard rules for the installation of their furnaces. In the past it has been alleged that the capacity ratings assigned in "cubic feet" to their furnaces by many of the manufacturers showed too wide variations between minimum and maximum capacity, and were indefinite and misleading. It has also been alleged that many furnace manufacturers failed to furnish correct or definite rules for installing their furnaces. The new system of standardization in capacity ratings and rules for installation, will remove the cause of these complaints so far as the members of the Federal Furnace League are concerned.

The furnaces of the members of the League will be scientifically tested by a competent heating engineer employed for the purpose. These tests will be absolutely impartial and will all be made in a building which the League has erected for the sole and special purpose of conducting such tests. These tests will be made under uniform rules, uniform methods and uniform conditions.

The capacity ratings of the furnaces as determined by these tests will be certified by the consulting heating engineer who conducts the tests and by the secretary of the League, and will thus be the official, certified ratings of the League.

No member will be permitted to fix or assign his own ratings, but must take the ratings on his different furnaces as determined by the League tests. Every furnace rated by the League will have its official rating published in the catalogue of the member who manufactures it. This official rating will also be affixed to the front of the furnace on a plate designed for that purpose or will be permanently cast thereon.

The official ratings will be expressed in "Federal Heat Units." Architects and heating contractors will be advised that only those furnaces whose ratings are published in Federal Heat Units and whose ratings are cast or affixed to the front of the furnaces, have been officially tested and rated by the League.

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. 106 of 1910; alteration No. 1556 of 1910; premises, 520 5th av., Manhattan; Henry Otis Chapman, appellant. The architect specified that the rear extension, 28x38.1 ft., be increased to four stories, and that brick walls be supported by iron beams, iron girders and piers. The objections by the Bureau of Buildings were: that the walls were of unlawful thickness, as the height exceeded 40 ft. (Section 32 of the Code). The Board of Examiners on Aug. 2 approved on condition that bond-stones the full width of the pier be built in every two feet in height, in the piers carrying the steel girders.

Appeal No. 110 of 1910; alteration No. 1670 of 1910; premises, 19 East 73d st, Manhattan; F. H. Dodge, appellant. Plans call for adding one additional story, installing motor room, new plumbing, electric elevator, partitions, etc. Objections by the Bureau of Buildings were: No. 1, that the lawful limit for 12-inch walls would be exceeded; No. 4, the front walls at the fifth story are not lawful as to material or thickness; No. 5, that the westerly wall at the fifth story is of unlawful thickness. The appeal was approved by the Board of Examiners Aug. 2, so far as related to objections Nos. 1, 4 and 5 of the Superintendent of Buildings for the Borough of Manhattan.

Appeal No. 111 of 1910; new building No. 442 of 1910; premises, northeast corner John and Dutch sts, Manhattan; Howells & Stokes, appellants. Application was filed for a 16-sty office building, 81.1x91.2 ft., to cost \$425,000. The following objections were found by the Bureau of Buildings: That fire-escapes are required; walls, where checked, are of unlawful thickness. Thickness for fifth story, as given in application, is unlawful. Wall thickness as given in panels extending to top of 16th story should be increased. Also that the soil will be overloaded by foundations as proposed. The soil should not be loaded in excess of three tons per square foot. The Board of Examiners disapproved the appellants plans Aug. 2.

BUREAU OF HIGHWAYS.

Steps and Areas.

(General Ordinances.)

Sec. 180. No area in front of any building in the City of New York shall extend more than one-fifteenth part of the width of any street, nor in any case more than five feet, measuring from the inner wall of such area to the building; nor shall the railing of such area be placed more than six inches from the inside of the coping on the wall of such area, under the penalty of \$100, to be recovered from the owner and builder thereof severally and respectively.

Sec. 181. No areas, steps, courtyards or other projections, except show-windows, not exceeding eighteen inches in width, and signs not projecting over twelve inches from the house line, shall hereafter be built, erected or made upon Broadway, to the south of 59th st; and all buildings hereafter erected shall conform to and be upon the street line of such street. (Sec. 183 applies the same restrictions to 14th st, between Broadway and 6th av.)

Sec. 192. In all cases where the owners of property shall, in the erection of dwellings, set the same back from the line of the streets or avenues a distance of three feet and upwards, for the purpose of ornamental courtyards, they shall be permitted to enclose for such purpose, with a neat railing, in addition to the space receded from, so much of the sidewalk in front as is allowed by ordinance for stoops, the gates of such enclosures to be so constructed as to open inwardly, under the penalty of \$100 for each offense.

Sec. 193. No person shall construct or continue any cellar-door which shall extend more than one-twelfth part of any street, or more than five feet into any street, under penalty of \$100 for each offense.

Sec. 194. Every entrance or flight of steps projecting beyond the line of the street, and descending into any cellar or basement story of any house or other building where such entrance or flight of steps shall not be covered, shall be enclosed with a railing on each side, permanently put up, from 3 to 3½ feet high, with a gate to open inwardly, or with two iron chains across the front of the entrance way, one near the top, and one in the center of the railing, to be closed during the night, unless there be a burning light over the steps, to prevent accident, under the penalty of \$20 for each offense, to be recovered from the owner or lessees, severally and respectively.

WHERE BUILDING MATERIALS ARE NEEDED

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

AN AID TO ALL SALES DEPARTMENTS.

INDEX:

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

1—Demolishing
2—Excavating
3—Foundations
4—Masonry
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Mentor Realty Co, 1980 7th av, owner; 12, 14.
Melvin Realty Co, 171 Bway, owner; 12, 14.
Cantor Bros, 110 Hester st, owners; 24.
J G Wendel, 175 Bway, owner; 7.
Gaffney & Butler, 151 W 82d st, owners; 24.
Estate Ferdinand Beinhauer, 2 W 88th st, owner; 24.
Miss E McDonough, 1055 Tiffany st; 24.
Board of Health; 33, 24, until Aug 16.*
Noonan & Price Co, 11 E 137th st, owner; 4, 5, 7, 12.
Samuel Cohen, 26 E 8th st, owner; 24.
John McGurk, 253 W 95th st, owner; 24.
Estate of A Kerbs, Windsor Arcade, owner; 24.

R Perlman, 410 E 9th st, owner; 24.
A Wittmann, 46 E 31st st, owner; 24.
Clement Marsh, 317 Bway, owner; 26.
Abraham Silverson, 1328 Bway, b'r; 12, 14.
L V O'Donohue, 25 W 42d st, owner; 22, 7.
Wm L Levy, 46 W 76th st, owner; 25, 24.
H E Gregory, 57 Wall st, owner; 24.
Estate John Gardiner, 21 Liberty st, owner; 24.
Mitchell & McDermott, 1106 Southern Boulevard; 4, 5.
J Violanti, Belmont av and 181st st, owner; 4, 5.
Trustees Village of Southampton, L I; general contract until Aug 20.

Howells & Stokes, 100 William st, ar'ts, general contract.*
Wm Williams, Commissioner, Ellis Island, N Y, general contract until Aug 18.
Krabo & Ernst, 2074 Vyse av, owners; 4, 5, 12.
E M S Mestaing, 810 Forest av, owner; 12, 14.
Joseph E Lemon, 294 Central Park West, owner; 12, 14.
South Side Const Co, 530 West 179th st, owner; 12, 14.
Hargood Realty & Con Co, 160 Bway, owner; 12, 14.
Emkaar Realty Co, 42 W 114th st, owner; 12, 14.

PROJECTED BUILDINGS.

Manhattan.

Apartments, Flats and Tenements.

57TH ST, n s, 128.8 w 2d av, 6-sty brick and stone flat, 73.4x87.5, tin roof; cost \$100,000; owner, C. W. Logeling, 1328 Broadway. Architect, H. L. Young, 1328 Broadway. Plan No. 549.

Abraham Silverson, 1328 Broadway has contract.

PARK AV, Nos. 511-515 60th st, Nos. 100-104 East, 12-sty brick and stone apartment house, 90.5x60, tile roof; cost, \$400,000; owner, Park Avenue Holding Co., 10 Wall st; architect, Ernest Greene, 5 Beekman st. Plan No. 551.

J. C. McGuire & Co., 50 Church st, have general contract.

158TH ST, n s, 125 e Broadway, 6-sty brick and stone tenement, 100x86.11, tin roof; cost, \$125,000; owner, Melvin Realty Co., 171 Broadway; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 554.

Factories and Warehouses.

CANAL ST, Nos. 417-421 Sullivan st, No. 4, 8-sty brick stone and concrete factory, 65.5x100.4, tar and gravel roof; cost, \$150,000; owner, Corporation of Trinity Church, 187 Fulton st; architect, Chas. C. Haight, 452 5th av. Plan No. 550.

Miscellaneous.

3D AV, No. 382, 1-sty brick outhouse, 6.2x18.6; cost \$700; owner, Bartow S. Weeks, 2 Rector st; architect, O. Reissmann, 30 1st st. Plan No. 548.

Schools and Colleges.

IRVING PLACE, e s, between 16th and 17th sts, 8-sty brick and stone public school, 184x166x183, copper and tile roofs, cost, \$600,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 546.

Stables and Garages.

151ST ST, Nos. 447-449 West, 1-sty brick and stone garage, 48x98; cost, \$15,000; owner, Dorman S. Ormsby, 451 West 151st st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 553.

Stores, Offices and Lofts.

11TH AV, n e cor 30th st, 3-sty brick and stone loft building, 128.4x31.6, slag roof; cost, \$20,000; owner, Noonan & Price Co, 11 E 137th st; architect, John P. Boyland, 103 E 125th st. Plan No. 547.

The owners build.

23D ST, s s, 175.1 e 7th av, 7-sty brick and stone loft, 22.5x92, tin roof; cost, \$50,000; owner, Mentor Realty Co., 1980 7th av; architect, Chas. B. Meyers, 1 Union sq. Plan No. 552.

Owner builds.

MANHATTAN ALTERATIONS.

BEEKMAN ST, No. 45, 1-sty brick rear extension, 22.9x5, ventilating apparatus, windows to 5-sty brick warehouse, factory and store; cost, \$2,000; owner, Stephen Caplin, on premises; architect, Walter S. Timmis, 150 Nassau st. Plan No. 2087.

CATHEDRAL PARKWAY, No. 527, partitions, to 9-sty brick and stone apartment house; cost, \$2,000; owner, Alo Realty Co., 34 Pine st; architects, Waid & Willauer, 156 5th av. Plan No. 2104.

CHERRY ST, Nos. 402-404, cut windows, walls to three 4-sty brick tenements; cost, \$500; owner, Geo. G. Fletcher, 76 William st; architect, Max Muller, 115 Nassau st. Plan No. 2081.

CHAMBERS ST, Nos. 150-152, elevator shafts, electric elevator, store fronts to 5-sty brick store; cost, \$5,000; owner, Clement Marsh, 317 Broadway; architect, J. Odell Whitenack, 231 W 18th st. Plan No. 2076.

DIVISION ST, Nos. 35-35½, partitions, show windows, iron stairs, to 5-sty brick store and tenement; cost, \$450; owner, E. T. Gerry, Newport, R. I.; architect, J. B. Snooks Sons, 73 Nassau st. Plan No. 2096.

FORSYTH ST, s w cor Hester st, partitions, windows, toilets, to 5-sty brick tenement; cost, \$500; owner, Cantor Bros., 110 Hester st; architect, O. Reissmann, 30 1st st. Plan No. 2089.

GRAND ST, No. 39, 1-sty brick rear extension, 5.6x29.6, alter roof, to 3-sty brick bakery and store house; cost, \$100; owner, the Capitol Lunch Co., 39 Grand st; architect, R. I. Dodge, 381 4th av. Plan No. 2092.

HESTER ST, No. 74, stairs, elevator shaft, show windows to 6-sty brick loft and stores; cost, \$1,000; owner, Max Mandel, 74 Hester st; architect, O. Reissmann, 30 1st st. Plan No. 2080.

HOUSTON ST, Nos. 403-405 East, toilets, partitions, windows, to two 4-sty brick tenements; cost, \$2,000; owner, Gaffney & Butler, 151 West 82d st; architects, Neville & Bagge, 217 W 125th st. Plan No. 2099.

LEWIS ST, No. 83, cut windows, to 2, 3 and 5-sty brick tenements; cost, \$200; owner, H. L. Kuhl, premises; architect, Morris Schwartz, 194 Bowery. Plan No. 207.

PARK PLACE, Nos. 29-33 tank, alter walls to two 5-sty brick lofts and stores; cost, \$157; owners, Seth Sprague Terry, Montclair, N. J. and C. C. Nadal, 99 Cedar st., N. Y. C.; architect, Richard Lamb, Sr., 62 Cedar st. Plan No. 2067.

ROSE ST, Nos. 39-43, toilets, partitions, windows to 5-sty brick tenement and store; cost, \$1,000; owner, Estate John Gardiner, 21 Liberty st; architect, Walter S. Wilson, 1123 Broadway. Plan No. 2088.

SOUTH ST, No. 105, partitions, toilets to 4-sty brick store and hotel; cost, \$1,200; owner, H. E. Gregory, 57 Wall st; architect, Geo. Dress, 1436 Lexington av. Plan No. 2086.

SPRING ST, n s, 110 West Mott st, 2-sty brick rear extension, 25x77, walls to 2-sty brick stores and dwellings; cost, \$10,000; owner, Estate John Gerdner, 27 West 30th st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 2093.

UNIVERSITY PL, s e cor 8th st, stairs, alter dumbwaiter to 6-sty brick store & office; cost, \$1,500; owner, Jacob & Samuel Hirsh, 47 Cedar st; architect, W. Frank Bower, 13 University pl. Plan No. 2073.

WILLIAM ST, Nos. 87-89, steel beams, alter foundations, to 4-sty brick warehouse; cost, \$5,000; owner, J. G. Wendel, 175 Broadway; architect, J. B. Snooks Sons, 73 Nassau st. Plan No. 2095.

9TH ST, Nos. 440-442 East, windows, plumbing, doors, to two 5-sty brick stores and tenements; cost, \$5,000; owner, Estate Ferdinand Beinhauer, 2 West 88th st; architect, Frank Straub, 122 Bowery. Plan No. 2106.

9TH ST, No. 410 E, bath rooms, windows, toilets to 3-sty brick tenement; cost, \$800; owner, Rebecca Perlman, 410 E 9th st; architect, Fred Ebeling, 420 E 9th st. Plan No. 2068.

10TH ST, No. 159 W., cut doors, brick piers, cornices to 3-sty brick dwelling and store; cost, \$475; owner, Mrs. and Miss E. Koopmann, 422 W 150th st; architect, H. Horenburger, 422 E 159th st. Plan No. 2064.

E. A. Kroenke, 151 West st, Brooklyn, has contract.

13TH ST, Nos. 723-725 East, alter piers, windows, to 4-sty brick factory; cost, \$100; owner, Eagle Pencil Co., 702 East 14th st; architect, B. W. Berger & Son, 121 Bible House. Plan No. 2105.

14TH ST, No. 404 E, tank to 6-sty brick factory; cost, \$700; owner, Henry Fuldner, 404 E 14th st; architect & builder, The Flint & Walling Mfg. Co, 96 Wall st. Plan No. 2061.

16TH ST, 351 W., partitions, windows to 5-sty brick tenement; cost, \$1,000; owner, May Mowney, 351 W 16th st; architect, Richard Rohl, 128 Bible House. Plan No. 2071.

20TH ST, No. 306 W, light shaft, partitions, walls to 4-sty brick tenement; cost, \$5,000; owner, Wm. H. Silk, 240 W 23d st; architect, A. M. Duncan, 29 Broadway. Plan No. 2066.

27TH ST, No. 153 West, partitions, windows, toilets to two 4 and 5-sty stores and tenements; cost, \$300; owner, The Twenty-Eight Street and Seventh Av. Realty Co., 99 Nassau st; architect, Geo. M. McCabe, 96 5th av. Plan No. 2082.

27TH ST, No. 513 West, 2-sty brick rear extension, 25x48.6, partitions, piers, windows, to 4-sty brick store and tenement; cost, \$5,000; owner, Lawrence Garvey, 513 West 28th st; architect, James W. Cole, 403 West 51st st. Plan No. 2108.

30TH ST, No. 144 West, toilets, partitions, to 3-sty brick tenement; cost, \$500; owner, Miss E. McDonough, 1055 Tiffany st; architect, Wm. G. Clark, 438 West 40th st. Plan No. 2109.

31ST ST, No. 46 E, 1-sty brick rear extension, 11x8, alter toilets to 4-sty brick dwelling; cost, \$500; owner, A. Wittmann, 46 E 31st st; architect, A. Balschun, 462 E 137th st. Plan No. 2070.

31ST ST, No. 224 West, partitions, plumbing to 3-sty brick office and dwelling; cost, \$1,200; owner, Penna. Tunnel & Terminal R. R. Co., 7th av and 32d st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 2100.

Nelson & Collins, 395 7th av, have contract.

38TH ST, No. 40 W, 1-sty brick front extension, 14x4.6, partitions, piers to 5

sty brick office and bachelor apartment; cost, \$500; owner, Mrs. Mary Alice Barney, 31 W 37th st; architect, J. Stewart Barney, 40 W 38th st. Plan No. 2075.

39TH ST, No. 525 West, toilets, piers to 4-sty brick tenement; cost, \$800; owner, A. Bobewreith, 405 Humboldt st, Brooklyn; architect, Wm. G. Clark, 438 West 40th st. Plan No. 2079.

L. B. Miller, 411 West 38th st, has mason work.

42D ST, Nos. 225-227 West, fireproof stairs, skylights, windows to two 5-sty brick tenements; cost, \$8,000; owner, L. V. O'Donohue, 25 West 42d st; architect, Joseph H. McGuire, 45 East 42d st. Plan No. 2084.

42D ST, No. 360 West, 4-sty brick front extension, 17x6, partitions, front wall to 4-sty brick residence; cost, \$6,000; owner, Louis Brenner, 360 West 42d st; architect, Robert D. Kohn, 170 5th av. Plan No. 2091.

44TH ST, No. 315 East, windows, ranges, plumbing to 4-sty brick tenement; cost, \$2,500; owner, Wm. L. Levy, 46 West 76th st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 2085.

46TH ST, No. 234 E, alter piers, windows, partitions to 5-sty brick tenement; cost, \$1,000; owner, Mrs. M. Muhler, 3054 3d av; architect, John H. Rourke, 137 E 47th st. Plan No. 2069.

54TH ST, No. 453 W, toilet fixtures, partitions, store fronts to 6-sty brick store and tenement; cost, \$5,000; owner, Leopold & Rosie Schlett, 453 W 54th st; architect, Fred Ebeling, 420 E 9th st. Plan No. 2060.

Barr & Gruber, 210 Bowery, have contract.

58TH ST, No. 400 East, partitions, toilets, to 4-sty brick tenement; cost, \$300; owner, M. Betzamen, 431 East 57th st; architect, P. J. Murray, 341 East 43d st. Plan No. 2107.

71ST ST, Nos. 168-170 East, cut window, doorways, fireplaces, pent house to 2-3-sty brick dwellings; cost, \$15,000; owner, Dr. A. V. S Lambert, 29 West 36th st; architects, La Farge & Morris, 25 Madison sq, north. Plan No. 2090.

77TH ST, Nos. 212-214 E windows, alter toilets to two 4-sty brick tenements; cost \$600; owner, John H. McGurk, 253 W 95th st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 2057.

88TH ST, No. 58 E, add 1-sty partition to 3-sty brick garage; cost, \$5,000; owners Sagamore Garage Co, 58 E 88th st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 2077.

Owner builds.

100TH ST, Nos. 116-122 W, windows, alter shaft, to four 4-sty brick tenements; cost, \$920; owner, L. W. Morrison, 53 Exchange pl; architect, Geo. M. Burke, 204 W 100th st. Plan No. 2072.

103D ST, No. 159 E, 1-sty brick front extension, 30x3, tiling, toilets, fixtures, show windows to 4-sty brick tenement; cost, \$2,000; owner, Samuel Cohen, 26 E 8th st; architect, Theo. A. Meyer, 12 E 42d st. Plan No. 2056.

106TH ST, No. 329 East, partitions, show windows, stoop, to 4-sty brick tenement and store; cost, \$1,500; owner, Spesos & Maddi, 329 East 106th st; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 2097.

AV A, No. 1453, windows, to 4-sty brick tenement and store; cost, \$185; owner, J. H. Heckmann, premises; architect, I. Leitersdorfer, 346 East 65th st. Plan No. 2103.

AMSTERDAM AV, No. 891, 1-sty and basement rear extension, 30.4x27, partitions to 4-sty brick Old Ladies Home; cost, \$14,000; owner, An Association for the Relief of Respectable Aged, Indigent Females, on premises; architect, Mason R. Strong, 7 Wall st. Plan No. 2083.

BROADWAY, w s, 42.3 s 32d st, stairways, mezzanine floor, to 5-sty brick and

stone store and office; cost, \$1,500; owner, M. Mullet, 45 Broadway; architects, Shire & Kaufman, 110 East 23d st. Plan No. 2098.

W. A. L. Hommedieu & Co., 1 Madison av, have contract.

LEXINGTON AV, No. 365, 2-sty brick front extension, 19.9x2, store fronts, to 3-sty brick and stone dwelling; cost, \$3,000; owner, Edward Margolies, 44 West 34th st; architect, W. Albert Swasey, 47 West 34th st. Plan No. 2101.

2D AV, No. 1014, new shaft, plumbing, windows, to 5-sty brick tenement; cost, \$5,000; owner, Estate of A. Kerbs, Windsor Arcade; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 2062.

3D AV, n w cor 75th st, cut windows, to 6-sty brick store and tenement; cost, \$50; owner, Philo Realty & Const Co, 107 E 16th st; architect, Chas B. Meyers, 1 Union sq. Plan No. 2059.

5TH AV, n e cor 47th st, cut doors, new entrance, partitions, to 1-sty brick residence; cost, \$13,000; owner, Helen M. Gould, 579 5th av; architects, Carrere & Hastings, 225 5th av. Plan No. 2058.

6TH AV, Nos. 502-504, partitions to 4-sty store, office and loft; cost, \$1,500; owner, Bijou Realty Co., 99 Nassau st; architect, Geo. M. McCabe, 96 5th av. Plan No. 2094.

Wm. F. Donnelly, 407 West 22d st, has contract.

6TH AV, No. 462, partitions, store fronts, to 3-sty brick store and hotel; cost, \$1,300; owner, Hentken & Haaren, 58 West 18th st; architect, F. A. Whelan, 44 West 18th st. Plan No. 2102.

E. D. Broderick, 1382 Lexington av, has contract.

8TH AV, n w cor 127th st, show windows to 5-sty brick tenement and stores, cost, \$500; owner, James Shauny, 416 W 147th st; architect, O. Reissmann, 30 1st st. Plan No. 2063.

8TH AV, s e cor 143d st, 1-sty brick rear extension, 14.10x19.8, partitions, show windows to 4-sty brick tenement and store; cost, \$1,200; owner, Superior Corporation, 198 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 2065.

10TH AV, No. 743, widen stage to 2-sty brick church; cost, \$300; owner, John D. Rockefeller, Jr., 26 Broadway; architect, Thomas W. Lamb, 489 5th av. Plan No. 2078.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

SIMPSON ST, e s, 100 s 167th st, two 5-sty brick tenements, tin roof, 44x88; total cost, \$80,000; owners, Keese Bldg. Co., 391 East 149th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 800.

ELLIS AV, s s, 455 e Castle Hill av, four 2-sty frame dwellings, tin roof, 21x54; total cost, \$20,000; owner, Adam Mink, Gleason and Havemeyer avs; architect, B. Ebling, 1136 Walker av. Plan No. 802.

UNION AV, w s, 236.10 n 163d st, 5-sty brick tenement, 75.6x112, tar and gravel roof; cost, \$75,000; owners, The Union Tinton Improvement Co., Max J. Kramer, 35 Nassau st, president; architect, Abraham Benes, 1573 St. Marks st, Brooklyn. Plan No. 804.

Dwellings.

SCHOFIELD ST, n s, 150 e William av, 2-sty frame dwelling, shingle roof, 20x30; cost, \$2,500; owner, Mr. Florence Lawrence, City Island; architect, Geo. S. Miller, City Island. Plan No. 798.

Factories and Warehouses.

EXTERIOR ST, w s, 1,010 n 150th st, 1-sty frame storage, 80x192; cost, \$3,000; owners, Astor Estate; lessees, Lincoln Mfg. Co., 225 5th av; architect, A. D. Finlayson, 569 Mott av. Plan No. 797.

Miscellaneous.

WESTCHESTER AV, n s, 50 w Zerega av, 1-sty amusement hall, slag roof, 25x83; cost, \$5,000; owners, Seewacha Realty Co., on premises; architect, Chas. S. Clark, 445 Tremont av. Plan No. 801.

RIGHT OF WAY N. Y., N. H. & H. R. R. Tracks, 655 s Bungay st, 2-sty brick signal tower, 22.8x16.8; cost, \$5,500; owners and architects, N. Y., N. H. & H. R. R. Co., 132d st and Willis av. Plan No. 803.

CITY ISLAND AV, e s, 371.2 s Schofield st, two 1-sty frame lockers, 20x35; total cost, \$1,000; owner, Henry B. Nevins, on premises; architect, Chas. S. Clark, 445 Tremont av. Plan No. 805.

Stables and Garages.

CEDAR AV, w s, 49.7 n 179th st, 2-sty brick stable, slag roof, 24x39; cost, \$1,000; owner, Walter White, 213th st and 10th av; architect, John J. Kennedy, Riverdale. Plan No. 799.

MACCOMBS ROAD, w s, 237.11 n 181st st, rear 1-sty stone garage, 20x22; cost, \$1,000; owner, W. C. Bergen, Andrews av and 180th st; architects, Serviss & Glew, 36 Kingsbridge road. Plan No. 806.

BRONX ALTERATIONS.

ODELL ST, e s, 550 n Starling av, 1-sty brick extension, 22x16, to 2-sty brick dwelling; cost, \$1,500; owner, Antonio Ferrara, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 383.

136TH ST, s w cor Willow av, new beams, new columns, etc., to 6-sty brick factory; cost, \$1,000; owner, Ludwig & Co., on premises; architects, Flint & Walling Mfg. Co., 96 Wall st. Plan No. 398.

161ST ST, No. 770, 1-sty brick extension, 21.8x15, and raise 3 ft. 2-sty frame store and dwelling; cost, \$900; owner, Metzler & Rosen, 768 East 161st st; architect, Wm. Huenenberg, 764 Tinton av. Plan No. 384.

187TH ST, s s, 25 w Hughes av, 1-sty brick extension, 15x25, to 2-sty frame store and dwelling; cost, \$1,000; lessee, C. W. Bhosys, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 395.

228TH ST, n s, 180 e White Plains road, 2-sty frame extension, 21.3x14.8, and ½-sty added to 2-sty frame dwelling; cost, \$5,500; owner, Michael J. Cleary, on premises; architect, Geo. B. Crosier, 223d st and White Plains road. Plan No. 405.

ARLINGTON AV, n e cor Netherland av, two 1-sty frame extensions, 11.2x2.10 to 2-sty frame dwelling; cost, \$500; owner, Agnes Livingston, Spuyten Duyvil; architect, H. R. Tiffany, Spuyten Duyvil. Plan No. 397.

BERGEN AV, n w cor 152d st, new vestibule to 5-sty brick tenement; cost, \$100; owner, Jacob Reich, 32 East 9th st; architect, Fred Hammond, 149th st and 3d av. Plan No. 394.

BROOK AV, e s, 50 s 170th st, new store front, etc., to 4-sty brick store and tenement; cost, \$1,500; owner, Jos. Flancher, 367 East 169th st; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 400.

BARNES AV, s w cor Arnow av, move 2-sty frame barn and garage; cost, \$100; owner, Arthur J. Mace, Williamsbridge road; architect, Robt. F. Sheil, 929 East 214th st. Plan No. 401.

CASTLE HILL AV, w s, 905 n Sterling av, move 1½-sty frame dwelling; cost, \$500; owner, Felix De Canio, 98 Castle Hill av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 399.

INTERVALE AV, No. 1143, new front, new floor, to 2-sty frame stable; cost, \$300; lessees, G. Santi & Co., on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 403.

ROSEDALE AV, s e cor Tremont av, new doors, new partitions, etc., to 3-sty frame store and dwelling; cost, \$300;

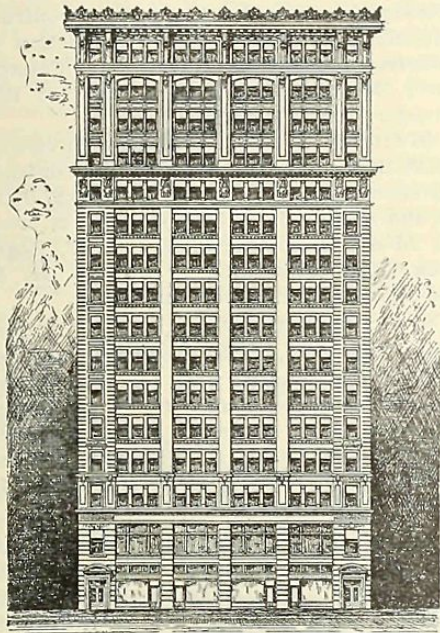
owner, Louise Kunz, on premises; architect, Chas. H. Dalhauser, 441 East 5th st. Plan No. 396.

WALLACE AV, e s, 150 s Arnow av, move 2½-sty frame dwelling; cost, \$600; owner, Arthur J. Mace, Williamsbridge road; architect, Robt. F. Sheil, 929 East 214th st. Plan No. 402.

WEBSTER AV, No. 1872, new front, etc., to 2-sty brick amusement hall; cost, \$500; owner, John L. Bush, Webster & Tremont avs; architect, L. Howard, 1861 Carter av. Plan No. 404.

ADVANCE REPORTS.**Contract for 22d St. Building.**

22D ST.—Jacob A. Zimmermann, No. 505 5th av, has just received the contract for mason work on the 16-sty fireproof store and loft building 103x98 ft. from plans by Louis Korn, architect, 5th av and 34th st, to be erected at Nos. 20 to 26 West 22d st by the Twenty West



Twenty-second Street Realty Company. The structure will cost about \$600,000 and contain four electric elevators, mail chutes, sprinkler system and all other modern improvements. (See also issue of June 11, 1910.)

Modern Apartment for 87th St.

87TH ST.—Geo. and Edward Blum, 505 5th av, are preparing plans for a large apartment house to be erected at No. 12 East 87th st which will cost \$300,000. This apartment will be eight stories and have only one large suite to the floor. This marks the latest development in the upper 5th av district, and will be one of the finest houses in the city. It will have all the refinements of a modern dwelling, with all modern appliances, and occupy a plot 75x100 ft., and will overlook 5th av. The owner's name is withheld for the present.

Contract for a Fifth Avenue Building.

5TH AV.—The general contract for the new store building to be constructed for the Hardman Peck Piano Company, of 138 5th av, at No. 433 5th av, was awarded this week to J. Odell Whitenack, of 231 West 18th st. As planned, the building will have a total height of 6-stys, with a facade of light-colored brick and limestone, measuring 25x125 ft. in ground dimensions. No sub-contract has yet been placed. F. C. Stewart, of 103 Park av, and Harry Allen Jacobs, No. 320 5th av, are associated architects for this work.

Bids for Temporary Barge Office.

BATTERY PARK, N. Y. C.—William Williams, Commissioner of Immigration, Ellis Island, will take bids until Aug. 18 for a temporary immigration building;

frame, 2-stys, 30x40 ft., to be erected in Battery Park, West of the Barge Office. It will be used while the new Barge Office is being constructed. James Knox Taylor, Treasury Department, Washington, D. C., has prepared plans. A. F. Fry, Custom House, is chief engineer. The estimated cost is about \$10,000.

Figuring for Bronx Church.

TREMONT AV.—Plans are now in the hands of general contractors for bids for the new edifice to be erected by the Tremont Baptist Church, of which the Rev. K. C. MacArthur, 118 Mt. Hope pl, is pastor. The basement has already been completed and the figures now to be taken are for the superstructure. Construction will be of brick, marble and terra cotta, 1-sty, to measure 64x80 ft. William H. Birkmire, 396 Broadway, is the architect.

Southampton to Have Town Hall.

SOUTHAMPTON, L. I.—The Board of Trustees of the Village of Southampton, of which W. D. Van Brunt is president, and Wm. P. Bishop secretary, will receive bids until Aug. 20 for a 3-sty town hall and post office building, brick, reinforced concrete, 40x70 ft., to cost about \$35,000. F. B. Hoffman, Jr., and Hiss & Weeks, 1123 Broadway, N. Y. C., associated, have prepared the plans. Several Manhattan contractors are now figuring.

R. H. Comey Co., to Build.

18TH ST, N. Y. C.—F. J. Ashfield, 350 Fulton st, Brooklyn, has obtained the general contract to erect the 3-sty warehouse, 60x110 ft., for the R. H. Comey Company, dryers and bleachers, of 621 Broadway, in the south side of 18th st, 415 ft. west of 3d av. The building will be used for braid and drying purposes, to be constructed of brick, bluestone and terra cotta. William Higginson, 13 Park Row, is the architect.

Park Av. and 78th St. House.

PARK AV, N. Y. C.—The Janpole & Werner Construction Co., 206 Broadway, owners, and P. R. Moses, 43 West 34th st, consulting engineer, will soon be ready to take figures on all contracts and materials for the 12-sty apartment house, for fifty families, 100x150 ft., to be erected at the southeast corner of Park av and 78th st, to cost \$1,200,000. George & Edward Blum, 505 5th av, have completed plans.

Long Island City Bank.

LONG ISLAND CITY.—The Corn Exchange Bank, 13 William st, N. Y. C., William A. Nash, president, has awarded to John T. Woodruff & Son, of 69 3d st, Long Island City, the contract to erect the new bank building, 3-stys, brick and terra cotta, 60x70 ft., at Academy st and the Bridge Plaza. Plans are by Dennison & Hiron, 475 5th av, N. Y. C., and the estimated cost is about \$40,000.

John Auer & Sons to Build Theatre.

BROOKLYN.—The general contract has just been awarded to John Auer & Sons, 648 Lexington av, Brooklyn, for the new Orpheum theatre, 4-stys, 130.7x200 ft., to be erected on the block bounded by Broadway and Howard av, Monroe and Madison sts. The Orpheum Company is the owner, and Wm. H. Mac Elfatrick, 1404 Broadway, N. Y. C., is the architect.

Lace Factory for the Bronx.

BRONXWOOD AV.—H. A. Jacobs, architect, 320 5th av, has prepared plans and is taking estimates for the erection of a 2-sty brick and bluestone (slow-burning construction) factory building, 50x109 ft., to be erected by Schloss & Metzger, lace manufacturers, of No. 2 West 89th st at the southeast corner of Bronxwood av and 229th st, the Bronx.

Plans for a Washington Hotel.

WASHINGTON, D. C.—H. J. Hardenbergh, architect, 47 West 34th st, New York, has plans on the boards for an addition and alteration to the Raleigh Hotel, on Pennsylvania av, at Washington, D. C.

To Build Brooklyn Tenements.

BROOKLYN.—Belfer & Flash, builders, 367 Fulton st, Brooklyn, will erect eight or ten 4-sty brick tenements on the north side of St. Johns Place, east of Schenectady av, Brooklyn.

Apartments, Flats and Tenements.

PINEHURST AV, N. Y. C.—The Munden Construction Co., Chas. Flaum, president, will erect an elevator apartment house, 100x100 ft., at the southeast corner of Pinehurst av and 179th st.

32D ST, N. Y. C.—Howells & Stokes, architects, 100 William st, are taking bids on the general contract for two 6-sty fireproof tenements, to be erected by the City & Suburban Homes Co., of 75 West 38th st, at Nos. 339-349 East 32d st.

AUDUBON AV, N. Y. C.—The Southern Side Construction Co., 520 West 179th st, will erect a 4-sty tenement, 19x84.10 ft, at the northeast corner of Audubon av, and 187th st, to cost \$10,000. Neville & Bagge, 217 West 125th st, have completed plans.

DELANCEY ST, N. Y. C.—Oscar Lowinson, 18 East 42d st, has completed plans for a 6-sty tenement, 48x irregular, for Joseph E. Lemon, 294 Central Park West, to be erected at the northwest corner of Delancey and Mott sts, estimated cost is \$50,000.

AMSTERDAM AV, N. Y. C.—Plans have been completed by Geo. and Fred Pelham, 507 5th av, for the 6-sty tenement, 90x35 ft, for the Emkaar Realty Co., 42 West 114th st, to be erected at the northwest corner of Amsterdam av and 73d st, to cost \$45,000.

COMMERCE ST, N. Y. C.—Goldner & Goldberg, 704 Jackson av, have completed plans for a 4-sty, \$20,000 tenement, 24.3x irregular, for Emma M. S. Mestaing, 810 Forest av, Bronx, to be erected in the northside of Commerce st, 50 ft west of Bedford st.

FT. WASHINGTON AV, N. Y. C.—Schwartz & Gross, 347 5th av, have completed plans for the 6-sty apartment house, 127.7x irregular, for the Hargood Realty & Con. Co., 160 Broadway, to be erected at the northwest corner of Ft. Washington av and 177th st, to cost \$175,000.

SHERIDAN AV, N. Y. C.—Harry T. Howell, 3d av and 149th st, has plans in progress for a 6-family tenement, 4-stys, 26x62 ft., for Patrick Hurley, 371 East 137th st, to be erected at the southwest corner of Sheridan av and 154th st. The owner builds, and will receive all bids on separate contracts.

MAPES AV, N. Y. C.—M. W. Del Gaudio, Tremont and Webster avs, is preparing plans for the erection of two 5-sty flat houses, one 30x106 ft. and the other 30x99 ft., on the west side of Mapes av, 78 ft. south of 182d st, to cost \$70,000. J. Violanti, Belmont av and 181st st, is the owner. Bids will be received by owner.

180TH ST, N. Y. C.—Schaefer & Jaeger, architects, 1910 Webster av, have completed plans for two 5-sty tenements, 40x90 ft., for Krabo & Ernst, 2074 Vyse av, to be erected in the south side of 180th st, 96 ft. west of Vyse av, to cost \$80,000. The owner will handle the general contract and will soon receive bids on all subs.

WILKENS AV, N. Y. C.—E. J. Byrne, 3d av and 156th st, is preparing plans for the erection of two 5-sty apartment houses on the west side of Wilkens av, 101.7 ft. north of Jennings st, each 40x92.2 ft., to cost \$80,000. Mitchell & Mc-

Dermott, 1106 Southern Boulevard, are the owners. Contract for excavation has been awarded to M. Schaefer. Plumbing will be done by owners.

Contracts Awarded.

10TH ST, N. Y. C.—E. A. Kroenke, 151 West st, Brooklyn, has obtained the contract for alterations to the 3-sty dwelling No. 159 West 10th st for Mrs and Miss E. Koopmann, of 422 West 150th st.

54TH ST, N. Y. C.—Barr & Gruber, 210 Bowery, have received the general contract for extensive changes to the 6-sty store and tenement No. 453 West 54th st for Leopold & Rosie Schlett, 453 West 54th st.

5TH AV, N. Y. C.—The Wm. Messer Co., 27 Suffolk st, has received the contract for plumbing work on the 6-sty mercantile building in course of erection at No. 630 5th av for Henry Clews, of 15 Broad st.

BARGE CANAL.—New York State Superintendent of Public Works F. C. Stevens has awarded barge canal contract No. 62, providing for the construction of fourteen miles of canal in Orleans County, to I. M. Ludington's Sons, Inc., of Rochester, for \$2,347,833.

57TH ST, N. Y. C.—Abraham Silverson, 1328 Broadway, has received the contract to erect the 6-sty flat house, 73.4x87.5 ft., in the north side of 57th st, 128.8 ft. west of 2d av, to cost \$100,000. C. W. Logeling, 1328 Broadway, is owner. H. L. Young, 1328 Broadway, architect.

RIVERSIDE DRIVE, N. Y. C.—The Carrier Const. Co., 1123 Broadway, has received the mason work on the 12-sty apartment house, 77x131 ft., at the southeast corner of Riverside Drive and 102d st, to cost \$300,000. J. J. Slattery, 8 West 92d st, is the owner. E. T. McDonald, 41 West 33d st, architect.

PARK AV, N. Y. C.—J. C. McGuire & Co., 50 Church st, have the general contract to erect the 12-sty apartment house, 90.5x60 ft., at Nos. 511-515 Park av, and Nos. 100-104 East 60th st, for the Park Avenue Holding Co., 10 Wall st, from plans by Ernest Greene, 5 Beekman st. Estimated cost is \$400,000.

12TH AV, N. Y. C.—Ormond & O'Brien, 909 President st, Brooklyn, have received the general contract for extensive alterations to the home of the Convent of Sisters of Mercy, at the northeast corner of 12th av and 64th st, from plans by F. J. Berlenbach, 260 Graham av, Brooklyn. The cost is figured at about \$15,000.

STAMFORD, CONN.—The Hedden Construction Co., 1 Madison av, N. Y. C., has received the general contract to erect the new Ferguson library at Stamford, and not the V. J. Hedden & Sons Co., as was incorrectly given in our last issue. The building will be fireproof, with an exterior of marble, red brick and marble trim to cost about \$62,000.

PERTH AMBOY, N. J.—The Hennebique Construction Co., 1170 Broadway, N. Y. C., has received the general contract to erect a storehouse and shop, reinforced concrete, 2-stys, 50x110 ft., at Perth Amboy for the U. S. Cartridge Co. Lockwood, Greene & Co., 93 Federal st, Boston, Mass., are the engineers. Figures are wanted on two electric elevators.

ST. LOUIS, MO.—The Raymond Concrete Pile Co., of New York and Chicago, has obtained the contract for placing 1,021 Raymond concrete piles on the foundations of the piers for the King's Highway viaduct, St. Louis, Mo.

Churches.

81ST ST, N. Y. C.—Robert Christie & Son, 122 West 29th st, has received the contract for installing a vestibule, stairs and partitions to the 2-sty brick church, Nos. 140-144 West 81st st, for the Church

of the Disciples. Alfred H. Taylor, 138 West 65th st, is the architect, Estimated cost, about \$12,000.

WATERBURY, CONN.—Louis A. Walsh, architect, has completed plans for the new church to be erected at Willow and Ludlow sts, for St. Margaret's R. C. Church, Rev. Edward J. Brennan, pastor. Frame, 45x119, shingle roof, steam heat, electric lights, hardwood finish, a seating capacity of 700.

NORWICH, CONN.—Plans for the new edifice to be built for the Universalist Society have been completed by Architects Cudworth & Woodworth. The church will be 50x115 ft., of brick with Indiana limestone trim and slate roof. On the main floor will be the auditorium, seating 250 persons, and quarters for the Sunday school. The heating system will be steam. Edwin A. Tracy is chairman of the board of trustees.

Dwellings.

71ST ST, N. Y. C.—La Farge & Morris, architects, 56 Madison av, are still taking bids for alterations to the residence of Dr. Adrian Van S. Lambert, 29 West 36th st, at Nos. 168-170 East 71st st.

GARDEN CITY, L. I.—L. Baylor Pendleton, architect, 921 Oliver st, St. Louis, Mo., is completing plans for a 2½-sty brick residence at Garden City for R. H. Pendleton, of James McCutcheon & Co., 5th av and 34th st, N. Y. C., to cost about \$14,000. The owner will receive figures about Aug. 15.

Factories and Warehouses.

NEW BEDFORD, MASS.—The Booth Mfg. Co. has been incorporated with a capital stock of \$1,250,000 to build a fine goods mill in New Bedford. Plans are being prepared by Charles W. Prayar, of New Bedford. Construction will start soon.

UTICA, N. Y.—The Mohawk Valley Cap factory will soon build a warehouse at Broad and Mohawk sts. The building will be 100x125 ft., 3-stys. The officers of the company are W. Fred Allen, Pres.; John E. McLoughlin, Secy.-Treas. and Mgr.

BRISTOL, CONN.—Unkelbach & Perry of New Britain, have completed plans for a factory to be erected for the Wallace Barnes Co. in Bristol. 2-stys, 60x125 ft, brick, mill construction, with steel girders, gravel roof, sprinklers, plunger freight elevator.

PLAINVILLE, CONN.—Plans have been prepared by Architects Unkelbach & Perry for a new warehouse to be erected in Plainville for the Trumbull Electric Manufacturing Co. Brick, 40x100 ft., of heavy mill construction, 3-stys., gravel roof, freight elevator and sprinkler system.

CHICOPEE FALLS, CONN.—Geo. B. Allen, of Hartford, mill architect and engineer, has plans nearly completed for an addition and extensive alterations to the factory of the Fiske Rubber Co., at Chicopee Falls, Mass. They will erect a new building, 4-stys, 36x185 ft. Steam heat, automatic sprinklers, hydraulic freight elevator, a 900 h. p. steam engine, two 250 h. p. boilers. The two present buildings, 120x48 ft., 187x50 ft., each 4-stys, will be reinforced with steel construction. The engineer will receive estimates and let all contracts.

Miscellaneous.

NEW LONDON, CONN.—It has been voted to award contracts at once for rebuilding the Pequot Casino, which was destroyed by fire. Frank L. Palmer, of New London, is president of the casino association.

11TH AV, N. Y. C.—Noonan & Price Co., 11 East 137th st, owners, will handle the general contract for the 3-sty loft building, 128.4x31.6 ft., to be erected at the

northeast corner of 11th av and 30th st, to cost \$20,000. John P. Boyland, 103 East 125th st, has prepared plans.

BRANFORD, CONN.—The Branford Savings Bank has obtained an option on the H. W. Harrison property, Main st and Harrison av, as a site for a new bank building which they now have in contemplation. The matter is in the hands of a committee consisting of Henry Fowler, William R. Foote and C. F. Bradley.

UTICA, N. Y.—G. W. Kittredge, Grand Central Station, N. Y. C., chief engineer for the New York Central R. R. Co., has preliminary plans under way for a passenger station, of brick and granite, to be erected at Utica, 100x200 ft., 4-stys, estimated to cost \$500,000. The company also has plans nearly completed for two freight houses, a receiving house, 60x700 ft., and a forwarding house, 30x500 ft., both 1½-stys, of brick and wood.

Schools and Colleges.

NEW HAVEN, CONN.—Plans for the Mason Laboratory of Mechanical Engineering to be erected by Yale University have been revised and new estimates are now being made. C. C. Haight, 452 5th av, N. Y. C., is architect.

NEW MILFORD, CONN.—Bids for the proposed high school to be erected in this place close Aug. 15. The structure will be of brick, containing eight class rooms and will cost about \$30,000. Wilson Potter, 1 Union sq, N. Y. C., is the architect.

WASHINGTON, D. C.—Bids are asked by R. C. Hollyday, Ch. of Bureau of Yards and Docks, Navy Department, Washington, until Aug. 20, for constructing an addition to the garage of the Naval Medical School Hospital, Washington, D. C.

Bids Opened.

BROOKLYN.—T. Frederick Jackson, Inc., at \$8,473; submitted the lowest bid on Aug. 10, for installing electric equipment in public school 19, Brooklyn.

JAMAICA, L. I.—The School Board opened bids Aug. 10, for removal of temporary school building now on the premises of Public School 82, and re-erecting same on the premises of Otilie Orphan Asylum, Jamaica, Queens. B. Diamond, submitted the lowest bid, at \$6,888.

KINGS PARK, N. Y.—Bliss & Griffiths, 225 5th av, N. Y. C., submitted the lowest bid at \$131,419 for kitchen and dining-room buildings, conduits, steam mains, feeder cables, sewer and water connection for new groups; including construction, heating, plumbing and electric work at the Kings Park State Hospital, Kings Park, N. Y. Other bidders were: R. T. Ford Co., of Rochester, N. Y., and A. Pasquini, 1123 Broadway, N. Y. C.

Government Work.

WAYCROSS, GA.—Sealed Proposals will be received September 15, for the construction (including plumbing, gas piping, heating apparatus, and electric conduits and wiring) of the U. S. Post Office at Waycross, Ga.—James Knox Taylor, Supervising Architect, Washington, D. C.

WEBSTER, MASS.—Sealed proposals will be received Sept. 14 for the construction complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Webster, Mass. Address, James Knox Taylor, Supervising Architect, Washington, D. C.

HARRIMAN, TENN.—Sealed Proposals will be received September 16, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office at Harriman, Tenn.—James Knox Taylor, Supervising Architect, Washington, D. C.

BEVERLY, MASS.—Sealed proposals will be received Sept. 8 for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Beverly, Mass., in accordance with drawings, which may be obtained from the custodian of site at Beverly, Mass., or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

EASTON, PA.—Sealed proposals will be received the 20th day of September, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Easton, Pa., in accordance with drawings and specifications, copies of which may be obtained from the Custodian of site at Easton, Pa., or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

Municipal Work.

BROOKLYN, N. Y.—The New York City Park Board will open figures on Thursday, Aug. 18, for the erection of steps and adjoining walls for the 5th av entrance to Sunset Park, Brooklyn.

QUEENS.—On Aug. 18 the New York City Park Board will open bids for furnishings and fittings to the second floor of the Stuard Hirschman Building, Court House sq, Long Island City, Queens.

131ST ST, N. Y. C.—Estimates will be received by the Commissioner of Docks, Pier A., N. R., Wednesday, Aug. 17, for building a new steel freight shed, with appurtenances, on the pier and adjacent bulkhead at the foot of West 131st st, Manhattan.

134TH ST, N. Y. C.—The Commissioner of Docks will open bids on Wednesday, Aug. 17, for preparing for and extending the pier at the foot of West 134th st, North River, Manhattan, known as Pier 124, North River, and for furnishing and depositing cobble and rip-rap thereat.

OTISVILLE, N. Y.—Bids will be received by the New York City Board of Health at 6th av and 55th st, until 10 o'clock a. m. on Tuesday, Aug. 16, for furnishing and delivering paints, oils, plumbing materials, fixtures, fittings and vitrified sewer pipe to be used in the construction and equipment of various buildings now erected or proposed for erection upon the grounds of the tuberculosis sanatorium, at Otisville, Orange County, New York.

Brief and Personal.

C. H. Hughes & Co., engineers, have moved from 115 Broadway to larger offices at 64 Wall street.

J. Stewart Barney, architect, No. 520 5th av, will move his offices to No. 40 West 38th st, after August 15.

The Roebing Construction Company has moved to the thirty-second floor of the Metropolitan Tower. Telephone: Gramercy, 3000.

J. Posner has opened an office and warehouses for the selling of plate glass and window shades on the northwest corner of Jackson and Westchester avs.

Albert W. Howe has opened offices in the Trinity Building as the Eastern manager of the J. J. Reedy Elevator Company of Cincinnati, O. Telephone, Rector 828.

Mr. E. S. Emmons, senior member of the Emmons & Roberts Co., 634 West 52d st, agents for the Dennings Point Company at Fishkill, the Davidson yards and Sutton & Sutterly's at Coeyman's, the Merhoff Company at Hackensack, N. J., and a number of others, is rapidly recovering from the operation he underwent some time ago. Mr. Emmons is expected to be able to return to his office after Labor Day. At one time he was hardly expected to live.

C. J. O'Brien Employees' Outing.

The annual outing and games of the C. J. O'Brien employees took place last Saturday at Queens Avenue Park, Flushing. Over two hundred people were present and enjoyed a whole day's outing. Breakfast was served at 11 a. m., and was made up of relishes in season, steaks, chops, eggs, potatoes, rolls and coffee. After breakfast there was a baseball game between the married and single men of the O'Brien employees only. The game was won by the single men.

At one o'clock the athletic events took place, the winners of each receiving a handsome prize. The events were as follows: 100-yd. dash, handicap (18 ft. limit), for boys under 16 years; 100-yd. dash, handicap (18 ft. limit); race for heavy men, 180 pounds or over; shoe race for boys under 16 (scratch); 50-yd. egg race for ladies; 40-yd. run for girls under 10 years; 40-yd. run for boys under 10 years; quarter-mile race; obstacle race; bowling. The events wound up with a baseball game between the McCready Publishing Co. and the O'Brien employees, the game being won by the O'Brien employees. After the athletic events were over dinner was served and it included the following: Soup—mock turtle; fish—salmon trout; sauce—Hollandaise; potatoes; entree; Filet of Beef, Champaign sauce; green peas, potatoes; Roast—Philadelphia Capon, Compote; Salad; Neapolitan Ice Cream, assorted cakes, fruit, bonbons, coffee, cigars. The rest of the evening was taken up in dancing.

One of the main features of this outing was that the men had decided on taking their wives, children and sweethearts with them and by so doing everybody present voted this the most successful outing ever held. The prizes for the games were donated by Mr. C. J. O'Brien, the Engineering News Publishing Co., Mr. C. W. Sweet of the Record and Guide and the McCready Publishing Co.

Among the most prominent people present were: Mr. C. J. O'Brien, Mr. C. W. Sweet, Congressman Wm. Bennet, Public Printer Samuel B. Donnelly, Mr. Robert H. McCready, of the McCready Publishing Co., Counsellor Thomas Gilleran, Mr. C. M. Maxwell, Sec.-Treas. of "Big 6," and Mr. George Stein, Ex-organizer of "Big 6." Credit is due to Mr. John D. Pugh as chairman of the outing.

HOUGHTALING & WITTPENN

Impervious Face Bricks

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THE QUAY ENGINEERING CO., Inc.

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THE INGLESON QUAY SIEGRIST CO.
Consulting, Designing, Supervising Engineers
CLEVELAND

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

The Metropolitan Market Summarized

Material men do not find conditions much to their liking. Dullness pervades the entire market. Prices of every commodity are way down and frankly, the prospects are that the conditions reported to-day will continue for the next two weeks at least. But in spite of the prevailing dullness, it is comforting to note that at worst it can be characterized only as seasonable dullness. Evidences of a permanent depression are not to be found, either in New York City or throughout the country. The Record and Guide is able to give this week the first estimate from authoritative sources of the probable output of common brick in the State for 1910 and also the first authoritative estimate of the output of Portland cement for the entire country for 1910. As far as common brick is concerned the figure is about 1,200,000,000 while that of Portland cement will be about 68,000,000 or about 7,000,000 more barrels than were produced last year. The reasons why there will be an increase in the production of cement and a slight decrease in the production of common brick are given under their proper heads below.

Other branches of the building material market are featureless.

Brick.

HUDSON River common brick continued to find normal consumption this week, considering the season. What weakness developed after Monday was due to over-supply, and the further crumbling of prices on Thursday was attributable, in part, to the rainy weather here on Wednesday, which interfered somewhat with brick-laying. Up the river the manufacturers stopped moulding and loaded barges, so that the arrivals on Friday were slightly in excess of the usual week-end tally. Prices quoted were \$5 to \$5.50, with the upper figure decidedly weak.

An authority on the Hudson River common brick situation made this statement: "The weather for the past six weeks has been splendid for brick-making and every manufacturer has been taking advantage of it. The result is they are gradually filling their sheds. Unless they continue to ship (which is unlikely on account of low prices) they will have to shut down. A condition of this kind does not present itself to some manufactureres as very satisfactory, and for this reason those who lease yards for a certain sum per year have to make their quota of brick. In order to make these leases pay it is necessary to ship. This is one reason why we have a soggy market and low prices."

Mr. Wright D. Goss, president of the Empire Brick and Supply Company, 103 Park av, during a conversation on the Fall outlook, said: "I expect a better movement within the next sixty days, but all I can say of the year, so far, is that it has been very draggy, which condition, I find, is reflected in other lines. As far as the building outlook is concerned, there has undoubtedly been a disposition to hold up construction work. I do not think the architects are to blame. Other conditions have arisen and it is their duty to advise their clients. I do not look for much improvement until the Supreme Court reconvenes and tells people HOW THEY CAN CONDUCT THEIR BUSINESS.

"The labor trouble early in the Spring scared off considerable building work

which, I am told, was ready to go ahead. That is out of consideration now until next Spring, I believe. The high prices have had a good deal to do with the situation. Labor is being highly paid in order to meet the increased cost of living, and this naturally advances building costs.

"All these conditions have affected the brick manufacturer. He has had his labor troubles, but he has had good brick-making weather, which has enabled him to keep ahead of the market even with a reduced working force. But he has not been able to sell his brick as advantageously as last year. Consequently, he has held back a good deal of it. The natural inference to be gathered from these conditions is that there will be less brick made this year than last, and the manufacturer may shut down earlier than usual and let the market come up to the supply."

TALK OF SHUTTING DOWN.

Another authority on brick conditions up the river said that he had heard some talk of the manufacturers shutting down early this year but he was inclined to the belief that there was not concerted action enough among them, this year, to make such action effective. Some manufacturers have said that they could shut down their plants early while others said they couldn't. He said he thought it too early yet to learn how the manufacturers' plans would work out.

Mr. Goss's reference to the probability of the Hudson River manufacturers producing less brick than last year prompted a reference to statistics which, if the year closes as the president of the Empire Brick and Supply Company thinks it will, would seem to indicate a total production in the Hudson valley this year of about 1,200,000,000 brick. This is based upon the annual totals from Government and State reports and sources available to the Record and Guide covering the entire State. They follow:

1905.....	1,219,318,000
1906.....	1,306,664,000
1907.....	1,104,286,000
1908.....	1,152,760,000
1909.....	1,475,000,000

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

RARITAN River brick find a dull market in this city, although the Sayre & Fisher Company report every one of their boats in operation, making deliveries on contracts taken some time ago. These deliveries will keep this company busy well into next month. Raritan River brick is being manufactured up to last year's figures, but few of the companies are stacking. Heavy storms in the vicinity of South river threatened to do considerable damage there to yards during the last ten days, but this has passed over and there was no delay in either making or loading. Prices for this brick run from \$5.25 to \$5.50.

FACE brick interests are also finding an inactive market although tenement house construction in the upper end of the city is maintaining a steady flow.

ENAMEL brick are moving somewhat freer than other grades, but prices are unchanged.

During a thunder storm at Glasco this week a new \$6,000 barn and storage

building on the brickyards of the Empire Brick and Supply Company was struck by lightning and burned. Twenty horses were rescued, although the contents of the building were destroyed. It was partially insured and will be immediately rebuilt.

The transactions on the brick exchange last week were: Left over July 30, 4; arrived, 78; sold, 75; leaving 7 on hand Monday, Aug. 8.

Cement, Crushed Stone, Sand and Gravel

PORTLAND CEMENT.—Representatives of Portland cement mills in this territory say a falling off in demand has been noted all this month. This condition is seasonable, however, and is no indication that the recent advance in price of ten cents per barrel is not being sustained. As an evidence that the condition of the Portland cement market is healthy, the quotation of the Atlas Portland Cement Company is cited. The figures authorized as of Aug. 8 were \$1.53 to \$1.63. The Vulcanite Portland still stands at \$1.53 to \$1.70 in wood or cloth delivered alongside in New York within free light-erage districts in lots of 250 barrels or more. Other companies continue to quote at from \$1.53 to \$1.58.

The head of a large Portland cement company said this week: "I am unable to say whether there will be a further increase or not. If it comes, it will not be more than ten cents additional. A clearer view of the Fall building situation in this district must first be had and that may not be possible until the early part of October."

A member of another large manufacturing company said:

"Portland cement has had a good year, as the Record and Guide has heretofore stated. During the last seven months the Portland cement companies throughout the country have produced no less than 39,500,000 barrels. The record for 1909, an exceptional year, according to the Government report, was 61,300,000 barrels. If the next five months prove to be as good as the first seven, the total output for the year should be at least 68,000,000 barrels."

"Don't you think that the construction outlook for the Fall is better than it was in the Spring and that the consumption of cement should be equal to, if not in excess of, the total output of the first seven months?" the cement authority was asked.

"Possibly, if it were not for one thing. There is plenty of building construction going on and planned for this Fall, but railroad work is not as extensive as I would like to see it and some of the largest railroad consumers have quit altogether."

Another authority asked for an opinion regarding the outlook said:

"We are now passing through a period of the year when construction work always falls behind. We face a Fall season that promises to be much more active than last Spring was and there are excellent prospects of this activity extending well into the Winter. For that reason I look for a bigger output of Portland cement than was recorded last year and I also expect stronger market conditions."

ROSENDALE cement in this district is finding a weakening market, but the inquiries in hand, covering deliveries for public work during the remainder of the

month, are numerous. Eighty cents per barrel still rules.

CRUSHED STONE.—The slight improvement that was noted in the crushed-stone market was not sustained during the first half of August. Prices held firm at the figures heretofore quoted.

SAND.—There was a report current this week that the price of sand had advanced five cents while another rumor had it that an advance was pending. Both reports were denied by A. J. H. Brooks, Inc., a specialist in sand, broken stone and gravel at 644-646 West 51st st and at the office of George J. Shand, a sand dealer, at Garrison av and Bronx river. The wholesale price along side still remains at 35 cents.

GRAVEL.—Roofing gravel interests say that they have entered the usual August lull, although they have a demand for this material considerably better than that of last August. The prices current are stationary, but if the improvement noted in July had continued an advance would doubtless have been made before this. It is therefore not unlikely that an advance will come with the first real evidence of improving building conditions, but contractors and architects need not concern themselves seriously with this exigency for another six weeks at least.

Iron and Steel.

PIG IRON.—While there is a continued call for foundry grades of pig iron in this district, it is light. Early in the week 5,000 tons were placed for ultimate use in fabricating shops in this vicinity, and about 4,000 additional tons of basic were being inquired for. Of this amount 1,000 tons was for New Jersey. Tidewater prices are now being quoted for the third quarter and prices are stationary.

STRUCTURAL STEEL.—The fabricating shops are busy. This is the strongest indication at present at hand, of a fair building season from October on. When it is remembered that all the steel used in the construction of buildings and manufacturing plants go through the fabricating shops, the reports that are printed in the Record and Guide each week regarding the activity in these hives of industry are a good barometer of what can be expected in the way of building activity from thirty to ninety days hence. As the wire reports indicate prosperity or otherwise in the agricultural field, so the plain structural material reports indicate prosperity or dull times in the building industry.

Therefore when the American Steel and Wire Company reports a stiffening market, not only in ordinary wire products but in concrete reinforcing material and that the demand for nails is constantly increasing in this territory, and Levering & Garrigues, Radley, Millikin Bros., the Hay Foundry & Iron Co., Ravitch Brothers and the American Bridge Co., located in North Jersey, Greenpoint and Astoria, L. I., Staten Island and this city, report a good run of orders calling for delivery late in September and early in October, no better proof can be obtained that some of the buildings long held up are to go ahead this Fall.

But the fabricating shops do not report work up to their capacity. In fact, there is considerable competition, and prices are squeezed down as far as possible. That is no doubt why the independent shops are getting more and more of the business that is coming out. During that part of the year 1910 ending July 30, contracts for 865,000 tons have been placed, of which 576,000 went to independent shops and 289,000 tons were taken by the American Bridge Co.

Prices for shapes are still steady with little fluctuation.

Lumber.

The lumber end of the Metropolitan building material market is dull and uninteresting. It shows no improvement over July conditions, and a change for the better is not generally expected before the middle of September. The retail yards are for the most part working on supplemental orders, which are more numerous than usual, owing to the close buying generally indulged in during the Spring by speculative builders. Wholesale lumber interests expect a good Fall business in this city, with practically no improvement over the volume of business handled last Fall in the suburbs.

LONG LEAF YELLOW PINE LUMBER has advanced. The advance reported in the first week of August was \$1 per thousand. There has been more active buying in this line than at any time during the year. The call has been so steady and well sustained that it was decided that the market would stand the advance. No falling off was reported this week.

Other grades of lumber stand at the old figures, with little likelihood of advance in the immediate future.

Stone.

While the building stone interests are reporting business dull they are looking with satisfaction upon the action of certain architects in bringing out work that will go ahead this Fall. In the last few weeks there has been a better inquiry for sand and limestone among architects, and the Woodbury Granite Co. and the New England Granite Works report a corresponding improvement in the tone of the market for Fall business.

There are a good many firms finishing up contracts now, among them the Traitel Marble Company, of Webster av and East River, Long Island City, which is finishing up its extensive contract in the Pennsylvania terminal, where it did a large part of the interior work.

Another big job just completed is that of the "334 Fourth Avenue Building," owned by Joseph Millbank, at 4th av and 25th st, the stone for which was supplied by Arlando Marine and was cut by Henry Hanlein & Son. These are two of about a hundred interior and exterior contracts that are closing or have just been closed out.

It is unfortunate that these jobs have terminated just at this time, because there has not been sufficient new operations coming out to take up the slack. This has made the usual Summer lull all the heavier. The quarries, according to the wholesalers, have caught up with their orders and are now calling for more business. Any architect who can place a good sized limestone, sandstone, granite or marble order now can be assured of first-class delivery well into October, and can make his contract on a figure that is considerably lower than is likely to rule later on. Prices are unchanged.

Saving Repair Expense on the Roof.

It was Emerson who said, "If a man can build a better house or a better mousetrap than his competitor, the world will make a beaten path to his house, though he set it up in the wilderness." So it has been with the Maurice O'Meara Co., of 448 Pearl st, since 1855. Their exhibits in numerous expositions have invariably been awarded diplomas and the installations they have made in this city, on practically every kind of a building, have outlived their guarantee many years and have proved by actual service the company's statement that "Perfect Roofing" saves repair bills.

This roofing is manufactured with the most improved machinery that science

has yet constructed. The body of "Perfect" roofing composed of an elastic, flexible fibre wool felt, made from the most carefully selected stock, with the shoddy carefully culled out. This felt is saturated with a boiling mixture of tested bituminous and mineralized substances which is completely absorbed into the felt. Heavy rollers complete the saturation process, driving the liquid into every fibre of the material. Then enormous pressure is applied, after which a combination of mineral and gum is put on and finally the whole is submitted to a coating polish on both sides, making the material thoroughly waterproof and fire-resisting. On the roof it looks like galvanized iron.

"Perfect" roofing is especially serviceable on factories where chimney gases rapidly deteriorate metals and architects frequently recommend it for piers and other structures along water fronts where the damaging effect of salt air is to be reckoned with. As a lining under slate, tin and shingle roofs it acts as a permanent safeguard against drifting snow, driving winds and rains and is also an economical damp and waterproofer in the same capacity. In this connection it is interesting to note that some architects have successfully used it for deadening sound between floors and walls in apartment houses and as a precautionary agent in event of apartment house tenants allowing bath tubs or basins to overflow, thus saving plastered ceilings from damage, by preventing unsightly stains.

The Maurice O'Meara Company also makes a specialty of watertight floors for hospitals. The fact that it has been in business for more than half a century, speaks volumes for the company's reliability and its thoroughly tested methods of manufacturing this class of building material.

Woodwork Concern to Build.

The Manhattan Grille & Fretwork Co., located on Sunswick st, between Wilbur and Payntar avs, Dutch Kills, has filed plans with the Queens Building Bureau for a new 5-sty and basement brick factory building to be located at the corner of Payntar av and Sunswick st, to cost in the neighborhood of \$40,000, exclusive of the value of the land.

The new factory will be owned and occupied, when completed, by the Adler Veneer Seat Co., now located in Milton st, Greenpoint.

The Manhattan Grille & Fretwork Co., which sold the land and will erect the building as above announced, has been located in Long Island City for the past five years. The heads of the concern find the locality as economical and convenient as any within a radius of many miles of Manhattan. They give employment to over 100 mechanics and report busy times in their line of work, which is the manufacture of fine woodwork for interior decorations.

Fireproof Doors and Trim.

The Grinden Art Metal Company, 43-47 Walton st, Brooklyn, manufacturers of a superior grade of hollow-steel doors and interior trim of fireproof construction, since commencing business about a year ago have made remarkable progress. They have filled contracts under some of the most prominent engineers and architects and have been very highly commended upon the standard of work introduced by them, which is unique in construction and has not been equaled for strength and lightness of weight. All their work is thoroughly examined before leaving the factory. This company is fast increasing capacity and bids fair to become very prominent in the near future.

THE WEEK.

THE competition for population among the four boroughs and the New Jersey districts which surround Manhattan is gradually draining "Little Old New York" of its residents. There is no impending danger of Manhattan becoming a deserted borough, but owing to the failure of the authorities to provide proper rapid transit facilities for the residential sections the people are being driven to other boroughs and across the North River to New Jersey, where railroad accommodations afford quick and comfortable transit to and from the business centers of the metropolis.

Preliminary census reports published this week show a remarkable growth of towns and cities lying within the commuters' zone of New Jersey. The figures collected by the Government do not disclose a condition unknown to any onlooker who has watched the daily throngs surging through the streets leading to the ferries and Hudson River tunnels. The crowds during rush hours are nearly as large as those entering Brooklyn Bridge. And to the quantity of the loss Manhattan suffers must be added the quality.

The commuter is usually a substantial citizen who has occupied medium-priced or high-class apartments in New York. Living in the country is by no means a saving to the average family. Aside from the commutation, the housing expenses are higher, as heat, hot-water, janitor's services and many other necessities furnished gratis in city apartments have to be added to the rent charges in country homes. If the commuter should be asked to make a frank statement he would confess (at least 9 out of 10) that it is not by choice he has made the change. In most cases the abominable transit facilities of Manhattan have driven him from the island. He will acknowledge that an apartment on Washington Heights is more economical and in many ways more comfortable than a home in the country, especially during Winter and early Spring.

To relieve the congestion of traffic a number of plans have been proposed and expenditures of large amounts for preliminary work made. The construction of new subways has been a problem of constantly increasing difficulty. The people looked to the new municipal administration for a practical solution of the question. While the officials are deliberating the population of Manhattan, weary of promises, is steadily shifting to New Jersey and Long Island.

Wealth will continue to concentrate in Manhattan and real estate values will increase, but the stamina of the taxpayers is weakened by the weight of increased taxes with reduced rentals.

Visible conditions justify the prediction expressed by a number of brokers that the fall and winter markets will bring good business. During the last few weeks a number of substantial deals have been negotiated. A report that the Astor estate had disposed of a large portion of its holdings on the south side of 130th st, between 5th and Lenox av, has not been confirmed. The estate owns the entire block front on 130th st, together with the front on Lenox av, extending to 129th st, where it controls a frontage of 191 feet. On the 130th st front are a row of old-fashioned 3-sty dwellings, which were among the first erected in Harlem. These houses have been rented from year to year, and a few months ago the property was put on the market. Another unconfirmed report says that John R. Drexel sold Nos. 13 and 15 East 54th st, adjoining No. 11, the house sold recently by Dr. Weir. At the offices of the owners' agents no information could be had.

MARSH BEGS TO DIFFER.

He Believes City Has Right to Condemn More Land Than Needed.

Editor, Record and Guide:

In a recent issue, I noticed that several different organizations are taking up the study of the principle of excess condemnation. Permit me to call your and their attention to Section 970 of the City Charter authorizing the opening of streets, where the City of New York is authorized to acquire title either in fee or by easement as may be determined by the Board of Estimate and Apportionment, for the use of the public to all or any of the lands required for streets, parks, approaches to bridges and tunnels, sites or lands above or under water for all improvements of the navigation of waters within or separating portions of the City of New York, etc. . . . and to cause the same to be opened, or to acquire title as above stated to such interests in lands as will promote public utility, comfort, health, or adornment, the acquisition of which is not elsewhere provided for. The Board of Estimate and Apportionment is authorized to specify what use is required of the lands which it may determine to be acquired for public use, and it is hereby authorized to change the map or plan of the City of New York in accordance with the provisions of this act on this subject, and to direct the same to be acquired whenever and as often as it shall deem it for the public interest so to do."

This would seem to give some authority in cases promoting public utility, comfort, health or adornment to acquire more land than is needed for the specific and limited purpose to acquire.

Although the principle of excess condemnation is valuable it will be found on very expensive land that it is not feasible except by making land so valuable as to promote, if not necessitate, the unhealthy use of land. Making unhealthy rooms for offices and factories as well as for tenements does not pay even if land is valuable. On the other hand by a system of taxing progressively increases of land values ample proceeds can be secured.

It is interesting to note that in practically no continental countries is there the right of excess condemnation, and London in its Strand improvement with excess condemnation did not come out ahead as it expected. In the "History of London Street Improvements" from 1855 to 1897 (page 17) reference is made to the irregularities of recoupment. With the exception of Northumberland av, where the improvement showed a profit of nearly \$600,000, owing principally to the fact that the land required did not involve the acquisition of valuable trade interests, while sites remodelled, after completion of streets realized large sums on account of improvements for which they were acquired for erection thereon large hotels and other buildings, there have not been any profits from the system of excess condemnation.

In limited sections of New York City excess condemnation would unquestionably prove valuable, against this however taxation of increases in land values must be advocated, increases which in present developments of New York City create handsome fortunes annually.

BENJAMIN C. MARSH.

Big Deal on Heights.

Solomon M. Schatzkin sold three apartment houses on 151st st, between Broadway and Amsterdam av. They include the Elsinore, a 6-sty elevator structure, 75x99.11, at 502-504 West 151st st, adjoining the southwest cor. of Amsterdam av. Also the Manchester and Marlborough, two 7-sty elevator houses, 50x99.11 being 100 feet west of the Elsinore.

PRIVATE SALES MARKET.

SOUTH OF 59TH STREET.

CORNELIA ST.—Pepe & Brothers sold for Michael Gerardi 14 and 16 Cornelia st. The buyer will improve the site with a loft building.

Activity in the Greenwich Section.

HUDSON ST.—The Douglas Robinson, Charles S. Brown Co. sold for the Countess Cecilia d'Andigne and Mrs. Isabella C. May 159 Hudson st, a 4-sty building, on lot 24.10x109.3x irregular. The buyer will probably erect a loft building on the site.

PERRY ST.—S. Osgood Pell & Co., have sold for the Irvine Realty Company, 160 Perry st, running through to Charles lane, a 3-sty brick tenement, with two-story stable at the rear, on lot 20x80. The property is on the south side of Perry st, between Washington and West sts.

3D ST.—Gustave Baumann sold to William S. McCotter 134 and 136 West 3d st, together with 22 Minetta lane, in the rear. The property has a frontage of 42.5 ft. on 3d st and 21.5 ft. on Minetta lane and is covered with three old 2-sty buildings. Mr. McCotter gave in part payment property in Union County, New Jersey, vaulted at \$15,000.

22D ST.—Henry Brady sold for estate of James Cameron MacKenzie to James P. Clark, 432 West 22d st, a 3-sty private dwelling on lot 19.6x93.

26TH ST.—Duross Company sold to a client, for Mary McM. Renville, 434 West 26th st, and for Robert Ferguson, 432 West 26th st, two 4-sty houses on plot 38.3x100.

Transactions in Midtown Loft Sections.

27TH ST.—William Goldstone bought from Max Weber the 4-sty building 219 West 27th st, on lot 18.6x98.9. The buyer owns 221, adjoining, and now controls a frontage of 41 feet.

29TH ST.—The Bush Terminal Company, which some weeks ago bought the property 337 to 339 East 29th st, 101.3x100, as a site for a distributing station for its big warehouses in South Brooklyn, has now disposed of the easterly 44 ft. of the plot to the H. Koehler & Co. Brewing Co., whose plant adjoins. In exchange for this property the Koehler Company gives 327 and 329 East 29th st, a similar sized parcel, just purchased from Francesco Genovese, and which adjoins the Bush property on the west. Through these deals the Bush Company still has a frontage of 101.4 ft. and the Koehler Company now controls a plot fronting 126.6 ft. on 29th st, 197.6 ft. on 1st av and 125 ft. on 30th st.

33D ST.—Charles E. Proctor is reported to have sold 18 East 33d st, a 4-sty dwelling, 25x89.9, between Fifth and Madison avs. Mr. Proctor purchased the property recently from the Hadden estate. He is said to have taken other property in part payment in the present deal.

38TH ST.—M. & L. Hess sold for the People's Trust Co. of Brooklyn, trustees of the Jane A. McKenna estate the properties 237 to 241 West 38th st, size, 51.6x98.9. This property is within 40 ft. of the large plot recently acquired by the Realty Holding Co., which, in turn, is immediately to the west of the large plot recently sold by us to the P. J. Carlin Construction Co., which is now being improved with a 12-sty and basement building for Julius Bien & Co., printers and lithographers.

Adds to a Plot.

38TH ST.—Mark Rafalsky & Co. sold to Dr. Joseph E. Winters 34 West 38th st, a 4-sty dwelling, on lot 23x98.9, now occupied under lease by Herts Brothers. Dr. Winters also owns the abutting houses 25 and 27 West 37th st, and now controls a plot fronting 47.6 ft. on 37th st and 23 ft. on 38th st.

43D ST.—Post & Reese sold for the Lawyers' Title Insurance & Trust Co., Daniel W. Andrews and others, 15 West 43d st, 20.8x100.5, a 4-sty building, now occupied by the Dwight School for Boys; also 10 West 44th st, 25x100, for W. S. Cochran to the same purchaser.

43D ST.—John W. Barr, Jr., has sold 137 and 139 West 43d st, two 4-sty dwellings, on lot 41x100.5, adjoining the Hotel Woodstock on the west. S. Osgood Pell & Co., brokers.

An Improvement in the Dry Goods Section.

BROADWAY.—The Sun Construction Co., Benjamin Nieberg, president, sold 595 Broadway, a 5-sty and basement commercial structure, on lot 25x200, extending through the block to 168 Mercer st, 152 ft. south of Houston st. The purchaser acquired the property for the occupancy of his business, and intends making extensive alterations, including the addition of a story. The Sun Construction Co. acquired the property for \$165,000 in February in a trade with Uhlfeider & Weinberg, who gave the 6-sty elevator apartment house at 537 to 543 West 113th st in exchange.

BROADWAY.—The Duross Co. resold for Edward Kates to Mrs. E. Blumenthal 865 Broadway, a 5-sty loft building, on lot 25x110.10x irregular. The seller recently acquired the property from John Forsythe.

Stable Property to be Made Over.

LEXINGTON AV.—Mark Rafalsky & Company sold for J. J. Wysong, of Newport, R. I., the stable at 225 Lexington av, on lot 26x91. The property was held at \$55,000. The buyer is the Vienna Window Cleaning and House Renovating Company, which will remodel the building at a cost of about \$20,000 and use the premises as its midtown branch.

7TH AV.—S. B. Goodale & Son, have sold for George Kern 194 7th av, a 4-sty and basement building, on lot 16.5x57.9, between 21st and 22d sts.

NORTH OF 59TH STREET.

72D ST.—Edward A. Leroy, Jr., sold his residence at 149 East 72d st, 5-sty stone front dwelling on lot 18.9x102.2. The house is located just east of Lexington avenue.

76TH ST.—Willard A. Mitchell, as attorney, has sold 107 East 76th st, a 2-sty stable, on lot 25x102.2, adjoining the northeast corner of Park av. The property is between the Lansing apartments on the east and the German Hospital on the corner.

83D ST.—William Wolff's Son sold for Abraham H. Goldner and Mrs. Lena Stein to Rachel Cohn, 521 East 83d st, a 5-sty triple flat, 25x80x100.

98TH ST.—The estate of the late Robert Hoe sold the Schuyler Arms, an 8-sty apartment hotel on a plot 120x100, at 305 to 311 West 98th st, just east of Riverside drive. The buyer, who acts as attorney, is Lewis S. Posner, of the firm of Dos Passos Bros.

The late Robert Hoe bought the Schuyler Arms property in 1903 from W. H. Beard. It is one of the few apartment hotels west of Broadway and north of 96th st.

112TH ST.—Miss Mary Monahan sold for the Hennessey Realty Co. (Joseph Polstein, president), the Adlon, a new 8-sty apartment house, on plot 100x100, at 533 West 112th st, between Broadway and Amsterdam avs. The purchaser is an investor, a client of Edward J. Thompson.

132D ST.—Joseph F. A. O'Donnell bought for a client through O'Reilly & Dahn, 503 West 132d st, a 5-sty flat, on lot 25x99.11, adjoining the northwest corner of Amsterdam av.

144TH ST.—Daniel H. Renton & Son, sold for the Macran Realty Co., William Toby, president, the plot 50x99.11

on the south side of 144th st, 150 feet west of Broadway, to a client for improvement.

148TH ST.—Duff & Brown Company, sold for Charles M. Gassin, 519 West 148th st, a 3-sty and basement dwelling, in size 15.6x100.

150TH ST.—Richard R. Maslen resold the northeast corner of Macombs place and 150th st, a 3-sty frame dwelling and two 2-sty stables on plot fronting 50.9 feet on Macombs pl, and 137 feet on 150th st. Mr. Maslen purchased the property at auction for \$18,200, about three months ago from the executors of the Casper Leindel estate.

Operation in Audubon Park Section.

156TH ST.—The Kirby Construction Co. resold the plot, 125x99.11, on the south side of 156th st, 100 ft. east of Broadway. The purchaser is a builder, who will begin at once the erection of a 6-sty apartment house arranged for ten families on a floor. There will be 38 rooms on each floor. The Kirby Construction Co. bought the property a couple of months ago from the Holland Holding Co. and excavated it.

ADRIAN AV.—A. N. Gitterman has sold for Judge Edgar J. Lauer, lot 230, block 3402, a plot of over six lots on Adrian av, running through to Terrace View av, 106 ft. north of West 225th st, Marble Hill, to David H. Hyman, who, it is reported, is acting for a client who will improve it or sell for improvement of 3-sty three-family houses. The above notice recalls the many sales of this lot, which has had eight owners since the 15th of January, 1910. All these turns have been profitable and yet the price asked was only \$40,000. On this basis these ten 20-ft. lots are capable of improvements with 3-sty 3-family houses which can be erected for about \$10,000 each, and allow the builder a considerable profit, as the completed houses should certainly sell for not less than \$16,000.

Deal in Fort Washington Section.

PINEHURST AV.—The Bendheim Construction Co. sold the plot, 100x100, at the southeast corner of Pinehurst av and 179th st. The purchaser is the Munden Construction Co., of which Charles Flaum is president. A 6-sty elevator apartment house will be erected on the site immediately. The Bendheim company bought the plot for \$37,250 at the auction sale of the holdings of the Fort Washington syndicate last year.

ST. NICHOLAS AV.—Daniel H. Renton & Son sold 921 St. Nicholas av, northwest corner 156th st, a 5-sty apartment on plot 25.10x99.9 for Julie Leffler to a client for investment.

West End Activity.

WEST END AV.—The City Real Estate Co. sold 353 West End av, a 4-sty dwelling on a lot 22x55.5, between 76th and 77th sts. The adjoining house, 355, was sold recently to Mrs. Ada Mothner.

BRONX.

LAUREL PL.—Ernst & Cahn sold for Rachel Singer the lot 25x100 on the west side of Laurel pl, 175 feet from Glenn road, Wakefield.

157TH ST.—Walker & Burger sold for Thomas E. Malcolm the 5-sty 20-family house, on plot 50x169, on the south side of 157th st, 100 ft. west of Elton av, to Herman Menaker.

163D ST.—Fetzer & Fetzer sold for a client 414 East 163d st, a 5-sty new law house, on plot 37.6x100.

179TH ST.—John A. Steinmetz sold for Albert J. Adobody, 807 E 179th st, 1-family house on lot 25x103 to a client.

236TH ST.—Fitzer & Fitzer sold for a client to Theodore Forsborg, 141 East 236th st, a 2-family frame dwelling on a plot 25x100.

AQUEDUCT AV.—Richard R. Maslen sold the plot 50x100, at the northeast corner of Aqueduct av and Brandt pl.

BAINBRIDGE AV.—Ernst & Cahn, in conjunction with Casey & Irwin, sold to Thomas F. Cave the 2-sty dwelling, 3042 Bainbridge av, Bedford Park.

BAILEY AV.—Edward D. Sniffen sold to the Roma Engineering and Construction Co. the plot, 75 ft. front, on the east side of Bailey av, 225 ft. north of the Albany road. The company will erect a 5-sty apartment house.

EAGLE AV.—George J. Stricker sold for S. Sobol the three-family dwelling, 677 Eagle av, on lot 19.9x99, between 156th st and Westchester av.

HULL AV.—S. H. Raphael sold for Thos. F. Costello to Robt. Shaw the two-family house, 3077 Hull av, on lot 25x110.

MAPES AV.—Duff & Brown Company, sold for H. Coles a plot 66x118, on the east side of Mapes av, 120 feet north of 181st st.

TINTON AV.—Fetzer & Fetzer sold for a client 720 Tinton av, a 4-sty flat, on plot 25x168.

WASHINGTON AV.—Rebecca Miller has sold 1685 Washington av, a 4-sty flat, on lot 25x90, adjoining the northwest corner of 173d st.

LEASES.

William Wolff's Son have leased for Mr. Henshaw to Mr. Kannenberg corner property, known as 1056 Lexington av, northwest corner of 75th st., for John Donohue to Mr. Baker, the store on premises, 1083 Lexington av.

Duross Company leased 41 West 9th st, a 4-sty and basement house, for Margaret MacKenzie to Anna B. Schofield for a term of years; for Herbert Lyall, the third loft of 536-546 West 23d st, to Sherwood Beers Co., for a term of years.

Charles F. Noyes Company has leased lofts (each containing 5,000 sq ft.), in 412 Broadway, through to Cortlandt Alley to Konig & Stolz and Kottler Bros. The building was completed June 1, and negotiations are pending towards leasing the balance of the building.

Brill Brothers, have leased 215 and 217 West 49th st, two 4-sty buildings on a plot 29x100.5, owned by James P. Knight; the property adjoins the Old Guard Armory which Brill Brothers leased about a year ago. The armory has a frontage on Broadway of 125.6 and the combined parcels measure 141 feet.

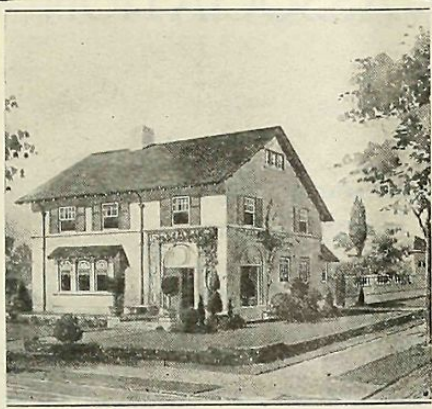
R. Smith & Co. have secured a long lease on the property 32 West 14th st, and 31 West 13th st, abutting, and intend to occupy the premises as a misses' and children's wear store. The property comprises two 5-sty buildings, having a frontage of 25 ft. on each street, and lies between the Hearn and Rothenberg stores. Title to the buildings stands in the name of Georgiana Maclay.

The Ernestus Gulick Company has leased for the Sweeney-Tierney Hotel Company, proprietors of the Marlborough Hotel, the store at 1363 Broadway, between 36th and 37th sts, to the Parisian Lingerie Shop, which will take possession at once, after the removal of the Crawford Shoe Company, the present tenants. The Parisian Lingerie Shop has for some time been located at 398 5th av.

The Zindel Manufacturing Co. has leased from Mrs. Phebe Sinclair for twenty-one years at an aggregate rental of close to a \$1,000,000 the building now being erected at 373 4th av and 103 East 26th st, on a plot surrounding the northeast corner of 4th av and 26th st. The plot fronts 50 feet on the av has a depth of 120 ft with an L to 26th st, where the frontage is 42 ft. The plot is opposite Madison Square Garden.

The former Oliver Harriman residence at 22-24 W 57th st has been leased for a term of twenty-one years by Dunstan, ladies tailor, now at 28 West 34th st. The lessee, it is reported, will make extensive

WANTS AND OFFERS



Mr. BROKER

THIS is one of five detached houses being erected at Douglaston Park, on the north shore of Long Island.

Homes like this in a beautiful Park, the high character of which is maintained by careful restrictions, easily accessible to the shopping, hotel and amusement centers of New York City, are in constant demand. Your clients will appreciate the very attractive terms. Write now for particulars.

Douglaston Realty Co.

J. W. DOOLITTLE, Treasurer

347 FIFTH AVENUE, NEW YORK

For Sale at Public Auction

Aug. 20, 1910. On premises. Farm, 100 acres, in Litchfield Hills, near Sharon, Conn.; 3 1-2 miles from Harlem Div. N. Y. C. & H. R. R. Desirable for agricultural purposes or summer residence. A rare opportunity. For photos and particulars address BAKER & KIRBY, Sharon, Conn.

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

alterations to the old residence at a cost of \$40,000. The Harriman house occupies a plot 50x100 on the south side of 57th st, about midway between 5th and 6th avs. It was purchased by the West Fifty-seventh Street Company, of which Charles SooySmith is president. Benjamin R. Loomis was the broker.

Frederick Fox & Co. leased for Otto Wagner the 4-sty and basement building 113 West 27th st to Gross, Engel & Co., who recently bought the adjoining 12-sty building 115-17 West 27th st through the same brokers, from the Aurora Investing Co. The lease is for a term of 21 years. The building will be immediately remodeled by the lessees into a store and loft building. The leasing of this building will protect the light of 115-17, which is mainly occupied by the firm of Gross, Engel & Co.

Greenwood & Co., in conjunction with M. & L. Hess, leased the store at the

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS \$9,500,000
\$5,000,000 added to surplus in last 18 years

160 Broadway, New York 188 Montague St., Brooklyn

RECEIVES DEPOSITS subject to check or on certificate, allowing interest thereon. Depository for moneys paid into Court and for money of bankrupt estates.

LEND ON APPROVED STOCKS and Corporation Bonds as Collateral.

ACTS AS TRUSTEE, Guardian, Executor, Administrator, Assignee, or Receiver, Transfer Agent, or Registrar of Stocks of Corporations. Takes Charge of Personal Securities.

OFFICERS:
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LEWIS H. LOSEE, Asst. Genl. Manager.
U. CONDIT VARIK, Asst. Treasurers.
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GEORGE A. FLEURY, Asst. Secretaries.
FREDERICK D. REED, Asst. Secretaries.

HENRY MORGENTHAU
JAMES N. WALLACE
ALBERT H. WIGGIN

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

REAL ESTATE MAN desires apartment in exchange for services as agent. Ref. and bond. BOX 100, Record and Guide.

TO LEASE for a few years at low rental, four lots with office, stable and sheds at 21st street and 11th avenue; very suitable for storage or for contractors use. Inquire of AUGUSTUS MEYERS, 542 West 21st Street.

FOR SALE, complete set Record and Guide, unbound, 1887 to 1905, inclusive. MEAD, 2495 8th Ave.

WE HAVE a few responsible clients who desire to arrange building loans of \$5,000 to \$10,000 to become 6% first mortgages in Nassau County.

WALKER & HAZZARD, Architects, 437 Fifth Avenue, New York City.

WANTED—Young man, 21 years of age; must be stenographer and have some real estate experience; prominent firm. BOX 95, Record and Guide.

COMPETENT RENTING MAN WANTED for business property; liberal arrangement for right man. H. L. MOXLEY & CO., 320 Broadway.

PRINCIPLES OF CITY LAND VALUES. \$1.50. Office of Record and Guide.

WANT
Particulars of Business Property
FOR SALE OR TO LEASE
Canal to 59th Street

HEIL & STERN
Uptown Office 1165-1167 Broadway
Downtown Office 604-606 Broadway
N. W. Cor. 27th St. S. E. Cor. Houston St.

southeast corner of Broadway and 43d st, in the new Fitzgerald Building, to the Baltimore and Ohio Railroad, as their chief city offices, possession to be given Oct. 1. The owners of the building made a special concession to obtain this desirable tenant and the rent was reduced to \$15,000 a year. Arrangements will be made whereby it is likely that the store will be open until 12 o'clock at night, which is an innovation in the railroad world.

Lease Opposite the Pennsylvania Station.

The H. M. Weill Co. leased for the Fay Realty Co. 252 West 31st st, on plot 25x35, right opposite the entrance to the Pennsylvania Railroad Station, to James Devaney for a term of 21 years at an aggregate net rental of about \$75,000. Mr. Devaney intends to tear down the present building immediately and erect a 4-sty building to be used as a first-class

CROSS & BROWN
COMPANY
Real Estate-Insurance
KNICKERBOCKER TRUST BLDG.
TEL. MURRAY HILL 1600 52ND AVE. & 34TH ST.

cafe and restaurant, at an estimated cost of about \$25,000. Mr. Devaney now has cafes at 51st st and 8th av, 54th st and 8th av and 61 West 14th st.

REAL ESTATE NOTES.

Mr. Remsen Darling, mortgage loan broker, of 170 Broadway, is summering at Freeport, L. I., commuting daily to and from the city.

Mr. Frank H. Presby has resigned from the office of agent of the Clark estate, 149 Broadway, and has been succeeded by Mr. W. Beach Day.

The Title Guarantee & Trust Company loaned on first mortgage, to Abraham Siegel Realty Company, \$50,000 on the 5-sty brick flat, located at 644-646 East 6th st. The mortgage is for five years.

Mr. A. E. Cohen of the firm of Golde & Cohen, builders and real estate operators, returned last Friday on the S. S. Mauritania from a two months' pleasure trip in Europe.

Carpenter and Corcoran, advertising agents, have moved from the second to the first floor of the Havemeyer Building, 26 Cortlandt st. They have been obliged to take larger offices on account of the increase in their business.

A. Kaufman, formerly at 149th st and 3d av and B. F. Jackson have opened an office for a general real estate and insurance business under the name of the Broker's Exchange at the northeast corner of Freeman st and So. Boulevard.

The Whitney Realty Co. has been formed for the purpose of taking over the realty holdings of the late William C. Whitney. The company, which is capitalized at \$100,000, has just been incorporated at Albany with Harry Payne Whitney, Payne Whitney and Thomas J. Regan as directors. Besides the Whitney stables at 110 and 112 East 66th st, the company will take over several properties on Long Island and the estate's large holdings in the Adirondacks.

SUBWAY CONSTRUCTION BY ASSESSMENT

REAL ESTATE PROPERTY OWNERS' ASSOCIATION OF NEW YORK CITY

Difficult to Determine the Dividing Line Between Areas of Assessment, Says Mr. Parish.—Discrimination Against Fort Hamilton, Mr. Hirsch Claims.

THE assessment plan to provide funds for rapid transit railroad construction should receive earnest consideration from Property Owners, was the opinion expressed by Mr. John L. Parish, of the firm of Parish, Fisher & Co., in an interview. He said it would be unfortunate to drop the matter without further investigation.

"As thus far postulated," Mr. Parish stated, "the plan contemplates, as I understand it, levying only over outlying areas, for the extensions beyond existing supposed limits of remunerative travel.

"This seems very simple, theoretically; but practically, I apprehend, it would be difficult to determine the dividing line between the areas of remunerative traffic and those in which, it is assumed by the proponents of the plan, the traffic would not be remunerative. There would be much contention also over determining the areas of assessment.

"But assuming that all these difficulties could be overcome, the proposition to assess owners of realty in some sections of the city for the cost of intramural railroads within their borders, while all other parts of the line are built at the general expense of the traveling public, contains an element of injustice so obvious that all right-minded people would reject it. Simple fair dealing between all the interests involved requires that all owners be put upon the like footing in this respect. If one set is to be assessed, then all owners along the line should be subjected to the same treatment.

"It is an assumption not borne out by the probabilities that the extensions of the projected lines into the outlying districts would not pay. To argue that because such extensions would traverse hundreds of acres of unoccupied lands no traffic would come out of such lands, is to leave out of consideration all the phenomena usually consequent upon the construction of such extensions. From the moment such construction is determined upon and before even a spade is turned in the way, the subjugation of the tributary district would begin. Opening of streets and avenues, sewerage, grading, flagging and paving, would proceed incidentally with the construction of houses, factories, shops, churches, schools, &c. All this would require an ever increasing army of workmen, going into the district in the morning, coming out of it when the day's work was done, paying fares both ways, until homes should be provided for them in the district. And so, probably before the new road could be completed the population to provide profitable traffic would be on the ground.

"Incidentally with the beginning of such improvement the vacant areas that have been so long waiting for this very provision of direct transit facilities, would come into general use, and their values would increase, their assessments for tax purposes be advanced, and the city would gain an increased and increasing revenue from them.

"But the construction of a rapid transit railroad would enhance the value of every

piece of property along the line, from end to end. If the owners along Broadway, from the Post Office to 14th st had not prevented the construction of the existing subway along that stretch of the great thoroughfare, it would not be in its present decadent condition respecting income and market value. But that's another question.

"To make the assessment plan for raising money for rapid transit construction perfectly equitable, it will be necessary to put the owners of the properties assessed in the position of joint owners or guarantors with the city, in the construction of the road. To do this they should be given sinking fund bonds of the road equal in amount to the assessment in each instance paid. With this amendment of the proposition, I believe there would be little opposition on the part of owners to the payment of assessments equitably levied, for the construction of rapid transit roads in several parts of the city.

"In the last analysis it is the travelers over these roads who pay not only for construction and equipment, but for operation, maintenance and interest and dividends as well. The city's present emergency calls, apparently only for the advancement of the ready money necessary for construction and equipment and for initial operation. If adjacent property owners furnish this, through the assessment process, they ought to have it returned to them out of the first profits of operation. By this means they would be in the end treated as fairly and equitably as the owners in the older sections of the city who have not been called upon to pay anything toward the cost of the roads that have brought them enormous profits on their holdings. And with this amendment the assessment plan of obtaining the money for rapid transit railroad construction would be made feasible, perhaps, as well as equitable."

SUBWAYS BY ASSESSMENT.

Opinion of a Large Owner and a Statement of Action To Be Taken.

Mr. Nathan Hirsch, whose business address is 203 Greene st, Manhattan, has addressed to both Mayor Gaynor and Chairman Willcox of the Public Service Commission the following letter expressive of his views in regard to assessment plans in connection with the construction of Brooklyn subways:

Gentlemen: From a New York newspaper of August 1, I learn that a committee of the Citizens Union upon that date filed with you a brief in favor of the Assessment plan of financing outlying branches of the proposed tri-borough subway, in which they argue that the suburban districts will be directly benefited by the branches that will connect them with Manhattan, and that the property owners in those districts should therefore pay the cost of construction in whole or in part.

Among the outlying branches mentioned in the Committee's argument, it appears

from the newspaper account, are the Fort Hamilton and Coney Island Routes, and as between these it seems that the Committee undertakes to discriminate, by suggesting that the Coney Island Branch is an exception to the rule they attempt to define, and that as to it there should be a reduction in the proportion of the cost to be paid by the property owners in the section traversed by such route.

I do not represent a "Committee" or a "Union," but I and my associates are owners of considerable real estate along the line of the proposed Fort Hamilton Route, and it has occurred to us that an expression of the disposition and feeling of the ACTUAL TAXPAYERS along the projected Fort Hamilton line might be quite as interesting as the mere academic discussion of the subject by the "Committee" the pocketbooks of whose members are perhaps not directly affected.

It is my impression that the Board of Estimate and Apportionment approved the plan of the Fourth Avenue Subway, Brooklyn, with its connecting lines, the Coney Island Route and the Fort Hamilton Route and the City was to pay for the construction of all these lines, and that it is already actually building at its own expense a portion of the Subway along Fourth Avenue, Brooklyn.

I do not wish to be personal, but it is a great pity that people, who have actually no business experience, who are not the actual owners of the land, should express opinions at random, without really knowing what they are talking about.

The owners of real estate in the Bay Ridge Section of Brooklyn, have for years been HEAVILY ASSESSED for sewers, paving, grading, curbing, sidewalks, Shore Road improvements, etc., etc., and in fact any further attempt to assess for a subway would practically mean CONFISCATION.

We have been told that the Subway would materially increase the value of the land, but will the City guarantee this?

Real estate has advanced, as well as declined, in Greater New York long before any subways were built, and land booms have existed in the West when the only means of transportation were horses and mules.

Why should it be sought at this late date to impose upon already too heavily burdened taxpayers the cost of construction of either the Fort Hamilton or Coney Island lines, and particularly why should an attempt be made to discriminate between the taxpayers along the two lines as against those owning property along the Fort Hamilton line, and in favor of those along the Coney Island line.

I may say to you very frankly that if any attempt should be made to assess the property holders along the line of the proposed Fort Hamilton Route, my associates (in whose behalf I am writing, as well as my own) and myself will promptly institute such legal proceedings as may seem necessary and appear to be the best calculated to protect our rights.

Yours very truly,

NATHAN HIRSCH.

MUNICIPAL IMPROVEMENTS

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

HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENINGS,
90 West Broadway.

MONDAY, AUGUST 15.

ELIZABETH STREET SEWER, (Richmond). 2 p. m.

TUESDAY, AUGUST 16.

GRAHAM AVE, (Queens), from Jackson av to Vernon av, 2 p. m.

WEDNESDAY, AUGUST 17.

A NEW STREET, from Bowery to Elm st, 2 p. m.

PUBLIC SERVICE COMMISSION—154 NASSAU ST.

MONDAY, AUGUST 15.

NEW YORK, NEW HAVEN & HARTFORD R. R. CO.—“Service and Station Facilities, Harlem River Branch.”—Commissioner Eustis, 2.30.

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:

184TH ST.—Paving the roadway and setting curb, from Webster av to 3d av. Area of assessment: Both sides of 184th st, from Webster av to 3d av, and to the extent of half the block at the intersecting streets and avenues. Oct. 8.

CHANGE OF GRADE.

The Board of Assessors gives notice to all persons claiming to have been injured by a change of grade in the regulating and grading of the following-named streets to present their claims, in writing, to the Secretary of the Board of Assessors, 320 Broadway, on or before August 16, 1910, at 11 o'clock a. m., at which place and time the Board of Assessors will receive evidence and testimony of the nature and extent of such injury. Claimants are requested to make their claims for damages upon the blank form prepared by the Board of Assessors, copies of which may be obtained upon application at the above office:

170TH ST, east, from Grant av to Clay av.

162D ST, west, from Summit av to Ogden av. (st.)

GRANT AV, from East 165th st to East 170th st.

BELMONT ST, from Weeks av to Eden av.

GATES PL, from Mosholu Parkway north to Gunhill rd.

BRIGGS AV, (Gunhill rd), from White Plains rd to Baychester av, at or near Pelham Bay Park.

SEDDON ST, from Raymond av to West Farms rd.

MANHATTAN TAX SALES.

The sale of the liens for unpaid taxes, assessments and water rents for the Borough of Manhattan, as to liens remaining unsold at the termination of sales of June 7, 10, 17, July 1, 15, August 19, September 20, October 14, November 11, December 2, 9, 23, 27 and 30, 1909; January 6, 27, February 3, 10, 17, 24, March 3, 17, 31, April 14, May 12, June 2, 23, July 7 and

August 4, 1910, has been continued to Monday August 29, 1910, at 10 a. m., and will be continued at that time at the Aldermanic Chamber, in the City Hall, as heretofore by Daniel Moynahan.

NEW INHERITANCE TAX LAW.

High Rate Will Increase Desire to Escape Taxation, Says Secretary Pleydell.

THE Progressive Inheritance Tax bill, passed at the extraordinary session of the Legislature, was signed by Governor Hughes and is in effect. Explaining the new law, Mr. A. C. Pleydell, secretary of the New York Tax Reform Association, states that the rates of taxation in New York are higher than in any other State. He claims that a rate higher than 15 per cent. will increase the tendency to remove from the State or to escape the tax by transferring property prior to death.

“The new law,” Mr. Pleydell says, “makes two important changes. The old law based the tax upon the size of the estate and had only two grades or classes; property of \$10,000 or more passing to direct heirs was taxable at the rate of 1 per cent. on the entire amount. Property passing to collaterals and strangers was taxed 5 per cent., if the amount exceeded \$500.

“The new law bases the tax upon the amount of each bequest and not on the amount of the estate; and, in addition to maintaining the two former grades or classes of direct and collateral, the rates upon each class are increased progressively in proportion to the amount received by each beneficiary.

“As certain direct heirs are given a larger exemption than others, the new law really makes a division into three classes, as follows:

“Class 1. Father, mother, widow, and minor child.

“Class 2. Husband, adult child, brother, sister, wife or widow of a son, or the husband of a daughter, adopted children in certain cases, and lineal descendants of decedent.

“Class 3. More distant relatives and strangers. Property bequeathed to religious, educational and charitable corporations is exempt.”

The exemptions and rates for these different classes are as follows:

	Class 1.	Class 2.	Class 3.
Amount exempt	\$5,000	\$500	\$100
Above exemption to \$25,000	1%	1%	5%
Excess over \$25,000 to \$100,000	2%	2%	10%
Excess over \$100,000 to \$500,000	3%	3%	15%
Excess over \$500,000 to \$1,000,000	4%	4%	20%
Excess over \$1,000,000	5%	5%	25%

The rate in each case is on the amount above the exemption, and upon the amount in excess of the sum taxed at the next lowest rate.

Therefore to direct heirs, the tax on \$500,000 averages about 2¾ per cent.; on a million dollars, 3½ per cent; on two million, 4 1-5 per cent.

To collaterals on \$500,000, average about 13¾ per cent; on a million dollars, nearly 17 per cent.; on two million, 21 per cent.

The method of computing the tax is illustrated in the following table, calculated up to \$1,500,000:

DIRECT BEQUESTS (Class 1).		
	Amount.	Tax.
Next \$	5,000 exempt	\$ 000
	25,000 at 1%	250
	75,000 at 2%	1,500
	400,000 at 3%	12,000
	500,000 at 4%	20,000
	495,000 at 5%	24,750
Total	\$1,500,000	\$58,500

COLLATERAL BEQUESTS (Class 3).

Amount.	Tax.
\$ 100 exempt	\$ 000
25,000 at 5%	1,250
75,000 at 10%	7,500
400,000 at 15%	60,000
500,000 at 20%	100,000
499,900 at 25%	124,975
\$1,500,000	\$293,725

The increase of State expenditures over revenue caused the Legislature to increase the inheritance tax rates. The rates as adopted are those proposed by the Special Tax Commission of 1906. The conditions attending the extraordinary session and the need for additional State revenue prevented a thorough consideration or discussion of details.

Plans were introduced to provide for a State direct tax, as suggested by the Governor, sufficient to pay the interest and sinking fund charges upon the canal and highway bonds, amounting to \$2,655,600, which required a tax of practically two and seven-tenths cents on each hundred dollars of the assessed valuation of property in the State. The only bill passed, however, was the progressive inheritance tax, which will yield probably three million to four million dollars more than the old law. Because of the varying rates in the law, the fluctuations in annual receipts are apt to be more violent than under the old law, which yielded between six million and seven million dollars a year. The automobile fees will yield probably two million dollars. These new taxes will increase the annual revenues of the State to about thirty-nine or forty million dollars. The appropriations this year were over forty-two million dollars. The amount needed for canal and highway bonds interest and sinking fund, is increasing annually. The large surplus of four years ago is down to the point of a necessary working balance.

START SOMETHING!

Editor Record and Guide:

As our leading members of the Public Service Commission are enjoying trips abroad, will not our Acting Mayor, Mr. Mitchel, take some “active measure” for subway relief in Manhattan? South Brooklyn has the 4th av line going. Start something doing for Manhattanites.

Observant.

SUBURBAN SALES.

BERNARDSVILLE, N. J.—Steven B. Ayres and P. S. Brower sold to Jesse Klinck, of Brooklyn, plot 8 in Section “D” of Bernards Plateau, at Bernardsville, N. J.

Mr. Charles Iker, connected with the Monroe Eckstein Brewing Company, purchased through Cornelius G. Kolff, a plot 50x150 on 5th av near Housman av, Castleton Corners, Staten Island.

THE WEEK'S STATISTICS.

The total number of sales reported in this issue is 43, of which 17 were below 59th st, 14 above, and 12 in the Bronx. The sales reported for the corresponding week last year were 58, of which 20 were below 59th st, 28 above, and 10 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 93 as against 160 last week, and in the Bronx 110 as against 133 last week. The total amount was \$3,961,771, as against \$5,298,981 last week.

The amount involved in the auction sales this week was \$193,906, and since January 1, \$39,699,616. Last year the total for the week was \$171,775, and from January 1, \$44,897,775.

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

OTIS ELEVATOR COMPANY 17 BATTERY PLACE, NEW YORK

Park av, e s, 100 s 182d st, 50x150, except part for st, vacant. PARTITION, July 14, 1909. Adam Wiener, ref. to Margaret Lyons. All liens. Aug 11, 1909. Aug 10, 1910. 11:3037. 4,875
Perry av, No 3247, w s, 78.2 n 207th st, runs - 25 x w 100 x s 8 x s w 20.2 x e 111 to beg, 2-sty fr dwg. Ida M Knoepfle IN-DIV & EXTRX Almira Robinson to Lillian M Laboda. Q C. Aug 9. Aug 10, 1910. 12:3343. O C & 100
Same property. Blanche F Goodchild to same. Q C. June 15. Aug 10, 1910. 12:3343. O C & 100
Sedgwick av, No 2567, w s, 835.11 s Kingsbridge road, 25x100, 2-sty fr dwg. Wm W Klein to Frances Klein. Q C. June 2. Aug 8, 1910. 11:3237. 2,750
Tiebout av, No 2239, w s, 73.5 n 182d st, 18.2x65x18x63.8, 2-sty bk dwg. Timothy W McKeever & ano to Jacob Marx. Mt \$3,500. July 28. Aug 9, 1910. 11:3145. O C & 100
Teller av, n w s, 333.11 n e 169th st, 25x100, vacant. Henry Ludwig, Jr to Emily Bryan. July 22. Aug 11, 1910. 11:2782. nom
Teller av, n w s, 358.10 n e 169th st, 50x100, vacant. Geo Ludwig to Emily Bryan. July 22. Aug 11, 1910. 11:2782. nom
Vyse av, e s, 100 s 172d st, 50x100, 5-sty bk tnt. Cioffi Co to John Kroog. Mt \$32,500. Aug 2. Aug 9, 1910. 11:2995. nom
Vyse av, w s, 75 s 173d st, 50x100, vacant. Shanske & Mond-schein, a corpn, to Mondschein & Co, a corpn. Mt \$5,000. Aug 9, 1910. 11:2989. nom
Vyse av, No 2070, e s, 242 s 180th st, 35x111.11x35.2x112.5, 4-sty brk tnt. Marie Krabo & ano to Henry Boschen. Mts \$20,500. Aug 5. Aug 6, 1910. 11:3132. O C & 100
Willis av, No 124, e s, 25 n Southern Boulevard, 25x80, 5-sty bk tnt & str. Julia E Goossen to Sandrock Realty Co. All liens. Aug 4. Aug 11, 1910. 9:2278. O C & 100
Walton av, No 1756, e s, 75 n 175th st, 25x95, 2-sty fr dwg. Geo E Buckbee to Ralph H Baxter. Mt \$5,000. Aug 4. Aug 5, 1910. 11:2825. O C & 100
Washington av, Nos 1738 to 1742, e s, 50 n 174th st, 50x95, three 3-sty fr dwgs. Peter Reilly to Adolph Freund. Mt \$12,000. Aug 4. Aug 5, 1910. 11:2916. nom
Washington av, Nos 1738 to 1742, e s, 50 n 174th st, 50x95, ex-cept part for av, 3 3-sty fr tnts. Henry H Wilkens to Peter Reilly. All liens. Aug 4. Aug 5, 1910. 11:2916. O C & 100
Westchester av, No 851, old No 1107, n w s, 162 n e Prospect av, 20x63.5x21.3x56.3, 3-sty fr tnt. Wilhelmina Schmidt to Henry Karlich. 1/2 part. Mt \$7,250. Aug 5. Aug 6, 1910. 10:2690. nom
Washington av, No 1521, w s, 100 n 171st st, 25x145, 4-sty bk tnt. Anthony Majewski to Wm Gullery. Mt \$13,500. Aug 1. Aug 5, 1910. 11:2905. O C & 100
Washington av, No 1285, w s, 75 s 169th st, 25x89.9x25x89.8, 2-sty bk & fr tnt & str. Lina Segal to Annie Segal. 1/2 part. Mt \$8,500 & all liens. Aug 6, 1910. 9:2390. O C & 100
Washington av | s e cor 188th st, runs e 96.10 x s 100 x s 95 x s 188th st | 73 x w 191.10 to av x n 173 to beg, with all title to proposed Willman pl adj on east, vacant. Sarah E Burden to Jno Haig. All title. Q C. July 23. Aug 11, 1910. 11:3057. nom
Webster av, No 2020 | n e cor 179th st, runs e 105.9 x n 34.1 179th st, Nos 401 to 405 | x w 2.1 x n 50 x w 100 to av x s 100 to beg, 2-sty fr dwg & str & vacant. Wm Fox et al to Caryl A Montgomery. Mts \$20,500 & all liens. June 29. Aug 11, 1910. 11:3029. O C & 100
*Zerega av | s e cor Butler pl, 200 to Halsey pl, x25. Frank Pa-butler pl | dula to Frank Padula & Son, Inc. All liens. June 4. Halsey pl | Aug 6, 1910. O C & 100
*1st av | w s, 300 s 1st st, runs w 348 to Bronx River x s & e Bronx River | along river 608.6 to av x n 318 to beg, Olinville. Joseph Marcus et al to Chas D Barry, Frederic W Lincoln & Jno R Bradlee firm Henry W Peabody & Co, 17 State st. Mts \$29,000. Aug 6. Aug 10, 1910. omitted
3d av | w s, 212.9 n 175th st, and 1.8 w 3d av, runs w Old Fordham av | 103.5 x n 27 x e 102.5 to av x s 27, also strip in front of above, bet Old Fordham av and 3d av, 27x1.8, & being 212 n 175th st, vacant. Arnold E Hauser to Harris Krakouer. Mts \$4,200. July 20. Aug 5, 1910. 11:2923. O C & 100
*Lots 23 to 29, 101 to 118, 145, 146, 159, 160, 163, 164, 177 to 181, 183, 184, 217, 220 to 222, 224 to 228 & 230 map (No 1208 of Bronx Terrace. Irving Realty Co to Edw Collier, of Bklyn. All liens. July 15. Aug 9, 1910. O C & 100

Pearl st, No 208, str & b. Albt H Frankel & ano to Martin Well-brook; 10 yrs, from May 1, 1910. Aug 8, 1910. 1:70. \$800 to 1,200
Pike st, No 24 | n w cor Henry st, Assign lease. Isaac Finkel-Henry st | stein to Chas Sabsevitz. July 25. Aug 5, 1910. 1:282. nom
Same property. Assign lease. Chas Sabsevitz to Arthur Jost. July 25. Aug 5, 1910. 1:282. nom
West st, No 401, all. Jos Margoles to Robt Chambers; 3 yrs, from Oct 1, 1910, with 2 yrs renewal. Aug 5, 1910. 2:636. 1,200 & 1,300
West st, No 99, str. Saml Levy to Wm Hirsch; 5 yrs from Sept 1, 1910. Aug 11, 1910. 1:56. 600
3d st, No 221 E, east store. Louis Young to W J Landerman; 5 yrs, from Sept 1, 1910. Aug 10, 1910. 2:386. 360
14th st, No 50, s s, 225 e 6th av, 22.6x103.3.
13th st, Nos 51 & 53, n s, 225 e 6th av, 25x103.3.
14th st, No 48, s s, 247.6 e 6th av, 22.6x103.3.
13th st, Nos 47 & 49, n s, 250 e 6th av, 25x103.3, all.
Thos Morrissy to Max & Adolph Finkelstein; 12 yrs 8 mths & 29 days from Aug 1, 1910. Aug 11, 1910. 2:577. taxes, &c, & 44,000
18th st, Nos 225 & 227 W, two 5-sty bldgs. Sender Jarmulow-sky to Isidor H Kempner; 5 yrs, from Dec 1, 1910. Aug 6, 1910. 3:768. 5,100
24th st, No 536, s s, 300 e 11th av, 25x98.9, Assign lease. Wm Hall (with consent of Kath E Moore) to the Wm Hall Co, a corpn. Aug 1. Aug 9, 1910. 3:695. nom
Same property. Consent to assign lease. Kath E Moore to Wm Hall & the Wm Hall Co. Aug 1. Aug 9, 1910. 3:695.
24th st, No 538, s s, 275 e 11th av, 25x98.9. Assign lease. Wm Hall to the Wm Hall Co, a corpn. Aug 1. Aug 9, 1910. 3:695. nom
Same property. Consent to assign lease. Casimir de R Moore to Wm Hall & the Wm Hall Co. Aug 1. Aug 9, 1910. 3:695.
25th st, No 102 1/2 W, store & cellar. Wm & Jane E Britton to Victor Masiello; 5 yrs, from May 1, 1912. Aug 8, 1910. 3:800. 660 & 720
27th st, No 113 W, n s, 20x98, all. Otto Wagner to Max Gross et al; from Aug 9, 1910, to Jan 1, 1932. Aug 10, 1910. 3:803. \$250 monthly for term, net \$63,000.
39th st, No 249 W. Surrender lease. Edward M Bice to Chas A MacPherson. All title. Mar 31. Aug 5, 1910. 3:789. 708.33
44th st, No 354 W, store, &c. Jacob Schmalhausen to Louis A Duplessis; 1 9-12 yrs, from Aug 1, 1910. Aug 5, 1910. 4:1034. 360
55th st, No 618 W, leasehold. Lillian V Polak to Mary E Carney, of Bklyn. All title. Q C. Mt \$3,750. Aug 8. Aug 9, 1910. 4:1102. nom
Same property. Assign lease. Same to same. Mt \$3,750. Aug 8. Aug 9, 1910. 4:1102. O C & 100
66th st, Nos 348 to 352, s s, 100 w 1st av, 50x100.5. Surrender lease. Bernard Gouko to Max J Kramer. All title. Aug 5. Aug 6, 1910. 5:1440. O C & 100
108th st, Nos 306 to 312 E, all. Mathilda Bloch to Maggie Fa-vale; 5 yrs, from Aug 1, 1910. Aug 5, 1910. 6:1679. 10,000 to 10,800
114th st, Nos 172 to 176 E, all. Sophie Newhouse to Aaron Rosenstein; 3 2-12 yrs from Aug 1, 1910. Aug 9, 1910. 6:1641. 5,280
146th st, Nos 246 & 248 W, all. Cooper Realty Co to Leo Stark et al; 3 yrs, from Aug 1, 1910. Aug 10, 1910. 7:2031. 4,250 & 4,400
Av B, No 62, south store & basement. Louis Rosenberg to Joe Hautman & ano; 2 yrs, from May 1, 1911. Aug 5, 1910. 2:400. 1,080
Amsterdam av, No 1724, south str & part b. Emil Engel & ano to Saml Berlin; 5 yrs, from May 1, 1911. Aug 11, 1910. 7:2077. 1,200 to 1,440
Bowery, No 359. Assign lease. Otto Schmidt to Nicolaus Roem-er. Aug 5, 1910. 2:459. nom
Bway, Nos 3220 & 3222, str & cellar under No 3220. Geo F Gantz to Wm Mulligan; 5 yrs from May 1, 1909. Aug 11, 1910. 7:1984. 1,200 & 1,500
Same property. Assign lease. Wm Mulligan to James McCul-lough. Aug 1. Aug 11, 1910. 7:1984. nom
Bway, w s, bet 32d & 33d sts, leasehold. Agreement amending & changing description of spaces reserved for use of H & M R R Co. Greeley Square Realty Co with Gimbel Brothers, N Y, a corpn. July 30. Aug 11, 1910. 3:808. nom
Broadway | s e cor 85th st. Assign lease. Saml Gellis to Aaron 85th st | Chinitz. Aug 5, 1910. 4:1232.
Lexington av, No 620, all. Dora Briner to Louis Tortora; 10 yrs, from July 1, 1910. Aug 5, 1910. 5:1308. 1,500 to 2,000
Lexington av, Nos 1791 & 1793, all. Solomon Spector to Sam Borodinsky; 3 yrs, from July 1, 1910. Aug 6, 1910. 6:1639. 3,600
Lexington av, No 365, all. Jno A Faust to Edw Margolies; 21 yrs from Nov 1, 1910. Aug 9, 1910. 5:1295. taxes, &c, & 1,800 to 2,400
Lenox av, No 477 | s w cor 134th st. Reassign lease. John D Haase 134th st | to Berger Wine & Liquor Co. Mt \$1,500. All title. Aug 9. Aug 10, 1910. 7:1918. nom
Park av, Nos 941 & 943, store & basement. Gisela Humphrys to Geo Kleinau; 5 3-12 yrs, from July 1, 1910. Aug 10, 1910. 5:1510. 1,800 to 2,400
2d av, Nos 2287 & 2289, str & bs. Frank White to Ike Kafka; 3 yrs, from Oct 1, 1909. Aug 8, 1910. 6:1667. 2,100
2d av, No 2433, store & part basement. Geo Ehret to Jno H Dierks & Wm F Brunssen; 5 yrs, from Aug 1, 1910. Aug 10, 1910. 6:1789. 1,500
3d av, No 451 | n e cor 31st st. Reassign lease. Wm Zoll to John 31st st | J Flanagan. All title. Mt \$3,000. Aug 9. Aug 10, 1910. 3:912. nom
4th av | s w cor 31st st, 63.2x60.
31st st |
31st st, No 52, s s, 60 w 4th av, 20x63.2.
31st st, No 50, s s, 80 w 4th av, 35x98.9. All of. de Forest Estate Corpn to Quondam Land Holding Co; 21 yrs, from July 1, 1910. Aug 5, 1910. 3:860. taxes, &c, & 24,750

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

August 5, 6, 8, 9, 10 and 11.

BOROUGH OF MANHATTAN.

Attorney st, No 137. Assign lease. Hersch D Jahre to Samuel Jahre. Aug 2. Aug 5, 1910. 2:349. nom
Attorney st, No 98, north store. Rose Huppert et al to David Rothbaum & ano; 1 yr, from May 1, 1909. Aug 10, 1910. 2:343. 420
Beaver st, No 21, part above stores. United Merchants Realty & Impt Co to Morris Weishouse; 5 yrs, from May 1, 1910. Aug 10, 1910. 1:24. 2,100
Chrystie st, No 211, all. Salvatore Cannariato to Giuseppe Macaluso; 1 yr from Aug 1, 1910. Aug 11, 1910. 2:427. 620
Dey st | cor Church st, Havemeyer Bldg, stores D & E. Have-Church st | meyer Real Estate Co to I Hess; 10 yrs, from May 1, 1910. Aug 10, 1910. 1:63. 5,000 & 6,500
Grand st, No 476, str & b. Albt Harris to Saml J Hamel & Isa-dore Harris, firm I Harris & Co; 5 yrs, from Aug 6, 1910. Aug 8, 1910. 2:336. 1,500
Henry st, No 30, all. Jos Davis to Ida Weinstein; 1 8x12 yrs from Sept 1, 1910. Aug 9, 1910. 1:277. 3,300

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Briggs Av Realty Co to LAWYERS TITLE INS & TRUST CO. Sheridan av, w s, 68.2 n 163d st, 37.6x66.10x39x67.8. Aug 4, 3 yrs, 5%. Aug 5, 1910. 9:2455 & 2461. 14,000

Briggs Avenue Realty Co to LAWYERS TITLE INS & TRUST CO. Sheridan av, n w cor 163d st, 30.8x68.7x30.8x69.3. Aug 4, 3 yrs, 5%. Aug 5, 1910. 9:2455 & 2461. 15,000

Briggs Avenue Realty Co to LAWYERS TITLE INS & TRUST CO. Sheridan av, w s, 30.8 n 163d st, 37.6x67.8x27.6x68.7. Aug 4, 3 yrs, 5%. Aug 5, 1910. 9:2455 & 2461. 14,000

Same to same. Certificate as to 3 mts for \$43,000, being \$15,000 on No 195 E 163d st, \$14,000 on No 943 Sheridan av, & \$14,000 on No 947 Sheridan av. Aug 4. Aug 5, 1910. 9:2455 & 2461. —

Briggs Avenue Realty Co to John J Engledrum. Sheridan av, n w cor 163d st, 30.8x68.7x30.8x69.3. Aug 5, 1910, due as per bond. 9:2455 & 2461. 5,000

Briggs Avenue Realty Co to John J Engledrum. Sheridan av, w s, 30.8 n 163d st, 37.6x67.8x37.6x68.7. Aug 5, 1910, due as per bond. 9:2455 & 2461. 4,000

Same to same. Same property. Certificate as to above mt. Aug 5, 1910. 9:2455 & 2461. —

Briggs Avenue Realty Co to John J Engledrum. Sheridan av, n w cor 163d st, 30.8x68.7x30.8x69.3. Certificate as to consent to mt for \$5,000. Aug 5, 1910. 9:2455 & 2461. —

Briggs Avenue Realty Co & Our Realty Co with LAWYERS TITLE INS & TRUST CO. Sheridan av, w s, 68.2 n 163d st, 37.6x66.10x39x66.10. Subordination agreement. Aug 4. Aug 6, 1910. 9:2455, 2461. nom

Brann, Henry A, Jr, to Henry Siebert, Jr. 165th st, n s, 100 e Stebbins av, runs — 50 to curve, thence around curve 13.11, thence along w s 165th st now Hall pl 93.1 x n w 77.1 x s 113.4 to beginning. Aug 4, due as per bond, 6%. Aug 6, 1910. 10:2691. 9,000

Bloch, Ferdinand & Julius Ahrweiler to Rosanna Scanlon. 136th st, n s, 250 e Lincoln av, 25x100. Aug 4, 5 yrs, 5%. Aug 6, 1910. 9:2312. 14,000

*Baccaglioni, Jno B & Albina with Chas Hodgins. 216th st, n s, 305 w 4th av, 50x114, Wakefield. Extension of mort for \$1,000 to Aug 5, 1913, at 5½%. Aug 5. Aug 6, 1910. nom

Buscall (John H) Co to Manhattan Mortgage Co. Washington av, w s, 145.2 s 170th st, 45x150, except part for av. Aug 9, 1910, due, &c, as per bond. 11:2901. 34,000

Same to same. Same property. Certificate as to above mt. Aug 9, 1910. 11:2901. —

*Bihler, Arnold D H to BRONX SAVINGS BANK. 2d av, e s, 350 n 2d st, 50x100, Olinville. Aug 3, due, &c, as per bond. Aug 9, 1910. 3,000

Bock, Marie to HARLEM SAVINGS BANK. Union av, Nos 948 & 950, e s, 108.9 n 163d st, 2 lots, each 41.7x125. 2 mts, each \$3,000. Aug 9, 1 yr, 5%. Aug 10, 1910. 10:2678. 6,000

*Bronx Development Co to Sophia Zetsche. Newell av, e s, 100 n Elizabeth st, 75x125. July 20, due, &c, as per bond. Aug 10, 1910. 500

*Same to same. Same property. Certificate as to above mt. July 20. Aug 10, 1910. —

Cerasoli, Mariannina & Nicola Damiano to Louis Gates. Hughes av, No 2462, e s, 133.4 n 188th st, 16.8x87.6. July 28, installs, \$10 monthly, 6%. Aug 5, 1910. 11:3076. 640

Clark, Jos to Robt F White of Bloomfield, N J. 259th st, late Rock st, n s, 75 e Fieldston road, late Cornell pl, 25x100. Feb 7, 2 yrs, 6%. Aug 5, 1910. 13:3423. 400

Callahan, Wm to EMIGRANT INDUSTRIAL SAVINGS BANK. Ogden av, w s, 125 s 165th st, late Devoe st, 50x90. Aug 5, 3 yrs, 5%. Aug 6, 1910. 9:2525. 20,000

Cross, Thos R to A Hupfels Sons. Washington av, No 2326. Saloon lease. Mar 10, demand, 6%. Aug 8, 1910. 11:3053. 1,200

Cavaliere, Margherita wife of & Catello Cavaliere & Nicoletta wife of & Pietro Criscuolo to The Ceres Union, a corpn. 187th st, s s, 90.1 e Hoffman st, 29x66.11x29x67.6. Aug 5, 5 yrs, 5%. Aug 8, 1910. 11:3065. 5,000

Cipriani Realty & Const Co to CENTRAL TRUST CO of N Y. 189th st, n s, 50 e Belmont av, 50x90. Aug 5, 5 yrs, 5%. Aug 8, 1910. 11:3091. 29,500

Same to same. Same property. Certificate as to above mort. Aug 5. Aug 8, 1910. 11:3091. —

Cammann Realty Co to American Mort Co. Fordham road, s s, 180.6 w Loring pl, runs s 108.3 x w 161.10 x n w 28.5 to e s Sedgwick av, x n & n e — to Fordham road, x e — to beg. P M. Aug 5, 3 yrs, 6%. Aug 8, 1910. 11:3225. 12,000

Cangro, Filomeno to Lion Brewery. 146th st, No 238 E. Saloon lease. Aug 5, demand, 6%. Aug 9, 1910. 9:2335. 325

Carragher, Ann to Jas J Markey. Anthony av, e s, 100.5 s 180th st, 25.1x90.10x irreg x103.7. July 8, due as per bond. Aug 6, 1910. 11:3149-3156. 1,000

Carter, Wm to Geo J Froeber. Kingsbridge Terrace, n s, 126.10 w Kingsbridge road, 26.1x129.10x25.6x118.9, and being lot 49 blk 3240 map 272 lots Bailey estate. Aug 9, 3 yrs, 6%. Aug 10, 1910. 11:3240. 1,000

Commiskey, John to Jas McWalters. Summit av, w s, 321 n 162d st, also 342 n land of Renwick, 25x94.3x25.1x87.6, being part of lot 90 map Highbridgeville. Aug 9, 3 yrs, 5%. Aug 10, 1910. 9:2523. 2,000

Del Giudice, Matilda O wife Michael to Jacob Dohrmann. 149th st, s s, 220.3 e Morris av, 25x86.6, except part for st. July 30, due, &c, as per bond. Aug 8, 1910. 9:2330. 9,000

*Dambmann, Eliz A to Jacob Winkler. Roselle st, e s, 85 s Poplar st, 28x100x26x100. Aug 5, 1 yr, 6%. Aug 9, 1910. 500

Devaney, Jas to Fay Realty Co et al. Babcock av, c l, being plot 26 on map of Villa Sites at Riverdale formerly of Jos Rosenthal, 100x106.6x100x132.5. Prior mt \$—. Given to secure lease. July 28, due, &c, as per agreement. Aug 11, 1910. 13:3426. 5,000

*Fries, Longin P to Frank Rauch. Eastchester road, e s, 35.3 n Old lane, 114.1x126.9x88.4x163.4; also lot begins 108.10 e Eastchester road at s s land L P Fries, runs e 53.6 x s — to n s narrow lane x w — x n — to beginning. July 25, 2 yrs, 6%. Aug 6, 1910. 3,000

*French, Alfred J to Wm C Koechling. Plot begins 590 e White Plains road, at point 845 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Prior mt \$3,000. Aug 4, due as per bond. Aug 5, 1910. 800

Flieger, Olga widow to Josephine D Ebeling. Freeman st, s s, 57.10 e Lyman pl, 18x75. Prior mt \$3,500. Aug 5, 2 yrs, 5%. Aug 9, 1910. 11:2970. 1,000

Forsberg, Axel T to Wm F Fetzer. 236th st, No 141, n s, 100 w Keppler av, 25x100. P M. Prior mt \$5,500. Aug 6, 1 yr, 6%. Aug 10, 1910. 12:3371. 1,000

Fortunato, Michael to John W Seeger. Mapes av, e s, 154.3 n 181st st, 25x145.2. P M. Aug 1, due Feb 10, 1911, 5½%. Aug 10, 1910. 11:3111. 4,500

*Gleason, Wm F of Bloomfield, N J, with Kate Williams exr, &c, Mary Barnes. Lots 65, 67, 175, 176, 209 & 226 to 229 map of Jos Husson at Clason Point. Extension of mt for \$5,000 to July 27, 1912, at 6%. July 27. Aug 6, 1910. nom

Guaranteed Mortgage Co of N Y with Cioffi Co. Vyse av, e s, 100 s 172d st, 50x100. Extension of \$32,500 mt until Aug 8, 1915, at 5%. Aug 2. Aug 9, 1910. 11:2995. nom

Gartelman, Jno C with Peter V Stocky & ano, trustees Henry Clausen, Jr. Townsend av, w s, 160 n 175th st, 30x100. Subordination agreement. Aug 10. Aug 11, 1910. 11:2850. nom

Gartelman, Jno C with Henry P A Clausen. Townsend av, w s, 130 n 175th st, 30x100. Subordination agreement. Aug 10. Aug 11, 1910. 11:2850. nom

*Giliberty, Angela wife Frank P to Ernst F Kaase. Barnes av, w s, 89 n 226th st, 25x105. P M. Aug 9, 3 yrs, 5%. Aug 11, 1910. 5,000

*Same to same. Same property. P M. Prior mt \$5,000. Aug 9, due Feb 9, 1911, 5½%. Aug 11, 1910. 1,400

*Goldberg, Emilia, of Philadelphia, Pa, to Ralph Hickox. Bartholdi av, n s, 125 w Rosewood av, 50x125; Pine av, e s, 100 n Bartholdi av, 50x125. July 20, due Sept 26, 1912, 6%. Aug 9, 1910. 2,160

*Hoxie Realty Co to Dina Conrad. Parker av, No 1425, w s, 250 s Lyon av, 25x130. Certificate as to mt for \$1,000. Aug 9. Aug 11, 1910. —

Hoffmann, Adam to A Hupfels Sons. 156th st, No 858 E. Saloon lease. All title. Apr 21, demand, 6%. Aug 11, 1910. 10:2628. 2,000

Hennessy, Wm P & Rose L Dibble with HARLEM SAVINGS BANK. Union av, e s, 312.6 n 152d st, 18.9x95. Subordination agreement. July 15. Aug 8, 1910. 10:2675. nom

Hamm, Chas to Peter Sefferien. Tinton av, No 682, e s, 241.11 n 152d st, 20x125. Prior mt \$5,500. Aug 8, due, &c, as per bond. Aug 9, 1910. 10:2665. 2,000

*Hoxie Realty Co to Dina Conrad. Parker av, w s, 250 s Lyon av, 25x130. Prior mt \$4,000. Aug 9, due, &c, as per bond. Aug 10, 1910. 1,000

Johnson, Geo F with TITLE GUARANTEE & TRUST CO. Kelly st, w s, 346 n Longwood av, 6 lots, together in size 166.8x100. Subordination of 6 mts. Aug 4. Aug 6, 1910. 10:2702. nom

Kingston, Geo D to Annie King Hicks. Perry av, n s, 426.4 e Bedford Park Boulevard, 19.7x117.9x19.7x116.8. Aug 4, 3 yrs, 5%. Aug 5, 1910. 12:3292. 6,000

Kingston, Geo D to Emeline A Kemp. Perry av, n s, 348.5 e Bedford Park Boulevard, 19.6x113.8x19.5x112.7. Aug 4, 3 yrs, 5%. Aug 5, 1910. 12:3292. 6,000

Kingston, Geo D to Mary S Todd. Perry av, n s, 387.4 e Bedford Park Boulevard, 19.5x115.8x19.5x114.8. Aug 4, 3 yrs, 5%. Aug 5, 1910. 12:3292. 6,000

Kingston, George D to Angie K Hicks. Perry av, n s, 406.10 e Bedford Park Boulevard, 19.6x116.8x19.6x115.8. Aug 4, 3 yrs, 5%. Aug 5, 1910. 12:3292. 6,000

Kingston, George D to Mary S Todd. Perry av, n s, 367.11 e Bedford Park Boulevard, 19.6x114.8x19.6x113.8. Aug 4, 3 yrs, 5%. Aug 5, 1910. 12:3292. 6,000

ATLAS PORTLAND CEMENT 30 BROAD STREET, NEW YORK

JUDGMENTS IN FORECLOSURE SUITS.

Henry st, No 89. Schalam Goldberg agt Chebra Anshei Borisoff Uminsk; Louis Goldberg, att'y; Albert W Ransom, ref. (Amt due, \$4,653.15.)

LIS PENDENS.

Teller av, Nos 1055, 1057 1061, 1063 & 1065. Barnett Bernstein agt S F Myers Realty Co; action to foreclose mechanics lien; att'y, R E Bergman.

FORECLOSURE SUITS.

116th st, n s, 256 e Park av, 25x100. Marion F Ackley agt Johnston Umsted Realty Co et al; att'y, W E Stanton.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor.

before day of publication do not appear in this column but in list of Satisfied Judgments.

Table of judgments with columns for names (e.g., G Anhalt, Emanuel-C J Cohen), amounts, and dates.



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Table listing names and addresses of individuals and companies, such as Farrington, John W-G Brown, Committee; Firestone, Karl R et al-Terminal Bank; Ford, Robert O N & Clarence D-N Y Telephone Co; Fish, Nathan-W Ain; Fish, Mayer & Nathan-the same; Froman, James I-D Griffiths; Farley, Clarence D-I E Raymond; Fledermans, Zygmunt or Sigmund Flaminsky-M Nadler; Flynn, Patrick H-J C Winters et al; Friedman, Robert-A Shapiro; Fish, Mayer & Nathan-W Ain; Flint, Clarence B-M M Sturdee et al; Frewen, Thos-J A Ross et al; Fallico, Paolo-Musical Leader & Concert Goer; Friedman, Isaac & Wolf-N Y Telephone Co; Flagg, Geo W & Minnie E-N B L Cosal; Feibel, Philip et al-J J Maddox; Felton, Mack et al-H Adelman et al; Gray, Frank S-E A Raymond; Gracie, Effie-Burns Bros; Goldsmith, Simon-H Freund et al; Goldberg, Israel-J Albert; Gordon, Morris & Harry-A B Loewy; Goebeler, John F-Fritz Hendrick & Son; Greenbaum, Moses-C L Morse; Greenbaum, Moses-C L Morse; Gottlieb, Samuel-E G Lyons & Raas Co; Golden, Ida-Simpson Crawford Co; Gerard, Henri-H W Wilson Co; Guigliano, Frank S or F W or F S-H Green; Gerald, Florence-H B Harris; Glen, Frances W, Jr-H H Stickney; Gillespie, Jas F, Jr-Knickbocker Trust Co; Grodinsky, Julius-S Breakstone et al; Geltman, Israel-E P Schultze et al; Grable, Adolf-A Lubetkin et al; Harris, Ida-Public Bank of N Y City; Hricovec, Frank et al-B C Samuel et al; Hartstein, Edw-Engel Heller Co; Haas, Harry L-International Heater Co; Hogeboom, Henry J-Alfred Peats Co; Holly, I MacNunn-The Fraser Tablet Co; Hechter, Leopold-J W McCarty; Hechter, Leopold-J W McCarty; Henry, Jennie-Burns Bros; Heyman, Henry M, John B & Louis M-Francis H Legget & Co; Harloe, Ralph F-N Y Telephone Co; Hahl, Lizzie-E V Krause; Hanney, Timothy J & Michael-M J Drummond et al; Herschkowitz, Max-A Bernhard et al; Hess, Moe or Moses-S Heimbach; Harris, Louis S et al-M Miller; Hubbell, Mary L-P Ohl; Harber, Hyman-N Y Telephone Co; Herrman, John G-E Oppenheimer; Herbst, George-N Y Telephone Co; Herman, Joseph-F Pearl; Hart, Frederick A-G H Allister et al; Herz, Louis-H C White Co of N Y; Haase, Martin et al-T W Miller et al; Hass, Barney-H Pepper; Howes, Orson G et al-J W Minton; Hill, Geo H et al-East River Mill & Lumber Co; Jaffe, Simon or Joffe-I Lefkowitz et al; Jones, Lyman R-N Y Telephone Co; Kovalik, Leopold et al-B C Samuel et al; Kilbreth, Jno C-J E Chandler; Kropp, Charles H-Helvetia Milk Condensing Co; Kaufman, Otto-H N Rowe; Kusy, Sigmund-A Lyle; Karp, Michael-Empire State Pickling Co; Kreamer, Edward-H Kaplan et al; Kane, Thomas-C H Spear et al; Kraus, Sarah-N Y Telephone Co; Klein, Isaac et al-N Y Telephone Co; Kelly, Mortimer M-W A Winant; Kaufmann, Ernest-E Menline; Kun, Josephine et al-M I Cavano; Kotzen, Max & Louis et al-A Levy; Keit, Jno J-N Y Telephone Co; Klein, Bertha-the same; Koterba, Jennie-G Costar; Keibel, Thos & Betsy-Burton & Davis Co; King, Saml J et al-Century Bank of City of N Y; Liebowitz, Louis-14th Street Bank; Leslie, Wm H & Thos Ferguson Co-C L Miller et al; Lerner, Jacob-M Levy; Larsen, Carl A-C F Matilage & Sons; Luxenberg, Jacob-C Eno; Lyons, Robert T-Standard Concrete Steel Co; Levy, Herrman H-N Y Telephone Co; Linick, Samuel & Benjamin et al-Public Bank of N Y; Loizeaux, Wm S-H Stenberg; Levoli, Giovanni-H Krumgold; Lantz, Carl C-Physical Culture Pub Co; Lissner, Mortimer J-N Y Cab Co; Lippson, Howard-H Michaels et al; Levy, David H-West Side Bank; the same-the same; the same-the same; the same-the same; the same-the same; Lazaroff, Morris et al-A Levy; Lebeson, Samuel-I Schmulowitz; Larkin, Jas-H Adelman et al; Lippman, Minnie admrx-T W Miller et al; Lese, Louis et al-Mutual Life Ins Co of N Y; Macowsky, Francis P-D Mayer; Meryash, Louis-Columbia Bank; Morton, Henry B-J Samuel et al; Miller, Theodore S & Walter Fox-J & C Fischer; Mayer, Sarah-R P Lyon et al; Mangam, William P-P S Trainor; McNay, Anna C-A H Jugla; McAndrews, Thomas W-W J Dargeon; Morgenroth, Nathan-J C Madigan; Matthews, Henry C-Automatic Utilities Co; Miller, Edward-Schwarzschild & Sulzberger Co; McAuley, Roy W & Jno J Frowein-R C Korn; McCaul, Thos F-F N Du Bois et al; Misicki, Thos-Kurz & Uren, Inc; Mapp, Henry M et al-Public Bank of N Y; Marx, John & Magdalena et al-G Ippolito; McIntyre, Archibald-A T Stearns Lumber Co; Muller, Chas H-Friedlan & Lewis Bros; Mannion, Thos J et al-Pittsburgh Life & Trust Co; Miller, Robert H-H C Quimby; Moynihan, John R-E G Partridge; the same-the same; Masson, Emile & Virginie-F A M Schiefelin; McLaren, Jno et al-N Y Telephone Co; Newman, Walter G-J S Cattanach et al; Nicoll, Edward H-W R H Martin et al; Natkins, Benjamin-Hill Dryer Co; Norworth, Jack & Nora-F Ziegfeld, Jr; Neyland, Michael J-Patterson Bros; Nelson, Benjamin F-H C Mapes et al; Nartel, Isaac et al-M Cohen et al; Nelson, Horatio & May C-J F Du Bois et al; Nelson, Horatio-Wilbur Co; O'Connor, Cornelius-M J Doyle et al; Ornstein, Phillip-S Shapiro; O'Reilly, Chas J-W R H Martin et al; Otter, William-the same; Oger, Wm-The Deane Plaster Co; O'Donnell, Chas F-B F Isecke; Ogan, Maude D H-E F Foley Co; O'Neil, Ralph E-Cosio Cigar Co; O'Shinsky, Isidor et al-J Powdermaker; Pratt, Carrie L-The Binghamton Trust Co; Paulo, Guiseppe-Degnon Contracting Co; Peck, Grace V-S S Beard & Co; Peterson, Clara E-M Sellow; Powell, Lee L-Oriental Bank; Quazzo, Angelo & Carmela B-J Macri; Rosenthal, Louis-P M Ohmeis & Co; Raunheim, Emanuel-S Williamson exr; Roope, Edw F-O Meinecke; Raymond, Robert C-T M McCarthy et al; Reesing, George-J D McBarron; Rosenthal, Samuel-S Katz; Rovenger, Bella-C Lacolla; Rose, David-Anoka Real Estate Co; Rudnick, Max et al-N Y Telephone Co; Rosenthal, Mendel or Max-B Frankel; Ryttenberg, Clarkson P-W Friedlander; Ryder, Henry-P Werner; Rein, Louis-S Birnbaum; Rukgaber, Victor E-H E Gurnea; Russo, John et al-G Ippolito; Rokofsky, Harry-H Lieb; Rubbo, Michele-D Pellettieri; Radin, Matthias-N Y Telephone Co; Rooney, Lawrence-Columbia Engineering Co; Rothman, Isadore-Neuman & Mayer Co; Richards, Daniel R-C Keller; Roth, Ignatz et al-Mutual Life Ins Co of N Y; Senftenberg, Benj F-J Pollak; Siegel, Abrahams-J Brecher; Susskind, Michael-P Pinkert; Segal, Nathan-State Bank; Saposnek, Julius-S Deutsch; Stephens, William B-Simpson, Hendee & Co; Schnitzler, Abraham-A Grabelsky et al; Smagler, Jacob-Hudson Metal Bed Co; Scodger, Antonio-H M Rowe; Sutphen, William-R S Ransom; Skinner, Benjamin W-Lotus Realty Co; Sherman, Wm A et al-D S Mills; Stone, Kate-A D Everston Co; Samuels, Louis B-Encyclopaedia Britannica Co; Saffir, Samuel et al-M Miller; Strachan, Robert W-N Y & N J Slate Co; Shapiro, Leo-D H Agins; Swift, Garritt-Brooklyn Heights R R Co; Schnitzler, Abraham-S G Bernstein; Silverstein, Meyer-A Rugoff et al; Schulman, Esther-S Kutler et al; Schult, Henry-J E Heins; Stern, Fred L et al-J J Maddox; Strack, George-W Blum; Stryker, James-K Schaefer; Solomon, Max-F H Hobbs; Shipley, Louis L-D P Harris Hardware Co; Terhune, Harold L-F W Gotthold; Turk, William-C Hobbs; Tomkins, Vincent-F Valente exr; Tully, Wm A-John Bell Co; Thayer, Geo L et al-S B Balcom; Thompson, R Percy-H Adelman et al; Travnizek, Johann-R Travnizek; Vaughan, Emile-John Wanamaker, N Y; Vos, Julian-Cheesebrough Building Co; Vigorito, Subatti-C H Spear; Van Sise, William-Bowker Fertilizer Co; Van Cott, Henry C-C P Leggett; Wasserman, Bernard-Engel Heller Co; Wolf, Henry F-Jas McCreery & Co; Weeks, Frank W-G Lidseen et al; Walter, Waldeman-Free Sewing Machine Co; Wachtel, Sigmund-A Wiseman; Wilson, Daniel F-Curtis Blaisdell Co; Winters, George-J J O'Connor; Wolfe, J Culver-Vroom; Wells, Fullerton-Abels Gold Realty Co; Walton, Alfred-F R Watson; Wellwood, John H-Beckman Sash & Door Woodworking Co; Weinberg, Ithel-M Israelton; Wallach, Isidore & Shepherd et al-S Semmel; Witlick, Harry-A Huhlschigel; Wetmore, Wm O-Buffalo State Hospital; Weinberg, Max-Salkey & Blumberg Co; Worthington, Daniel G et al-S B Balcom; Walsh, Patrick-J Hohn et al; Whitman, Samuel-J Reinhorn; Woodward, Wm C-K C Gould; Wolfson, David-J Trowman; Welch, Chas-H C White Co of N Y; Whittaker, Arthur W et al-J W Minton; Wiener, Wolf-E Kaufman et al; Weil, Sidney et al-J Powdermaker; Wolff, Jules & Edmund-J Karasik et al; Wilkenfeld, Morris et al-Butler Bros; Wittstock, Abraham-Bennett Sloan & Co; Zyskind, David-Robert Reis & Co; the same-the same et al; the same-Bowery Savings Bank; Zerillo, Frank, Manuel & Antonio-T Lennane; Zenovitz, Michael-M Neverowitz; Metropolitan Mercantile & Realty Co-A H Fertig; C C Franklin Carr Burial Co-Felippe A Broadbent Mantel Co; Manhattan Steel Ceiling Co-D Frank; New York Equity Co-G Collard; Baldwin Engineering Co-Bernard Greenwood Co; Just Tungsten Illuminating Co-American Electric Lamp Co; Packard Construction Co-F Uhlemann; Independent Booking Agency-F Pellettieri; Enterprise Hardware Co-Union Mfg Lumber Co; Morgan Coffee House-Mutual Milk & Cream Co; Enterprise Hardware Co-Union Mfg Lumber Co; Friedland Nelson Co-J Cullen; Hasse, Martin & Hasse-Lippman Construction Co-John Bell Co; the same-the same; Morgan Coffee House-Mutual Milk & Cream Co; Haase-Lippman Construction Co-J Reznik; Milk Concentrates Co-Robinson Mfg Co; Manuel, Lopez & Co-J H Hersberger et al; Manhattan Securities Co-Fiss, Doerr & Carroll Horse Co; Presburg & Co-Rogers-Pyatt Shellas Co; Rozener Sick Benevolent or Roznoyor Benevolent Assn-J Babich; St Charles Hotel Co-John Wanamaker, N Y; Hinds Consolidated Mining Co & R W Cavanaugh-Oriental Bank; Bucker & Vanderpool Co-Beaver Mills; Thomas F McCaul Contracting Co-F Du Bois et al; Riccadonna Hotel Co et al-Francis H Leggett & Co; Strand Construction Co-W & J Sloane; Williamsburg Knee Pants Co-Marmac Construction Co; Todd Construction Co-Arthur Koppel & Co; Underwriters Press-E W Scarborough Co.

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10 N Y Terminal Co—C H Gans.....	11,322.30
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10 William McGonigal Co—Hart & Grouse Co.....	2,364.50
10 the same—N Y Radiator Co.....	1,068.04
10 Metropolitan Elevated Ry Co, Manhattan Ry Co & Interborough Rapid Transit Co—T Rothman.....	1,541.68
11 Dartmoor Construction Co—J Elia.....	299.41
11 the same—N Micucci.....	276.91
11 Washerman Realty Co et al—D S Mills.....	1,026.00
11 Casey O'Brien Co—T Rapper.....	13.80
11 Mutual Coal Co—H Glass.....	costs, 27.41
11 George Meier Co—International Smokeless Powder & Chemical Co.....	88.80
12 N Y Wire Construction Co—N Y Telephone Co.....	47.71
12 Beekman Hill Live Poultry Co—the same.....	79.85
12 Independent American Ice Cream Co—the same.....	61.83
12 Ciccone Construction Co—Empire Grille Co.....	121.07
12 Haase & Lippmann Construction Co—T W Miller et al.....	159.72
12 German-American Compressed Yeast Co—J T Stanley.....	59.67
12 New Jersey Plaster Co—American Contractor Pub Co.....	351.91
12 Gerwais Electric Co—G Z Salch.....	40.10
12 Board of Education of the City of N Y—G H Payne.....	46.52
12 Boston Road Realty & Garage Co et al—East River Mill & Lumber Co.....	1,308.69
12 Irving Realty Co—M Drach et al.....	costs, 34.27
12 N Y Cableway & Engineering Co—Hazard Mfg Co.....	2,743.73
12 Paul L Corn Inc et al—Century Bank of City of N Y.....	1,704.92

SATISFIED JUDGMENTS.

Aug. 6, 8, 9, 10, 11 and 12.

Abelsohn, Morris—B K Bloch. 1908.....	193.43
Arnhold, Philip, Harry E Arnhold, Rudolph Lemke, Ernst Goetz, Max Nicalssen & Arthur E Dowler—W W MacFarlane. 1909.....	5,299.37
Same—same. 1910.....	155.88
Ackerman, Chas C & Rudolph J Koch—Nason Mfg Co. 1910.....	90.35
American Whiting & Putty Mfg Co—First American Alcohol Varnish Co. 1910.....	202.40
Birnzweig, Isidore & Saul—Press Pub Co. 1910.....	52.10
Bernheim, Lee S—D McKee. 1909.....	291.19
Bloom, Sol—G B Smith et al. 1910.....	1,537.22
Brazier, Thos J—J A Murray et al. 1910.....	103.46
Breman, Jas—J Ryan. 1910.....	136.91
Bayles, Jas C—M Heyman. 1900.....	241.18
Boehm, Abraham & Lewis—City of N Y. 1907.....	264.91
Bryant Co, Abraham Newman & Henry Bocker—J Lissner. 1910.....	320.16
Costello, Rita—A Huggins. 1910.....	77.82
Cassidy, Frank J—City of N Y. 1908.....	205.17
Curran, John J—Capt Post Co. 1910.....	54.40

Cohen, Barnet—M Rosenbluth et al. 1910.....	171.91
Dattwyler, Mary D—J Kear. 1910.....	52.67
Delaney, John & Samuel Dickstein—J Meyers. 1910.....	41.61
Denny, Warren J—Interborough Building Co. 1909.....	95.19
Drayton, J Coleman—W M Bates. 1910.....	73.03
Doriman, Henry & Jacob Shirk—S Konigsberg. 1906.....	203.10
Erdenbrecker, C H & Jacob—City of N Y. 1910.....	63.70
Same—same. 1910.....	62.35
Same—same. 1908.....	67.02
Friedman, Harris & Zelik Lakind—S Wolbarst et al. 1909.....	69.62
Fuchs, Dezso—North German Lloyd S S Co. 1908.....	67.77
Fox, Gustave J & Mary Duplessis—H Hollander. 1902.....	33.51
Gold, Howard—H Berlinger et al. 1910.....	92.71
Hamilton, Schuyler V C—M Leweck et al. 1910.....	533.31
Heylman, Emma A & Grace De Lancey—F Robbin. 1910.....	32.72
Same—L O Cummings. 1910.....	32.72
Higgins, Warren W—A M McKnight. 1903.....	243.31
Kameny, Max & Edward Sinberg—E Cohen. 1910.....	482.25
Killian, Carl—M G Strauss. 1910.....	404.40
Koch, L B—H B Claflin Co. 1907.....	150.00
Same—same. 1907.....	5.85
Kraslink, Abraham—M Rosenberg et al. 1909.....	149.15
Kotler, Saml & Saml Kutler—E Schulman. 1909.....	502.48
Levine, Albert, Carl Fallen & Wm A Woodbury—W O Nelden. 1910.....	505.33
Lidsky, Joseph—H N Flanagan exr. 1910.....	192.00
La Marsche, Wm G & Marie—F & M Schaefer Brewing Co. 1902.....	1,331.62
Miller, Jennie or Fenie Goldman and Jennie Moskovitz—People of the State of N Y. 1909.....	1,000.00
Marcus, Louis—J Fleming. 1910.....	106.95
Moran, Peter J—L Gerstley et al. 1909.....	1,142.72
Maslon, Wolf or Wm—M Price. 1904.....	49.65
Norton, Saml P & Geo W—American Exchange National Bank 1909.....	costs, 131.32
Norton, Saml P & Geo W—American Exchange National Bank. 1910.....	costs, 95.18
O'Reilly, Thos J—Lord & Taylor. 1908.....	336.21
Same—James McCreery & Co. 1908.....	457.72
Same—C M Silverman et al. 1910.....	321.22
Same—Gorham Co. 1910.....	202.20
Same—C M Silverman et al. 1910.....	112.91
Same—C M Silverman et al. 1910.....	527.31
Same—E Regan. 1910.....	84.24
Same—Fiss, Doer & Carroll Horse Co. 1910.....	286.42
O'Reilly, Thos J Jr, Matthew F Gallagher & John Doe—F J Vettel Jr. 1904.....	463.23
O'Reilly, Geo J—Brooks Bros. 1909.....	126.39
O'Reilly, Thos J—Brooks Bros. 1909.....	365.60
Same—same. 1908.....	356.33
O'Reilly, Thos J—Whiting Co. 1907.....	360.91
Same—John Wanamaker. 1907.....	286.56
Pragnell, Agnes M—N Y Telephone Co. 1909.....	43.83
Parish, Perl S—C H Nichols. 1910.....	534.67

Same—same. 1910.....	529.67
Same—same. 1910.....	532.17
Same—same. 1910.....	524.67
Same—same. 1910.....	527.17
Raynor, Cora E—G S Alexander. 1909.....	128.59
Sternberger, Morris S & Augustus S—A S Schiller, assignee. 1910.....	974.69
Strauss, Isaac—E K Realer exr. 1910.....	219.23
*Sulinski, Bartolomeus, Joseph Sulinski & Henry Rockmore—D G Levy. 1910.....	7,099.67
Stachelberg, Edgar J—L S Rau. 1910.....	37,733.72
Shand, Geo J—Savings Investment Trust Co of East Orange. 1910.....	155.78
Saft, Henriette—M Richter. 1910.....	265.43
*Toumey, Wm & John Miller—People, &c. 1906.....	1,500.00
Vassiliew, Geo & Jno—Rockwood & Co. 1910.....	79.38
Von Twisten, William—M N Clement. 1910.....	1,820.97
*Villano, Jos—G Naclerio. 1910.....	1,044.38
Weil, Emma S extr—J Hobbs. 1909.....	900.88
Wengenroth, August—Francis H Legget Co. 1910.....	26.31
Ziegfeld, Florenz, Jr—Juergens & Anderson Co. 1910.....	335.11

CORPORATIONS.

City Real Estate Co—W F King. 1908.....	76.15
Fogarty Sand Co—Hanover Construction Co. 1910.....	68.06
Stone Steel Co—S Geneen. 1910.....	250.00
Same—same. 1910.....	316.78
*Krone Realty Co—H S Pogotzky. 1910.....	1,689.59
Koehler, H J Sporting Goods Co—Allen Advertising Agency. 1910.....	743.60
Roof Maintenance Co—H Kahn. 1908.....	98.41
Circle Pub Co—H A Phillips. 1910.....	50.26
Nevelson-Goleberg Realty Co—C Friend. 1910.....	422.03
Sandringham Hotel Co—H C Boardman. 1910.....	521.17
Same—J D Johnson. 1910.....	339.10
Veta Colorado Mining & Smelting Co—T S Todd et al. 1909.....	506.22
Twombly Power Co—Dayton Rubber Mfg Co. 1910.....	311.24
Imperial Repair & Brazing Co—B Hogan. 1910.....	800.87

*Vacated by order of Court. *Satisfied of appeal. *Released. *Reversed. *Satisfied by execution. *Annulled and void.

MECHANICS' LIENS.

Aug. 6.

61—Washington av, No 1041. Wm Ackermann agt Anton Dill & Carl L Rieger.....	412.25
62—58th st, No 323 East. Carbone Co agt Vivant Machin & Hynd Bros.....	1,348.85

Aug. 8.

64—Division st, No 99. Hyman Shapiro agt Geo W Moore & L Golden.....	605.00
65—Courtlandt av, Nos 622, 623, 624 & 625.	

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