

*REAL ESTATE BUILDERS*  
**RECORD AND GUIDE**  
 ESTABLISHED MARCH 21<sup>st</sup> 1868.  
 DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,  
 BUSINESS AND THEMES OF GENERAL INTEREST.

PRICE PER YEAR IN ADVANCE EIGHT DOLLARS

Communications should be addressed to

C. W. SWEET

*Published Every Saturday*

By **THE RECORD AND GUIDE CO.**

President, CLINTON W. SWEET                      Treasurer, F. W. DODGE  
 Vice-Pres. & Genl. Mgr., H. W. DESMOND      Secretary, F. T. MILLER

Nos. 11 to 15 East 24th Street, New York City

(Telephone, Madison Square, 4430 to 4433.)

*"Entered at the Post Office at New York, N. Y., as second-class matter."*

Copyrighted, 1911, by The Record & Guide Co.

Vol. LXXXVII.

FEBRUARY 25, 1911.

No. 2241

## RELATION BETWEEN LOFTS AND TENEMENTS.

A CERTAIN firm of real estate operators, who have in their list of properties no less than six hundred stores, lofts and tenements, which are situated in sections representing nearly every part of Manhattan Island, report as an indication of renting conditions that the proportion of vacancies in their list is but two per cent. While elevator apartments and the larger loft buildings are not included in the list, a very satisfactory state of affairs for other classes of buildings is plainly disclosed. Renting conditions could scarcely be better, as conservative operators and investors calculate on a larger loss than this. The probability of an early resumption of building operations in tenement houses of the cheaper sort is a natural deduction under the circumstances, though the state of the real estate sales market is a factor to be considered by intending builders. One of the strong influences that have been at work to bring about this result has not been so apparent as others. During the years that have intervened since the depression of 1907 there has been a cessation in building tenements of the non-elevator description, and also of the smaller lofts; but there has also been in the same period a very large increase in the business of erecting loft buildings of the largest size and most expensive quality. An estimate of the average capacity of modern twelve-story loft buildings, such as have been erected in the new manufacturing district west of Broadway, in the Twenties, is that when fully occupied they accommodate nearly a thousand workers each. The process of tenantry these huge workshops and salesrooms does not mean merely a shifting of manufacturers from one section of the city to another, as some may suppose. It means, what is of more importance to real estate interests, first, an expansion of business on the part of firms who have long been engaged here; second, the setting-up of new concerns, and third, the removal of other textile concerns from various parts of the country to New York City, together with a large immigration of working people from other cities and countries to this center. Thus, every loft building erected means more workers to be employed and supplied with habitations, and eventually, if not immediately, more tenement houses to be erected. It does not mean, necessarily, more congestion in the old tenements on far East Side, because the financial and social condition of factory people has so improved that a five-cent fare is not the formidable obstacle to travel that it once was. Trade unionism, State laws and the uplifting power of the American spirit are doing wonders for the factory workers of New York.

## THE CITY'S GROWTH.

VARIOUS predictions have recently been made that New York City will not hereafter maintain the rate of growth in business and population which has been characteristic of it hitherto. It is pointed out that the city is not keeping its proportional share of the expansion in foreign trade, that immigrants will be diverted to foreign ports, and that even of the local growth a larger fraction will hereafter go across the Hudson River to New Jersey. The Record and Guide cannot see any reason for taking these despondent predictions very seriously. In all probability, the increase in the population and business of New York will not be as considerable in the future as it has been in the past; but if so, the decrease in the percentage of growth

will merely be the local reflection of a slower rate of business expansion throughout the whole country. There is every reason to believe that New York's rate of increase in population will continue to be about double that of all the United States. The city may lose certain of its advantages over other manufacturing and commercial centers, but what it loses in some respects it is just as likely to gain in others. There is no American city whose situation in the economic system of the whole country is so well established. No important tendency of business can be pointed out which will deprive it of its distinction as the commercial and financial metropolis of the country. It is true, no doubt, that certain other seaports are taking away from New York a fraction of the foreign trade which it has hitherto enjoyed; but there are good reasons for believing that this tendency may be checked. The possibilities of New York as a seaport have never been fully developed. At present the handling of export business on the waterfront is unnecessarily expensive, but when improvements now being planned are completed the position of New York as a competitor for the export trade should be decidedly improved. The further development of the South Brooklyn system of docks and warehouses, and the eventual undertaking of the great improvements planned for Jamaica harbor, will both tend to keep down the cost of handling export freight at this port; and the same result will, of course, be accomplished by the carrying out of Commissioner Tomkins' plan for the efficient development of the Hudson River waterfront in Manhattan. It should be remembered, also, that an increasing proportion of our foreign trade will consist of manufactured goods, which will be produced in factories easily accessible to New York. This port, consequently, will never in the future be so badly situated as a competitor for export business as it is at present, and the improvements destined to be made in the machinery for the local handling of freight will be a great help to the future of the port. Undoubtedly the competition of other ports will be more, rather than less, severe; but New York will be in a better, rather than a worse, condition to hold its own.

## THE TREND OF THE TIMES.

IN these times, when investors and builders are expected to be more discriminating than during boom years, in the selection of plans and locations, it is important to note the good results attending the construction and renting of small apartments. This is said to apply very generally in apartment house construction, but more particularly to the non-elevator houses. Under former conditions the disposition, both on the part of builders and renters, was to recognize the five-room apartment as the one of minimum size; but the discovery has been made that the four-room apartment, under the State laws governing the size of the rooms, and under the natural demands of the age for improvement, is acceptable to a far larger number of families than is generally supposed. The higher rents have presumably had an effect in giving rise to the marked popularity of smaller apartments than would have been considered years ago; but it will be evident to anyone who will observe conditions in houses of first-rate quality, as well as in those which are tenanted by people of very moderate means, that the amount of the rent is not the all-important consideration. There are many couples, for example, occupying four-room apartments in fashionable neighborhoods, who could, for the same price, have much larger suites in localities but little less desirable. The same standard of taste applies to houses. There are various reasons besides the pecuniary one, and it has therefore become the business of builders and operators who would be successful in New York to ascertain the new public needs and tastes and respond to them when it pays to do so. The general tendency of life in New York is to minimize household cares; to live not less luxuriously, but within a smaller compass. The keeping up of large establishments is being more and more reserved for suburban situations, so that the distinction between city ways of living and the ways of living in the country is becoming more and more pronounced. At the same time, there is a steady improvement in the manner of living among the tenement classes, and the demand for smaller apartments is said to be an effect of higher aspirations in some quarters rather than the consequence of the opposite. Renting agents are in a better position to perceive the trend of the times than anybody else, and their advice when a building campaign is being planned is of the highest value to those who must keep abreast of the times.

# "CONTRACTOR" AND "MATERIALMAN."

A Vital Question Decided in the Court of Appeals—When One Who Furnishes Material is a "Contractor" and Not a "Materialman."

THE LIEN LAW presents anomalies and incongruities with which it is very difficult to deal, as the courts as well as business men have found. The apparent intent of the law is to give priority to the claim of a materialman over that of a contractor, but never until now has the difference between the two been really settled. In a decision handed down by the Court of Appeals, accompanied by an opinion that has been printed in the Law Journal and reproduced below, it is held that one who contracted directly with the OWNER of a building to furnish materials for its improvement is a "contractor" and not a "materialman," within the terms of the Lien Law, and is not entitled under his lien to any preference over a lienor who contracted with the owner to furnish materials and also to install them in the building.

The appeal was from an order of the Appellate Division, Second Department, affirming an order of the Special Term. The case was entitled Benjamin F. Jackson, plaintiff, vs. Andrew Egan et al, defendants; George Robins and Brooklyn Builders' Supply Company, appellants; Albert W. DeLong, respondent. Justice Cullen, in writing the opinion, states the facts in the following words:

#### THE FACTS OF THE CASE.

"A sale under a judgment for the foreclosure of a mortgage on real estate resulted in a surplus, to which each of the three parties litigant on this appeal made claim. The claim of each is based on a mechanic's lien, the validity of which against the owner of the equity of redemption is conceded. The dispute is as to which of these claims is paramount, as any one will exhaust the surplus moneys. That of the appellant Robins was first filed and is for the sum due on a contract by which the lienor furnished and installed plumbing in a building on the land sold. The second in point of time is that of the respondent De Long and is for a sum due him on a contract with the owner under which he furnished the trim for the building. That of the appellant, the Supply Company, is last in point of time, and is for brick and mason's building materials sold to the owner for use in the construction of the building. The referee reported in favor of awarding the surplus moneys to the respondent De Long, and the Special Term so ordered. That order has been affirmed in the Appellate Division by a divided court, from which decision an appeal has been taken to this court."

Justice Cullen then interprets the law as follows, and all the other judges concur:

#### THE LAW.

"The superiority of right between these three claimants depends on certain provisions of the Mechanics' Lien Law. If the claims were of exactly the same character the lien of the appellant Robins, as prior in time, would be paramount. He has been denied the preference which that priority would otherwise entitle him to on the ground that he was a contractor while the others were materialmen, and that by section 3414 of the Code of Civil Procedure it is provided: 'When a laborer or a materialman shall perform labor or furnish materials for an improvement of real property for which he is entitled to a mechanic's lien, the amount due to him shall be paid out of the proceeds of the sale of such property under any judgment rendered pursuant to this title, in the order of priority of his lien, before any part of such proceeds is paid to a contractor or subcontractor.' It has

been held that by reason of this provision a materialman is entitled to preference over one who furnishes both material and labor, and is therefore a subcontractor, though the claim of the latter was filed first in point of time (Hermann & Grace vs. City of N. Y., 130 App. Div., 531, aff'd in this court 199 N. Y., 600, on opinion of Scott, J., below)."

#### WHO IS A MATERIALMAN?

The result reached by the courts below, however apparently unfair, would have been in accordance with the law had the contracts of all these several claimants been with a contractor instead of the owner. But when we examine the sections of the Lien Law we find that neither De Long nor the supply company was a materialman within the terms of the statute. By section 2, which deals with definitions, it is enacted that the term "contractor," as used in the statute, means a person who enters into a contract with the owner of real property for the improvement thereof, and that a materialman means any person other than a contractor who furnishes material for such improvement, and that the term "improvement" includes "the erection, alteration or repair of any structure upon, connected with or beneath the surface of any real property, and any work done upon such property OR MATERIALS FURNISHED FOR ITS PERMANENT IMPROVEMENT" (Cons. Laws, ch. 33, Sec. 2).

"It will thus be seen that a person who furnishes material for the improvement of real property is not necessarily a materialman to whom preference in payment is awarded. To come within the definition of the statute he must not only furnish materials, but he must not be a contractor as also defined by the statute. By the express language of the statute anyone who contracts directly with the owner, though it be only to furnish materials, is a contractor. Therefore, these three lienors, so far as the character of their liens is concerned, stood on an equality, and the first in time, that of the appellant Robins, was entitled to preference.

#### THE QUESTION OF JUSTICE.

"While this view works out justice in the case before us, we appreciate that the construction which denies the materialman a preference which he would have obtained had he furnished the material to a contractor or subcontractor instead of to the owner, may seem strange and unnatural. Whether in our decision of this case or in that of Hermann & Grace vs. City of N. Y. (supra) we have discovered and given effect to the real intent of the Legislature may be doubted. For this result we are not responsible. The decisions accord with the exact language of the statute, and personally I am unable to discover any general principle underlying the statute which would justify us in departing from its words to give effect to its supposed intent.

"It is true that we may discover a certain intent to favor persons furnishing material. But that intent is not general, nor in favor of all materialmen. If it should be asked, why deny the man who furnishes material under a contract with the owner the same rights he would possess if he contracted with a contractor, it may be answered by another query: Why should the claim of a man who furnishes material be subordinate to the claim of other parties who furnish material simply because the former agrees in addition to furnishing the material to install it or use it in the building?

"The statute, construed as we may, presents anomalies and incongruities with which it is very difficult to deal. The rule established in the Hermann & Grace case operates to the detriment of certain building trades, such as those of the plumber, the painter, the furnisher of heat or lighting apparatus and others in which the material is supplied and the work of installing done by the same party. Still, we find no way to avoid that result. If there is any change to be made in the law it must be by the action of the Legislature in amending or recasting the statute.

"The orders of the Appellate Division and that of the Special Term should be reversed and the surplus money awarded to the appellant Robins, with costs in all courts.

"Vann, Werner, Willard Bartlett, Hiscock, Chase and Collin, JJ., concur.

"Orders reversed, etc."

## INDUSTRIAL ACCIDENTS.

### Steel Erectors' Business Agent Advises State Inspection of Building Operations.

The Commission appointed by the Legislature in 1909 to enquire into the question of employers' liability, and to formulate a bill to prevent industrial accidents, held a session in the Metropolitan Building on Monday, Senator J. M. Wainwright presiding. Among those who were interrogated by the commissioners was John Snyder, business agent for the bridge and structural ironworkers.

Mr. Snyder said that since the Employers' Liability bill went through the situation had not changed as to accidents to workmen.

"In the six local unions I represent there have been 25 deaths and 215 injured members during the last year. The bill has not given any aid in preventing accidents, but has enabled insurance companies to win cases easier."

Mr. Snyder gave names and instances of violations, lack of proper scaffolding and safeguards generally. His testimony was along the same lines as when he was examined by the commissioners last year, preceding the enactment of the Employers' Liability law. On the former occasion he was quoted in the official minutes as saying:

Q. Do you think it would help in the Labor Department, if the building inspection bureau was organized similarly to the factory bureau now? A. Yes, it would. What we have in mind is a law to compel the contractor, the man responsible for the erection of this work, to carry a tier of plank just one flight under him. Now, there are often cases where a man runs across a beam and he stumbles, and if there was a tier of plank below him, ten or twelve feet, the height of a story, likely nothing would happen to him—might break an arm or rib, or something like that. But in dozens of instances, they go five and six stories, and hit everything on the way down—nothing will stop them, and they are killed outright.

Q. Is there anything else that you want to say to us, Mr. Snyder? A. Well, our organization would recommend, if it be possible, to establish a department of inspectors; that the government, the State, if it is feasible and possible, put inspectors in the field, men who have had experience in the building line for the last ten or fifteen years, men who understand and know their business, to examine rigging and different things.

Mr. Snyder stated that three steel erectors were killed on the construction of

Manhattan Bridge, twelve on the Williamsburgh Bridge and fifty-six or fifty-seven on the Queensboro Bridge.

Q. Mr. Snyder, aside from the physical conditions of the building, are many accidents due to failure to give warnings and signals, failure to carry on the business by proper methods? A. Well, not many, no.

Q. A derrick may swing around and hit a man there? A. Oh, yes. Often a man will be hit when he is not looking. You know his back is turned to the load, or something like that. But ninety-nine times out of one hundred, the man turns around and saves himself, grabs the load, or somebody halloo after him, he ducks it or gets under it.

Q. You don't think many deaths occur from men being struck by the derrick and knocked off the works? A. Yes, sometimes. Sometimes we have a wreck due to the defective rigging, the guy parts, and lines part.

Q. Under the present law, the State inspectors have not the right to inspect the building except an application is made to them to inspect the building? Is not that correct? I want to ask you if it would be any advantage if it were the duty of the State factory inspectors to inspect buildings, just as they are now required to inspect factories, instead of doing as at present, that they inspect them upon the demand being made for an inspection? A. If it would be a benefit?

Q. Now, if it were their duty to inspect the buildings and enforce the law, would that reduce the number of accidents? A. It would. It would to an extent—that is, if politics was not too strong in the business. There are different other things—numerous things that would offset it. I have taken this matter up with the building department here in New York City, and I have complained that the law was not being lived up to.

Thomas J. Curtis, of the rock drillers' union, advocated the establishment of a division of the State Labor Department to examine and issue licenses to competent men as superintendents and foremen to handle dynamite and other explosives.

### "A DROLL FELLOW."

#### Borough President Miller So Refers to Solicitor Lindner.

Editor Record and Guide:

I have read with interest the article in your issue of Feb. 18th, entitled "Building Encroachments and Suburban Developments," with Mr. Lindner's views on encroachments. He is a droll fellow. I shall advise my clients to go around to the Title Guarantee & Trust Company and ask the company for a policy of title insurance on such encroachments. Of course, as such encroachments are both legal and desirable, the Title Company will insure them at once. Business will be brisk, won't it?

Yours very truly,

CYRUS C. MILLER,

(President of the Borough of the Bronx.)

### Sewer System of Queens.

The system of sewers contemplated by the Local Boards of Queens includes a main sewer through 51st st, which will have branches from the North Glendale, Hopedale, Middle Village and Juniper Swamp sections, the westerly portion of Maspeth, Elmhurst, Corona and Woodside. Its outlet will be in the Ditmars av main, which will for the present terminate at 43d st and empty into Flushing Bay. Its final outlet will probably be Long Island Sound after traversing the shores of Flushing and Bowery Bays, through Theodore st, Long Island City, and beneath the waters of the East River to Rikers Island, according to the requirements of Col. Black, of the U. S. War Dept.

## PLANS FOR A BIG SHORE HOTEL.

Being Drawn by a New York Architect—Builders' Estimates to be Received in the Spring, for Nixon Hall at Atlantic City.

Theodore A. Meyer, architect, of 16 East 42d st, is drawing plans for a large hotel to be erected at Atlantic City for a syndicate of Philadelphia capitalists headed by Mr. S. Nixon, who has been interested in a number of large building operations in the past. The building is estimated to cost \$1,000,000, and will occupy a site near the northerly end of the Boardwalk, a short distance from the Royal Palace. Estimates will be invited from builders in the Spring.

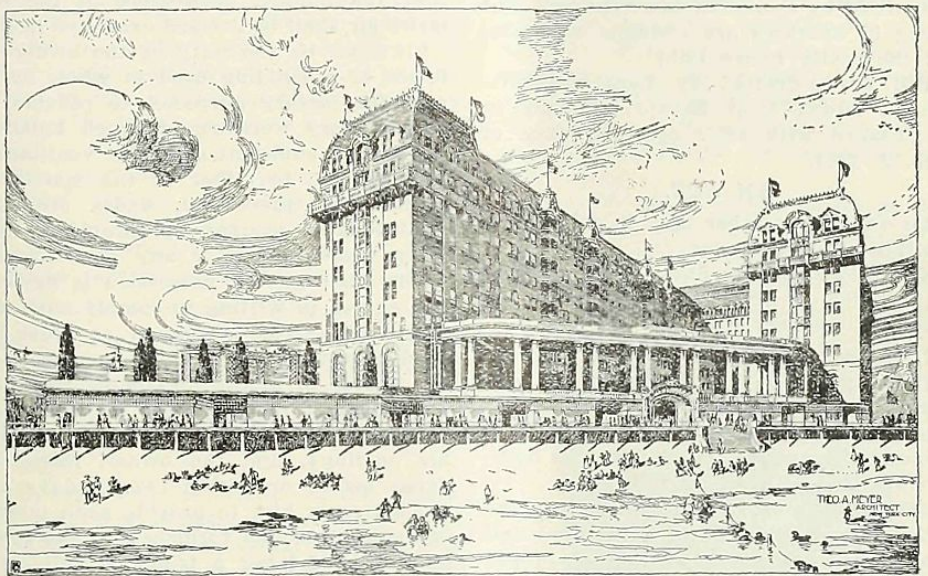
The shape of the plot was discouraging at first for a good solution of the architectural problem, as there is an angle of approximately forty-five degrees in the Boardwalk where it joins New Hampshire av. The plot has 276 ft. frontage on the Boardwalk, 425 ft. on New Hampshire av, 190 ft. on Oriental av, and 225 ft. along the northerly line.

The hotel will have seventy bedrooms and fifty-five bathrooms on a floor. The top floor will have an operating room and

is believed, will be particularly attractive for those convalescing from a severe illness, where plenty of fresh air is so essential and the trouble of dressing eliminated.

One of the chief features is to be a huge court or garden facing the ocean between the wings of the hotel, where concerts will be given in the evening, and where porches will extend around the entire garden. There will be fountains and other adornments in this garden, the easterly end of which will have a mammoth colonnade overlooking the Boardwalk. A particular point in the planning of the various parts of the building, including the porches, lounging-rooms and the lobby, is the individual nooks where parties of ten or twelve people can collect and while semi-private, still participate in the enjoyment of the main room.

A small triangle is left over the stores at the southeast corner of the building where a pergola will be erected, with



SKETCH OF "NIXON HALL," TO BE ERECTED AT ATLANTIC CITY.

Theodore A. Meyer, Architect.

private rooms for people who are ill and under the care of a physician. The main floor, as seen in the architect's plans, comprises a lobby 70x125 ft., a lounging-room about the same size, a cafe connecting with the barroom on the floor below, a ladies' reading-room, palm corridors, loggias, a large dining-room, about 80x125 ft., a serving-room and restaurant.

The hotel is in the shape of an "H," with the connecting bar near the westerly end. All of the rooms, with the exception of three on each floor, get a view of the ocean. An innovation in the bedroom arrangements is that in between two bedrooms and two bathrooms there are private sun parlors.

One of the important features of the hotel is the Boardwalk floor level. There will be fifteen stores with a frontage on the Boardwalk and also on the interior arcade. By a special arrangement these stores are to have show windows on the arcade so that people living in the hotel will not need to leave the building to obtain almost any article they may wish. The arcade continues right through the building.

Besides the stores this Boardwalk floor level will have Turkish baths, bowling alleys, a billiard-room, barroom and a large place which will be rented out to a rolling chair concern, the idea being that an invalid in his room on any floor can call the office for a rolling chair, and have the same brought to his room, where he can be wrapped in warm coverings without dressing and wheeled out through the arcade to the Boardwalk and wherever he desires. Such an arrangement as this, it

cedar trees around. The main building will be erected with a steel frame, brick and stone, and different parts with reinforced concrete and terra cotta tile. The roof will be of slate or shingle-tile with copper trimmings. The elevators will be electric, and will be sufficiently large to hold two double-rolling chairs at once. There will be special telephone arrangements in every bedroom.

The Turkish baths for men on the Boardwalk floor level will contain eighty dressing-rooms, a hotroom, a steamroom, scrubbing booths and two large pools, one for fresh and one for salt water. There will be a staircase leading from the baths to the sea so that in summer it will be possible to pass through a tunnel for an ocean bath and take a fresh-water plunge afterwards.

There will also be bathhouses under the Boardwalk. The building will be heated with hot water and arranged so that a portion may be shut off, should part of the building only be run during the slow season.

WIDENING OPERATIONS.—Herts & Tallant, architects of the New Amsterdam Theatre, have filed plans for alterations to the front of the building at the sidewalk level so as to eliminate the projections over the building line, in accordance with the executive order of the Borough President for widening the thoroughfare between 7th and 8th avs. The Liberty, the Hackett, the Republic and the American theatres will all have to be materially altered.

# AMICABLE VENTILATION AGREEMENT NOW NEAR.

Points Contested for by the Record and Guide, the Realty League and Allied Real Estate Interests Embodied in a New Bill.

THE Record and Guide prints herewith a ventilation bill prepared for the Allied Real Estate Interests by Counselor Lewis Franklin Levy. With a few slight modifications the bill meets with the approval of a former Commissioner of Labor, Peter Tecumseh Sherman, and other ventilating authorities, who voiced their opinion at a meeting held Thursday afternoon under the auspices of the New York Association for Labor Legislation in the Metropolitan tower.

Commissioner Williams of the Department of Labor was not present at this meeting, at which the bill was read, and his opinion of the substitute bill was not obtainable yesterday. Inasmuch as Mr. Williams's views have heretofore coincided with those of Mr. Sherman, it is presumed that the Commissioner will also give his approval to the measure as revised when he sees it.

(NOTE—This bill is a revision of that submitted by Commissioner Williams. The parts in brackets are changes suggested by the realty men's bill.)

Bill as re-drafted by Legal Committee of Allied Real Estate Interests in accordance with offer at Conference of Feb. 2, 1911.

## AN ACT.

To amend the labor law, in relation to ventilation in factories.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

"Section 1. Section eighty-six of chapter thirty-six of the laws of nineteen hundred and nine entitled An act relating to labor, constituting chapter thirty-one of the consolidated laws, is hereby amended to read as follows:

"§6. Ventilation and temperature. The owner, agent or lessee of a factory shall provide, in each workroom thereof, proper and sufficient means of ventilation, and shall maintain proper and sufficient ventilation; if excessive heat be created or if steam gases, vapors, dust or other impurities that may be injurious to health be generated in the course of the manufacturing process carried on therein the room must be ventilated in such manner as to render them harmless, so far as is practicable; in case of failure the commissioner of labor shall order such ventilation to be provided. Such owner, agent or lessee shall provide such ventilation within twenty days after the service upon him of such order, and in case of failure, shall forfeit to the people of the state, ten dollars for each day after the expiration of such twenty days, to be recovered by the commissioner of labor.

"Every workroom of a factory shall be provided with proper and sufficient means of ventilation and shall be kept properly and sufficiently ventilated; and such ventilation shall be provided without causing injurious drafts and without lowering the temperature in the working parts of the room below fifty-five degrees Fahrenheit. A workroom shall be deemed [properly and sufficiently] ventilated if the air in any of the working parts thereof is found to contain not more than nine parts of carbon dioxide in ten thousand volumes of air in excess of the [number of parts of carbon dioxide in ten thousand volumes of] the exterior air. Provided, however, that a workroom shall [also] be deemed to be [properly and sufficiently ventilated], if [there be constantly supplied] throughout the interior of the room at least twelve hundred cubic feet of air per hour for each and every person therein

present or employed, and in addition [thereto] at least one thousand cubic feet of air per hour for each and every cubic foot of gas burned per hour, such air to be taken from an uncontaminated source. Provided, further however, that if excessive heat is created or if gases, fumes, vapors, fibre, dust or other impurities are generated or released in the course of the business [manufacturing process] carried on therein, the room must be further ventilated in such a manner as to reduce such excessive heat and to remove such gases, fumes, vapors, fibres, dust or other impurities, [or so as to maintain the air at the standard of purity hereinbefore prescribed]. A temperature in any workroom, except a boiler room, in excess of ninety degrees Fahrenheit shall be deemed excessive heat, unless the temperature of the exterior air exceeds [ninety degrees, in which case any excess in the interior air over the number of degrees of the exterior air shall be deemed excessive heat].

"It shall be the duty of the owner or lessee of a building used in whole or in part for factory purposes, to provide in each factory workroom in such building proper and sufficient means of ventilation [to conform to either of the standards hereinbefore prescribed, under ordinary conditions of occupancy]; provided, that when the occupier or any one through whom his right of possession is derived has agreed in writing to comply with the provisions of this section or an order issued thereunder within his holding, [or has agreed in writing to comply with the regulation of the labor law as it existed prior to the passage of this Act within his holding], and the owner, lessee or agent before or within twenty days after notice to him to provide such means of ventilation, has furnished to the commissioner of labor a true and full copy of the [clauses in such] lease or writing containing such agreement, the occupier instead of the owner or lessee, shall be responsible for the performance of the duty herein prescribed.

"It shall be the duty of the occupier, within his holding to maintain proper and sufficient ventilation in each workroom; and if in the course of the business (manufacturing process) carried on therein excessive heat is created or gases, fumes, vapors, dust, fibre, or impurities are generated or released, to provide and use in addition such other and further means of ventilation as may be necessary to reduce such excessive heat and to remove such gases, fumes, vapor, dust, fibre, or impurities, [or to maintain the air therein at the standard of purity hereinbefore prescribed]. When proper and sufficient means of ventilation have been provided in a workroom, it shall be the duty of the occupier constantly to use such means so as to keep the workroom properly and sufficiently ventilated.

"The term 'occupier' as used in this section shall mean [the person] in actual possession of any part of a building which part is so used as to constitute in law a factory.

"[The terms 'ordinary conditions of occupancy' when used in this section shall mean the maximum number of persons as agreed, between owner or lessee on the one part and occupier, or any one through whom his right of possession is derived, on the other part, to be employed in each factory workroom during one or more days between the first day of October in one year and the first day of May in the following year; and if there be no such agreement, then the terms

'ordinary conditions of occupancy' shall mean the maximum number of persons who could be employed within the occupier's holding, allowing five hundred cubic feet of space for each person so employed; and in no case shall the term 'ordinary conditions of occupancy' be deemed to include special conditions created by the nature of the business carried on in each factory workroom.]

"If the commissioner of labor finds that a factory workroom is not provided with proper and sufficient means of ventilation he shall issue or cause to be issued to the owner, if he be responsible for such condition as hereinbefore provided, [or to the lessee, if he be responsible for such condition as hereinbefore provided], of the building wherein such workroom is located, or to the agent of either such owner or lessee, or to the occupier, if he be responsible for such condition as hereinbefore provided, an order requiring such person to provide means to properly and sufficiently ventilate such workroom within thirty days from the date of [the service of] such order. Such order shall be deemed to be served when it has been deposited in the post in a prepaid wrapper directed to such person to be served or his agent, at his residence or customary place of business [or at the residence or customary place of business of said agent].

"The commissioner of labor shall include in the staff of the bureau of factory inspection an experienced heating and ventilating engineer whose duty it shall be, under the direction of the commissioner of labor, to examine and approve or disapprove plans for ventilating factory workrooms and to decide engineering questions arising in connection with the administration of this section; such decisions shall be subject to appeal to the commissioner of labor.

"Any person having a duty to perform under the provisions of this section who fails to provide proper and sufficient means of ventilation in a factory workroom within thirty days after the service of the order hereinbefore prescribed, shall forfeit to the people of the state ten dollars for each day after the expiration of such thirty days, to be recovered by the commissioner of labor. Any occupier who fails to constantly maintain proper and sufficient ventilation in any factory workroom shall be guilty of a misdemeanor."

With this substitute bill drawn and, for the most part, having the approval of ventilation authorities as well as realty interests who have been contending for practical legislation, comes the first actual indication of a speedy solution of the problem, "How best to ventilate so that the owner and tenant as well as the employe shall derive a benefit from the object of the law." At the close of the meeting on Thursday afternoon the con-

## ADEQUATE AND EFFICIENT NATURAL VENTILATION

without *DRAUGHTS* is made possible by installing

### ECONOMY WINDOW VENTILATORS

*FRESH AIR* and *PROPER VENTILATION* are essential for the best working conditions, especially in places where many are employed.

## ECONOMY VENTILATING COMPANY

20th Floor, Metropolitan Tower

Phone 2220 GRAMERCY

NEW YORK CITY

## TENEMENT CONDITIONS IN NEW YORK

Great Improvement in Recent Years—Proposal to Stop Child Labor in Homes—What the Consequence Would Be.

erees were more optimistic regarding the outcome of the matter than at any other time since the subject was first broached by the Record and Guide.

This bill represents the contentions made by Carlisle Norwood, of counsel for the Realty League ever since the Record and Guide called the Department's attention to the inadequacy of the present law. Its principal difference from the bill prepared by Commissioner Williams is found in that part relating to the responsibility of owner and tenant. This contemplates non-responsibility for the owner of the factory or loft building, providing he can show to the Commissioner of Labor or the Department of Factory Inspection, a true copy of a clause in his lease, in which the tenant assumes the obligation of complying with the Department's order. This provision would release the owner from obligatory installation of ventilation apparatus or of its maintenance, after it has been installed.

Another conference will be called in the near future, at which time an effort will be made to have Commissioner Williams present so that a full and, it is hoped, final discussion of the measure may be had preparatory to presentation to the Legislature.

### A SKYSCRAPER CLUB.

To Occupy Three Topmost Floors of the Whitehall Building, 400 Feet High.

A frequent remark heard about the new Whitehall Building is that it adds very much to the imposing appearance of the city from the harbor. It is the first building on the island that the incoming traveler sees, and the city has every reason to have a pride in it. It stands almost on the site of the old "White Hall" or Governor's house within the first fortifications erected by the early settlers. One of the unique features of the building will be the garden on the roof, four hundred feet above the curb. It is to be noted that there is no ungainly tank, smokestack or other deformation projecting above this roof to disfigure the skyline. The only enclosure there is an artistic pergola for the use of the tenants and members of the "Whitehall Club," which will occupy the two top floors of the building and one-half of the twenty-ninth floor.

No other club in the city will have so fine an outlook over the harbor. It will be a luncheon club in the main, but in addition to the usual dining facilities there will be a well-equipped gymnasium for the use and recreation of its members. The clubrooms are being trimmed with selected South African mahogany similar to the trim used in the Trinity and the United States Realty buildings. In the kitchen, on the top floor, there will be

**S**ANITARY conditions in the tenements of New York are infinitely better than they used to be. Real estate men, who have special advantages for observing the actualities, often speak of this. By the general public the credit for the improvement is given to two official departments, the Tenement House Department and the State Department of Labor, but real estate men say there have been other influences at work besides.

A member of a firm of real estate operators, which has built and owned many tenements, said last week:

"It is unquestionably true that the condition of people living in the tenement districts is steadily improving. I refer particularly to their financial and social status. The trade unions have done a great deal for them. I have opportunity to particularly observe this fact. It is often said that the people of the crowded tenements will not move to other parts of the city because they cannot afford the carfare, and must live within walking distance of their work.

"That is a fiction. Shorter hours and higher pay make it so in these days. Factory people now have the means and the time to ride a distance from their work, if they want to; and more and more they do."

The gentleman was speaking of the improved renting conditions in tenement houses, which he said could not be better, and he ascribed it to the steady growth of the factory population. Referring to

Lower East Side property, he remarked that he did not believe there had been one hundred mortgage foreclosures altogether in fifteen years.

Last year State inspectors found about 20,000 persons distributed among 13,000 apartments in all of Greater New York, engaged in work described by the law as manufacturing. The average was less than two persons at work in each apartment. It appears from the records that only 150 persons were found working illegally—that is, in unlicensed buildings—and that only 77 children of school age were reported at work during school hours.

But there is no doubt that the number of children who work in their homes on articles mentioned in Section 100 of the Labor Law is very large, and Commissioner Williams believes that the State should take cognizance of the matter. He holds that this form of child labor should be prohibited.

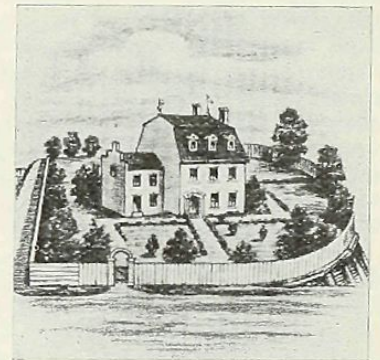
The effect of a law of this kind should be clearly understood. It would lessen very materially the employment of tenement workers, and then one or two things would happen; many families would become a burden on the community or they would seek quarters where rents are lower and opportunities for subsistence more promising.

That the effects upon real estate conditions would be very great need not be said. It would seem to be one sure way to relieve "the congestion of population."

no burning fires, as all the cooking will be done by steam or electricity. The initiation fee into this club has been fixed at \$75, and the annual dues will be \$50. The officers of the club have not yet been elected.

In regard to the interior of the building in general it is noticed that the corridors are spacious and imposing, and that there is a liberal use of marble, bronze and mahogany. Everything ever devised for an office building, to really make it more perfect, is apparently in the new Whitehall. It is not only wired for electric light and telephones, but also for the telegraph, tickers, messenger service and various calls. Twenty-nine Otis elevators of the new traction type are being installed, and the engine, dynamo and power plant is one of the most complete in the city.

On the ground floor there will be a large room having a surface of ten thousand square feet, if present plans are carried out, designed for an exchange perhaps, or else for steamship and railroad offices, or public meetings, as it is probable that the

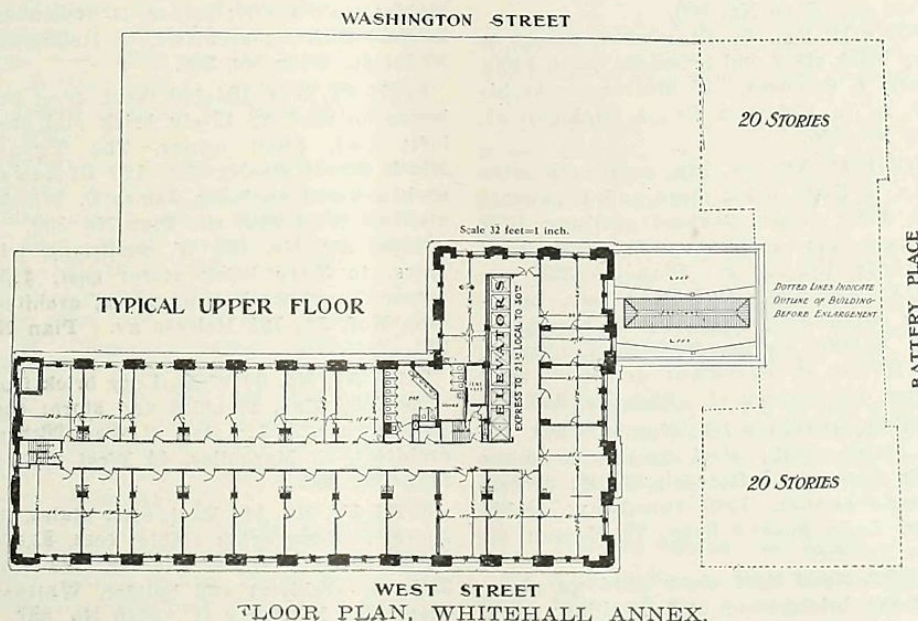


GOV. STUYVESANT'S HOUSE, ERECTED 1638; AFTERWARDS CALLED THE "WHITEHALL."

Whitehall will be a sort of general headquarters for the business men of that section. There is still a great deal of work to be done to the interior, and the ground floor plans are yet to be worked out. Tenants are, however, moving into the office floors. The building is owned by the U. S. Realty & Improvement Co., planned by Clinton & Russell, and built by the Geo. A. Fuller Co.

The enlarged building contains about 11,000,000 cu. ft., exclusive of foundations, and has a rentable area of approximately 550,000 sq. ft., and is the largest single office building in this city.

The original Whitehall building was built by the Battery Place Realty Company, organized by William H. Chesebrough, and from the time the building was opened, on May 1, 1903, it has been exceptionally successful. A dozen years ago or less the block fronts facing on Battery Park entirely lacked modern improvements. The completion of the new Custom house and the erection of the Chesebrough, Battery Park, Maritime and Whitehall buildings by Robert A. and William H. Chesebrough have revolutionized the entire neighborhood and have emphasized its possibilities for office purpose. No doubt a few years hence there will be a solid wall of skyscrapers around the land side of the park.



FLOOR PLAN, WHITEHALL ANNEX.

# WHERE BUILDING MATERIALS ARE NEEDED

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

## AN AID TO ALL SALES DEPARTMENTS

### INDEX

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

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

M Goodman, 193 1st av, owner; 24.  
Thomas Lennon, 1966 Bway, owner; 7.  
Heirs of James Pyle, Edgewater, N J, owner; 6.  
Mary E Moffett, 43 W 9th st, owner; 27, 24.  
B Rosenberg, 7 W 20th st, owner; 7.  
M Curti, 184 Sullivan st, owner; all subs.  
Philip Wattenberg, 175 Bway, owner; all subs.  
Dwyer & Carey, Fox & 167th sts, owners; all subs.  
C B Meyers, 1 Union sq, ar't; 4, 5, 12; April 1.

J T Brooks Co, 116 W 42d st, builder; 4, 5, 12, 14.  
Psaty Construction Co., 147 East 125th st, owner; 4, 5, 12, 14; March 15.  
Jacob Levy, 220 Broome st, owner; 4, 5.  
John Jordan, 1451 Bway, owner; all subs; March 15.  
Ernest Flagg, 35 Wall st, owner; G C.  
H M Greenberg, 125 Delancey st, owner; all subs; March 10.  
A Arctander, Melrose av & 149th st, ar't; G. C.\*  
Schaefer & Jaeger, 1910 Webster av, ar'ts; separate contracts; March 1.

Bannister & Schell, 69 Wall st, ar'ts; G C.\*  
Glen Cove Bldg Ass'n, Glen Cove, L I, owner; March 15.  
A Ullrich, 371 Fulton st, Bklyn, ar't; G C.\*  
D Michal, 926 Bway, Bklyn; G C.\*  
Richard Laukeman, 192 Hewes st, Bklyn, owner; 24.  
Andrew Greis, 335 W 19th st, owner; 22.  
John N Brookman, West Park, N Y, owner; 26.  
Harris H Uris, 525 W 26th st, owner; 12, 14.  
Hamilton Holding Co, 149 Bway, owner; 12, 14.

### PROJECTED BUILDINGS.

#### Manhattan.

##### Miscellaneous.

6TH ST, No. 237 East, 1-sty brick outhouse, 6.4x13.4; cost, \$800; owner, Lillie Adolphi, 217 2d av; architects, B. W. Berger & Son, Bible House. Plan No. 74.

119TH ST, Nos. 528-534 East, 2-sty brick and stone bakery and stable, 71.4x98, plastic slate roof; cost, \$30,000; owner, Hamilton Holding Co., 149 Broadway; architect, G. Fred Pelham, 507 5th av. Plan No. 73.

ELIZABETH ST, No. 79, 1-sty brick outhouse, 11x9; cost, \$800; owner, Wilmut Realty Co., 53 Bond st; architect, Philip Zeiger, 2774 8th av. Plan No. 75.

MANHATTAN AV, Nos. 193-207, erect iron fence, cost, \$500; owners, I. & S. Bernheimer, 32 Broadway; architect, G. B. Webb, 241 Lexington av. Plan No. 77.

36TH ST, No. 557 W, 1-sty shed, 23x100; cost, \$800; owner, Aneley Armanda, 221 East 52d st; architect, J. C. Cocker, 2017 5th av. Plan No. 78.

##### Stores, Offices and Lofts.

81ST ST, No. 408 East, 1-sty brick store, 21x28; cost, \$500; owner, Sam D. Wohlfeil, 441 East 87th st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 70.

26TH ST, Nos. 515-517-519 West, 6-sty brick and stone loft, slag roof; cost, \$65,000; owner and architect, Harris H. Uris, 525 West 26th st. Plan No. 72.

FORSYTH ST, e s, 61.7 n Division st, 1-sty brick store, irregular in size; cost, \$5,000; owner, Charles Rubinger, 220 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 71.

CHERRY ST, Nos. 363-365, 6-sty brick and stone stable and loft, 40.8x59.10x58.1, tin roof; cost, \$40,000; owner, S. Bernstein, 368 Cherry st; architect, O. Reissmann, 30 1st st. Corrects error in issue of Feb. 4, when location was Gouverneur st, Nos. 363 & 365. Plan No. 48.

10TH AV, w s, 24.5 s 24th st, 5-sty brick and stone store and loft, 49.7x72x92, tar and gravel roof; cost, \$30,000; owner of land, Katherine E. Moore, 191 9th av; owner of building, S. Goldstein, 14 West 17th st; architect, Louis Allmendinger, 926 Broadway. Plan No. 59. Corrects error in issue Feb. 11, when location was 10th av, w s, 24.5 w 24th st.

DIVISION ST, n s, 56 w Allen st, 1-sty brick store, 16.2x13.5, corrugated iron roof; cost, \$200; owner, Estate G. Beekman, premises; architect, E. Schoen, 25 W 42d st. Plan No. 76.

J. B. Acker, 25 West 42d st, has contract,

### MANHATTAN ALTERATIONS.

BARCLAY ST, No. 44, dumb waiter shaft, show windows, to 5-sty brick store and loft; cost, \$750; owner, St. Michaels P. E. Church, 225 West 99th st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 325.

DELANCEY ST, s w cor Ludlow st, put on fire escapes to 5-sty brick bank and office; cost, \$900; owner, The Public Bank of N. Y. City, 89-91 Delancey st; architect, Geo. W. Spitzer, 2074 5th av. Plan No. 336.

GREENWICH ST, Nos. 428-432, elevator shaft, partitions, to 7-sty brick warehouse; cost, \$4,000; owner, Heirs of James Pyle, Edgewater, N. J.; architect, N. K. Vanderbeek, Morse pl, Englewood, N. J. Plan No. 334.

HENRY ST, No. 49, partitions, alter stairs, to 4-sty brick dance hall and meeting rooms; cost, \$600; owner, Mrs. Ester Snitzer, premises; architects, Harrison & Sackheim, 230 Grand st. Plan No. 333.

HAMILTON ST, No. 9, partitions, windows, toilets, to 5-sty brick tenement; cost, \$1,700; owner, Daniel J. Kane, care of James Power, 11½ James Slip; architect, A. V. Bourke, 220 Broadway. Plan No. 323.

HAMILTON PL, No. 3, 1-sty brick rear extension, 26x8.8, partitions, toilets, windows, to 2-sty brick loft and picture theatre; cost, \$600; owner, Adolf Hirshfeld, 2228 Broadway; architect, Chas. B. Meyers, 1 Union sq. Plan No. 344.

IRVING PL, No. 23, toilets, partitions to 12-sty brick office and loft; cost, \$3,000; owner, Kops Bros., 4th av, n e cor 12th st; architect, Geo. Dress, 1436 Lexington av. Plan No. 360.

MONROE ST, No. 89, girders, beams to 5-sty brick stoer and tenement; cost, \$400; owner, I. Solomon, 115 Hester st; architect, A. L. Kehoe & Co., 1 Beekman st. Plan No. 359.

MONROE ST, No. 249, partitions, windows, to 5-sty brick store and tenement; cost, \$500; owner, Beake Rosenberg, 1577 Madison av; architects, Gronenberg & Leuchtag, 722 22d st. Plan No. 321.

SCAMMEL ST, No. 43, toilets, partitions, windows to 5-sty brick tenement; cost, \$1,000; owner, Richard Lankenau, 192 Hewes st, Brooklyn; architect, Max Muller, 115 Nassau st. Plan No. 340.

WEST BROADWAY, Nos. 456-459, alter stairs, tank, steel beams, to 6-sty brick store and loft; cost, \$1,200; owner, Thomas Lennon, 1966 Broadway; architects, J. B. Snooks Sons, 73 Nassau st. Plan No. 328.

2D ST, No. 4 East, show windows, piers, to 3-sty brick store and dwelling; cost,

\$750; owner, M. Rosenbach, 7 East 1st st; architect, L. A. Sheinart, 194 Bowery. Plan No. 329.

9TH ST, No. 43 West, dumb waiter shaft, toilets, stairs, windows, to 4-sty brick dwelling; cost, \$1,000; owner, Mary E. Moffett, 43 West 9th st; architect, Frank Hausle, 81 East 125th st. Plan No. 335.

13TH ST, No. 139 W, 2-sty brick rear extension, 26x41.6, plumbing fixtures, to 3-sty brick dwelling; cost, \$6,000; owner, The Greenwich Presbyterian Church, care W. C. Smith, 99 Varick st; architect, Alfred H. Taylor, 138 West 65th st. Plan No. 343.

19TH ST, Nos. 335-337 West, 3-sty brick front extension, 24.4x26.6, iron skylights, walls to two 3-sty brick dwellings; cost, \$7,500; owner, Andrew Gries, on premises; architect, Max Muller, 115 Nassau st. Plan No. 341.

21ST ST, No. 7 W, partitions, windows, to 4-sty brick dwelling; cost, \$1,000; owner, Henry Phipps Estate, 787 5th av; architect, Carl P. Johnson, 8 East 42d st. Plan No. 346.

23D ST, No. 23 East, erect gallery, stairs, to 10-sty brick office and lunch room; cost, \$600; owner, Metropolitan Life Insurance Co., 1 Madison av; architect, A. Namur, 1 Madison av. Plan No. 326.

23D ST, No. 244 East, stairs, floors, walls to 4-sty brick dwelling; cost, \$450; owner, Estate A. Miller, 244 East 23d st; architect, W. S. Miller, 141 East 40th st. Plan No. 357.

26TH ST, Nos. 158-160 West, new front, stairs, beams, to 3-sty brick dwelling and stable; cost, \$8,000; owner, B. Rosenberg, 7 West 20th st; architect, O. Reissmann, 30 1st st. Plan No. 338.

29TH ST, Nos. 134-140 West, erect pent house on roof, to 12-sty brick and stone loft; cost, \$400; owner, The Twenty-Ninth Street Realty Co., 120 Broadway; architect and engineer, James P. Whiskeman, 39 West 38th st. Plan No. 332.

30TH ST, No. 102 W, partitions, windows, to 3-sty brick store; cost, \$150; owner, Ernst Roeber, premises; architect, Geo. Hof, Jr., 721 Melrose av. Plan No. 351.

34TH ST, No. 30 West, 1-sty brick front extension, 35x1, to office and store; cost, \$500; owner, J. J. Astor, 21 West 26th st; architect, E. Margolies, 44 West 34th st. Plan No. 356.

39TH ST, No. 144 East, alter stairs, fire doors, to 3-sty brick stable; cost, \$1,500; owner, Estate D. W. James, 144 East 39th st; architect and builder, Whitney-Steen Co., 1 Liberty st. Plan No. 337.

42D ST, No. 11 East, alter stairs, store fronts, marble cornice, sidewalk lift, to 5-sty brick office; cost, \$2,800; owner, F. G. Schmidt, 11 East 42d st; architect, Alex M. Welch, 11 East 42d st. Plan No. 330.

42D ST, No. 234 West, alter entrance projections, to 3-sty brick theatre; cost, \$1,500; owner, Klaw & Erlanger Amusement Co., 234 West 42d st; architects, Harts & Tallant, 113 East 19th st. Plan No. 324.

52D ST, Nos. 148-150 West, 2-sty brick rear extension, 50x40.5, stairs, columns, girders to two 5-sty brick tenements; cost, \$18,000; owner, Alice H. Wallace, Albany, N. Y.; architects, Schwartz & Gross, B. N. Marcus, 347 5th av. Plan No. 339.

77TH ST, No. 78 East, 1-sty brick rear extension, 10x7, to 2-sty brick garage and dwelling; cost, \$1,000; owner, Phillips Phoenix, 68 Broad st; architect, Chas. H. Richter, 68 Broad st. Plan No. 358.

86TH ST, Nos. 412-420 East, windows, partitions to five 4-sty brick tenements; cost, \$1,400; owner, Estate G. M. Chapman, 176 Broadway; architect, Henry Nordheim, 1087 Tremont av. Plan No. 355.

106TH ST, Nos 208-210 East, plumbing fixtures, tubs, to two 5-sty brick stores and tenements; cost, \$2,000; owners, M. Goodman & I. Singer, 193 1st av; architect, M. A. Cantor, 29 West 42d st. Plan No. 331.

107TH ST, No. 164 E, partitions, windows, stairs to 4-sty brick tenement; cost, \$1,000; owner, Herman Steinbuehler, 164 East 107th st; architect, Harry Zlot, 230 Grand st. Plan No. 345.

117TH ST, No. 50 East, alter stairs, bake oven, to 5-sty brick tenement and store; cost, \$2,500; owner, M. Weinhandler, 548 West 113th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 322.

AV B, No. 330, elevator shaft to 4-sty brick warehouse; cost, \$1,000; owner, John N. Brookman, West Park, N. Y.; architect, G. Howard Chamberlin, 10 Getty sq, Yonkers, N. Y. Plan No. 342.

AV C, No. 307, toilets, partitions, windows, to 5-sty brick tenement; cost, \$1,500; owner, Edward D. Farrell, 158 West 125th st; architect, Frank Hausle, 81 East 125th st. Plan No. 350.

BROADWAY, s e cor 42d st, alter mar- quise, steel work, to 15-sty brick hotel; cost, \$15,000; owner, John Jacob Astor, 840 5th av; architects, La Farge & Morris & C. H. Cullen, 35 Madison Square North. Plan No. 353.

LEXINGTON AV, Nos. 527-531, alter stairs, galvanized iron cornice to 3-sty brick dwellings; cost, \$2,500; owner, Montgomery Maze, 148 East 49th st; architect, Walter H. C. Hornum, 360 West 125th st. Plan No. 354.

MADISON AV, s w cor 48th st, alter windows, to 4-sty brick residence and stree; cost, \$200; owner, James A. Farley, 26 West 48th st; architect and builder, James F. Egan, 5-7 East 42d st. Plan No. 352.

1ST AV, n e cor 2d st, partitions, shaft, windows, to 5-sty brick tenement; cost, \$4,500; owner, Mrs. Wilhelmina Miller, 251 East 71st st; architect, Henry Regelmann, 133 7th st. Plan No. 348.

5TH AV, No. 489, windows, to 7-sty brick office and store; cost, \$400; owner, C. M. Depew, premises; architect, E. Schoen, 25 West 42d st. Plan No. 349.

6TH AV, No. 252, cut openings, windows, to 4-sty brick store and storage; cost, \$1,200; owner, Benj. F. Spink, 275 6th av; architect, Richard Rohl, 128 Bible House. Plan No. 327.

6TH AV, No. 526, toilets, partitions, to 10-sty brick store and offices; cost, \$250; owner, Hanan & Son, Front, Bridge and Water sts; architects, Seymour & Schone- wald, 18 East 42d st. Plan No. 347.

## PROJECTED BUILDING.

### Bronx.

#### Apartments Flats and Tenements.

MOTT AV, e s, 100 n 144th st, two 5-sty brick tenements, tar and gravel roof, 50x103; total cost, \$120,000; owners, Mott Ave. Realty Co., H. Barnett, 145th st and Southern Boulevard, president; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 70.

FRANKLIN AV, e s, 23.7 n 168th st, 5-sty brick tenement, slag roof, 41.9x94.6; cost, \$40,000; owners, Noble & Gauss Const. Co., 149th st and 3d av; architect, Edw. J. Byrne, 3029 3d av. Plan No. 74.

CRESTON AV, e s, 198.8 s 196th st, 4-sty brick tenement, plastic slate roof, 40x 63.6; cost, \$27,000; owner, Wm. Kaufmann, 2604 Aqueduct av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 79.

SOUTHERN BOULEVARD, n w cor 142d st, 5-sty brick store and tenement, slag roof, 31.82x80; cost, \$35,000; owners, Curzio & Razzano, 2295 1st av; architect, Edwin Wilbur, 120 Liberty st. Plan No. 84.

#### Dwellings.

BOSTON ROAD, e s, 259.9 s 169th st, two 2-sty brick stores and dwellings, slag roof, 31x100; total cost, \$20,000; owner, Philip Wattenberg, 1203 Franklin av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 73.

HOLLAND AV, e s, 50 n 214th st, 3-sty brick store and dwelling, tin roof, 20x51.6; cost, \$8,000; Peter Tambrella, 227 Sylvan st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 71.

HOUGHTON AV, s s, 180 e Castle Hill av, 2-sty frame dwelling, tin roof, 21x47; cost, \$5,300; owner, Chas. Deverman, 2941 Chatterton av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 78.

OLMSTEAD AV, n w cor Starling av, 2-sty frame store and dwelling, tin roof, 24x70; cost, \$6,000; owner, Chas. Nevins, 1136 Walker av; architect, B. Ebeling, 1136 Walker av. Plan No. 75.

WALLACE AV, e s, 455 n Barnett pl, two 2-sty frame dwellings, tin roof, 21x52; total cost, \$9,000; owner, Paul Reiling, 1881 Holland av; architect, B. Ebeling, 1136 Walker av. Plan No. 76.

DELANCEY ST, e s, 213 n Morris Park av, two 2-sty brick dwellings, tin roof, 20x39; total cost, \$8,000; owner, Maria Curti, 184 Sullivan st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 85.

#### Hospitals and Asylums.

132D ST, s s, 210 e Locust av, 1-sty brick hospital, tar and gravel roof, 20x53; cost, \$3,000; owners, Astoria Light, Heat & Power Co.; lessees, Consolidated Gas Co., 4 Irving pl; architect, Wm. Cullen Morris, 111 Woolsey st, Astoria. Plan No. 81.

#### Miscellaneous.

JEROME AV, w s, 426 n 184th st, 1-sty frame shop, 16x32; cost, \$125; lessee and architect, G. H. Crozier, 2408 Creston av. Plan No. 69.

JACKSON AV, e s, 100 s 161st st, 1-sty frame storage, corrugated iron roof, 24x 65; cost, \$250; owner, Colwell Lead Co., 3103 3d av; architect, Louis Meyer, 525 East 149th st. Plan No. 82.

TILDEN AV, n s, 300 e Barnes av, 1-sty frame dairy and shed, rubberoid roof, 48.6x11; cost, \$600; Lisette Reinheimer, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 72.

ST. RAYMONDS AV, n s, 100 e Grace av, 1-sty brick shed, 23x20; cost, \$300; owner, Emilie Cook, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 77.

#### Stores, Offices and Lofts.

ST. ANNS AV, e s, 50 s 159th st, 5-sty brick lofts and stable, slag roof, 50x110; cost, \$35,000; owners, Our Realty Co.,

Robt. E. Seiffert, 383 East 158th st, president; architect, Robt. E. Davis, 258 East 138th st. Plan No. 68.

148TH ST, n w cor Courtlandt av, 5-sty brick offices, slag roof, 95.4x74.10; cost, \$140,000; owners, Central Union Gas Co., Chas. G. Francklyn, 48 East 26th st, president; architect, Wm. Cullen Morris, 111 Woolsey st, Astoria. Plan No. 80.

FREEMAN ST, n s, 80 e Southern Boulevard, 1-sty frame store, tin roof, 16 x20; cost, \$500; owner, Geo. Pullets, 917 Freeman st; architect, Robt. E. La Velle, 1284 Southern Boulevard. Plan No. 83.

## BRONX ALTERATIONS.

211TH ST, s s, 108 e Holland av, 1-sty stone extension, 17x16, to 2-sty frame dwelling; cost, \$200; owner, J. Maddi, 329 East 106th st; architect, G. H. Harlach, 790 East 180th st. Plan No. 54.

INTERVALE AV, No. 1255, new front to 2-sty frame dwelling; cost, \$350; owner, Theresa Sofia, 1221 Intervale av; architect, Wm. Huenerberg, 764 Tinton av. Plan No. 55.

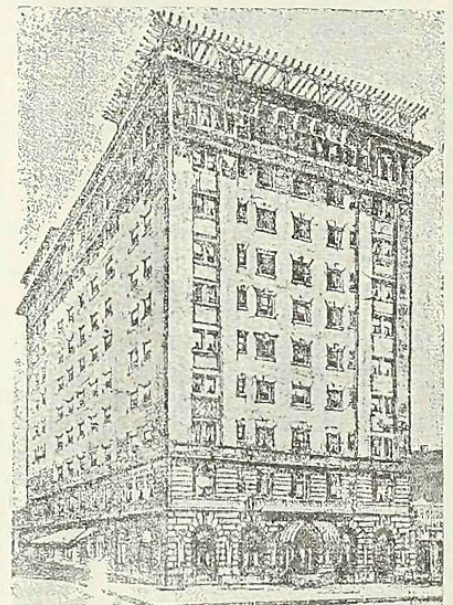
WEBSTER AV, e s, 25 s Wendover av, new partitions, etc., to 1-sty brick stores; cost, \$700; owners, Heintz & Seigel, 169th st and 3d av; architect, Wm. Schnauffer, 3444 3d av. Plan No. 53.

WILCOX AV, e s, 100 s Barkley av, move 1-sty bungalow; cost, \$200; owner, Wilhemnia Becker, 1710 White Plains av; architects, Rose Bros., 1710 White Plains av. Plan No. 56.

## ADVANCE REPORTS.

### Ten-Story Hotel for Paterson.

PATERSON, N. J.—Work is soon to be started on a modern fireproof hotel in Paterson to cover a frontage of 75 ft. in Market st and 100 ft. in Church st. It will be the first fireproof hotel building in Paterson. It will contain 10-stys, 200 rooms, exclusive of baths, two electric elevators, boilers, electrical and pumping machinery, ice making machinery, cold-storage and storage-rooms. On the ground



floor will be the main dining-room, hotel offices and lobbies, with bathroom, waiting-rooms, parlor, writing-room and private dining-rooms on the second floor. A palmroom is so designed that it can be utilized in connection with either the private dining-room or the ballroom. Each of the upper floors contain 25 bedrooms. A roof-garden and a garage are also provided for. The base of the building will be of granite with limestone ashlar carried up through the first and second stories. The rest of the facade will be of light-colored brick and terra-cotta cornice. The building contract has not yet been placed. The architect is Henry B. Crosby, Jr., with offices in the First National Bank Building, Paterson.

**Building for Seamen's Institute.**

**COENTIES SLIP.**—The Seamen's Church Institute, 1 State st, will soon start work on a new institutional building at Coenties slip and South st, to cost in the neighborhood of \$750,000. The plans, which are nearing completion by Warren & Wetmore, of 314 Madison av, call for a fireproof building containing 12-stys. It will have a free shipping bureau, a saving department, recreation room and quarters for firemen and seamen. The Right Rev. David G. Greer, D. D., is president; Frank T. Warburton, of 68 William st, is treasurer, and secretary. George B. Bonney, 49 Wall st, is also interested. Bids for the work have not yet been asked for.

**Pilcher & Tachau to Plan Haviland Building.**

**36TH ST.**—Architects Pilcher & Tachau, 109 Lexington av, have been commissioned by Haviland & Co. (dealers in chinaware), No. 45 Barclay st, to prepare plans for the new building which this firm is about to erect in the Murray Hill district, to occupy the plot Nos. 9-15 East 36th st and No. 10 East 37th st, now covered with residences, each measuring 25x98.9 ft. The new structure is to have a height of 12-stys and is to be ready for occupancy by next November. The estimated cost has been placed at about \$300,000 for building alone. No figures have yet been taken on the work.

**Washington Heights Church Project.**

**WADSWORTH AV.**—The Record and Guide was informed on Tuesday that nothing will be done until Fall with reference to the proposed new church to be erected at the northwest corner of Wadsworth av and 174th st, covering the plot measuring 100x100 ft. It was also stated that no architect has been selected. The building is to be erected by the Church Extension Committee of the New York Presbytery, of which the Rev Wilton Merle Smith, of 29 West 54th st, is president, and William Allen Butler, of Butler, Notman & Mynderse, lawyers, 54 Wall st, treasurer.

**Figuring for Holyrood Church.**

**WASHINGTON AV.**—Architects Bannister & Schell, 69 Wall st, are taking figures this week for the erection of the church, rectory and parish-house to be built by the Holyrood Protestant Episcopal Church, of Broadway and West 181st st, at Ft. Washington av and 179th st, Washington Heights. The building will be 3-stys, of stone, measuring 170x170 ft., and cost approximately \$85,000. Rev. Stewart Crockett, 160 West 72d st, is the pastor.

**Madison Ave. and 57th St. Corner.**

**MADISON AV.**—Newbold T. Lawrence, of No. 84 William st, informed the Record and Guide on Friday that positively nothing has been determined with reference to the improvement of the property at No. 23 East 57th st and the adjoining property at the northwest corner of Madison av and 57th st. It was rumored during the week that a business building would be erected on the site.

**Jersey City to Have Masonic Hall.**

**JERSEY CITY.**—The Bergen Lodge, F. and A. M., Tuers av and Montgomery st, Jersey City, has selected Hugh Roberts, No. 1 Exchange pl, as architect for the new Masonic building, 1½-stys, brick and limestone, 40x110 ft., to be situated in Bergen square. Estimated cost, between \$20,000 and \$25,000.

**Ernest Flagg to Erect Warehouse.**

**46TH ST, N. Y. C.**—Ernest Flagg, architect and owner, 35 Wall st, is preparing plans for the improvement of No. 621 West 46th st with an 8-sty concrete storage warehouse, 75x50 ft. No estimates have yet been received or contracts awarded.

**Apartments, Flats and Tenements.**

**HOME ST, N. Y. C.**—The Friedman Construction Co. will soon begin the erection of a 4-sty apartment house at the triangular plot fronting in the north side of Home st, east side of West Farms road and the west side of Longfellow av, the Bronx, to cost about \$50,000. They have also obtained building and permanent loans of \$60,000 on the west side of Broadway, 240 ft. south of 125th st, and \$40,000 on the southeast corner of Clay av and 173d st.

**WILKENS AV, N. Y. C.**—Dwyer & Carey, electrical contractors and builders have begun work on a 5-sty apartment house, 50x88 ft, on the west side of Wilkens av, 75 ft. north of Jennings st. Electrical work will be done by the owners. All bids will be received at the company's office, Fox and 167th sts, Bronx.

**FORSYTH ST, N. Y. C.**—Jacob Levy, 220 Broome st, owner, is ready for estimates on the masonry and carpentry, for the 6-sty tenement, 50x87 ft., at Nos. 178-180 Forsyth st, for which C. B. Meyers, 1 Union sq, has prepared plans. Cost, about \$50,000.

**WASHINGTON AV, N. Y. C.**—The Psaty Construction Co., 147 East 125th st, will be ready to take bids about March 15, for a 6-sty flat on the east side of Washington av, 156 ft. north of 175th st, to cost \$55,000. C. B. Meyers, 1 Union sq, has plans in progress.

**56TH ST, N. Y. C.**—The estate of Robert Goelet, 9 West 17th st, is having plans prepared for a 6-sty tenement, 80x102 ft., to be erected at Nos. 403-409 East 56th st, to cost about \$95,000. C. B. Meyers, 1 Union sq, the architect, will take bids on separate contracts about April 1.

**STEBBINS AV, N. Y. C.**—The German P. R. Zion Congregation, Rev. Albert F. Hahn, 1033 Cauldwell av, pastor, will build a 5-sty brick tenement, 40x88 ft., on the east side of Stebbins av, 45 ft. south of Chisholm st, to cost \$30,000. Schaefer & Jaeger, 1910 Webster av, are completing plans and will be ready to take bids on separate contracts about March 1.

**155TH ST, N. Y. C.**—A. Arctander, Melrose av and 149th st, is taking bids on the general contract for a 5-sty brick tenement, 25 families, 50x86 ft., to be situated in 155th st, south side, 300 ft. west of Courtlandt av, for Clara Icker, 322 East 155th st. Estimated cost, about \$40,000.

**BROADWAY, N. Y. C.**—Charles and Fred Hirschorn, 315 5th av, owners, will make alterations to the apartment house at the northeast corner of Broadway and 158th st, from plans by Schwartz & Gross, 347 5th av.

**72D ST, N. Y. C.**—G. & E. Blum, 505 5th av, have completed plans for the 12-sty elevator apartment house, 59x83.2 ft., for Brown Bros., Inc., 33 East 20th st, to be erected at Nos. 164-168 West 72d st, to cost \$300,000.

**JERSEY CITY.**—James Billington, 2614 Boulevard will erect a large apartment house on the northeast corner of West Side and Kensington avs, opposite West Side Park. Brick, 4-stys, 50x90 ft., faced with pressed brick, trimmed with limestone, and copper cornices. The cost of the building will be about \$50,000.

**LONG ISLAND CITY.**—The J. T. Brooks Co., builders, 116 West 42d st, Manhattan, will soon start the erection of two 5-sty tenements, 37x88 ft., on 9th av near Broadway, L. I. C. G. Erda, 861 Manhattan av, Brooklyn, is making the plans.

**Contracts Awarded.**

**5TH AV, N. Y. C.**—Potterton Bros., 215 West 28th st, have received the contract for changes to the 6-sty bank and apartment building southwest corner of 5th av and 59th st, for the Estate of Henry S.

Redmond, 33 Pine st. Arthur M. Ross, 345 5th av, architect. New partitions, tile flooring, steel beams and iron stairs will be installed.

**BROOKLYN.**—The C. F. Bond Co., 136 Liberty st, Manhattan, has received the contract to erect a factory building on Underhill av near St. Marks av, Brooklyn, for Dr. Becker. Benj Driesler, architect.

**WESTFIELD, N. Y.**—Hoggson Bros., 7 East 44th st, Manhattan, recently received the contract to erect a hotel building for Dr. C. E. Welch of this place. There will be as many as one hundred rooms.

**NEW DORP, S. I.**—The New York Telephone Co., 15 Dey st, has awarded the contract for the erection of a new building at New Dorp, to H. P. Wright & Co., 1123 Broadway, Manhattan. It will be used as a central station and will be equipped with the latest appliances for telephonic work. The building will be of brick, 2-stys.

**Banks.**

**CANANDAIGUA, N. Y.**—Architect, J. Mills Platt, Cutler Building, Rochester, has prepared plans for a 2-sty brick bank building to be erected by the McKechnie Bank at Canandaigua, N. Y.

**STAMFORD, CONN.**—The Citizens Savings Bank has purchased a site, 25x100 ft., at Bank and Atlantic sts, on which to erect a building the first floor of which will be used for their banking business. Walter E. Houghton is secretary.

**Dwellings.**

**DELANCEY PL, N. Y. C.**—M. W. Del Gaudio, architect, 1910 Webster av, is preparing plans for two 2-family brick dwellings, 20x38 ft. each on lots Nos. 166 and 167 Delancey pl, Van Nest, N. Y. City, for M. Curti, of 184 Sullivan st.

**CORNWALL, CONN.**—John E. Calhoun, of Cornwall, owner, is having plans prepared by Ludlow & Peabody, architects, 12 West 31st st, Manhattan, for a fireproof residence, 40x110 ft., to have hollow-tile walls, tile and concrete floor construction, tile roof.

**Factories and Warehouses.**

**BROOKLYN.**—D. Michal, jeweler, 926 Broadway, is having plans prepared by A. Ullrich, 371 Fulton st, for a 4-sty brick light manufacturing plant, 50x90 ft., to be erected at Seigel and Moore sts. The architect and owner will receive estimates on the general contract.

**ELIZABETH, N. J.**—Runkel Bros., cocoa and chocolate manufacturers, 451 West 30th st, Manhattan, are planning to establish an extensive plant in Elizabeth. Arrangements are now being made.

**SOUTHINGTON, CONN.**—The Peck, Stow & Wilcox Co., hardware, 27 Murray st, Manhattan, has applied to the State Legislature for the right to increase its capital stock by \$250,000, which will make a total of \$1,500,000. The increase is to be used for the erection of a factory here.

**Halls and Clubs.**

**5TH AV, N. Y. C.**—Delano & Aldrich, architects, 4 East 39th st, are the architects for changes to be made to the Union League Club, 5th av northeast corner 39th st. A number of rooms for use as dormitories will be added. Plans were filed about four months ago for this work.

**HAMPTON, VA.**—Ludlow & Peabody, architects, 12 West 31st st, Manhattan, are preparing plans for a Y. M. C. A. building, brick and stone, containing reading and classrooms, auditorium, etc., for the Hampton Institute, at Hampton, Va.



**Hospitals and Asylums.**

**BUFFALO, N. Y.**—Steps are being taken by the German Deaconess Hospital Society, for the erection of a 4-sty building, 46x196 ft, to cost approximately \$120,000. The structure is to be strictly fireproof. Address the secretary for particulars.

**KENSINGTON, N. Y.**—Citizens of this place have voted in favor of erecting a new municipal hospital. Address the town clerk for information.

**SYRACUSE, N. Y.**—Members of the Syracuse Homeopathic Hospital Guild have decided to construct a building for nurses. Address the Advisory Board for particulars.

**ENGLEWOOD, N. J.**—A. G. Fletcher, architect, 103 Park av, Manhattan, has awarded to Wm. H. Bell, West st, Closter, N. J., the general contract for an addition, brick and frame, 2½-stys, 30x60 ft., to the Englewood Hospital. The estimated cost is \$10,000.

**BOSTON, MASS.**—An administration building is planned for the use of the Massachusetts General Hospital. A country branch for the hospital, to be located at Waverly, is also proposed. Dr. Frederick A. Washburn is Resident Physician.

**HOLYOKE, MASS.**—Architects Ellsworth & Hower, 356 Dwight st, have prepared plans for a tuberculosis hospital to be erected here.

**Hotels.**

**LAKE GEORGE, N. Y.**—Ludlow & Peabody, architects, 12 West 31st st, Manhattan, are preparing plans for a recreation pier, containing a cafe and kitchen for the Delaware & Hudson Co., to be erected here.

**BOSTON, MASS.**—The construction of a new hotel is proposed at Arlington and Newbury sts, to contain 250 rooms. Estimated cost, \$2,500,000. Coffin & Faber, 24 Milk st, are the promoters.

**Miscellaneous.**

**119TH ST, N. Y. C.**—Geo. Fred Pelham, 507 5th av, has completed plans for a 2-sty stable building, 71.4x98 ft., to be erected by the Hamilton Holding Co., 149 Broadway, at Nos. 528-534 East 119th st, to cost \$30,000.

**UTICA, N. Y.**—John A. Hobbes, architect, Stewart Building, has been selected to prepare plans for a 2-sty brick, steel and stucco, fireproof fire station, 90x90 ft., to be erected by the City of Utica, Board of Public Works, in Burnet st, between Elizabeth and Post sts, to cost between \$40,000 and \$50,000.

**ITHACA, N. Y.**—Gibb & Waltz are completing plans and will ask for bids in about three weeks for a theatre, 64x120 ft., 1-sty. F. H. and J. H. Howe, owners.

**LYONS, N. Y.**—The Crowell-Sherman Stalter Co. is considering a plan to build an electric power plant.

**BRIDGEPORT, CONN.**—The city has purchased a plot, 100x149 ft., in Putnam st, as a site for a new fire engine house. An architect will be selected at once to prepare plans for the new building.

**Schools and Colleges.**

**MALONE, N. Y.**—Bids will be received until April 1 by J. F. Wright, Pres. of the Board of Education, for the construction of an addition to the Franklin Academy, Williams & Johnson, Ogdenburgh, prepared the plans. The estimated cost is \$50,000.

**EATONTOWN, N. J.**—The Board of Education will receive bids until Mar. 6 for furnishing and installing a ventilating and heating apparatus for the graded school. H. W. Conrow, is secretary of the School Board.

**UNION HILL, N. J.**—The Board of Education of Union Hill will receive bids on March 8 for the erection of a fireproof high school building in Hudson av, between

Lewis and Gardner sts, Union Hill. The building will be 3-stys, 200x200 ft., containing 34 class rooms, auditorium, gymnasium, manual training and domestic science rooms. The estimated cost is \$250,000.

**HADDON HEIGHTS, N. J.**—Architect Clyde S. Adams, Philadelphia, Pa., is preparing plans for a high school at Haddon Heights, N. J., to cost about \$30,000.

**FALL RIVER, MASS.**—Bids will be received until Mar. 2 at the office of the City Auditor for erecting a 4-sty brick and stone technical high school at June and Locust sts; separate bids will be received for masonry and carpentry, plumbing, ventilating and heating and electrical work. Corbett & Higgins, 70 Bedford st, are the architects.

**Stores, Offices and Lofts.**

**BOSTON ROAD, N. Y. C.**—M. W. Del Gaudio, 1910 Webster av, is preparing plans for two 2-sty office and store buildings, covering 70x irregular, on the east side of Boston Road, 302 ft. south of 169th st, for Philip Wattenberg of 175 Broadway.

**26TH ST, N. Y. C.**—Harris H. Uris, 525 West 26th st, will soon award all sub-contracts for the 6-sty loft building, at Nos. 515-517 West 26th st, to cost \$65,000.

**104TH ST, N. Y. C.**—John Jordan, 1451 Broadway, owner and builder, will take figures on subs, about March 15, for the 5-sty loft and store building, 50x96 ft., to be erected at Nos. 343-345 East 104th st, from plans by Thomas H. Styles. Estimated cost is \$24,000.

**DELANCEY ST, N. Y. C.**—H. M. Greenberg, owner, 125 Delancey st, will be ready for bids about March 10, for the 4-sty loft building, 29x45 ft., at the southwest corner of Delancey and Attorney sts, for which Frank Straub, 122 Bowery, is completing plans.

**BROOKLYN.**—A. J. Nutting & Co., owner, will make \$20,000 worth of alterations to the store building southwest corner of Smith and Fulton sts. A. Ulrich, 371 Fulton st, Brooklyn, is the architect. George N. Morrison, 228 State st, Brooklyn, has the general contract.

**NEWARK, N. J.**—E. M. Waldron & Co., 84 South 6th st, Newark, general contractor, will start work about May 1 on the store and office building, 6-stys, 24x80 ft., at the southwest corner of Broad and Cedar sts, for Frank Holt & Co., jewelers. Estimated cost is \$40,000. J. H. & W. C. Ely, Firemen's Building, Broad and Market sts, are the architects.

**GLEN COVE, L. I.**—McKenzie, Voorhees & Gmelin, architects, 1123 Broadway, Manhattan, have been selected to prepare plans for a 3-sty brick office building, 35x60 ft., for the Glen Cove Building Association, of which F. Bowne is president. Estimates will be taken in three or four weeks. The cost is placed at \$20,000.

**Bids Opened.**

**MANHATTAN.**—The School Board opened bids Feb. 20 for furnishing and delivering glass to various schools in the Borough of Manhattan. George Cowen, \$3,500, submitted the lowest bid.

**LEXINGTON, N. C.**—The lowest bid for the construction of the U. S. Post Office at this place was submitted by Ambrose B. Stannard, St. James Building, 1135 Broadway, Manhattan. Item 1, limestone, \$45,000; Item 2, \$46,500.

**BARRE, VT.**—M. P. Wells, Witherspoon Building, Philadelphia, Pa., at \$75,071, submitted the lowest bid on Feb. 14 for the construction of the U. S. Post Office here. Manhattan builders who submitted bids were: Charles H. Peckworth, 415 Hudson st; Westchester Engineering Co., 103 Park av; Ambrose B. Stannard, St. James Building; W. H. Fissell & Co., St. James Building; Amity Construction Co.,

154 Nassau st; the Merrick Fire Proofing Co., 1 Broadway; Thomas J. Buckley Construction Co., 103 Park av.

**Municipal Work.**

**ROME, N. Y.**—Rudolph Hering, engineer, 170 Broadway, Manhattan, is preparing plans for a sewage disposal plant to be erected here.

**ENGLEWOOD, N. J.**—Clyde Potts, 30 Church st, Manhattan, is preparing plans for the new work contemplated by the Englewood Sewer Co. to cost between \$15,000 to \$20,000.

## ANDREW J. ROBINSON COMPANY

### BUILDERS

Offers to Architects  
and to Owners the  
best facilities for the  
erection of buildings.

123 EAST 23D STREET, N. Y.

## CAULDWELL- WINGATE COMPANY

BUILDING CONSTRUCTION

S. MILBANK CAULDWELL, PREST.  
WALTER S. FADDIS, VICE-PREST.  
ROY W. WINGATE, SEC'Y & TREAS.

381 Fourth Ave.

Tel. 5035 Madison Square

## HOUGHTALING & WITTPENN

*Impervious  
Face Bricks*

ALL COLORS

44 EAST 23d ST., NEW YORK  
Telephone, 1154 Gramercy

**WHITNEY-STEEN CO.**  
**ENGINEERS**  
**CONTRACTORS & BUILDERS**  
**1 LIBERTY STREET, N. Y.**  
**NEW YORK, HARTFORD, SALT LAKE, DENVER**

**PUTNAM A. BATES, E. E.**  
**CONSULTING ENGINEER**  
**2 RECTOR STREET, NEW YORK**  
DESIGNER of Power Plants, Heating and Ventilating Installations and Equipments for the Proper Illumination of Buildings: Plans, Specifications, Supervision, Reports, Etc.

## PERSONAL NEWS AND TRADE GOSSIP

T. W. RAUB, architect, formerly of 489 5th av, has moved to 501 5th av.

B. CRYSTAL & SON, builders, have removed their main office from 21 West 34th st, to 527 5th av, corner of 44th st.

W. N. BEERS, manager of the New York office of the R. T. Jones Lumber Co., has returned from a business trip through Tonawanda.

CHARLES ATHERTON & CO. have opened an office at 108 Worth st and another office in the Bulletin Building at Chicago to deal in lumber.

THE HIRSCH LUMBER CO., yellow pine, plan to move from 42 Broadway to the thirteenth floor of the Stock Quotation Building, Beaver st, near Broad, about April 1.

CHARLES BUEK CONSTRUCTION CO. and the Fairfield Realty Co., occupying offices together, have moved from 500 5th av to the Transit Building at 5-7 East 42d st.

WALTER S. TRIMMIS, consulting engineer, of No. 150 Nassau st, will move his engineering offices to the Marbridge Building at the northeast corner of 6th av and 34th st on May 1.

UNIVERSAL COMPOUND COMPANY, now established in their commodious building at 245 West 26th st, report a fairly busy season with "Ex-hydro-plastic" so far this winter.

N. Y. DEPARTMENT OF WATER SUPPLY, GAS AND ELECTRICITY is in the market for 4,000 special castings and 12 valve boxes, tenders for which are to be made before March 1.

BRAMHALL, DEANE & CO., dealers for many years in all kinds of cooking utensils, at 262-266 Water st, have removed their offices and showrooms to 261 to 265 West 36th st.

THE SOLDERALL COMPANY, No. 143 Liberty st, is placing on the market a new form of solder for electrical and general repair work. The material comes in the form of paste in tubes.

W. A. CROMBIE, of W. A. Crombie & Co., wholesale pine, 81 New st, with H. M. McDewell, of Boston, sailed to-day (Feb. 25) for a cruise in the West Indies on one of the Hamburg-American boats.

ARCHITECTS Thomas Tryon, 37 East 28th st, Manhattan, and E. H. Davis, of Scranton, Pa., have become associated on several projects in contemplation. They will handle work at 37 East 28th st, New York City.

J. S. FLETCHER, formerly of the Fossilburgh Lumber Co., of Norfolk, Va., is now with the Apache Lumber Co., with offices in the Flatiron Building. He will deal in Southern pine and hardwood. Telephone, 1775 Gramercy.

HARDY, VOORHEES & Co. have estimated the loss on stock and equipments at their lumber yard at Newtown Creek and Grand st, Brooklyn, which was visited by fire on February 12, at about \$20,000, partly covered by insurance.

BELLEVUE HOSPITAL.—The Board of Estimate has authorized an issue of corporate stock to the amount of \$100,000 for the equipment and painting of the pathological department and men's dormitory now being completed at Bellevue. Bids will presently be advertised for.

WILLIAM T. MATHEWS, Inc., has been formed to deal in brick, lime, cement, etc. Offices have been opened at 2159 Madison av at 135th st. The offices of the company are W. T. Mathews, president, and W. J. Oliver, secretary and treasurer. Mr. Mathews is a son of Robert H. Mathews.

CHRISTIAN VORNDRAN'S SONS, house movers of 412 East 147th st, Bronx, have received the contract for the moving of four 1-sty frame buildings from the east side of Castlehill av, 100 ft. south of Westchester av, to Classon Point, from M.

M. Henning, of 1268 Castlehill av, Bronx.

THE HOME SPECIALTY MANUFACTURING CO., of 79 East 130th st, is putting on the market flower guards for apartment house windows. These guards are very ornamental, are made of metal and are practically indestructible. They are being introduced among architects and apartment house builders.

THE HAY FOUNDRY and Iron Works have raised the flag over the new Croisic Building at 5th av and 26th st, signifying that they have reached the top. Charles H. Peckworth has about completed the stone base of the building and has the brickwork going on some of the upper stories of this 20-sty building.

GLIDDEN VARNISH COMPANY, of 636 to 638 West 34th st, has sent a representative, Mr. Tornero, to Buenos Ayres, Argentine Republic, where he will be permanently located and have exclusive charge of the development of the company's concrete coating business in South America.

CANTON STEEL CEILING CO., of 525 West 23d st, telephone 1057 Chelsea, will move into much larger quarters at 25th st and 11th av, on or about April 15. The company, for a long time, has been hampered by lack of space and this change in location will permit of even more rapid expansion.

THE BRISTOL COMPANY, Waterbury, Conn., with offices at No. 114 Liberty st, telephone Cortlandt 4146, has issued its bulletin No. 127, describing some of its recording instruments which include recording thermometers for furnaces, boilers, superheated steam boxes, water condensers, etc.

SCULPTURES AND PEDESTALS.—The United States Board of General Appraisers has rendered a decision that pedestals for statuary are not to be classified as "sculptures." The duty on pedestals is 50 per cent. ad valorem, while on sculptures it is only 15 per cent. Sculptures were held to be representations of human or animal forms.

WILLIAM H. COOK, formerly advertising manager for the Thatcher Furnace Co., has embarked in business for himself at Room 208, 170 Broadway. He is specializing in editing and printing of catalogues, booklets, scientific papers and brochures containing descriptions of work done by architects, engineers and builders.

MORRIS CANAL ABANDONMENTS.—The Lehigh Valley R. R. has proposed to the Legislature of the State of New Jersey to abandon the Morris Canal, which runs from Tidewater, near Constable Hook, to Lake Hopatcong and Greenwood Lake; in return the company asked to be released from taxation from this property until the reversion of the property to the State in 1974.

UNIVERSAL PORTLAND CEMENT CO.—The monthly bulletin No. 81 for February has just been issued. It contains illustrated articles on concrete pile trestles, concrete factory buildings, reinforced concrete bridges and also gives a graphic description of the new reinforced concrete roofs. The booklet is published from the general office of the company, No. 115 Adams st, Chicago, and is distributed, free of charge, to those who desire copies.

THE BOARD OF EXAMINERS OF ARCHITECTS of the State of Illinois has issued its seventh biennial report. These may be obtained by request from the secretary, office 1112 Chamber of Commerce, Chicago. The report contains a text of an act to provide for the licensing of architects and regulating the practice of architecture as a profession. The list contains the names of all the architects in Illinois with the right to practice, as corrected January, 1911. It is a valuable reference for any architect.

JAMES A. FARRELL'S COUNTRY HOUSE.—Messrs Mulliken & Moeller, architects, of Park av and 41st st, who are drawing plans for Mr. James A. Farrell's house at South Norwalk, estimate its cost at \$50,000. The architects were commissioned to draw plans before Mr. Farrell was elected president of the United States Steel Corporation. Over a year ago he bought the tract on which the house will be erected. Mr. Moeller, of Mulliken & Moeller, is a neighbor and friend. The house is being designed in the half-timbered style.

HIGH-PRESSURE FIRE SERVICE EXTENDED.—It was announced this week that the city has extended the high pressure fire service to take in the territory from Irving pl and East 14th st, east to Third av to the Bowery to East Houston st to the East River. By this addition the high pressure zone now embraces practically all of the city below 24th st, with the exception of a section below Chambers st, which is being completed. Arrangements have been made for putting into service several high pressure automobile hose wagons.

NATIONAL WHOLESALE LUMBER DEALERS' ASSOCIATION.—The headquarters of the delegates to the National Wholesale Lumber Dealers' Association will be in the New Willard Hotel, Washington, D. C., on March 1 and 2. The convention will have its sessions in rooms set aside for this purpose in this hotel. John A. Johnson, one of the commissioners of the District of Columbia, will make the address of welcome. A banquet will be held on Thursday evening, March 2. President Taft will meet and address the members, delegates and guests in the East Room of the White House on Thursday, March 2, at 2.30 o'clock.

BERGER MANUFACTURING CO.—A notable installation of the Berger Manufacturing Company's "Raydiant System of Sidewalk and Vault Lights" was recently made in the Edwards Building at Syracuse. This building stands at the intersection of two important streets, where traffic vibration is exceptionally heavy. In order to provide natural light in this building, the foundation piers of which had to be exceedingly heavy, more than 1,200 square feet of "Raydiant" sidewalk lights were used. The architects were consequently able to supply ample daylight in a basement which otherwise would have had to be artificially illuminated.

TRENTON POTTERIES CO.—The right to manufacture and sell the Patented Hinsdale Solid Porcelain Urinal stall has been acquired by the Trenton Potteries Co., of Trenton, N. J. This is an improvement on the old style small china ones as it is much more sanitary and gives a better appearance to the lavatory. It is practically indestructible and it saves janitor service. It is marketed under the plate No. 515. A two-part set comprises only five pieces as against 14 in many other styles of porcelain fixtures of this type. It is easily set up and is less liable to breakage in installing. It is jointless and will not discolor with use. Inquiries should be addressed for further information to the Trenton Potteries Co., Trenton, N. J.

BUILDING LOANS.—The Metropolitan Life Ins. Co. has loaned S. Borchardt \$800,000 on the 12-sty apartment house which he is erecting at the southeast corner of Broadway and 98th st. The James Livingston Construction Co. has obtained a loan of \$415,000 from the Germania Life Insurance Co. on the apartment house which is being erected on the southeast corner of Park av and 60th st. The Sun Construction Co. (Benjamin Neiberg, pres.), has obtained a loan of \$111,-

000 from Charles M. Rosenthal on the large apartment house he is erecting on the southwest corner of Amsterdam av and 175th st, the dimensions of the plot being 100x150 ft. The Carnegie Construction Co. has obtained a loan of \$270,000 from the Germania Life Ins. Co. on the 9-sty apartment house which is being put up in 114th st west of Broadway.

THREE OF THE SIX 4-sty brownstone dwellings on North Madison square, Nos. 15, 17 and 19, are being torn down to give place to the 20-sty business building which Henry Corn will erect on the site. The houses immediately in the rear, in 27th st, are also to be removed, as the new building will cover the entire plot. No. 15, with the house in the rear on 27th st, was bought from Hannah J. Wetherbee for \$223,000; No. 17, with the corresponding house on 27th st, from the estate of Cornelius McCoun, for \$195,000; and No. 19, with the house in the rear, for \$200,000. Mr. Frank Work, who lives in No. 15, the large double mansion, contemplates moving to his place at Newport. Mr. Work is now past 90 years old and has lived here for many years. He sees the advancing line of business construction with much regret. The residence to the west of his is owned by Mrs. Mary Whitney.

EAST RIVER BANK.—The George A. Fuller Company has finished the exterior of the 20-sty building at the northwest corner of Broadway and Duane st, and will have the interior completed and ready for occupancy by April 1st. The architects are Clinton & Russell of 32 Nassau st. Architecturally this is one of the most impressive buildings in the city. Rising above all its neighbors, and several stories higher than its next neighbor, the Barclay building, which occupies the north half of the block, it is not a building which one can pass without noticing. It is not only of good proportions but the color tones of the two facades, in the brickwork, the stone and the terra cotta, are bright and agreeable. Ten thousand pieces of architectural terra cotta went into the construction.

HARDWOOD MANUFACTURERS' ASSOCIATION OF THE UNITED STATES.—The officers elected at the meeting held in Cincinnati on January 30 and February 1 were: President, Wilson B. Townsend, Little River, Tenn.; first vice-president, William E. Delaney, Cincinnati, Ohio; second vice-president, C. L. Ritter, Huntington, W. Va.; treasurer, C. M. Crawford, Colgrove, Ohio; secretary, Lewis Doster, Cincinnati, Ohio, and R. M. Carrier, of Sardis, Miss. The Executive Board consists of R. M. Carrier, Sardis, Miss.; Clinton Crane, Cincinnati, Ohio; W. A. Gilchrist, Memphis, Tenn.; F. F. Fee, Little Rock, Ark.; J. H. Himmelberger, Cape Girardeau, Mo.; C. R. Lamb, Minneapolis, Minn.; John W. Long, New York City; G. E. W. Luehrmann, St. Louis, Mo.; J. W. Oakford, Scranton, Pa.; A. B. Ransom, Nashville, Tenn.; W. M. Ritter, Columbus, Ohio; R. V. Vansant, Ashland, Ky., and William Wilms, Chicago, Ill. The New York delegates to the convention included William Threl, of the Indiana Quartered Oak Co.; T. H. Letson, of the American Hoisting & Derrick Co., and Ralph E. Sumner, of the Hamilton H. Sumner Co.

BUILDING SUPERVISION.—The G. F. Hall Company, of 206 Centre st, which makes yearly contracts for the supervision of office and loft buildings, has added to a list of over one hundred buildings the following: Nos. 35-37 West 32d st, 317-23 East 34th st, 80 5th av, 160 5th av, and the Bryce-Hewett buildings on 4th av at 27th st. It is the practice of Mr. Hall to name a figure for which his company will furnish all the labor and supplies for operating elevators of a building, its light, heat and power plant, the janitor service and necessary repairs. An owner can thus

know in advance accurately what the expense will be for operating his building and can relieve himself of all care in respect to the details of its supervision. After forty years in this line of business Mr. Hall has been able to reduce the problem of supervising business buildings to an exact science. His tables and statistics tell him exactly what the normal cost of operating a building of given dimensions should be, the amount and variety of supplies that it will need and the individual labor that it will require. He does not, however, assume to collect rents, nor will he accept commissions to supervise apartment houses.

### Remedies for Fire Waste.

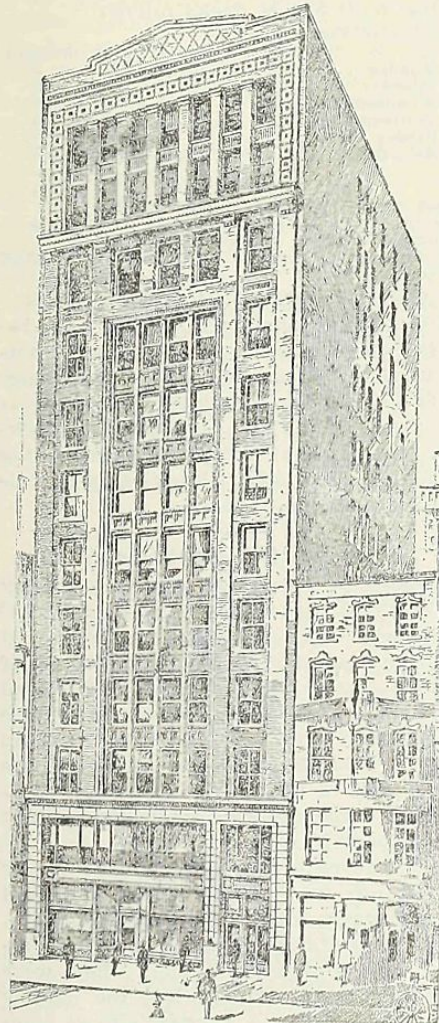
Franklin H. Wentworth, of Boston, secretary of the National Fire Protection Association, says the national fire waste was one of the most serious problems confronting the country, amounting to \$250,000,000 yearly. This fearful loss is beginning to manifest its impoverishing blight, he said. Among the remedies recommended is to drill fire departments until they knew every inch of their towns, to keep down rubbish, to prohibit the shingle roof, to forbid the careless handling of matches, to use only safety matches, and, above all, to awaken the public mind against the popular fallacy that not the insurance companies but the insured pay the fire losses.

### Building to Have Clear Floor Space.

(Subject of Illustration.)

The building to be erected by Daniel E. Seybel at Nos. 71-73 Murray st will replace two old structures erected nearly three-quarters of a century ago. The building at No. 71 was built in 1838 by Duncan Price as a residence and was later a restaurant for over fifty years.

The new structure will have a frontage of 50 ft., containing 12 stories and will present the interesting and unusual feature of having no floor columns. The floor space has been obtained by increasing the



SEYBEL BUILDING.  
Carrere & Hastings, Architects.

strength of the steelwork, which proceeding involves a larger cost than when the usual method of utilizing column supports is followed. The increased cost, in view of the open floor space, the owner believes, will be justified by a better demand for space in the building.

The exterior will be of light colored brick. No wood will be used in the interior equipment. It is estimated that work will be completed by the first of September. The general contract has been placed with the Cauldwell-Wingate Co., of No. 381 4th av. Messrs. Carrere & Hastings, 225 5th av, are the architects.

### 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. 8 of 1911; New Building No. 726 of 1910; premises, northwest corner 159th st and Edgecomb av, Manhattan; Schaefer & Jaeger, appellants. In the construction of a 6-sty tenement house, the plans show an area of more than 2,000 square feet between brick walls. It has been the custom of the Building Bureau to require sufficient fore and aft brick partition walls to divide a building into areas not exceeding 2,000 sq. ft., in lieu of requiring fore and aft brick partition walls not greater than 26 ft. apart, called for by Section 31 of the Code. The Board of Examiners approved on condition that the partitions marked "A" on the first floor plan be brick-filled, wire lathed and plastered solidly from the fireproof construction on the first floor to the sheathing of the roof.

Appeal No. 9 of 1911; New Building No. 733 of 1910; premises, south side of 122d st, 100 ft. east of Broadway, Manhattan; Lewis P. Fluhrer, appellant. In a 4-sty garage building, 90x100 ft., it is proposed to provide but two lines of stairs. Section 75 of the Building Code requires, in any building hereafter erected to be used as a store, factory, hotel or lodging house, covering a lot area exceeding 2,500 ft. and not exceeding 5,000 ft., there shall be provided at least two continuous lines of stairs remote from each other, and every building shall have at least one continuous line of stairs for each 5,000 ft. of lot area covered, or part thereof, in excess of that required for 5,000 ft. of area. The Board of Examiners approved on condition that stairs be enclosed throughout by brick walls of the thickness required by law, with fireproof windows and self-closing fireproof doors at all openings.

Appeal No. 14 of 1911; Alteration No. 2919 of 1910; northwest corner Broadway and Grand st, Manhattan; Maynicke & Franke, architects and appellants. In a 6-sty non-fireproof loft building, the architects plans show the elevator extending from the basement to the first floor, said elevator enclosed with brick walls and a reinforced concrete top. Section 96 of the Building Code, requires all elevators hereafter placed in any building except such fireproof buildings as have been or may be hereafter erected, shall be enclosed with suitable walls of brick. The Board of Examiners approved in favor of the appellants.

# BUSINESS READJUSTMENT AND THE MATERIAL MARKET

Inflated Conditions Giving Way to Commercial Stability, Bring Renewed Confidence—Suburbs Calling for More Lumber.

COMMERCIAL stability is slowly superseding inflation, so conspicuous before the disturbance of 1907 and tenacious since then. Building material interests have been awaiting the long expected readjustment, the need of which was so convincingly emphasized by the 1910 reaction from the unhealthy conditions of 1909. This change has been so gradual that it was not noticed until its effects began to be realized, first, in a curtailment of price-cutting for iron and steel products; second, in a temporary cessation of ruinous competition among cement manufacturers; third, in the firming of the general hardware situation; fourth in the stiffening in the price of paints and many of their constituents and, lastly, by the renewing of confidence among prospective builders.

Builders in the Metropolitan district are no longer procrastinating. Developments in the city are no slower than they were last year. In Newark the value of tenement house plans filed last week showed an increase over the preceding week of \$22,800 and the increase in the estimated cost of new building plans over those filed the week previous showed a gain of \$32,000. Prominent among the new projects are business and factory buildings. As for New York, four of its boroughs report the estimated cost of buildings represented by plans filed at \$352,797 over figures covering a similar period last year. The following comparisons are enlightening, showing the estimated cost of buildings projected so far this year, compared with the similar period last year:

	1911.	1911.
Brooklyn .....	\$2,272,748	\$2,962,510
Bronx .....	1,032,675	4,159,655
Manhattan .....	15,170,650	11,989,500
Queens .....	2,435,191	1,446,802
	\$20,911,264	\$20,558,467

Difference in favor of 1911, \$352,797.

The prevalence of large work in Manhattan and the development of building activity in Queens and its decrease in the Bronx, shows the trend of building material this year, as seen in the number of buildings planned:

	1911.	1910.
Brooklyn .....	303	647
Bronx .....	78	196
Manhattan .....	72	87
Queens .....	500	329
	953	1,254

That conditions are reaching their normal level is shown by the absence of widespread demands for increase of wages on the plea of high costs of living. Another indication is found in the fact that business men have not set such high standards by which to gauge the volume of business for the year. Because 1910 did not show a heavy percentage of gross gain, business men and financiers sailed close hauled, as it were, confidence was consequently shaken. Readjustment really began then. Whether the decision of the Inter-State Commerce Commission on the proposed increase of railroad freight rates will check this development in this territory remains to be seen. There are some who say it will hasten readjustment.

## ARCHITECTS, CONTRACTORS, BUILDERS AND PROPERTY OWNERS:

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

### Common Brick Stronger.

The common brick situation showed unexpected strength this week when agents asked from \$5.50 to \$5.62 a thousand at dock. Toward the week-end the asking price went as high as \$5.75 in some quarters, but up to Thursday noon there was no report of actual sales at this figure.

Two factors were responsible for this condition. The stacks from which dealers have been riding brick have been seriously depleted and the Hudson River was closed to navigation between this city and Haverstraw since Monday. In a week or ten days the barge routes will be reopened and then more brick will be hurried here. Two warm days accompanied by rain and a fog will result in such a flood of brick from the up-river kilns that prices are almost sure to crumble further.

The available supply of Hudson River common brick here is approximately 10,000,000, made up of 29 covered barges and 8 in the open market (on Monday). There are no operations at present sufficiently large to take care of all this brick before navigation opens, and at the sources of supply there is approximately 340,000,000 brick ready to be shipped into this territory. It will be seen, therefore, that cheap brick will prevail here at least until August. Last week's transactions at the West 52d st docks follow:

	Arrivals.	Sales.	Covered.
Monday .....	10	2	0
Tuesday .....	0	0	0
Wednesday .....	0	3	0
Thursday .....	0	2	0
Friday .....	0	0	0
Saturday .....	0	0	0
Total .....	10	7	0

Left over Feb. 13, 5.

Left over Feb. 18, 8.  
Prices, \$5.50 to \$5.62½ per M. Wholesale.  
Number covered cargoes in market, 29.  
Quotations on covered cargoes, \$5.50 to \$5.75 (Asked).

### RARITAN RIVER BRICK FIRMER.

Although no change in prices were reported this week in Raritan River common brick, the market was much firmer at \$5.50 to \$6. This brick is selling at the usual \$6.75 yard quotation in Newark, where the demand is increasing steadily. The front brick situation is without change.

### Portland Cement Steadier.

Dealers are reporting greater activity in Portland cement since the middle of February. Current prices are unchanged and the tendency is for maintenance of present levels. The Rosendale Portland Cement Co. has noted a better tone since the recent disturbance in the Portland cement field, but whether this will be permanent or not is problematical. The price on this material is still quoted at 80c. a barrel.

The feature of the development so far this month in this line is the increased requirements noted in Queens Borough. The shipments there are reported as almost one-third greater than they were last year at this time, while the inquiry for spring delivery ranged almost one-half of the volume of 1910, up to June 1.

Portland cement is now entering upon a period of readjustment and reorganiza-

tion of manufacturing and distributing methods which will give it a more permanent place than it has held for some time. At all events, there is unquestionably a better feeling in the trade.

### Iron Stronger; Steel Gaining.

Prices for No. 1 X, Foundry Northern, are stiffer at \$15.50 and \$15.75 than they were last week. In this department, the improving western business seems to prevail as in several other lines, the inference being that the East is somewhat slow in its recovering. There is a slight increase in demand for finished casting, machinery interests taking a large portion of the new contract. Foundry iron for shipment during the next three or four months is particularly strong in the Metropolitan district. This is going to manufacturers of fire escapes and structural iron such as columns, etc. Between Saturday and Monday of this week, between three to four thousand tons of malleable foundry iron moved into the Metropolitan district. All producers are asking slightly higher prices and concessions, by Southern furnace men, are less readily made.

Basic iron is 50c. a ton higher than a month ago there being few furnaces in the West that will not entertain anything under \$14 at the furnace. Last month some furnaces were taking business as low as \$13.25 at the furnaces in the valleys.

The New York Board of Water Supply, Gas and Electricity has issued a specification for four thousand special castings and twelve valve boxes, tenders for which are to be made before March 1.

### STEEL ORDERS DISAPPOINTING.

Fabricated structural steel inquiries and demand so far in February has been disappointing. Small orders rule. Only 4,000 tons of steel shapes were placed in the East last week and competition for these orders were keen and prices extremely low, about twelve thousand tons of steel being involved in pending contracts, at present.

Bars and plates were in better demand this week, but the movement came from New Jersey mills and Westchester foundries where a contract was placed for 3,000 tons of plates for steel work.

### Building Lumber More Active.

The lumber market throughout the entire Metropolitan district shows a decided uplift, indicating a fair amount of business until the end of March. A tour of the New Jersey building material supply yards this week showed that the lumber dealers were stocking more liberally than conditions in January seemed to warrant. This showed that the present building tendency demands supplies sufficient to meet requirements until the building season gets fairly started.

The buying movement during all of February was ascending rather than stationary, owing to the very marked development in the suburbs in dwelling construction and business structures. The latter is particularly true of Newark.

The week put white pine in moderate demand for immediate requirements. Prices were low except on cheaper grades. Yellow pine is made lively by keen competition, which seems to increase as the Spring approaches. This wood depends largely upon large construction work where heavy shoring and supports are required. For that reason the prospects for the Spring are very good in New York, but in New Jersey and in the suburbs, the activity of this material is considerably

less because small work predominates there. Hemlock has good call for ordinary building work in the suburbs. Prices will probably remain firm. Spruce is holding its own. The effect of competition on Southern stock is noted in the slight nervousness in the price list. Eastern spruce is coming into the district in larger quantities. North Carolina pine prices are steady, although the demand is still light. Small operations have been taking considerable cypress. Extensive operations are coming out in small suburban towns, which wholesalers believe will consume a fair quantity of this material in the near future. Hardwoods are strong as regards prices where higher grades of materials are being used. Manufacturers report their mills working to about 65 per cent. of capacity, and it is generally reported that future operations will depend very largely upon the quantity of work that will develop within the next thirty days. This is true of the entire Eastern district.

#### Building Stone Still Inactive.

Building stone wholesalers are still complaining about the inactivity in this market despite the comparatively large number of new operations that are going ahead. In some quarters the question of prices has been seriously considered on the basis that lower prices might bring out new business that is now tied up presumably waiting a further drop in the building material market. More conservative interests, however, are advising very strongly against any reduction in prices, basing this belief upon the supposition that the latter part of 1911 will prove fairly strong.

Limestone interests report advice from the quarries favorable to local business, providing it comes out in the near future. There is increasing activity in the West, requiring fair quantities of limestone, and this is expected to draw heavily upon quarry resources as the season progresses. The quarry men, with their increased capacity, are in a better position to-day to handle Eastern work than they will be a month from now. The reason for this is that the demand for limestone is sectional favoring the East, especially New England; whereas, later in the year, the indications are that the demand on the quarries will be more general and shipments there will not be as satisfactory to consumers as they can be made at present. There is still talk of readjustment of freight rates which may have a bearing upon this material, but that is problematical.

Granite requirements in this market are still light. There is a wholesome inquiry for base course grades on deliveries through the latter part of March, April, May and June. Middle summer inquiries are light, at present, but quarymen are reporting a very good Metropolitan district inquiry for fall delivery. This probably takes in some large new projections which are expected to come out about the middle of May. There is no change in prices, neither is there likely to be in this commodity because of its being in a peculiarly independent position.

#### SLATE MUCH STRONGER.

Slate is picking up. In fact, this is the most active branch of the stone trade just now. There are requirements coming out uniformly covering all of the Metropolitan district. It is significant that much of this business is coming from the suburbs, Queens being conspicuous in demand, large quantities of this material going to dealers in Long Island City, Jamaica and Flushing.

Some stringest building code enactments in New Jersey cities have resulted in a great demand for this material for roofing purposes except in extreme

outlying districts where fire retarding materials are not insisted upon. In spite of the increased demand, prices have not changed.

#### Linseed Oil Steady Now.

The advance in the prices, of boiled American city linseed oil are looked for. Present quotations are 96 and 97c. Raw linseed oil is 95 and 96c., car loads. Card prices are quoted on all positions up to June 1.

### LOCKS OUT THIEVES AND WATER.

#### Same Key That Fastens Store Door Also Shuts Off Street Main Supply.

A system of guaranteeing merchants and others having valuables liable to damage by freezing or bursting of water pipes at night is being introduced. This is made possible by what is known as a "Watrex" lock, the key of which fits the main store or office door and also fits in the device which is affixed to the main supply pipe at the meter. When the door is opened in the morning, no water can be obtained until the valve at the meter is released by the store door key. The Watrex lock then comes off with the key which, however, cannot be removed from it. When closing time comes the front door cannot be locked until the water supply is first shut off. Thus, the tenant may be assured that he is protected against loss through bursting of water pipes as well as against loss by theft.

The Water Supervision Co. recently bought the entire capital stock of the Safety Water Co., which controls this device, and will operate it hereafter as a service in conjunction with its system of water supervision at 3 Park Row.

The forgetfulness of an employee frequently results in a tank overflowing at night. To offset this, the Watrex lock was devised. In its new application, the Safety Water Co. will either lease the lock to anyone who wishes it or will install it in connection with its agreement to pay any damage arising from losses through leakage of water pipes or overflow of water tanks, cisterns or basins, bursting of pipes, etc., excluding only sprinklers, boiler, fire or earthquake hazards.

Very interesting cases illustrating the value of the Water Supervision Co.'s service are revealed by consulting records on file in the company's office. This one illustrates the saving effected by one of its thousands of patrons:

Before a certain client used this system, his water bill amounted to \$8 a month. After he used it, it amounted to 80 cents a month. Thinking this was about as low as it was possible to reduce his monthly bill, this satisfied client wrote the company a letter of thanks for the splendid work it had done, and stopped the service. His bills for the next eight months totalled \$160.

There was an underground leak which the client had no means of discovering. He called up the Water Supervision Co., which conducted an examination and once more the bills were down to a ridiculously low level. This man is still a client and admits he is being saved hundreds of dollars a year.

The acquisition of the stock of the Safety Water Co. was made by this company to still further perfect its system, which has saved vast sums of money for estates and owners of buildings.

J. PARKER B. FISKE (of the Fuller Building) was elected secretary and treasurer of the Building Brick Association of America at the national convention at Louisville. This is an auxiliary organization to the National Brick Manufacturers' Association.

### THE CAFE NAPOLEON.

The work of demolishing the old buildings at Nos. 1557, 1559, 1561 and 1563 Broadway, between 46th and 47th sts, adjoining the Globe Theatre, was begun yesterday by a wrecking company, and a 5-sty and basement fireproof restaurant and hotel will at once be erected on the site.

The transformation that has taken place on Times square in the last year or two in the matter of population, electric signs and other improvements has changed the entire complexion of the vicinity, which is the centre of some forty first-class theatres.

The architect selected for the building to be erected on the above site is Herbert M. Baer, a Beaux Arts man, and the architect of Churchill's. The exterior will be in French Renaissance and the interior in the Empire style. The restaurant will be known as "The Cafe Napoleon," and the decorations, silverware, china and glassware will be of the Napoleonic period.

The upper part of the building will be devoted to bachelors' quarters, and will contain suites of one and two rooms and bath, and will be called the "Hotel Napoleon."

The building will be completed on or about October 15 of this year, and will be under the management of Mr. Andrew Mehler, formerly of Delmonico's, and for ten years manager of the original Rector Restaurant at Broadway and 44th st.

### A USEFUL VACUUM CLEANER.

Of interest and practical use to builders and property owners is a stationary vacuum cleaner, known as "The Purifier," for installation in the cellar of a building and as simple to operate as a gas range or water heater. It has no moving parts that can get out of order; no dust screens or settling tank to be re-cleaned after using the apparatus; and, yet, it is so compact in form as to occupy a minimum of space.

For an ordinary dwelling this stationary cleaner forms a cylinder 11x22 inches in size; the house is piped with a 3/4 inch single vacuum pipe, running from the upper floor to the machine in the cellar, with valves on each floor. The only thing about it to be carried is the hose and nozzle. The cost of operation is from 5 to 8 cents an hour, according to exact size.

To operate it, light gas as in a water heater or gas stove, wait a minute or so, then turn on the water and go upstairs and attach your hose on the floor you wish to clean and begin your work. The size required for the ordinary dwelling costs \$125, while the larger size, such as is intended for use in apartment houses and hotels, cost \$300. These machines demonstrate that vacuum cleaning has come to stay. They are made by the Sanitary Vacuum Cleaning & Power Co., of 207 Fulton st, Brooklyn.

### Rebuilding of San Francisco.

In view of the near approach of the fifth anniversary of the San Francisco conflagration, April 18, figures as to the extent of the rebuilding there will be of interest. The total number of buildings destroyed was 28,188, of which 24,671 were frame. Conservative contractors estimated that it would require ten years to replace the destroyed buildings, even if ample material and labor were available. The records show that up to the end of December, 16,951 frame buildings had been erected, or 68.7 per cent. of those destroyed, and 2,086 buildings of slow-burning construction, or 59.3 per cent., making a total of 62.8 per cent. of the building destroyed. The use of steel reinforcement has made rapid reconstruction on such a gigantic scale possible.

# REAL ESTATE SECTION

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

## THE WEEK IN REALTY

**A** CORRESPONDENT, Mr. A. Nelson Lewis, discussing the question of migration of business from downtown to the new zone above Fourteenth street, maintains that, given equal accommodations, business will not "quit old stands." While this may be so in some instances, and while some lines of business may not "quit old stands," there is abundant proof that there is a deeper reason than want of up-to-date accommodations that has caused the almost entire rebuilding of the new loft zone, and the removal of business to uptown locations.

This does not mean, however, that, given modern improvements, the mid-Broadway section will not be as good an investment proposition in the future as it ever was. It is said to be a fact that some of the more modern buildings on the side streets in this district are rented for more per square foot than the older buildings on Broadway itself. The following are the reasons given by Mr. Lewis for existing conditions south of Fourteenth street:

"The twelve-story building which the Fox syndicate has about finished, at the southeast corner of Broadway and Fourth street, shows that business does not willingly quit old stands, when it can obtain the up-to-date accommodations sought for. Nine lofts of this building are already rented to manufacturers of clothing (Messrs. Cohen, Goldman & Co.), though it is now late in the current (renting) year; nor is the season very brisk.

"In this connection it may be observed that most of the uptown movement of manufacturers has been to new buildings that have up-to-date equipment. It may be surprising to hear that many buildings on Broadway have no elevators, and are correspondingly deficient in other modern requirements.

"The Potter estate is also about completing a loft building at the southeast corner of Broadway and Astor place for the clothing trade, showing an equal confidence in the stability of property in this district—when the wants of the trade are met. On the other hand, instances can be cited of business going out of its way to a location that is preferred, when the firms are better suited as to up-to-date accommodations than are afforded in the old location.

"It seems not unlikely that mid-Broadway will undergo a transformation in modern buildings similar to that which lower Broadway has had in office buildings. In other words, it is the character of buildings as much as the location which is the deciding attraction to those offered them.

"It is reported on good authority that not long since a large firm not far from Washington square would have located near Washington place and Ninth street (whose business had far outgrown the space it wanted) had the 'Sailors' Snug Harbor' thought fit or been able to build for this firm, which ultimately moved farther uptown, upon an offer made to build THERE such a building as it needed. Whether rightly or wrongly, the 'Sailors' Snug Harbor' is not considered progressive.

"When that association decides (as sometimes it seems about to do) to erect a modern building on any part of its large holdings in that vicinity, it will have a marked effect to advance the value of much of the remainder, and this quite as

much because an evidence of policy as from the particular improvement considered alone.

"It is not the 'Sailors' Snug Harbor' only about Washington square, but an element there gives expression through an organized association for keeping the status quo, as evidenced at the time, not long past, in the proposal made by the new Court House Commission to fix the site, for that long contemplated building, opposite the square.

"Nor is the idea always discouraged, seemingly assumed by many persons, that there has been some historical connection between Washington and the place; that the square consequently should be held in a measure sacred and undisturbed. Its name is a name only. It was the Potter's Field from 1789 to 1823, and was not made a park until 1827, and it is stated on authority that the water of the wells near by, on analysis some years since made by a notable chemist, showed phosphate of lime—a constituent of bones."

## CITY PAY ROLL TO BE INCREASED.

**\$3,250,000 to be Added to the Budget If Taxpayers Don't Wake Up.**

The taxpayers' associations of this city will have to wake up and take active measures to defeat some twenty measures introduced in the Legislature for mandatory increases of salary and the creation of new places, if they do not want the above amount added to next year's budget. The following are the bills so far introduced and which are now in committee with more than a fair chance of passing:

By Senator McClelland, increasing the salaries of members of the Police Department of which there are 10,131. It would add \$1,700,000 to the payroll and would give an average annual increase of \$179 to each of the 10,131 men.

By Assemblyman Hackett, adding \$200 a year to the salary of each of the 4,350 uniformed members of the Fire Department, would swell the pay roll \$870,000.

By Senator Frawley—Increasing the wages of street sweepers from \$720 to \$830; \$220,000.

By Assemblyman Oliver—Adding five additional Supreme Court Justices in the First District, which would require employment of secretaries, attendants, etc., \$100,000.

By Assemblyman Lent—Increasing the number of Supreme Court Justices in the Second district, which would require secretaries, etc.; \$80,000.

By Senator Sullivan—The so-called "ripper bill," increasing from thirty-four to forty the number of Magistrates—\$38,000.

By Assemblyman Goldberg—Increasing salaries of nine attendants in the Surrogates' Court from \$1,500 to \$1,800—\$27,000.

By Senator Black—Constitutional amendment increasing from two to four the number of county judges in Kings county, at annual salaries of \$10,000—\$30,000.

By Senator McManus—Providing that each of the seven judges authorized to hold Court of General Sessions in New York county may appoint a clerk and fix his salary at not more than \$2,500 a year—\$17,500.

By Assemblyman Hoey—Providing for a municipal architect at \$15,000 a year,

which with secretary and clerks, etc., would amount to \$17,500.

By Senator Grady—Increasing the maximum annual expenditure for salaries and expenses in the office of Commissioner of Records from \$70,000 to \$85,000—\$15,000.

By Senator Sullivan—Increasing salaries of clerks of record in Surrogate's Court, New York county, from \$1,500 to \$1,800 and increasing salaries of eleven record clerks in this court from \$1,200 to \$1,500; twenty-one from \$1,000 to \$1,500 and one from \$1,300 to \$1,500—\$14,300.

By Assemblyman Kennedy—To provide for additional county judge in Queens, \$10,000.

By Senator McClelland—Increasing salaries of nine record clerks in the Court of General Sessions, New York County, from \$2,000 to \$3,000—\$9,000.

By Assemblyman Mork—For an additional Municipal Court Judge in the Bronx, \$8,000.

By Senator Sanner—Increasing salary of the Surrogate of Kings county from \$10,000 to \$15,000—\$5,000.

In addition to these there are several small bills which would add an aggregate of approximately \$7,500.

## PRIVATE REALTY SALES

### SOUTH OF 59TH STREET.

**FRONT ST.**—The Charles F. Noyes Co. sold for a client the 5-sty loft building, with elevator, at 93 Front st, corner of Gouverneur lane. The same brokers recently rented the building for five years to the George W. Lane Co.

**Tenant Buys a New Washington Street Building.**

**WASHINGTON ST.**—James H. Cruikshank sold to William Herron & Co. 389 Washington st, a new 6-sty loft building, on lot 25x70. There seems to be a growing tendency on the part of tenants to buy the buildings which they occupy, shown by the fact that Herron & Co. signed a lease with Mr. Cruikshank for this building about two weeks ago, and have now bought it. William A. White & Sons were the brokers in the transaction.

**13TH ST.**—Duross Co. sold for M. H. Meyerhoff 219 West 13th st, the 3-sty and basement house, on lot 20.1x75, to an investor.

**17TH ST.**—Brody, Adler & Koch bought from John H. Rhoades 12 West 17th st, a 3-sty and basement dwelling, on plot 30x92. The property is located 220 feet west of 5th av, and adjoins on the east the 12-sty Alland building. The 18-sty structure occupying a plot 92x175 on the 5th av corner was acquired last year by the American Real Estate Co. The intervening buildings, 8 and 10 West 17th st, are owned by the American Jersey Cattle Club and A. C. Kingsland, respectively.

**20TH ST.**—Maurice Mandelbaum bought through Charles J. Brady and C. P. Ryttenberg from the Stafford estate 332 West 20th st, a 3-sty and basement dwelling on lot 16.7x91.11. The buyer owns 328-330, adjoining, and now controls a plot 50x91.11, which will probably be improved with a 6-sty elevator apartment house; 332 had not changed hands since 1869.

**20TH ST.**—Charles J. Brady sold for Julia Haydock 328 West 20th st, a 3-sty and basement dwelling, on lot 16.7x91.11. The buyer is I. W. Johnson, who recently acquired 330, adjoining, through the same brokers and now controls a plot 33.2x91.11.

**22D ST.**—J. W. Cushman & Co. sold for

Herman Gottlieb 255 and 257 West 22d st, a 6-sty flat, on plot 37.6x98.9.

24TH ST.—Louis Schrag sold for the estate of James Elgar property 331 to 337 West 24th st to John Burlinson. The purchaser intends to improve the property.

28TH ST.—Mandelbaum & Lewine bought from Eva J. Coe 134 to 138 East 28th st, three 4-sty flats, on a plot 98.9x irregular, 80 feet east of Lexington av.

36TH ST.—Bernard Smyth & Sons sold for I. A. Van Bomel 355 and 357 West 36th st, between 8th and 9th avs, two 3-sty buildings, on plot 33.4x98.9.

43D ST.—Bernard Smyth & Sons sold for the estate of Julius Tiemann to Isaac Friedenheit 125 West 43d st, a 4-sty business building, on lot 20.10x100.5. The property is about midway between Broadway and 6th av.

55TH ST.—Joseph P. Day sold for E. Y. Loew to Jessie C. Hammer, 69 East 55th st, a 4-sty and basement dwelling on lot 16x75.10 between Madison and Park avs. The house was to have been sold at auction on Thursday by Mr. Day.

57TH ST.—Horace S. Ely & Co. sold for Edmund L. Baylies as executor of the estate of William H. Phillips for \$125,000 the 4-sty dwelling on lot 19x100.5, at 18 East 57th st. The new owner intends to rent it on a long-term lease, either for business or residential use. The adjoining house, on the east, is owned by Adolph Sheftel and the one on the west by William S. Wells.

57TH ST.—John N. Golding sold for John W. Cox to George Keiser 24 East 57th st, a 4-sty dwelling, on a lot 18.6x 100, adjoining the southwest corner of Madison av.

#### A 57th Street Corner to be Improved.

57TH ST.—John N. Golding sold for Edgar L. Marston, of the firm of Blair & Co., 23 East 57th st, a 4-sty dwelling, on a lot 21x100.5, to Newbold T. Lawrence, who recently bought the adjoining property at the northwest corner of Madison av and 57th st. The combined properties form a plot with frontages of 100.5 feet on the avenue and 49 feet in the street. It is understood that the parcel will be improved with a modern building.

#### Will Alter for Business Purposes.

57TH ST.—Henry D. Winans & May sold for William G. Loew the 4-sty high-stoop dwelling 25 West 57th st, on lot 25 x100.5, between 5th and 6th avs. The buyer will alter the house for business purposes. There has been considerable dealing on this block during the past fifteen months, the above brokers having sold and resold ten parcels in that time.

58TH ST.—Dr. Fritz Schwyzer sold his residence at 54 East 58th st, a 4-sty and basement house, on lot 20x100.5, between Madison and Park avs.

59TH ST.—Kennelly & Co. sold for New York Lodge, No. 1, B. P. O. Elks, 312 and 314 West 59th st, two 5-sty tenements, on plot 50x100.5, to Axel A. Olsen, who will erect on the site an 8-sty fireproof garage, part of which has been leased from the plans. The Elks bought the property in 1904. At that time they intended to put up a new building on the site, but subsequently changed their plans and bought on 43d st just west of 6th av, where a 12-sty structure is just about being completed. It is said that Mr. Olsen is acting in the matter for William R. Hearst. Mr. Hearst owns considerable property in the rear and it is thought that he is gathering together a site for an office building. On 58th st his holdings, which are in the name of Mr. Huberth, of Huberth & Gabel, comprises a frontage of 154 feet adjoining the Majestic Theatre. The property is known as 315 to 327.

LEXINGTON AV.—Earle G. Pier and Robert M. Fulton are reported to have sold 359 and 361 Lexington av, two 4-sty buildings, on plot 39.6x85, between 40th and 41st sts. An estate is said to be the buyer.

MADISON AV.—Loton H. Slawson bought from the Herald Square Holding Co. the plot 40.5x100, with old building at the northeast corner of Madison av and 33d st. Albert B. Ashforth was the broker. It is said that a 16-sty business structure will be erected at once.

#### NORTH OF 59TH STREET.

##### Will Erect a Private Dwelling.

67TH ST.—Pease & Elliman sold for the estate of Thomas H. Lowerre, Jr., 45 East 67th st, a 4-sty high-stoop dwelling, on lot 20x100.5, situated 140 feet west of Park av. The buyer intends to erect on the premises a modern 5-sty American basement dwelling for his own occupancy.

81ST ST.—Pierre M. Clear sold to a client for Albert and Benjamin Oppenheim, executors of Herman Oppenheim 235 East 81st st, a 6-sty and basement tenement, on lot 25x102.2. Philip A. Payton, Jr., Co., was associated as broker.

84TH ST.—Charles J. McKenna sold for Mrs. Mary Field to Daniel Roth 157 West 84th st, a 5-sty double flat, on lot 25x102.2.

87TH ST.—George Ranger sold to the Reliant Building Co. 316 and 318 West 87th st, two 3-sty dwellings, on a plot 40x 100.8. The buyer will erect an 8-sty apartment house to contain one and two room suites with kitchenettes. The respective sellers are Mrs. Jennie Kerr and Allan Hazen. This street between West End av and Riverside Drive is entirely residential with the exception of the south corner of West End av, which is occupied by St. Agatha's School.

94TH ST.—George A. Bowman sold the 6-sty 50-foot new law tenement house 345 East 94th st, being the northwest corner of 1st av, for Lorenzo E. Tripler to an investor.

108TH ST.—Ennis & Sinnott resold through the Herman Arns Co. to John H. Harlow 149 West 108th st, a 5-sty flat on lot 25x100.11, between Columbus and Amsterdam avs.

111TH ST.—The Brown Realty Co. purchased from the Sarrosa Realty Co., Louis Greenblatt, president, 249 to 255 West 111th st, four 6-sty elevator apartment houses, on plot 144x100, between 7th and 8th avs. In part payment the Brown Realty Co. gives 1760 Washington av, a 3-sty dwelling, on plot 55x109, between 174th and 175th sts, and the dwelling 16 Anderson av, Palisades, N. J.

111TH ST.—Max N. Natanson sold for the Brown Realty Co. to the Lesco Realty Co. 249 and 251 West 111th st, two 6-sty elevator apartment houses, on plot 72x 100.11. In exchange the Lesco Realty Co. gives 135 and 137 West 27th st, two 5-sty tenements, on plot 50x100. The deal involves about \$275,000. Maurice L. Leflau was associated as broker in the deal.

112TH ST.—Bernard A. Ottenberg, who has been operating in the Harlem section for several years, bought from Aaron Guedalia seven parcels. They comprise 9 to 17 West 112th st, five 5-sty double flats, each on lot 25x100.11, with a total frontage of 125 feet; also 11 West 114th st, a 5-sty double house, on lot 25x100.11, and 108 Morningside Av East, a 5-sty double house, on lot 27x100, adjoining the southwest corner of 124th st. M. Gerstein was the broker in the transactions, which involved about \$210,000.

116TH ST.—Ennis & Sinnott bought through William Guthman from the Charter Construction Co. (Bing & Bing), 236 and 238 West 116th st, between 7th and 8th avs, a 2-sty business building, on plot 50x100.

117TH ST.—M. M. Hayward & Co. sold for William C. Ebeling to a client for investment 55 West 117th st, a 5-sty apartment house, on plot 26x100.

119TH ST.—William & Julius Bachrach sold 528-530 East 119th st to Lowenfeld & Prager, who own 532-534, adjoining. The combined plot, 71.5x100.11, has been resold by them to the Globe Baking Co.,

which will erect a building for its own use.

141ST ST.—The Levy & Weinstein Realty and Construction Co. sold to Dr. Feodor von Raitz the 6-sty apartment known as the House of York, at 609 and 611 West 141st st, on plot 75x100. In part payment Dr. von Raitz gives the two single flats at 158 and 160 West 96th st, each on plot 19x100. The aggregate value of the properties is about \$200,000. J. C. Hough & Co. negotiated the transaction.

141ST ST.—J. C. Hough & Co. sold for the Levy and Weinstein Realty Co. 611 West 141st st, a 6-sty elevator apartment house, on plot 75x99.11. The buyer gave in part payment 158 and 166 West 96th st, two 5-sty single flats, on lot 19x100 each. The transaction involved about \$200,000.

AMSTERDAM AV.—Ennis & Sinnott bought through Daniel H. Renton & Co. from Kelly & Flemming 1783 Amsterdam av, a 2-sty frame dwelling, with store, on lot 25x100, adjoining the northeast corner of 148th st.

LEXINGTON AV.—Frederick Zittel & Sons sold for Mrs. Wanderling to J. B. Kirkmann 775 Lexington av, a 4-sty business building, on lot 20x74. The parcel is on the east side of the avenue, between 60th and 61st sts.

MADISON AV.—Hall J. How & Co. sold for Walter J. M. Donovan to Max Marx 1965 Madison av, a 4-sty and basement dwelling, on lot 19x89, between 125th and 126th sts.

MADISON AV.—The Regent Realty Co. bought from the estate of Eugene Hoffman the Hoffman Arms apartment house, a 10-sty building, with store, at the northwest corner of Madison av and 59th st, on a plot fronting 100 feet on Madison av and 95 feet on 59th st. Lewis B. Preston and John J. Kavanagh were the brokers. The building was erected over twenty years ago by Dean Hoffman.

PARK TERRACE WEST.—David Stewart sold for the Drake Estate Syndicate two lots on the west side of Park Terrace West, 50 feet south of West 215th st, 50x 108x50x114.4.

#### Presbyterian Church for Wadsworth Av.

WADSWORTH AV.—James C. Maguire sold the northeast corner of 174th st and Wadsworth av, 100x100, through the Douglas Robinson, Charles S. Brown Company, to the Church Extension committee of New York Presbytery. The presbytery already owns the similar plot at the southeast corner of 175th st and will, it is understood, erect a church on the entire property in the near future.

#### BRONX.

140TH ST.—Sharrott & Thom sold for Alexander Rankin to a client for investment 626 East 140th st, near Cypress av, a 5-sty double flat, on lot 28.6x100.

146TH ST.—Humpfner & Co. sold for Nathaniel H. Broughton and others, of Hackensack, N. J., the 4-sty brick cold water flat, with stores, on lot 25x100, at 467 East 146th st, near Brook av, to a client for investment.

153D ST.—Sharrott & Thorn sold for the Graham-Adams Co. to a client for investment 420-422 East 153d st, between 3d and Elton avs, a modern 5-sty 25-family flat, on lot 50x100.

176TH ST.—Humpfner & Co. sold for Charlotte Geissler the private residence 807 East 176th st, near Prospect av, on plot 75x143, to Counsellor William F. Burrough, of 2 Rector st, who will occupy the said premises. This property is in the vicinity of a large public school and is greatly enhancing in value, being surrounded with many recent improvements.

BATHGATE AV.—Ernst & Cahn and J. J. Pittman sold for Mrs. Lizzie C. Kuhnhold and Mrs. E. Spies, 2297 Bathgate av, a 2-sty dwelling.

BOSTON ROAD.—Kurz & Uren, in conjunction with Ernst & Cahn, sold for the Weiher Construction Co. 1038 Boston road,

a 5-sty apartment house, on plot 82x100.

**BEACH AV.**—Hyman Shatzkin bought from Samuel Cowen a plot 50x100, on Beach av, east of Tilden av. The property is known as lots 61 and 62, map of Laconia Park.

**PARK AV.**—Kurz & Uren and Ernst & Cahn sold the plot, 50x100, on the east side of Park av, 50 feet south of 182d st, for the Muller Construction Co.

**PERRY AV.**—Kurz & Uren and Ernst & Cahn sold for Mrs. Lucy Fensterer 3023 Perry av, near Gunhill road, on lot 25x100.

**SOUTHERN BOULEVARD.**—Charlotte L. Branson sold to William Maas, president of the West Mount Vernon Realty Co., 547 Southern Boulevard, a building on plot 37.6x105. In part payment Mr. Maas gave the house on lot 25x100 at 615 Faile st. The former property figured in the deal at \$44,500 and the latter at \$12,500.

**TRINITY AV.**—Herman Gotteher sold the building 748 Trinity av to Samuel Rochefsgy.

**VYSE AV.**—Shaw & Co. sold 1165 and 1167 Vyse av, two 3-sty 2-family dwellings, each on lot 20x100.

**VYSE AV.**—Moses Rosenthal sold to Joseph A. Parsons 1147 Vyse av, a 2-family house, on lot 20x100.

**WEST FARMS ROAD.**—E. D. MacMannus sold for the Lawyers Title Insurance & Trust Co. the plot of ground forming a triangular plot on the north side of Home st, the east side of West Farms road and the west side of Longfellow av to the Friedman Construction Co., the seller giving them a building and permanent loan of \$50,000 to erect a 4-sty apartment house.

**WILLIS AV.**—Sharrott & Thorn sold for Julius Brunings 422 Willis av, near 145th st, a 5-sty double flat, with stores, on lot 25x100.

#### LEASES.

**T. SCOTT & SON** leased the store at the southeast corner of 79th st and Lexington av for a term of five years to Mr. I. Fox.

**S. B. GOODALE & PERRY** have leased the store at 1131 Broadway to Ostroff & Handelman, haberdashers, for a term of years.

**MRS. M. E. ALEXANDER** leased for Alma Carlson the top studio in 38 West 40th st for a term of years; for Elizabeth H. Wilcox a maisonete in 41 West 52d st to Chauncey Olcott for a term of years.

**J. B. ENGLISH** has leased for A. M. Lyon the southwest corner of 51st st and 7th av to Floyd Grant for a term of years. Mr. Grant has occupied part of the triangle on 47th st, Broadway and 7th av for the past 20 years as an auction house.

**HUMPFNER & CO.**, in conjunction with Frederick Benzer, have leased the 4-sty private house 317 East 20th st for Mrs. Emma Wulff for a term of three years, at the yearly rental of \$1,200, to a client of theirs, who will occupy the same for private use.

**THE LEWIS H. MAY CO.** has leased for Dr. George A. Prochazka at 15 East 12th st, first loft to Keizer Fur Co.; second loft to Harry Ragovin; top loft to Messrs. Scheinhorn, Breger & Frankel, and have been appointed agents for the building.

**FREDERICK FOX & CO.** have leased for Theodore W. Myers the entire building 6 Bond st for a long term of years to B. Schapiro, manufacturer of flowers and feathers, now at Broadway and Bleecker st, who will occupy the building after extensive alterations are made.

**THE A. WITNAUER CO.**, wholesale importers of watches, after being downtown in the Maiden lane district almost continuously for the past 45 years, have just decided on a new location at 28 West 36th st, where they have leased the entire upper floor from George Gardiner Fry and F. M. Valk through G. A. Derschuch.

**H. C. SENIOR & CO.** have leased for

Henry L. Scheuerman the 3-sty dwelling 31 West 60th st to Louise Nidelit; for Eliza J. Arkenburgh the store and basement 1985 Broadway to the King Tire Co.; for Loretta Harlin the 4-sty dwelling 119 West 61st st to Marina Dupouy, and for Susie Scott Hall the 3-sty dwelling 128 West 65th st.

**WM. H. WHITING & CO.** have rented 12,000 sq. ft. in 52-4 Park st to the Butler Ward Co.; top loft 25 Cliff st to C. E. Shepard Co.; suite of offices in the Phelps-Dodge Building to Charles M. Childs & Co.; the store and basement at 281 Pearl st to Delany & Co.; fourth loft 15 Frankfort st to Edgar L. Schillito, and the entire basement at 243x5 Pearl st to McMann & Taylor.

**THE CHARLES F. NOYES CO.** has leased the store and basement 196 West st for Markt & Hammacher Co. to the J. C. Bogart Co.; the four entire lofts at 14 Platt st for the George Chris Realty Co. to H. Lieber Co.; a floor at 28 South William st for the estate of Henry Cary to M. C. Heyland; 7,500 sq. ft. at 113-117 Spring st for the Wyckoff Holding Co. to the Crown Pad Co., and a floor at 8 Gold st for John Elliott to the Model Metals Stamping Co.

**THE McVICKAR, GAILLARD REALTY CO.** has leased for Judge William J. Wallace, for a term of 41 years, the property 148-50 West 52d st, a plot 50x100. The lessee is Frank M. Randall, who is also the lessee of the adjoining new 12-sty fireproof building 136-46 West 52d st, known as the Randall Building. Mr. Randall has taken the present lease to protect the light on the westerly side of the Randall Building and will erect a low building on the plot.

#### RICHMOND

**NEW BRIGHTON, S. I.**—Oscar Dalbery and Mary Winter sold through Cornelius G. Kolff to George Schloer the premises known as 146 Westervelt av, New Brighton, S. I., comprising a lot 25x100, with private residence on the westerly side of Westervelt av, between Crescent av and 5th st.

**WEST NEW BRIGHTON, S. I.**—Miss Florence Kitchener, of London, England, sold through Cornelius G. Kolff two lots on Bard av, near DeKay st, West New Brighton, S. I., to Dr. H. Moloney, embracing a plot 50x125. The purchaser contemplates the erection of a house on the plot purchased.

#### SUBURBAN.

**ROSELLE, N. J.**—Humpfner & Co. sold for Louisa Lorenz the plot 40x100, with a cottage thereon, at Roselle, N. J., to Mrs. May Morton, of New York City, who will occupy the same for her private use.

**TRENTON, N. J.**—Alexander Selkin, of the Bronx, in conjunction with Ignatz Rosenweig and Desider Schoen, has sold for Louis Warady to the Plainfield Realty and Construction Co. 88 lots in Trenton, N. J. The company will improve the same immediately.

#### Westchester & Bronx Title Co. Hold Annual Meeting—Directors Elected.

The annual stockholders' meeting of the Westchester & Bronx Title & Mortgage Guaranty Company was held in the directors' room of the company's new building, 151 Railroad av, White Plains, on Tuesday, Feb. 14th. The following were elected directors for the ensuing year: Frank Bailey, Charles S. Brown, Wilson Brown, Jr., Hon. Francis E. Carpenter, Richard Edie, Jr., James F. Horan, Clarence H. Kelsey, W. H. Lockwood, Hon. Frank V. Millard, Henry Lewis Morris, Richard O'Gorman, B. Frank Palmer, Edwin H. Peck, Frederick Potter, Hon. William Ryan, Col. Henry W. Sackett, J. Crawford Stevens, Moses Taylor, Robert B. Van Cortlandt and Hon. J. Mayhew

Wainwright. During the year it appears that the company made loans on bond and mortgage in Westchester county aggregating \$2,641,119. This company sold to investors guaranteed mortgages during the year aggregating \$1,519,769. The company has paid dividends semi-annually since 1904 at the rate of 5 per cent. per annum until 1910, when the dividend was increased to 6 per cent. per annum.

#### Action to Compel Specific Performance

Rose J. Ranhafer and others have submitted to the Appellate Division of the Supreme Court the question as to whether the A. C. & H. M. Hall Realty Co. should be compelled to take title to 782, 784 and 786 West End av, at the northeast corner of 99th st, which they contracted to buy May 4, 1910, for \$96,000. The lots are occupied by dwellings. At the time set for the delivery of deed the defendant objected to the title on the ground that under the will of Charles Ranhofer his children had only a contingent remainder. The defendant also alleged that there were three assessments affecting the property respectively of \$20.35, \$17.60 and \$17.60. The plaintiffs offered to pay or allow same to the defendant. The defendant's reasonable expense in examining the title was \$500. The widow, who is the life tenant under the will, has been receiving rent at the rate of \$1,600 per annum for No. 784 West End avenue, has been occupying No. 782, the rental value of which is \$1,800 per annum, and No. 786 is vacant; its rental value is placed at \$1,500.

Plaintiffs contend that the existence of assessments of \$17.60, \$17.60 and \$20.35 were not valid objections to the title, the plaintiffs having offered to pay or allow same. The law opposes disinheritance of remaindermen who die before the termination of the precedent estate, and favors vesting. Those parts of the will expressive of futurity referred only to the time of enjoyment. The inconsistent details involved in suspending vesting show that the testator never intended it. The remainder would have been vested if the widow had accepted her alternative provision. It must be the same with respect to the provision that she did accept. The testator contemplated the sale of his property by his own people; something that cannot be accomplished under defendant's theory of the case.

Defendant contends that a good and marketable title means one that is free from doubt and not subject to the possibility of defeat by reason of the happening of anything subsequent to the time of conveyance. Under the will of Charles Ranhofer his wife is given a life estate in all his property, and upon her death the remainder is given "to his children and the descendants of any of them then deceased." Frederic R. Condert and Charles R. Samuels for plaintiffs; Thomas C. Ennever for defendant.

#### Over Million on Mortgage.

Wm. A. White & Sons report that they have placed loans, as follows: For Theodore E. Hergert (Inc.), a loan of \$180,000 on the 8-sty and basement fireproof loft building, 422-430 East 53d st; for Seth Sprague Terry, \$110,000 on the 4-sty and basement restaurant building 57 Maiden Lane; for the Realty Co. of West Twenty-Sixth Street, a loan of \$300,000 on the 8-sty and basement fireproof loft building, 518-534 West 26th st; for the L. H. & N. W. Co., \$160,000 on the 12-sty and basement loft building 130 and 132 West 25th st; for Alexander S. Fisher a loan of \$110,000 on the 6-sty and basement business structure 26 John st; for Philip Krauss, \$130,000 on the 7-sty and basement loft building 132-136 West 14th st, and for the Karnack Realty Co., a loan of \$90,000 on the 6-sty and basement elevator apartment on the north side of 151st st, about 150 ft. west of Broadway.





# WANTS AND OFFERS



YOUNG MAN with experience desires to connect himself with a first class real estate office; best of references.  
BOX 18, Record and Guide.

STENOGRAPHER desires position with good concern. BOX 15, Record and Guide.

WANTED—Properties, sale or rent; send particulars; satisfactory results assured.  
DUFF & CONGER Madison Ave. Cor. 86th.  
HURD'S PRINCIPLES OF CITY LAND VALUES  
Price, \$1.50.

A book that shows how city values are made and the basis upon which real estate appraisements should be made.

DO YOU WANT TO SELL OR LEASE YOUR PROPERTY?  
WE HAVE BUYERS AND LESSEES FOR ALL PARTS OF MANHATTAN ISLAND.  
**LOVEJOY & HANRAHAN**  
TEL. 5090 CORTLANDT 160 BROADWAY

## Important to YOU Who Expect to Build, or Make Alterations,



Photo by Julian Buckley Albro & Lindeberg, Architects

When planning to build, you will find it of great value to first make a careful personal study of the illustrations of houses, etc., that have been designed and built by a number of leading architects, and to also learn their ideas regarding the best interior arrangement and the most appropriate furnishings.

### THIS IMPORTANT INFORMATION

which would greatly aid you in deciding about your own building plans, when you take them up with your own architect and builder, can easily be obtained from the several hundred exterior and interior designs that are beautifully illustrated in

## The Architectural Record

The National Magazine for Architects, Owners and Builders

In the Architectural Record, which is invaluable to those who expect to build, or make alterations, there are also illustrated and described the numerous building-specialties that add very much to the comfort, convenience and value of the modern home, without materially increasing the initial cost. This information should surely SAVE YOU HUNDREDS and possibly THOUSANDS OF DOLLARS. You should not miss seeing Jan., '10 (price now 50 cts.), May, '10, Feb., Mar., Apr. and May, '11 numbers, and although the regular price is \$1.75, we make a special offer of \$1.00 for the entire set of six, if you order before Jan. and May, '10, copies are all sold. Send your order to-day; to-morrow may be too late.

SEND THE COUPON WITH \$1.00, TODAY  
ARCHITECTURAL RECORD, 113 Metropolitan Annex, New York:

For enclosed \$1.00 mail Jan., May, '10, Feb., Mar., Apr. and May, '11, numbers according to Special Offer in Record and Guide.

Name.....  
Address.....

### Comparison of Records.

The Title Guarantee & Trust Company has prepared from its records the following interesting table showing a comparison between the number of deeds, mortgages and assignments recorded in the different districts of Manhattan and the Bronx during the years 1909 and 1910:

Battery to 79th St.		
	1909	1910
Deeds .....	5848	5736
Mortgages .....	4817	4418
Assignments .....	4238	3960
79th St. to Harlem River.		
Deeds .....	4981	4414
Mortgages .....	4194	3258
Assignments .....	3804	3303
Bronx (except A. D.).		
Deeds .....	5453	5181
Mortgages .....	6111	5384
Assignments .....	3299	3522
Annexed District.		
Deeds .....	1828	1832
Mortgages .....	1771	1818

The study of the statistics shows that in each of the districts mentioned above, except the Annexed District, there has been a greater falling off in the number of mortgages recorded than in the number of deeds recorded. This may, perhaps, indicate that as the mortgages made under the new recording act become due, they are not replaced by new mortgages but are either assigned or allowed to run along with or without a definite renewal between the parties. The outlook for the Annexed District is apparently encouraging as in both deeds and mortgages there is an increase in the number of instruments recorded.

SMITH & PHELPS have placed the following loans: For Mr. George Davis, a first mortgage of \$6,000 on the 2-sty and basement brick, two family dwelling known as 2588 Briggs av; for the Bedford Boulevard Construction Co., a first mortgage of \$22,000 on the 4-sty corner flat with stores at the northeast corner

of Briggs av and 194th st; for the Wirth Realty and Construction Co., a building loan of \$46,000 for the erection of two 5-sty flats on the plot 66x100 situated at west corner of 181st st and Prospect av, and for Noble & Gauss Construction Co., a building and permanent loan of \$36,000 for the purpose of erecting a 5-sty apartment with stores on the west side of Elton av, 50 feet south of 154th st.

REGINALD PELHAM BOLTON, secretary of the Washington Heights Taxpayers' Association announces that the association office is now installed in a larger room in the Gross and Herbener building, adjoining the new Corrigan Hall—entrance 558 West 158th st.

S. B. GOODALE & PERRY, real estate agents and brokers, have removed their offices from 12 West 27th st to the St. James Building, 1133 Broadway, corner of 26th st. They were recently appointed agents for the building.

LAFAYETTE AVE.

LONG ISLAND R.R.

294' (FEET)

FOR SALE IN BROOKLYN.

134' (FEET)

THIS FINE FACTORY PLOT WITH R.R. SIDING WILL BE MADE 8 TRACK WITH RAISED ROADBED SHORTLY

180' (FEET)

Real Estate men will please put this on file

Apply C. HESS

284' (FEET) 129 Front St. New York

WYCKOFF AVE.

WASHINGTON AVE.

TRADE MARK

REAL ESTATE MORTGAGES

4 1/2% MONEY

Centrally Located Properties in Manhattan  
Reduced Charges for 60% Loans

**REMSEN DARLING**  
TEL. 1491 CORT. 170 BROADWAY N.Y.  
MEMBER REAL ESTATE BOARD OF BROKERS

Telephone, 4284 Tremont

## J. PETER DROTLEF

I would advise any Builder, Operator or Speculator to buy NOW, and to buy on or near the Southern Boulevard. SURE MONEY THERE. Building loan mortgages furnished. Exchanges always on hand to offer. Houses and flats to rent.

2111 SOUTHERN BOULEVARD

Near 180th Street

New York City (Bronx)

For Reports on Building Operations, send to F. W. Dodge, Co., New York, Boston, Philadelphia, Pittsburg and Chicago.

## ABUTTING OWNER'S RIGHT

### To Claim Damages from Change of Grade When He Cedes His Land to the City.

President Cyrus C. Miller, of the Borough of the Bronx, in the following letter discusses the question of whether or not the property owner loses his right to claim damages by reason of a subsequent change of grade, if he cedes his property to the city for street purposes. He gives the following facts:

Section 992 of the Charter provides that owners of land may cede the bed of the street in front of their property to the city, and states:

"Thereupon the City of New York shall become vested with the title to said lands to the same effect and extent as if they had been acquired by a proceeding taken for the opening of that portion of said street; after the making and acceptance of such conveyances, no proceedings to open the lands so conveyed shall be taken or maintained, nor shall the lands fronting on that portion of the street so conveyed . . . be chargeable with any portion of the expense of opening the residue or any portion of the residue of such street, except the due and fair proportion of the awards that may be made for buildings, as aforesaid."

This does not mean that no proceeding shall be taken or maintained to ascertain the damage to buildings outside the street line by reason of regulating and grading, or the damages for buildings taken inside the street lines.

The proceeding for acquiring title by condemnation, and the proceeding for ascertaining damages by reason of change of grade would be two separate and distinct proceedings were they not by statute both allowed sometimes in the same proceeding.

Matter of Mayor (Trinity avenue), 81 App. Div., 215, says:

"The fact that an owner of land dedicates a portion thereof to the public for street purposes and subsequently conveys the land abutting upon the street to a third party will not prevent such latter grantee from claiming compensation for injury done to buildings located upon the lands granted in consequence of subsequent grading of the street."

Again, on page 220, it says:

"Under the terms and the obvious purpose of the statutes it would seem to be clear that damages for land taken for a street and incidental damages for injuries to buildings not taken for a street are entirely separate and independent things, and that, notwithstanding the dedication of the land, the rightful compensation for buildings not taken is neither waived nor surrendered by the persons so dedicating the land. It may be that when a street is dedicated to public use, the right to grade it at any grade then (or thereafter to be) established is conceded, but the claim of the hospital is based upon the creation of new relations and new rights arising out of incidental damages to buildings not embraced within the area of the dedicated land and arises out of the independent statutory authority."

Undoubtedly the ceding of land in the street would deprive the grantor of any claim for damages to a building ceded in the street, but not to buildings outside the area ceded.

Section 980 of the Charter, among other things, provides as follows:

"If the said Commissioners of Estimate shall judge that any intended regulation will injure any building or buildings not required to be taken for the purpose of opening, extending, enlarging, straightening, altering, or improving such street or part of a street, they shall proceed to make, together with the other estimate and assessments required by law to be made by them, a just and equitable estimate and assessment of the loss and damage which will accrue, by

and in consequence of such intended regulation, to the respective owners, lessees, parties and persons, respectively, entitled unto or interested in the said building or buildings so to be injured by the said intended regulation; and the sums or estimates of compensation and recompense for such loss and damage shall be included by the said Commissioners in their report and included in whole or in part in the assessment for benefit, provided the Board of Estimate and Apportionment so specifically directs."

"Regulation" means regulating and grading. (Matter of Mayor (Perry avenue), 118 App. Div., 874, 877.)

Of course, there are no damages for change of grade, except to buildings (Sec. 980, Charter).

There would be little difficulty in the matter if the proceedings for acquiring title and ascertaining damages to buildings by reason of change of grade were not simultaneous. If the change of grade took place five years after the proceedings for acquiring title had been finished, it could be seen at a glance that the owner of the property injured would have a right to the damages. The question arises, therefore, why, if the proof of his damage were made five years after the acquisition of title, would it be any more valid than if the proof of damages were made at the time of acquiring title? Land which is ceded vests in the city "to the same effect and extent" as if taken by condemnation proceedings—no more, no less. If the land in the street had been acquired by condemnation, a subsequent change of grade would be ground for a claim for damages. The same must be the case if the land had been acquired by cession; otherwise it does not vest in the city "to the same effect and extent."

It may be urged that as Section 992 provides that "no proceedings to open the land so conveyed shall be taken or maintained," when all the owners in a street have ceded there is no proceeding for acquiring title so far as the owner who has ceded is concerned, and hence there cannot be any time or place to prove his damages for change of grade. If no proceedings were instituted because all the land in the street had been ceded to the city, he might have the right to institute a proceeding in the nature of a proceeding to acquire title in order to enable him to prove damages for change of grade. Section 992 specifically says that the abutting property owner who has ceded shall not be assessed for acquiring title except for the due and fair proportion of the awards that may be made for buildings. If he must pay his share of the award, he is a party to the proceeding. The case when all the owners in a street have ceded brings up the only doubtful question in the law. This must be settled by a decision of the courts or an amendment of the act. It is not likely, however, to be a practical question, as seldom if ever does it happen that all the owners in a street will cede where there are buildings in the street. If a single owner in a street has failed to cede, proceedings for condemnation may be instituted and all may be heard to prove their damages.

Section 980 provides, as stated above:

"If the said Commissioners of Estimate shall judge that any intended regulation will injure any building or buildings not required to be taken for the purpose of opening . . . such street or part of a street, they shall proceed to make, together with the other estimate and assessments required by law to be made by them, a just and equitable estimate and assessment of the loss and damage which will accrue, by and in consequence of such intended regulation, to the respective owners," etc.

This contemplates separate items for acquiring title and for damages to buildings. The abutting owner, who has ceded, may escape assessments for acquiring title but not for change of grade. He has

given up his right to compensation for the land in the street, and, conversely, he bears no assessment for it. When, however, he is entitled to damages for change of grade, he also must stand his share of assessments for damages to owners of other buildings in the street or damage by reason of change of grade.

But, going further, the property owner does not lose his claim simply because he may not be able to prove it under Section 992 in the single case where all the owners have ceded. Section 951 of the Charter provides:

"After the taking effect of this Act there shall be no liability to abutting owners for originally establishing a grade, nor any liability for changing a grade once established by lawful authority, except where the owner of the abutting property has subsequently to such establishing of grade built or otherwise improved the property in conformity with such established grade and such grade is changed after such buildings or improvements have been made. In such cases damages occasioned by such change of grade to such buildings and improvements shall be ascertained and assessed in connection with and as a part of the expenses of grading or otherwise improving the street or avenue in conformity with the grade as changed."

Section 951 provides for cases where the grade has been established either by formal act or user. The proceedings are held before the Board of Assessors. Section 980 includes cases where no grade has been established.

The following seems to me to be the law as it stands:

Damages for change of grade are given for injuries to buildings only. The owners of vacant lots may cede without fear of losing such damages, as they cannot get any damages anyway.

The owner of a building adjoining a street which has been ceded by him does not lose his claim for damages by change of grade and may enforce his claim either under Section 980 in a proceeding for acquiring title where usually the grade has not been established, or under 951 in a proceeding to regulate and grade, where the grade has been established. The single exception to this may occur in the case where all the owners of property in the block have ceded.

Dated New York, February 21, 1911.

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

### New Bronx Bridge.

PROPERTY OWNERS of the Morris Heights section of the Bronx may be interested to know that the Local Board of Improvements representing their district will soon give a hearing in response to a petition of the Morris Heights Property Owner's Association for a new bridge across the Harlem River. The Department of Bridges has already prepared sketches to be submitted, which show the Bronx terminus of the bridge at the present Morris Heights station of the Putnam Railroad and the Manhattan terminus at about Dyckman st. Its estimated cost is \$5,120,000.

MR. JEAN WEIL has been appointed a member of the Local School Board of the 24th District, Bronx, by Borough President Miller.

MR. GEORGE COSTAR, real estate broker of Unionport, Westchester, is spending a few weeks in a tour through California.

MRS. M. E. ALEXANDER has been appointed agent for the business and studio building 38 West 40th st.

THE CHARLES F. NOYES COMPANY has been appointed managing agent for the 12-sty Smith-Gray office building at Broadway and Warren st; the Noyes Company has also been appointed agent by Max Marx for the 7-sty building 124 Front st; also managing agent for 93 Front st, 133 West 33d st and 48 South st and 121 Maiden lane.

# MUNICIPAL ASSESSMENT FORECAST

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

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

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

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

## HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENINGS,  
90-92 WEST BROADWAY.  
Monday, Feb. 27.

WILLIS AV BRIDGE; 11 a. m.  
UNNAMED ST (assessment), from Amsterdam av to Audubon av at 165th st; 2.30 p. m.

PUBLIC PLACE, bounded by Unnamed st, 165th st and Audubon av; 2 p. m.

GLEBE AV (assessment) from Westchester av to Overing av; 4 p. m.

BENSON AV (assessment), from West Farms road to Lane av; 2 p. m.

Tuesday, Feb. 28.

ROSEWOOD ST (assessment), from Bronx Boulevard to Cruger av; 2 p. m.

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

NORTHERN AV (opening), between a line 760 north of 181st st and Fort Washington av; 3 p. m.

CLASON POINT ROAD (opening), from Westchester av to East River; 2 p. m.

Wednesday, March 1.

WEST 169TH ST (sewer), from Fort Washington av to Haven av; 2 p. m.

WESTCHESTER AV (opening), from Bronx River to Main st; 10 a. m.

SEDGWICK AV (assessment), between Fordham road and Bailey av; 1 p. m.

BARKER ST (opening), from Protectors av to Wellington av; 4 p. m.

Thursday, March 2.

GRAND BOULEVARD AND CONCOURSE (opening), from 158th st to 164th st; 3 p. m.

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

BOSTON ROAD (opening), between White Plains road and north line of city; 3 p. m.

Friday, March 3.

SEAMAN AV (opening), from Academy st to Dyckman st; 4 p. m.

TAYLOR ST (opening), from Morris Park av to West Farms road; 2 p. m.

COMMISSIONERS OF APPRAISAL,  
258 BROADWAY.

Monday, Feb. 27.

PIERS 32 AND 33, East River; 11 a. m.  
15TH TO 18TH ST, North River, dock proceeding; 2.30 p. m.

LOOP 6, Rapid Transit; 3.30 p. m.

Tuesday, Feb. 28.

LOOP NO. 1, Rapid Transit; 2 p. m.

BROOKLYN BRIDGE ARCHES; 2.30 p. m.

Wednesday, March 1.

15TH TO 18TH ST, North River, dock proceeding; 2 p. m.

Thursday, March 2.

18TH TO 23D ST, North River, dock proceeding; 10.30 a. m.

LOOP No. 1, Rapid Transit; 2 p. m.

Friday, March 3.

15TH TO 18TH ST, North River, dock proceeding; 2.30 p. m.

BY PUBLIC SERVICE COMMISSION,  
TRIBUNE BUILDING.

Monday, Feb. 27.

CITY OF NEW YORK AND J. B. McDONALD.—Arbitration of determination

of George S. Rice, Chief Engineer; 11 a. m.

Tuesday, Feb. 28.

KINGS COUNTY LIGHTING COMPANY.—Rate for gas.—Commissioner Bassett; 1.45 p. m.

KINGS COUNTY LIGHTING COMPANY.—Application for approval of sliding scale for rates of gas.—Commissioner Bassett; 1.45 p. m.

BONDHOLDERS' COMMITTEE METROPOLITAN STREET RAILWAY CO.—Application for approval of reorganization and issue of securities thereunder.—Commissioner Maltbie; 2.30 p. m.

Wednesday, March 1.

BROOKLYN GAS CO. AND KINGS COUNTY LIGHTING COMPANY.—Rates for gas in the 31st Ward, Brooklyn.—Commissioner Maltbie; 2.30 p. m.

Thursday, March 2.

DEGNON CONTRACTING COMPANY.—Arbitration No. 2, Contractor's Appeal; 2 p. m.

INTERBOROUGH RAPID TRANSIT COMPANY.—Rehearing as to general and Broadway subway service.—Commissioner Eustis; 2.30 p. m.

LONG ACRE ELECTRIC LIGHT & POWER COMPANY.—Further hearing upon application for approval of \$10,000,000 stock and \$50,000,000 bonds.—Commissioner Maltbie; 2.30 p. m.

Friday, March 3.

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

## LOCAL BOARD DOINGS.

WASHINGTON HEIGHTS DISTRICT.

158TH ST.—Laying out change of grade of 158th st between Broadway and Riverside drive and of Riverside drive between 158th and 160th sts. This change is desired in order to legalize the grade at which 158th st has been paved. Approved.

163D ST.—Regulating and grading from Amsterdam av to St. Nicholas av. Estimated cost, \$1,184; assessed valuation of property affected, \$211,000. Laid over.

ZIPKES PL.—Laying out a new street (Zipkes pl) about 345 feet northerly of Dyckman st and extending from Sherman av to Post av, also change in the grade of Sherman av between Dyckman and Academy sts. Approved.

GREENWICH DISTRICT.

MORRIS ST.—Widening of Morris st, from Broadway to West st. Withdrawn.

HUDSON DISTRICT.

48TH ST.—Alteration and improvement to sewer in 48th st, between 10th and 11th avs. Estimated cost, \$11,000; assessed valuation of property affected, \$1,660,600. Laid over for two weeks.

## BOARD OF ESTIMATE.

CHANGES IN CITY MAP.

At the Board of Estimate meeting on Thursday the following proposed changes in the city map were adopted.

SOUTHERN BOULEVARD.—A public park to be laid out on land owned by the

Department of Bridges; the land fronts 135 feet on Willis av, 470 feet on the Southern Boulevard and contains about 1½ acres.

BARLOW ST.—Changing street system in territory bounded by Barlow st, Blondell av, Westchester av, Walker av, Silver st, Rosalie st, Poplar st and Williamsbridge road. The changes proposed include an adjustment of block dimensions as required to conform to recent triangulation work, the discontinuance of one short block on Blondell av and an adjustment of street line so as to avoid damage to buildings.

194TH ST.—Discontinuing, between Bailey av and Exterior st. Engineer reports (8757) that this change relates to one block of West 194th st. Title to the section between the New York and Putnam Railroad and Bailey av has already been acquired. The abutting owners have petitioned for the change, with the understanding that the land within the street lines will be conveyed back to them, and that they will reimburse the city for all loss of taxes, and for expenses incurred in the opening proceeding, and will also assume the assessments levied upon the adjoining area. The Borough President favors the change, provided the terms proposed are satisfactory to the Sinking Fund Commissioners. It is recommended that the map be adopted after a public hearing, and that the attention of the Commissioners of the Sinking Fund be called to the conditions which have been suggested relative to the transfer of title.

IRVING PL.—Laying out an extension of Irving pl, from East 14th st to 4th av, Borough of Manhattan. Engineer reports (9078) that on July 1, 1910, a map was adopted providing for extending Irving pl southwardly from East 14th st to 4th av, the new street to have a width of 75 feet. In preparing filing plans it has been found desirable to make a few minor modifications in block dimensions in order to carry out the original intent, and at the same time to provide for establishing the street grades. Favorable action is recommended after a public hearing to be held March 23, 1911.

AREA OF ASSESSMENT.

The following proposed areas of assessment were adopted:

ROSEDALE AV.—Hearing on a modified area of assessment, in the matter of amending the proceeding for acquiring title to Rosedale av, Commonwealth av, St. Lawrence av, Taylor av and Leland av, between West Farms road and Westchester av; and to Beach av and Theriot av, between West Farms road and Gleason av, by making the Rosedale av portion of the proceeding relate to the map adopted by the Board January 12, 1911, and approved by the Mayor January 23, 1911. A proceeding for acquiring title to these streets, together with four adjoining streets, was instituted on June 14, 1907, and was amended on December 3, 1909, by limiting it to the three streets named, evidence having been presented to show that if it were not curtailed the report of the Commissioners would not be completed for a number of years. The width

of Rosedale av in the section north of East 177th st was reduced from 80 to 60 feet on January 12, 1911, and a corresponding amendment is therefore necessary in the opening proceeding now in progress. It is recommended that the opening proceeding in so far as it affects Rosedale av be amended so as to relate to the lines of the street as now fixed, and a modified district of assessment is suggested. It is also recommended that the Corporation Counsel be requested to apply to the Supreme Court to have the jurisdiction of the Commissioners of Estimate and Assessment correspondingly changed.

**RANDOLPH AV.**—Hearing on the proposed area of assessment in the matter of acquiring title to Randolph av, from Beach av to St. Lawrence av. This resolution affects one short block of Randolph av, which has been given a width of 60 feet. The street is not in use and the abutting property is entirely unimproved. It is understood that the adjoining section on the west will be ceded to the city by the property owners. The entire cost is to be assessed upon the property benefited.

#### CHANGES IN STREET SYSTEM.

Resolutions were adopted fixing March 23 as the date for a public hearing upon the following proposed changes in the street system:

**ZEREGA AV.**—Changes in street system in territory bounded by Zerega av, Castle Hill av, Walker av, Seddon st and St. Raymond av. Proceedings are in progress for acquiring title to Lyvere st, Fuller st, Buck st, Maclay st, Stearns st and Dorsey st. The Corporation Counsel informed the Board on May 6, 1910, that the expense involved in carrying out the proceeding was greater than could be assessed upon the property within the limits of the district of assessment as heretofore fixed. Acting upon the recommendation then made the Borough President subsequently submitted a tentative map providing for an adjustment in the lines of several streets affected in such a way as to greatly reduce the expense. The map now submitted conforms with the adopted tentative plan, and also makes provision for adjusting the line of Dorsey st so as to provide frontage for all of the abutting property. Favorable action is recommended after a public hearing to be held March 23.

**BOONE AV.**—Change in the grade, between 174th st and 176th st, and of 176th st, between Longfellow av and West Farms road. Engineer reports (S564) that the grade has not heretofore been established at the intersection of Boone av and East 176th st. Both streets have been improved, and it is understood that the object of the change now proposed is to legalize existing conditions. Favorable action is recommended after a public hearing to be held March 23.

**WESTCHESTER AV.**—Change in grade of the street system within the territory bounded by Westchester av, Bronx River av and Harrod av, and of Randolph av, between Bronx River av and the New York, New Haven and Hartford Railroad. These modifications relate to an area of about 112 acres comprised within the limits of section 38 of the Final Maps. The changes are desired for the purpose of making the established grade conform more closely with the existing conditions, and are petitioned for by practically all of the owners of the property affected. None of the streets is in use at the present time and the elevations now proposed will result in a very large saving in the cost of carrying out surface improvements. Favorable action is recommended after a public hearing to be held March 23.

#### ACQUIRING TITLE FOR STREET PURPOSES.

**DUANE ST.**—Communication from the Chief Engineer (9110) calling attention to

the fact that the Public Service Commission for the First District has begun a proceeding to acquire an easement permitting the construction of the Chambers st station of the Brooklyn-Manhattan Loop Lines under a small triangular area on the easterly side of Duane st north of City Hall pl, which area is included within the lines of the streets and open space north of the Municipal Building laid out by a plan adopted by the Board of Estimate and Apportionment on November 19, 1909. As this property is needed for street purposes, it is recommended that the Board institute proceedings to acquire a fee title, the expense to be borne by the City of New York. This matter has been brought to the attention of the President of the Borough of Manhattan and is presented with his approval. For consideration.

**179TH ST.**—Acquiring title, from Cedar av to Exterior st, excluding the right of way of the New York Central and Hudson R. R. and of the New York and Putnam R. R.; to Exterior st, from 179th st to an unnamed street northerly therefrom, and to the unnamed street north of West 179th st, from Exterior st to the bulkhead line of the Harlem River. Communication from the President of the Borough of the Bronx, to whom this matter was referred on December 15, 1910, recommending that the Board institute proceedings for acquiring title to these streets provided the owners of the property benefited sign a stipulation within 90 days that the cost of acquiring title to the land and the expense of constructing the streets will be assumed by them. For consideration.

**CASTLE HILL AV.**—Petition from a number of property owners requesting an extension of the area of assessment fixed in the matter of acquiring title to Castle Hill av between West Farms road and the public place at its southerly terminal, and to the said public place. This proceeding was authorized in 1907 and includes the entire length or a little over two miles of Castle Hill av, which has a width of 100 feet, and also the park at its southerly terminus, this having an area of about four acres. The boundary of the district of assessment follows a line approximately parallel with and distant 1,240 feet from the street which is being opened. This treatment corresponds with the practice heretofore followed in laying out assessment districts for similar streets. It does not appear justifiable to enlarge the area in so far as it relates to the benefit resulting from the street, and it is not believed that any amendment as a result of the park improvement should be made until after the expense of the proceeding has been ascertained; it is also pointed out that such relief as might possibly be afforded in this way would be almost inappreciable. It is recommended that the petition be denied.

#### RULE AND DAMAGE MAP.

The following rule and damage maps were approved:

**CORLEAR AV.**—Communication from the Commissioner of Public Works, Borough of the Bronx, transmitting for approval the rule map, damage map and profile in the proceeding for acquiring title to Corlear av and to Tibbett av, from 230th st to 240th st. The maps submitted show that it affects an aggregate area of 406,438 square feet, of which a portion at the southerly end of Corlear av is dedicated. The profile indicates that a large number of buildings will be damaged if the streets are improved at the grade as heretofore established. It is recommended that the rule and damage maps be approved and, after certification, forwarded to the Corporation Counsel, and that profiles be referred back to the President of the Borough with the request that he advise the Board as to the practicability of modifying the proposed grades in such

a way as to decrease the damage to buildings which will otherwise result under the proceeding.

#### LOCAL IMPROVEMENTS.

The following preliminary authorizations were adopted:

**72D ST.**—Sewer, between Amsterdam av and Columbus av. Estimated cost of improvement, \$14,000; assessed value of property benefited, \$13,231,000.

**RYER AV.**—Receiving basins at the southwesterly and southeasterly corners of Ryer av and 184th st. Estimated cost, \$600; assessed valuation of property benefited, \$64,100.

**160TH ST.**—Receiving basin at the southwesterly corner of East 160th st and Jackson av. Estimated cost, \$500; assessed valuation of property benefited, \$110,000.

**GOVERNEUR PL.**—Receiving basin at the northeasterly corner of Gouverneur pl and Park av east. Estimated cost, \$300; assessed value of property benefited, \$235,250.

**PARK AV.**—Regulating and grading, from Tremont av to Walker av. Estimated cost, \$4,400; assessed value of property benefited, \$363,580.

**182D ST.**—Paving, from Park av to 3d av; and Fletcher st (182d st), from Washington av to Bassford av. Estimated cost, \$10,000; assessed value of property benefited, \$855,240.

**178TH ST.**—Paving, from Burnside av to Park av. Estimated cost, \$5,200; assessed value of property benefited, \$515,580.

**166TH ST.**—Paving, from Webster av to Morris av. Estimated cost, \$14,300; assessed valuation of property benefited, \$668,750.

**TEASDALE PL.**—Paving, from Boston road to Trinity av. Estimated cost, \$8,900; assessed valuation of property benefited, \$545,400.

#### FINAL AUTHORIZATIONS.

The following final authorizations were adopted, the entire cost of the improvement is to be assessed against property benefited:

**EMERSON ST.**—Paving, from 10th av to Broadway, excepting that portion to which title has not yet been acquired. Proposed contract time, 40 days. Estimated cost, \$18,100.

**WHITE PLAINS AV.**—Regulating and grading, from Morris Park av to Walker av. Estimated cost, \$39,500.

**BARRETTO ST.**—Regulating and grading, from Lafayette av to Spofford av. Estimated cost, \$4,700.

#### ROADWAY AND SIDEWALK WIDTHS.

The Board adopted resolutions fixing roadway and sidewalk widths as follows:

**SEDGWICK AV.** from Cedar av to Fordham road at 38 feet.

**TREMONT AV.** from Jerome av to Sedgwick av at 42 feet.

**KINGSBRIDGE AV.** from 230th to 238th st at 40 feet.

#### CONDEMNATION PROCEEDINGS.

**174TH ST.**—Opening, from West Farms rd to Bronx River. Area of assessment: Beginning at a point on a line midway between East 173d st and East 172d st, where it is intersected by a line midway between Longfellow av and Boone av, and running thence northwardly along the said line midway between Longfellow av and Boone av, as these streets are laid out south of East 174th st, to the southerly line of East 176th st; thence northwardly at right angles to the line of East 176th st to a point distant 100 ft. northerly from its northerly line; thence eastwardly and parallel with East 174th st and the prolongation thereof to the intersection with the prolongation of a line midway between Morrison av and Harrod av, as these streets are laid out south of Watson av; thence southwardly along the

said prolongation of a line midway between Morrison av and Harrod av to the intersection with the prolongation of a line midway between Randolph av and Beacon av, as these streets are laid out between Noble av and Rosedale av; thence westwardly along the said prolongation of a line midway between Randolph av and Beacon av to the intersection with the prolongation of a line midway between East 173d st and East 172d st; thence westwardly along the said line midway between East 173d st and East 172d st and the prolongation thereof to the point or place of beginning.

**EXTERIOR ST.**—Opening, from the centre line of 64th st to the northerly line of 81st st. Area of assessment: On the north by a line parallel to and 100 ft. north of the northerly line of East 86th st; on the south by a line parallel to and 100 ft. south of the southerly line of East 59th st; on the west by a line parallel to and 100 ft. west of the westerly line of 1st av; on the east by the westerly bulkhead line of the East River. The reports of the Commissioners in the above proceedings have been completed and filed for inspection with the Bureau of Street Openings, 90 and 92 West Broadway; objections must be filed on or before March 1st for Exterior st, and March 15 for 174th st; hearings will begin March 6 for Exterior st and March 17 for 174th st; reports will be submitted to the Supreme Court for confirmation April 21 for the former and April 27 for the latter.

## 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:

**171ST ST.**—PAVING AND CURBING, from Fort Washington av to Broadway. Area of assessment: Both sides of 171st st, from Fort Washington av to Broadway, and to the extent of half the block at the intersecting streets. April 15.

**161ST ST.**—PAVING AND CURBING, from Prospect av to Union av. Area of assessment: Both sides of East 161st st, from Prospect av to Union av, and to the extent of half the block at the intersecting avenues. April 15.

**THE CHARLES F. NOYES COMPANY** reports an interesting John st lease. For the Underwriters Building Co. (F. G. Hilliard and John A. Eckert) it has leased to Hall & Henshaw the ground floor of the Frankel Building at 49 John st. The lease is for a term of years at an aggregate rental of about \$40,000. Hall & Henshaw are one of the prominent underwriting firms in the insurance business and this is the first instance where insurance interests have crossed Dutch st and located between Dutch and Nassau sts.

**MR. ERNEST HALL COOLIDGE**, real estate broker of 960 East 163d st, Bronx, is about to retire from the real estate field. Mr. Coolidge has been failing in health and on that account is forced to give up his well established business in the Bronx. On the advice of his doctor Mr. Coolidge will take an extended trip north.

**PEASE & ELLIMAN** have been appointed agents of the property 83 Pine st. They have also leased for Bernard Kreizer the fourth loft at 150 Chambers st to Curtis & Carhart; a loft at 12 Cortlandt st to John Medica, and space at 71-73 West Broadway to the Gordon Engine Co.

## LIGHT AND AIR FOR LOFTS.

### Profitable Even at Cost of Floor Space—Compulsory Law Advocated.

Mr. G. Richard Davis in an address before the Real Estate Class of the West Side Young Men's Christian Association said, in advising that loft builders arrange or plan their buildings with a view to giving more light and air, that even though it meant less floor space it would be found profitable. It has been fully recognized in apartment-house construction that light is the important factor and it is the quality of the space that counts in renting and not alone the quantity. In office building likewise a similar necessity for light has been appreciated by architects and builders with a consequent great improvement in the methods of planning resulting in the light and airy offices that may be obtained in new buildings.

"Builders of loft buildings, however, have not, with but few exceptions, considered the question of light as it affects their renting space. Quantity of space instead of quality has been the keynote of the loft builder. So much per square foot irrespective of whether it is light or not is the rental basis of almost all loft buildings; at least from the renting brokers and owners standpoint. Tenants, however, have been quick to see the advantage that light space offers and will pay more for a loft which is light than a loft which is dark.

"Within the past few years the new loft sections in the 20's has developed enormously, and practically all of the new buildings are 10 to 12, and now some of them are 16 stories in height. The law permits these buildings to cover 90 per cent. of the lot and does not restrict the height of such buildings, no matter what the width of the street is. The present custom is to leave a yard or court at the rear of loft buildings ten feet in depth or less. In a 60-ft. street built up solid with 12-sty buildings, and the street in the rear likewise, the lofts are lighted only from the front and rear. Front light is gained from a street 60 ft. wide; the rear light from a court not over 20 ft. wide, which is the width of the yards of the two buildings, one on each street. It is obvious that such lofts are poorly lighted. There is a large quantity of interior space which is absolutely dark if it were not for reflected light and artificial light. Such space is unsanitary, unwholesome and undesirable and is worth less than light space.

"Loft buildings are built entirely too deep. They should have yards at least 20 ft. deep, unless they have permanent side light, such as corner buildings have. I believe that in the near future the builders of loft buildings will come to realize this fact, just as builders of apartment houses and office buildings have. It might be well to consider, however, that legislation will be necessary on this point before the proper methods of planning will be observed as regards light.

"There is no question that our loft buildings are used, in a large part, for manufacturing purposes and are occupied by immense numbers of people who are obliged to spend their days in these lofts, many of which are unsanitary, badly lighted and ventilated. Where the Tenement House law has controlled all such features in the dwelling houses of our citizens, the Building Department should likewise have supervision as relates to our business structures. At the present time there is nothing that can prevent loft buildings from being erected without light if they desire it, but I believe it is a great mistake and that the near future will develop this fact more prominently, particularly with the growing tendency to increase the height of

buildings on narrow streets and to make, as I said before, quality instead of quantity of space the feature."

Speaking of building construction, Mr. Davis declared that the best is none too good. He said:

"The second point of discussion in considering building construction from the standpoint of the investor is how to build a building at minimum cost consistent with obtaining a first-class structure. A good architect, a good engineer, first-class superintendence, and plenty of it, are all vital and necessary. Proper supervision of the construction is absolutely necessary. Every detail should be watched. Nothing is too good to put in a building to complete its mechanical and structural equipment. The best lasts a long time and poor material and workmanship brings continuous trouble and the worst results.

"The third phase of building construction as it concerns the investor is that of obtaining the minimum cost of maintenance after the building is constructed. To do this the building must be properly constructed, properly equipped, and, withal, economically so. Consideration should be given always to the economical cost of maintenance. One boiler in a building of any size is a mistake, no matter how large; two boilers are more economical and their original cost may be greater, but the cost of maintenance is much less. A small coal room is a mistake—it costs more to buy coal in smaller quantities than in large. Two pumps are necessary; the cost of their maintenance is much less by using one pump for one month and the other pump for the following month, giving each machine a chance to rest, and if necessary to make slight repairs to them, whereas single equipment means continuous work and bound to result in great cost and repair with the annoyance, inconvenience and loss of service to your tenants. A thousand and one points may be enumerated in the mistakes in construction which increase the cost of maintenance.

"And so on throughout the entire construction of a building, consideration should be given always to economy of maintenance as well as economy of cost, making the former paramount and never forgetting the latter."

**WM. A. WHITE & SONS** have leased the store and basement in 26 John st, to A. Kahn & Co.; the building, 12 Front st to James F. McKeon; the building 389 Washington st to William Herron & Co., and space to Everson & Read in No. 74 Chambers st.

**E. D. MacMANNUS** has closed for the Friedman Construction Co. a building and permanent loan of \$60,000 on the west side of Broadway, 240 ft. south of 125th st, and a building loan of \$40,000 on the southeast corner of Clay av and 173d st, the Bronx.

## THE WEEK'S STATISTICS.

The total number of sales reported in this issue is 54, of which 20 were below 59th st, 19 above, and 15 in the Bronx. The sales reported for the corresponding week last year were 68, of which 29 were below 59th st, 23 above, and 16 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 118, as against 120 last week, and in the Bronx 81, as against 118 last week. The total amount was \$3,931,611, as against \$4,933,636 last week.

The amount involved in the auction sales this week was \$554,160, and since January 1, \$5,597,301. Last year the total for the week was \$1,635,146, and from January \$10,153,686.

REAL ESTATE AND BUILDING STATISTICS

AUCTION SALES, CONVEYANCES, MORTGAGES, LEASES

JUDGMENTS, FORECLOSURE SUITS, LIS PENDENS, LIENS, ETC.

MANHATTAN AND THE BRONX.

CONVEYANCES.

Table with columns for 1911 and 1910 data, including Total No. for Manhattan, Total No. for the Bronx, and Total Amt. Manhattan and The Bronx, Jan. 1 to date.

Assessed Value Manhattan.

(From assessment roll of 1910)

Table comparing assessed values for 1911 and 1910, with columns for Feb. 17 to 23, inc. and Feb. 18 to 24, inc.

MORTGAGES.

Table with columns for 1911 and 1910 data, split into Manhattan and Bronx, detailing total number, amount involved, and interest not given.

EXTENDED MORTGAGES

Table with columns for 1911 and 1910 data, split into Manhattan and Bronx, detailing total number, amount involved, and interest not given.

PROJECTED BUILDINGS.

Table with columns for 1911 and 1910 data, detailing Total No. of New Buildings and Total Amt. Alterations for Manhattan and The Bronx.

BROOKLYN.

CONVEYANCES.

Table with columns for 1911 and 1910 data, detailing Total number, No. with consideration, Amount involved, and Total number of conveyances.

MORTGAGES.

Table with columns for 1911 and 1910 data, detailing Total number, Amount involved, and Total amount of mortgages.

PROJECTED BUILDINGS.

Table with columns for 1911 and 1910 data, detailing No. of New Buildings, Estimated cost, and Total Amount of Alterations.

QUEENS.

PROJECTED BUILDINGS.

Table with columns for 1911 and 1910 data, detailing No. of New Buildings, Estimated cost, and Total Amount of Alterations.

LUDLUM OR MURPHY SCALE.

GENERALLY USED IN BROOKLYN.

Table with columns: Location, Per cent., Value, Size, Per cent., Value. Lists locations like Front, 25x25 and their corresponding values and sizes.

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















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

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

Southern Boulevard, e s, 100 n Barretto st, 225x100, two 6-sty bk tnts & str. E & W Construction Co to Brook Construction Co, 60 Liberty st. All liens. Feb 1. Feb 18, 1911. 10:2735. O C & 100 Southern Boulevard, No 547, on map No 549, n s, 587.6 w Av St John, 37.6x105, 5-sty bk tnts & str, valued at \$44,500. Mts \$38,000. CONTRACT to exchange for Faile st, No 615, w s, 100 n Randall av, 25x100, 2-sty bk dwg. Valued at \$12,500. Mts \$8,500. Charlotte L Branson with Wm Maas, 623 Faile st, as president of West Mount Vernon Realty Co. Feb 14, 1911. Feb 18, 1911. 10:2683, 10:2766 & Contracts. exch Teller av, No 1354, e s, 474.1 n 169th st, 25x80.9x25x80.11, 2 & 3-sty bk dwg. Julius Praglin to Bertha King, 849 Beck st. Mts \$8,500. Feb 11. Feb 17, 1911. 11:2782. nom \*Tremont rd/s w cor Pilgrim av, 190 to e s Mayflower av, x125, Pilgrim av | except part for Westchester av. J Lawrence Davis Mayflower av | to Frank J Marion, 39 Glenbrook Road, Stamford, Conn. Feb 10. Feb 17, 1911. O C & 100 Union av, No 997, w s, 175 s 165th st, 45.7x164.5, 5-sty bk tnt. Julius Praglin to Bertha King, 849 Beck st. Mts \$47,000 & all liens. Feb 11. Feb 17, 1911. 10:2669. nom Union av | s w cor 160th st (Denman pl), 118.1 160th st. Nos 796 to 800 | x175, two 6-sty bk tnts with str on cor. Katie Dettner to Chas Dettner & Charlotte B M Iseli IN-DIVID, EXRS, &c, Geo Dettner decd & Wm, Edw & Eliz Dettner & Annie Landsiedel, all at 796 E 160th st. All title. Feb 21. Feb 23, 1911. 10:2666. nom Same property. Release dower. Same to same. Feb 21. Feb 23, 1911. 10:2666. 1,500 Vyse av, No 1475, w s, 200 n Jennings st, 25x100, 2-sty fr dwg. Jas J Beattie to Caroline Beattie, 510 W 15th st. Mt \$1,500. Feb 4. Feb 23, 1911. 11:2988. 8,000 \*Van Nest av, n s, 70 w Washington st, 25x100. Jas Dwyer to Cath L Dwyer, 683 Van Nest av. Feb 21. Feb 23, 1911. nom Valentine av, No 2182, e s, 132.9 n 181st st, 20x118.3x20x118.6, 3-sty bk dwg. Wm L Phelan to Arthur D V Lyons, 230 W 111th st. Mt \$8,000. Feb 20. Feb 23, 1911. 11:3144. O C & 100 West Farms road, No 1929, n w s, — n Rodman pl. & being lots 35 & 36 map Wm Crowther at West Farms, 46x100x35x103, except part for road. Celia W Fisch to Jas C Green, 413 Morris Park av. Mt \$15,000 & all liens. Feb 16. Feb 20, 1911. 11:3016. O C & 100 Woodycrest av, No 1000 n e cor 164th st, 50x100, 2-sty & b fr dwg. 164th st | Wm Simpson to Henry Meyer, 667 Teasdale pl. Mt \$15,000. Feb 16. Feb 17, 1911. 9:2508. O C & 100 Webster av | n e cor Mosholu Parkway, 75x122.5 to Jerome Mosholu Parkway | Park Railway x170.3x206.4, vacant. Noah C Rogers to Bronx Investment Co, 128 Bway. B & S. Mt \$5,000. Feb 15. Feb 17, 1911. 12:3330. nom Webster av, e s, 158.3 n 169th st, runs n 74.7 x e 90.7 x s 82.10 x w 23.8 to c l Mill Brook x s 2.8 x w 65.9 to beg, vacant. Abraham Kaplan to Bernard Greenthal, 1185 Washington av. Q C. Mt \$7,500. Feb 17. Feb 18, 1911. 11:2893. nom Same property. Bernard Greenthal to Bernard Construction Co, 1185 Wash av. Mt \$7,500. Feb 17. Feb 18, 1911. 11:2893. nom \*6th av, w s, 86.4 s 218th st (4th st), 28x100, Laconia Park. Geo W Eagle to Eliz Mason, 23 Pleasant pl, Bklyn. Jan 11. Feb 20, 1911. nom \*Lots 4 & 5 map Lauria Varian at City Island, except part for Tier st. Rosa Mary to Louisa A Pell, 636 City Island av, & Benedict P May, 57 Fordham St, City Island. Feb 18. Feb 23, 1911. nom North part lot 8113, Sec 77, map Woodlawn Cemetery, contains 200 superficial feet. Woodlawn Cemetery to Wm W Bissell at New Rochelle, N Y. Jan 24. Feb 23, 1911. 12:3361. 600

Pearl st, No 194, ground floor & cellar. Emma D H Muller, et al HEIRS, &c Gottlieb Muller to Paul Bultmann, 997 Grant av; 5 yrs, from Feb 1, 1911. Feb 21, 1911. 1:39.....1,800 Stanton st, No 263, east str. Hersch Hochman & ano to Issie Feldbau, 87 Sheriff st; 2 yrs, from May 1, 1911. Feb 20, 1911. 2:334 .....360 Washington st, No 782 | s w cor Jane Jt. Re-assign lease. Ar-Jane st | thur G Freeland to Michl Higgins, 489 Canal st. All title. Feb 20. Feb 23, 1911. 2:641.....nom 12th st, Nos 441-445 E, aparts 2 & 3 on 1st floor above store. Louis Solinsky to Emanuel W Bauman, 428 Central Park West; 5 yrs from May 1, 1911. Feb 17, 1911. 2:440. 516 14th st, No 452 W, assign lease. Chas W Mayne to Harry Albert & Ike Levy. Mt \$5,000. Sept 6, 1910. Feb 17, 1911. 2:646. nom 16th st, No 645 E. Surrender lease. Florence & Gennaro Caldarelli to Solomon Eschwege, 645 E 16th st. Feb 23, 1911. 3:984.....nom 18th st, Nos 520 & 522, s w s, 295.6 s e Av A, 50x92, all. Jas F Marrin to E & J Marrin Co, 520 E 18th st; 5 yrs, from Feb 1, 1911. Feb 18, 1911. 3:975.....taxes, &c, & 1,200 30th st, No 11 w, all. Emma F wife Geo G McNall to Geo Neiman, 431 Riverside Drive; 3 yrs, from May 1, 1911. Feb 21, 1911. 3:832 .....6,000 35th st, Nos 147 to 151 W, Re-assign lease. Davies J Marshall to Dimitrios Racopolus on premises. All title. Mt \$1,100. Feb 15. Feb 17, 1911. 3:811 .....nom 39th st, No 64 w, all. Julia Livingston to Luigi Rocca; 4 8-12 yrs, from Sept 1, 1910. Feb 21, 1911. 3:840.....3,500 Same property. Assign lease. Luigi Rocca to Luisa Monteverde, 64 W 39th st. All title. Feb 1, 1911. Feb 21, 1911. 3:840.nom 39th st, No 616 w, all. Anna M Von Dohlen to Julius Oppenheimer & Gustav Freund, firm S Oppenheimer & Co, 96 Pearl st; 2 8-12 yrs, from May 1, 1911. Feb 23, 1911. 3:684....1,200 48th st, No 328 E, all. Luigi Rapuzzi to Saverio Bongiorno, 319 E 48th st; 5 yrs, from Mar 1, 1911. Feb 21, 1911. 5:1340. ....1,800 49th st, No 16, s s, 250 w 5th av, 25x100.5, the land. TRUSTEES Columbia College City New York to Estate of John D Wing, 22 Wm st; 21 yrs, from Jan 1, 1907 (option of renewal). Feb 20, 1911. 5:1264.....taxes, &c, & 3,350 51st st, No 54, s s, 708 w 5th av, 21x100.5, the land. TRUSTEES Columbia College City New York to Mary Edey, 54 W 51st st; 21 yrs, from Oct 1, 1910 (option of renewal). Feb 20, 1911. 5:1266 .....taxes, &c, & 1,732 51st st, No 149 W, Re-assign lease. Arthur G Freeland to Margt Doyle, 789 7th av. All title. Mt \$1,180. Feb 11. Feb 17, 1911. 4:1004. nom 53d st, No 506 W, s s, 100 w 10th av, —x—, all. Arbutus Realty Co to D & F Radiator Co, 612 W 48th st; 5 3-12 yrs, from Feb 1, 1911. Feb 20, 1911. 4:1081 .....2,000 to 2,200 53d st, Nos 422-430, s w s, 294 s e 1st av, 125x148.3x126.10x 126.7. Subordination of lease to mt for \$180,000. Theo E Hergert inc & the J Bernard Co, 422 E 53d st with Richard A Cary, 511 12th st, Bklyn. Feb 14. Feb 17, 1911. 5:1364.....nom 64th st, No 227 W. Subordination of lease to mort. Libman Contracting Co et al with Arthur G Hays at New Rochelle, N Y, & Albert L Stern, 216 W 100th st, trustees. Feb 7. Feb 21, 1911. 4:1156 .....nom 88th st, No 204 E, 1st and 2d floors & b. Wm S P Shields of Philadelphia, Pa, to U S of A by Frank H Hitchcock, P G of the U S; 10 yrs, from Oct 1, 1910. Feb 23, 1911. 5:1533....8,700 95th st, n s, 50 e Bway, 77x125, 2-sty & b bldg. Real Constn Co to Wm M Haradon, 2643 Bway; 4 yrs, from Mar 1, 1911. Feb 23, 1911. 4:1243 .....12,000 98th st, No 287 E, two str. David Liebold to Louis J Albert & Dora Kaminsky; 10 yrs from May 1, 1909. Feb 17, 1911. 6:1648. 450 to 500 115th st, No 415 E. Reassign lease. Wm Zoll to Vincenzo Tufaro, 415 E 115th st. All title. Mt \$1,400. Feb 15. Feb 17, 1911. 6:1709.....nom 118th st, Nos 216 & 218 E, all. Samuel Birnbaum to Ascher D Berkelhammer, 35 E 110th st; 3 yrs, from Feb 1, 1911. Feb 21, 1911. 6:1667 .....3,300 122d st, No 431 E, all. Jos Weinstein to Domenico Sabatino, 71 New Chambers st; 3 yrs, from Mar 1, 1911. Feb 23, 1911. 6:1810.....2,000 Av A, Nos 131 & 133, str & b. Sigmund Schnee to Louis Moskowitz, 625 E 5th st; 3 yrs & 2 1/2 mos, from Feb 15, 1911. Feb 21, 1911. 2:436 .....600 Amsterdam av, No 491, str. Leopold Saalberg to Isaac M Bach; 2 yrs, from Sept 1, 1910 (5 yrs renewal at \$1,700 & \$1,800). Feb 21, 1911. 4:1214 .....1,700 Broadway, No 641, str & b. Louis Metzger to Alfred M Hearn, on premises; 10 yrs, from Feb 1, 1911. Feb 20, 1911. 2:523. ....6,000 Same property. Assign lease. Alfred M Hearn to Thomas Sheehan, 641 Bway. Dec 9, 1910. Feb 20, 1911. 2:523.....nom Broadway n e cor 157th st, hall in 2d story. Gross & Herbener 157th st | to Corrigan Council No 705, Knights of Columbus, on premises; 9 7-12 yrs, from Oct 1, 1910. Feb 20, 1911. 8:2116. ....1,800 to 2,200 gross, rental 19,983.31 Broadway, No 2665, str. F Augustus Schermerhorn to Chas R Rainess, 216 W 111th st; 5 5-12 yrs, from Dec 1, 1911. Feb 17, 1911. 7:1873.....2,500 Broadway, No 414. Surrender lease. Israel Lippmann & ano to The Wilton Co, address not given. Feb 14. Feb 17, 1911. 1:196.....nom Broadway, Nos 2667, part of str. Chas R Rainess to Louis Jacobson & ano, 2667 Bway; 5 yrs, from Dec 1, 1911. Feb 17, 1911. 7:1873.....1,800 Columbus av, No 188, str & part b. Anna McKean (AGENT) to Jacob Carstens, 100 W 69th st; 5 yrs, from May 1, 1911. Feb 20, 1911. 4:1140 .....1,080 Columbus av, Nos 890 & 892 | s w cor 104th st, str & b & rear 104th st | room on 2d floor. Morris Schinasi to Geo H Horstmann, 100 W 83d st, & Claus Oetjens, 182 W 88th st; 8 yrs, from May 1, 1911. Feb 23, 1911. 7:1858.....5,700 Lexington av, No 730, parlor str and 2 upper floors. Adrienne Pitzipio to Louis Kleinwald; 1 yr, from Oct 1, 1910. Feb 20, 1911. 5:1313 .....1,320

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.

BOROUGH OF MANHATTAN.

Feb. 17, 18, 20, 21 and 23.

Christopher st, No 33. Re-assign lease. Davies J Marshall to Wm J O'Brien, 67 Horatio st, & ano. All title. Feb 23, 1911. 2:610.....nom Delancey st | s e cor Mott st, store No 3. Rosa Herrmann-Suss-Mott st | wein & Oscar Herrmann to Joseph Capraro, 128 Chrystie st; 5 yrs, from Mar 1, 1911. Feb 21, 1911. 2:479.....480 to 600 Delancey st, from No 108, an exit therefrom through yard of No 106 Delancey st, &c. Rose A Bloch to Essex Amusement Co, 57 Av B; from Feb 17, 1911, to Aug 1, 1916. Feb 18, 1911. 2:410. ....400 Greenwich st, No 65 | the str & part of cellar fronting on Trinity pl Trinity pl, No 26 | & 6 rooms above fronting on Trinity pl. Jno H Spaus to Harman Spielvogel; 2 10-12 yrs from July 1, 1910. Feb 17, 1911. 1:19. 1,560 Hester st | No 17, n w cor Suffolk st. Re-assign lease. Jno D Suffolk st | Haase to Abraham Morgenstern, 17 Hester st. Mt \$1,108. Feb 14. Feb 17, 1911. 1:312. ....nom Houston st, No 470 E, all. Benj J Weil to Benj Margulies, 39 Suffolk st; 3 yrs from Feb 1, 1911. Feb 17, 1911. 2:356. 1,800 Houston st, No 108 E, 4th loft. Golde & Cohen, a corpn, to Jacob I Edelstein, 207 Clinton st; 3 yrs & 2 1/2 mos, from Feb 15, 1911. Feb 20, 1911. 2:456.....900 Houston st, No 314 E. Re-assign lease. Jno D Haase to Morris Wanderer, 193 2d st. All title. Feb 21. Feb 23, 1911. 2:384.....nom Houston st, Nos 161 & 163 W. Re-assign lease. Wm Zoll to Jos Tomasulo, 161 West Houston st. Feb 18. Feb 23, 1911. 2:520.....nom Norfolk st | n w cor Rivington st, str. Henry Biermann to Isaiah Rivington st | Lewin, 229 Rodney st, Bklyn, N Y; 3 yrs, from May 1, 1911. Feb 21, 1911. 2:354.....1,980













The Building Department of the City of New York permits the use of PLASTER BOARDS on Elevator and Dumbwaiter Shafts in order to make them fireproof. Why not make the entire house fireproof by using King's Fibrous Plaster Boards on the walls and ceilings and plastering with King's Windsor Cement?

**J. B. KING & CO., 17 State Street, N. Y.** Manufacturers of King's Windsor Cement and King's Fibrous Plaster Boards

Schultz, Fredk to Gilbert A Wright, 13 W 122d st. Tremont av (177th st), n s, 50.7 w Belmont av, 25.2x91.4x25.5x91.4. Feb 16, 3 yrs, 5 1/2%. Feb 17, 1911. 11:3079. 8,000  
 Security Holding Co to Selma Strauss, 29 W 104th st. Mohegan av, w s, 73 s 180th st, 45x70. Feb 17, 1911, 5 yrs, 5 1/2%. 11:3118. 25,000  
 Same to same. Same property. Certificate as to above mort. Feb 17, 1911. 11:3118. —  
 Security Holding Co to PUBLIC BANK, N Y City, 89 Delancey st. Mohegan av, s e s, at n e s 178th st, runs s e 143.4 x n e 36.4 x n w 145.3 to av x s w 31.2 x s 4.6 to beg. Prior mt \$39,000. Feb 18, 1911, 1 yr, 6%. 11:3123. 20,000  
 Same to same. Mohegan av, w s, 73 s 180th st, 45x70. Prior mt \$—, Feb 18, 1911, installs, 6%. 11:3118. 5,000  
 Security Holding Co & PUBLIC BANK of N Y City with Selma Strauss, 29 W 104th st. Mohegan av, n w s, 73 s 180th st, 45x70. Subordination agreement. Feb 17. Feb 18, 1911. 11:3118. nom  
 Strauss, Selma with LAWYERS TITLE INS & TRUST CO. Mohegan av, n w s, 73 s 180th st, 45x70. Agreement as to share ownership in mt. Feb 17. Feb 18, 1911. 11:3118. —  
 Segrave, Jas S to Park Mortgage Co, 41 Park Row. 256th st. n e s, at s e s Fieldston rd, 129.3x165.3x100x154.4. Feb 21, 1911, 3 yrs, 6%. 13:3421. 4,000  
 Schmid, Geo E, 1924 Daly\* av, to METROPOLITAN SAVINGS BANK, 59 Cooper Sq E. Daly av, No 1924, e s, 302.6 s Tremont av, or 177th st, 21.8x148. Feb 21, 1911, 5 yrs, 5%. 11:2992. 4,500  
 Schwarzler, Albert J, 2990 Perry av, to Augusta M de Peyster at Lakewood, N J. Grant av, s w cor 169th st, runs s 172.7 x w 260 to Sherman av x s 30 x w 53.11 to e s Sheridan av x n 220.8 to st x e 266.7 to beg. P M. Feb 21, 1911, 5 yrs, 5%. 9:2453 & 2450. 8,500  
 Schwarz, Wm H to TITLE GUARANTEE & TRUST CO. St Anns av, No 231, n w cor 139th st, No 549, 25x100.11x25x101.7. Feb 21, 1911, due, &c, as per bond. 9:2267. 25,000

\*Shaffer, Elda E at Yonkers, N Y, to Odell C Butler, Poughkeepsie, & ano exrs Esther O Abel. Ft Schuyler rd, w s, 125 s Lattling st, 25x— & being lot 37 map No 301 Seton Homestead. Feb 20, due, &c, as per bond. Feb 21, 1911. 750  
 Seiferth, Adam with Carl Maurer. Hughes av, w s, 331.6 s 183d st, 31.6x85. Extension of \$11,000 mort until July 1, 1916, at 5%. Feb 8. Feb 23, 1911. 11:3071. nom  
 Tackney, Jennie, 355 E 134th st, to Anthony F Burger, 415 E 154th st. Bryant av, w s, 100 n Lafayette av, 4 lots, each 25x95. Four mts, each \$6,250. Feb 23, due, &c, as per bond. Feb 23, 1911. 10:2764. 6,000  
 Timpon, Jeanie S with Minnie Pfeiffer, extrx Jos F O'Gorman. 141st st, No 441 E. Extens of \$4,000 mt until Feb 15, 1914, at 5 1/2%. Feb 3. Feb 21, 1911. 9:2286. nom  
 Thorn, Thos H to Chas M Ams. Grand av, s w cor 192d st, 50x106. Feb 16, due Feb 1, 1914, 5%. Feb 17, 1911. 11:3214. 12,000  
 Thorne, Ida C wife Wm H, 77 High st, Yonkers, N Y, to John H Thorn, on s s West 239th st. 259th st (Rock st), n w cor Field st, 100x175; 259th st, n w cor Old Albany Post rd, 20x131x35x130, except part for 259th st. Feb 18, 3 yrs, 5 1/2% for first year & 6% thereafter. Feb 20, 1911. 13:3423. 3,500  
 Union Tinton Impt Co, 35 Nassau st to Yatty Kramer, 325 E 50th st. Union av, w s, 236.10 n 163d st, 75.6x264.5 to Tinton av x 75.6x264.4. Agreement modifying terms of mt. Feb 18. Feb 20, 1911. 10:2669. nom  
 \*Vollono, Louigi, Michael Maresca & Catello Maresca to Fano R Abiuso, 304 W 142d st. Lots 117 & 118 map No 426 of bldg lots near Williamsbridge station. Prior mt \$—. Jan 13, 3 yrs, 5 1/2%. Feb 21, 1911. 2,000  
 Varian, Hiram B at Hyde Park, N Y, to Bernard Loth, 404 W 150th st. Kepler av, s w cor 235th st, 50x100. Feb 21, due, &c, as per bond. Feb 23, 1911. 12:3369. 2,000  
 \*Wittekind, Rudolf to Mary E Allen, 65 W 190th st. Edson av, w s, 119.7 s N Y & Westchester & Boston R R, 25x95. Feb 21, 1 yr, 6%. Feb 23, 1911. 389

**VOLUNTARY AUCTION SALES.**

JOSEPH P. DAY.  
 Feb. 28.  
 51st st, No 40, s s, 340.6 e 6th av, 21x100, 4-sty bk & stn dwg.

**JUDGMENTS IN FORECLOSURE SUITS.**

Feb. 16.  
 80th st, n s, 227.11 w Av A, 53.7x102.2. Wilson M Powell agt Rebecca Meryash et al; Wilson M Powell, att'y; Francis W Pollock, ref. (Amt due, \$46,637.50.)  
 80th st, n s, 174.4 w Av A, 53.7x102.2. Same agt same; same att'y; same ref. (Amt due, \$46,839.95.)  
 Bank st, No 98.  
 Greenwich st, No 769.  
 Mutual Life Ins Co of N Y agt Fitzhugh Smith; Jas McKeen, att'y; Robt S Conklin, ref. (Amt due, \$6,172.50.)

Feb. 17.  
 3d av, w s, 25 n 136th st, 25x99.11. Alexander D Noyes et al agt Jno W Yohe et al; Harry R Noyes, att'y; Adolph Bloch, ref. (Amt due, \$15,605.91.)  
 11th av, e s, 49.4 n 22d st, 49.4x75. Catherine Tighe agt Christie Iron Works; Patrick L Ryan, att'y; Jas A Foley, ref. (Amt due, \$3,617.82.)

Feb. 18.  
 137th st, No 245 West. Leonidas H Cress et al agt Jessie Goldstein et al; Foley & Powell, att'ys; Jas A Foley, ref. (Amt due, \$15,707.50.)  
 61st st, No 417 East. Marion F Gould agt Isaac Liberman et al; Harold Swain, att'y; Henry Smith, ref. (Amt due, \$6,617.09.)  
 188th st, s s, 25 w Bathgate av, 20x90.9. Duane S Everson agt Mountain Construction Co et al; Thos Hooker, att'y; Mark Goldberg, ref. (Amt due, \$7,962.50.)

Feb. 20.  
 71st st, n s, 75 w Av A, 25x54.4. Consumers Brewing Co of N Y agt Valentine Berninger et al; Holm, Whitlock & Scarff, att'ys; Francis W Pollock, ref. (Amt due, \$13,500.)  
 Hamilton st, No 7. City Real Estate Co agt Benjamin Bernstein; Harold Swain, att'y; Denis A Spellissy, ref. (Amt due, \$5,652.94.)

Feb. 21.  
 Columbus av, s e cor Cathedral Parkway, 120.10 x124.7x irreg. Leasehold. Mary Pearsall agt Pellois Leasehold Co; Jno H Winans, att'y; Abraham S Gilbert, ref. (Amt due, \$20,330.)

**LIS PENDENS.**

Feb. 18.  
 Forest av, n w cor 158th st, 100x87.6. Nathan Hirshhorn et al agt Wm F Rohrig Co; notice of levy; att'y, J J Baker.  
 Same property. G C Hesselgren Pub Co agt same; notice of levy; att'y, H Seigrist, Jr.  
 121st st, s s, 140 e Lenox av, 20x100.11. Morris J Hirsch agt Ferdinand Ehrlich et al; amended action to declare deed void, &c; att'ys, Reeves, Todd & Swain.

**FORECLOSURE SUITS.**

Feb. 18.  
 25th st, n s, 150 e 1st av, 25x98.9. Sarah W Dorrity agt Louise Sievers et al; att'ys, R & E J O'Gorman.  
 2d av, n w cor 47th st, 100.5x227.6xirreg. Walter B Horn agt Manhattan Transit Co et al; att'ys, Guthrie, Bangs & Van Sinderen.

Feb. 20.  
 E Broadway, No 179. Jennie Goldstein agt Isadore Cuba et al; att'y, H Kuntz.  
 Lots 138 & 139, map of estate of Mary Jane Radway, Bronx. Barbara Muth agt Adolf Gogolin et al; att'y, J Davis.  
 79th st, s s, 194 w Av A, 50x102.2. Eugene Smith agt Julius Marks et al; att'y, F J Agate.

Feb. 20.  
 Elizabeth st, w s, 155 s Grand st, 40x94. Mary Fuchs agt Checchia Realty Co et al; att'y, W R Hill.  
 5th av, Nos 1204 to 1210. Irving Savings Institution agt Ada L French et al; att'ys, Deyo & Bauerdorf.  
 56th st, No 346 East. Jacob L Mark et al agt Chas W Mark et al; att'y, O A Gillig.  
 55th st, No 327 East. Jacob L Mark et al agt Chas W Mark et al; att'y, O A Gillig.  
 1st av, w s, 25.10 s 109th st, 25x65.10. Louise H Corbett agt Jos A Pucci; att'ys, Olcott, Gruber, Bonyne & McManus.  
 80th st, n s, 98 e Av A, 25x102.2.  
 80th st, n s, 173 e Av A, 25x102.2.  
 Bank of Great Neck agt Louvre Realty Co et al; att'ys, Bowers & Sands.  
 1st st, s s, 100 e Maple av, 50x125, Bronx. Andrew Angeloro agt Maddelene Feola et al; att'y, N W Kerngood.  
 69th st, No 213 West. Sante Talamini agt Caroline B Ducker et al; att'y, C Zerbarini.

Feb. 21.  
 74th st, s s, 275 e 2d av, 25x102.2. Mary F Jackson agt Myer Cohen et al; att'ys, Gregg & McGovern.  
 167th st, n s, 100 w Prospect av, 40x125. Frank Hertel agt Abraham Brown et al; att'ys, Amend & Amend.  
 Dyckman st, n s, 350 w Prospect av, 140x150x irreg. Mary Goodwin et al agt Alice McGrath et al; att'y, J A Lynch.  
 Carpenter av, w s, 174.6 s 226th st, 24.9x105. Jos E Dutey et al agt Gustave Blass et al; att'y, T E Clocke.  
 So Boulevard, n w cor Av St John, 100x105. Bertel Realty Co agt Vincenzo Oliva et al; att'ys, James, Schell & Elkus.  
 105th st, No 169 East. Martha Oser extrx agt Julia Swartz et al; att'ys, Keller & Klein.  
 Bronxwood av, No 3580. Robt R Ellison agt Sophia M Woessner et al; att'y, J H Hildreth.  
 1st av, s e cor 93d st, 25.8x94. Wm E Clare et al agt Dennis M Breslin; att'y, J L Clare.  
 Union av, n s, 212.6 e Hoffman st, 51x100x50 x100. Eliza Worthington agt Catherine Connor et al; att'y, J F Barber.  
 69th st, No 309 West. Morris H Petigor agt Sarah Siegel et al; att'y, E Petigor.  
 West End av, n e cor 67th st, 100.5x125. Francis L Leland agt Manhattan Screw and Stamping Works; att'y, C S Davison.  
 Montgomery st, No 67. Home for Incurables agt Jos Elias et al; att'ys, Roosevelt & Kobbe.

Feb. 23.  
 Boscobel av, n w s, intersec n s 169th st, 139.9x x82.11x irreg. Edmund Coffin agt Geo H Benzen et al; att'y, I Grayhead.  
 69th st, No 309 West. Morris H Petigor agt Sarah Siegel et al; att'y, E Petigor.  
 Sheriff st, No 47. Annie E Walker agt Beckie Daniels et al; att'y, A F Silverstone.  
 Marmion av, e s, 33.2 s 178th st, 66.1x85.7.  
 So Boulevard, w s, 36.3 s 178th st, 72.6x100.6. Four actions. Jos Seaman agt Katonah Construction Co et al; att'y, E G Davis.  
 Weeks av, No 1658. J Henry Alexander et al agt Van Schaick Realty Co et al; att'y, R K Brown.  
 152d st, No 304 West. Empire City Savings Bank agt Mabel E Brennan; att'y, C W Dayton, Jr.



24 Gordon, Nathan et al—C K Gleason...132.34	24 Jackman, John—City of N Y ..costs 134.80	24 Lapetra, Costantino—John T Brady & Co
24 Graff, Edith C—M Ageno .....169.08	24 Jasper, Israel & Max—P Borenstein ..150.71	24 Laperta, Constantino—John T Brady & Co
24 Griffen, Bridget—J Stack.....costs, 39.30	20 Keeler, Jno G—G Todd .....349.58	18 Metzger, Chas E—Arthur A Stilwell & Co.
24*Gitnick, Saml et al—B Berman.....98.06	20 Klein, Rubin—M Brown .....29.41	18 Metzger, Chas E—Arthur A Stilwell & Co.
24 Govendo, Julius—M Rubinsky et al...245.92	20 Kollinog, Jos et al—People, &c.....100.00	18 McKittrick, Danl—C Doelger et al.....86.52
24 Gensler, Jos—M Gluckselig.....114.96	20 Kassel, Simon et al—N Gartner.....1,635.49	18 Morgan, Jno C—T McCarthy et al.....409.85
24 Graves, Jno R et al—F Brunner.....3,073.35	20 Kaiser, Fred J—C Schierloh.....costs, 68.32	18 Martin, Jas E—National Drill & Mfg Co.
18 Hasner, Jacob—B Pleyderman .....35.00	21 Knapp, Geo A et al—W M Levitt.....costs, 109.38	20 Meltzer, Abram et al—N Y Telephone Co.
18 Hennessy, Jno R—H Deutch .....115.50	21*Keltz, Saml et al—J Kraus.....48.68	20 Moore, Chas F et al—the same.....33.57
18 Halasz, Rudolph—N Orleans .....148.95	21 Kugelman, Isaac—D Meenan .....909.26	20 Meltzer, Harry—Y Rines .....993.33
18 Hilborn, Max et al—N Glantz.....66.01	23 Kearney, Robt L—P Polito.....198.06	20 Meth, Jacob—H Grabel .....222.04
18 Hustace, Wm A—S M Robins Co.....57.32	23 Kaufman, Harry A—H J Calin.....99.91	20 Moore, Anna E—F L Rodewald et al.....costs, 131.72
20 Hoffman, Geo J—W H Thomas.....362.76	23 Kramer, Morris M—G A Morris.....1,008.00	20 Massarene, Wm G—Pittsburgh Life & Trust
20 Huf, Valentine et al—Astor & Co.....39.91	23 Karsch, Isaac et al—M A Zuckerbraun.221.17	Co .....264.65
20 Hohne, Emil C—F H Meusing.....52.07	23 Kovalsky, William* & Max—L Marx.211.68	20 Mysell, Hyman—Rieca & Son.....392.22
20 Hatkin, Philip—Interborough Rapid Transit	23 Keeler, Jno G—Fidelity Phenix Fire Ins Co	20 Miller, Henry et al—People, &c.....100.00
Co .....costs, 73.87	23 Kahn, Alexander A—J Scharzkopf et al.	20 McGowan, Chas—N Pfeifer .....75.26
21 Harrison, Lewis Z et al—E E Hyer...125.28	Co .....190.15	20 McManus, Jno—Interborough Rapid Transit
21 Hauck, Edw et al—Hannis Distilling Co.	23 Keyes, Jno M—Forty East Forty-first Street	Co .....costs, 71.88
21 Hayes, Katharine S—Thos Sullivan & Co.	Co .....210.00	21 Malone, Frank E—L W Corrick .....94.28
.....41.37	23 Kovar, Frank—J Jaburg et al.....187.07	21 Martori, Peter—W Morley .....323.90
21 Hiengarten, Aaron—E E Ellsworth et al.37.39	24 Krebs, Moses et al—W H Toll et al.326.71	21 McBride, Alexander—Lawyers Title Ins &
21*Hobbs, Jasper J et al—J Y Hite et al.....	24 Kalman, David et al—J Aronauer.....114.81	Trust Co .....374.75
.....1,794.12	24 Klein, Leo et al—the same .....114.81	21 Mahaney, Michael—Excelsior Purchasing Co.
21 Hendrick, Philip E—S Lipschitz...3,101.42	24 Kahan, Noah—N Y Telephone Co .....40.42	21 McLaughlin, Jas W—Curtiss Blaisdell Co.
21 Hoadley, Jos H et al—A G Fox.....5,106.78	24 Klein, Benjamin—J H Menick .....170.02	.....27.06
21 Hayman, Monroe—T Greenebaum.....33.00	24 Katz, Chas—E Werner et al .....613.17	21 McFarland, Lawrence W et al—W M Levett.
21 Hanger, Frank et al—L Hubner.....29.65	24 Kramer, Philip et al—B Berman.....98.06	Co .....costs, 109.38
21 Hegerman, Jos—J H Springer.....35.88	24 Koffler, Simon S—C J Rubin et al.....41.32	21 Meier, Arthur—P Goldberg.....57.73
23 Herger, Oscar—L Guttag .....46.46	24 Kopper, Fredk, Jr, et al—C B Jordan et al.	21 Macomber, W Sturgis—Renard Co, Inc.84.97
23 Heimbinder, Moses—N Y Telephone Co.30.39	(.....) .....90.95	21 Moffatt, Geo L—Z M Pheils .....78.22
23 Hiller, Paul W—Stowe & Eddy Co.....84.64	18 Lifshitz, Kissel—H Krungold...costs, 39.38	23 Muller, Geo—L Guttag .....38.41
23 Hornaday, Jno P—Lawyers Title Ins & Trust	18 Lobl, Moritz—S Levin et al.....236.91	23 Mack, Frank D—S T Merrill.....264.61
Co .....157.59	18 Larney, Patrick—Encyclopaedia Britannica	23 Mankofsky, Louis—L B Bondin et al.167.25
23 Harris, Jacob A—W E Hanna.....7,712.84	Co .....71.15	23 Mantell, Jacob R—S Gutner et al.....244.79
23 Houghton, Wm H—L H Polz et al.....133.41	18 Luce, Benj D—J Dais .....2,886.56	23 McLaughlin, Jas R et al—F E Bramboro.
23 Harris, Thos—Glassup, Jordan & Co.....92.64	20 La Falco, Francesco—A Levenson et al.44.01	.....578.38
23*Helner, Benj et al—M Zimmermann Co.49.86	20 Lieberman, Morris—J L Block.....63.05	23 Mesner, Fannie—Monroe Table Co.....74.00
23 Hirschbach, Geo—M Sommers .....46.23	20 Lawrence, Benj G—I Stern & Co.....179.10	23 Mannino, Guiseppo—L Giangrasso Under-
23 Hollwedel, Chas H—J & M Haffen Brewing	20 Larkin, Matthew B—T V C Parsons et al.	taking Co .....29.41
Co .....1,178.00	.....389.80	23 Marks, Alexander—H E Goldschmidt...31.81
23 Hartman, Mary S—D Mapes .....262.43	20 Levine, Morris—Burns Bros .....32.28	24 Marks, Israel—G R Comrie .....729.28
23 Humphries, Jno—C Humphries...costs, 34.83	20 Lyons, Robt T—M Lyons.....costs, 69.13	24 May, Ernest—J J Hoey .....1,164.04
23 Hawkins, Eugene T—W Lemler.....643.52	20 Levy, Barney & Morris et al—N Gartner.	24 Mazzei, Michl et al—Gross, Austin & Ire-
24 Hoyt, Harold B—A W Momeyer et al 217.11	.....1,655.49	land Lumber Co .....538.40
24 Hone, Harold—Fox & Pier (Inc).....552.81	21 Lane, Rodney D & Jno* et al—Strong Ma-	24 Moffatt, Geo L—Lee Lash Co .....69.30
24 Hoadley, Geo W—Waldorf Astoria Hotel Co	chine & Supply Co.....17.21	24 McCoy, Danl J—P C Gallagher et al.440.65
.....486.95	21 Langerman, Wm L S—W Stafford Co.....40.21	24 Meury, Emilie J—P Slutzker .....61.15
24 Huber, Therese M—H Nassoit .....139.41	21 Lake, Chas et al—A Cary .....41.21	24 Meyer, Arthur L—R W Seligman .42,361.53
24 Hollerith, Jos—Canton Steel Ceiling Co.126.02	21 Lyman, J Grant—S Louise Ackerson.1,276.02	24 Metzler, Henry et al—E Ottersen .....158.72
24 Horstman, Chas—H B Michaelson.....184.86	21 Lamar, David—J Stamm et al.....4,054.96	18 Noble, Wm J et al—N Y Telephone Co.51.80
24 Horwitz, Bernard—Jno F Trommer Ever-	21*Lewinsky, Julius et al—M H Hochdorf.127.98	18 Niven, Alexander C—C Graf.....11,775.52
green Brewery .....69.58	21 Lyons, Hiram A & Isabel C—J N Porter.	20 Neuman, Alter—I Goldberg et al.....194.95
24 Hall, Henry L & Burton P — Heine Safety	.....415.31	20 Newell, Jas T et al—M Shirdern.....114.90
Boiler Co. ....7,493.67	23 Laspina, Shepard—L Guttag .....85.05	21 Norton, Jno F—Lawyers Title Ins & Trust
18 Jones, Fredk K—M Skelly.....36.44	23 Lupovitz, Yette et al—L Goldstein.....15.40	Co .....95.17
18 Josetty, Jos R et al—C L Sasse.....49.96	23 Lewinski, Henry—J Raudnitz.....42.58	21 Nolan, Jno B—City of N Y.....40.66
18 Jeming, Louis F—A Gunnison...costs, 69.88	23 Levy, Annie—J Sonneborn et al.....44.70	21 Newman, Randolph M—Knickerbocker Trust
20 Journeyay, Geo W—N Y Telephone Co...65.55	23 Litvin, Harry—C Nachumson.....634.36	Co .....126.59
20 Jaekel, Richard—H Robinson.....71.07	23 Levenson, Saul—A S Adler .....363.70	23 Noell, Wm L—M F Reynolds.....44.30
20 Junks, Jos D F—Acker, Merrill & Con-	23 Lusk, Frank—H F Bindseil.....41.84	24 North, Monroe S—Amberg File & Index Co
dit Co .....186.00	24 Leiss, Edw T—J J Treacy et al .....125.78	.....25.16
21 Johnston, Frank K—N Y Telephone Co.62.82	24 Lukenberg, Harry—C D Reese .....45.96	24 Novomsky, Paula—F Holub .....278.15
21 Joline, Adrian H et al recvrs—H Rappa-	24 Lemmo, Maria G—Illinois Surety Co...119.41	20 O'Beil, Jas F—A A Weiss.....355.55
port .....500.00	24 Lieb, Henry—Hamilton Press .....27.89	20 O'Hara, Richard—H W Vogel et al.....46.23
21 the same—J Rappaport .....250.00	24 L'Asperches, Salvat—N Y Telephone Co.27.89	
23 Jones, Nettie J & Cyrus P—J Dillon et al.	24 Levin, Max Bertha & Abraham et al—B S	
.....905.16	Auslander .....180.42	
24 Jenkins, Benjamin H—C B Lawson .....69.22	24 Levin, Max & Bertha et al—the same.273.06	

# Sweet's Catalog of Building Construction

is the most efficient and most economical way of keeping your goods before the entire building trade of the country.

“SWEET'S”

11 East 24th Street

NEW YORK



ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

Table of names and amounts, starting with Arthur Pryor Band Co, Joseph Golding Realty Co, etc.

Table of names and amounts, starting with Cherry Auto Cab Co, C G V Import Co, etc.

Table of names and amounts, starting with Sachs, Louis & Nathan D Levy, Springer, Isidor, etc.

SATISFIED JUDGMENTS.

Feb. 18, 20, 21 23 and 24.

Table of names and amounts under 'SATISFIED JUDGMENTS', starting with Allen, Walter C & Louis J Halle, etc.

CORPORATIONS.

Table of names and amounts under 'CORPORATIONS', starting with Metropolitan Leather Paring Co, Mountain Construction Co, etc.

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

MECHANICS' LIENS

Feb. 18.

Table of mechanics' liens for Feb. 18, starting with 188-Minford pl, Nos 1455 to 1459.

Feb. 20.

Table of mechanics' liens for Feb. 20, starting with 194-Minford pl, Nos 1455 to 1459.

