

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, JANUARY 25, 1913

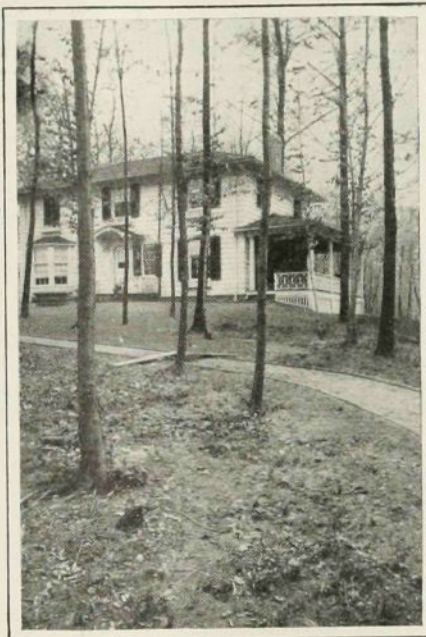
TENDENCIES IN MODERN DEVELOPING

By WILLIAM HERBERT

Large-Scale Methods of Operating Have Brought About Better Designed and Cheaper Houses.

IN the last article of this series a sketch was given of the conditions which have determined the prevailing tendencies in suburban development. It was pointed out that as a consequence of the active suburban movement in 1905 and 1906, followed by the panic of 1907, competition among development companies became severer than ever before. Those companies whose management was most enterprising and which could command sufficient capital inaugurated a systematic policy of creating a demand for their property by making it easier and more attractive to live in the suburbs. They began not merely to sell lots but also to build and sell houses, and once this practice was started they were compelled to make a very careful and intelligent study of the needs of their customers. Every one who has followed the course of suburban development at New York will admit that as a result of this study a real advance has been made, both in the conveniences of suburban life and in the standards of construction and design of suburban houses.

The development company erecting houses for sale was obliged to meet active competition from two sources and a powerful latent competition from a third source. It was obliged to meet the competition of other companies, some of which controlled large capital and were managed by ingenious and able men. It was obliged to meet the competition of the ordinary speculative builder of houses in the newer residential districts of the outlying boroughs. It was obliged, finally, to satisfy many customers who had been accustomed to an exacting standard of convenience established in their mind by long familiarity with New York apartments. The



RESIDENCE OF FRED A. FLAGG, AT MURRAY HILL.

flat, particularly the cheaper sort, is often small and dark; but, from the mechanical point of view, it makes life very easy for the housekeeper, and a housekeeper who has been accustomed to all the latest expedients for economizing labor will not readily return to a method of living which demands a larger expenditure for hired service or a greater exertion of her own strength.

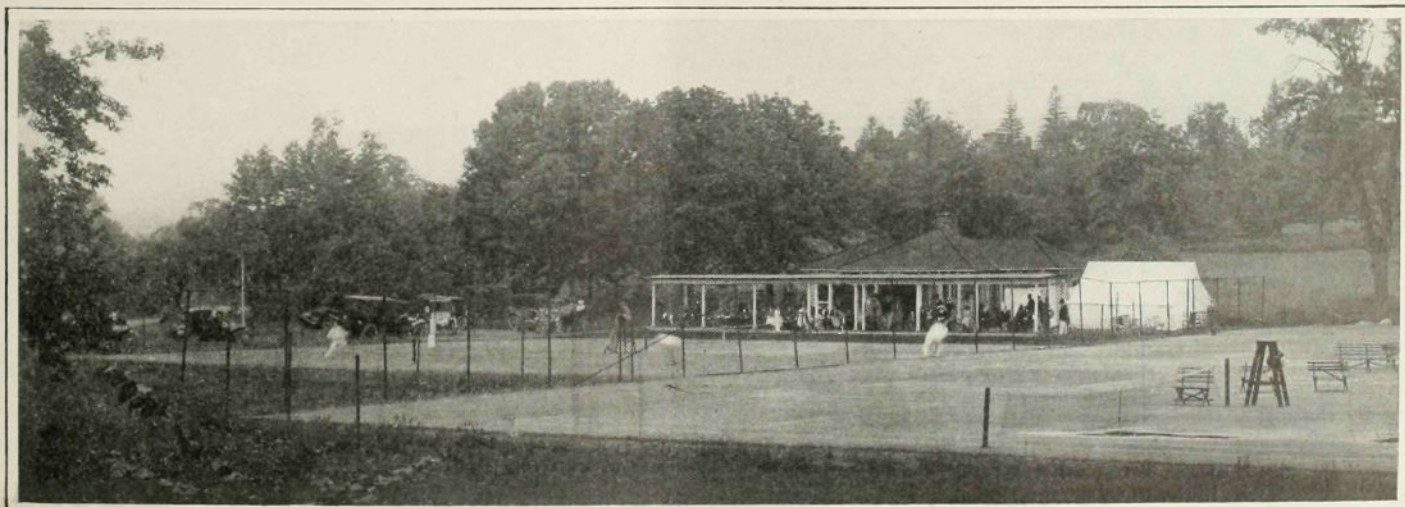
These various sources of competition made it necessary for the development companies to individualize their houses and make them particularly attractive. Their advantage over the speculative builder consisted in the fact that they could offer to their customers houses which were not so monotonous in location and appearance as the ordinary run of houses built in rows. At the same time, these residences must conform to prevailing standards of taste and conveniences; and must be offered at prices which would make a customer believe that, even though he was paying a little more for his dwelling, he was

Other Changes of the Last Few Years Have Also Been Very Favorable to Buyers of Suburban Property.

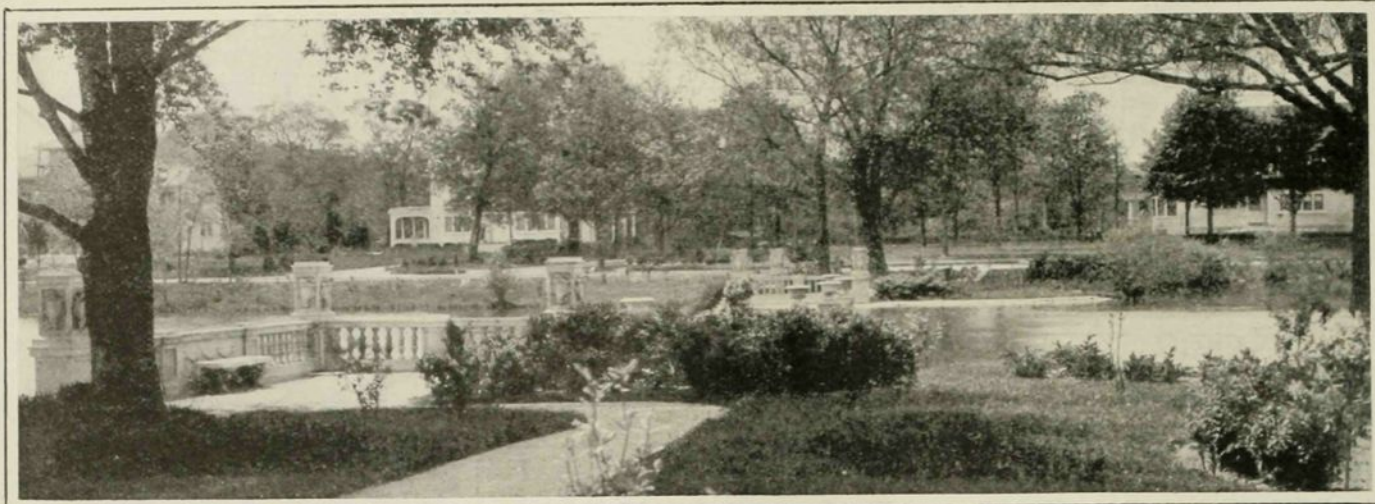
getting more for his money. He was getting a house in which he could take some pride and which was more likely to increase in value.

The consequence was that, as compared to the ordinary speculative builder, the development companies began to employ a higher grade of architectural ability and training. They did not, of course, usually engage the services of high-priced architects, such, for instance, as a man would employ who was building a house in the country at a cost of \$50,000. In a few cases architects of this class were employed with some success to design unusually expensive houses, but as a rule their services are not available, both because they charge more than their market value to the company and because they are reluctant to accept conditions which are imposed by the necessity of financial success. In and around New York, however, there are a large number of young and well-trained architectural designers, with plenty of ability and taste, but not overburdened either with money or reputation. They may be practicing themselves in a small way or they may have obtained valuable experience in the employ of their more successful colleagues. In either event, they are glad to do some designing on their own account under certain general conditions imposed by the management of the development companies. It is young men belonging to this class who have been largely responsible for the design of attractive houses erected in such large numbers of late years in many of the suburbs near New York.

These houses undoubtedly are, on the average, better-looking, more conveniently planned, better constructed and cheaper than they would have been in case they had been erected by the indi-



THE NEW ROCHELLE TENNIS CLUB, AT WYKAGYL.



A GLIMPSE OF THE VENICE-LIKE LAKE SECTION OF BRIGHTWATERS.

vidual buyers of suburban lots. In rare instances such buyers might possess enough knowledge about architecture or enough personal taste to secure a house of some distinction of appearance, but for the most part they would depend for their designs on some architectural manufacturing concern or upon a local builder. The young well-trained men usually employed by the development companies would be capable of designing houses far more attractive and less commonplace in appearance. The same



VIEW OF LIVINGSTON MANOR, NEW BRUNSWICK, N. J.

statement is true of the plans prepared under the supervision of the company's officers. The art of planning a house is one whose complications increase in proportion to the standard of living of the house owner. The more numerous the demands of owners for conveniences and attractions, the more ingenuity and experience are required, in order to meet the demands with economy of space and expenditure. In the offices of the development companies planning has been reduced to a science, just as it has in the offices of certain apartment house architects in Manhattan. A number of economical types have been developed, capable of many minor variations and tested by long and critical observation of the complaints and approvals of the purchasers of the houses. It stands to reason also that the companies can build cheaper than the individual house owner. They are in a position to buy their materials in comparatively large quantities, to make advantageous long-time contracts, to collect an efficient group of mechanics and, in general, to enjoy all those advantages which the large-scale business man has over his smaller competitor.

An uninformed observer would probably be willing to admit that the development companies would be able to build better looking, more convenient and cheaper houses than would the run of men who bought their lots and erected their own dwellings. He might, however, be sceptical about the statement that the development companies have also improved the standard of construction of suburban residences; and his scepticism would apparently be justified by the notorious fact that men who build houses for sale have very little interest in building houses well. It is, of course, true that the speculative

builder has usually been a builder of inferior houses and has done much to debase American standards of construction. But the suburban development companies differ from the ordinary builder, in that their interests lie more in the direction of good than poor construction.

The reader will understand why the development companies might be obliged to build well by comparing their situation with that of an ordinary speculative builder. The latter calculates upon his ability to sell a house which he has erected soon after the construction is finished and thenceforward to be freed from all responsibility. The whole transaction is begun and completed within a comparatively short period of time. On the other hand, the suburban development company is engaged in a continuing business transaction. It controls large tracts, which



B. M. HOVEY'S RESIDENCE AT GREENACRES.

are sold off little by little and which are often not entirely sold until the end of many years. The buyers of the houses have a chance to test the quality of their construction, and any company which built badly would get a bad reputation and be unable to keep on selling its houses. Moreover, there is another respect in which the development company is differently situated from



A. R. LUDLOW'S RESIDENCE AT ESTATES OF GREAT NECK.

the ordinary speculative builder. Many of its houses are sold on the installment plan, and the company's relation with the owners of these houses does not terminate for many years. Under such conditions a sound method of construction is essential. A house which developed defects due to poor materials and inferior workmanship would be a source of constant annoyance to the



RESIDENCE OF J. E. POWERS, GREENACRES.

company, and might be productive of quarrels and lawsuits, which would be far from beneficial to its business.

Thus, there can be no doubt that, upon the whole, the changes which have taken place in the business of suburban development since the winter of 1907-1908 have been extremely beneficial to the buyer of suburban property. The companies seeking his patronage could not take it for granted. They have been obliged to make it worth his while to move out into the suburbs, and the means which they have adopted have all tended in the direction of enabling the New Yorker to live more pleasantly, more wholesomely and more economically in the suburbs than has ever been the case hitherto. The consequence is that just at the very time when increasing rents in the center of the city and improved means of transportation promise to stimulate the suburban movement the accommodations which the prospective suburbanite can obtain for a certain amount of money have undergone a substantial improvement.

—The Common Council of the city of Newark has appropriated \$401 for a new fire house for Engine Company No. 9. Contracts for the structure have been approved. The original appropriation was \$30,000, but when the bids were opened it was found that the lowest amounted to \$30,401. E. M. Waldron, of Newark, has been awarded the contract.

—The town of Woodbury, N. J., is going to have a new automobile fire engine combined with ladder truck, chemical engine and hose cart, if the recommendation of Fire Chief C. Walter Shivers is adopted.

PUBLIC UTILITIES AS A BAROMETER OF GROWTH

Work of Suburban Development Companies Reflected in Increased Consumption of Gas and Electricity and in Heavier Street Car and Railway Traffic.

By JOHN L. CONOVER, Jr., Statistician for the Public Service Corporation of New Jersey.

NO better barometer of growth of a community can be consulted than the statistics covering the traffic on street car and interurban railway lines and the consumption of water, gas and electricity. When it is found that 1912 exhibits a distinct gain in the use of these services and commodities over 1911, and that 1911 showed a gain over the preceding year, there can be little doubt that the activities of suburban development companies are bringing about a marked increase of population in the metropolitan district of New Jersey.

This district, which comprises the five counties of Bergen, Essex, Hudson, Passaic and Union, and which economically, though not politically, constitutes the sixth borough of New York City, is experiencing a tremendous growth, if statistics prove anything at all. During 1911 the passenger traffic on the street cars and interurban lines of one company showed an increase of 6 per cent. over the year before. The opening of the Hudson and Manhattan tubes between New York and Newark, coupled with other factors, reacted somewhat upon our traffic during 1912; but even so the gain over 1911 was 5 per cent.

Where Growth is Shown.

In gas consumption, the year 1911 showed a gain of 5.5 per cent., while last year's gain was 8.5 per cent. In our electrical department the gain of 13.5 per cent., reported for 1911, was bettered by 5 points; that is, the gain in the consumption of electricity during 1912 was 18.5.

The great problem common to all prospective home builders and commercial building projectors, whether in the city of New York or in the communities dotting the suburban railroad lines, is to discover the direction of future growth—to buy land and build in the path of progress at the earliest possible moment. In a great community the speculative builder anticipates the residential and commercial housing needs of the immediate future; in the suburbs the pioneering movement is conducted large-

ly by development companies. It is the development companies which, next to improved transportation, are mainly responsible for the rapid growth of the commuting population of east Jersey.

We may say that east Jersey's growth as a "borough" of New York began in earnest less than two decades ago. At that time every town and city was a separate entity. Many of them had their own gas, electric and water plants, and many of them had local trolley lines or depended entirely upon the railroads. Inter-community spirit was not developed, and the result was that the basic commodities of home comfort were of the crudest sort.

As the development of outlying real estate proceeded, extension and improvement of the public utilities were demanded. It became evident that, sooner or later, all that territory lying in New Jersey within a radius of thirty miles from the City Hall in New York would be practically one community; as such, it should enjoy one trolley service, concentrated sources of gas, electricity and, as far as possible, of water.

In the meantime, development companies converted farming districts into city lots, and these have been incorporated into existing town and city limits. All of the communities are now served by an efficient, connected street car and interurban service, running thirty miles west to New Brunswick, there connecting with a high speed trolley line to Trenton, whence another similar trolley proceeds to Philadelphia; thirty miles north to Paterson and thirty miles south to South Amboy.

In every direction new town sites have been laid out, developed and populated. Gas and electricity have been provided, to give the suburbanite all the comforts of apartment house or hotel residence, besides fresh air and plenty of lawn room. Still the development of east Jersey has only just begun.

The Public Service Corporation of New Jersey today serves in the metropolitan district a population of 1,689,671,

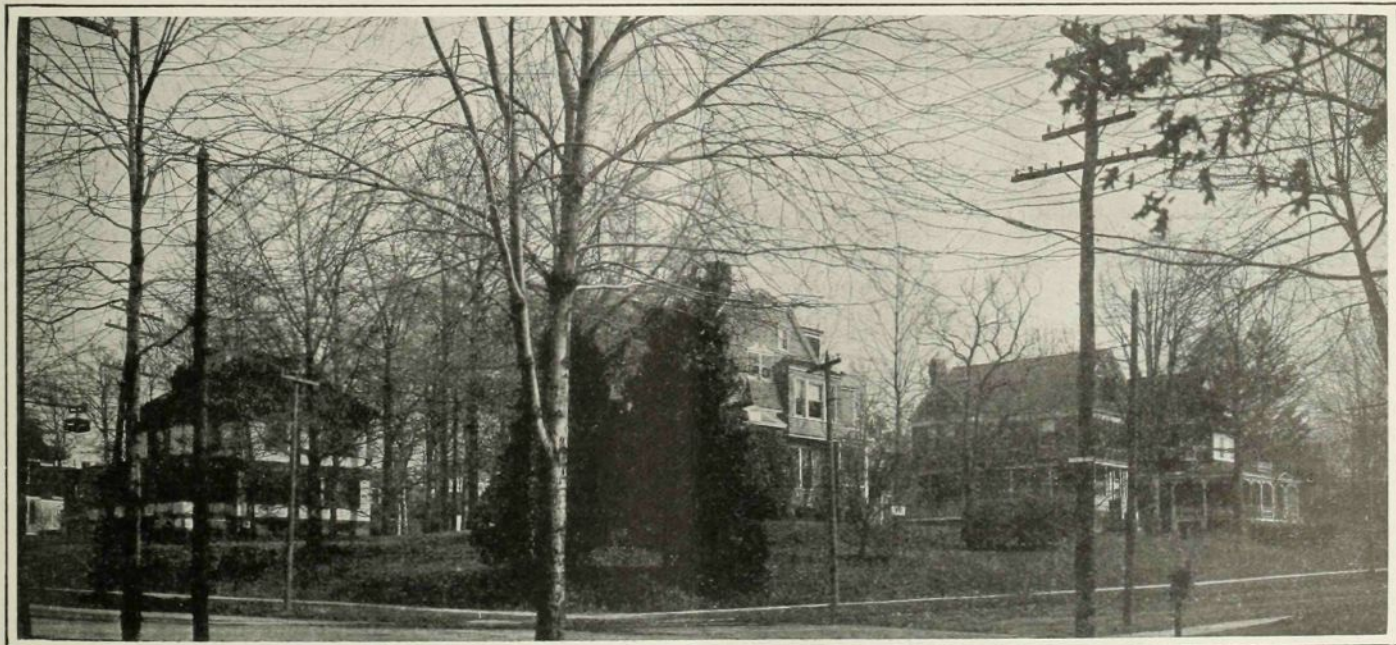
according to estimates based upon the 1910 census, a population which is equal to the population of Brooklyn. Here is a tabulation of the figures relating to our different services, which, as you know, extend beyond the metropolitan counties:

Kind of Service.	Municipalities Served.	
	Served.	Population Served.
Electric	161	1,922,526
Gas	151	1,809,170
Railway	119	1,748,926
Total	199	2,025,151

Not only has New Jersey developed notably as a commuting district, but it has also developed wonderfully as an industrial community. The unrivaled freight facilities and the excellent street car service, which brings operatives to and from their homes, coupled with New Jersey's advantages as a recreation ground and as a ready source of supplies, open a future for the Metropolitan District superlative in its possibilities.

The Athens of New Jersey.

Montclair is famous as the richest community in New Jersey. It is also the lair of many of the great literary lions of the day, boasting among its population editors of great metropolitan publications and heads of great business enterprises in New York. Its residents are patrons of high-class local musical, art and literary enterprises, making this city stand high as a community of culture and refinement in suburban life, which accounts for the sobriquet of "The Athens of New Jersey." It has a population of 25,000 and lies at an elevation of from 300 to 500 feet above the sea level. From Montclair a resident can glance out of his front window and overlook an area comprising the homes of approximately five per cent. of the population of the United States, for New York and its entire western environs are plainly visible.

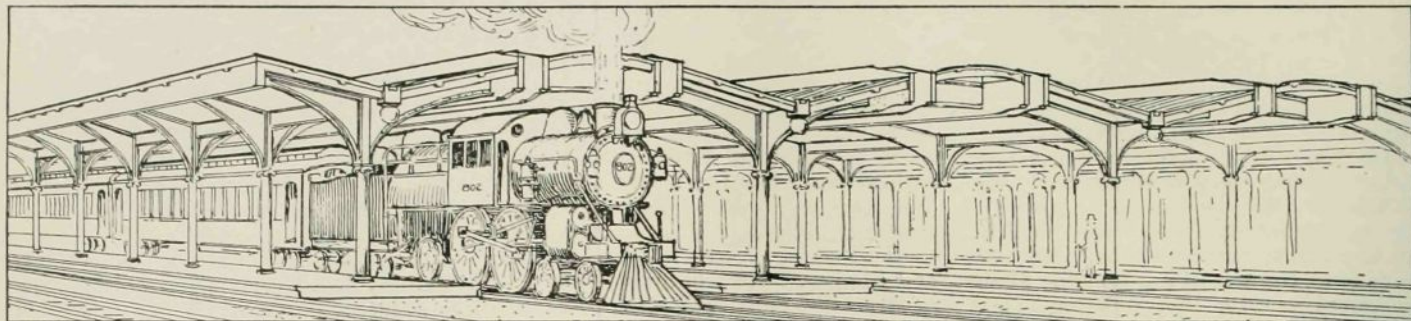


NETHERWOOD, A DEVELOPMENT IN PLAINFIELD SUBURBS, MADE POSSIBLE BY PUBLIC SERVICE COOPERATION.

RAILROAD'S SHARE IN SUBURBAN DEVELOPING

How the Jersey Central Cooperates With Commuting Towns and Development Companies in Building Up the Metropolitan District.

By W. C. HOPE, General Passenger Agent, and T. B. KOONS, Vice-President and Freight Traffic Manager



WHEN all is said and done, there is not so very much difference between the business of running a railroad and the conduct of almost any mercantile or commercial enterprise, for, reduced to the final analysis, it is the railroad which tries hardest to give the public what the public wants and the merchant who caters most painstakingly to popular prejudices that achieves the greatest success. The dealer in dry goods, or door mats for that matter, has this or that brand of merchandise for sale; the management of a railroad has transportation to sell; that is about the only difference, unless one excepts the fact that the business man fixes his own prices and varies them as he sees fit while the railroad man, in the matter of rates—and pretty much everything else—bows to government regulation.

To pursue the analogy, the merchant who attempts to do business in a building that is approaching decrepitude or is situated away from the chief centers of trade can expect little else than failure, or, at the best, stagnation. The public will not seek his wares. By the same token, the railroad manager who essays to operate a system that lacks modern facilities cannot help but invite decreasing traffic and diminishing dividends. The public will not patronize his trains. Then there's another influence that contributes largely to success, or the lack of it; that is the personnel of either organization. The department store salesman who serves customers with scant civility does no more to drive business away than the railroad trainman, or station agent, who handles passengers without courtesy or consideration. In short, pleasing the public is a simple business proposition, in railroading as in everything else that concerns the public.

Pleasing the Public.

What, in particular, is the Central Railroad of New Jersey doing to satisfy the public? For one thing, it is spending many millions of dollars to put its system in the highest stage of perfection, for every dollar expended in the erection of new stations, the elevation of tracks, the acquisition of new rolling stock and motive power, is simply a unit in the process of pleasing the public.

Probably the most important of all the improvements under way, or in contemplation, is the construction work now in progress at Jersey City, the consummation of which will approximately treble the size, capacity and efficiency of existing terminal facilities. Take, for instance, the new trainshed which is being erected and which will take the place of the present high arch structure. The

new shed—technically known as the improved Bush type—will consist of a series of nine connected arches and a cantilever at each side, the arches being supported by 18-foot fluted iron columns erected on the centre-lines of the concrete platforms. Of these platforms, four will be sixteen feet wide, four eighteen feet wide and two twenty feet wide. The roofs of the spans will be constructed of reinforced concrete with two lines of skylights, five feet wide, over each platform, and one line of skylights over each pair of tracks. Continuous longitudinal ducts, two to each arch, will provide for escape of smoke and gases from the locomotives, preventing them from coming into contact with the steel work and from being diffused throughout the trainshed.

Within the trainshed will be twenty tracks, sixteen of which will be 800 feet long with a capacity of sixteen twelve-car trains; on the remaining four tracks (at the south side of the shed) each 680 feet in length, four ten-car trains may be placed. By way of comparison—the present high arch trainshed covers only twelve tracks, 470 feet long, with a total capacity, figuring seven cars to a track, of eighty-four cars, as against 232 cars which the new trainshed will be capable of housing.

Two-Deck Ferry Service.

Of scarcely less significance than the enlargement of the trainshed will be the installation of a second-deck ferry concourse, which will establish direct communication between the upper decks of ferryboats and all incoming and outgoing trains. Not only will this innovation add greatly to the convenience of passengers, but it will materially reduce the time of transfer between trains and boats.

In a word, it will mean that Liberty street passengers, for instance, may enter the New York Terminal via the bridge over West street, passing through the second-floor lobby and waiting room to the upper deck of the ferryboats, and, without descending the stairs to the lower cabins, leave on the Jersey side direct from the upper decks at the same time that passengers are leaving the lower decks. In like manner will 23d street passengers leave and enter the upper decks at the Jersey City Terminal.

This direct communication between the upper decks of boats and the train will be made possible by means of wide ramps, or gradually inclined runways, connecting the second-deck ferry concourse with the new train concourse. These ramps will be erected to the north and south, respectively, of the present

train level passage ways at either side of the station building proper, and, in addition to the ramps, a broad stairway will lead from the second deck ferry concourse to the ground floor lobby into which the present waiting room will be converted. Passageways at either side will connect the lower-deck ferry concourse with the new train concourse which will extend across the eastern end of the trainshed between the baggage-truck "alley" (running at right angles with the ends of the train platforms and tracks) and the waiting rooms and lobby. This concourse will be sixty-four feet wide and 380 feet long.

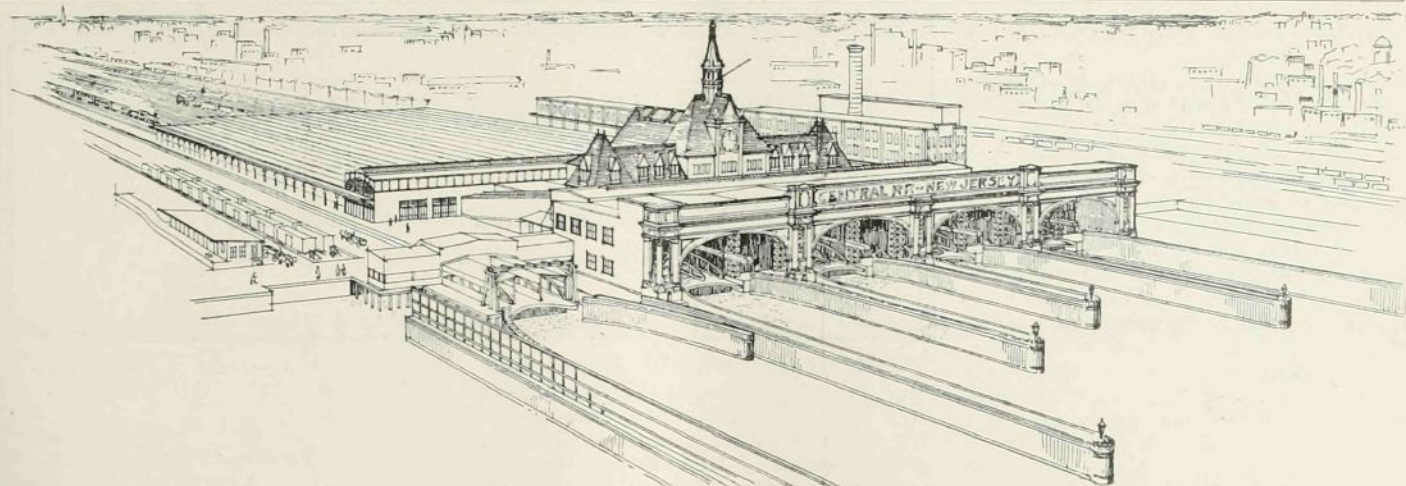
Another noteworthy innovation will be the operation of the ferry "bridges" by electricity instead of, as under present conditions, by hand power. Individual motors will be used for raising and lowering the bridges, and the hanging overhead gangways from the upper decks of the boats to the second-deck ferry concourse, and for operation of the winches, by which the boats are made fast. In addition to the four new ferry slips, the present south temporary slip will be retained for emergency use.

Adjoining the new slip to the north, and in the spaces between the other slips will be erected four double-deck steel buildings in which will be located the baggage room, United States mail station, ferry waiting room, stationer's department and other offices.

New Electro-Pneumatic Switch System.

Two interesting features of the new terminal will be the substitution of an electro-pneumatic interlocking plant for the operation of the yard switches for the present system, and the installation of a novel and effective method of intercommunication linking all departments of the terminal. By providing a number of additional main line and yard tracks for incoming and outgoing trains and for light engines and "dead head" train movements, the new interlocking plant will so facilitate the dispatching of the trains as to treble the efficiency of the terminal in this respect, while the new system of intercommunication, the basis of which will be electric signals, supplemented by the telautograph and telephone, will also contribute to increased facility in the dispatching of both trains and ferryboats.

While work on the passenger station is being pushed the construction of one of the largest engine terminals in the country is well under way. It will be south of the main line tracks in the vicinity of Communipaw Station, and will consist of two roundhouses of a total capacity of sixty-six engines, a 1,600-ton



capacity coaling station, an extensive ashpit, as well as a large machine shop, storehouse, and other facilities.

The scope of improvements also includes the complete reconstruction of the passenger train yard to the north of the present main line tracks and the merging of it with a new yard, which will extend over the entire area now occupied by the present round houses, giving the combined new yard a length of nearly a mile.

The new terminal will in every sense be a union station, for after May 1 it will be used by trains of four railroads—the New Jersey Central, the Philadelphia & Reading, the Baltimore & Ohio and the Lehigh Valley.

Tube Connections Some Day.

Apropos of the terminal facilities of the eastern end of the New Jersey Central system, the interesting question arises, How about tube connections? There is no doubt that some day such a connection with the metropolis will be a thing accomplished, yet to-day the manner of its accomplishment presents a problem too stubborn and complex to permit even a suggestion as to the mode of its possible adjustment. However, due provision has been made in the Jersey City terminal improvement plans in anticipation of the final solution.

One of the severest handicaps which is encountered in the operation of a railroad is the obstruction to traffic due to open drawbridges; it is also one of the most difficult to overcome. The navigation laws of the nation say that because the rivers were flowing tranquilly through the land eons before the invading of railroads had the hardihood to attempt to cross them, the craft that ply these peaceful streams must therefore have precedence over any and all trains. Thus it is that a train load of a thousand or more passengers must possess its collective soul in patience—while a brick-laden scow crawls sedately and defiantly through an open draw—under such impetus as a snail-like tugboat can impart. Even the wildest imagina-

tion can scarcely picture the pleasure of that portion of the public subjected to delays of this character.

Elevating the Newark Branch.

With a view to eliminating at least some of these vexatious interruptions of traffic on the Newark and New York Branch of the Central, the entire right of way of the railroad from a point half a mile west of the Passaic River to the West Side Avenue Station (now above grade) will traverse an embankment sufficiently high to more than double the present clearance of the intervening bridges spanning the Passaic and the Hackensack. In brief, this elevation of the railroad will mean that approximately 90 per cent. of river craft will be able to pass under the bridges without necessitating the opening of the draws, all of which will reduce to a minimum the number of drawbridge detentions.

A similar remedy has already been applied to that section of the Perth Amboy Branch crossing the Elizabeth River, while in connection with this particular work a new station—one of the largest and handsomest on the road—has been erected above grade just south of Elizabeth avenue. It has been in service for several weeks. Eventually the elevation of the Perth Amboy Branch will be continued northward to Elizabethport station and the intersection of the main line tracks. Just how the details will be worked out has not been definitely determined but the purpose of doing away with that intersection at grade will in some way be accomplished. This work will involve the building of a new and modern Elizabethport station on two levels, while incidentally, the elevation of the tracks wiping out street crossings at grade will permit the rescinding of the municipal ordinance compelling slow speed over this entire stretch of track. That means several minutes slipped off present schedules.

Among other new stations provided for in the program of improvements, one is being built at Westfield on the south, or eastbound side of the tracks,

while the present stone structure, with added shelter platforms, will be retained as the westbound station.

Encouraging Expansion at Bound Brook.

Then at Bound Brook, the grade of the tracks will be raised several feet and a new double station will be built on the new grade.

The present passenger train yard and engine terminal at Roselle is destined to pass into oblivion, for a new and larger yard and round house near Cranford station will shortly be in shape for service. One result of this improvement will be the extension of the train runs now terminating at Roselle—Roselle Park farther west to Cranford, incidentally giving the latter the benefit of some forty additional trains.

It seems to be a generally accepted truth that there is no element entering more potently into the growth and prosperity of a suburban community than the quality of its transportation facilities. The efficiency of train service on the New Jersey Central has beyond question been a determining factor in the development of New Jersey Central suburbs. The train service—the facilities which travellers twice daily or transient demand and enjoy—have always been good; they will be even substantially better when the improvements outlined shall have been completed, while their effect upon the communities interested cannot fail to be far-reaching in the benefits so derived. All of which will come as a sequel to pleasing the public.

Making Freight Facilities Count.

It should be of more than ordinary interest to the general public to know, and in fact study, the rapid and enlarged developments in the way of additional facilities on the C. R. R. of N. J. for the better accommodation of both passenger and freight traffic. Improvements in the way of new and enlarged stations, tracks, safety appliances and pier facilities are going on, involving a very large expenditure, all for the benefit of the public.

Dealing especially with the handling



EXCELLENT TRAIN SERVICE IS RESPONSIBLE FOR THE SUCCESSFUL DEVELOPMENT OF NEW SECTIONS LIKE THIS OF UNION STREET, PLAINFIELD. NEW \$500,000 HIGH-SCHOOL IN DISTANCE.

of freight traffic, constant efforts are made in every direction to increase already established superior advantages which are fully evidenced by the many important industries located along said line and new ones added constantly.

It may not be amiss to point out the fact that is possibly not as yet generally known except by shippers located on the road, that the C. R. R. of N. J. is a part of every trunk line operating between points in the west and New York waters. In this respect its position differs entirely from any other of the great carriers operating in the territory referred to, giving advantages to shippers and manufacturers the choice to select whatever route they find desirable to forward their commodities to and from the West, South, or New England territory. In addition, there are close working arrangements with the coastwise steamships via New York, as well as for European and Far East ports, or to the Orient. These unrestricted transportation facilities naturally are helpful to those who are located along this line, and undoubtedly are contributing factors for the rapid enlargement of many industries and their constant increase of production.

With the completion of the extensive improvements at Jersey City for the better handling of all classes of traffic and with the additional and new docks that are now being constructed along most modern lines as rapidly as it is possible, facilities of a character for the handling of traffic to and from vessels or for the harbor of New York will be of that extent that upon completion of all that has been undertaken and is in contemplation it will mean the finest and most extensive means of handling traffic by any road reaching New York waters.

The close proximity of one of the greatest commercial centers of the world should be a further consideration. This feature, we feel, is fully appreciated by those who are already located along the C. R. R. of N. J., and should be of more than ordinary interest to those who are seeking locations in the way of manufacturing sites, or otherwise. There are still many favorable locations that offer advantages for manufacturing and residential purposes.

Those who study in detail what has been briefly referred to will, we feel, learn to their satisfaction that the same energy and efforts that are put forth in the referred-to extensive improvement for the better handling of all classes of business equally applies to enlarged and corresponding train service, both on account of passenger and freight traffic, which cannot be excelled by any railroad. A suggestion may be permitted which is, to watch the rapid industrial progress along this road, corresponding with the broad and liberal policy of this company.

—The city of Plainfield, with a population of 23,000, has only eleven saloons which pay an annual license fee of \$1,200 each. North Plainfield, and adjoining borough with a population of 5,000, has seven saloons, which pay a license fee of \$250 each. An effort to increase the number of licensed saloons in Plainfield is arousing a storm of protest.

—The Board of Freeholders of Middlesex County has authorized John F. McGovern of New Brunswick to finish the work on the Woodbridge Creek Bridge, begun by contractor P. J. Monaghan, of South Amboy, from whom the contract was taken because the work was not completed within the specified time.

THE "SIXTH BOROUGH"

Metropolitan District in New Jersey Has a Population Exceeding That of Brooklyn.

THE Metropolitan District of New Jersey, comprising the five counties of Bergen, Essex, Hudson, Passaic and Union, constitutes economically the sixth borough of New York. Its communities aggregate a population exceeding that of Brooklyn, with its 1,604,351 inhabitants. In 1890 the population of all of New Jersey was only 1,444,933. In 1910 the total population was 2,537,167, about 200,000 more than Manhattan had. The total population of the Metropolitan district proper in New Jersey is 1,689,671.

The following statistics, classified according to "service districts," were obtained from John L. Conover, Jr., statistician for the Public Service Corporation of New Jersey. All of the towns are within the metropolitan district, comprising the five commuting counties within thirty miles of New York.

Essex Division.

Belleville, 9,891; Bloomfield, 15,070; Caldwell Borough, 2,236; Cedar Grove, 2,409; Chatham, 1,874; East Newark, 3,163; East Orange, 34,371; Essex Fells, 442; Florham Park Borough, 558; Glen Ridge, 3,260; Hanover Township, 6,228; Harrison, 14,498; Irvington, 11,877; Kearny, 18,659; Madison, 4,658; Millburn, 3,720; Montclair, 21,550; Morristown, 12,507; Morris Township, 3,161; Newark, 347,469; North Arlington, 437; North Caldwell, 595; Orange, 29,630; Roseland, 486; South Orange Township, 2,979; South Orange Village, 6,014; Springfield, 1,246; Summit, 7,500; Verona, 1,675; West Caldwell, 494; West Orange, 10,980. Total, Essex Division, 570,589.

Hudson Division.

Bayonne, 55,545; Fairview, 2,441; Guttenberg, 5,647; Hoboken, 70,324; Jersey City, 267,779; North Bergen, 15,662; Secaucus, 4,740; Town of Union, 21,023; Weehawken, 11,228; West Hoboken, 35,403; West New York, 13,560. Total, Hudson Division, 503,352.

Passaic Division.

Acquackanonk, 11,869; Garfield, 10,213; Haledon, 2,560; Hawthorne, 3,400; Little Falls, 3,750; Lodi Borough, 4,138; Nutley, 6,009; Passaic, 54,773; Paterson, 125,600; Prospect Park, 2,719; Saddle

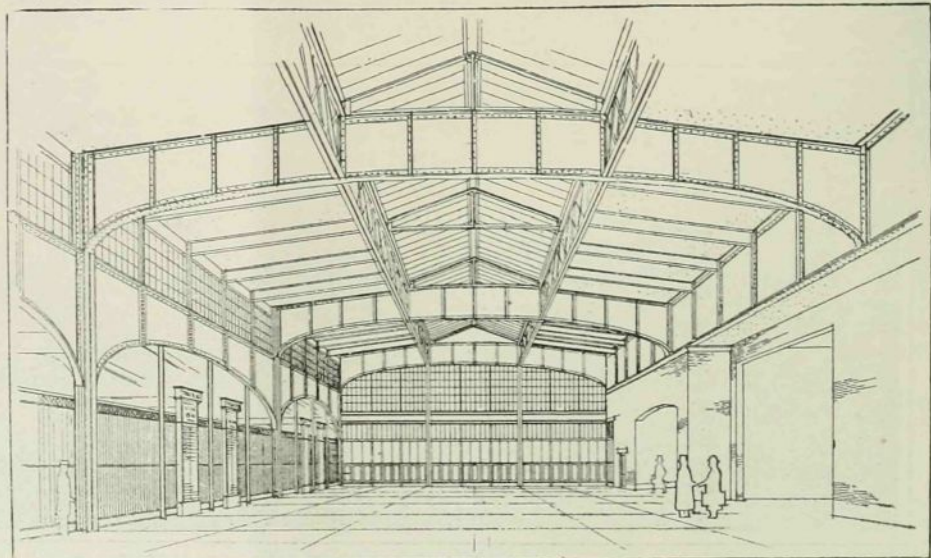
River Township, 3,047; Totowa, 1,130; Wayne Township, 2,281. Total, Passaic Division, 231,489.

Bergen Division.

Bergenfields, 1,991; Bogota, 1,125; Carlstadt, 3,807; Cliffside Park, 3,394; Cresskill, 550; Delford, 1,005; Dumont, 1,783; East Rutherford, 4,275; Edgewater, 2,655; Emerson, 767; Englewood, 9,924; Englewood Cliffs, 410; Fort Lee, 4,472; Franklin Township, 1,954; Glen Rock, 1,055; Hackensack, 14,050; Hasbrouck Heights, 2,155; Haworth, 588; Hillsdale, 1,072; Hohokus, 488; Leonia, 1,486; Little Ferry, 2,541; Lodi Township, 693; Maywood, 889; Midland, 1,480; Midland Park, 2,001; Moonachie, 638; Old Tappan, 305; Orvil, 970; Overpeck, 4,512; Palisade, 1,141; Palisade Park, 1,411; Ridgefield, 966; Ridgewood, 5,416; Riverside, 736; Rivervale, 450; Rutherford, 7,045; Saddle River Borough, 483; Teaneck, 2,082; Tenafly, 2,756; Union Township, 4,076; Wallington, 3,448; Westwood, 1,870; Woodcliff, 470; Woodridge, 1,043. Total, Bergen Division, 101,668.

Central Division.

Bound Brook, 3,970; Bridgewater, 1,742; Clark, 469; Cranford, 3,641; Dunellen, 1,990; East Brunswick, 1,602; Elizabeth, 73,409; Fanwood Borough, 471; Fanwood Township, 1,616; Franklin, 2,395; Garwood, 1,118; Helmetta, 661; Highland Park, 1,517; Kenilworth, 779; Linden, 1,988; Metuchen, 2,138; Middletown, 6,653; Milltown, 1,584; Monmouth Beach, 485; Monroe Township, 1,723; Mountainside Boro., 362; New Brunswick, 23,388; North Plainfield Borough, 6,117; North Plainfield Township, 886; North Brunswick, 990; Perth Amboy, 32,121; Piscataway, 3,523; Plainfield, 20,550; Rahway, 9,337; Raritan, 3,672; Raritan Township, 2,707; Red Bank, 7,398; Roosevelt, 5,786; Roselle, 2,725; Roselle Park, 3,138; Rumson, 1,449; Sayreville, 5,783; Seabright, 1,220; Shrewsbury, 3,238; Somerville, 5,060; South Amboy, 7,007; South Bound Brook, 1,024; South River, 4,772; Spottswood, 623; Union Township (Union Co.), 3,419; Westfield, 6,420; Woodbridge, 8,948. Total for Central Division, 282,573.



PART OF THE TRAIN CONCOURSE IN THE NEW JERSEY CENTRAL TERMINAL.

ESSEX, THE HEART OF THE COMMUTING AREA

What the Mayor of Montclair Has Done to Keep Up the High Standard of His Community—Progress in The Oranges and Other Commuting Zones.

By J. J. CRAWLEY.

ESSEX COUNTY, the heart of the East Jersey commuting zone, meets every requirement the home-seeker may have. If he desires to be within easy reach of theatres and lecture halls, by railway or motor car,

state that the building operations of 1912 have added enormously to the tax income of the county and State. The County Park Commission was wise enough to foresee a few years ago that, if park sites were not soon purchased

improving their neighborhoods. The advent of the cheap speculator and builder was frowned upon, notably in the case of Montclair, where ordinances were passed which made it almost impossible for this class of developer to do business in the town.

In this connection, it might not be amiss to refer specifically to the class of development which was the feature of the year in Montclair.

In the accompanying illustrations some of the newer development enterprises are presented. They show strictly high-class types of building, one of the houses being in the Georgian and the other in the Elizabethan style of architecture. They were designed by A. F. Norris of New York and Montclair. These two pictures typify the general character of building construction for residence purposes that has made Montclair conspicuous among New Jersey suburban communities. They reflect not only the trend of progress, but also the degree of public spirit with which Mayor Ernest C. Hink is imbued, for it is largely to him and to other leading members of the community, that the sobriquet of "The Athens of New Jersey" has been earned for Montclair by its officials in office, its merchants and its residents.

Population Figures Tell the Story.

An idea of the growth of this section of Northern New Jersey may be had when one learns that in Montclair, during the last ten years, the increase in population was 50 per cent, from 14,000 to 21,500; business frontage on the main thoroughfare is now sold at a price equivalent to \$32,000 an acre.

Ten years hence the increase in population of Northern New Jersey during the census decade will be nearer 100 per cent than 50 per cent, and Montclair, the Mountain Town, will be well represented in the showing.



HOME COMFORTS THE APARTMENT HOUSE CANNOT SUPPLY.

Newark, with its luxurious apartment houses and finely appointed residences, has first claim upon his attention. If, on the other hand, he seeks quiet, fresh air and a distinctive social atmosphere, Montclair bids him welcome. For an unspoiled rural environment Short Hills, Caldwell, Essex Fells, Milburn and Chatham offer inducements that are unexcelled anywhere in the neighborhood of New York city.

You ask whether I think the wonderful growth of East Jersey in recent years will continue? I can best reply to that question by inviting you to make a survey with me of Essex County in 1912.

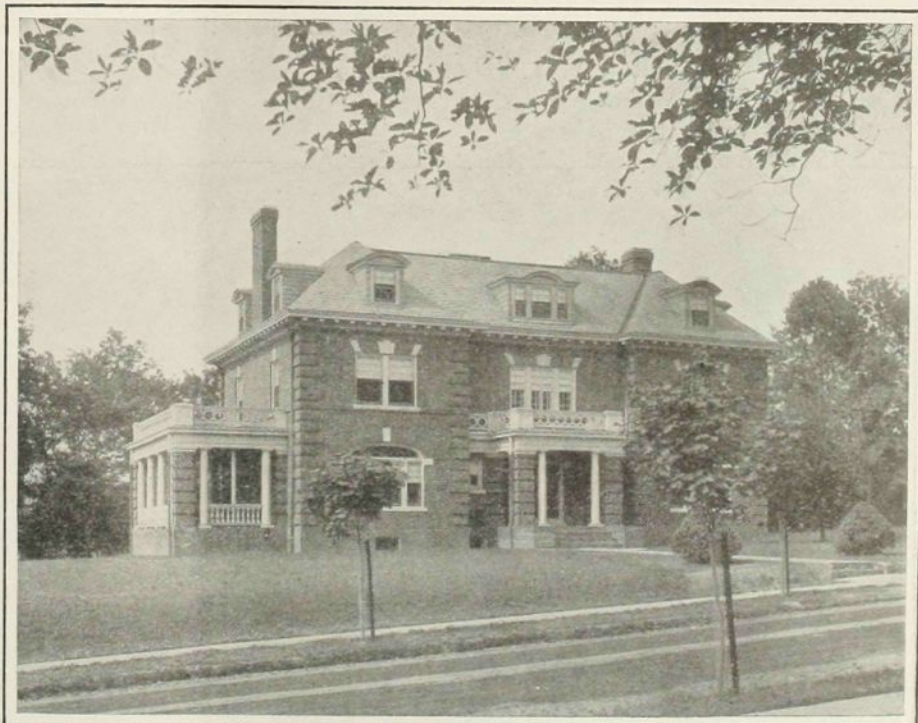
First among the residential towns are the Oranges, Bloomfield, Glen Ridge, Montclair, Essex Fells, Caldwell, Chatham, Short Hills and Milburn. All these are within an hour's ride by train from New York, and are served by the "Road of Anthracite." The social life, character of schools, number of churches and remarkably high civic ideals found in these municipalities entitle them to the attention of the New Yorker seeking to establish his home free from all city influences.

It is small wonder, then, that even though general economic conditions should be undergoing a change which makes for unsettlement in the average community, these towns should be forging ahead. All this is a development of recent years, but principally of 1912, when the communities in question experienced their greatest growth as commuting communities.

This is evidenced by the reports of local real estate brokers, who, one and all,

prices would soon be prohibitive. The commission acted promptly, so now the entire county is well provided with beautiful natural parks, which will insure to this section of Northern New Jersey first place as a recreation ground.

Last year the demand for high-class property was excellent, coming mainly from those who were not interested in speculation, but in building houses and



A HIGH TYPE OF DEVELOPMENT IN MONTCLAIR.

HOBOKEN AND JERSEY CITY CHANGING

A Complete Modern Sewer System Planned.—McAdoo Tunnels Have Caused An Upbuilding of the Bergen Section of Jersey City.

HOBOKEN and Jersey City, although they adjoin each other, are as distinct as the hands. The former has a population, according to a census taken in 1910, of 70,324 persons, and it covers an area of 837 acres or slightly more than a square mile; while Jersey City is much larger, comprising a population of 267,779 persons and embodying an area extending from the Hoboken City line south to Bayonne and to and including Greenville, Bergen, Hudson and Lafayette on the west. Both cities are traffic served by the Hudson & Manhattan Railway Company or what is commonly known as the McAdoo Tunnels. The ferry traffic between Hoboken and Manhattan has not materially decreased, but the ferry traffic between Jersey City and Manhattan has suffered consequent on the tunnel running through Jersey City and the trains in it stopping at various stations there. In Hoboken the tunnel ends at the river front and connections are made with the various parts of the city by trolley cars which come to the stairs of the tubes. There is a special reason for the continuity of traffic on the Hoboken ferry and that is the Lackawanna Railroad, which has its terminus in Hoboken, issues its commutation tickets between given points on its system and Manhattan; and, inasmuch as the ferry service is included in the commutation cost the railroad figures accordingly in the cost of ferry maintenance. Besides, there is heavy vehicular traffic between Manhattan and Hoboken. Both Hoboken and Jersey City are very old municipalities. The Stevens family, which founded Stevens Institute of Technology, originally owned the greater part of Hoboken, including all of its frontage on the North river. Jersey City was settled largely by the Holland Dutch, and many of the prominent families there to-day bear Dutch cognomens.

Status of Hoboken.

As Hoboken grew in population and importance the Stevens family sold the major part of its land within the city proper and within comparatively recent years the family has transferred its ownership of its waterfront to a cor-

poration known as the Hoboken Land & Improvement Company, which has been largely instrumental in the development of the city's coast line. There is about $1\frac{3}{4}$ miles of waterfront to Hoboken. The surface of the city generally is quite flat, sloping back gradually to an elevation of only a foot or two above high tide, the only deviation in this uniform surface being the hill known as Castle Point, overlooking the river about midway between its north and south boundaries. Here the old Stevens Castle and Stevens Institute are situated. Cooperating with the Hoboken Land & Improvement Company in the development of Hoboken's commercial advantages is the Hoboken Railroad, Warehouse & Steamship Connecting Company, which is leased for a long period to the Hoboken Manufacturers Railroad Company. This railroad meets the demand for shipping facilities from one part of the city's waterfront to another part, and its tracks extend from the North German Lloyd piers between 3d and 4th streets, to 15th street extended, and then west four blocks and north three blocks where it connects directly with the Erie Railroad. This river front road also serves the Holland-America, the Wilson and the Scandinavian-American line piers. The Hoboken Land & Improvement Company owns most of the water front of Hoboken, including the piers of the Holland-America line. It may not be generally known, but it is a fact, that the widest and longest pier in New York Harbor is on the Hoboken shore front. The Holland-America pier is 150 feet wide and the north side of the Scandinavian-American line pier is more than 1,000 feet long. The steamship companies own a total of three plots, the Pennsylvania Railroad Company one plot, the American Warehouse & Trading Company one plot (foot of 12th street), the Tietjen & Lang Dry Dock Company one plot (in the cove), while the remainder, excepting the ferry slip, is owned by the Hoboken Land & Improvement Company; and it is some of the most valuable waterfront in the world. The company does not want to sell its waterfront holdings and none

has been sold since 1904. The property is leased to the occupants for long terms, the owning company making the necessary improvements; and it is asserted that it gets back the cost of the improvements within twenty years as well as having a good investment.

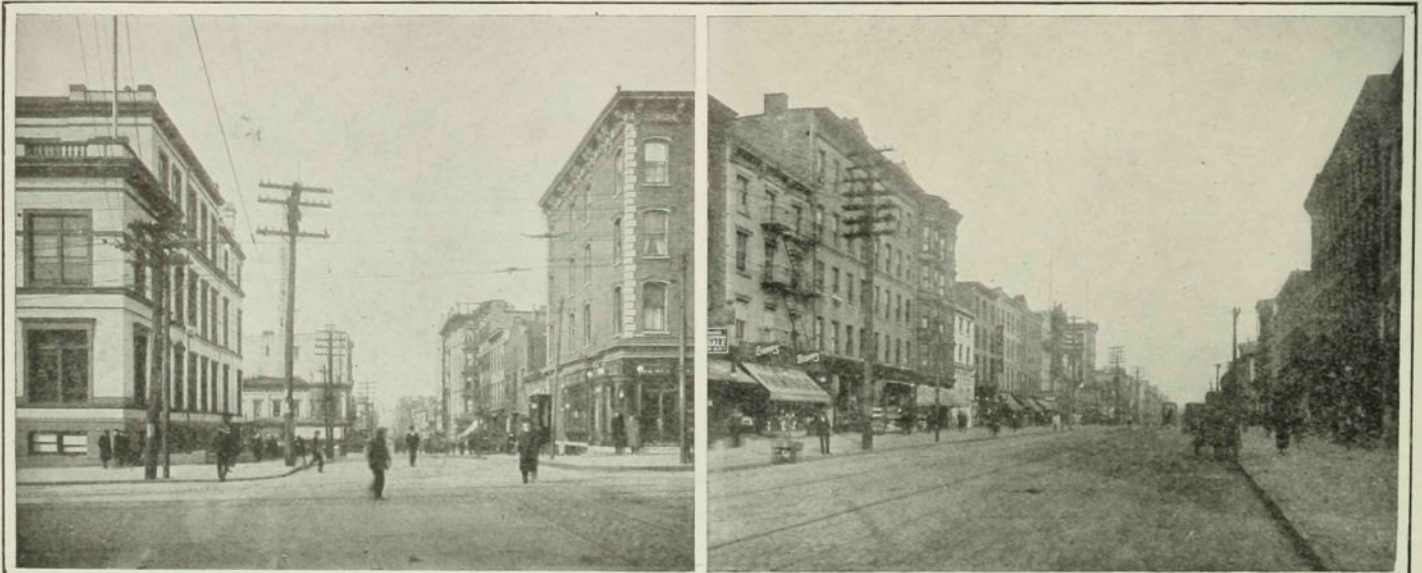
Meeting Demand for Expansion.

About 75 per cent. of the area of Hoboken is improved; and, the bulk of the vacant land lies in the lowest part of the city. This section was known originally as the meadows and it extends from Branch 1 of the Hoboken Manufacturers Railroad Company, from about Garden street north of 14th street, running west and south to a junction with the Lackawanna Railroad. With the exception of a few scattered buildings, this part of the city is now dormant and it is badly in need of a sewerage and drainage system. Hoboken is bounded on the north and west by the lines of an old creek and none of the city is included in the high hill to the rear of it. The Hoboken Land & Improvement Company has created what might be characterized as a "Small Bush Terminal," on the shore of the cove at Garden and 15th streets, in the form of a 10-story concrete building, 100x200 feet in size; and this building is rented in whole floors, half floors and quarter floors. It is connected not only with water shipping, but with all the railroads touching the North River.

At 14th street, Hoboken, the city has been connected during the past year, by an immense viaduct highway, with the high hill back of it. It is one of the notable municipal improvements.

The greatest drawback to Hoboken at the present time is the lack of a complete sewer system. The present system is complex and in places the sewers have settled three to four feet below their proper position. Most of the sewage empties into the Hudson river at 15th street, 14th street, 11th street, 3d street and Ferry street, while a large amount is emptied into the canal just south of the city line. A number of small independent outfalls discharge into the Hudson River from small areas. Practically

(Continued on page 185.)



HOBOKEN IS A WELL KEPT, ORDERLY, PROGRESSIVE CITY.

SHALL WE TAX THE UNEARNED INCREMENT?

Professor Johnson Justifies the Work of the Mayor's Commission—Henry Bruere Explains How the German Tax Works—No Occasion, He Thinks, for the New Device.

PROF. JOS. FRENCH JOHNSON, dean of the School of Commerce of the University of New York, thinks that a great deal of unnecessary excitement has arisen over the plan to tax the unearned increment of land, recommended by the Mayor's Commission on New Sources of City Revenue. Professor Johnson is one of the Commission. He thinks that, notwithstanding the furore that the proposed measure has created, especially among real estate men, the commission did the best it could under the circumstances. He thinks also that the tax measure, if adopted, will accomplish its purpose with very much less economic strain than its opponents have predicted; in fact that any disturbance that may result will be temporary and insignificant, compared with the ultimate benefit.

The dean's manner, as he discussed the matter in his quiet office in the University building on Waverly Place yesterday, was one of convincing simplicity. Whatever might be the merits or demerits of the commission's tax scheme, there could be no question of the fact that to Dean Johnson it represented a rational, sincere effort to solve a very difficult problem.

"I would like first to emphasize an important point," said the Dean. "Many criticisms by real estate men of the proposed measure have found fault with the commission for what seems to be considered an application of the Single Tax theory. And what is even more curious, I have received a number of letters from real estate men commending the wisdom of applying the Single Tax method—what they are pleased to term the doctrine of Henry George. For it appears that a man may be engaged in the real estate business and yet be a single taxer.

A Word About the Single Tax.

"Now the doctrine, to put it simply, that the land is the chief source of wealth, rather than its products—such, for instance, as gold and silver—was not original with Henry George. Economists have held this to be so for a long while. Adam Smith recognized it. So did John Stuart Mill. Indeed, the doctrine is two hundred years old, originating with the physiocrats in the 17th century. Henry George merely carried it to its greatest extremes. And let me emphasize the point that I am not a single taxer, and that so far as I know, the other members of the commission are not. At any rate, we did not approach the matter from the single tax point of view at all."

"Is the tax based on the foreign plan of taxing unearned increment—let us say, the German method? What are the essential differences?"

"To some extent, yes," said the Dean. "We considered foreign measures of the same general nature, both the English and German. But we discarded certain features as being unsuitable to our case. I do not at the moment recall all of the details of the German increment tax, but its principal features are that the tax is collected when the property is sold and that it is a graded tax ranging, I think, between ten and thirty per cent. based on the length of time the property has been held by the last owner. We discarded that feature as being too complicated.

"The tax was tried some ten years ago in some of the German municipalities and about three years ago was adopted as a federal tax. Owners at first attempted to evade the law by incorporating, and when amendments made that recourse impossible the attempt was sometimes made to avoid the tax by making wash sales. We have improved upon this feature by basing the tax upon the assessed value."

"You consider the tax, then, eminent-ly just in spite of complaint of already heavy taxes?"

"Let me answer first as to the tax itself.

Landlords As Slot Machines.

"So far as the complaint comes from owners of improved property, it cannot bear very close inspection. There seems to be a remarkable unanimity among owners of improved real estate that they pay all the tax levied against their property. Indeed, that opinion seems to be quite commonly held. I find it even quite difficult to get some of the students here to realize that the tenant pays the taxes. The landlord, of course, pays a proportion of them, but not by any means all. Further than that, the rent question is entirely in the hands of the tenants. The landlords are, in effect, just so many slot machines. The tenants wish to go to a certain neighborhood, to a certain apartment. That is why they go there. And one tenant pushes the \$70 slot and another the \$80 slot. The landlord does not fix the rent.

Touches Only the Prosperous.

"As regards vacant land, does it not seem reasonable to suppose that a man would rather find himself in the position of being required to pay the tax than not to pay it? Would you not rather pay \$100 more in taxes because your land had increased by \$10,000 in value, than escape the tax because your land had not increased?"

"Finally, is it not plain that the tax will relieve owners of property when values are depreciating—as, for instance, in this vicinity—by shifting the burden to those who are better able to bear it, that is, those whose land is increasing in value?"

"And, of course, with regard to the somewhat childish criticism that the framers of the measure seem to have overlooked the necessity for making up to owners, by some sort of rebate, when land decreases in value, the less said about it the better. It has nothing to recommend it but its originality.

"When land ceases to increase, the increment tax ceases automatically.

Other Sources Considered.

"In fairness to the commission I ought to say that we did not come immediately to the point of taxing the unearned increment of real estate. We thought of other things, but had to abandon them. We could not touch incomes, because the federal government will soon do that. The State has already utilized inheritances.

"We considered a tax on business, such for instance as hotels, theatres and so forth; and, personally, I am not sure that that would not be a good thing. But we finally dismissed it on the theory that it might injure business.

"We considered the habitation tax, a tax on rents, graded according to what a man pays to his landlord for residential accommodations. But we thought it inquisitorial, un-American. And so we come perforce to the unearned increment tax. We did to the best of our ability, under the circumstances, what the commission was asked to do."

As to Modern Thought.

"Is that another way of saying that the proposed tax measure is a sort of compromise forced upon the commission by an antiquated and inadequate system of taxation?"

"That is practically so. But the commission as a whole unanimously and without any reservation whatever believes in a tax on the unearned increment."

The questioner was still inquisitive on one point, so he asked:

"Is the preponderance of scientific opinion more in favor of the community benefiting from the unearned increment, than it was a decade ago?"

"I think so."

Henry Bruere Explains the German Tax.

Henry Bruere, director of the Bureau of Municipal Research, was abroad this year, and, among other things which he studied was the German method of taxing the unearned increment on land. In explaining that he takes a fling at the 1 per cent. plan recently proposed. Mr. Bruere, it should be added, speaks for himself, and not as a representative of the Bureau of Municipal Research. He says:

"No one may safely venture an opinion on the efficacy of the new method of taxation until that method is given an adequate trial. The increment tax suggested by the revenue commission accepts a principle now recognized in the tax laws of Germany and England, but modifies the method of its application.

The German Plan.

"In Germany and in England the increment tax is levied once and for all at the time of the transfer of the property. The tax is based on selling values. In the revenue commission proposal, it is a continuing levy on the increase in value of the land as determined by assessment over the assessed value of 1912. The tax is to be based on the assessor's estimate of increased value. So long as the increase in value is maintained, the tax continues. If it disappears, the tax is discontinued.

"The increment tax is a compromise, a modification of present methods of taxation which disregard the increase in value of property due to community growth, except in so far as that increase is included in the assessed valuation of property for the purpose of general taxation. The taxing power under the existing system is not used to check speculation in real estate, to affect the availability of lands now held for speculative purposes, nor to reduce the burdens of the rent payer. Taxation under the existing system is for revenue purposes only and has no corrective purposes. The single tax advocates aim to use the power of taxation not only for revenue purposes, but to protect the users of

(Continued on page 185.)

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building
Manager for the American Real Estate Company.

John C. Knight, manager of the big Metropolitan Life Building, pointed out the other day an interesting tendency in the profession of building management. The universities and technical schools, he said, are sending out annually from their engineering departments more graduates than there is room for in the engineering professions proper. The best that the majority of such graduates can expect in these professions is a position as draughtsman at, say, \$15 a week, and the prospect of advancement is anything but encouraging. A knowledge of engineering, particularly of structural engineering, makes a good educational foundation for the business of building management. This profession is consequently attracting young engineering graduates, especially in Western cities. It offers important administrative positions at good salaries, both as heads of technical departments in big real estate offices and as responsible managers of individual skyscrapers, the property, frequently, of wealthy corporations. In view of the growing demand for building managers of technical training, at least two educational institutions have under consideration plans for establishing building management classes in connection with their engineering courses. Mr. Knight happens to know about these institutions because interested members of their faculties have sought his advice. And, by the way, the Record and Guide has just been on a similar errand to Mr. Knight, for he is quite the right person to go to for broad-gauge professional ideas on building management. In two or three weeks it is hoped to make an interesting announcement in this column as a result of our little journey to the Metropolitan Life Building.

Joseph H. Booth, the author of the very suggestive leading article appearing on this page, may not be as widely known among our readers as are the real estate men who have contributed the earlier articles. A word of introduction may therefore be appropriate here, although it would not be needed in any publication, local or national, devoted to the plumbing trade. Mr. Booth, who is in business at 516 Columbus avenue, is a lecturer in the Twenty-third street Y. M. C. A., and was for years an instructor in a technical school.

The fact may not be generally known, at least the present writer didn't know it until this week, that one of the great lending institutions employs outside specialists to inspect all the construction work on buildings on which it makes building loans. The idea is to make sure through specialists of recognized authority that, in the first place, the plans and specifications of a building on which a loan is made are what they should be and that, in the second place, they are strictly adhered to. The institution, in short, guards itself against the perfunctory, or worse, inspections of public officials and eliminates such temptations as would arise if a salaried employee of its own were entrusted with the supervision of a great number of

structural operations. Of course, the cost of the inspections falls upon borrowers, but this cost is small in proportion to the benefit received. The fact that specialists of independent standing and authority have acted as inspectors for the lending institution serves as a guarantee of sound construction to prospective buyers. That inspections of the kind in question are worth something as a guarantee is evident. In one instance, the sum of \$20,000 had to be spent to make good a departure from plumbing specifications passed by the Building Department. The main purpose of the lending institution is to see that it has no loans on buildings that are not first class in the matter of both fire protection and sanitation, recognizing

that the tendency of the Legislature and the city departments is to exact costly structural improvements in buildings that modern public sentiment regards as unsafe. If the owner is called upon unexpectedly to lay out a heavy sum for alterations, his ability to pay interest on his mortgage is affected. To be safe, therefore, the lending institution, whose building loan is, according to present custom, changed into a "permanent" loan on the completion of the building, insists upon standards of construction that are really in advance of the requirements of the existing building laws. The motive may be purely commercial, but it works to the advantage both of the real estate market and of the community as a whole.

CORRECTING HOT WATER TROUBLES

Lukewarm Discharge at Fixtures is Often Caused
by Return Pipes of Insufficient Capacity—Clogging
Through Chemical Effects of High Water Pressure.

By JOSEPH H. BOOTH.

AN instantaneous supply of hot water is no longer deemed a luxury, but is a daily necessity. The old segregated manner of living is passing away. Communities of tenants, frequently equal in number to a good sized village, now live under one roof. Their demands for service furnish a problem which must be studied scientifically by physicist, engineer and experienced mechanic.

Disputes between landlords and tenants over the hot water supply have been decided in the courts on broad grounds. The judiciary has refused to make hair-splitting decisions. It has sided with tenants in that they have a right to a good supply of hot water, but it has likewise sided with landlords where it has been proved that they have done everything in their power to better existing conditions. Since there is something to be said on both sides, the question cannot be treated lightly, and causes, effects and remedies must be looked into carefully.

Poor Delivery.

The source of trouble, especially in the newer buildings, can in many an instance be traced to a "robbing Peter to pay Paul" process. The architect and engineer in drawing up the plans make every provision for a plant which will meet all contingencies. Instead of allowing these plans, as originally drafted, to be carried out, it often happens that the contractor and owner "get together" to make a "saving" in cost. The contractor will suggest that by "duplicating" a plant which is giving satisfaction in such and such a building, a great saving will be made; and the suggestion is accepted without considering whether the conditions under which the plant will have to work in the new building are the same as in the old. The architect and engineer are instructed to modify the specifications, in order that the contractor may install his "equally as good" plant. After the work is finished and the apartments are leased, the plant fails to meet demands. This

often necessitates the substitution of a new plant.

A common source of complaint is the poor delivery of hot water to fixtures. Tenants find water discharging at a temperature as low as 60° F., and are compelled to waste ten to thirty gallons before warmer water is supplied. This may be accounted for by the fact that the water cannot be returned naturally to the heater and circulation kept alive.

This is frequently caused by the practice of cross-connecting several hot-water risers under cold roofs to a small return pipe of about one-tenth the sum of the areas of the risers. It is a physical impossibility for this return properly to perform its functions; so the water practically becomes "dead." Often pipes are not braced and sag like clotheslines. Then again they are not covered and the water loses all its heat before returning to the heater. One common bad practice is the bushing down of the sizes of tappings in heater, storage tank and fittings, which creates friction and retards the whole plant's efficiency. The natural expansion of pipes is, likewise, in many cases unconsidered, and breaks inevitably result. If a long stretch of pipe is run, a loop or some allowance in the fittings must be made.

Too High for the Heaters.

The ever-increasing altitude of buildings has brought about conditions that a great many heaters, perfectly capable a few years ago, cannot stand. This applies especially to cast-iron heaters. The water is generally supplied in such buildings from the roofs, and when it reaches the heaters, has acquired great pressure. Coupled to this, is the added tension which the heaters must stand from the sudden change in temperature. The water coming to the heaters cold is immediately passed over the fireboxes, which are very hot, a neutralization takes place with such suddenness that the cast iron cannot withstand cracking and explosions occur. The manufacturers no longer guarantee these heaters

to withstand the excessive force and pressure, but still claim their usefulness. A heater must be used, in each such instance, which can bear this tension and carry a working pressure up to one hundred and twenty-five pounds. Many times a system is clogged and does not leave a free passage of water. The hydrostatic pressure necessary makes a condition in which water will not boil at its ordinary temperature. The high temperature of the boiling point forces out lime and magnesium salts, which salts get into the circulating arms and couplings of the heater and clog up the system, retarding circulation throughout the plant. Constant attention must, therefore, be given to cleanliness.

Calling in the Doctor.

The effect of the foregoing hot water trouble has been to make the lot of the manager an unhappy one. Tenants pour troubles into his ears, the source of which is lack of hot water. In desperation, he calls in Dr. "Butt," the plumber, who opens the mouth of the firebox and sees evidence of a state of indigestion on the part of the heater. He sees congestion of the ashpit and stoppage of the alimentary canal, and proceeds to start a reaction by light osteopathic treatment. His overworked subject improves little under the light treatment, and, although the appetite for coal is good, there seems to be a poor assimilation. Dr. "Butt" proceeds to purge the whole system of what he felt deep in his heart was only a little rust. The subject by this time is pretty weak, being suddenly called upon to do its former work; it is not up to the strain, and cracks a rib.

Then "specialists" are called in, who proceed to condemn the whole plant, each recommending his individual specialty, usually a mechanical device.

What was originally a simple hydrostatic problem has now become a complex one in hydraulics. The remedy is to call in a plumber of modern education and training who not only understands the mechanics of plumbing but the theory and physics as well. Such a man studies the plant and the conditions under which it must work. A good heater of ample capacity is installed and the flue put in condition. He considers the natural tendency of water to circulate. He so arranges the plant that this tendency will be allowed full sway. Sometimes the adjustment or addition of loops or connections will do the work.

As an instance of what the application of physics will do, I may cite a case where there was very little hot water supply because the original plant was improperly constructed and where two additions have been made to it. The heaters would not do their work. Supposed experts had condemned the whole plant. Their remedy was worse than the disease. They suggested such drastic changes that the tenants rebelled and the owners were in desperation, for it meant the disruption of the entire system. I remedied the trouble by simply changing a few connections, thereby accelerating the circulation of the "dead" water. The plant is now giving full satisfaction to everyone concerned.

New Trus-con Catalog.

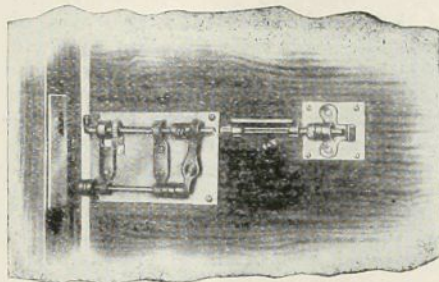
Architects and building managers may now obtain the second edition of the "Trus-con" products catalog, describing water-proofing, damp-proofing and packing paints manufactured by the Trus-con laboratories at Detroit, Mich. This catalog, handsomely illustrated, contains some information regarding water-proofing of steel and concrete that should have a place in all architects' reference libraries. Copies may be obtained by addressing the company at Detroit.

NEW THINGS

Uninfluenced by advertising considerations, this information is offered on its merits for the benefit of building managers.

An Elevator Door Lock.

An elevator door locking device which is applicable to any sliding door, and which has the added distinction of locking in the jamb, is being introduced by the Reliance Elevator Door Hanger



Company, of 1 Madison avenue. All the working parts are stopped by rubber cushions, and all fittings are of composition bronze on steel plates. The lock can be furnished to operate from both the inside of the elevator shaft and the outside, by key.

Some New Electrical Devices.

The Western Electric Company, of 463 West Street, gives in its Bulletin of Progress for 1913 a full report of the new things it has introduced, and which are now being put upon the market. Included in the list are the following devices pertaining to building equipment:

Intercommunicating telephones having a new type of desk set for private line and for outlying station use in master and intercommunicating systems. It is a self-contained instrument having a push button in the stem for signaling other stations and a buzzer in the base.

A switchboard apparatus, known as sectional unit types No. 1800, with magneto, and No. 1801, with central battery lamp signal boards, for small magneto offices and private exchanges.

New standard types of convertible switch boards. No. 1246 is a non-multiple using combined jacks and signals. No. 1013 is a plain combination of jack and signal board and the No. 1040 uses lamp signals. The new feature in regard to these switchboards is that all can be used for either magneto or central battery service, or both, without changing any of the apparatus. This permits small users to change from magneto to central battery gradually at a minimum of expense.

Included in the switchboard improvements for the 1913 market is the No. 194 "line and cut-off" relay for subscriber line use. It is smaller and more compact than the old standards and has the same efficiency. It is also notable for the accessibility of the contact springs, its positive action and the fact that there are no knife-edge or gravity-operated contacts.

The loud speaking telephone has been developed for use in conveying orders or inquiries in noisy rooms from department offices. These loud-speaking telephones are adapted for use in paging in hotels, railroad stations and amusement parks. They are also adaptable for annunciator work of all kinds.

Automobile telephones permitting easy communication in limousine automobiles between passengers and chauffeurs have been improved.

A new type of telephone arm known as No. 1046 is especially designed for use in offices. It is a self-contained arm having a desk stand body with transmitter and receiver at the upper end.

It is so arranged that in whatever position the arm may be the desk stand portion is always vertical. The other type, No. 1048, is of the lazy tone principle. It is also self-contained. Both types may be arranged for mounting on a roll top or flat top desk or on walls. A telephone bracket, known as No. 1047, and similar to the 1048 arm, but arranged to take a desk stand of standard design, has also been placed upon the market. A double arm of the No. 147 type, known as No. 247, has been designed for use where there are both independent and Bell service or where there is more than one telephone system in use in offices or buildings.

In power apparatus, improvements have been perfected and have been concentrated largely in the new Western Electric-Sturtevant vacuum cleaners. The 1913 models are made in three durable and three stationary types of different sizes. They are electrically operated. The cleaners of the large volume, high velocity type use a centrifugal fan and are a great improvement over the low volume, high vacuum types.

A New Refuse Destructor.

The entrance into any business field of a new enterprise or a novel piece of apparatus for performing any specified work is always of interest. The remarkable progress made in sanitary engineering education has developed a demand for improved methods of handling and disposing of worthless refuse, and of the economic utilization of such parts of this waste as may be available for sale or for other purposes. The Griscom-Russell Company, of 90 West street, has an improved refuse destructor, in the form of a high temperature furnace for the disposal of all municipal refuse and industrial waste which is said to have exceptional merit.

QUESTIONS and ANSWERS

Testing for Crown Sheet Blisters.

What is a good method of testing for crown sheet blisters?

Answer.—Blistering is a defect in wrought iron plates which is developed when the plates are exposed to a too intense heat. The plate, instead of being solid, becomes laminated in spots; that is, the layers of iron develop impurities between them through the formation of latent pyrites. These impurities are poor conductors of heat. The hammer test is the best method of finding them.

Pumping Hot Water.

Can you inform me why it is a pump will not lift hot water?

Answer.—Pumps are now manufactured which lift hot water. The reason the average pump refuses to raise heated water is because condensation of steam destroys the absolute vacuum, and it is difficult to keep packing properly lubricated in hot water. If you obtain suitable heads and use heavy packing and heavy lubricant with automatic feed cup, you will find hot water can be raised.

Steam Turbine Efficiency.

Can you advise me whether the steam turbine direct-connected generating set is considered as economical for isolated plant work as the simple high speed engine sets?

Answer.—The steam turbine is more economical, as it does not take more than one-half as much floor space, has very few parts to wear out, and requires very little attention after starting. It is considered better than the simple high speed engine, especially in large units.

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The Albany correspondents are beginning to show a keen appreciation of the humor in the rapid transit situation. The humor, in fact, is broad enough; but the cost may come pretty high.

The contribution by Henry Bruere to the discussion of the unearned increment tax, which appears on another page, is of special value because it gives authentic information concerning the workings of the German tax as a corrective social measure. We commend it to the special attention of those who favor the tax primarily as an instrument of reform.

The chairman of the dinner committee of the Real Estate Board of Brokers, Elisha Sniffin, announces as speakers at the banquet to be held at the Waldorf-Astoria on Saturday evening, February 1, George McAneny, William R. Willcox and William McAndrew. Reservations for over seven hundred seats have been asked for. The committee promises a fine dinner, and we have no hesitation in forecasting a very jolly evening.

The Minnesota State Art Society, of which Mr. Maurice I. Flagg is Director, has formulated a novel and interesting plan to improve the architecture of the farm houses of Minnesota, according to "Art and Progress." A competition will be instituted by the society among all Minnesota architects for designs for a farm house to cost \$3,500, which shall combine utility with beauty. Five hundred dollars will be given in cash prizes besides which there will be a medal and at least one diploma. The prize winning plans are to be the property of the State Art Society, and will be placed at the service of the farm house builders.

Peril to Real Estate in the Rapid Transit Crisis.

During the past week the danger to the Dual Subway system, which the Record and Guide was first to point out, has become acute. Its enemies have thrown their cards on the table and have indicated plainly their line of attack. After having been out-voted and out-argued in New York City, they have carried their case to Albany. Taking advantage of the election of a new Democratic Governor, who is closely associated politically with Mr. Hearst, they are trying to obtain from Mr. Sulzer the appointment of a chairman of the Public Service Commission who will undo the work of the past seven years. There are two members of the present commission who are hostile to the proposed contracts and the addition of a third would turn the control of the commission over to the enemies of the Dual System.

At the present writing no unequivocal proof has been published that they will be successful. Governor Sulzer has not committed himself one way or the other. There is some evidence that he would like to place himself on record in opposition to the contracts without actually making himself responsible for their rejection. If this should be his state of mind, the friends of the Dual System ought to be able to make a strong political argument in favor of the adoption by Mr. Sulzer of a non-committal position. The Governor should be made to realize clearly the situation in which he would be placed in case he fills Mr. Willcox's place with an avowed enemy of the Dual System. He would upset the settlement of one of the most difficult and complicated problems in the world, which has been reached only after the most disheartening and costly delays.

The interests, convenience and health of many thousands of people in every borough of Greater New York hang upon the building of the Dual System. All these people will be angry and resentful in case the settlement is upset. On the other hand, there is no practicable alternative plan in sight. If the opponents of the Dual System do succeed in defeating it, they have no substitute which would be anything like as popular and useful. The additional mileage that the city itself could afford to build would be small compared to the new mileage offered by the Dual System, and the additional routes would derive no benefit from connections with existing rapid transit lines. The inevitable result would be a long delay, and the ultimate substitution of an alternative plan which would be far less popular and would benefit much fewer people. Any public official who made himself responsible for such a result would suffer severely in the face of public opinion. The thousands of voters who were injured would have long memories and would not hesitate to make their displeasure felt.

When one considers the inevitable consequences of the defeat of the Dual System, it is incredible that any responsible public servant can make himself responsible for incurring them. The Record and Guide hardly dares to predict what the result would be of a failure to sign up the contracts within the next few weeks. In every direction the health and comfort of the inhabitants of New York are imperilled by the lack of adequate means of communication. Every additional month of delay costs the city an incalculable amount in loss of human energy and in commercial efficiency. Finally, the one thing that is keeping up real estate values is the benefits which are expected to follow from the completion of the new system.

Its defeat would demoralize the real estate market, and would cause widespread loss and disaster. Real estate owners are depending on the Dual System to bring back to them some of the prosperity of which they have been deprived by recent increases in taxation.

The friends of the Dual System should fight tooth and nail on its behalf. If it is possible to have the contracts ready for signature before the expiration of Mr. Willcox's term, they certainly should be made ready. There is not the slightest need or reason for any delay which is not required by the legal technicalities. The whole matter has been discussed ad nauseam and all the details have received the most patient and prolonged consideration. Indeed, the city's officials have by their insistent attempts to save to the city a few hundred thousand dollars delayed the consummation of the bargain, and by their delay have cost the city many times the amount of the saving. If it had not been for such needless delays, the existing crisis would have been avoided. They have every justification at present to close the bargain before February 1, and it is sincerely to be hoped that they will get together and do so.

But in the meantime the property owners of New York should not be idle. They should make the Governor understand how serious the consequences would be of the defeat of the Dual System. They should hold local meetings all over the city and address remonstrances to him. If necessary, a general mass meeting should be held for the same purpose. They should address letters to him personally and send delegations to see him. He should not be allowed to make the mistake of replacing Mr. Willcox by an enemy of the Dual System without clearly understanding what the consequences will be both to himself and to the City of New York.

The Future of Fourteenth Street.

During the past week Mr. George A. Hearn published in the daily papers a plea for the old retail district between 14th and 23d streets, Sixth avenue and Broadway. In his statement he gives many apparently good reasons to prove that this district should be as available as ever for retail trade. He points out that over 2,000,000 people live in New York and in New Jersey south of the line of 14th street. He shows that the new subway system will connect this population more efficiently than ever before with the old retail district, and his conclusion evidently is that the recent exodus from this district is unreasonable.

There is much truth in what Mr. Hearn says. If those retail shops which remain in the old district can hold out until the new subway system is in operation, their existing locations may prove to be as desirable as ever. But it must be remembered also that no conceivable change in conditions will enable the old retail district to recover the ground which it has lost. Fifteen years ago there was concentrated in the small district bounded by 14th and 23d streets, Sixth avenue and Broadway a very large proportion of the better and bigger retail stores in New York. A few of them had strayed off up Broadway and Fifth avenue, but not many. Since then this district has lost almost all of the more expensive special shops, of which Tiffany & Co. is the best type. It has lost also the better class of drygood stores, of which the best examples are Altman's and Stern's. It has even lost one large department store, viz: R. H. Macy & Co.

None of these will ever be regained. The retail district needed more room. The patrons of the better class of the

retail stores did not like the increasing proximity of the wholesale trade. It was natural that this class of trade should seek a district of its own in and around Fifth avenue. The old retail district is bound to lose the few high-grade shops which still remain within its limits. None of the changes recommended by Mr. Hearn can affect this result and no action by the city in the past could have kept stores like Altman's in their old location. The only question is, will the district bounded by 14th and 23d streets, Broadway and Sixth avenue keep the cheaper class of trade which still remains to it?

This question cannot be answered with any confidence. On the whole, it seems probable that if the new subway system is completed according to schedule the old district will hold its own. No other stores competing with R. H. Macy & Co. has as yet followed its example, but the possibilities should be faced that eventually some such change may take place. The tendency towards concentration in a city like New York is very powerful. The degree of concentration in the retail trade which existed fifteen or twenty years ago will not be repeated, but it is possible that economic causes may bring about more concentration than that which now exists. If the stores now located on Sixth avenue between 14th and 23d streets and on 14th street were all moved to Sixth and Seventh avenues, between 23d and 40th street, they would certainly transact a larger gross business than they do at present. A shopper would find it more convenient to go from one store to another and would be more likely to have his needs completely satisfied. Just how powerful this tendency will be remains to be seen, but if during the current year some of the firms now situated south of 23d street do not move the Record and Guide will be very much surprised. Their difficulty is to find an available location which is not too expensive. Probably sites on Seventh avenue not too far from 34th street would meet their needs most completely, particularly in view of the rapid development of the mail-order business with New York as its centre. This class of business finds it convenient to be near the new uptown post-office and in a location in which the street traffic is not congested. The district immediately west of Seventh avenue suits its purpose admirably, and a considerable development of this class of trade in the neighborhood mentioned may be expected. Montgomery Ward & Co. the large mail order house of Chicago is to open a branch in New York, and its selection of a location will constitute a very interesting indication of prevailing tendencies.

—The Jersey Central has no tunnel facilities in New York City, but the speed of its trains and the excellent service rendered gives patrons of its lines transportation quicker than other roads with tunnels give. The Central Railroad is equipping its express trains with new "800" type of locomotives capable of maintaining a speed of 75 miles an hour.

—The members of the Brooklyn Board of Real Estate Brokers will hold their seventh annual dinner at the house of the Brooklyn Club this Saturday evening. Next Saturday evening the New York brokers will dine at the Waldorf Astoria.

—More than 700,000 persons are employed in the factories of New York City, and more than one-half of the clothing for both men and women worn in this country is manufactured here,

THE INCREMENT TAX.

(Continued from page 181.)

land from unjust imposition by the owners of the land. The single tax recognizes the use of land as a necessary element in every human enterprise, and aims through the power of taxation to prevent excessive charges for this use.

"The increment tax as worked out in England and Germany and now proposed for New York City, adopts the single tax theory merely for the purpose of increasing public revenue. It justifies an additional tax on certain real estate on the theory that the value of that real estate has been increased through community growth. It seems to me an illogical tax because it does not have the courage of its convictions. If the increase in value is due to community growth, the whole increase should be appropriated for community purposes. If the increase is due in part as real estate operators will claim to 'farsightedness in investment,' to 'frugality,' to 'prudence' and to other qualities which have enriched many traders in real estate and impoverished others, then the increment tax penalizes enterprise and unjustly discriminates against the man who makes his investment in real estate after 1912, the year taken as the basis for determining the valuations upon which the increment is to be figured.

Method of Assessing.

"For the purpose of comparison it may be worth while to review the increment tax as now established under the German Imperial law. A tax of varying amounts depending upon specific conditions is levied on the increase in the value of the property, as determined by the selling price, compared with the price at the last transfer. Preceding sales as far back as 1885 are taken into consideration. For transactions prior to that time, 1885, values are assumed. All charges for improvements made during the time of holding are deducted from the total sales price, and the difference between the actual purchase price and the actual sales price, minus the cost of the improvements, is the basis on which the increment tax is levied. No tax is levied in the case of inheritance or transfer as a gift. Generally if the sales price does not exceed 20,000 marks (\$3,000) for improved property, or 5,000 marks (\$1,250) for unimproved property, no tax on the unearned increment is levied. This is to exempt small holdings of a non-speculative character. But even these holdings are taxed if the income of the person selling the property exceeds 2,000 marks annually, or if dealing in real estate is a regular part of his business.

"The tax amounts to from 10 per cent. to 30 per cent. of the increased value, depending upon the ratio of the increase over the purchase price. Thus, 10 per cent. of the increase is taxed if the increase over the purchase price does not exceed 10 per cent. and 30 per cent. is levied if the increase equals 290 per cent. The tax decreases 1 per cent. for every year the property was held by the transferrer, the idea being that the longer the tenure the less likelihood that the investment was of a speculative character. Of the total tax the Empire receives 50 per cent., the State in which the property is located 10 per cent. and 40 per cent. to the city. Cities may themselves add an additional tax on the increment, but the special municipal tax may not exceed 100 per cent. of the amount received by the city from the Imperial levy, and in no case may both Imperial and municipal tax exceed 30 per cent. of the total increase in value.

"How this tax operates from a revenue standpoint is indicated by the following table showing the return per capita and

the percentage of the total tax receipts derived in 1910 from the increment tax in nine German cities:

City.	Per capita.		% of total Tax receipt.
	Mks.	Mks.	
Berlin	1,000,000	.49	1.1%
Frankfurt ...	600,000	1.59	2.5
Schonberg ..	500,000	3.02	6.9
Essen.....	250,000	0.94	2.4%
Breslau	250,000	0.48	1.3
Wilmersdorf..	200,000	2.01	3.5
Coln	194,400	.36	.9
Wiesbaden ..	180,000	1.67	3.3
Hanover	150,000	0.51	1.6%

An Adverse Criticism.

"Last summer Dr. Albert Sudekum of the Reichstag, who participated in the drafting of the increment tax law in Germany, stated to me that the operation of the law had proved unsatisfactory. In the first place, the increment derived from it is uncertain because no one can foresee what sales are to be made. This defect is overcome by the New York plan. In the second place, he claims the law has failed to operate advantageously as a social measure for correcting the evil of land speculation. He states that in urban transfers the tax is shifted to the transferee and in rural transfers it is met by the transferrer. It does not reduce the value of property, and therefore it does not make the rental burden easier upon the backs of the poor.

"The English law is similar to the German law, except that there is a flat rate of 20 per cent. on all increments of land values revealed by sales, as compared with 1909 valuation. I have no first hand information as to how the law is operating in England.

Does Not Make for Social Reform.

"My view of the New York proposal is that it will not probably materially disturb real estate values and will probably produce a considerable revenue. There does not seem to me to be any occasion for increasing revenues through this device. The city is still far away from the constitutional limitation of taxation on the present basis. If there are evils in connection with the investment in real property in New York City, if there are disadvantages resulting from land speculation, measures should be taken to check these evils and to permit the community to participate in the growth of land values to the extent that this growth is to be credited not to personal enterprise but to the community itself. Unless the increment tax proposed will decrease illegitimate land speculation, unless it will reduce the charge for the use of land to the renter, and particularly to the small business man and the tenement house dweller, this particular measure does not seem to me to have any greater significance than any other proposal for taking money out of private pockets and putting it into the public treasury. As a revenue measure it may be entirely legitimate. As a measure of social reform it seems neither fish, fowl nor good red herring."

JERSEY CITY—HOBOKEN.

(Continued from page 180.)

all the existing sewers are on the combined plan, that is they receive both the surface water from the streets and the sewage from buildings and factories. The low level of the city has made its present sewerage system a difficult problem. There are practically now five separate systems called one. To remedy this matter the city administration realizes its bounden duty; and it has called in James H. Fuertes who is prominent as a consulting engineer and who had much to do with laying out a sewer system in Brooklyn. His plan, which yet awaits acceptance, is a system of combined sewers to receive both the sewage and storm water of the unsewered part of the city; the rebuild-

ing of several of the existing sewers; the reduction of the area tributary to certain of the existing sewers by diverting some of the sewage therefrom to the new sewers; the extension of the outfalls, for the dry weather flow of sewage, to the pierhead line; the provision of arrangements for properly flushing the sewers; the establishment of grit chamber and automatically cleaned screens at the outfalls; the diversion of the sewage from the canal and from slips and docks along the river front. The estimated cost of establishing this new sewer system would be \$76,840,000 and the annual cost of maintenance and operation about \$4,300, exclusive of interest and sinking fund charges, or about \$38,150 annually, including these items at 4½ per cent. and ½ per cent. annually.

The finest residential part of Hoboken is in the Castle Point Terrace section, adjacent to the college, where there are many costly homes which are reminiscent of the west side of Manhattan. The greater part of the tenement section of Hoboken is west of Garden street or the west half of the city. Running the length of the city is Washington street, which is a wide business thoroughfare penetrated by trolley cars. Hoboken recently remodeled its City Hall; and the city is noted for its clean streets. It has its municipal problems and difficulties which some attempted to remedy at the last session of the Legislature, but Governor Wilson disapproved the plan proposed and said that he favored the commission form of government for Hoboken. It may get it.

Conditions in Jersey City.

Jersey City is witnessing rapid changes consequent on the McAdoo Tunnel penetrating the city, it having stations at Exchange place, Henderson street, Grove street and Summit avenue; and it is within easy reach of Newark by fast electric trains. These stations have tended to cause an extensive up-building of the Bergen section which embraces Jersey City Heights. Numerous fine apartment houses have been built, more are in course of construction and even two fine apartment hotels have been erected in this part of Jersey City. Hundreds of persons who formerly resided in Manhattan are now domiciled here, where apartment house rents are lower. Good houses are renting at \$50 a month and upward. One apartment house is now in course of construction that will accommodate 60 families.

As a result of the movement of population to the Bergen section new business centers are being established in Jersey City. In the past Montgomery street and Newark avenue were the busy retail trade streets; but now Jackson avenue and Central avenue are becoming shopping thoroughfares. Merchants claim, too, that the easy accessibility to Manhattan by way of the tunnel has made it very convenient for residents of Jersey City to go to Manhattan and shop in the large stores there; and most of these stores have delivery routes in Jersey City. Jackson avenue runs from Hoboken to Bergen Point and a trolley road is operated along its length.

In the west section of Jersey City is a new county park which was acquired and laid out by Hudson county. This breathing spot embraces 207 acres and cost \$689,664.13. It was formerly known as the Jersey City Baseball Grounds. It is connected with a grand boulevard that runs through Jersey City. The park fronts on the Hackensack river. The water supply of the city comes from Boonton, N. J., 30 miles away.

Although property values in Montgomery street and in Newark avenue have been impaired by the movement in

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN. Conveyances.

	1913 Jan. 17 to 23	1912 Jan. 19 to 25
Total No.....	147	166
Assessed value.....	\$13,400,500	\$12,790,100
No. with consideration...	20	16
Consideration.....	\$608,500	\$604,716
Assessed value.....	\$565,500	\$501,800
Jan. 1 to 23 Jan. 1 to 25		
Total No.....	492	649
Assessed value.....	\$32,876,200	\$51,687,900
No. with consideration...	75	66
Consideration.....	\$2,929,259	\$3,335,956
Assessed value.....	\$2,915,500	\$2,826,500

Mortgages.

	Jan. 17 to 23	Jan. 19 to 25
Total No.....	90	119
Amount.....	\$5,019,082	\$2,670,968
To Banks & Ins. Cos....	28	30
Amount.....	\$1,902,000	\$1,169,500
No. at 6%.....	24	41
Amount.....	\$636,875	\$328,063
No. at 5½%.....	.....	6
Amount.....	.....	\$425,500
No. at 5%.....	33	32
Amount.....	\$3,079,057	\$773,500
No. at 4½%.....	5	16
Amount.....	\$595,000	\$547,500
No. at 4%.....	.....	2
Amount.....	.....	\$25,000
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	28	22
Amount.....	\$708,150	\$571,405
Jan. 1 to 23 Jan. 1 to 25		
Total No.....	349	455
Amount.....	\$13,813,109	\$13,802,639
To Banks & Ins. Cos....	86	96
Amount.....	\$7,676,500	\$5,406,290

Mortgage Extensions.

	Jan. 17 to 23	Jan. 19 to 25
Total No.....	39	63
Amount.....	\$1,261,000	\$2,185,425
To Banks & Ins. Cos....	14	23
Amount.....	\$417,500	\$1,211,500
Jan. 1 to 23 Jan. 1 to 25		
Total No.....	168	228
Amount.....	\$5,877,035	\$8,904,025
To Banks & Ins. Cos....	60	70
Amount.....	\$2,559,500	\$3,879,500

Building Permits.

	Jan. 18 to 24	Jan. 20 to 26
New buildings.....	11	14
Cost.....	\$1,339,200	\$2,566,750
Alterations.....	\$240,200	\$198,300
Jan. 1 to 24 Jan. 1 to 26		
New buildings.....	34	63
Cost.....	\$3,073,950	\$5,815,725
Alterations.....	\$745,020	\$579,675

BRONX. Conveyances.

	Jan. 17 to 23	Jan. 19 to 25
Total No.....	143	120
No. with consideration...	16	13
Consideration.....	\$114,880	\$334,952
Jan. 1 to 23 Jan. 1 to 25		
Total No.....	454	501
No. with consideration...	58	53
Consideration.....	\$607,995	\$535,969

the Bergen section of Jersey City there are hopes that a restoration of the old time activity will take place in those thoroughfares. In the vicinity notable improvements are taking place. The government is building a costly granite and steel Post Office building on the east side of Washington street, from York to Montgomery street, and a new County Court House has been built on Newark avenue at City Hall place. There are many banks, trust companies and well filled office buildings downtown yet and these, together with the new Post Office tend to save "the face of things." Jersey City is gridironed with trolley roads that lead to and from it in all directions; and these connections necessarily make it a center to be reckoned with. The trolley companies reduced the running time and the service to the foot of Montgomery street, or the Jersey City ferry; but petitions resulted in their running every third car to the ferry near which is a tunnel station to downtown and uptown Manhattan.

Mortgages.

	Jan. 17 to 23	Jan. 19 to 25
Total No.....	101	95
Amount.....	\$1,256,519	\$692,149
To Banks & Ins. Cos....	10	13
Amount.....	\$175,000	\$173,510
No. at 6%.....	45	37
Amount.....	\$675,719	\$136,887
No. at 5½%.....	7	6
Amount.....	\$101,000	\$32,500
No. at 5%.....	19	23
Amount.....	\$277,600	\$291,530
Unusual rates.....	.....	3
Amount.....	.....	\$1,672
Interest not given.....	30	26
Amount.....	\$202,200	\$229,560
Jan. 1 to 23 Jan. 1 to 25		
Total No.....	303	393
Amount.....	\$3,128,586	\$2,951,775
To Banks & Ins. Cos....	31	52
Amount.....	\$490,700	\$673,926

Mortgage Extensions.

	Jan. 17 to 23	Jan. 19 to 25
Total No.....	16	22
Amount.....	\$243,000	\$348,700
To Banks & Ins. Cos....	.....	6
Amount.....	.....	\$229,000
Jan. 1 to 23 Jan. 1 to 25		
Total No.....	44	61
Amount.....	\$643,000	\$926,450
To Banks & Ins. Cos....	3	16
Amount.....	\$105,000	\$532,500

Building Permits.

	Jan. 18 to 24	Jan. 20 to 26
New Buildings.....	11	17
Cost.....	\$373,800	\$1,313,200
Alterations.....	\$24,325	\$5,800
Jan. 1 to 24 Jan. 1 to 26		
New buildings.....	45	83
Cost.....	\$1,261,226	\$2,939,830
Alterations.....	\$113,960	\$83,950

BROOKLYN. Conveyances.

	1913 Jan. 16 to 22	1912 Jan. 18 to 24
Total No.....	478	424
No. with consideration...	38	22
Consideration.....	\$371,660	\$130,375
Jan. 1 to 22 Jan. 1 to 24		
Total No.....	1,503	1,561
No. with consideration...	108	87
Consideration.....	\$1,004,907	\$860,501

Mortgages.

	Jan. 16 to 22	Jan. 18 to 24
Total No.....	365	300
Amount.....	\$1,258,904	\$1,086,665
To Banks & Ins. Cos....	94	53
Amount.....	\$588,375	\$507,975
No. at 6%.....	206	174
Amount.....	\$569,153	\$344,902
No. at 5½%.....	47	43
Amount.....	\$228,470	\$121,710
No. at 5%.....	87	64
Amount.....	\$400,360	\$528,400
Unusual rates.....	3	2
Amount.....	\$15,519	\$4,378
Interest not given.....	22	17
Amount.....	\$45,402	\$87,275
Jan. 1 to 22 Jan. 1 to 24		
Total No.....	1,117	1,217
Amount.....	\$3,748,328	\$4,682,796
To Banks & Ins. Cos....	256	250
Amount.....	\$1,449,525	\$1,796,635

Building Permits.

	Jan. 17 to 23	Jan. 18 to 24
New buildings.....	50	61
Cost.....	\$544,080	\$606,600
Alterations.....	\$54,814	\$37,130
Jan. 1 to 23 Jan. 1 to 24		
New buildings.....	180	186
Cost.....	\$1,479,860	\$1,637,270
Alterations.....	\$179,112	\$199,780

QUEENS. Building Permits.

	Jan. 17 to 23	Jan. 19 to 25
New buildings.....	59	60
Cost.....	\$179,760	\$327,795
Alterations.....	\$17,040	\$5,210
Jan. 1 to 23 Jan. 1 to 25		
New buildings.....	179	174
Cost.....	\$477,862	\$753,645
Alterations.....	\$35,530	\$16,005

RICHMOND. Building Permits.

	Jan. 17 to 23	Jan. 19 to 25
New buildings.....	7	31
Cost.....	\$21,375	\$513,575
Alterations.....	\$600	\$1,080
Jan. 1 to 23 Jan. 1 to 25		
New buildings.....	18	52
Cost.....	\$42,175	\$577,475
Alterations.....	\$4,775	\$6,685

BUILDING MATERIALS AND SUPPLIES

Coal in Better Condition—Completed Lumber Inventories Show Stocks Lower at Mill Than Was Expected—Stronger Tone in Building Metals—Managers Find General Stiffening Tendency in Building Supply Market—Rubber Prices Advance—Steel Sheets in Higher Trend—The Annual Gnybco Meeting.

THE building material market this week was featured by an attempt to boost the prices of black and galvanized sheets, making the quotation \$2.90 per 100 pounds for No. 29 black and \$4.15 for 100 pounds for the same size galvanized sheets.

New business in structural steel has been larger, proportionately, than for several other kinds of steel products. Not only have building operations been very heavy all over the country for a number of months, but there has been such a demand for this kind of steel that many orders are coming out now that had been withheld because of the inability to get deliveries within a reasonable time. Another factor has been the mild winter in nearly the whole country which has enabled construction work to proceed, and some orders have been placed at this time that otherwise would have been credited to spring or summer business.

Very little new business has been booked in wire and wire products, but an improvement is looked for within a few weeks.

In the coal market, heavier orders are being placed by suburban factories and mills for bituminous grades during the present shortage in anthracite. This is having an effect of keeping anthracite prices steady, and it is believed that the stress in this department is rapidly being overcome.

Lumber mills have been taking inventories and have found that their mill stocks are much lower than they had figured, owing to the mild winter weather conditions, which have permitted such a large volume of construction work to proceed.

In the common brick department the mild weather has permitted navigation to continue up the Hudson River later than at any period since 1810, and it is very evident that, were it not for the shortage of steel in the market at the present time, heavy brick consumption would have seriously depleted available stocks long before this.

The prices of general building supplies showed a decided upward tendency this week. In the paint market, however, there was a slight difference because of the fact that linseed oil and lead are running at a low price level.

At the annual meeting of the Greater New York Brick Company, held this week, the present officers were re-elected as follows: John B. Rose, President; A. E. Aldridge, Vice-President; Robert Main, Treasurer, and Frank De Noyelles, Secretary. I. J. Rose was elected to membership on the Board of Directors to succeed his father, the late Alonzo Rose and Edwin Brockway was elected a member of the executive committee to fill the vacancy caused by the death of the late director. Reports showed that there was a reserve shed supply of North River brick amounting to 304,000,000 on Jan. 1, as against 289,000,000 at a corresponding period in 1912.

LIGHT DEMAND FOR BRICK. Fronts in a Stronger Tone as Mild Weather Conditions Continue.

BRICK is in light demand in this market. In New Jersey the call for common brick is much stronger in proportion to the market than it is here.

Front brick is reporting an unusual winter movement, but prices have remained fairly steady. The steel situation is still having a retarding effect upon sales at the wholesale market as shown by the fact that only 24 barge loads were sold last week.

Official transactions for North River brick transactions for last week with records covering corresponding week last year follow:

1913.			
	Left Over, Jan. 11—71.	Arrived.	Sold. Covered.
Monday	.....12	4	1
Tuesday	.....0	2	0
Wednesday	.....16	12	3
Thursday	.....0	1	2
Friday	.....0	5	0
Saturday	.....0	0	0
Total	.....28	24	6

Condition of market, dull. Prices, Hudsons (basic), \$6.75 to \$7; covered, \$7.25. Raritans, \$6.75 (wholesale dock N. Y.). For dealer's price add profit and cartage. Left over, Jan. 18—75. (Open) Total reserve, 54. Number covered barges sold, 7.

1912.			
	Left Over, Jan. 13—32.	Arrived.	Sold. Covered.
Monday	.....0	2	1
Tuesday	.....0	0	1
Wednesday	.....0	0	2
Thursday	.....0	0	0
Friday	.....0	0	0
Saturday	.....0	0	0
Total	.....0	2	4

Condition of market, dull. Prices, \$6.75 to \$7. Raritans, no quotation. Total covered, 64 barges. Reserve Jan. 20—30.

WIRE ROPE IN HEAVY DEMAND. Quotations with Discounts on Elevator Specifications.

WIRE rope prices are running without change in spite of the recent advance announced by the American Steel & Wire Company. The demand is exceptional for elevator requirements owing to more vigorous inspection of elevators in this city and vicinity by casualty and other companies. A discount to the larger trade is 42½ and 5 per cent. from list, for galvanized and 50 and 5 per cent. for bright. Prices follow:

Diameter.	Price per ft.		
	Cast. Steel.	Crucible Steel.	Plow Steel.
¾	.....10	.11	.13
5/8	.....07	.09	.10
½	.....06	.07	.07

BUILDING SUPPLIES' FIRM. Managers Find General Stiffening Tendency in Most Lines.

PRICES of general building supplies while steady on quotation are nevertheless showing a stiffening tendency, especially in engine room requirements. Bismuth is quoted in this market by jobbers for small lots at \$2.25 per pound; brass sheets, 18½c.; brass rods, 18¼c., and half guaranteed solder, 32c.; zinc sheets, 10¼c.; manganese bronze rods, 18¾c.; manganese bronze in crucible form, 16¼c. The following quotations are current on iron pipe sizes of brass tubes:

½-in.	.....\$0.23
¾ to 3-in.	..... .22
3½-in.	..... .23
4 in.	..... .23

Linseed oil is quoted by jobbers at 47 and 48 cents for American seed city, raw; 48 and 49 cents for city, boiled, American seed, and 70 cents for raw Calcutta seed.

In the paint market there has been no change in prices, although the tendency as shown by the foregoing linseed oil prices is still upward.

The year has started out well, with paint requirements as shown by orders filed by the general trade; and in view of the fact that this is the eve of the busy season in the paint and varnish business, it is expected that new price levels wherever decided upon will be fully maintained. Quotations for paint ingredients now current in New York seem to indicate that prices will not run, however,

to excessive limits. These quotations follow: White lead in oil in 100, 250 and 500-lb. kegs is 7¼ to 7½c. per lb.; in 25, and 50-lb. kegs, 7¾c. per lb. Red lead and litharge in 100-lb. kegs is 7 to 7½c. per lb.

Colors in oil are quoted at the following prices per lb.: Lamp black, 12 to 14c.; Chinese blue, 36 to 46c.; Prussian blue, 32 to 36c.; Van Dyke brown, 11 to 14c.; Chrome green, 12 to 16c.; Raw and Burnt Umber, 11 to 14c.

RUBBER PRICES ADVANCE. This May Affect Prices of Fire and Other Hose and Some Building Supplies.

RUBBER showed a higher price this week as the result of recent general stiffening in this department. The fact that trading was not especially active leads to the impression that the supply is somewhat curtailed. It was reported on Wednesday that the advance in price was made to induce manufacturers of hose, mats, packing and automobile tires to come into the market instead of holding off for a drop, which for some reason, had been predicted as a result of alleged surfeiting of supplies at mills and general withdrawal of orders. The advance is expected to be permanent.

Some reason for this rumor may be found in the fact that statistics of rubber importation during 1912, in the opinion of one prominent dealer, showed greater activity on the part of the manufacturers of rubber products than ever before, so far as the buying of the crude material was concerned. Whether the several thousand extra tons taken in the course of 1912 were put to work, or whether they are what might be called an "invisible supply" and, therefore, detrimental to the present activity of the market is the source of no little speculation.

COAL IN BETTER CONDITION. More Bituminous Being Used in District Than Heretofore.

F. E. SAWARD, editor of the Coal Trade Journal, gives consumers an encouraging survey of the market. The fact that bituminous coal has made up in part for the scarcity in anthracite coal has led suburban manufacturers and some railroads to use soft coal where boiler conditions permit, and this practice, in consequence, has created a less divided demand here in the New York market. In his review Mr. Saward says:

"While the year 1911 disappointed those who expected it to keep up the record-breaking habit of the American coal trade and fell slightly behind the figures for 1910, the year 1912 saw so great a tonnage produced that it not only establishes definitely a new trade record for itself, but, as one might say, has something to spare for the deficiencies of 1911. All this has been achieved despite a serious interruption of the operation of the anthracite mines, and more or less unsettling of bituminous matters in the spring, pending settlements in one district and another, following the general settlement arrived at in Cleveland at the opening of the spring season.

"The bituminous output has made up for any shortcomings in the anthracite tonnage, and the large production thereof has been achieved naturally enough in view of the increase in manufacturing and railroad traffic and in foreign trade, as well as in the multiplication of usage for various public utilities such as gas and electric companies, which are using a constantly increasing tonnage of coal. Demand having been brisk in all directions, once it was well established that the political campaign was not to be the unsettling factor that it has been in some presidential years, it followed as a matter of course that the output of bituminous coal amounted high above 460,000,000 tons, and with anthracite showing a total production of more than 80,000,000 net tons, it seems safe to set down a total of 540,000,000 net tons and more as the year's output, overtopping by fully 40,000,000 tons the high mark established in 1910."

LUMBER INVENTORIES COMPLETE. Results Show Stocks Are Lower at Mill Than Was Expected.

WITH the completion of inventories at the lumber mills, marked surprises have resulted among the trade centering around New York. In the hardwood departments stocks are particularly low. The greater stress is laid on plain oak, but other woods are reporting considerable demand. Large consumers of hardwoods are evidently following out the plan of steady purchases, which indicates that some mills have contracted far in advance on volume. Not in many years has the outlook been so promising in respect to this department as now.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Leases
and Public Auctions

Fifth Avenue Parcel Sold to a Shoe Firm—Smith Baptist Church Sells to a Greek Congregation.

Beside the sale of a Fifth avenue holding, this week, to a firm of shoe dealers who are following the uptown movement of fine retail trade, there were several important sales in the West Side and a good corner sale on Washington Heights, while Levi P. Morton sold some fine apartment houses in Harlem. Other Harlem transactions indicate considerable interest in real estate in that part of the city. The Bronx was not lacking in good sales.

The Manhattan sales totaled 31, against 22 last week.

The number below 59th street was 11, against 10 last week. The sales north of 59th street aggregated 20, compared with 24 last week.

From the Bronx 17 sales at private contract were reported, against 20 last week.

The amount involved in the Manhattan and Bronx auction sales this week was \$1,102,791, compared with \$213,146 last week, making a total since January 1 of \$3,792,134. The figure for the corresponding week last year was \$903,547, making the total from January 1, 1912, \$2,961,508.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

UNION SQ. WEST.—Wm. F. Decker and Wm. Maucher sold through Douglas Robinson, Chas. S. Brown & Co. to Lowenfeld & Prager the 11-sty brick and stone Decker Building at 33 Union Sq. West, on a plot 30.6x150, with a right-of-way in the rear to 16th st.

CATHARINE ST.—The firm of Leonard J. Carpenter sold for the estate of Howard Crosby to Lowenfeld & Prager 57 and 59 Catharine st and 3 Monroe st, three old buildings, on a total plot 47.9x99.7x irregular, forming the northeast corner of the two streets.

EAST BROADWAY.—Lowenfeld & Prager bought from the estate of Howard Crosby 205 East Broadway, a 4-sty building, on a lot 25x 87.0.

HENRY ST.—Irving Bachrach, with H. Bloom, sold for the estate of Jacob Korn 198 Henry st, a 5-sty tenement, with stores, on lot 25.1x100, between Jefferson and Clinton sts.

ST. MARK'S PL.—The McVickar, Gaillard Realty Co. sold for the estate of Carroll Bryce the 4-sty loft building, on plot 26x120, at 6 St. Mark's pl, to David Wasser. J. & C. Port represented the buyer. The buyer intends to erect a modern Turkish and Russian bath.

STANTON ST.—Thornton F. Turner and others as trustees resold 80 Stanton st, a 5-sty tenement, on lot 21.3x65, to Mrs. Edna Kopleman. The property was acquired by the sellers as plaintiffs in a foreclosure sale on Tuesday.

14TH ST.—The Duross Co. sold for Robert J. and Sarah S. Collier the five 4-sty dwellings at 304 to 312 West 14th st, on plot 100x98x irregular, located 100 ft west of 8th av, and adjoining the New York County National Bank building at the southwest corner of 8th av. The property, which has been held at \$115,000, it is said, will be improved with two elevator apartment houses. The sellers recently conveyed the property at 253 to 257 West 14th st to Samuel Kilpatrick.

27TH ST.—Edward A. Kohn sold 232 West 27th st, a 4-sty building on lot 25x98.9. The property is located between 7th and 8th avs.

29TH ST.—Horace S. Ely & Co. sold for James L. Delaney 551 West 29th st; for John J. Sheehan, No. 553, adjoining, and for Martha W. Mellen, No. 555. These are three 4-sty buildings, each on lot 16.8x98.9. The combined site, measuring 66.8x98.9, has been purchased by W. & J. Sloane, who will erect an addition to their warehouses, which adjoin on the west the plot acquired.

29TH ST.—Albert B. Ashforth and Horace S. Ely & Co. sold for Mary E. Byrnes, Josephine MacDonald and Irene McDermott 549 West 29th st, a 4-sty building, on lot 16.8x 98.9.

32D ST.—William H. Seach and associates, who are building a 12-sty commercial structure at 38 to 42 East 32d st, bought from the estate of Frank B. Mesick the interior strip at the rear of the site, size 15.7x9.5, for light protection.

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54TH ST.—The trustees of the Amity Baptist Church have arranged to sell the church property at 308 to 312 West 54th st, extending through to 313 West 53d st, to a Greek Orthodox congregation of which Father Lazarus is the pastor. The property is located 150 ft west of 8th av and has a frontage of 75 ft on 54th st and 25 ft on 53d st.

5TH AV.—Henry G. Trevor sold the 6-sty store and loft building at 588 5th av, on plot 27.6x100, located between 47th and 48th sts, known as the Rovert building. The property was formerly Columbia College leasehold, the fee of which was purchased by the present seller in 1905. It is assessed by the city at \$380,000, and present selling price is said to be a little under \$450,000. Frank Brothers, shoe dealers, are the buyers. John N. Golding was the broker.

10TH AV.—The Kenton Realty Co. sold 848 10th av, a 5-sty building on lot 25.2x80.6, between 56th and 57th sts.

Manhattan—North of 59th Street.

73D ST.—Henry D. Winans & May sold for Mrs. Alice H. Hoadley 62 East 73d st, a 5-sty American basement dwelling, on lot 17x102.2, located 66 ft. west of Park av. The buyer will occupy the house.

69TH ST.—Pease & Elliman sold for Edwin A. Richard and Miss Elvina Richard the 4-sty dwelling at 12 East 69th st, on plot 40x100.5, 230 ft east of 5th av. To the west of this house are the residences of P. A. Valentine, Ogden Mills, Mrs. E. H. Harriman, Mrs. Charles Stickney, while to the south are Harry Payne Whitney, Mrs. Anson and Mrs. George Bliss. The buyer intends to change the house to an American basement and will occupy it. This is the most important private dwelling sale since the sale of the Ernesto Fabbri residence at 11 East 62d st to Charles Steele, but it is a little more unusual than that sale in the fact that all cash is to be paid, whereas the Fabbri sale was part trade. The buyer is a prominent New Yorker who at present lives further downtown.

81ST ST.—Slawson & Hobbs sold for the Lyman Rhodes estate 156 and 158 West 81st st; also for Annie S. Kissam the adjoining parcel, at No. 160. The property consists of three 4-sty dwellings on plot 56.3x102.2, located between Columbus and Amsterdam avs, and has been purchased by the Wesley Realty Co., John W. Kight, president. The site adjoins the Church of the Disciples of Christ, and will be improved with a 9-sty apartment house, the first multifamily dwelling in this block. The apartments will be laid out in suites of four and five rooms and bath.

95TH ST.—R. E. L. Mordecai sold for James A. Farley to Klein & Jackson the plot 100x100.8, on the south side of 95th st, 100 ft. east of 5th av. Opposite this plot Ernest G. Fabbri and Mrs. Mary Carhart recently bought sites upon which to build 50-ft. dwellings adjoining the corner of 5th av, which is townied by Gen. Lloyd S. Bryce. To the north of this corner on the avenue Miss Helen O. Brice is erecting a dwelling. Justice James W. Gerard is also erecting a residence on 5th av, just south of 95th st.

96TH ST.—John W. Brice sold through Duff & Conger to Jas. A. Farley 58 to 66 East 96th st, five 5-sty single flats, on a plot 100x100.8.

111TH ST.—Wm. Reitman sold for Wm. V. Eberhart, two 6-sty elevator apartment houses at 249 and 251 West 111th st, between 7th and 8th avs, each on lot 72x100.11, for about \$140,000.

112TH ST.—I. Rosenthal sold for M. Dasch the 3-sty private dwelling 243 West 112th st, on lot 18x111 to J. Frankle for occupancy.

114TH ST.—The Heathcote Holding Co., H. B. Davis, president, sold Heathcote Hall, a 9-sty apartment house, on plot 100x100.11, at 605 West 114th st, to the New York Real Estate Security Co. The building was held at \$450,000 and is located 125 ft. west of Broadway. It was erected in 1910 from designs by Schwartz & Gross.

BROADWAY.—Franklin Pettit, trading under the name of the Leicestershire Realty Co., sold to an investor St. James Court, a 7-sty elevator apartment house at the southeast corner of Broadway and 92d st, covering a plot fronting 108 ft. on Broadway, 125 ft. on 92d st, and having irregular rear lines. Mr. Pettit bought the property from S. E. and M. E. Bernheimer last April. The price at that time was reported to be about \$400,000. The Bernheimers had owned the building practically since its erection, about 11 years ago.

BROADWAY.—The Realty Holding Co. bought from the Bull Estate, the northwest corner of Broadway and 145th st, 100 ft on Broadway and 150 ft on the street. This is one of the few remaining plots in this section that has not been improved. The Realty Holding Co. gave in part payment the 7-sty fireproof office building at 133 to 137 Front st, occupying the entire block front between Pine and De Peyster sts. The transaction involves about \$600,000, Charles E. Williams being the broker. The 145th st plot has most excellent transportation facilities, having the subway station at the corner and the 145th st crosstown cars nearby. This transaction, no doubt, is but the forerunner of an improvement of the plot with a 12-sty, high-class apartment house.

BROADWAY.—Levi P. Morton sold to the New York Real Estate Security Co. the block front in the west side of Broadway, between 140th and 141st sts, improved with two 6-sty elevator apartment houses, having a frontage in the avenue of 200 ft. and being 90 ft. in each street, and known as Ellerslie Court, North and South. The structure was recently erected from designs by Gross & Herbener. The McVickar, Gaillard Realty Co. and Frederick Zittel & Sons were the brokers.

CLAREMONT AV.—The Heathcote Holding Co., H. B. Davis, president, bought from Adele Kurrus 190 Claremont av, a 6-sty apart-

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Private Sales—Manhattan (Continued).

ment house, on plot 40x100, located 109.8 ft. south of 127th st. It is also reported that negotiations are pending for the sale of the Saranac apartment house, at the southwest corner of Convent av and 151st st, to the same company.

CONVENT AV.—The McVickar, Gaillard Realty Co. sold for the Greystone Holding Co., H. B. Davis, secretary, to the New York Real Estate Security Co. the 6-sty elevator house known as the Saranac at the southwest corner of 151st st and Convent av, on lot 82x108. Negotiations were reported as pending for the sale a few days ago.

MADISON AV.—The Bruce estate sold 1134 Madison av, a 4-sty dwelling on lot 20x70, located 42 ft. north of 84th st, to Edward A. Hannan. The deal was negotiated by Samuel Goldstickler.

MADISON AV.—Kurz & Uren sold for Sarah Arnold 1994 Madison av, northwest corner of 127th st, a 4-sty dwelling, on lot 20.4x35.

MADISON AV.—William H. Matthews & Co. sold for Mrs. Roberta F. Frank 2009 Madison av, a 3-sty dwelling, on lot 20x85.

PARK AV.—Benjamin Stern bought from Bing & Bing the new 12-sty apartment house at 970 Park av, located at the southwest corner of 83d st, on plot 102.2x90. Mr. Stern gives in part payment the block front in 5th av, between 104th and 105th sts, having an avenue frontage of 201.10 ft. and a depth in each street of 200 ft. The two properties are reported to have been valued at \$1,400,000. The apartment house is one of two twin structures which occupy the block front in the west side of Park av between 82d and 83d sts, and were completed last year by the sellers. Mr. Stern bought the 5th av property about ten years ago, except the three east lots in 104th st, which he acquired in 1901 from Isaac H. Clothier, of Philadelphia, who a short time previously had bought them from D. Ogden Mills.

ST. NICHOLAS AV.—The New York Real Estate Security Co. bought from Levi P. Morton the block front in the east side of St. Nicholas av, between 113th and 114th sts, improved with two 7-sty apartment houses, known as the Lucille and the Shoreham, having a combined frontage of 237 ft. in the avenue, 131 ft. in 114th st and 82 ft. in 113th st. The McVickar, Gaillard Realty Co. and Frederick Zittel & Sons were the brokers.

5TH AV.—The Two Thousand Forty-One Fifth Avenue Co. sold the 6-sty elevator apartment house known as the Mount Morris at the northeast corner of 5th av and 126th st, on plot 99.11x120, to the Latham Realty Co., Anthony Schwoerer, Jr., president, which gave in part payment a plot 150x100, at the northeast corner of Broadway and 130th st, which is used as a coal yard. The entire transaction involves about \$450,000.

7TH AV.—Levi P. Morton sold to the New York Real Estate Security Co. the Douglas apartment house, a 6-sty elevator structure, at the northwest corner of 7th av and 121st st, on plot 50x100; also the Desmond apartment, a similar structure, at the southwest corner of 7th av and 122d st. The McVickar, Gaillard Realty Co. and Frederick Zittel & Sons were the brokers.

8TH AV.—The Duross Co. sold for Jacob and Fredericka Hack 2794 8th av, a 5-sty tenement with stores, on plot 50x80, located between 148th and 149th sts. The buyer is an out of town investor.

Bronx.

FOX ST.—Fannie Rudomin, acting for a syndicate in which Max Hoffman and Wolf Goldberg are interested, bought from the Hendrik Hudson Co., Johnson & Kahn, a plot of 23 lots in the A-R-E-Co section of the Bronx. Charles A. McPherson was the broker. Five of the lots are located in the west side of Simpson st, 369.7 ft south of Westchester av, ten lots abutting and facing in the east side of Fox st, 193.7 ft south of Westchester av, and eight lots in the west side of Fox st, 145.1 ft south of Westchester av. The latter plot is the site of the old John B. Simpson homestead. The properties will be improved with apartment houses.

FREEMAN ST.—Martha Berna bought from Mary A. Larkin and Annie Copeletz the property at 950 and 952 Freeman st, on which the buyer will erect a 5-sty tenement, with stores. The same buyer recently acquired the plot at the southeast corner of Freeman st and Vyse av, which will be improved in a similar manner.

KELLY ST.—S. Oppenheimer & Co., in conjunction with Peter Costa, sold for a client to an investor the 4-sty flat on a lot 25x100 at 1044 Kelly st, near Intervale av.

135TH ST.—Joseph P. Day sold for the estate of Jacob Bonnet 360 East 135th st, a 3-sty frame dwelling, on lot 25x100.

144TH ST.—Kurz & Urens sold for Mrs. Elmyra Oakley the three 2-sty frame dwellings at 259, 261 and 263 East 144th st, on plot 50x100.

154TH ST.—Fred Oppenheimer and Peter Costa sold for Mark & Angelo 302 East 154th st, a 4-sty flat, on lot 25x100, near Courtlandt av, to a Mr. Adamk, who gave in part payment two lots on 13th av, near Wilson av, Astoria, L. I.

BATHGATE AV.—Fred Oppenheimer of S. Oppenheimer & Co. sold the two 4-sty, 15-room new law apartments on the east side of Bathgate av, about 77.6 ft south of East 187th st, and known as 2378 and 2382 Bathgate av, to the William Bonhay estate for investment. Each house being on a lot 38.6x91x irregular.

CASTLE HILL AV.—John F. Fetzler sold for John Fusco a plot on Castle Hill av, near Westchester av to P. Pazzollo.

GRAND AV.—McLernon Bros. sold for Annabelle Oakley the 3-sty dwelling at 2458 Grand av, on plot 50x100, located 147 ft. north of Fordham rd. The buyer will occupy the house.

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JACKSON AV.—Charles Steiber and Marie and Katie Heller bought from Charles A. Oberwager a plot 100.9x100.4, at the southeast corner of Jackson av and St. Mary's st, facing St. Mary's Park, on which Mr. Steiber will erect a 4-sty factory building for his iron works.

MARMION AV.—The John W. Cornish Construction Co. sold the 1-family house 1822 Marmion av, located 144 ft. east of 175th st.

SOUTHERN BLVD.—Richard H. Scobie sold to a client for Geo. Daiker, of Utica, N. Y., the plot of about 5 lots on the west side of Southern Boulevard and Crotona Parkway, 157 ft. north of 176th st, a plot 120 ft. on Southern Boulevard, 105.87 ft. on the north side and 117 ft. on the south. The same broker sold the adjoining corner of 176th st, which is 157 ft. on Southern Boulevard and 145 ft. in 176th st, a few weeks ago for Mr. Daiker. This is the same property which was sold at auction Nov. 26, 1912, by Joseph P. Day.

SOUTHERN BLVD.—Richard H. Scobie sold to a client for John McNulty, builder, 1941 and 1943 Southern Boulevard and Crotona Parkway, a 5-sty, high class, 20-family apartment house, with three large stores. The property has a frontage of 55 ft. on Southern Boulevard, 107 ft. on the south side, and 84 ft. on the north side, and is 82 ft. south of 177th st or Tremont av, on the west side of Southern Boulevard. The property has just been completed, and was all rented before completed. It adjoins the corner just completed by Mr. McNulty, which is a transfer corner, and is becoming a very busy section.

TINTON AV.—The Interne Construction Co. sold the southwest corner of Tinton av and 106th st, a plot 100x68, partly covered with a 2½-sty frame dwelling. The buyer gave in exchange the 6-sty tenement on plot 51.6x100, at the southeast corner of Forest av and 161st st.

WEBSTER AV.—Lauter & Blackner sold for Lillian B. Rogers the plot 75x95 at the northeast corner of 184th st and Webster av to the Fleischmann Yeast Co., which will erect a 2-sty office building and garage.

WESTCHESTER AV.—S. Cowen sold the two 5-sty flats, with stores, at 810 and 812 Westchester av, on plot 50x120, to R. Goldberg.

WILKINS AV.—J. Meyer sold the new 5-sty building at 1476 and 1478 Wilkins av to Morris Levin for investment.

Brooklyn.

FT. GREENE PL.—The Emily Cochran estate sold the 3-sty dwelling at 124 Ft. Greene pl, on lot 21x100, to Mrs. Ella Rosenberg, who will occupy.

GARFIELD PL.—The Jerome Property Corporation sold for Thomas Dowling the 2-sty dwelling at 123A Garfield pl.

HENDRICKS ST.—Joseph Schneider bought from Maltzman & Siris 625 and 627 Hendricks st, two single flats on a plot 40x100 ft. Joseph Metzger was the broker in the transaction.

HENDRICKS ST.—Schneider Brothers resold to H. Helman the two 3-sty single flats, 625 and 627 Hendricks st, on a plot 40x100. Joseph Metzger was the broker in the transaction.

JOHNSON ST.—Pierrepont Davenport sold for the T. & B. Leslie Co. 104 Johnson st, a 3-sty dwelling, and to the Brooklyn Organizers five dwellings, 405 to 411 18th st.

MIDWOOD ST.—Gilbert Elliot sold to August Williams, a builder, for improvement a plot of 15 lots in Midwood st, beginning 300 ft. east of Nonstrand av.

ST. FELIX PL.—James C. Donzila bought for investment 10 St. Felix pl, 2-sty lofts, on plot 20x63.

SCHERMERHORN ST.—Burrill Bros. sold 17 Schermerhorn st on lot 25x100, in conjunction with Howard C. Pyle & Co. for Dr. Perry Dickie to a buyer for occupancy.

3D ST.—Burrill Brothers sold the 3-sty new American basement brick and stone house at 587 3d st for the Proser Realty Co. to a buyer for occupancy; also 585 3d st for the same company, in conjunction with the Chauncey Real Estate Co. to J. H. Burns for occupancy.

6TH ST.—The Jerome Property Corporation sold for a client to J. Corrigan the 2-sty dwelling at 370 6th st.

10TH ST.—The Jerome Property Corporation sold for Helen T. Price the 3-sty single flat at 589 10th st.

54TH ST.—Tutino & Cerny sold for Miriam I. Sproul, to a client for investment, the 2-sty 2-family brick dwelling on plot 20x100 at 717 54th st.

73D ST.—Dwight L. Hewitt sold for John Kinsey, builder, the one-family stucco dwelling at 1750 73d st to Mrs. Clara Gardner.

75TH ST.—Dwight L. Hewitt sold for the Rothwell Construction Co. one-family brick dwelling at 1714 75th st to J. E. Vincent.

BLAKE AV.—The American Estate Land & Mortgage Co. (A. P. Fox, president) bought the 3-sty flat at 800 Blake av, 50 ft. east of Van Sicklen av.

CATON AV.—Burrill Brothers sold the block front, 200x266x171, in Caton av between Coney Island av and 10th st for the Newton Land Co. The corner will be improved with a moving picture theatre, also a flat and stores.

FLATBUSH AV.—The Westwood Realty Co. sold for J. Paul Hoffman the 2-sty building with store at 750 Flatbush av to an investor.

FT. HAMILTON AV.—Wm. Reitman sold for E. Kampwirth, of Kingston, N. Y., the north-west corner of Ft. Hamilton av and 94th st, Bay Ridge, a plot 99.5½x116.3, with a one-family house on same, for about \$13,500.

GRANT AV.—The Brown-Weiss Realities sold 62 lots in Grant, Sutter and Forbell avs, East New York, to the T. & R. Realty Co. The buyers intend to start the development of the lots by erecting ten two-family houses.

GREENE AV.—Mrs. Frederika Kellar sold the 4-sty apartment house at 90 and 92 Greene av to an investor.

PARKSIDE AV.—The Westwood Realty Co. sold for A. A. Brown a plot 88x120 on the south side of Parkside av near Bedford av, to a builder.

PUTNAM AV.—John E. Henry, Jr., sold for Mrs. Eliza A. Baxter, 346 Putnam av, a 2½-sty dwelling, on lot 17x100, near Marcy av to James G. Sleight for occupancy.

6TH AV.—The Jerome Property Corporation sold for Henrietta Lyons the 4-sty single flat at 348 6th av.

6TH AV.—The Samuel Galitzka Co. sold for the Hudson Fulton Realty Co. to Wm. Weimell the 2-sty two-family brick house on plot 29x100 at 7308 6th av.

14TH AV.—F. A. Pellegrino sold 6712 and 6714 14th av, a cottage on 2 lots, to Gaetano Pepe and F. P. Torrelli, who will occupy same.

MAPLETON PARK.—The Alco Building Co. sold the following Alco style of houses in Mapleton Park: 2162 66th st to H. S. Murphy; 2143 67th st to W. S. Talmadge; 2032 63d st to J. W. Brown; 2109 67th st to J. Paski; 2030 63d st to H. Schneider; 2034 63d st to J. W. Barker; 1956 65th st to Joseph Miller; 1954 65th st to Edward Miller; 1980 65th st to Mrs. Cohick; and 2101 67th st to Mr. Aron.

Queens.

ARVERNE.—The Somerville Realty Co. sold at Somerville Park, to Frank Moalzo a plot, 40x100, in the east side of Clarence av; to D. Schivano 2 lots in the east side of Clarence av, north of Alameda av, to Agnes Cappiello a plot, 40x100, in the east side of Clarence av; to H. Fisher, 2 lots in the east side of Clarence av and a single plot adjoining to Peter Affate.

DOUGLSTON PARK.—The Douglaston Realty Co. sold to C. F. Tmerson a plot 60x100 on Maryland rd to H. M. Miles of Barre, Vt., a plot 60x100 on the Boulevard, to be improved with a dwelling to cost \$9,500, and to Charles W. F. O'Connor a plot 60x100 on the west side of Dartmouth rd.

FLUSHING.—The residence of Bishop Derrick of the African Methodist Episcopal Church, at the northeast corner of State and Prince sts, has been sold to an investor by J. B. Wood. The dwelling, which is known as "Bishops Court," is a brick and frame structure of old English design, occupying a plot of about 20 lots.

LONG ISLAND CITY.—John L. Hammond sold for Daniel W. McKeeman to Geo. A. Just 9 lots on Vernon av, having a frontage of 75 ft on the head of the Canal and 180 ft on Vernon av. Mr. Just intends to improve this property at once in enlarging his present structural iron works.

LONG ISLAND CITY.—The Borden Milk Co. bought from Cornelius W. Clark a plot, 50x 90, on the west side of Steinway av, 126 ft. south of Pierce av. The property adjoins the business plant of the Borden Co., which is to be enlarged.

ROCKAWAY BEACH.—G. Taus & Son sold for Anton Jorgensen two cottages at 19 Dodge av to A. J. Kenny, who will erect another cottage on the site; for Andrew J. Kenng a plot on the north side of Elizabeth av, between Wave Crest and Remington avs, and a plot on the east side of Remington av, south of Amstel boulevard to a client for improvement; also for the S. & L. Construction Co. a fifteen-room cottage on the east side of Vernam av, south of Ocean av, to M. Schatz for occupancy; also for A. Strauss a plot on Borroughs av to C. Lapof; for Barclay Hall a plot 150x100 with two cottages thereon to William Liberman, and for William Kletzier 33 South Waverly av, a twenty-room cottage, on plot 50x100, to Mrs. J. Ritchie.

Richmond.

BULLSHEAD.—Cornelius G. Kolff sold for Miss Elizabeth W. Bonner plot 50x200 on the Old Stone road, to Joseph Vitocco.

NEW BRIGHTON.—Abraham Isenstein as trustee in bankruptcy, sold through Cornelius G. Kolff to Mrs. Nellie M. May, a strip of land, 5 ft. wide and 188 ft. long, facing on 1st av in the rear of Horton's Row. This key lot separates the lots on Sherman av from the road in the rear of Horton's Row.

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VOLUME INDEX of The Record and Guide—If you have not yet procured the index to Vol. LXXXIX (January 6, 1912, to June 29, 1912), of the Manhattan edition, you should send \$1.00 at once, as the supply is running very low. The Record and Guide Co.

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684 Broadway, the 1st loft to E. Neuman & Sons; for Napoleon Construction Co., in 25 to 29 West 31st st, the 8th loft to Mishel Bros., of 16 East 21st st; for Borgenicht Kornreich & Co., in 84 to 90 5th av, the 7th loft to S. J. Nathan Son & Co., of 760 Broadway.

PEASE & ELLIMAN leased a large apartment in 635 Park av, now under construction at the southeast corner of 66th st and Park av, to Lorenzo E. Woodhouse for Douglas L. Elliman & Co., as agents of the building; also apartments in 969 Park av to Miss I. M. Cammann; and in 144 East 56th st to Dr. John B. Curtis.

PEPE & BROTHER leased for P. J. Molloy, 122 Washington pl, a 3-sty private dwelling to A. M. Pope, for a term of ten years. The property after alteration will be occupied as a private dwelling by the tenant.

THE ROSE & PEIXOTTO CO. leased office space in the United States Rubber Company Building to Cook & Macconnell, of 1451 Broadway.

L. TANENBAUM, STRAUSS & CO., INC., leased for the Estate of Denis Shea, the store in 429 Broome st to Chas. V. Fornes, of 425 Broome st; also for A. Katz to Weinberg Bros. & Co., the 4th loft in 31 to 35 West 15th st to Murray Apple, the 3d loft in 137 5th av; for W. C. Althouse, 7,500 sq. ft. in 146 Greene st to various tenants; the 4th loft in 42 and 44 East Houston st to the Progress Brass Fitting Co., of 24 Downing st; for Douglas Robinson, Chas. S. Brown & Co., the 3d loft in 647 Broadway, to the Modern Hat Works; for the Sailors Snug Harbor, the 6th loft in 749 Broadway to Sussman & Co.; for Daniel Birdsall & Co., the 3d loft in 36 and 38 East 12th st to Levy & Lyons; and the top loft in 93 Bleecker st to the Empire Cap Co., of 93 Bleecker st.

VAN VLIET & PLACE leased the house at 319 West 11th st for William Lorenzo; the house at 3 Abington Square to Mrs. Hayden, and the house at 98 Bank st, for Mr. Gilsey.

WARREN & SKILLIN leased to Moyses & Homes, of 82 Beaver st, the banking floor in the Stock Quotation Telegraph Building, at 26 and 28 Beaver st, for a term of years.

WILLIAM J. ROOME & CO. leased for the Walker estate to the Falher Realty Co., of 27 William st, Paul M. Herzog president, 179 Madison av, a 4-sty dwelling, on a lot 25x100.5, located 50 ft south of 34th st. The lease is for a term of 21 years, and carries with it an option to purchase within the first ten years. A 6-sty store and loft building will be erected on the site. The property abuts the holding of August Belmont at 44 and 46 East 34th st, running through to 31 East 33d st. This is the third long lease on the block between Madison and Park avs for business purposes during the last two weeks, the other leases being the properties at 56 and 58 East 34th st, and 53 East 34th st which is now being altered for the Otto Wissner Piano Co., now at 5 th av and 15th st.

SAMUEL NIXON leased for Eisenberg & Settel the 4th loft, 50x200, in 628 and 630 Broadway through to Crosby st, to Cohen Bros.

H. C. SENIOR & CO. leased for Thos. Dimond to Drs. Joseph & Josphund offices in 2231 Broadway for a term of years; for Lucia Richsteadt, the 4-sty building at 159 West 64th st to Sarah F. Richards for a term of years; for Susie Heuston, 314 West 71st st, to Major Van Cortlandt Anderson; and for William Colgate, the 4-sty dwelling at 776 West End av to Mary F. Park, for a term of years.

THE J. C. EINSTEIN CO., INC., leased for M. Silberman the 7th loft in 56 and 58 West 22d st to Siegel & Zagar; for Thomas & Eckerson, agents, 7,200 sq ft in 110 and 112 West 30th st to Sternschein Bros., of 4 East 8th st; Weingart & Wechsler, of 35 East 8th st, and Mourer, Schechner & Zwiebach; also the 2d loft in 40 East 9th st to Benjamin Naddelman and for M. & L. Hess, space in 28 to 32 West 36th st to C. & J. Colmar, of 45 West 28th st.

LEASES—BROOKLYN.

CHARLES E. RICKERSON leased the 4th apartment west in 388 St Johns pl for a client to Leslie Elmer; also an office in 316 Flatbush av for the Plaza Improvement Co. to the Amitae Club.

DWIGHT L. HEWITT leased for the Revonah Realty Co. the southeast corner of 7th st and New Utrecht av to Grant Food Products Co. for 5 years; also for the same company 7405 New Utrecht av to the United Meat Stores for 3 years.

LEASES—SUBURBAN.

POST & REESE leased the Maxwell place at Cove Neck, Oyster Bay, L. I., for the season of 1913, to a client. The property consists of about 18 acres with large dwelling house and outbuildings, and has shore frontage on Oyster Bay Harbor of about 700 ft.

REAL ESTATE NOTES.

DUFF & CONGER have been appointed agents for 323 and 325 East 36th st.

PEASE & ELLIMAN have been appointed agents for 249 and 251 West 109th st.

KICK & SHARROTT have been appointed agents for the 5-sty building at 69 Murray st.

NICHOLAS LOPARD was the broker in the exchange of 503 East 118th st and 775 Tinton av.

J. ELMSLIE MILES is now connected with the mortgage department of the F. R. Wood, W. H. Dolson Co.

FREDK. SOUTHACK & ALWYN BALL, JR., have assumed the management of the new building recently completed at 18 East 46th st.

THE BERLIN RENTING AGENCY has been appointed agent for the Kinghaven apartments, at St. Nicholas av and 153d st; also of 108 and 110 East 118th st.

LEWIS L. ROSENTHAL, formerly located at 303 5th av, announces that he is now associated with the office of the Julius Friend-Edward M. Lewi Co.

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Real Estate Notes (Continued).

PEASE & ELLIMAN have been appointed agents of 830 West End av; also been appointed agents of 5 and 36 West 39th st, two store and loft buildings.

BERT G. FAULHAER & CO have been appointed agents for 550 West 160th st; 548 and 558 West 164th st; 9 Fort Washington av, and 609 West 158th st.

HENRY BRADY has been appointed receiver of 244 West 56th st by the Hon. Peter Hendrick, Justice of the Supreme Court, pending foreclosure proceedings.

LE ROY W. JOHNSON, formerly of L. W. Johnson, Inc., 500 5th av, has opened offices at 542 5th av where he will conduct a general real estate and mortgage loan business.

THE NEW YORK TITLE INSURANCE CO. made a loan of \$225,000 at 5 per cent, for five years on 251 to 257 West 42d st, running through to 264 West 43d st, property recently purchased by the Oliverage Co.

THE NEXT REGULAR MEETING of the Harlem Property Owners' Association will be held on Thursday, January 23d, at 8.15 p. m. sharp. Important bills affecting real estate interests have been introduced into the Legislature, and these will be explained at this meeting and discussed. Other matters of importance will also come up for discussion.

AN AUCTION OPPORTUNITY.—A piece of property at the mouth of the Pennsylvania station 365 and 367 7th av between 30th and 31st sts consisting of land over 41,11x75 ft., with improvements, at auction under a court order on Thursday noon, Feb. 6 next, at 14 Vesey st. Hon. Charles Putzel is the referee; Edgar Whitlock, Esq., plaintiff's attorney, 2 Rector st. Phillips & Co., auctioneers, 158 Broadway, N. Y.

THE ANNUAL ENTERTAINMENT AND RECEPTION of the United Real Estate Owners' Associations will take place on Wednesday evening, January 29, at Palm Garden, East 58th st. From the returns it seems that the affair will again be a fine success. The entertainment committee is under the leadership of Chas. W. Eidt, assisted by the president of the association, Dr. A. Korn. Harry Bierhoff has charge of the annual year book which will contain special prepared articles by Harold M. Phillips, Chas. H. Schnelle, F. C. Leubuscher, Henry Bloch and M. J. Horan. A novel vaudeville program will be presented under the supervision of Chas. H. Schnelle.

Andrew Powell.

Andrew Powell, who was long identified with the growth and development of the Upper west side of Manhattan, died suddenly on Jan. 11, while visiting the Masonic Building, in West 23d street. Mr. Powell maintained an office for many years at 156 Broadway, and at the time of his death he was president of the Realty Business Corporation. He had been in the real estate business in this city since 1867 and he was born here 75 years ago. Mr. Powell opened an office on the southwest corner of Columbus avenue and 72d street when that part of the city was an outpost of municipal growth and he had seen it grow into a compact residential section. He first made a specialty of real estate in the section west of 8th avenue, from 59th street to 110th street, and negotiated many of the important sales of vacant land there to builders as well as many sales of newly improved property. When the upper West Side was first being recognized as an important residential center Mr. Powell became vice-president of the West End Association, which was originally named the Citizens' West Side Improvement Association. It was organized in his office. For many years the little one-story brick office building of Mr. Powell's was a conspicuous landmark of the section. There were no public schools, letter boxes or postal facilities on the West Side when Mr. Powell first went there. He was active in the movement to prevent the creation of a Speedway in Central Park, maintaining that it was a breathing spot simply, also in the general movement for the installation of all municipal improvements and the elimination of "squatters" from the rocky shore of the Upper West Side. He also dealt in Bronx real estate. Subsequently he engaged in building operations. During the last twenty-three years Mr. Powell had resided at Huguenot Park, Staten Island, where he was active in promoting the growth of Richmond. He is survived by two daughters, Mrs. F. H. Walker and Mrs. Ida Powell Priest.

Brooklyn Brokers Dine Tonight.

The annual banquet of the Brooklyn Board of Real Estate Brokers will be held this evening at the Brooklyn Club. President De Hart Bergen will be the toastmaster and other speakers will be Frank Bailey, vice-president of the Title Guarantee and Trust Co.; Judge Frederick Crane, Commissioner L. H. Pounds, Commissioner Geo. V. S. Williams, of the Public Service Commission, and Col. T. S. Williams, of the Brooklyn Rapid Transit.

—The Bergen County Board of Freeholders has awarded to Ernest Abraham of Hackensack at \$59,122 contract for the improvement of Anderson avenue road.

Features of Early Building Construction.

The rapid development as a commercial center of that portion of the city lying between Fifth and Sixth avenues in the neighborhood of 42d street, renders more than ordinarily interesting brief reference to some of the notable structures that existed within that zone a half century and more ago. One of the most striking of these was what was known as the Lattig Observatory which stood on the south side of 43d street on property on which is now rising the eight-story steel frame department store of Stern Brothers. This observatory was the forerunner of tall structures in New York, as it is only in recent years that its height of 325 ft. has been exceeded. It was entirely of wood, cost about \$150,000 and was opened as an amusement attraction in 1853.

Its altitude was somewhat curiously divided, the first story being a refreshment parlor, and it, with the second story, was enclosed. Above this were three stories of open work, then an enclosed landing, where was located the first lookout, 125 ft. from the ground. Then came four open stories, above which was the second landing, 225 ft. above the streets. The next three were open stories and then the third and highest landing, 300 ft. from the base. The tower terminated in a spire, topped with a flagstaff. It was destroyed by fire in 1856 and afforded one of the most spectacular conflagrations ever seen in the city.

Another feature of this section of the city was the Crystal Palace, which occupied a site in Bryant Park. This remarkable building was opened in 1853 and was destroyed by fire in 1858.—"Building Age."

Franchise Valuations.

Albany advices state that details of the State Board of Tax Commissioners' report of special franchise valuations in New York City show the following noteworthy increases:

New York Railways system, from \$42,558,000 to \$44,060,000; Western Union Telegraph Company, from \$700,000 to \$980,000; Consolidated Telegraph and Electrical Subway Company, from \$7,700,000 to \$8,800,000; United Electric Light & Power Company, from \$6,000,000 to \$6,500,000; New York City Interborough Railway Company, from \$700,000 to \$900,000; Holmes Electric Protective Company, from \$500,000 to \$800,000; Consolidated Gas Company, from \$21,000,000 to \$21,100,000; Flatbush Water Works Company, from \$830,000 to \$900,000; Kings County Lighting Company, from \$2,100,000 to \$2,250,000; New York and Queens Electric Light & Power Company, from \$1,000,000 to \$1,125,000; Woodhaven Water Supply Company, from \$350,000 to \$375,000; Western Union Telegraph Company (Brooklyn), from \$95,000 to \$133,000; the Westchester Lighting Company, from \$325,000 to \$480,000.

The value of the Third Avenue Railway system's franchise was reduced to \$15,750,000 from \$19,419,000; that of the Brooklyn Rapid Transit Company to \$51,816,000 from \$51,974,000; that of the New York & Harlem River Railway Company, to \$15,374,500 from \$15,791,000, and that of the Long Island Railroad Company, to \$4,035,800 from \$4,284,600.

Broadway Subway Hearings.

The Public Service Commission for the First District has completed the first draft of the forms of contract for the construction of the remaining portions of the Broadway, Seventh avenue and 59th street subway in Manhattan, planned for operation by the New York Municipal Railway Corporation (Brooklyn Rapid Transit). Public hearings on the terms and conditions of these contracts, which cover that portion of the route in Broadway from Houston street north to 42d street, thence through Seventh avenue to 59th street, and thence through 59th and 60th streets to the Queensboro Bridge, have been called for January 30. The commission has also forwarded to the Art Commission, for its approval, plans for the construction of the proposed rapid transit railroad from the Queens end of the Queensboro Bridge to Astoria.

Lower Fares on the Westchester.

The Public Service Commission, Second District, made an order providing that the rates of fare to be charged by the New York, Westchester & Boston Railway Company, from its terminus in the city of New York, to its station in the village of White Plains, shall be 30 cents, and that the maximum rate for 60 trip commutation monthly ticket shall be \$7. The present rate provides for a fare of 35 cents single trip and monthly commutation ticket \$8. The rate is considerably lower than that charged on the New Haven and New York Central lines in Westchester.

A Bill for a Labor Court.

State Senator Anthony J. Griffin of the Bronx has prepared a bill providing for the establishment of a court for the settlement of labor disputes.

In explaining the detailed workings of his bill, Senator Griffin said:

"The bill I propose to introduce provides that where a strike or lockout occurs in an industry or calling of a quasi-public nature, it shall be lawful where the parties engaged in controversy do not voluntarily solicit the aid of the court for an adjudication of their differences, for any citizen to present a petition to the court setting forth the circumstances of the case and praying that a citation issue respectively to the employer and employed, commanding them to appear personally or by their representatives before the court for an adjudication of their differences and ordering them to avoid the commission or omission of any act which will tend to either precipitate a strike or lockout or continue such strike or lockout, until the determination by the court of the matters in dispute."

The presiding judge, a lawyer designated by the governor, will receive \$6,000 a year and \$600 for expenses. The other judges' compensation is fixed at \$1,500 with an additional per diem allowance of \$10 a day for each day actually engaged in attendance at hearings. There will be a clerk at \$3,000, a deputy clerk and stenographer at \$2,000 each and a marshal at \$1,200.

The Overcoat of a House.

No feature of a frame or stucco house is more important than its overcoat, or sheathing of felt or paper to keep out wind and dampness. A thin building paper may not stand the alkali in the stucco. The water may go right through the paper into the sheathing boards and cause them to warp so badly that in a year or two the stucco is pressed off. A thick-coated, sturdy paper should be used. The National Association of Master Sheet Metal Workers in its Tin Roofers' Hand Book specifies as follows: "Sheathing paper * * * is used, to be waterproof. No tar paper or others containing acids allowed."

"Note—Tar paper, pitch and similar substances should never be allowed in contact with tin roofing. If sheathing paper is used it should be of a good waterproof quality."

Some sheathing paper is soap-stoned on the weather side. Soapstone is not only a great water repellent, but a preservative product in itself. A felt which also will shed water like a feather should also be used. Where soapstone paper is used its surface should be turned upward and when used under clapboards, slate, tile, stucco, tin, etc., the gray or soapstone surface should be turned outward. The Hydrex Felt and Engineering Company, of 120 Liberty street, has literature on this subject, which it will send to applicants gratis.

—The City of Plainfield has under advisement the purchase of the water supply plant of the Plainfield-Union Water Company. The source of this water is a subterranean lake which lies at a depth of between 60 and 100 feet below the City of Plainfield. This water is cold enough even in the hottest days in summer to be used for drinking purposes direct from the faucet without ice, and the State Department analysis gives it a 98.5 per cent. purity. The water company also supplies from this source most of the largest communities along the Central Railroad of New Jersey in Union County. Some of this water goes to Elizabeth, which is a city of most three times the size of Plainfield, but most of the water supply of Elizabeth is obtained from the "Hummocks." This entire water supply of all the Jersey Central towns in Union County is owned by a company of which former U. S. Senator John Kean is president.

Roebling Street Improvement.

Assistant Corporation Counsel Riegelman issues a statement on behalf of the Bureau of Street Openings defending the bureau from the charges that there has been undue delay in the completion of the Roebling-Taylor street improvement. Mr. Riegelman says the report will be opened next Monday.

—Delay in subway construction and third-tracking will mean the loss of millions to the Bronx in retarded building and real estate operations. It will mean no such influx of additional population as is anticipated when transit facilities are better. It will mean a setback of years for the Borough.—North Side News.

AUCTION SALES OF THE WEEK.
Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 24, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st. and the Bronx Salesroom, 3208-10 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

- *Cherry st, 391-3 (*), ss, 71.3 e Scammel, runs s 82.9xe23.9xn4.7xe22xn80xw45.9, to beg, 6-sty bk tnt & str; due, \$36,147.46; T & c, \$465.22; National Academy of Design. 37,000
- *Hawkstone st (*), nec Walton av, 38.11x 57.5x6.8x42.9, vacant; due, \$1,522.48; T&c, \$729.47; Harold Swain. 1,000
- *Mott st, 307-9 (*), ws, 135.6 s Bleecker, 45.6x81, 2 5-sty bk tnts & str; due, \$37,276.15; T&c, \$812.76; N Y Protestant Episcopal City Mission Society. 28,000
- *Stanton st, 80 (*), ns, 66.3 e Allen, 21.3x 65, 5-sty bk tnt & str; due, \$18,268.58; T & c, \$1,191.92; Thornton F Turner et al trstes. 16,000
- *Union sq W, 29, swe 16th, 32.6x141.10, 5-sty & b bk loft & str bldgs; voluntary; withdrawn.
- *Vesey st, 53, ss, 154.10 e West Bway, 25 x81.2x24.6x81.1, 5-sty & b bk loft & str bldg; adms sale; C, Esberg for a party in interest. 54,000
- *18TH st E, swe Union sq W, see Union sq W, 29.
- *26TH st, 346 W, ss, 275 e 9 av, 25x98.9, 4-sty bk tnt with str & 3-sty bk tnt in rear; voluntary; Jno H Luskin. 19,300
- *26TH st, 436 W, ss, 375 w 9 av, 25x98.9, 5-sty & b bk tnt with str; voluntary; Jos J Kiernan. 23,400
- *28TH st, 214-8 W, ss, abt 180 w 7 av, 50 x98.9, vacant; due, \$32,243.09; T&c, \$409; sub to pr mtgs of \$50,000; Realty Holding Co. 65,910
- *45TH st, 150 W, ss, 256.4 e Bway, 16.8x 100.5, 4-sty & b bk & stn dwg; voluntary; E J Dougan. 64,500
- *52D st, 246 W, ss, 225 e 8 av, 20x100.5, 4-sty & b bk & stn dwg; voluntary; Thos Vincent. 36,000
- *77TH st, 74 E, ss, 130 w Park av, 25x 102.2, 2-sty & b bk stable & garage; exrs sale; Abt R Lawton. 28,000
- *98TH st, 148 E (*), ss, 170 e Lex av, 25 x100.11, 6-sty bk tnt & str; due, \$24,182.81; T&c, \$1,992.27; Eliza S Kernochan. 26,000
- *117TH st, 420 E (*), ss, 244 e 1 av, 16.8x 100.11, 3-sty bk tnt; due, \$7,905.55; T&c, \$265.37; Chas H Lowerre. 6,500
- *117TH st, 422 E (*), ss, 260.8 e 1 av, 16.8x 100.11, 3-sty bk tnt; due, \$7,904.75; T&c, \$265.37; Chas H Lowerre. 6,500
- *117TH st, 424 E (*), ss, 277.4 e 1 av, 16.8 x100.11, 3-sty bk tnt; due, \$7,910.46; T&c, \$265.37; Beatrice W Miller extr. 6,500
- *133D st, 158 W (*), ss, 200.9 e 7 av, 16x 99.11, 3-sty & b bk dwg; due, \$9,246.10; T & c, \$317.52; Frederic de P Foster et al trstes. 9,500
- *135TH st, 217-9 W, ns, 275 w 7 av, 50x 99.11, 5-sty & b bk & stn tnt; voluntary; David Spero. 39,500
- *137TH st, 248 W (*), ss, 507 w 7 av, 18x 99.11, 3-sty & b stn dwg; due, \$13,987.91; T&c, \$316.13; Germania Life Ins Co. 12,000
- *170TH st E, nec Crotona av, see Crotona av, 1408.
- *Bedford Park blvd, 216 (*), nwc Valentine av, 25x92.6, 2-sty fr dwg; due, \$7,745.35; T&c, \$493.18; Walter H Mead et al exrs & trstes. 7,000
- *Boston rd, 1191, ws, 91.7 s 168th, runs s 83xw98.10xs53.7xw63.3xn136.3xe161.5, 2-sty fr dwg; voluntary; J M Wilson. 25,000
- *Crotona av, 1408, nec 170th, 52x100x84x 108.7, 3-sty & b fr dwg; voluntary; Jno H Iden. 16,050
- *Gun Hill rd (*), ss, 73.4 w Tryon av, 30.3 x171.4 to Tryon av, x35.6x127.9 to beg; due, \$632.95; T&c, \$274.77; David Herman. 500
- *Madison av, 1772-4 (*), ws, 60 n 116th, 40.11x110, 2 5-sty bk tnts & str; due, \$13,679.66; T&c, \$—; sub to a 1st mtg of \$55,000; Lucius H Beers. 65,381
- *Tryon av, see Gun Hill rd, see Gun Hill rd, ss, 73.5 w Tryon av.
- *Valentine av, nwc Bedford Park blvd, see Bedford Park blvd, 216.
- *Walton av, nec Hawkstone, see Hawkstone, nec Walton av.
- *Lot 202 (*), blk 2736, Sec 10, beg at a point 125 s old 145th & 200 e Leggett av, runs se—xs20.11xw33.6xnw246.5xsw88.1 x s 46.1xw—xne—to beg; due, \$780.13; T&c, \$143.38; sub to a mtg of \$600; East Bay Land & Improvement Co. 1,600

BRYAN L. KENNELLY.

- *31ST st 47 E, ns, 78.11 w 4 av, 21.1x88.3 x21.1x86.8, 3-sty & b bk dwg; exrs sale; Walter Morris. 64,750
- *32D st, 44-50 E, ss, 83.8 w 4 av, runs w 66.4xs98.9xw15.7xs9xe79.4xn110.2 to beg, vacant; exrs sale; Walter Morris. 224,500
- *129TH st, 35-7 W, ns, 391.8 e Lenox av, 50x99.11, 6-sty bk tnt; due, \$65,090.20; T&c, \$163; Louis Monis. 70,000
- *180TH st W, ss, 100 e St Nicholas av, 75 x100, vacant; exrs sale; bid in at \$31,750.

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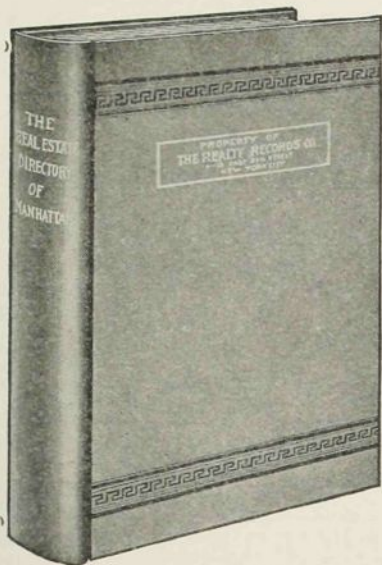
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Legal Sales Brooklyn (Continued).

PINE st, es, 90 s Blake av, 287.4x127.5x203.8x100; Eltz Froehlich—Wm Guggolz Constn Co et al; Chas Reinhardt (A), 756 Flushing av; Roswell H Carpenter (R); Wm H Smith.

RODNEY st, nws, 100 ne S 3d, 40x61.11; Louis C Willis—Paul Hunger et al; Fisher & Voltz (A), 84 Bway; Arthur L Hurley (R); Wm H Smith.

RODNEY st, ws, 160 n Ainslie, 20x60; Cath Pallmann—Margt Crowney et al; Johnson & Galston (A), 49 Wall, Manhattan; Jno O Farrell (R); Wm H Smith.

ESTH st, ws, 426.8 s Av E, 33.4x120.7; Kingsboro Realty Co—American Metropolitan Realty Corp et al; Walter T Lindsay (A), 261 Bway, Manhattan; Milton Wright (R); Wm P Rae.

W 15TH st, ws, 880 n Neptune av, 87x104.3; Chas A Mitchell et al—Alfredo Santo et al; Jos F Giambalvo (A), 732 Flushing av; Asa F Smith (R); Chas Shongood.

39TH st, ss, 40 w 10 av, 26x95.2; Fannie Crawford—Harrison Clark, Jr, et al; Rufus T Griggs (A), 31 Nassau, Manhattan; Morton Rosenthal (R); Wm H Smith.

85TH st, sws, intersec ws 7 av, 29x113; Liens Purchase Co—Max Kurzrok et al; Matthew W Wood (A), 165 Bway, Manhattan; F S McDivitt (R); Wm P Rae.

ATLANTIC av, ss, 470 w Troy av, 15x100; Josephine Herod et al—Mary Anderson et al; Chas S Taber (A), 189 Montague; Edw F Taber (R); Wm P Rae.

FLATBUSH av, nes, 102 se Av D, 20x116.5; Thos D Miller—Minnie Stone et al; Rufus T Griggs (A), 31 Nassau, Manhattan; Abr Rockmore (R); Wm H Smith.

HARRISON av, nes, intersec nws Lorimer, 23 x100; Jno Haydock—Celia Fink et al; Thos J Farrell (A), 20 Vesey, Manhattan; Jas F Quigley (R); Wm H Smith.

OCEAN av, nwc Newkirk av, 91.5x60.7; Mtg Securities Co of N Y—Adelaide F Brush; Henry J Davenport (A), 375 Pearl; Almeth W Hoff (R); Wm H Smith.

UTICA av, es, 77.6 s Prospect pl, 19.8x90; Maximilian Mosson—Isaac E Juselius et al; Surpluss, Moore & Williams (A), 215 Montague; Abr Levitt (R); Chas Shongood.

5TH av, es, 75 s 12th, 75x97.10; Mutual Life Ins Co of N Y—Hugh V Monahan et al; Fredk L Allen (A), 55 Cedar, Manhattan; Howard E Greene (R); Wm P Rae.

JAN. 29.

HEMLOCK st, ws, 23.3 n Belmont av, 23.3x94.4; Jas A Flanagan—Nellie Maternagan et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Bruce R Duncan (R); Wm H Smith.

PARK pl, ss, intersec ses Eastern pkwy, 35.6x93.8; Loftus Hollingsworth—Otto G Weinberger et al; Solinger & Solinger (A), 179 Bway, Manhattan; Mortimer S Erown (R); Wm H Smith.

PARK pl, ns, 130 e Howard av, 45x127.9; PARK pl ns, 175 e Howard av, 45x127.9; PARK pl, ns, 220 e Howard av, 45x127.9; PARK pl, ns, 265 e Howard av, 45x127.9; PARK pl, ns, 310 e Howard av, 45x127.9; PARK pl, ns, 355 e Howard av, 45x127.9; N Y Mte & Security Co—Amos Constn Co et al; Chas C Suffern (A), 203 Montague; Jas P Collins (R); Wm H Smith.

56TH st, ss, 306.8 e 15 av, 33.4x100; Anna C Hull—Leon Greenberg et al; Foley, Powell & Hacker (A), 206 Bway, Manhattan; Alvah W Burlingame (R); Wm P Rae.

BEDFORD av, es, 630 s Clarendon rd, 20x100 Mtg Securities Co of N Y—Mary E Montague et al; Henry J Davenport (A), 375 Pearl; Jno F Nelson (R); Wm H Smith.

NOSTRAND av, ws, 720 n Av F, 31.2x109; Preston J Searing gdn—Harriet T Banta et al; Harry L Thompson (A), 175 Remsen; Walter M Effross (R); Wm P Rae.

SCHENCK av, ws, 187.6 n Belmont av, 18.9x100; Otto E Reimer—Jos Goldblatt et al; Sackett & Lang (A), 99 Nassau, Manhattan; Jas T Williamson (R); Wm H Smith.

SUTTER av, swc Milford, 40x90; Edw Taunay—Morris Feinstein et al; Francis J McBaron (A), 32 Liberty; Alonzo G McLaughlin (R); Joseph P Day.

JAN. 30.

GRATTAN ST, ns, 135.5 w Varick av, 164.6x100; Realty Associates—Patk J Cosgrove et al; Harry L Thompson (A), 175 Remsen; Wm J Pape (R); Wm H Smith.

36TH st, sws, 320 nw 15 av, 20x100.2; Saml F Engs—Culver Constn Co et al; Washburn & Sickels (A), 189 Montague; Wm R Murphy (R); Wm H Smith.

59TH st, sws, 125 se 10 av, 20x100.2; Bond & Mtg Guarantee Co—Arcadia Realty Co et al; Harry L Thompson (A), 175 Remsen; Francis C Koehler (R); Wm H Smith.

BENSON av, nes, intersec nws Bay 14th, 108.4 x150; Administratrix sale of chattels &c of Edw J Brown, decd; Jno T Canavan (A), 55 Pine, Manhattan; Cath Brown (admrx); Joseph P Day.

WASHINGTON av, ws, 79.11 n Prospect pl, 16.2x64.8; Jno B Alliger trste—Dora Littman et al; Harry L Thompson (A), 175 Remsen; Fredk A Drake (R); Wm H Smith.

WASHINGTON av, ws, 79.11 n Prospect pl, 16.2x64.8; Jno B Alliger trste—Dora Littman et al; Harry L Thompson (A), 175 Remsen; Fredk A Drake (R); Wm H Smith.

JAN. 31.

HOPKINS st, ss, 450 w Throop av, 51.9x29.6; Citizens Trust Co of Bklyn—Eertha Janushewsky et al; Jonas, Lazansky & Neuberger (A), 44 Court; Francis C Koehler (R); Chas Shongood.

OSBORN st, es, 225.5 s Dumont av, 24.7x100; Michael D Griffin et al; Sackett & Lang (A), 33 Nassau, Manhattan; Eugene O'Connor, Jr (R); Wm H Smith.

LEFFERTS av, ss, 146.6 e Rogers av, 20x100.2; Gustav Johnson—Ella V Meytrott et al; Caldwell & Holmes (A), 44 Court; Chas Burstein (R); Chas Shongood.

OCEAN av, es, 364 s Av I, 40x370; Matthew S McNamara—Stephen R Magaw et al; Albt A Hovell (A), 177 Montague; Edw H Wilson (R); Wm H Smith.

FEB. 1.

No Real Sales advertised for this day.

FEB. 3.

MANSFIELD pl, ws, 100 s Farragut rd, 50x100; Fredk B Stewart exr—Maria L Moore et al; Leone D Howell (A), 189 Motnague; Wm J McArthur (R); Wm H Smith.

GATES av, ns, 425 w Ralph av, 25x100; East N Y Savgs & Loan Assn—Frank M Richardson et al; Walter L Durack (A), 215 Montague; Walter L Durack, Jr (R); Wm H Smith.

HOPES FOR BRONX COUNTY.

Mandatory Legislation Expected to Overcome Court's Objections.

The Appellate Division of the Supreme Court having declared entirely void Chapter 548 of the laws of 1912, to erect the new County of The Bronx, an appeal has been taken by Louis O. Van Doren, representing the Association of the Bar, and others, to the Court of Appeals, with a request that the case be advanced and decided at the earliest possible day. It is hoped by Mr. Van Doren that the law case will be determined before the Legislature will have finished considering a bill which Senator Stilwell will introduce, making it mandatory upon the State to erect the new county, and overcoming whatever defect there was in last year's bill.

The Appellate Division held that Chapter 548 of the laws of 1912 is unconstitutional because it provided that the present County Clerk, Sheriff and Register of New York County should act for Bronx County till next January 1, whereas the Constitution provides that those officers for any county must be elected by the people of that county. A new bill will probably be introduced in the Legislature to remedy the defect.

Another point against the law was that it provided for a referendum only by the voters of the Bronx. The court held that the voters of New York County, who were also affected by the new law, should have been given a chance to express their opinion on the proposition.

The friends of the new county movement are confident that the Legislature will pass the Stilwell bill, under which it will not be necessary to again submit the question to the vote of the electors.

TITLE COMPANY'S YEAR.

Larger Earnings in Spite of a Backward Real Estate Market.

The annual meeting of the stockholders of the Title Guarantee and Trust Company was held on Tuesday at the office of the company. The following members of the Board, whose terms had expired, were re-elected as trustees for a period of three years: Frank Bailey, Edward T. Bedford, Charles S. Brown, Julien T. Davies, Augustus D. Julliard, Ranald H. Macdonald, William J. Matheson, Frederick Potter, Charles Richardson, Paul M. Warburg.

The annual report of the trustees marks thirty years of business for the company. They report net earnings of \$117,000 in excess of 1911. The report says:

Decreasing Number of Mortgages.

"The increase in gross income in title business is particularly gratifying in view of the general condition of the real estate market. The improvement in real estate that has been hoped for each year since 1908 did not come. The number of deeds and mortgages recorded in the Register's Office of the various counties making up Greater New York has grown steadily less each year. This year the grand total of deeds and mortgages recorded has been 113,165, as compared with 115,507 in 1911. The greatest falling off has been in mortgages, the number of deeds recorded in Greater New York being about one thousand in excess of last year. The mortgages, however, number something over three thousand less. The gain in deeds has occurred in New York, Queens and Richmond, there being a slight falling off in Brooklyn. The only gain in the number of mortgages has been in the Borough of Queens the other boroughs showing a falling off.

Why Real Estate Is Not Buoyancy.

"The failure of real estate to recover its old-time buoyancy receives various explanations:

"Taxes has been increasing steadily for the past six years. All classes of real estate owners find their income much reduced by the activity of the various city departments. The Tenement House Department, the Building Department and particularly the Fire Prevention Bureau

have been insisting upon changes and improvements that are proving very expensive to property owners.

"We do not criticize the motive behind the departments in enforcing these laws nor the motif of the law-makers who put them on the statute books, but the real wisdom behind some of them is doubtful. Better accommodations cannot be furnished to the inhabitants of New York City without increasing the expense. Owing to the small margin of profit in real estate now, no laws can be passed that will accomplish this improvement at the ultimate expense of the property owner. He is bound to collect his new expenses in rents or his money will find investment in some more profitable direction."

OWNERS WILL FOREGATHER.

At Real Estate Exchange to Discuss Municipal Questions.

About one hundred names of prominent real estate owners and brokers have so far been penned to a petition in favor of holding daytime meetings at the Real Estate Exchange in Vesey street, with the object of promoting the welfare of property interests. It is hoped to hold a meeting for organization at an early day, at which a plan of organization, together with a method of procedure, will be decided on.

It is believed that brief and snappy meetings of business men, giving expression to views on municipal propositions likely to affect real estate, either by imposing inordinate taxes or injuring the marketability of property, would serve as a balance-wheel for the enthusiasm of those who, having no taxes to pay, are interested only in seeing how much they can extract from the public treasury for their favorite schemes.

Among the signatures to the call are the names of Peter F. Meyer, William A. White & Son, William M. Cruikshank, Charles F. Noyes Co., E. Aymar Sands, E. D. Coulter, Rhineland Real Estate Co., L. Napoleon Levy, Robert E. Dowling, A. L. Mordecai & Sons, Camman, Voorhees & Floyd, Joseph P. Day, Henry Morgenthau Co., Pease & Elliman, Bryan L. Kennelly, Alfred E. Marling, Samuel Goldsticker, F. De R. Wissmann, Lowenfeld & Prager, John L. Parish, E. H. Ludlow & Co., Harris & Maurice Mandelbaum, Goodale, Perry & Dwight, L. J. Phillips & Co., Bradish Johnson, Herbert A. Sherman, Duross Company, Warren Cruikshank, Oscar G. Foley, Bernard Smyth & Sons, Joseph L. Bittenweiser, Daniel B. Freedman, Heilner & Wolf Co., Duff & Brown, and J. Clarence Davies.

—Most of the hollow tile fireproofing material used in the Metropolitan district of New Jersey comes from the vicinity of Staten Island, Raritan Bay, South River and Sayreville.

Municipal Improvements.

(Continued from page 20.)

WEST 231ST ST.—Opening WEST 231ST ST, from Bailey av to Riverdale av, 24th Ward. Area of assessment: Obtainable at the Bronx Bureau of Assessments and Arrears, Bergen Building, Arthur and Tremont avs. March 14.

BROOKLYN.

NORTH HENRY ST.—Regulating, grading and curbing NORTH HENRY ST, bet Norman and Greenpoint avs, 17th Ward. Area of assessment: Both sides of NORTH HENRY ST, from Norman to Greenpoint avs and to the extent of one-half the block at the intersecting avenues. March 13.

QUEENS.

NORTH WASHINGTON PL.—Regulating, grading, curbing, flagging and paving NORTH WASHINGTON ST, from Van Alst av to Willow st, 1st Ward. Area of assessment: Both sides of NORTH WASHINGTON PL, from Van Alst av to Willow st and to the extent of one-half the block at the intersecting streets. March 13.

CENTRE ST.—Regulating, grading, curbing and laying sidewalks in CENTRE ST, from Wyckoff av to Myrtle av, 2d Ward. Area of assessment: Both sides of CENTRE ST, from Wyckoff av to Myrtle av, and to the extent of half the block at the intersecting avenues. March 13.

HOWARD PL.—Laying sidewalks in HOWARD PL, west side, bet Windsor pl and Prospect av; both sides of NELSON ST, bet Hicks st and Hamilton av; south side of 18TH ST, bet 10th and 11th avs; both sides of 85TH ST, bet Colonial rd and Ridge boulevard, and south side of PARKSIDE AV, bet Ocean and Flatbush avs, 12th, 22d, 29th and 30th Wards. Area of assessment: West side of HOWARD PL, bet Prospect av and Windsor pl; north side of NELSON ST, bet Hicks st and Hamilton av, and south side to extent of 100 ft. east of Hicks st; LOTS 12, 18 and 19, Block 884; both sides of 85TH ST, bet Colonial rd and Ridge boulevard; Lots 7 and 9, Block 5054. March 16.

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MUNICIPAL IMPROVEMENTS

Public and Local Works Contemplated in the Greater City.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus Relating to Street and Other City and Borough Improvements.

The news collected here under the general head of Municipal Improvements is intended to be of service to property owners as well as contractors and brokers. It covers every measure looking toward a change in the City Map, toward the acquisition of title to real estate by the city or toward construction work, including the grading of streets, the laying of sewers, the building of schools, etc. Each such measure is acted upon by one or more—generally by several—official bodies before it becomes a valid ordinance. In these columns the successive official acts pertaining to it are noted from the time it is introduced in a Local Board or in the Board of Estimate. Wherever public hearings on it are granted, the fact is also announced.

Municipal improvements may be divided into two classes—those that are paid for out of the general tax levy and those that are paid for wholly or in part by special assessments on the property owners benefited. The latter, which are the more important to real estate owners, originate in the Local Boards. However, every local improvement, except certain street improvements calling for an expenditure of not more than \$2,000, must be submitted to the Board of Estimate for authorization.

The news is classified and is printed in this order: Local Board Calendars, Local Board Resolutions, Proceedings of the Board of Estimate, Public Hearings, Assessments Due and Payable.

PROCEEDINGS OF THE BOARD OF ESTIMATE.

All city improvements, whether public or local, come before the Board of Estimate for authorization. The Board invariably grants one or more public hearings on every measure. The hearings are noted in advance in another column. In the present column are noted the resolutions passed by the Board concerning public or local improvements:

BROOKLYN.

OCEAN PARKWAY, ETC.—Changing the grades of THE STREET SYSTEM bounded by Ocean Parkway, Av L, East 8th st and Av N. Adopted.

BROOKLYN AV, ETC.—Modifying THE STREET SYSTEM bounded by Brooklyn av, Snyder av, Schenectady av and Clarendon rd. Adopted.

51ST ST.—Proposed area of assessment in the matter of acquiring title to 51ST ST, from 17th av to West st, excluding the right-of-way of the Long Island Railroad. Adopted, also to acquire title.

TROY AV, ETC.—Proposed area of assessment in the matter of amending the proceeding for acquiring title to TROY AV, from Crown st to the Holy Cross Cemetery; to EAST 45TH ST, from Rutland rd to Holy Cross Cemetery; to EAST 46TH ST, from Rutland rd to Holy Cross Cemetery, and to SCHENECTADY AV, from the old City line to the unnamed street located north from and adjoining the right-of-way of the Long Island Railroad, by excluding a section of SCHENECTADY AV located at its south end. Adopted.

JAY ST, ETC.—Request from the Commissioner of Bridges for the approval of a plan showing a READJUSTMENT OF THE STREET SYSTEM bounded by Jay st, Sands st, Bridge st and Concord st. Referred to the Borough President of Brooklyn.

14TH AV, ETC.—Change in the grade of THE STREET SYSTEM bounded by 14th av, 37th st, West st and 39th st; and also in the grade of THE STREET SYSTEM bounded by 15th av, 42d st, 17th av and 45th st. Public hearing on Feb. 6.

CLARA ST.—Acquiring title to CLARA ST, from 36th st to West st. Public hearing on Feb. 6.

FLATLANDS AV, ETC.—Amending the proceeding for acquiring title to FLATLANDS AV, from Ralph av to East 76th st; PAERDEGAT AV NORTH, from Ralph av to Paerdegat Basin; RALPH AV, from the junction of Av H and Paerdegat Av North to Paerdegat Av South; to PAERDEGAT AV SOUTH, from Glenwood rd to Av J; AV J, from Ralph av to Paerdegat Av South; EAST 72D ST, from Ralph av to Av U, by eliminating the section of EAST 72D ST, south of Av J, and by including EAST 71ST ST, from Ralph av to Av J. Public hearing on Feb. 6.

54TH ST, ETC.—Rule and damage maps in the proceeding for acquiring title to 54TH ST, from Fort Hamilton av to 11th av, from New Utrecht av to 13th av, and from 15th av to 19th av; 55TH ST, from 16th av to 19th av, excluding, in each case, the right-of-way of the Long Island Railroad. Adopted.

MAP T, ETC.—Change in the drainage plan for the territory designated as MAP T, DISTRICT 40, and MAP Y, DISTRICT 45. Adopted.

CLASSON AV SEWERS.—In the matter of the CLASSON AV SYSTEM OF RELIEF SEWERS. Authorization granted for the preliminary work.

LIVONIA AV.—Sewer in LIVONIA AV, from Ames st to Douglass st; and DOUGLASS ST, from Dumont av to East 98th st. Preliminary work. Adopted.

GRAVESEND AV, ETC.—Sewer in GRAVESEND AV, east side, from Vanderbilt st to Fort Hamilton av; FORT HAMILTON AV, south side, from Gravesend av to West st; WEST ST, from Fort Hamilton av to Church av. Preliminary work. Adopted.

NEWKIRK AV.—Regulating and grading, and paving with asphalt (preliminary) from Nostrand av to East 34th st. Preliminary work. Adopted.

POWELL ST.—Regulating and grading POWELL ST, from Riverdale av to Livonia av. Preliminary work. Adopted.

ALBANY AV.—Regulating and grading ALBANY AV, from Clarkson av to Lenox rd. Preliminary work. Adopted.

36TH ST.—Regulating and grading 36TH ST, from Fort Hamilton Parkway to 12th av. Preliminary work. Adopted.

AMBOY ST.—Regulating and grading AMBOY ST, from Blake av to Lott av. Preliminary work. Adopted.

DOUGLASS ST.—Regulating and grading DOUGLASS ST, from Dumont av to Riverdale av. Preliminary work. Adopted.

72D ST.—Grading to a width of 24 ft. on each side of the center line, and curbing and flagging where necessary 72D ST, from 13th av to 14th av. Preliminary work. Adopted.

83D ST.—Curbing and flagging 83D ST, from 16th av to 17th av. Preliminary work. Adopted.

16TH AV.—Paving with asphalt (permanent pavement) 16TH AV, from 47th st to 48th st. Preliminary work. Adopted.

TAYLOR ST.—Paving with asphalt (permanent pavement) the widened portion of the roadway of TAYLOR ST, from Lee av to Bedford av, together with the roadway of THE PUBLIC PLACE at the intersection of Division and Lee avs. Preliminary work. Adopted.

BELMONT AV.—Paving permanently with asphalt BELMONT AV, from Elton st to Chestnut st. Preliminary work. Adopted.

73D ST.—Paving with asphalt (preliminary pavement) 73D ST, from 12th av to 14th av. Preliminary work. Adopted.

72D ST.—Paving with asphalt (preliminary pavement) 72D ST, from 13th av to 14th av. Preliminary work. Adopted.

HUMBOLDT ST.—Paving with granite block (permanent pavement) HUMBOLDT ST, from Norman av to Meserole av. Preliminary work. Adopted.

ROEBLING ST.—Paving with granite block (permanent pavement) the widened portion of the roadway of ROEBLING ST, from Division av to Broadway. Preliminary work. Adopted.

77TH ST.—Regulating and grading 77TH ST, from 12th av to 15th av. Adopted. Title vests in the city on March 1, 1913. To 77TH ST, from 12th av to 15th av and from 16th av to New Utrecht av.

McKINLEY AV.—Regulating and grading McKINLEY AV, from Railroad av to Eldert la. Adopted. Title vests in the city on March 1, 1913.

26TH AV.—Regulating and grading 26TH AV, from Stillwell av to Harway av, excepting the portion occupied by the Brooklyn, Bath & West End Railroad. Adopted. Title vests in the city on March 1, 1913, excepting the part occupied by the railroad.

BAY RIDGE AV.—Regulating and grading BAY RIDGE AV, from New Utrecht av to a point about 125 ft. east of 16th av, and from a point about 150 ft. east of 17th av to 18th av. Adopted.

EAST 2D ST.—Regulating and grading EAST 2D ST, from Greenwood av to Fort Hamilton av. Adopted. Title vests in the city on March 1, 1913.

78TH ST.—Regulating and grading 78TH ST, from 2d av to Narrows av. Adopted.

LINCOLN PL.—Paving with asphalt (preliminary pavement) LINCOLN PL, from Clason av to the bridge over the Brighton Beach Railroad. Adopted.

INDIA ST.—Paving with asphalt (permanent pavement) INDIA ST, from Oakland st to Provost st. Adopted.

MONTAUK AV.—Paving with asphalt (permanent pavement) MONTAUK AV, from Pitkin av to Liberty av. Adopted.

56TH ST.—Sewer in 56TH ST, from 11th av to 12th av. Adopted.

13TH AV.—Sewer in 13TH AV, from 75th st to 76th st. Adopted.

19TH ST.—Receiving basins on the northeast and southwest corners of 19TH ST, about 710 ft. northwest from 3d av. Adopted.

77TH ST.—Sewers in 77TH ST, from 13th av to New Utrecht av; 15TH AV, from 76th st to 77th st; and NEW UTRECHT AV, west side, from 76th st to 77th st. Adopted.

EAST 26TH ST.—Sewer in EAST 26TH ST, from Av D to Newkirk av. Adopted.

78TH ST.—Sewer in 78TH ST, from 2d av to Narrows av. Adopted.

NEWKIRK AV, ETC.—Sewers in NEWKIRK AV, from East 35th st to Brooklyn av; and BROOKLYN AV, from Av D to the property of the Flatbush Waterworks. Adopted. Title vests in the city on March 1, 1913, to NEWKIRK AV, from East 35th st to Brooklyn av.

OAKLAND PL.—Paving with asphalt (preliminary pavement) OAKLAND PL, from Tilden av to Albermarle rd. Adopted.

STERLING PL.—Paving with asphalt (preliminary pavement) STERLING PL, from Utica av to Rochester av. Adopted.

STERLING PL.—Paving with asphalt (preliminary pavement) STERLING PL, from Rochester av to Buffalo av. Adopted.

SARATOGA AV.—Paving with asphalt (permanent pavement) SARATOGA AV, from Sutter av to Livonia av. Adopted.

100TH ST.—Paving with asphalt (preliminary pavement) 100TH ST, from 3d av to Fort Hamilton parkway. Adopted.

49TH ST.—Sewers in 49TH ST, from 17th av to the Long Island Railroad; 51ST ST, from 18th av to 19th av; 52D ST, from 16th av to 18th av; and 18TH AV, from 49th st to 52d st. Adopted.

NORTH HENRY ST, ETC.—Sanitary and storm water sewers in NORTH HENRY ST, from Calyer st to Greenpoint av; and GREENPOINT AV, from North Henry st to Jewell st, together with a PUMPING STATION at the intersection of GREENPOINT AV AND JEWELL ST. Adopted.

SHARON ST.—Paving with asphalt (permanent pavement) SHARON ST, from Olive st to Morgan av. Adopted.

POWELL ST.—Regulating and grading POWELL ST, from Riverdale av to Livonia av. Adopted. Title vests in the city on March 1, 1913.

McKINLEY AV.—Fixing the roadway width of McKINLEY AV, from Railroad av to Eldert la. Adopted.

PRESIDENT ST.—Constructing A BRIDGE across the tracks of the Brighton Beach Railroad at PRESIDENT ST. Adopted, to request the railroad to build the bridge.

QUEENS.

ROCKAWAY BEACH BOULEVARD.—Laying out, bet Adirondack boulevard and Beach 125th st (Monmouth av). Adopted.

STEINWAY AV, ETC.—Changing THE STREET SYSTEM bounded by Steinway av, Potter av, 15th av and Astoria av. Adopted.

LOUONA AV, ETC.—Changing THE STREET SYSTEM bounded approximately by Louona av, North Railroad av, Way av, Corona av, Opdyke st, 51st st, Corona av, Rodman st, Otis av, Orontes st, Marlowe av, Lewis av, Sothen av, Gerry av and Marlowe av. Adopted.

SKILLMAN AV.—Proposed area of assessment in the matter of amending the proceeding for acquiring title to SKILLMAN AV, from the angle point bet Hulst st and Van Pelt st to Greenpoint av, by INCLUDING THE SECTION bet Greenpoint av and Woodside av. Adopted.

JAY AV, ETC.—Proposed area of assessment in the matter of amending the proceeding for acquiring title to JAY AV, from Willow av to Mueller st, so as to conform with the street as now laid out. Adopted.

ARCHER ST, ETC.—Laying out A STREET SYSTEM bounded by Archer st, Branford st, Jamaica av, Carlisle st, Maywood st and Roseville av. Public hearing on Feb. 6.

HEMPSTEAD AV, ETC.—Laying out HEMPSTEAD AV (HEMPSTEAD AND JAMAICA TURNPIKE), from Jamaica av (Jericho turnpike) to 98th av (West Whittier st), and Springfield boulevard (Creed av), from Jamaica av (Jericho turnpike) to 97th av (Creed pl). Public hearing on Feb. 6.

FULTON ST.—Acquiring title to FULTON ST, from Fisk av to Plover pl. Public hearing on Feb. 6.

FERGUSON ST.—Acquiring title to FERGUSON ST, from Alburtis av to Prime st. Referred back to the Borough President of Queens.

TIEMANN AV.—Acquiring title to TIEMANN AV, from Polk av to Corona av. Public hearing on Feb. 6.

RIKER AV.—Acquiring title to RIKER AV, from Steinway av to 12th st. Public hearing on Feb. 6.

SHALER ST.—Request from the Realty Associates for the amendment of the proceeding for acquiring title to SHALER ST, from Kosuth pl to Cornelia st and from Madison st to Traffic st, by excluding the section bet Madison st and Traffic st. Public hearing on Feb. 6.

PIERCE AV.—Supplementary rule map, damage map and profile in the proceeding for acquiring title to PIERCE AV, from Jackson av to the East River. Adopted.

BRYANT AV, ETC.—Rule map, damage map and profile in the proceeding for acquiring title to BRYANT AV, from Benson av to Laurel Hill boulevard; HOLMES AV, from Queens boulevard to Tyler av; IRVING ST, from Queens boulevard to Tyler av; and LONGFELLOW AV, from Queens boulevard to Tyler av. Adopted.

SOUTH ST.—Temporary storm water sewer in SOUTH ST, from New York av to a point about 250 ft. east of Roseville av. Preliminary work. Adopted.

DITMARS AV.—Sewer in DITMARS AV, from Crescent st to East River. Preliminary work. Adopted.

ATLANTIC AV.—Sewers in ATLANTIC AV, south side, from Greenwood av to Lefferts av;

CHESTNUT ST, from Atlantic av to Chichester av; CEDAR AV, from Atlantic av to the crown 215 ft. therefrom. Preliminary work. Adopted.

CREEK ST.—Grading CREEK ST, from Borden av to Hunters Point av. Preliminary work. Adopted.

SENECA AV.—Regulating, grading and paving with granite block (permanent paving) SENECA AV, from Putnam av to Cornelia st. Preliminary work. Adopted.

HUNTERS POINT AV.—Sewers in HUNTERS POINT AV, from Greenpoint av to Van Pelt st; VAN PELT ST, from Hunters Point av to Anable av; and GREENPOINT AV, from Hunters Point av to Anable av. Adopted.

HOPKINS AV.—House connecting drains in HOPKINS AV, from Grand av to Taylor av. Adopted.

NORMAN ST.—House connecting drains in NORMAN ST, from Wyckoff av to Cypress av. Adopted.

WOODBINE ST.—Sewer in WOODBINE ST, from Seneca av to Fairview av. Adopted. Title vests in the city on March 1, 1913.

13TH ST.—Sewer in 13TH ST, from the Boulevard to Van Alst av. Adopted. Title vests in the city, on March 1, 1913.

LAMBERTVILLE AV.—Tunnel for pedestrian traffic under the old Southern Division of the Long Island Railroad at LAMBERTVILLE AV. Adopted.

4TH ST.—Bridge, carrying the Main Line and North Side divisions of the Long Island Railroad over 4TH ST. Adopted.

PUBLIC HEARINGS.

One or more hearings are granted in connection with all proposed improvements. In the case of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and Guide under the general head of Local Board Calendars. Hearings by all other bodies are noted in the present column.

In acquiring title to land for streets, sewers, parks, approaches to bridges, etc., condemnation proceedings are commonly resorted to. A proceeding having been authorized by the Board of Estimate, the Corporation Counsel makes application to the Supreme Court for the appointment of three commissioners. If the cost of the land is to be paid wholly or in part by property owners benefited, the commissioners are known as commissioners of estimate and assessment. They hold their meetings at the Bureau of Street Openings, a clerical and legal organization under the supervision of the Corporation Counsel charged with the management of all legal proceedings which involve awards for damages or assessments for benefit to land.

If the cost of the land is to be paid by the city as a whole, as in the case of school sites, dock property, etc., the commissioners are known as commissioners of estimate and appraisal, whose place of meeting is at 258 Broadway.

In the case of assessments for local improvements of a physical nature which do not have to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments for such improvement as the regulating and grading of streets, the laying of sewers, etc.

PROPOSED ASSESSMENTS.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors, 320 Broadway, Manhattan, for examination by any one interested, and all persons who are opposed to these assessments must present their objections, in writing to the Secretary of the Board, at the above address, on or before Feb. 18, at 11 a. m., when testimony will be taken:

MANHATTAN.

ELWOOD ST.—Regulating, grading, curbing and flagging ELWOOD ST, from Nagle av to Sherman av. List 2839.

142D ST.—Regulating, grading, curbing and flagging 142D ST, from a point 450 ft. east of Lenox av to Marginal st. List 2842.

SEAMAN AV.—Regulating, grading, curbing and flagging SEAMAN AV, from 218th st to a point 100 ft. south of 215th st, and constructing necessary retaining wall and laying bridge-stone. List 2897.

QUEENS.

BOULEVARD.—Paving, from 14th st to Nott av, 1st Ward. List 2883.

CRESCENT ST.—Paving, from Flushing av to Hoyt av, 1st Ward. List 2884.

DE KALB AV.—Regulating, grading, curbing and flagging DE KALB AV, from Onderdonk av to Woodward av, 2d Ward. List 2885.

3D AV.—Paving 3D AV, from Jackson av to Webster av, 1st Ward. List 2888.

3D AV.—Paving 3D AV, from Webster av to Graham av, 1st Ward. List 2889.

13TH AV.—Paving 13TH AV, from Grand av to Flushing av, 1st Ward. List 2890.

VAN ALST AV.—Regulating and grading VAN ALST AV, from Ditmars av to Winthrop av, 1st Ward. List 2891.

NOTE.—The area of assessment in each of the above QUEENS proceedings extends to within one-half the block at the intersecting and terminating streets.

9TH ST.—Regulating, grading, flagging and fencing vacant lots on 9TH ST, from Vernon av to East av, 1st Ward. Area of assessment: Blocks 47 and 48. List 2887.

FLAGGING.—On the east side of WILLARD AV, from Jamaica av to Ferris st; south side of FERRIS ST, from Manor av to Willard st; south side of JAMAICA AV, bet Shaw av and Suydam st; southwest corner of MANOR AV

AND BRANDON ST; east side of WOODHAVEN AV, bet Jamaica av and Syosset st, 4th Ward. Area of assessment: Affects property in front of which the work was done. List 2892.

CEMENT SIDEWALKS.—Laying cement sidewalks on ST. NICHOLAS AV, bet Linden st and Myrtle av; northwest corner of MYRTLE AV AND WOODBINE ST; southeast corner of STANHOPE ST AND ONDERDONK AV; west corner of GREEN AV AND SENECA AV; and south side of BLEECKER ST, bet Seneca and Cypress avs, 2d Ward. Area of assessment: Affects property in front of which the work was done. List 2882.

FLAGGING.—The east side of FLUSHING AV, from Melrose av south to the corner formed by the intersection of the east side of Flushing av with the right-of-way of the New York & Queens County Railway, and on the west side from Fulton st to Terrace av. Area of assessment: Affects property in front of which the work was done. List 2886.

By the Supreme Court.

EXAMINATIONS OF COMMISSIONERS.

WHITLOCK AV, QUEENS.—Acquiring title to the land, etc., required for opening and extending WHITLOCK AV, from Brown pl to Calamus av, 2d Ward. Walter H. Bunn, Patrick J. Mara and Wm. J. Hamilton, commissioners of estimate in the above proceeding, will attend trial term, Part 1, Supreme Court, in the Queens County Court House, Long Island City, on Feb. 4, at the opening of court, to be examined as to their qualifications by anyone interested.

FINAL REPORTS.

EAST 172D ST, BRONX.—Relative to acquiring title to the lands, etc., required for opening EAST 172D ST (unofficial name), from Jerome av to Morris av, etc., 24th Ward. In re application for damages to Lots Nos. 24, 25, 26 and 28 in Block 2821, caused by the abandonment, discontinuance and closing of 4TH (Belmont st) AV, bet Grand Boulevard and Concourse and the boundary line of the Village of Mount Eden. In re application for damages to Lot No. 28, in Block No. 1198, caused by the abandonment, discontinuance and closing of 8TH AV AND WALNUT ST, bet Jerome av, Townsend av and East 172d st. The supplemental and amended final report of the commissioners in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Jan. 27, at 10.30 a. m.

CRUGER AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending CRUGER AV, from Williamsbridge rd to South Oak drive; CRUGER AV, from South Oak drive to Gun Hill rd; HOLLAND AV, from Williamsbridge rd to South Oak drive, and MAPLE ST, from Gun Hill rd to East 215th st, 24th Ward. The final report of the commissioners of estimate and assessment in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Jan. 27, at 10.30 a. m.

LINDEN ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending LINDEN ST (unofficial name), from Brooklyn Borough line to Fresh Pond rd, 2d Ward. The final report of the commissioners of estimate and assessment in the above proceeding will be presented, for confirmation, to Part 1, Supreme Court, Queens County Court House, Long Island City, on Jan. 28, at the opening of court.

AN UNNAMED STREET, MANHATTAN.—Acquiring title to the lands, etc., required for opening and extending AN UNNAMED STREET, extending from Fort George av to Dyckman st, 12th Ward. The supplemental and amended final report in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Jan. 30, at 10.30 a. m.

BILLS OF COST.

DAVIDSON AV, ETC., BRONX.—Acquiring title to the lands, etc., required for opening and extending DAVIDSON AV, from Grand av to West 177th st; GRAND AV, from Macombs rd to Tremont av; WEST 176TH ST, from Macombs rd to Jerome av; and WEST 177TH ST, from Jerome av to Tremont av, 24th Ward. The bill of costs in the above proceeding will be presented, for taxation, to Special Term, Part 1, Supreme Court, Manhattan, on Jan. 30, at 10.30 a. m.

The bill of costs in each of the following proceedings will be presented, for taxation, to a Special Term of the Supreme Court, County Court House, BROOKLYN, on Jan. 31, at 10.30 a. m.:

AV V, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending AV V, from 86th st to Van Siclen st, including the right-of-way of the New York & Sea Beach Railroad, 31st Ward.

CHESTER AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending CHESTER AV, from Church av to Fort Hamilton av, 29th Ward.

By Comm'r's Estimate and Assessment.

RADDE ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending RADDE ST (unofficial name), from Paynter av to Ridge st, 1st Ward. Geo. A. Gregg, Chas. H. Georgi and Wm. W. Kenerson, commissioners, of estimate in the above proceeding, have completed their supplemental and amended estimate of damage; and all persons who are opposed to the same must file their objections, in writing, with the commissioners, at the Municipal Building, Long Island City, on or before Feb. 7; and they will hear all such parties, in person, on Feb. 10, at 2 p. m.

Geo. A. Gregg, commissioner of assessment in the same proceeding, has completed his sup-

plemental and amended estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at the Municipal Building, Long Island City, on or before Feb. 7; and he will hear all such parties, in person, on Feb. 11, at 2 p. m.

By Comm'r's Estimate and Assessment.

AT BUREAU OF STREET OPENINGS, 90 WEST BROADWAY, MANHATTAN.

MONDAY, JAN. 27.

SPUYTEN DUYVIL RD, BRONX.—SPUYTEN DUYVIL RD, from West 230th st to West 242d st; and, RIVERDALE AV, from West 230th st north to its junction with Spuyten Duyvil rd. At 2.15 p. m.

ROSEDALE AV, ETC., BRONX.—ROSEDALE AV, COMMONWEALTH AV, and ST. LAWRENCE AV, bet Westchester av and West Farms rd. At 10 a. m.

BEACH AV, BRONX.—Bet Gleason av and Bronx River av. At 2 p. m.

WEST 254TH ST, BRONX.—From Broadway to Fieldston rd. At 3.30 p. m.

ZEREGA AV, BRONX.—Zerega av, from Castle Hill av near Hart st to Castle Hill av at or near West Farms rd, being the whole length of ZEREGA AV, including Av A and Green la. At 1 p. m.

ST. RAYMOND AV, (4TH ST), BRONX.—Bet Protectory av and Williamsbridge rd. At 2 p. m.

WEST 184TH ST, BRONX.—WEST 184TH ST, from Broadway to an unnamed street (Overlook Terrace) and opening and extending said UNNAMED STREET from West 184th st to Fort Washington av. At 2 p. m.

TUESDAY, JAN. 28.

3D AV, BRONX.—Widening 3D AV, opposite East 159th st. At 2 p. m.

WHITE PLAINS RD, BRONX.—Closing, from the north boundary of the city to Morris Park av. At 10.30 a. m.

GUERLAIN ST, ETC., BRONX.—GUERLAIN ST, bet Beach av and Unionport rd; ARCHER ST, bet Beach av and White Plains rd; MERRILL ST, bet Rosedale av and Beach av; BEACON AV, bet Rosedale av and Beach av; WOOD AV, bet Beach av and Storrow st; GRAY ST, bet Wood av and Tremont av; STORROW ST, bet Wood av and the public place at the junction of Tremont av with Westchester av. At 3 p. m.

EAST 217TH ST, BRONX.—From White Plains rd to Oakley st, formerly Ash av. At 1 p. m.

HAVEMEYER AV, BRONX.—Bet Lacombe av and Westchester av. At 2 p. m.

WASHINGTON AV, QUEENS.—From East river to Jackson av. At 3 p. m.

WEDNESDAY, JAN. 29.

AMEOY RD, RICHMOND.—From Great Kills rd to Ocean View Cemetery. At 2 p. m.

GRAND AV, ETC., BRONX.—GRAND AV, from Burnside av to Fordham rd; WEST 180TH ST, from Aqueduct av East to Davidson av; and, AQUEDUCT AV EAST, from West 180th st to West 184th st. At 12 m.

THURSDAY, JAN. 30.

ROSEBANK AV, RICHMOND.—From Southside Boulevard to Broad st. At 2 p. m.

BUENA VISTA AV, MANHATTAN.—BUENA VISTA AV, from its junction with Haven av at or near West 171st st to West 176th st; WEST 172D ST and WEST 173D ST, from Fort Washington av to Buena Vista av. At 2 p. m.

COTTON ST, RICHMOND.—From Arrietta st to Griffin st. At 3.30 p. m.

FRIDAY, JAN. 31

AN UNNAMED STREET, MANHATTAN.—An UNNAMED STREET, adjoining the property acquired for the New York and Brooklyn Bridge extension, from William st to North William st. At 1 p. m.

WHITE PLAINS RD, BRONX.—From a point near Old Unionport rd to a point near Thwaites pl; and, THE AREA bet Bronx Park East and White Plains rd south of the north line of Bear Swamp rd. At 3.30 p. m.

ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date mentioned at the end of each improvement interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment.

BRONX.

PARK AV, WEST.—Paving and setting curb in PARK AV WEST, bet East 177th st and East 189th st, 24th Ward. Area of assessment: Both sides of PARK AV WEST, from 177th st to 189th st, and to the extent of half the block at the intersecting streets. March 16.

CASTLE HILL AV.—Regulating, grading, building approaches and placing fences in CASTLE HILL AV, from West Farms rd to Public pl, at its southerly terminus, and also setting curbstones, flagging sidewalks and laying crosswalk from West Farms rd to Lafayette av, 24th Ward, annexed territory. Area of assessment extends to within one-half the block at the intersecting and terminating streets. March 16.

CARTER AV.—Paving and setting curb in CARTER AV, from East 173d st to East 176th st, 24th Ward. Area of assessment: Both sides of CARTER AV, from East 173d st to East 176th st and to the extent of one-half the block at the intersecting streets. March 13.

AQUEDUCT AV.—Sewer in AQUEDUCT AV, bet Burnside and Tremont avs, 24th Ward. Area of assessment. Blocks 2868 and 2879. March 13.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

E. D. Litchfield to Plan St. Paul Library.

Electus Litchfield, of 244 5th avenue, Manhattan, was selected architect this week by the Library Board of St. Paul, Minn., for a new library structure, to be erected this spring at a cost of \$1,350,000. The structure to be erected will include a reference library building, which is the gift of James J. Hill, of that city. Mr. Litchfield, after acting upon the statement of the requirements of the new public library prepared by Charles C. Soule, of Brookline, Mass., the expert advisor employed by the board some months ago, submitted preliminary sketches to the library board and Mr. Hill early last month, which, subject to modifications, were approved. Mr. Litchfield has been professionally connected with the planning and erection of notable buildings in the country, and of a number of library buildings. He formerly lived at St. Paul, being a son of W. D. Litchfield, a former resident in that state. According to the plans submitted, the library will be patterned after the J. P. Morgan library in New York City. It will have two entrances, one probably in Fourth street and the other in Washington street. Both the public library and the Hill reference library will be under the one roof, but each will be entirely separate from the other. The structure will be of marble, granite and white stone. The construction will be started this spring. In all probability New York contractors will be invited to estimate on the general construction.

The Architectural Exhibit.

The opening of the annual exhibition of the Architectural League will be celebrated at a dinner to be given on Friday evening January 31, in the Vanderbilt Gallery of the Fine Arts Building, 215 West 57th street. The result of the annual competitions held under the auspices of the League will be announced at this time. Two prizes, the Henry O. Avery and a special prize of \$300 for the best design submitted by an architect, sculptor and mural painter in collaboration are to be awarded. The subject of the special competition is the construction and decoration of a waiting room and a railroad station, introducing as a decorative feature, a monumental clock. The judgment of the committee of awards will be based on the total effect of the design as a whole, and the feature of successful collaboration of the competing groups. Another feature at this gathering will be the presentation to Col. George W. Goethals by the president of the League of a medal commemorating his achievements as Chief Engineer of the Panama Canal.

Bills Introduced for New Buildings.

The following is an abstract of the latest bills calling for new buildings which have been introduced at Albany but not yet passed. For the construction of the necessary college buildings for the New York State College of Forestry, at Syracuse, N. Y., appropriation, \$250,000; the money not to be available until the University has conveyed to the State the land upon which the buildings

are to be erected. Establishing a State school of agriculture at Cook Academy, cost not estimated. For a building at the New York Agricultural Experiment Station, \$100,000. For the acquisition of lands for the New York State School of Agriculture on Long Island, \$90,000 and for the construction and equipment of various buildings on the land, \$609,500. For the acquisition of a site and the erection of a new State armory at Mount Vernon, N. Y., \$87,000. For the acquisition of a site and the erection of a new State armory at Newburgh, N. Y., \$150,000.

Astor Properties to be Improved.

It is reported that Vincent Astor will reimprove a number of the properties that have come into his possession. It is even said he is desirous of improving all his real estate in accordance with modern needs, wherever necessary. One of his first operations will be the re-improvement of the premises, now covered with old dwellings, at the northeast corner of Ninth avenue and Little West 12th street, with a six-story fireproof brick warehouse, having ground dimensions of 51x77 feet. Plans have been prepared by La Farge & Morris, of 23 East 26th street. It is understood that the operation will be started immediately. Plans have also been prepared for improving a block in the same section, but the details of this operation cannot yet be given.

Bidders for Filtration Plant.

Water Commissioner Thompson opened bids on Thursday for the construction of the Jerome Park filtration plant, but, as a result of an understanding which the Commissioner had with Controller Prendergast, no awards were made and none will be made until a thorough investigation of the whole proposal is effected, as requested by the Controller. The lowest bid was that of the Keystone Construction Company, which offered to do the work for \$5,139,015. The Luke A. Burke Company made the second lowest bid, \$5,672,145. The third lowest was put in by McArthur Brothers, \$5,783,170.

Woman's University Club to Build.

Nelson & Van Wagenen, 15 West 38th street, are preparing plans for an eight-story clubhouse, 38x100 feet, to be erected at 106-108 East 52d street, for the Woman's University Club, of 99 Madison avenue, Miss Elizabeth Brown Cutting is president, Miss Helen M. Kelsey, secretary, and Mrs. Benjamin Howes, treasurer. The building will include a restaurant, gymnasium and roof garden. In all probability figures will be called for February 1.

New Fountain for Central Park.

Carrere & Hastings, of 225 Fifth avenue, have been commissioned to prepare plans for the erection of a \$50,000 fountain in Central Park, at Central Park place, south of the 59th street entrance. The Estate of Joseph Pulitzer, of 80 Broadway, is the donor.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—W. H. Donnelly, real estate, 50 Nassau st., contemplates the erection of a 5-story apartment with stores at the southwest corner of 9th av and 22d st. No plans or architect have been selected, and it may be quite some time yet before operations will be started.

MANHATTAN.—The Comfort Realty Co., B. House, president, 8 West 39th st., contemplates the erection of three 5-story flats and a 1-story taxpayer, 150x325 ft., on the east side of Broadway, 64 ft. north of 185th st. The owners are to take title to the property February 1, and an architect will not be selected until that time.

MANHATTAN.—The Bible Teachers' Training School, 541 Lexington av., W. W. White, president, Jos. T. Brown, treasurer, 358 5th av., and Leslie T. Tompkins, secretary, 48 Wall st., contemplates making alterations to the training school at 130-132 East 50th st and 135-137-139 East 49th st. No architect has yet been selected.

MANHATTAN.—William Sommer, 910 6th av., contemplates the erection of a 12-story automobile loft building, 67x100 ft., of brick, limestone and terra cotta, at 241-5 West 54th st. No architect has been retained.

MANHATTAN.—The Wesley Realty Company, Inc., John W. Knight, president, 2245 Broadway, contemplates the erection of a 9-story apartment house on a plot 56x102 ft. at 158 and 160 West 81st st. No architect has yet been selected.

BAYONNE, N. J.—The Board of Aldermen of Bayonne, W. P. Lee, city clerk, contemplates the erection of a new City Hall on the block bounded by 27th, 28th sts., Ave C and Newry pl. No architect has been selected.

SUMMIT, N. J.—Morris A. Tyng, president of the Board of Education, has recommended the construction of a new high school building here to cost \$110,000. No architect has been selected.

MORRISTOWN, N. J.—The Board of Education of Morristown contemplates three additions, one to the Liberty st school, one on Speedwell av and one in Mill st, for which no architects have been selected. L. F. Sturgis, care of Sturgis Bros., is chairman of the Board.

NEW BRUNSWICK, N. J.—The Board of Aldermen, Edward Eart, president, is considering the erection of a new City Hall. No action has yet been taken in the matter and probably will not be until spring. No architect has been selected.

NEW BRUNSWICK, N. J.—Alderman Chas. A. Oliver, Liberty st, Alderman Jos. J. Feaster, Throop av, and Alderman Edward Burt, Somerset st, committee, have been appointed to investigate the question of erecting a new city hall. No site or architect have been selected.

NEWARK, N. J.—The First German Baptist Church contemplates the erection of a \$30,000 edifice. The location to be selected will probably be in the Clinton and Hill st section. No architect has yet been selected. Rev. R. G. Hack, of 12 Shanley av, is pastor. August Buermann, of 9 Stratford pl, is a member of the Board of Trustees. Work will probably go ahead this spring.

LARCHMONT, N. Y.—Chas. P. Fleming, 105 West 40th st., N. Y. C., contemplates the erection of a frame hotel, 2-stys, 160x100 ft., on Boston Post rd, on the site of the old Blossom Heath Inn. No architect has been selected.

MECHANICSVILLE, N. Y.—The Board of Education of Mechanicsville, William F. Tierney, president, N. W. Kelso, chairman of building committee, contemplates the erection of a 16-room high school to seat about 450. No site or architect has been selected. Cost about \$75,000.

NEW ROCHELLE, N. Y.—The Thanhouser Film Corporation, Chas. J. Hite, president, contemplates the erection of a factory here for which no site or architect has been selected. They will require a building approximately 150 x250 ft. and a separate office building to be of either reinforced concrete or brick, stone and steel.

SARATOGA, N. Y.—Geo. N. Ostrander, 443 Broadway, Albany, N. Y., contemplates the erection of a residence here, for which no architect has been selected.

WHITE PLAINS, N. Y.—Harry H. Bender, chairman of the Republican State Committee, 43 West 39th st., N. Y. C., contemplates the erection of a new residence, at this place, to cost \$45,000. No architect has yet been selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—The J. H. Buscall Co., 1825 Anthony av, John H. Buscall, president, and John Brewster, secretary, is taking bids on subs and materials for the 5-story brick tenement, 50x90 ft., to be erected at the northeast corner of Park av and 184th st, from plans by Charles Schaefer, Jr., Co., 401 Tremont av, architect. Cost about \$55,000.

New Jersey Building News (Continued).

H. Dunn & Sons, 379 Belmont av, one 3-sty frame, \$28,000; Benjamin Handsman, e s Boyd st, 75 ft s of 18th av, one 3-sty frame, \$5,000; Frederick Lezgus, n w cor Avon av and South 18th st, one 3-sty frame, \$7,000; Frederick Lezgus, 481 Avon av, one 3-sty frame, \$5,000; Frederick Lezgus, 797 South 18th st, one 3-sty frame, \$5,000; John H. Dunn & Sons, 389 Belmont av, one 3-sty frame, \$28,000.

WEST HOBOKEN.—Howard D. McGeorge, e s Palisade av, 1034 ft north of Fulton av, one 5-sty brick, \$50,000; Caesar Mangel, 408 Syms st, one 3-sty brick, \$8,000.

ATLANTIC CITY.—William W. Dare, 122 St. James pl, one 4-sty brick, alteration, \$900.

JERSEY CITY.—Agnes Bradley, 681 Montgomery st, one 4-sty brick, alteration, \$300; Frank Lembo, 11 Wallis av, one 3-sty frame alteration, \$1,500; Jacob Ammer, 39 Thorne st, one 3-sty frame, \$8,000; Frank Latka, 35 Hopkins av, one 3-sty brick, \$8,000.

ORANGE.—Fredlander Brothers, 59-61 William st, two 3-sty frame, alteration, \$2,400.

ELOOMFIELD.—Joseph Green, 78 Washington st, one 4-sty brick, \$20,000.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Plans have been figured for the 5-sty apartment house, 98x94 ft, to be erected at the northwest corner of Hudson Boulevard and Glenwood av, for the Glenwood Realty Co., M. W. Boemer, 49 Liberty st, N. Y. C., owner. Wortman & Braun, 114 East 28th st, N. Y. C., are architects. Cost, \$161,000.

DOVER, N. J.—J. J. Vreeland, 16 Blackwell st, has plans for a 3-sty frame apartment, 40x60 ft, to be erected at 345 Blackwell st, for Paul Rudenskuy, owner. Cost, about \$11,000.

HOBOKEN, N. J.—L. Meystre & Son, Savings Bank Building, are preparing plans for two 5-sty brick and stone apartments, 35x75 ft each, to be erected at the corner of Hudson and 12th sts, for Bernard Vezzetti, 921 Castle Point Terrace, owner. Total cost, \$50,000.

JERSEY CITY, N. J.—Samuel H. Rubine, at site, has received the general contract to erect the 4-sty apartment, 34x66 ft, at 81-83 Romaine av, for Paul Shilling, 444 Jersey av, owner. Nathan Welitoff, 222 Washington st, Newark, architect. Cost, \$18,000.

BANKS.

WEST HOBOKEN, N. J.—Leo Feinen, 3697 Boulevard, Jersey City, has been selected architect for the 2-sty brick and stone bank building to be erected at the northeast corner of Summit av and Paterson Plank rd, for the National Bank of North Hudson, Summit av and Demott st, owner, Howell S. Bennett, president. Cost, about \$50,000.

CHURCHES.

PLAINFIELD, N. J.—The Swedish Lutheran Church contemplates the erection of a new edifice at 522 East 7th st. Rev. Augustus G. Olsson is pastor. Work is to be started this spring.

DWELLINGS.

ENGLEWOOD CLIFFS, N. J.—Hewitt, Granger & Paist, 671 Bullitt Building, Philadelphia, Pa., architects, have taken bids for a 2½-sty residence of terra cotta blocks, 94x35 ft, for Frederick M. Lawrence, care of architect, owner.

LAKEWOOD, N. J.—Frank J. Wilkins, of Bronxville, N. Y., has purchased a plot on the Ridge road and intends erecting a large residence this summer.

FORT LEE, N. J.—Frank E. Vitolo, 16 East 23d st, N. Y. C., has completed plans for five 2½-sty residences, 25x30 ft each, to be erected in Main st, for John Foglissio, 127 Bleecker st, N. Y. C., owner. Cost, about \$4,000 each.

RIDGEWOOD, N. J.—The Ridgewood Development & Construction Co., this place, has received the general contract to erect a 2-sty frame and stucco bungalow, 28x30 ft, for Mrs. Floral Welton, owner. William Dewsnap, 150 Nassau st, N. Y. C., is architect.

ATLANTIC HIGHLANDS, N. J.—Jos. Swanuel, of Red Bank, is preparing plans for an \$8,000 residence to be erected on the Ocean Boulevard for Louis Michaelson. C. E. White, of Red Bank, has the plumbing and A. B. Beeble is electrical contractor.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Plans will soon be completed for the refrigerating and power plant for the Jersey City Dairy Co., 107 Hudson st, owner, Balch & Beardsley, 38 West 32d st, N. Y. C., architects. Otto E. Goldsmith, 30 West 38th st, N. Y. C., is consulting engineer.

SUSSEX, N. J.—William Richman, has broken ground for a new building, 40x40 ft, for storage purposes.

GARWOOD, N. J.—The Thatcher Furnace Co., Mr. Benedict in charge, 110 Beekman st, N. Y. C., owner, has plans for a 1-sty brick and steel warehouse, 60x100 ft, and is taking preliminary bids on the general contract. Cost, about \$25,000.

NEWARK, N. J.—Alfred Peter, 238 Washington st, has plans for a 3-sty brick addition, 39x90 ft, to the E. L. Keller Iron Works; cost, about \$15,000.

SOUTH RIVER, N. J.—The Bissel Brick Co., of this place, is making plans for the erection of two patent kilns in connection with their brick plant.

NEWARK, N. J.—The Ballbach Smelting & Refining Co. will erect a steel factory, 1-sty, 110x208 ft., at their plant on the Bay Front from plans by Geo. E. Fulton. Estimated cost, \$20,000.

JERSEY CITY, N. J.—George Von Arx, 77 Montgomery st, has plans for a 3-sty brick warehouse, 50x90 ft., to be erected on Johnson av for the Tabriz Renovating Co. Estimated cost, \$30,000. Bids will be received March 1.

PERTH AMBOY, N. J.—A report was circulated this week that the Bethlehem Steel Co., Chas. M. Schwab, president, has purchased a large tract of land from the Lehigh Valley R. Co., north of their docks at this place. The company contemplates the erection of big steel works there.

WEST HOBOKEN, N. J.—Osmar Boeschal, of West Hoboken, has started the erection of a 5-sty factory loft at 711-713 Sip st. There will be an elevator. The building will be finished in the spring.

HALLS AND CLUBS.

WOODBIDGE, N. J.—The Woodbridge Realty & Construction Co. intends to erect a casino building with bowling alleys and billiard rooms on the Salamander property. Plans are being drawn by the company.

NEW BRUNSWICK, N. J.—The Board of Directors of the Young Men's Christian Association has sold its buildings at 74-76 Church st and are now looking for a suitable location for a new home. Directors are Wm. R. Reed, president; Percy L. Van Nuis, T. Henry Rastall, Wm. E. Leary, Jr., and others.

ORANGE, N. J.—Plans for a new country club house to be erected on the Orange Mountain are being made by a number of men which have organized the Mountain Ridge Country Club, to be erected midway between St. Cloud and Eagle Rock.

HOTELS.

PATERSON, N. J.—Edward H. Eakins has purchased the Ward Homestead in Clark st, which he will turn into a hotel. Full details have not been completed.

MUNICIPAL WORK.

NEWARK, N. J.—A new engine house is to be erected at 195 and 197 Summer av, 2-stys, 40x70 ft. Jas. S. Pigott is architect. Estimated cost, \$30,000. The basement will contain a hot water heating system.

GARFIELD, N. J.—The Borough Council contemplates enlarging its plant and connecting it with the system of the Acquackanonk Water Co.. A. L. Petersen is engineer.

RAMSEY, N. J.—Bids will be received by the Borough Council until 8 p. m., Feb. 4, for construction of a complete water system. Henry R. Parvin is Borough Clerk.

HAWTHORNE, N. J.—H. J. Harder, Borough Engineer, has completed preliminary plans for a water system to be installed here, including a pumping station and a reservoir. Estimated cost, \$100,000.

PUBLIC BUILDINGS.

ORANGE, N. J.—The Orange County Council has accepted revised plans for converting the Day st school into a City Hall. Work is to be started immediately.

SCHOOLS AND COLLEGES.

ORANGE, N. J.—A. Durant Sneden, 149 Broadway, N. Y. C., has been selected architect for the 2-sty brick and limestone addition to the school on Park av, 108x40 ft, for the Board of Education of Orange.

JERSEY CITY, N. J.—P. S. 24, in Virginia av, east of West Side av, was destroyed by fire January 22d. The damage is between \$50,000 and \$60,000. Details of reconstruction have not yet been decided.

STORES, OFFICES AND LOFTS.

NEW BRUNSWICK, N. J.—A 3-sty brick building will be erected by Michael Jelin, of this city. There will be three stores on the ground floor and fourteen offices on the second floor.

THEATRES.

BOUND BROOK, N. J.—Hulsizer & Hamilton, 307 East Main st, owners, have plans for a 2-sty brick and concrete moving picture theatre, 40x100 ft, to be erected here, to cost about \$20,000.

Other Cities.

DWELLINGS.

CHATHAM, N. Y.—Wilson Eyre, 41 East 30th st, N. Y. C., architect, has taken bids for a 2½-sty frame and stone residence for Charles K. Seymour, this place, owner.

OLEAN, N. Y.—E. E. Elling has purchased four building lots on East Green st, on which he will erect dwellings in the spring.

FACTORIES AND WAREHOUSES.

NEWBURGH, N. Y.—A tract of 100 acres is about to be purchased by a New York concern for the erection of a large factory building. Clifford Moore & Co., New York brokers in manufacturing and mercantile properties, are the principals, and contemplate the erection of a factory employing 250 foundry men, machinists, engineers, and electricians.

NEWBURGH, N. Y.—Swift & Co. will erect a modern factory building on their old site at Front and 1st sts, this city. The buildings will be of brick and concrete construction. Estimated cost, about \$200,000. B. C. Burger is manager of the company. Thomas C. Johnston is construction boss of Swift & Co.

POUGHKEEPSIE, N. Y.—James H. Ackley contemplates the erection of a new factory for the manufacture of cut glass at the northwest corner of Main rd and Roosevelt av, 225 x200 ft.

MUNICIPAL WORK.

WEST WINFIELD, N. Y.—The Conservation Commission has approved the maps and plans of W. G. Stone, Mann Building, Utica, N. Y., consulting engineer, submitted by the village for the installation of a water system to cost \$33,000.

SCHOOLS AND COLLEGES.

DUNKIRK, N. Y.—Henry L. Spann, 38 Pascal st, Buffalo, has taken bids on the general contract for the high school to be erected on Washington av, for St. Mary's Academy, Rev. Father Clement, at site. Cost, \$40,000.

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STORES, OFFICES AND LOFTS.

POUGHKEEPSIE, N. Y.—Percival M. Lloyd, architect, is drawing plans for a new department store building to be erected in Main st.

THEATRES.

ALBANY, N. Y.—F. F. Proctor contemplates the erection of a theatre in this city. Howard Graham is president of the Proctor Theatres. The site has not yet been decided on.

Contracts Awarded.

(All items following refer to general contracts, except those marked "sub.")

FACTORIES AND WAREHOUSES.

55TH ST. (sub.).—The P. J. Exner Co., 103 Park av, has received the mason work for the 3-sty addition to the stock house at 417 East 55th st, for Peter Doelger, 407 East 55th st, owner. Mortenson & Co., 114 East 28th st, have the general contract.

LYNCH ST.—F. Berlenbach, 36 Suydam st, Brooklyn, has received the general contract for changing the tenement and stable in the south side of Lynch st, 225 ft east of Harrison av, Brooklyn, for factory purposes, for Leonardo Guardino, 226 Lynch st, owner. Chas. P. Cannella, 60 Graham av, architect. Cost, \$10,000.

G1ST ST.—The Hasco Building Co., 17 Madison av, has received the general contract to erect the 11-sty warehouse and offices, 100x100 ft., at 18-20 West G1st st, for Amos R. E. Pinchot, 60 Broadway, owner. The Locomobile Co. of America, Broadway and 76th st, is lessee. Walter Haefell, 17 Madison av, is architect.

HOSPITALS AND ASYLUMS.

63D ST.—C. T. Wills, Inc., 286 5th av, has received the general contract to erect the 6-sty brick and stone medical college and hospital, 45x140 ft., at 63d st and Av A for the Flower Hospital and N. Y. Homeopathic Medical College, Av A between 63d and 64th sts. Delano & Aldrich, 4 East 39th st, architects.

BANKS.

BELMONT, N. Y.—P. C. Dentley, this place, has received the general contract to erect the 1-sty brick bank building, 42x49 ft, for the State Bank of Belmont, Dr. William H. Paul is interested. Esenwein & Johnson, Ellicott sq., Buffalo, are architects. Cost, \$20,000.

CHURCHES.

NEWARK, N. J.—J. B. Roberts & Co., 1 Madison av, N. Y. C., have received the general contract to erect the 1 and 2-sty church and Sunday school, 167x94 ft, at Abington and Clifton avs, for the Third Presbyterian Church, Rev. Dr. Robert Scott Inglis, pastor, 30 Walnut st. Cady & Gregory, 6 West 22d st, N. Y. C., are the architects. Cost, about \$75,000.

DWELLINGS.

ALLENDALE, N. J.—S. T. Van Houten, Jr., has received the general contract to erect the new residence for H. C. Anthony on Park av.

MUNICIPAL WORK.

FREEMPORT, L. I.—Wm. M. Sheehan & Co. have received the contract to extend the water and light plants at \$17,970. William R. Smith is engineer.

POWER HOUSES.

ATLANTIC AV.—G. M. Ward, 5 East 42d st, N. Y. C., has received the general contract sublet by the Guarantee Construction Co., 90 West st, N. Y. C., for the 1-sty brick machine house, 25x26 ft, to be erected at Ridgewood North Side Pumping Station, Atlantic av and Logan st, for the Department of Water Supply, Gas and Electricity, 13-21 Park Row, Henry S. Thompson, commissioner.

SCHOOLS AND COLLEGES.

ELIZABETH, N. J.—Evans Almirall & Co., of N. Y. C., have received the general contract to erect the new high school here. Richard D. Kimball Co., of New York, is engineer and C. G. Poggi, of Elizabeth, architect. The estimated cost is \$34,822.

STABLES AND GARAGES.

JAMAICA AV.—F. J. Kelly's Sons, 258 Broadway, N. Y. C., have received the general contract to erect the 2-sty brick addition to the stable at Jamaica av and Gillen pl, for the Frank Byron Co., on premises, owner. J. S. Kennedy, 44 Court st, architect.

AV. B.—The Reed Palmer Construction Co., 11 East 59th st, has received the general contract to erect the 2-sty brick or concrete garage, 107x92 ft., at the southwest corner of Av B and East 20th st, for John W. Brookman. Cost about \$55,000.

STORES, OFFICES AND LOFTS.

NORTH KANSAS CITY, MO. (sub.).—The Raymond Concrete Pile Co., 140 Cedar st, N. Y. C., and Chicago, has received the contract for placing 1,317 standard Raymond concrete piles for the foundation of a new building for Sears, Roebuck & Co. at North Kansas City, Mo. This building is the first unit of the large improvement contemplated by Sears, Roebuck & Co. at this location. George C. Nimmons is the architect. The Swenson Construction Co. has the general contract for the building.

52D ST.—Patrick Reynolds, 102 East 12th st, has received the general contract to erect the 4-sty store and loft building, 50x100 ft, at 15 East 52d st, for Harley T. Procter, 27 Pine st, owner. Mme. L. Thurn, 426 5th av, is lessee. Donn Barber, 25 East 26th st, architect.

13TH ST.—Gustav Steiger, 11 East 128th st, has received the general contract for alterations to the building at 105-107 East 15th st for restaurant purposes for August Luchow, 110 East 14th st, owner. Frank Wennemer, 2136 Honeywell av, architect. Cost about \$45,000.

MISCELLANEOUS.

COLD SPRING HARBOR, L. I.—Bingham & Campbell, this place, have received the general contract to erect the 2-sty brick and stucco Record Building for Eugenics, for the Eugenic Society, of this place, owner. Peabody, Wilson & Brown, 389 5th av, N. Y. C., are architects.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

NORFOLK ST, 82-6, 6-sty tenement, 100x27, slag roof; cost, \$35,000; owner, Chas. Karg, 58 St. Andrew's pl, Yonkers; architect, Adolph F. Leicht, 9 East 42d st. Plan No. 25.

25TH ST, 324-26 West, 6-sty tenement, 40x85, slag roof; cost, \$55,000; owner, Crest Holding Co., Abe Weinstein, pres., Flora Weinstein, treas., 1200 Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 26.

160TH ST, n e cor Ft Washington av, 6-sty tenement, 102.2x111.3; cost, \$175,000; owner, Saranac Const. Co., Max Liebeskind, president; Henry D. Davis, secretary, 3785 Broadway; architect, Geo. Fred. Pelham, 507 Fifth av. Plan No. 27.

181ST ST, 702 West, 6-sty tenement, 92x125; cost, \$225,000; owner, Alex. Grant Co., 701 West 178th st; Alex. Grant, pres., Wm. Adams, treas., 25 Broad st; architects, Schwartz & Gross, 347 5th av; carpenter, Wm. Adams, 25 Broad st. Plan No. 29.

DWELLINGS.

5TH AV, e s, bet 70th and 71st sts, 3-sty dwelling, 189x110; cost, \$500,000; copper over felt and T. C. block roof; owner, Henry Clay Frick, 640 5th av; architect, Thos. Hastings, 225 5th av. Plan No. 24.

FACTORIES AND WAREHOUSES.

HUDSON ST, 76, 1-sty storeroom, 20.6x72.3; cost, \$200; owner, John Karl, 76 Hudson st; architect, Max Muller, 115 Nassau st. Plan No. 30.

47TH ST, 601-603 West, 11th av, 645-651, 6-sty warehouse building, 125x100.5; cost, \$50,000; owner, Model Fireproof Tenement Co., 109 Broad st; Sheperd K. De Forest, pres., 109 Broad st, Arthur T Sutcliffe, sec. & treas., 109 Broad st; architect, Ernest Flagg, 109 Broad st. Plan No. 28.

9TH AV, 4-8, 6-sty warehouse, 51x77.4; cost, \$38,000; owner, Vincent Astor, 23 West 26th st; architects, La Farge, Morris & Cullen, 25 East 26th st. Plan No. 33.

HOTELS.

29TH ST, 119 & 121 East, 7-sty hotel, 50x88.9; cost, \$100,000; owner, Fred. L. Merriam, Tarrytown, N. Y.; architects, Valentine & Kissam, 346 4th av. Plan No. 31.

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STORES, OFFICES AND LOFTS.
 55TH ST, 423 to 439 West, 12-sty loft, 200x 112.6; cost, \$600,000; owners, Isaac A. Hopper, Inc., 231 West 125th st; Walter F. Hopper, pres.; architects, Von Beren & La Velle, 507 5th av. Plan No. 34.
THEATRES.
 THIRD AV, 1852, 2-sty moving picture show, 21.6x102.6; cost, \$6,000; owner, Adolph Kren-der, 1421 Madison av; architect, Nathan Lang-er, 81 East 125th st. Plan No. 32.

Bronx.
APARTMENTS, FLATS AND TENEMENTS.
 184TH ST, n e cor Park av, 5-sty brick tenement, plastic slate roof, 49.10x89.10; cost, \$55,000; owners, John H. Buscall Co., John H. Buscall, 1825 Anthony av, president; architect, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 30.
 HOE AV, s e cor 173d st, 5-sty brick tenement, plastic slate roof, 75x90; cost, \$100,000; owners, Manazzi Const. Co., 408 East 116th st; architects, Koppe & Daube, 830 Westchester av. Plan No. 31.
 VYSE AV, s w cor Freeman st, 5-sty brick tenement, tin roof, 50x85.6; cost, \$45,000; owner, Martha Perna, 1074 Fox st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 28.
 184TH ST, s w cor Bassford av, 5-sty brick tenement, slag roof, 34.1x90; cost, \$35,000; owners, Moorehead Realty & Const. Co., Robt. J. Moorehead, 415 East 140th st, pres.; archi- tect, Edw. J. Byrne, 3029 3d av. Plan No. 35.
 LAFAYETTE PL, s s, 162.5 e Park av, 5-sty brick tenement, tin roof, 37.6x88; cost, \$30,000; owners, Casolora Fasany Co., Angelo Fasany, 663 Crescent av, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 34.
 VYSE AV, w s, 93.21 n 177th st, 5-sty brick tenement, tar and gravel roof, 57.6x121.4; cost, \$70,000; owners, Jos. Diamond Const. Co., 1139 Wyatt av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 36.

DWELLINGS.
 220TH ST, s s, 155 w Barnes av, two 2-sty frame dwellings, tin roof, 19.6x29.6; cost, \$7,000; owner, Wm. J. Gordon & Son, 648 East 228th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 29.
 SEDGWICK AV, w s, 100.22 n 238th st, 2 1/2-sty brick dwelling tile roof, 34.10x36; cost, \$9,000; owner, Jules Glorieux, 134 West 104th st; architect, Walter F. Stickles, P. O. Bldg., Mt. Vernon. Plan No. 32.
FACTORIES AND WAREHOUSES.
 VAN NEST R. R. YARDS, 132 w Bear Swamp rd, 1-sty brick storage, 75x100; cost, \$20,000; owners, N. Y. N. H. & H. R. R. Co., Willis av & 133d st; architect, P. B. Spencer, 133d st & Willis av. Plan No. 38.
STABLES AND GARAGES.
 SEDGWICK AV, w s, 100.22 n 238th st, rear 1-sty brick garage, tile roof, 18.10x19.6; cost, \$800; owner, Jules Glorieux, 134 West 104th st; architect, Walter F. Stickles, P. O. Bldg., Mt. Vernon. Plan No. 33.
 COURTLANDT AV, w s, 95.4 n 148th st, 1-sty brick garage, 36.2x37.3; cost, \$2,000; owner Central Union Gas Co., 124 East 15th st; architect, W. Cullen Morris, 124 East 15th st. Plan No. 37.

Brooklyn.
APARTMENTS, FLATS AND TENEMENTS.
 NEW UTRECHT AV, s w cor 63d st, 3-sty brick store and tenement, 31.3x74.10, gravel roof, 4 families; cost, \$9,000; owner, Frank Pasqualino, 6226 New Utrecht av; architect, C. P. Cannella, 60 Graham av. Plan No. 206.
 MAUJER ST, s s, 127 e Union av, two 4-sty brick tenements, 36.2x89, gravel roof, 16 families each; total cost, \$45,000; owner, Monat Realty Co. (Inc), 74-6 Broadway; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 230.
 EAST 16TH ST, e s, 219.11 s Cortelyou rd, 4-sty brick tenement, 40x79, tar and gravel roof, 16 families; cost, \$30,000; owner, M. Engelhardt R. E. Co., 160 Beverley rd; archi- tects, Cohn Bros., 361 Stone av. Plan No. 227.
 41ST ST, n s, 50 e 6th av, 4-sty brick tenement, 50x86, tin roof, 16 families; cost, \$20,000; owner, Lewnas Const. Co., 441 Jefferson av; architects, Cohn Bros., 361 Stone av. Plan No. 225.
 61ST ST, s s, 59.3 e 4th av, 4-sty brick tenement, 59.3x67.6, tar and gravel roof, 17 families; cost, \$25,000; owner, Gustaf Adolf Realty Co., 1703 79th st; architect, Hy. Vollweiler, 120 Berkeley pl. Plan No. 223.
 61ST ST, s e cor 4th av, 4-sty brick tenement, 59.3x72, tar and gravel roof, 17 families; cost, \$28,000; owner, Gustaf Adolf Realty Co., 1703 79th st; architect, Hy. Vollweiler, 120 Berkeley pl. Plan No. 222.
 6TH AV, n e cor 41st st, 4-sty brick tenement, 50x80, tin roof, 20 families; cost, \$25,000; owner, Lewnas Const. Co., 441 Jefferson av; architects, Cohn Bros., 361 Stone av. Plan No. 226.
 BATH AV, n w cor Bay 31st st, 4-sty brick tenement, 70.5x68, slag roof; cost, \$100,000; owner, Saml. Brill, 128 Bay 31st st; architect, D. Wortmann & Co., 114 East 28th st, N. Y. Plan No. 249.
 54TH ST, n s, 105 e 16th av, 4-sty brick tenements, 25x86, tar and gravel roof, 8 families; cost, \$15,000; owner, Daves Becker, 1154 41st st; architects, Eisenla & Carlson, 16 Court st. Plan No. 272.

16TH AV, n e cor 54th st, 4-sty brick store and tenement, 20.2x75, tar and gravel roof, 7 families; cost, \$17,000; owner, Daves Becker, 1154 41st st; architects, Eisenla & Carlson, 16 Court st. Plan No. 271.
 16TH AV, e s, 202 n 54th st, two 4-sty brick tenements, 40x89, tar and gravel roof, 16 families each; total cost, \$50,000; owner, Daves Becker, 1154 41st st; architects, Eisenla & Carl-son, 16 Court st. Plan No. 273.
DWELLINGS.
 84TH ST, s s, 260 w 23d av, two 2-sty brick dwellings, 20x35.10, — roof, 1 family each; total cost, \$8,000; owner, Jennie Winterbottom, 189 31st st; architect, Henry Marx, Bay 29th st and Bath av. Plan No. 228.
 12TH AV, n e cor 48th st, 2-sty and attic frame dwelling, 37x57.4, shingle roof, 2 families; cost, \$15,000; owner, Ida Herman, 1208 49th st; architect, M. Rosenquist, 1263 53d st. Plan No. 239.
 12TH AV, n e cor 48th st, 2-sty and attic frame dwelling, 37x57.4, shingle roof, 2 families; cost, \$15,000; owner, Ida Herman, 1208 49th st; architect, M. Rosenquist, 1263 53d st. Plan No. 238.
 WEST 1ST ST, w s, 85 s West av, two 2-sty frame dwellings, 18x52, tar and gravel roof, 2 families each; total cost, \$5,500; owner, Peter Wolz, West 17th st and Mermaid av; archi- tect, Henry D. Whipple, 7968 East 8th st. Plan No. 251.
 EAST 18TH ST, w s, 224 s Av J, 2-sty frame dwelling, 25x32, shingle roof, 1 family; cost, \$5,000; owner and architect, Arthur H. Strong, 600 East 18th st. Plan No. 246.
 EAST 18TH ST, n s, 368 s Av A, 2-sty frame dwelling, 30.2x23.8, shingle roof, 1 family; cost, \$5,000; owner, Midwood Associates, 805 Flat- bush av; architects, Slea & Bryson, 153 Mont-ague st. Plan No. 256.
 WEST 29TH ST, e s, 240 s Mermaid av, 1-sty frame dwelling, 14x25, tar and gravel roof, 1 family; cost, \$400; owner, Geo. H. Mann, 2941 West 29th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 245.
 88TH ST, n s, 215 e Narrows av, three 2-sty frame dwellings, 22x40, shingle roof, 1 family each; total cost, \$12,000; owner, Theo. Frost, 462 Senator st; architect, Francis W. Stork, 7416 3d av. Plan No. 247.
 NEW YORK AV, w s, 240 n Farragut rd, two 2 1/2-sty frame dwellings, 18x55, tar and gravel roof, 1 family each; total cost, \$6,000; owner, Danl. Laur, 800 Elmoro pl; architect, Benj. Driesler, 153 Remsen st. Plan No. 261
 SUNNYSIDE AV, s s, 250 w Miller av, two 2-sty brick dwellings, 20x55, slag roof, 2 fami- lies each; total cost, \$7,000; owner, Wm. Rose, 1772 Highland boulevard; architect, A. Rose, 1772 Highland boulevard. Plan No. 244.
 52D ST, s s, 100 e 12th av, six 2-sty brick dwellings, 20x50, tin roof, 2 families each; total cost, \$30,000; owner, Dan Const. Co., 5223 12th av; architects, Eisenla & Carlson, 16 Court st. Plan No. 282.
FACTORIES AND WAREHOUSES.
 BAREEY ST, e s, 100 s Belmont av, 1-sty frame storage, 7x10, iron roof; cost, \$100; owner, Anglia Halender, 469 Barbey st; archi- tect, Lee Samenfeld, 741 McDonough st. Plan No. 199.
 NEWTON ST, s s, 56.3 e Manhattan av, 1-sty frame storage, 28x50, gravel roof; cost, \$1,000; owner, Maria Volpe, 135 Bayard st; architects, Laspia & Salvati, 525 Grand st. Plan No. 200.
 ST. MARK'S AV, n s, 87 w Franklin av, 2-sty brick storage, 40x90, tar and gravel roof; cost, \$10,000; owner, Mary Loneragan, 654 Franklin av; architect, Jas. F. Bly, 422 St. Mark's av. Plan No. 198.
 EAST 92D ST, w s, 100.1 s Flatlands av, 1-sty frame storage, 14x20, shingle roof; cost, \$400; owner, John H. Vreeland, 1177 East 91st st; architects, Robt. D. Kay & Son, 16 William pl. Plan No. 203.
 WALTON ST, Nos. 58-60, 4-sty brick light mfg., 50x95, slate roof; cost, \$20,000; owner, Pomerantz Bros., 154 Heyward st; architect, Saml. Sass, 32 Union sq, N. Y. Plan No. 255.
 WEST 1ST ST, w s, 85 s West av, 2-sty frame storage, 39.6x18, tar and gravel roof; cost, \$700; owner, Peter Wolz, West 17th st & Mermaid av; architect, Henry D. Whipple, 7968 East 8th st. Plan No. 250.
STABLES AND GARAGES.
 SURF AV, e s, 637.8 n Neptune av, 1-sty frame garage, 34.4x21, shingle roof; cost, \$150; owner, Arthur L. Selig, Sea Gate; architects, Parfitt Bros., 26 Court st. Plan No. 232.
 EAST 18TH ST, e s, 100 n Av N, 1-sty frame garage, 10x16, shingle roof; cost, \$130; owner, Ernest H. Saniter, 1401 East 18th st; archi- tect, Chas. G. Wessel, 1456 35th st. Plan No. 248.
 ATLANTIC AV, s s, 95 e Albany av, 1-sty brick garage, 80x96, gravel roof; cost, \$7,500; owner, Atlantic Garage Co., 32 Hampton pl; architect, Wm. Debus, 86 Cedar st. Plan No. 270.
 BUSH ST, n s, 125 w Smith st, 2-sty brick wagon house, 25x52, gravel roof; cost, \$8,000; owner, David Samson, Bush st & Hamilton av; architect, Thos. Bennett, 52d st & 3d av. Plan No. 286.
 STANHOPE ST, s s, 125 e Irving av, 1-sty brick garage, 25x40, tar and gravel roof; cost, \$800; owner, Benj C Klingman, 187 Irving av; architect, Nicholas Mitchell, 305 Stanhope st. Plan No. 298.
STORES AND DWELLINGS.
 CONEY ISLAND AV, w s, 40.1 s Beverley rd, 3-sty brick store and dwelling, 20.1x55, slag roof, 2 families; cost, \$4,000; owner, Frank M. McQueney, 906 Beverley rd; architect, Chas. B. White, 6323 New Utrecht av. Plan No. 262.
 KINGSTON AV, e s, 120.7 n President st, 3-sty brick store and dwelling, 20x55, tar and gravel roof, 2 families; cost, \$6,500; owner,

Richard Vom Lehn, Jr., 2749 Bedford av; architects, R. Vom Lehn Sons, 2701 Glenwood rd. Plan No. 259.

STORES, OFFICES AND LOFTS.

BEDFORD AV, NEWKIRK AV & FLAT-BUSH AV, 1-sty brick stores, 61.2x38, slag roof; cost, \$6,000; owner, Emanuel H. Gold, 190 Montague st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 208.

THEATRES.

SUTTER AV, n e cor Barbey st, 1-sty brick moving picture show, 25x88, slag roof; cost, \$5,000; owner, Emma Siegfried, 264 57th st; architect, Chas. Braun, 459 41st st. Plan No. 252.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Hancock st, w s, 11 n Pierce av, 4-sty brick tenement, 25x68, tar and gravel roof, 8 families; cost, \$8,000; owner, Frank De Laraentis, 17 Marion st, L. I. City; architect, Frank Braun, 311 Steinway av, L. I. City. Plan No. 134.

DWELLINGS.

ARVERNE.—Lucas av, e s, 50 n Boulevard, 1-sty frame dwelling, 16x56, shingle roof, 1 family; cost, \$800; owner, S. & L. Const. Co., Far Rockaway; architects, Howard & Callmann, Far Rockaway. Plan No. 104.

ARVERNE.—Wave Crest av, w s, 150 s Boulevard, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, \$4,900; owner, William Scheer, Cedar av & Boulevard, Rockaway Beach; architect, Albert Hansen, 9 Vernam av, Arverne. Plan No. 125.

ARVERNE.—Clarence av, w s, 180 n Elizabeth av, 2½-sty frame dwelling, 28x28, shingle roof, 1 family; cost, \$4,000; owner, Samuel Englesburg, 56 West 117th st, N. Y. C.; architect, Arthur Weiser, 20 W 117th st, N. Y. C. Plan No. 143.

ARVERNE.—Gaston av, e s, 200 n Morris av, two 2½-sty frame dwellings, 28x32, shingle roof, 1 family; cost, \$4,000; owner, Samuel Englesburg, 56 West 117th st, N. Y. C.; architect, Arthur Weiser, 21 West 117th st, N. Y. C. Plan Nos. 142-144.

ARVERNE.—Vernam av, e s, 433 s Ocean av, three 2½-sty frame dwellings, 22x36, shingle roof, 1 family; cost, \$19,500; owner, Mrs. Margaret White, 424 Central Park West, N. Y. C.; architect, W. T. Kennedy Co., Boulevard, Rockaway Beach. Plan No. 150-151-152.

ARVERNE.—Carlton av, s e cor Boulevard, two 2-sty frame dwellings, 17x38, shingle roof, 1 family; cost, \$7,000; owner, H. Burger, Arverne, L. I.; architects, Sprung & Wertheimer, 70 N. Pleasant av, Rockaway Beach. Plan Nos. 153-154.

BAYSIDE.—Bismark av, e s, 100 s Montauk av, two 2½-sty frame dwellings, 24x35, shingle roof, 1 family; cost, \$9,000; owner, Peter Connolly, Bayside; architect, D. J. Evans, 3 Heriman av, Jamaica. Plan Nos. 105-106.

BELLE HARBOR.—Essex av, w s, 140 s Bayside drive, 2-sty frame dwelling, 16x53, rubberoid roof, 1 family; cost, \$3,000; owner, Thomas McKeown, Brighton av, Belle Harbor; architect, John P. Hansen, Belle Harbor. Plan No. 110.

CORONA.—Broad st, e s, 50 s Corona av, two 2½-sty frame dwellings, 19x28, shingle roof, 1 family; cost, \$5,000; owner, Giovanna Cuzzo, 40 Lake st, Corona; architect, Wm. McIntyre, 27 Grand av, Corona. Plan Nos. 135-136.

DOUGLASTON.—Hillside av, n e cor Cedar lane, 2½-sty frame dwelling, 39x59, shingle roof, 1 family; cost, \$7,500; owner, Douglaston Homes Co., Douglaston, L. I.; architect, J. W. Chapman, 4 West 40th st, N. Y. C. Plan No. 99.

DOUGLASTON.—Forest rd, s w cor Cedar lane, 2½-sty frame dwelling, 34x43, shingle roof, 1 family; cost, \$7,500; owner, Douglaston Homes Co., Douglaston, L. I.; architect, J. W. Chapman, 4 West 40th st, N. Y. C. Plan No. 98.

FLUSHING.—Franconia av, s s, 140 w 16th st, 2½-sty frame dwelling, 21x39, shingle roof, 1 family; cost, \$3,200; owner and architect, W. S. Harby, 306 Queens av, Flushing. Plan No. 147.

GLENDALE.—Ford av, e s, 40 n Walton av, 2-sty brick dwelling, 20x45, tin roof, 2 families; cost, \$4,000; owner, John A. Fischer, 73 Thompson av, Glendale; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 128.

JAMAICA.—Islington pl, s s, 159 e Warwick av, two 2-sty frame dwellings, 20x39, shingle roof, 1 family; cost, \$7,000; owner and architect, C. A. King, 8 Islington pl, Jamaica. Plan Nos. 140-141.

JAMAICA.—Victoria st, w s, 335 n DeGraw av, two 2-sty frame dwellings, 36x42, shingle roof, 1 family; cost, \$15,000; owner, E. J. C. Wasmer, 2 Lewis st, Jamaica; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan No. 155-156.

KEW.—Austin st, s e cor Onslow pl, 2½-sty frame dwelling, 44x30, shingle roof, 1 family; cost, \$9,000; owner, John R. Corbin, 1500 Ave J, Brooklyn; architect, Arthur M. Gaynor, 332 E. 67th st, N. Y. C. Plan No. 148.

KEW.—Pembroke pl, n w cor Austin st, 2½-sty frame dwelling, 39x26, shingle roof, 1 family; cost, \$6,000; owner, John F. Kendall, 350 Ocean parkway, Brooklyn; architects, Slee & Bryson, 153 Montague st, Brooklyn. Plan No. 103.

LITTLE NECK.—Marothan av, n e s, 240 s e Queens av, & s s, 180 e Queens av, two 2-sty frame dwellings, 24x30, shingle roof, 1 family; cost, \$6,400; owner, North Shore Bldg. Co., 68 William st, N. Y. C.; architect, W. C. Schrenkeiser, 29 Flatcher av, Mt. Vernon, N. Y. Plan No. 157-158.

LONG ISLAND CITY.—Anable st, w s, 67 s Jackson av, 2-sty brick dwelling, 31x46, tar and gravel roof, 2 families; cost, \$8,000; owner,

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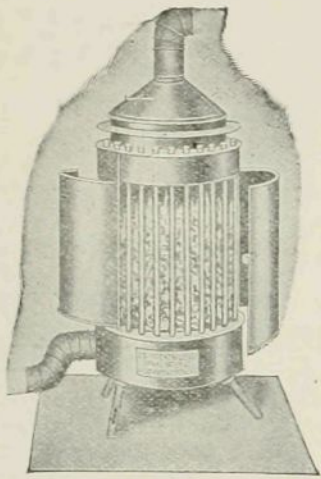
PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., January 13, 1913.—Sealed proposals will be received at this office until 3 o'clock p. m. on the 20th day of February, 1913, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States post office and courthouse at Augusta, Ga. The building is of three stories and basement, and has a ground area of approximately 11,000 square feet. Fireproof construction, except the roof, stone facing; terra cotta and wood cornice; tile and copper roof. Drawings and specifications may be obtained from the custodian of site at Augusta, Ga., or at this office, at the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

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Plans Filed—Queens (Continued).

James D. Trask, Highlands, N. J.; architects, Edward Rose & Son, Grand st, Elmhurst. Plan No. 107.

METROPOLITAN.—Collins av, w s, 75 n Baltic st, four 2-sty frame dwellings, 20x26, tin roof, 2 families; cost, \$10,200; owner, Collins Av. Realty Co., 1514 Metropolitan av, Metropolitan; architect, John H. Vandervegt, 47 Butler st, Evergreen. Plan Nos. 126-127.

MORRIS PARK.—Napier av, w s, 141 n Liberty av, 2½-sty frame dwelling, 18x43, shingle roof, 2 families; cost, \$3,000; owner, Mrs. Jennie Hill, 1147 St. Marks av, Brooklyn; architect, M. B. Gilbert, 193 Shelton av, Jamaica. Plan No. 102.

RICHMOND HILL.—Chestnut st, e s, 100 s Chichester av, 2-sty frame dwelling, 18x56, tar and gravel roof, 2 families; cost, \$4,000; owner, W. C. Johnson, Greenwood av, Richmond Hill; architect, Chas. W. Vanderbeck, Richmond Hill. Plan No. 130.

RICHMOND HILL.—Spruce st, e s, 95 n Liberty av, two 2½-sty frame dwellings, 19x36, shingle roof, 1 family; cost, \$5,800; owner, A. J. Cisney, 4784 Belmont av, Richmond Hill; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 132-133.

RICHMOND HILL.—Greenwood av, w s, 250 n Broadway, 2½-sty frame dwelling, 17x38, shingle roof, 1 family; cost, \$2,000; owner, Suttmeier Eros, Broadway and Grant av, Richmond Hill; architect, Wm. A. Blecher, 4420 Belmont av, Woodhaven. Plan No. 160.

ROCKAWAY BEACH.—Norfolk av, w s, 275 n Washington av, 2-sty frame dwelling, 24x32, shingle roof, 1 family; cost, \$4,600; owner, Carolina Hertling, 40 3d av, Rockaway Park; architect, Albert Hansen, 9 Vernam av, Arverne. Plan No. 124.

ROCKAWAY BEACH.—Hollywood av, w s, 150 n Boulevard, three 2-sty frame dwellings, 16x24, shingle roof, 2 families; cost, \$3,000; owner, Mrs. R. Ludwig, 1517 3d av, N. Y. C.; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan Nos. 114, 115, 116.

ROCKAWAY BEACH.—So. Division av, w s, 911 s Boulevard, six 2-sty frame dwellings, 16x 23, shingle roof, 1 family; cost, \$6,000; owner, T. B. Merovitz, adjoining premises; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan Nos. 117, 118, 119, 120, 121, 122.

ROCKAWAY BEACH.—Henry st, e s, 147 n Boulevard, two 1-sty frame dwellings, 44x16, shingle roof; cost, \$700; owner and architect, Jos. Curley, Henry st, Rockaway Beach. Plan Nos. 111-112.

UNION COURSE.—2d st, n s, 160 e Snediker av, 2-sty frame dwelling, 17x42, tin roof, 1 family; cost, \$2,000; owner, Robert S. Dibilin, 164 4th st, Union Course; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 97.

WHITESTONE.—20th st, s s, 138 e 5th av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$1,800; owner, M. Rooney, 35 8th av, Whitestone. Plan No. 101.

WOODSIDE.—2d st, e s, 200 s Riker av, 2-sty frame dwelling, 21x49, tin roof, 2 families; cost, \$3,000; owner, Theresa Then, 2d st, Woodside; architects, Edward Rose & Son, Grand st, Elmhurst. Plan No. 108.

HOTELS.

ROCKAWAY BEACH.—Boulevard, s s, 100 w Pier av, 3-sty frame hotel, 50x58, felt and gravel roof; cost, \$8,000; owner, Kalman Kohen, Boulevard & Chase av, Rockaway Beach; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 137.

STABLES AND GARAGES.

FLUSHING.—Parsons av, n w cor Madison av, 1-sty frame garage, 19x23, shingle roof; cost, \$500; owner, C. M. Offray, 166 Madison av, Flushing; architect, Frank Klein, 57 Grand st, N. Y. C. Plan No. 109.

WOODHAVEN.—Forest parkway & Howard av, 1-sty frame garage, 13x18, shingle roof; cost, \$150; owner, Mrs. S. H. Rapelje, premises. Plan No. 129.

JAMAICA.—Park av, e s, 250 n Hillside av, 1-sty brick garage, 16x18, shingle roof; cost, \$250; owner, Geo. C. Damon, 9 Park av, Jamaica. Plan No. 145.

STORES AND DWELLINGS.

RIDGEWOOD.—Onderdonk av, w s, 111 n Catalpa av, 2-sty brick store and dwelling, 18x 65, tin roof, 2 families; cost, \$4,500; owner, Charles Fritz, 10 Silver st, Ridgewood; architect, Louis Altmendinger, 926 Broadway, Brooklyn. Plan No. 138.

MISCELLANEOUS.

LONG ISLAND CITY.—11th st, n s, 325 e Vernon av, erect frame fence, 75x9; cost, \$100; owner, G. L. Steubner, Flushing. Plan No. 100.

LONG ISLAND CITY.—Plaza, n s, 100 w Crescent st, erect frame fence, 20x12; cost, \$15; owner, Disosway & Fisher, 1075 3d av, N. Y. C. Plan No. 113.

LONG ISLAND CITY.—Buchanan pl, 36, 1-sty frame shed, 12x50, corrugated iron roof; cost, \$150; owner, John Keegan, 608 2d av, L. I. C. Plan No. 123.

LONG ISLAND CITY.—Marion st, n w cor Webster av, erect brick retaining wall; cost, \$25; owner, Louis Novatiny, on premises. Plan No. 139.

JAMAICA CREEK.—Bay av, e s, 1932 s Cross st, 1-sty frame boat house, 12x28, tin roof; cost, \$200; owner, Phillip Kurtz, 3857 3d av, N. Y. C. Plan No. 159.

LONG ISLAND CITY.—Marion st, 68, erect brick retaining wall; cost, \$100; owner, Mrs. S. Farnern, premises. Plan No. 149.

ROSEDALE.—Ocean av, e s, 300 s Relseris av, 1-sty frame barn, 40x20, paper roof; cost, \$600; owner, Frank Reiser, Ocean av, Rose- dale. Plan No. 146.

WOODHAVEN.—Leggett av, 1115-1117, erect frame fence, 10x40; cost, \$70; owner, Harry C. Fetzer, 1119 Jamaica av, Richmond Hill. Plan No. 161.

Richmond.

DWELLINGS.

WINAN PL, n s, 300 n Clifton av, Rosebank, brick dwelling, 2-sty, 27x30; cost, \$4,500; owner, Walter Evans, Arrochar (Rosebank P. O.); architect, Chas. F. Post, Rosebank; builder, H. Spruck & Son, Stapleton. Plan No. 12.

HENDERSON AV, s s, 30 e Elm st, West New Brighton, frame dwelling, 2-sty, 20x50; cost, \$4,000; owner, Thos. Kieran, Stapleton; architect, F. Benson, West New Brighton; architect builds. Plan No. 13.

SEASIDE BLVD, s s, 200 s Sand Lane, South Beach, frame bungalow, 1-sty, 12x18; cost, \$75; owner, James R. Fowler, South Beach; owner builds. Plan No. 15.

FACTORIES AND WAREHOUSES.

RAILROAD AV, n s, 500 w Fisher av, Tot-tenville, concrete block ice plant, 1-sty, 36x112; cost, \$5,200; owner, F. Lapidier, West Brighton; architect, W. S. Holbrook, Hugenot Park; architect builds. Plan No. 14.

HILLSIDE AV, n s, 900 n Van Duzer, 122, Stapleton, frame workshop, 1-sty, 12x18; cost, \$100; owner, Fred W. Harbor, Stapleton; owner builds. Plan No. 17.

RICHMOND TERRACE, n e s and R. R. Pt. Richmond, brick boiler shop, 1-sty, 42x47; cost, \$2,500; owner, S. I. Shipbuilding Co., Pt. Richmond; architect, P. P.; builder, Eastern Steel Co., 60 Broadway, N. Y. C. Plan No. 16.

STABLES AND GARAGES.

TURNPIKE, e s, 575 n Eddy st, Tompkinsville, brick garage, 1½-sty, 44x24; cost, \$5,000; owner, Emma S. Heyn, Stapleton; architects, H. A. Smith, Wm. P. Miller, 1181 Broadway, N. Y. C. Plan No. 18.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BLEECKER ST, 98-100, fireproofing masonry to 8-sty store and lofts; cost, \$11,000; owner, Mary B. Brandegee, Faulkner Farm, Brookline, Mass.; architect, Albert G. Boland, 1094 Woody Crest av, Bronx, N. Y. C. Plan No. 146.

CHAMBERS ST, 94, vault lights lowered to street grade, toilets, partitions, concrete floors to 5-sty store and lofts; cost, \$250; owner, St. James Church of N. Y. C., 71st st & Madison av; architect, Geo. M. Pollard, 127 Madison av, Plan No. 136.

CHERRY ST, 294, partitions to 5-sty tenement; cost, \$150; owner, John Meyer, 318 Hudson st, Hoboken, N. J.; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 129.

CHRYSIE ST, 55 to 59, masonry and carpentry to 5-sty store, theatre and lofts; cost, \$700; owner, Sam N. Katz, 202 Centre st; architects, Cantor & Levingson, 39 West 38th st. Plan No. 149.

CHURCH ST, 50, masonry to 22-sty office building; cost, \$2,000; owner, Hudson & Manhattan R. R., 30 Church st; architect, Clinton & Russell, 32 Nassau st. Plan No. 126.

CHURCH ST, 30, stairway to 22-sty office building; cost, \$2,000; owner, Hudson & Man. R. R., 30 Church st; architects, Clinton & Russell, 32 Nassau st. Plan No. 124.

FORSYTH ST, e s, 62 s Grand st, masonry, carpentry, steel, windows, plumbing, to 5-sty lofts; cost, \$5,000; owner, Morris Rose, 63 Orchard st; architects, Horenberger & Bards, 122 Bowery. Plan No. 120.

GRAND ST, 305-307 & 65-67 Allen st, masonry, steel, doors, windows, sheet metal, to 3-sty loft; cost, \$750; owner, Estate of Thomas Lewis, 299 Bway; architect and builder, Freeman Bloodgood, Jr., 8 York st. Plan No. 116.

HESTER ST, 187 (front and rear), partitions, masonry to 4-sty tenement; cost, \$500; owner, George J. Kenny and Estate of James Kenny, George J. Kenny and Margaret Kenny, executor and executrix, 80 East Houston st; architects, Bruno W. Berger & Son, 121 Bible House, N. Y. City. Plan No. 130.

LEONARD ST, 113-115, fireproofing and masonry to 5-sty store and loft; cost, \$14,000; owner, Jaffray Realty Co. care Wm. A. White & Sons, 62 Cedar st; architect, Fred Putnam Platt, 1123 Broadway. Plan No. 156.

MURRAY ST, 50, new elevator shaft, masonry, steel and iron work to 5-sty store and loft; cost, \$900; owner, Herman C. Kupper, 52 Murray st; architect, Harry N. Paradies, 231 West 18th st; builder, J. Odell Whitenack, 231 West 18th st. Plan No. 141.

WATER ST, 666, masonry to 2-sty stable; cost, \$1,000; owners, Jacob Kauffman & Isaac Lewenthal, 206 Division st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 125.

6TH ST, 542 East, fireproofing, doors, skylights to 5-sty stable; cost, \$800; owner, Herman C. Kudlich, 299 Broadway; architect, Harry N. Paradies, 231 West 18th st; builder, J. Odell Whitenack, 231 West 18th st. Plan No. 114.

9TH ST, 411 East, new windows to 5-sty store and tenement; cost, \$800; owner, Benj. Oshrein, 390 West Broadway; architect, Otto Reissmann, 30 1st st. Plan No. 140.

13TH ST, 105-107 East, walls, steel, floors, elevator, plumbing, to 4-sty museum; cost, \$45,000; owner, August Luchow, 105-107 East 13th st; architect, Frank Wenemer, 2136 Honeywell av; mason, Gustav Starger, 11 East 128th st. Plan No. 122.

14TH ST, 240 West, masonry, steel, carpentry, doors, to 4-sty club house; cost, \$2,500; owner, Ernest G. W. Woerz, 1 East 63d st; architect, Edw. Hahn, Bridge Plaza, L. I. City; builder, Louis Weber Bldg. Co., 1 Madison av. Plan No. 118.

17TH ST, 627 to 631 East, woodshed over driveway, coal pocket in rear of lot covered with corrugated iron to 1-sty coal pocket office; cost, \$5,000; owner, Curtis, Blaisdell & Co., 504 East 56th st; architect, Eugene Rezzi, 155 Worth st. Plan No. 135.

28TH ST, 229-39 West, fireproofing, carpentry to 1-sty factory; cost, \$175; owner, Harris Mandelbaum, 12 West 87th st; architect, Julius Jepsen, 229 West 28th st. Plan No. 151.

29TH ST, 17-21 West, masonry, fireproofing and show windows to 7-sty loft; cost, \$1,500; owner, Rube R Fogel, 177 Broadway; architect, Max Feldman, 32 Park pl. Plan No. 155.

35TH ST, 4 to 22 W, fireproofing, elevators and toilets, masonry to 10-sty department store; cost, \$60,000; owners, John Clafin, Morristown, N. J., and Louis Stewart, 4 Washington sq N; architects, Goldwin, Starrett & Van Vleck, 45 East 35th st. Plan No. 148.

54TH ST, 16 West, masonry, fireproofing, plumbing and electric elevator to 4-sty dwelling; cost, \$17,000; owner, John D. Rockefeller, Jr., 13 West 54th st; architect, Duncan Candler, 142 East 33d st. Plan No. 153.

57TH ST, 54 West, stairway, partitions and plumbing to 4-sty show rooms, workrooms and apartments; cost, \$1,000; owner, Wm. N. Cohen, 515 Park av; architect, S. E. Gage, 340 Madison av. Plan No. 152.

68TH ST, Columbus av & 67th st, Broadway, the block, partitions, carpentry, plumbing and windows to 3-sty armory; cost, \$25,000; owner, Armory Board, City of N. Y., Hall of Records; architect, Elisha H. James, 124 West 45th st. Plan No. 154.

69TH ST, 13 East, extension to 3-sty residence; cost, \$2,000; owner, Mrs. John W. Minturn, 13 East 69th st; architect, Wm. Keegan, 108 Milton st, Brooklyn; builder, Wm. Crawford, 7 East 42d st. Plan No. 123.

71ST ST, 200 to 204 W, and 232 to 234 Amsterdam av, masonry, partitions and new beams to 7-sty hotel; cost, \$750; owner, Megorka Realty Co., 200 West 70th st; architects, Buchman & Fox, 11 East 59th st. Plan No. 143.

77TH ST, 206 West, steel, masonry, skylight, stairway, to 3-sty carriage house; cost, \$500; owner, Wilbur D. Ellis, 136 West 72d st; architect, Clement B. Brun, 1 Madison av; carpenter, Wm. Craig, 42 West 67th st. Plan No. 131.

82D ST, 200 West, partitions to 5-sty tenement and stores; cost, \$5,000; owner, Daniel Meenan, 35 West 88th st; architect, J. C. Cocker, 2017 5th av. Plan No. 157.

86TH ST, s w cor Broadway to 85th st, masonry and doors to 8-sty tenement; cost, \$200; owner, Euclid Holding Co., 350 Broadway; architect and builder, Patk. H. Kennedy, 2240 Broadway. Plan No. 115.

103D ST, 331 to 333 East, masonry, partitions and new elevator to 3-sty stable and loft; cost, \$2,000; owners, Samuel L & Rubin Bruck, on premises; architect, Jacob Fisher, 25 Av A. Plan No. 142.

125TH ST, 361-363 West, doors, masonry, steel, stairway, to 3-sty picture show, store and dwelling; cost, \$2,000; owner, Realty Purchase, Sale & Trading Co., 27 William st; architect, Nathan Langer, 81 East 125th st. Plan No. 132.

1ST AV, 126, masonry to 4-sty tenement; cost, \$50; owner, Daniel J. O'Connor Estate, 902 West End av; architect, Wm. A. Blaine, 198 Broadway. Plan No. 119.

BROADWAY, 285, windows to 5-sty store and lofts; cost, \$1,500; owners, Frank W. Whitehouse and Francis S. Whitehouse, care of Bank of Montreal, 1 Madison av; architect; John C. Westervelt. Plan No. 128.

BROADWAY, 1230-1238 (new store, 1232), Broadway to 8-sty hotel; cost, \$1,000; owner, Eugene Higgins estate, 1 Madison av; lessees, Wm. Manger, 118 West 5th st; architect, H. T. Seyfert, 130 West 83d st. Plan No. 139.

BROADWAY, 2688, masonry, steel, windows and stairway to 5-sty tenement; cost, \$800; owner, Irving T. Smith, 149 Broadway; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 137.

BROADWAY, 756 to 770, fireproofing, masonry to 12-sty store; cost, \$2,000; owner, John Wanamaker, Inc., 762 Broadway; architect and engineer, Thos. J. Bird, 505 5th av. Plan No. 145.

LENOX AV, 111, vault under sidewalk to 5-sty store and loft building; cost, \$300; owner, Harold Young, 111 Lenox av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 133.

LEXINGTON AV, 731, masonry, iron columns and stairways to 3-sty store and dwelling; cost, \$3,800; owner, The Schaefer Co, 9 East 94th st; architect, Louis E. Dell, 1133 Broadway. Plan No. 138.

MADISON AV, 1186 (87th st, 20-22 East), partitions and show window to 6-sty store and tenement; cost, \$175; owner, Fred W. Marks, 70 East 91st st; architect, Herbert M. Lippmann, care H. A. Jacobs, 320 5th av. Plan No. 134.

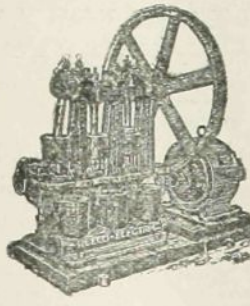
ST. NICHOLAS AV, 536 to 542, glass partitions and stairway to 6-sty tenement; cost, \$200; owner, Hancock Construction Co., 430 West 119th st; architects, Sommerfeld & Steckler, 31 Union Sq. Plan No. 150.

WEST BROADWAY, 484, windows, partitions to 5-sty loft; cost, \$7,000; owner, Chas. R. Ruegger, 480 West Broadway; architects, Whinston & Polak, 358 Stone av, Brooklyn. Plan No. 127.

2D AV, 1821-23, masonry, steel, store fronts to 5-sty tenement; cost, \$2,000; owners, Theresa Michaels, Julia Feldman, Sarah Stamper, 1855 7th av; architect, Jacob Fisher, 25 Av A. Plan No. 117.

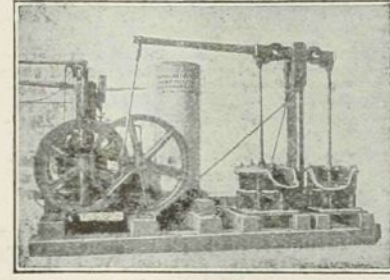
3D AV, 102, masonry to 5-sty tenement; cost, \$600; architect, D. Timendorfer, 21 Park Row, Room 630. Plan No. 121.

5TH AV, 366 to 370, masonry and show windows to 11-sty store, loft and office building; cost, \$1,000; owner, The 35th St. & 5th Av. Realty Co., 128 Broadway; architects, Goldwin, Starrett & Van Vleck, 45 East 17th st. Plan No. 147.



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Plans Filed, Alterations, Manhattan (Continued)

STH AV, 633, walls, partitions, stairway, show windows, to 4-sty store and lofts; cost, \$2,000; owner, Abram Lilientfeld, 631 8th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 144.

Bronx.

DORSEY ST, n s, 104.88 w Hubbell st, move 3-sty frame store and dwelling; cost, \$1,200; owner, Vito Conrado, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 32.

GLOVER ST, w s, 53 n St. Raymonds av, move 2-sty frame dwelling; cost, \$600; owner, Mrs. H. Whirtley, 2065 Powell av; architect, B. Ebeling, 1407 Taylor av. Plan No. 30.

GLOVER ST, n e cor Stearns av, move 2-sty frame dwelling; cost, \$1,000; owner, Frank Gass, 2215 Westchester av; architect, B. Ebeling, 1407 Taylor av. Plan No. 29.

BRONX BOULEVARD, w s, 100 n 213th st, move ten 2-sty frame dwellings; cost, \$20,000; owner, Filomena Cipolla, 3611 Bronx Boulevard; architect, Geo. Crosier, 223d st and White Plains av. Plan No. 31.

OLINVILLE AV, e s, 335 s 216th st, 1-sty frame extension, 6x12, to 2-sty frame dwelling; cost, \$225; owner, Geo. Banavia, 727 East 217th st; architect, John Martin, 842 East 228th st. Plan No. 26.

RICHARDSON AV, w s, 225 n 236th st, 1-sty frame extension, 24x16, to 1-sty frame church; cost, \$500; owners, Church of St. Francis of Rome, Rev. F. P. Moore, on premises, rector; architect, Wm. Greenlies, 425 East 238th st. Plan No. 25.

TINTON AV, 860, 1-sty frame extension, 10x10, to 2-sty frame dwelling; cost, \$200; owner, A. Ercolano, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 27.

WHITE PLAINS AV, No. 1373, move 2-sty frame dwelling; cost, \$500; owner, Carl M. Watson, on premises; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 28.

Brooklyn.

BERGEN ST, s s, 122.6 e Washington av, extension to 3-sty store and dwelling; cost, \$500; owner, Herman Wenner, 1429 36th st; architect, Chas. Gens, Jr., 1129 East 2d st. Plan No. 257.

CHESTER ST, e s, 230 s Pitkin av, new extension to 2-sty dwelling; cost, \$500; owner, David L. Oster, on premises; architect, Louis Danancher, 7 Glenmore av. Plan No. 294.

CRESCENT ST, n w cor Glen st, exterior alterations and plumbing to 3-sty store and dwelling; cost, \$150; owner, Cord Inteman, on premises; architect, Lawrence J. Frank, 206 Crescent st. Plan No. 236.

FULTON ST, s s, 221 e Gallatin pl, extend balcony; cost, \$8,000; owner, Abraham & Straus, 422 Fulton st; architect, Hans Arnold, same address. Plan No. 243.

HICKS ST, n e cor Warwick st, new stairway, 1-sty church; cost, \$200; owner, St. Peter's R. C. Church, 117 Warren st; architects, Nast & Springsteen, 21 West 45th st, N. Y. C. Plan No. 202.

LORIMER ST, e s, 60.7 n Driggs av, new elevator; cost, \$1,854; owner, Royal Lace Paper Works, ---; architect, Otis Elev. Co., 350 11th av. Plan No. 280.

McDOUGAL ST, s w cor Sumner av, exterior and interior alterations to 3-sty store and dwelling; cost, \$1,500; owner, Consumers Bwg. Co., 1011 Av A, N. Y.; architect, R. T. Schaeffer, 1522 Flatbush av. Plan No. 287.

MORRELL ST, 48, new openings in wall to 4-sty lofts and storage; cost, \$800; owner, Nathan Bregstein, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 258.

PACIFIC ST, s s, 25 e Hoyt st, interior alterations to 3-sty and attic hospital; cost, \$500; owners, Sisters of Charity of St. Vincent de Paul, Mt. St. Vincent; architect, J. E. Ditmas, 115 5th av, N. Y. Plan No. 267.

PACIFIC ST, n w cor Nevins st, extension to 3-sty store and dwelling; cost, \$800; owner, Morris Warshaw, 442 Pacific st; architects, Brook & Rosenberg, 44 Court st. Plan No. 291.

POPLAR ST, n s, 100 e Hicks st, interior and plumbing to 4-sty factory; cost, \$4,000; owner, Jas. A. Cameron, on premises; architect, Beverly S. King, 103 Park av, N. Y. C. Plan No. 205.

ROSS ST, n s, 194.11 e Wythe av, new plumbing to 2-sty dwelling; cost, \$175; owner, Fannie Rosenberg, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 234.

TILLARY ST, n s, 74 w Navy st, new elevator; cost, \$1,850; owner, Peter Theobalt, on premises; architect, Otis Elev. Co., 250 11th av. Plan No. 281.

VAN BRUNT ST, s w cor Walcott st, extension to 3-sty store and dwelling; cost, \$1,300; owner, Jos. A. McGuinn, 370 Van Brunt st; architect, Jos. Hartung, 548 2d st. Plan No. 201.

EAST 2D ST, w s, 140 s Av M, new plumbing to 2-sty dwelling; cost, \$100; owner, Stanford Perry, on premises; architect, A. H. Kraus, 1599 Gravesend av. Plan No. 241.

SOUTH 4TH ST, n s, 100 e Havemeyer st, sky sign; cost, \$500; owner, M. B. Evans, 233 South 4th st; architect, Federal Sign Co., 229 West 42d st, N. Y. Plan No. 297.

9TH ST, s s, 133.2 e 5th av, exterior alterations and plumbing to 2-sty stores; cost, \$1,000; owner, Mary K. Daly, 33 49th st; architect, Benj. F. Hudson, 319 9th st. Plan No. 213.

SOUTH 9TH ST, s s, 49.8 w Marcy av, new 3-sty brick extension; cost, \$1,000; owner, Isidore Altman, 37 Av B; architect, Max Miller, 113 Nassau st. Plan No. 216.

11TH ST, n s, 239.3 e 6th av, exterior alterations and fire-escapes to dairy; cost, \$250; owner, E. G. Haviland, 439 11th st; architects, Koch & Wagner, 26 Court st. Plan No. 229.

EAST 22D ST, w s, 140 n Av O, exterior and interior alterations and plumbing; cost, \$1,000; owner, Wm. Smith, 1022 38th st; architect, Albt. Ulrich, 371 Fulton st. Plan No. 242.

BAY 25TH ST, w s, 132.6 n Cropsy av, extension to 2-sty dwelling; cost, \$600; owner, Jennie Anierose, 196 Bay 25th st; architects, Brook & Rosenberg, 44 Court st. Plan No. 290.

WEST 25TH ST, w s, and Ocean Front, plumbing to 1-sty dwelling; cost, \$100; owner, W. P. Skelly, 37th st and 1st av; architect, S. P. Murphy, Bath av and Bay 34th st. Plan No. 212.

EAST 27TH ST, e s, 473.9 n Emmons av, new foundation to 2-sty and attic dwelling; cost, \$1,200; owner, Harry A. Crosby, 293 Greene av; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 275.

55TH ST, s s, 100 e 3d av, plumbing, etc., to 2-sty dwelling; cost, \$135; owner, Anton Bowman, 318 55th st; architect, Mr. Wolkman, 308 48th st. Plan No. 214.

60TH ST, s w cor New Utrecht av, new extension; cost, \$500; owner, Philip Leib, 1528 58th st; architect, Jas. Hartnett, 1370 60th st. Plan No. 217.

74TH ST, s s, 160 e 3d av, extension to 2-sty dwelling; cost, \$500; owner, Robt. McLean, 308 74th st; architect, Jas. J. Stey, 4805 6th av. Plan No. 285.

92D ST, n s, 162.9 e 3d av, exterior and interior alterations and plumbing to 2-sty dwelling; cost, \$2,500; owners, P. H. Kucher & ano, 341 92d st; architect, Harry Rucker, 136 Gelston av. Plan No. 283.

ATLANTIC AV, s e cor 3d av, repair elevator, etc.; cost, \$600; owner, Consumers Pie Baking Co., on premises; architect, Gus Seaberg, 407 Douglass st. Plan No. 215.

ATLANTIC AV, n s, 75.1 e Hendrix st, alter windows, 2-sty store and dwelling; cost, \$300; owner, Louis Berger, 2825 Atlantic av; architect, Louis F. Schilling, 167 Van Siclen av. Plan No. 276.

BEDFORD AV, s w cor Dean st, new elevator; cost, \$2,750; owner, Levy Bros. Realty Co., 5 Beekman st, N. Y.; architect, Otis Elev. Co., 250 11th av. Plan No. 279.

BROADWAY, s s, 455 w Whipple st, interior alterations and plumbing to 3-sty store and dwelling; cost, \$500; owner, Mary Mayerson, 676 Broadway; architect, Abm. Farber, 1028 Gates av. Plan No. 233.

BROADWAY, 680, alter front of 3-sty store and dwelling; cost, \$4,000; owner, Herman Kaminester, 490 Ocean parkway; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 254.

CARLETON AV, No. 65, exterior alterations, 3-sty and basement dwelling; cost, \$200; owner, Title Ins. & Trust Co., 160 Broadway, New York; architect, John Petsche, 1013 Halsey st. Plan No. 277.

FLATBUSH AV, w s, 58.2 s Park pl, new extension to 3-sty store and offices; cost, \$1,300; owner, V. E. Whitlock, 35 Nassau st, N. Y.; architect, Chas. Wiener, 26 Court st. Plan No. 219.

KNICKERBOCKER AV, n s, 75 e DeKalb av, interior alterations and plumbing to 4-sty store and tenement; cost, \$800; owner, Julius Sadrasky, 609 Monroe st; architects, Brook & Rosenberg, 44 Court st. Plan No. 231.

MESEROLE AV, 133 ft. s therefrom & 78 e Sutton st, interior alterations to dressing rooms, etc.; cost, \$700; owner, Standard Oil Co., 26 Broadway; architect, F. L. R. Sweet, 1074 Prospect pl. Plan No. 253.

ROCKAWAY AV, n w cor Sutter av, store front to 4-sty stores and tenement; cost, \$1,500; owner, Annie Kotofsky, on premises; architects, Louis Danancher & Co., 7-9 Glenmore av. Plan No. 263.

SHEEPSHEAD BAY RD, w s, 97 n Emmons av, move building and repair; cost, \$1,000; owner, Cologera Vento, on premises; architect, Richd. Marzan, 2818 West 6th st. Plan No. 221.

WASHINGTON AV, w s, 102 n DeKalb av, plumbing, 4-sty dwelling; cost, \$100; owner, W. Bristol, 281 Greene av; architect, Rich'd Tretter, 166 East 122d st, New York. Plan No. 264.

WILLIAMS AV, w s, 180 s Sutter av, exterior alterations to 2-sty store and dwelling; cost, \$150; owner, Morris Walterstein, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 288.

SAME PROP, exterior alterations and plumbing to 1-sty stable; cost, \$200; owner and architect, as above. Plan No. 289.

4TH AV, e s, 20 n 37th st, exterior and interior alterations to 3-sty store and dwelling; cost, \$200; owner, Angelina Astintina, 250 39th st; architect, Jos. Hartung, 548 2d st. Plan No. 284.

5TH AV, e s, 50 n 51st st, interior alterations to 3-sty store and dwelling; cost, \$2,000; owner, Ellen Carroll, 47th et & 4th av; architect, Thos. Bennett, 3d av & 52d st. Plan No. 292.

5TH AV, s w cor 52d st, extension, &c., to 4-sty stores and offices; cost, \$3,000; owner, Louis Reissman, 5002 5th av; architect, Thos. Bennett, 3d av & 52d st. Plan No. 293.

7TH AV, s w cor Union st, exterior and interior alterations to 3-sty stable; cost, \$4,000; owner, Desmond Dunne Co., 176 Montague st; architect, J. S. Kennedy, 44 Court st. Plan No. 218.

7TH AV, n e cor 52d st, interior alterations to 1-sty picture show; cost, \$100; owner, Herman Stogman, 233 Reid av; architects, Brook & Rosenberg, 44 Court st. Plan No. 209.

Queens.

ARVERNE.--Carlton av, w s, 40 n Boulevard, 1-sty frame extension, 65x43, on front and side 2 1/2-sty dwelling, slag roof, new plumbing; cost, \$3,600; owner, Chas. Adler, 11 Burling slip, N. Y. C.; architect, W. E. Dietz, 311 Boulevard, Rockaway Beach. Plan No. 57.



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ARVERNE.—Vernam av, n w of L. I. R. R., erect post foundation under office; cost, \$20; owner, A. E. Karlson, Arverne. Plan No. 51.

BAYSIDE.—Bell av, s e cor R. R., repair porch and cut new windows; cost, \$50; owner, J. McKenna, on premises. Plan No. 46.

EAST WILLIAMSBURG.—Emma st, 10, 1-sty brick extension, 6x8, on rear 2-sty tenement, tin roof, new plumbing; cost, \$200; owner, Gustave Schumacher, 1436 Metropolitan av, East Williamsburg; architects, L. Berger & Co, Myrtle & Cypress avs, Ridgewood. Plan No. 61.

FLUSHING.—Main st, 29, erect new electric sign; cost, \$110; owner, Thomas Dowling, 22 Main st, Flushing. Plan No. 42.

FLUSHING.—Franklin pl, n s, 215 e Cagger av, interior alterations to private residence; cost, \$600; owner, Mrs. Russell Barrett, 15 So. Parsons av, Flushing. Plan No. 65.

FLUSHING.—Union st, 151, install new gas fixtures, in store; cost, \$50; owner, Sisters of St. Joseph, Flushing. Plan No. 26.

FLUSHING.—Union st, 149, install new gas fixtures in saloon; cost, \$50; owner, E. Terrell Estate, premises. Plan No. 27.

FLUSHING.—Union st, 153, install gas fixtures in store; cost, \$50; owner, Sisters of St. Joseph, Flushing. Plan No. 25.

JAMAICA.—South st, s s, 27 e Phraner av, 1-sty frame extension, 9x25, on rear of shop, shingle roof; cost, \$150; owner, John Poone, 62 South st, Jamaica. Plan No. 50.

JAMAICA.—Beaver st, s w s, 250 s w L. I. R. R., 2-sty frame extension, 3x6, on rear store and dwelling (for storage), shingle roof; cost, \$300; owner, Nicholas M. Pette, 59 Beaver st, Jamaica. Plan No. 45.

JAMAICA.—Washington st, 6, 1-sty frame extension, 10x12, on rear store, tin roof; cost, \$200; owner, J. Morello, on premises. Plan No. 43.

JAMAICA.—Minnesota av, e s, 225 s Liberty av, install new plumbing in dwelling; cost, \$50; owner, Mrs. Bertrand, on premises. Plan No. 44.

LONG ISLAND CITY.—William st, 128, install new plumbing in dwelling; cost, \$75; owner, Mrs. Matechi, on premises. Plan No. 52.

LONG ISLAND CITY.—Jackson av, s w cor Anabel st, 2-sty frame extension, 25x80, on side 4-sty lodge rooms, tar and gravel roof; cost, \$5,000; owner, James J. Trask, Highlands, N. J.; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 55.

LONG ISLAND CITY.—Sunswick st, s s, 100 w Wilbur av, install gas fittings in dwelling; cost, \$25; owner, A. Tasr, 70 Sunswick st, L. I. City. Plan No. 54.

LONG ISLAND CITY.—Jackson av, 393, erect new electric sign on lunch room; cost, \$50; owner, Mrs. C. Langfelder, 181 Radde st, L. I. C. Plan No. 48.

LONG ISLAND CITY.—12th av, e s, 200 n Grand av, install new gas fittings in dwelling; cost, \$10; owner, Dora Lempkin, on premises. Plan No. 53.

LONG ISLAND CITY.—Marion st, e s, 200 n Freeman av, building is to be raised and 1-sty built underneath, new plumbing; cost, \$2,000; owner, Stanislaus Janiske, 21 Marion st, L. I. C.; architect, Chas. W. Hewitt, 717 Crescent st, L. I. C. Plan No. 59.

LONG ISLAND CITY.—7th av, 79, install gas fittings; cost, \$25; owner, Thomas C. Capone, 428 Potter av, L. I. C. Plan No. 63.

LONG ISLAND CITY.—William st, 157, install gas fittings; cost, \$25; owner, W. A. Cole, 112 William st, L. I. C. Plan No. 62.

MASPETH.—Fisk av, e s, 150 s Franklin st, 1-sty frame extension, 17x15, on front of shed, tar and gravel roof; cost, \$1,000; owner, William A. Cating, Fisk av, Maspeth; architect, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 56.

MIDDLE VILLAGE.—Mt Olivet av, s w cor Evelyn av, 1-sty frame extension, 40x60, on rear and side 2½-sty frame store and dwelling, felt and slag roof, new plumbing; cost, \$1,500; owner, Louis Niederstein, Middle Village; architect, Chas. W. Hewitt, 717 Crescent st, L. I. C. Plan No. 58.

RIDGEWOOD.—Prospect av, w s, 75 s Pringle st, 2-sty frame extension, 23x10, on rear 2-sty dwelling, tin roof, new plumbing; cost, \$1,500; owner, John Fugerer, 62 Prospect av, Ridgewood; architect, John H. Vandervegt, 47 Butler st, Evergreen. Plan No. 60.

ROCKAWAY PARK.—Triton av, n s, bet 4th & 5th avs, 1-sty frame extension over present extension, 11x39, on 3-sty frame hotel, gravel roof; cost, \$250; owner, Matencock Realty Co., 31 Nassau st, N. Y. C.; architect, Axel S. Herdman, 371 Fulton st, Brooklyn. Plan No. 64.

WINFIELD.—Grove st, w s, 120 n Woodside av, install new plumbing in 1-family dwelling; cost, \$150; owner, L. Albrecht, premises. Plan No. 33.

Richmond.

ORMOND PL, cor Butler pl, Rosebank, add frame dwelling; cost, \$950; owner, Jos. Spinelli, Rosebank; builder, Jos. Danella, 282 Birchall st, Bronx. Plan No. 17.


MAINE AV, e s, 200 n Jacobs st, Tottenville, add frame dwelling; cost, \$150; owner, Wesley Slight, Tottenville, S. I.; builder, W. E. John, Tottenville. Plan No. 18.

Personal and Trade Notes.

GUSTAVE BEYER, formerly of the Keystone Varnish Co., is now representing the Hildreth Varnish Co., 90 West st.


GEORGE WESTINGHOUSE came to town this week from his place at Lenox and is spending the winter at the St. Regis.

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Phone, Murray Hill, 761 103 Park Ave.

Personal and Trade Notes (Continued).

A. L. GUIDONE & CO. (Inc.), mason builders, have moved their offices to new and larger offices in the Fifth National Bank Building, 131-133 East 23d street, corner of Lexington avenue. Their present telephone number, Gramercy 1289, is retained.

HARRISON & MEYER, who make a specialty of artificial stone pavements and cement floors for buildings, will on February 1 move their offices to the Centurian Building, 1182 Broadway, near 28th street. The firm has recently completed several large contracts in the Madison square district.

EDWARD O'CONNELL, who was chief constructor of the Monitor, whose meeting with the Confederate Merrimac was one of the stirring events of the Civil War, died at his home, No. 1834 Bathgate avenue, The Bronx. He was eighty-six years old. Mr. O'Connell received a gold watch from Congress and the personal thanks of President Lincoln for his services to the government.

CARRERE & HASTINGS' designs, which won the honors in the Pulitzer Fountain competition, were on view this week at the Public Library, together with those of the other competitors. The sum of \$50,000 was left by Mr. Pulitzer for a fountain to be placed in the 59th street plaza at the entrance to Central Park. Others in the competition were McKim, Mead & White, Arnold W. Brunner, H. Van Buren Magonigle and John Russell Pope.

AT THE JANUARY MEETING of the Master Plumbers' Association of the Oranges, held at Masonic Temple, Orange, N. J., the following officers were installed by Past President Wm. F. Beck: President, Andrew C. Chalmers; vice-president, Otto C. Miller; secretary, Edson Garrabrant; financial secretary, Wm. A. Allen; treasurer, Geo. H. Werner; sergeant-at-arms, Hunter Lindsay; trustees, S. F. Gibbons, A. R. Milne, Chas. E. Harrison.

Government Work.

FRANKFORT, IND.—Sealed proposals will be received until March 1, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States post office at Frankfort, Ind. The building is 1-sty, basement, and mezzanine, and has a ground area of approximately 5,000 sq ft; fireproof construction throughout; stone facing and copper and tile roof. Drawings and specifications may be obtained from the custodian of site at Frankfort, Ind., or at the office of the Supervising Architect, O. Wenderoth, Washington, D. C.

POCATELLO, IDAHO.—Sealed proposals will be received until February 28 for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduit and wiring, and lighting fixtures), of the United States post office and courthouse at Pocatello, Idaho. The building is 3-sty and basement, with a ground area of approximately 4,500 sq ft; fireproof construction, stone and brick facing, tin roof. Drawings and specifications may be obtained from the custodian of site at Pocatello, Idaho, or at the office of the Supervising Architect, O. Wenderoth, Washington, D. C.

AUGUSTA, GA.—Sealed proposals will be received until February 29 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States post office and courthouse at Augusta, Ga. The building is 3-stys and basement, and has a ground area of approximately 11,000 sq ft; fireproof construction, except the roof, stone facing; terra cotta and wood cornice; tile and copper roof. Drawings and specifications may be obtained from the custodian of site at Augusta, Ga., or at the office of the Supervising Architect, O. Wenderoth, Washington, D. C.

Standard Tells Why Gasoline Is High.

The Standard Oil Company gave out a statement signed by Mr. W. H. Libby, relative to the advance in the price of gasoline.

As the inevitable outcome, he points out, of the world-wide increase in 1912 in the demand for petroleum products, especially gasoline, the steadily diminishing production of the qualities of crude oil from which gasoline is derivable and the steady encroachment on surplus stocks on hand, there has been a marked advance in the price of the higher qualities of crude oil.

The statement further adds that although it is hoped higher prices will stimulate the discovery of new fields, there can be little hope for a decline in the price of gasoline.

United Board of Business Agents.

All the old officers of the United Board of Business Agents of the Building Trades of Manhattan and vicinity have been re-elected, as follows: John T. Taggart, president; David French, vice-president; Roswell D. Tompkins, secretary-treasurer; Edward J. Broderick, sergeant-at-arms.

The trustees are A. F. Day, Edward J. Carroll and Alexander Kelso. Credential committee, Joseph McGrane, Thomas P. Nelson, Leonard Klink, Thomas J. Curtis; Grievance committee, William A. Brennan, James P. McGrane, John Hanley, Alexander Kelso, Peter O'Brien.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

- A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
- B-- " Fire Escape.
- C-- " Fireproofing and Structural Alteration.
- D-- " Fire Alarm and Electrical Installation.
- E-- " Obstruction of Exit.
- F-- " Exit and Exit Sign.
- G-- " Fireproof Receptacles and Rubbish.
- H-- " No Smoking.
- I-- " Diagrams on Program and Miscellaneous.
- J-- " Discontinue use of premises.
- K-- " Volatile, Inflammable Oil and Explosive.
- L-- " Certificates and Miscellaneous.
- M-- " Dangerous condition of heating or power plant.
- O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION. 157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Manhattan and Bronx.

Named Streets.

- Broome st, 68—George Decker.....G
- Broome st, 497—Violet Oil Co.....A-H
- Canal st, 255—Britt, Loeffler & Weil..D-L
- Cannon st, 35—J Denner.....L
- Centre st, 58-60—Eliz V Swift.....D
- Centre st, 66-8—Kingsland Est.....D
- Cooper sq, 48-54—Carl Fischer.....G-H
- Dover st, 12—J E Gatchell.....A-K
- East Bway, 173-5—Forward Ass'n.....I
- East Bway, 44—Edw Frank.....G
- East Bway, 44—Saml C Wilder.....D-C
- Fox st, 1107-9—W M Wendenhen.....K-G
- Great Jones st, 25—Vito Scicizzo...H-A-C
- Henry st, 94—Louis Oslon.....A-C
- Lafayette st, 150—Jos Laino.....A-C
- Lewis st, 77—Jacob H Haar.....L
- Pearl st, 456—Mrs Mary Koessel.....D
- Pearl st, 297—N Y Consolidated Drug Co.....G-H-L
- Prince st, 109-11—Tannebaum, Strauss & Co.....H-G-E-F-C
- Ridge st, 6—Jacob Cohen.....A-L
- White st, 127—Peter F Pia Inc.....G-H
- Wooster st, 3—Mrs S Cohen.....C
- Worth st, 105—Interstate Land Co.....D

Numbered Streets.

- 11th st, 810-16 E—Dochtermann Van & Express Co.....A-G-K-C
- 13th st, 54 E—Cruikshank & Co.....A-C-G
- 13th st, 325-62 W—Frank L Wing.....C
- 14th st, 126 E—Sullivan & Krauss...B-C-F
- 16th st, 134 E—Gertrude Kellogg.....C
- 21st st, 30-2 W—Chas E Hoffman.....A-H-G-C-E-D
- 21st st, 22-8 W—Greenberg Bros.....H
- 22d st, 40-2 W—Kohn Bros.....H
- 22d st, 40-2 W—Segal & Sinkin.....H
- 22d st, 40-2 W—Harris Lipschitz.....H
- 22d st, 40-2 W—Jacobs & Grubman...H
- 22d st, 16-8 W—Louis Barnett & Son...H
- 22d st, 16-8 W—Salomon & Newman...H
- 22d st, 16-8 W—Cohen & Mathews...H
- 22d st, 16-8 W—Frankenthal Bros Co...H
- 22d st, 20-6 W—U S Raincoat Co.....H
- 22d st, 20-6 W—E C McWatty Co Inc...H
- 22d st, 20-6 W—Paul Gumbinner Mfg Co.H
- 22d st, 20-6 W—Lion Mfg Co.....H
- 22d st, 20-6 W—Lily of France Corset Co.H
- 22d st, 20-6 W—Kahn & Feldman.....H
- 22d st, 20-6 W—Reliance Waist Co...H
- 22d st, 20-6 W—Princess Waist Co...H
- 22d st, 28 W—A Bases.....H
- 22d st, 36 W—Gabriel Fadool.....H
- 22d st, 36 W—S J & M Mfg Co.....H
- 22d st, 36 W—Harris Steinberg.....H
- 22d st, 36 W—K & P Mfg Co.....H
- 22d st, 36 W—Albt R Casale.....H
- 22d st, 40-2 W—D Bussel & Co.....H
- 22d st, 20-2 W—Edw Frank & Co.....H
- 22d st, 40-2 W—5th Ave Tailors & Co..H
- 22d st, 40-2 W—G M Piermont & Co...H
- 26th st, 114-20 W—Louis Matz.....H-C
- 26th st, 114-20 W—Louis Matz.....H-C
- 28th st, 128 W—Board of Education...D
- 34th st, 112 W—Sullivan & Farrell..B-C-F
- 36th st, 209 W—Speedwell Motor Truck Service Co.....L
- 36th st, 209 W—Speedwell Motor Truck Service Co.....K
- 40th st, 123 W—Chris Lorensen Co....G
- 45th st, 116-18 E—Thos A Greeshan...A
- 51st st, 149 W—Enterprise Lubricating Co.....G
- 65th st, 214 W—Renault Freres Selling Branch Inc.....K-L-C
- 106th st, 57 E—Jos Rosenberg.....G-H-A
- 111th st, 234-6 E—D Brain Tile & Marble Co.....G-A-K
- 123d st, 56 E—T Moultrie Mordel.....C
- 124th st, sec 3 av—Blaney & Spooner Amusement Co.....G-E
- 135th st, 571 E—Lena Masur.....B-C

Named Avenues.

- Av A, swc 24th st—American Society for Prevention of Cruelty to Animals...K-H-A-G
- Broadway, nec 29th st—Buckman & Mox.A
- Broadway, es & ws from Canal st to Exchange pl—Bradley Contracting Co...G

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Broadway, 514-16—Shapiro Bros.....G-A
 Broadway, 523—H H Kiffe & Co.....K-H
 Broadway, 732—Sakowitz Bros.....G
 Clay av, 1781—Alfred Lewin.....C
 Fort Washington av & 196th st—C K G
 BillingsK-L-C
 Madison av, 462-72—Cathedral College.D-C
 St Nicholas av, 398—Fred Egler.....A
 West Broadway, 186—Maria L Living-
 ston Est.C-G-A-E
Numbered Avenues.
 1st av, 419—A GrayL-A
 5th av, 72—Lorillard Est.....C
A-G-C-D-E-F-A-B-H
 7th av, 291-3—A Werner.....A-E-F-C

Brooklyn.

Named Streets.

Adelphi st, 37-9—Rev John Nash...D-A-C
 Ainslie st, 39-45—Julius LevyG
 Bond st, 397—Mary MoranM-C
 Carroll st, bet Roger & Nostrand avs—
 Roman Catholic CollegeC-A
 Clinton st, 186—Mary E OpdykeC
 Clymer st, 47—Bell Fire Proofing Co,
 Harry W Bell, Pres.....G-C
 Fleet st, 14—H H KorppG
 Herkimer st, 931-5—Parochial School.D-A-C
 Jay st, 176—Chas BlackborneC
 Lorimer st, 252-6—Brooklyn Union Gas
 Co.A
 Lincoln pl & Utica av—Parochial School
D-A
 Livingston st, 130—Bonnet & Blake...G
 Lorimer st, 252-6—The Schindel Est, F
 S Smith, mgr.....G-H
 Madison st, 161—Frank S Smith.....C
 Malta st, 20—Morris Lander.....M
 Melrose st, 278-80—St Leonard's Paro-
 chial SchoolA-C-D
 Meserole st, 61-5—Hebrew School...A-C
 Olive st, 22-4—Catholic Parochial School
D-A-C
 Schermerhorn st, 301—W M E Harmon.M
 Stockton st, 244½—Mrs Sarah Diner...G
 Watkins st, 47—J GrossC
 Watkins st, 47—Rubin Bros.....C

Numbered Streets.

2d st, 402-10 S—Wm F Coon.....G-C-E
 4th st, 140 S—St Leonard's Academy.D-A-C
 6th st, 582-8—St Saviour R C Parochial
 SchoolD-A-C
 95th st, bet 5th & Ft Hamilton av—St
 Patrick's Roman Catholic Parochial
 SchoolC-A-D

Named Avenues.

Atlantic av, 387—Brooklyn Union Gas
 CoA
 Atlantic av, 387—Celine J Thibout &
 Margt A Fleming.....A-F-C-G-B-H
 Atlantic av, 1888—Industrial School.C-A-D
 Atlantic av & Hendrix st—Parochial
 SchoolA-D-C
 Broadway, 610—Frank Walker.....G-M
 Broadway, 1314—Kruise & Abramson...G
 Hudson av, 370—Michl Hockman.....C
 Hudson av, 51—Leonardi Superti.....M
 Liberty av & Warwick st—Parochial
 SchoolD-A-C
 Manhattan av, 934—Isaac Blinky.....G
 Marcy av, 954-64—Stephen H Hoff.....G
 Nostrand av, 1—Nassau Bwg Co.....C
 Pitkin av, 2058—Wm J Engel.....F-E-A
 Pitkin av, 1778—David Bershadsky...M
 Prospect Park W—Holy Name Roman
 Catholic Parochial SchoolD-A-C
 Rockaway av, 653—Max Popkin.....G

Numbered Avenues.

2d av, bet 90th & 91st sts—Visitation
 SchoolD-A-C
 8th av, 514-20—Mrs Julia Rosenstock.M

Queens.

Named Streets.

Prospect st, near Beaver st (Jamaica)—
 Parochial SchoolA-C-D
Numbered Streets.
 15th st, 418-20—Parochial School....A-D
Named Avenues.
 Broadway, bet Clark & Comago avs—St
 Mary Star of Sea Parochial School...A
 Shelton av, 209-11 (Jamaica)—Parochial
 SchoolC-A-D
 Triton & Beach avs—St Malachy's Home
 & SchoolC-A-D

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 writers' Laboratories, following examina-
 tions and tests conducted under the stand-
 ards of the National Electrical Code as
 recommended by the National Fire Pro-
 tection Association.

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 standard and as being in compliance with
 requirements of the National Electrical
 Code. This rating is to be understood as
 indicating that in their construction the
 electrical fire hazard has been reduced to
 an acceptable degree. It is not to be con-
 strued as an approval of the devices for
 use in connection with automatic sprink-
 lers, or similar fire protective equipments,
 for which services their merits have not
 been investigated:

SWITCHES, Automatic.—General Elec-
 tric Company, Schenectady, N. Y. The fol-
 lowing have been approved:

Type CR 223 Float Switches for use
 with automatic motor starters of electri-
 cally driven hydraulic pumps, 5-25 am-
 peres, 110, 220 and 500 volts.

Type MC Pressure Governors for electri-
 cally-driven air compressors and hy-
 draulic pumps, 20 amperes, 500 volts.

SWITCHES, Push-Button Flush.—Man-
 hattan Electrical Supply Company, 17
 Park Pl., N. Y.

Single-pole, 10 amperes, 250 volts, 10
 amperes, 125 volts. Catalog No. 5005.

WIRES, Weatherproof.—Waclark Wire
 Co., Bayway Avenue and South Front
 Street, Elizabeth, N. J.

Tag on coil to read: National Electrical
 Code Standard.

WIRE CONNECTOR.—Morriseff Electric
 Manufacturing Co., 84 Walker Street, City.
 "Nosplice" Wire Connector, consisting
 of a brass sleeve containing setscrew
 clamping jaws and inclosed in a molded
 composition insulating casing; Types A
 and B.

Following are general conclusions from
 laboratory tests and investigation to date:

These connectors are judged to be suit-
 able for use in connecting fixture wires
 to the supply circuits at fixture outlets,
 and where open to view or connection mo-
 tor leads to supply circuits. They are not
 considered satisfactory as a substitute for
 soldered joints in general wiring. They
 will not reliably hold in the same end of
 the connector wires of different sizes of
 both standard and solid wires. They are
 not suitable for use with larger than No.
 12 B. & S. gauge.

Building Trade Wages, 1913.

Prevailing Rate of Wages—Issued by the New
 York Building Trades, Headquarters, Brevoort
 Hall, 154 East 54th street, New York City,
 Phone 3349 Plaza. This schedule is based on 8
 hours' work per day, from 8 A. M. to 5 P. M.,
 except on Saturday, when work in the Building
 Trades ceases at noon. Compensation for a prac-
 tical foreman ranges from fifty cents to one
 dollar per day over and above schedule as
 shown. Any person desiring the services of a
 union mechanic, helper or laborer connected
 with the Building Trades can engage the same
 through the above office upon application. All
 recognized legal holidays and Sundays are to
 be figured at "double time": Asbestos work-
 ers, boiler felters, pipe coverers, insulators,
 \$4.75; asbestos workers' helpers, \$3; blue stone
 cutters, flaggers, bridge and curb setters, \$4.50;
 blue stone cutters' helpers, \$3; boiler makers
 and iron ship builders, \$5; boiler makers'
 helpers, \$3.50; bricklayers, \$5.60; bricklayers'
 helpers, \$3; carpenters and framers, \$5; cabi-
 net makers, \$3; cement and concrete masons,
 \$5; cement, concrete and asphalt laborers, \$3;
 derrickmen and riggers, \$4; decorators and
 gilders, \$4.50; decorative art glass workers,
 \$5; elevator constructors, \$5; elevator con-
 structors' helpers, \$3.20; electrical workers,
 \$4.50; electricians' helpers, \$2.20; electrical
 fixture workers, \$4.50; engineers, stationary,
 \$4.50; engineers, portable, hoisting, etc., \$30.25
 weekly, by the day, \$6; granite cutters, \$4.50
 yard, bridge, \$5; house shorers, movers and
 sheath pilers, \$3.75; house shorers' helpers,
 \$2.65; housesmiths and bridgemen, \$5; iron-
 workers, \$5; ironworkers' apprentices, \$3; iron-
 workers' helpers, \$3.50; metallic lathers, \$5;
 marble cutters and setters, \$5; after March 1,
 \$5.50; marble carvers, \$5.50; after March 1,
 \$6; marble polishers, \$4; marble sawyers,
 \$4.25; marble bed rubbers, \$4.50; marble cut-
 ters' helpers, \$3.25, on derrick work, \$3.75;
 mosaic workers, \$4.50; mosaic workers' helpers,
 \$3; machine stone workers, \$4; machinists of
 every description, \$5; paper hangers' price list;
 plate and sheet glass glaziers, \$3.50; plasterers,
 plain and ornamental, \$5.50; plasterers' laborers,
 \$3.25; plumbers and gas fitters, \$5.50;
 painters, \$4; decorators and gilders, \$4.50; rig-
 gers on machinery, dynamos, boilers, etc., \$4;
 roofers, tar, felt, composition, damp and water-
 proofers, \$4; rockmen, \$2.50; rock drillers and
 tool sharpeners, open work, \$3.68; tunnel work,
 \$3.75; sheet metal workers, coppersmiths, tin-
 smiths, metal roofers, \$4.75; slate and tile
 roofers, \$5; steam and hot water fitters, \$5.50;
 steam fitters' helpers, \$3; tile layers, \$5.50;
 tile layers' helpers, \$3; after July 1, \$3.25;
 tunnel and subway constructors, \$3.75; up-
 holsters of every description, \$4.50; wood
 lathers, on new work, \$3.50 per M.; over-
 hauling jobs, \$5.

THE TRANSIT CONTRACTS.

May Be Signed Within the Next Few
 Days—Hearings Concluded.

The Public Service Commission for the
 First District has concluded its public
 hearings on the terms and conditions of
 the proposed contracts with the Inter-
 borough Rapid Transit Company and the
 New York Municipal Railway Corpora-
 tion (Brooklyn Rapid Transit) covering
 the construction and operation of the new
 subway lines and elevated railroad exten-
 sions in the Dual System. These contracts
 were as follows:

1. With the Interborough Rapid Tran-
 sit Company for the operation of exten-
 sions of the existing subway in Manhat-
 tan, The Bronx and Brooklyn, the cost of
 construction to be borne jointly by the
 City of New York and the company, each
 contributing \$58,000,000. The cost of
 equipment, estimated at \$22,000,000, to be
 borne by the company.

2. With the Interborough Rapid Tran-
 sit Company for the construction, at its
 own expense, of extensions of the exist-
 ing elevated railroads in Manhattan and
 The Bronx, to cost about \$16,000,000; also
 the operation thereof by the company.

3. With the Manhattan Railway Com-
 pany for the third-tracking of the elevat-
 ed railroads in Manhattan and The
 Bronx leased to and operated by the In-
 terborough Rapid Transit Company, to
 cost about \$11,000,000; also for the opera-
 tion of the same by the Interborough
 Company.

4. With the New York Municipal Rail-
 way Corporation (Brooklyn Rapid Tran-
 sit) for the construction by the city and
 the company jointly of the new Broadway
 subway in Manhattan, two new tunnels

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 and Owners.

to Brooklyn and extensions of the Centre street loop subway and the Fourth avenue subway, the company to contribute \$14,500,000 and the city about \$100,000,000 toward the cost of construction; all to be equipped and operated by the company in conjunction with its existing elevated railroad system in Brooklyn. It is estimated that the new equipment will cost \$26,000,000.

5. With the New York Municipal Railway Corporation (Brooklyn Rapid Transit) for the construction, at its own expense, of certain extensions to its elevated railroads to Jamaica and other points, and the operation thereof in connection with the rest of the new system. The cost of such extensions is estimated at \$8,000,000.

6. With the New York Municipal Railway Corporation (Brooklyn Rapid Transit) for the construction at its own expense, of additional tracks on existing elevated railroads and for the operation thereof in connection with existing lines. The cost of such additional tracks is estimated at \$6,500,000; also for the reconstruction of existing elevated lines at its own expense at an estimated cost of \$10,000,000.

The contracts will now be put in final form. It is hoped that they will be approved by the Board of Estimate and Apportionment and signed by the commission and the companies concerned within the next few days.

THEATRE COLLAPSE.

Building Department Making a Searching Inquiry into the Orpheum Wreck.

The Superintendent of Buildings, Rudolph P. Miller, and Alfred Ludwig, his chief inspector, have begun an inspection of the ruins of the Orpheum Theatre, in 87th street, which it is hoped will lay bare the cause of the fall of the roof. The building was in course of construction, was all enclosed and the white plaster was on the interior walls when, on Wednesday afternoon, a huge truss supporting the roof buckled and came down, bringing all that portion of the roof between the proscenium arch and the balcony with it. So far as known, nobody was buried in the ruins.

Superintendent Miller considers the collapse the most amazing in his experience. That no one was killed was wonderful. The roof might have held until a performance was in progress, and the catastrophe then would have been too appalling to contemplate.

"Until the wreckage has been moved and our experts have had a chance to examine the steel work we shall suspend judgment," Superintendent Miller said, "but the public may rest assured that persons found guilty of either criminal negligence or of disobeying the orders of this department will be severely punished."

The Orpheum was under construction for the Loew Theatre Enterprise Company, 260 West Forty-second street, of which Marcus Loew is President and Nicholas W. Schenck is Secretary. The contract for the brick walls and interior work has been given to the Fleischmann Brothers' Company of 507 Fifth avenue, and that for the steel work to the National Bridge Works, which has its general offices in Long Island City. Thomas W. Lamb was the architect.

"We are certain of but one thing," said Chief Inspector Ludwig, "and this is that the huge truss midway between the front of the balcony and the proscenium arch gave way and took the entire roof with it. If it was built according to specifications it should not have buckled. What we must determine is whether the truss had a flaw, whether the columns upon which it rested were properly built or whether the builders put in proper material of the right dimensions."

Insurance for Employers.

Senator Foley and Assemblyman Walker introduced in both houses of the Legislature a bill authorizing employers in this State to form mutual insurance associations for the purpose of insuring their liability under the proposed workmen's compensation law.

One hundred employers, employing at least 10,000 employees, may form a mutual organization for assuring compensation to workmen who are injured in the course of employment, and only employers who have accepted the provisions of the compensation act are eligible for membership.

PORTLAND CEMENT IN 1912.

Estimate by U. S. Geological Survey Shows Increase of 3,500,000 Barrels.

According to returns received by the United States Geological Survey up to January 15, 1913, it is estimated by Ernest F. Burchard, of the Survey, that the total quantity of Portland cement manufactured in the United States in 1912 was approximately 81,941,998 barrels. It is believed that this estimate is within 1.5 per cent. of the exact figure. This quantity represents an increase of 3,413,361 barrels over the 78,528,637 barrels manufactured in 1911, or 4.3 per cent. The shipments of Portland cement during 1912 are estimated at 84,750,291 barrels, compared with 75,547,829 barrels in 1911, an increase of 9,202,462 barrels, or 12.2 per cent. The production in 1912 was thus held in check sufficiently to permit a material reduction in the stocks of cement at the mills at the close of 1911, which amounted to nearly 12,000,000 barrels.

Business Conditions and Prices.

Practically all mills report having to contend with adverse business conditions during the first six months of the year. Prices were lower than the average for 1911 during this period, and some plants reported the lowest prices for which they had ever sold cement. After the middle of the year conditions improved materially and generally during the last four months of 1912 the demand for Portland cement was sufficient to keep most mills running at full capacity.

In the Lehigh district production was curtailed slightly in order to diminish accumulated stocks. Production and shipments in New York show the greatest proportionate increase of all districts. In the Southeastern States the increase in production and shipments was gratifyingly large, as it was also in the vicinity of Chicago, Ill., and in Iowa and Missouri. Certain plants in Kansas were much hampered by the failure of the supply of natural gas, and were obliged to shut down temporarily while installing coal-burning devices. This feature contributed to the decrease in production in the Great Plains States. In the Pacific Coast States and in certain of the Rocky Mountain States production did not keep pace with that of 1911, owing to the lack of demand for cement for large public works.

The average price for the whole country of Portland cement per barrel in bulk at the mills will probably show a slight decrease when complete returns are received, although at the close of the year prices were much better than they had been during the last two years.

In addition to estimating the total production and shipments of Portland cement during 1912 it is possible to present fairly complete statistics of production and shipments by districts.

Lehigh District.

Eastern Pennsylvania and New Jersey, which together form the leading Portland cement manufacturing district of the United States, produced approximately 24,449,523 barrels of Portland cement in 1912, compared with 25,972,108 barrels in 1911. This represents a decrease of 1,522,585 barrels, or 5.9 per cent. The shipments of Portland cement in 1912 approximated 25,905,257 barrels, compared with 25,192,464 barrels shipped in 1911, an increase of 712,793 barrels, or 2.8 per cent. There were 20 mills reported as active in 1912, against 24 in 1911.

New York.

Mills in the State of New York produced approximately 4,490,180 barrels of Portland cement in 1912, compared with 3,314,217 barrels in 1911. This represents an increase of 1,175,963 barrels, or 35.5 per cent. The shipments of Portland cement in 1912 approximated 4,547,195 barrels, compared with 3,058,463 barrels shipped in 1911, an increase of 1,488,732 barrels, or 48.7 per cent. There were 7 mills reported as active in 1912, the same number as in 1911.

Ohio and Western Pennsylvania.

In Ohio and Western Pennsylvania there were produced approximately 7,239,775 barrels of Portland cement in 1912, compared with 6,756,313 barrels in 1911. This represents an increase of 483,462 barrels, or 7.2 per cent. The shipments of Portland cement in 1912 approximated 7,400,885 barrels, compared with 6,654,269 barrels shipped in 1911, an increase of 746,616 barrels, or 11.2 per cent. There were 9 mills reported as active in 1912, the same number as in 1911.

Michigan and Northeastern Indiana.

This district produced approximately 4,449,274 barrels of Portland cement in 1912, compared with 4,519,726 barrels in

1911. This represents a decrease of 70,452 barrels, or 1.6 per cent. The shipments of Portland cement in 1912 approximated 4,451,838 barrels, compared with 4,550,896 barrels shipped in 1911, a decrease of 99,058 barrels, or 2.2 per cent. There were 12 mills reported as active in 1912, the same number as in 1911.

Kentucky and Southeastern Indiana.

Mills near Ohio River in Kentucky and Indiana produced approximately 3,071,467 barrels of Portland cement in 1912, compared with 2,818,820 barrels in 1911. The shipments in 1912 approximated 3,134,874 barrels, compared with 2,800,526 barrels shipped in 1911, an increase of 334,348 barrels, or 11.9 per cent. Three mills were reported as active in 1912, the same number as in 1911.

Mills in the States of Maryland, Virginia, West Virginia, Tennessee, Georgia, and Alabama produced approximately 4,664,454 barrels of Portland cement in 1912, compared with 4,049,063 barrels in 1911. The output of Portland cement in Iowa and Missouri amounted to approximately 7,557,090 barrels in 1912, compared with 6,067,449 barrels in 1911.

In Kansas, Oklahoma, and central Texas approximately 5,760,938 barrels of Portland cement were produced in 1912, compared with 7,010,396 barrels in 1911.

Colorado, Utah, Montana, and western Texas together produced approximately 2,298,649 barrels of Portland cement in 1912, compared with 2,124,930 barrels in 1911.

The States of California and Washington produced approximately 7,258,542 barrels of Portland cement in 1912, compared with 7,278,274 barrels in 1911.

Bids Invited for Queens Transit Line.

Bids for the construction of a section of the first rapid transit line to be built in Queens Borough have been called for by the Public Service Commission for the First District, to be opened January 28th at 12 o'clock. This section is Section No. 2 of the Astoria, Woodside and Corona rapid transit route, which runs from the Queens end of the Queensboro Bridge north through Second or Debevoise avenue to Ditmars avenue, Astoria. Section No. 2 covers that part of the line north of Beebe avenue. The road is to be an elevated railroad, and the contractor will have eighteen months in which to complete the work.

The engineers of the commission are finishing plans for the rest of this line and bids for its construction will be called for soon. Under the Dual System this road will be operated jointly by the Interborough Rapid Transit Company and the Brooklyn Rapid Transit Company. The Interborough company will connect with it by trains from the Steinway Tunnel and the Second avenue elevated railroad, and the Brooklyn Rapid Transit Company by trains through the proposed Broadway, Seventh Avenue and 59th Street Subway.

Flushing Creek Improvements.

The elaborate plans for the straightening and widening of Flushing Creek which have been agitated by the Queens Borough Chamber of Commerce and other organizations have been radically modified by the impossibility of acquiring the land necessary for the project as mapped out. At a conference on Wednesday of Queens Borough business men in the Chamber of Commerce rooms, Long Island City, a resolution was passed urging Congressmen Littleton and Kindred to seek from the present Congress an appropriation for the dredging along the bulkhead lines now laid out by the government.

The New Quebec Bridge.

The revised design for the Quebec bridge is so far advanced that details of the principal members are available. The main span is 1,800 feet long. The top chord members of the cantilevers will consist of double lines of 16-inch I-bars. The bottom chords will have the enormous dimensions of 7 feet height by 10 feet width. The length from panel point to panel point will be 86 feet; each full panel of the bottom chord for one truss will weigh 200 tons. Each cast iron base for the towers will weigh 500 tons. The stringers reaching from panel point to panel point are massive plate girders 10 feet in depth, each weighing about 60 tons.

—The New Jersey State Water Supply Commission is negotiating for the purchase of the Wharton tract of 110,000 acres in Burlington and Atlantic Counties as future water supply for South Jersey municipalities. The cost will be \$1,000,000 and bonds for the same will be issued by the commission.

Judgments—Manhattan and Bronx (Continued).

Table listing judgments for Manhattan and Bronx, including names like Lerman, Abr—Richter Mfg Co., Livingston, Philip—B Sulkin, etc., with associated costs and amounts.

CORPORATIONS.

Table listing corporations such as Falcon Waist Co, North Side Iron Works, Pictograph Co, etc., with their respective addresses and details.

JAN. 22.

Table listing events for January 22, including names like Aubin, Leo J—W H Wood, Jr., Bedell, Jno H—Simpson Crawford Co., etc.

Main table listing various individuals and companies with their names, addresses, and associated costs or amounts, such as Freeman, Sam—M M Goldfarb, Fink, Fanny—Wolfert & Raphael, Inc., etc.

CORPORATIONS.

Table listing corporations such as Charles A Cowen & Co, Electrical Audit & Rebate Co, etc., with their details.

Table listing corporations and individuals on the right side, including Decorators Casting & Constn Co—City of N Y, Greenwich Bank—same, etc.

JAN. 23.

Table listing events for January 23, including names like Anthony, Mary F—C Stubenbord Jr et al, Anthony, Eugene—same, Alexander, Henri P—M Smith, etc.

Table listing individuals and companies with their respective addresses and phone numbers, including Salzberg, Harry-Jos Stern & Sons Inc., Stup, David, gdn-Illustrated Postal Card & Novelty Co., etc.

CORPORATIONS.

Table listing corporations and their details, including Marks Adjustable Chair Co-H M Tales, Zaller Printing Co-Eagle Printing Ink Co., etc.

JAN. 24.

Table listing individuals and companies for January 24, including Alperstein, Bertha-N Y Edison Co., Albanos, Theo-M L Phillips, etc.

Table listing individuals and companies, including Bishop, Wm T-Bklyn Union Pub Co., Barchas, Rudolph-E Kaufman et al., etc.

Table listing individuals and companies, including Conly, Geo & Eliz Ladley-R H Donnelly, Cohn, Leah-B Rubel, etc.

Table listing individuals and companies, including Gershel, Ben or Benj-M Cohen et al., Greening, Paul-F K Boemcke et al., etc.

Large table listing individuals and companies with their addresses and phone numbers, including Kunz, Louise-J L Lymer, Keith, Alex-R V H Casey, Keenan, Bernard Sr & Bernard Jr-S C Lamport et al., etc.

CORPORATIONS.

Table listing corporations and their details, including A Balcon Co-N Y Edison Co., Eldorado Cafe Co-same, etc.

Borough of Brooklyn.

JAN. 16.

Table listing individuals and companies for January 16 in Brooklyn, including Abrams, Maurice D-J B Muller, Baron, Moe-Scranton & Lehigh Coal Co., etc.

Table listing individuals and companies, including Freed, Moses-Bessie Derchinsky (infant), Fuller, Gains C-Jno A Roebing Sons, Gifford, Henry E-Anna M Gifford, etc.

CORPORATIONS.

Table listing corporations and their details, including American Molasses Co-A H Thomas, Baldwin Realty Co-A McMillin, etc.

JAN. 17.

Large table listing individuals and companies for January 17, including Abbott, Albt R*-N Y Tel Co., Abbott & Dorney-N Y Tel Co., Agid, Sam & Sale-Gowanus Wrecking Co., etc.

CORPORATIONS.

Table listing corporations and their details, including Island Cities R E Co-W C Roszel, Jan A Williams Impt Co-C Rothenbach, etc.

JAN. 18.

Table listing individuals and companies for January 18, including Allen, Geo-D A Thomas, Ariowitz, Harry-B Robinson, Bernstein, Morris-S A Bell, etc.

Judgments—Brooklyn (Continued).

Table of judgments in Brooklyn, listing names and amounts. Includes entries like Kotler, Sam—same; Lieberman, Jos—P Hellinger; Logan, Geo A—B Avery.

CORPORATIONS.

Table of corporations in Brooklyn, listing names and amounts. Includes entries like Aronson, Peter—Federal Tile Co; Aronson Realty Co—Federal Tile Co; B H R R Co—Margt K Roraback.

JAN. 20.

Table of judgments for January 20, listing names and amounts. Includes entries like Barnett, Max B—J Flux; Cohen, Saml—M Bergman; Day, Jno—H J Wood.

CORPORATIONS.

Table of corporations in Brooklyn, listing names and amounts. Includes entries like Brooklyn Union Elev R R Co—Meta Meyer; Germania Amusement Co—B Jack & ano.

JAN. 21.

Table of judgments for January 21, listing names and amounts. Includes entries like Anderson, Della—J Checkes; Bandholtz, Frank A—Kings Co Mtg Co; Brewster, Henry—A I Namm & Son.

Table of judgments in Brooklyn, listing names and amounts. Includes entries like same—same; Levinsohn, Harry—Bay Constn Co; Mallouk, Elias N, indiv & as admr of Shafia.

CORPORATIONS.

Table of corporations in Brooklyn, listing names and amounts. Includes entries like American Bonding Co—Commr Excise; Frank Ibert Bwg Co—H Weber; R & M Constn Co—Eddy Glickman Bldg.

JAN. 22.

Table of judgments for January 22, listing names and amounts. Includes entries like Anderson, Helen—City N Y; Anthony, Mary F—C Stubenbord Jr & ano; Anthony, Eugene—same; Bandholtz, Marion—H Prager.

CORPORATIONS.

Table of corporations in Brooklyn, listing names and amounts. Includes entries like Carmen, Sylva Cigarette Co—D Typermass; Jackson Bros Realty Co—Gloversville Garden City Realty Co.

SATISFIED JUDGMENTS.

Manhattan and Bronx.

The first name is that of the Debtor, the second that of the Creditor.

JAN. 18.

Table of satisfied judgments for January 18, listing names and amounts. Includes entries like Beebe, Ira L et al; 1913—J J Robinson et al; Delamater, Edw R; 1911—J D Murphy.

JAN. 20.

Table of satisfied judgments for January 20, listing names and amounts. Includes entries like Blinder, Max; 1912—I Sobin; Buchner, Robt P; 1911—Title Guarantee & Surety Co.

CORPORATIONS.

Table of corporations in Manhattan and Bronx, listing names and amounts. Includes entries like Halley Land & Improvement Co; 1912—Eclipse Light Co; 1912—O Lustig.

JAN. 21.

Table of judgments for January 21, listing names and amounts. Includes entries like Abramowitz, Louis; 1913—S Katzenstein; Cogswell, Henry B; 1910—C Roesser; Colvin, Lulu R; 1912—Henry Goodstein Realty Co.

CORPORATIONS.

Table of corporations in Manhattan and Bronx, listing names and amounts. Includes entries like City of N Y & Central Park North & East River R R Co; 1912—J E W Maloney; Brooklyn Heights R R Co—1912—A Lorenzo.

JAN. 22.

Table of judgments for January 22, listing names and amounts. Includes entries like Beck, August & Jos Reinoldi; 1912—E E Alley & Co; Carpenter, Earnest J; 1912—523 West 112th Street Co.

CORPORATIONS.

Table of corporations in Manhattan and Bronx, listing names and amounts. Includes entries like American Fire Ins Co of Newark, NJ; 1912—E M Roskilly; City of N Y; 1912—L Rhein.

JAN. 23.

Table of judgments for January 23, listing names and amounts. Includes entries like Carter, Ada E & Wm Miles; 1911—T P McKenna; Epstein, Mendel & David Israel; 1912—M J Simmons.

CORPORATIONS.

Table of corporations in Manhattan and Bronx, listing names and amounts. Includes entries like France, Chester; 1912—Fluri Constn Co; Francke, Edith E; 1912—H L Spraguel; Goldberg, Jacob; 1912—P S Isaacs.

CORPORATIONS.

Table of corporations in Manhattan and Bronx, listing names and amounts. Includes entries like Botany Tailoring Co, Aquilin Scherger & Frank Kantowitz; 1907—Northern Bank of N Y.

JAN. 24.

Table of judgments for January 24, listing names and amounts. Includes entries like Berkowitz, Max; 1912—City of N Y; Cahn, Abr & Louis Silberberg; 1912—Security Bank.

Satisfied Mechanics' Liens—Manhattan & Bronx (Continued).

43D av, 2857-9; Valentin Zimmermann—J Clarence Davies et al; Jan9'13. 200.00
JAN. 22.
STH av, 143; B Masor & Co, Inc—Coffey Realty Co et al; July27'12. 300.00
26TH st, 244-50 W; D B Pershall & Son—Manning Noble & Co et al; June23'11. 98.44
SAME prop; Jno J McGrath Plumbing Co—same; June22'11. 665.77
BROADWAY, ws, from Barclay to Park pl; Robt A Keaswit—Broadway Park Place Co et al; Nov29'12. 129.00
172D st, nec Vyse av; Louis Weinstein—Mondschein & Co et al; Oct28'12. 200.00
MARMION av, nec 175th; Louis Shadoff—Jno W Cornish Constn Co et al; Jan7'13. 65.00
26TH st, 244 to 250 W; Geo A Amos—Manning, Noble & Co et al; June22'11. 300.00

JAN. 23.
165TH st, ns, bet Summit & Lind avs; Jos T Spearing—Wm Schlichter et al; Dec17'10. 2,073.50
HOUSTON ST, 115 E; Powers Bros—Minsksee Realty Co et al; Dec31'12. 165.00
BARROW st, 69; Alter Haiduck—Sant De Domenico et al; Dec27'12. 77.50
SAME PROP; Arthur J Panoff—same; Oct9'12. 75.00
*48TH st, 155-61 W; Willis & Heinrich—Fianco Co of Pennsylvania et al; Nov11'12. 196.00
*PARK st, 103; Colwell Lead Co—Bertolmo Gauza et al; Jan2'13. 226.29
JAN. 24.
*HUGHES av, ws, 200 s 186th; Salvatore Naccarato et al; Oct9'12. 270.90
NORTHERN av, 63; Geo E Sealy Co Inc—Kirby Constn Co et al; May6'12. 8.75
*46TH st, 227-31 W; Thos Galligan Inc—Susan Mount et al; Sept28'12. 225.00
*WESTCHESTER av, 574-6—Morris Glasser & Co—Ernest A W Wilkens et al; Dec24'12. 140.00
34TH st, 228 W; Abr Baumgarten et al—Pennsylvania R R et al; Jan2'13. 30.00

Borough of Brooklyn.

JAN. 16.
UNION st, 989; Sturrock Cut Stone Co—Margt Burke & Michl Penna; Dec20'12. 45.00
NEPTUNE av, ns, 86.8 e E 3d, 14.1x100.1; Sigmund Seden—Jacob Sommer (Inc) & Jacob Sommer; Dec30'12. 83.00
*CHESTER st, es, 100.3 n Livonia av, 150x100; Saml Feinstein—Pauline Constn Co; Dec19'12. 115.00
FULTON st, 1354-8; Emil Lazansky—Ridge-wood Realty Associates; Jan2'13. 120.93
CHESTER st, es, 100.3 n Livonia av, 150x100; Saml Feinstein—Pauline Constn Co & Chas Ratner; Dec19'12. 115.00
JAN. 17.
BARRETT st, ws, 150 s Pitkin av, 50x100; Barrett Constn Co—Penn-Dumont (Inc) & Doris Realty Co; Oct31'12. 210.00
W 17TH st, es, 180 n Mermaid av, 40x118; Jos Koppel—Frank Ferrante, Michl Di Bittelo & D Aspromonte; Dec12'12. 1,450.00
SAME prop; Francesco Valenti—same; Dec11'12. 196.80
SAME prop; C I Constn Supply Co—same; Dec31'12. 2,000.00
LUQUEER st, 115; Saml Mendel—Mary E & Cath Carroll, Bessie & Anna Carroll; Oct19'12. 100.40
81ST st, ns, 245 w 17 av, 174x100; Edw M Richard—Roccella Realty Co & Sidoti Bros; Dec27'12. 85.08
81ST st, ss, 325 w 17 av, —x—; Edwin A Hayward—Sidoti Bros; Dec30'12. 45.00
81ST st, ss, 270 w 17 av, 204x100; Vincent Plantamura—Pasquale Reale; Jan4'13. 113.50
NEW JERSEY av, ws, 112.6 n Glenmore av, 96.8x100; Globe Tile Co (Inc)—Purdy Constn Co; Jan8'13. 200.00
SAME prop; Gratenstein & Weinstein—same & Nathan Drucker; Jan8'13. 1,152.00
SAME prop; Simon Gasner—Purdy Constn Co & Gratenstein & Weinstein; Oct17'12. 1,900.00

JAN. 18.
1BAYARD st, 142-4; Isaac Zimmerman—Morris Langsam; Oct30'12. 800.00
1BAYARD st, 142-6; Sam Rosenberg—Morris Langsam; Nov2'12. 43.00
W 8TH st, ws, 100 s Av S, 112.6x100; U S Radiator Corporation—Mapleton Engineering & Constn Co & Ruegamer & Auer; Nov1'12. 181.40
JAN. 20.
EOERUM st, ns, 125 e Lorimer, —x—; National Cornice Works—Barnet Weinstein; Sept25'12. 310.00
MERMAID av, ns, bet W 32d & 33d, —x—; Aug Belmont & ano—McFerran Bldg & Realty Co & Illinois Surety Co; July12'12. 181.40

JAN. 21.
BARRETT st, ws, 150 s Pitkin av, 100x100; David Fisher—Penn-Dumont Corp & Abramowitz Cut Stone Co; Dec18'12. 42.00
ALABAMA av, es, 100 n Dumont av, 100x100; Elias M Pilzer—Erector Realty & Constn Co & I Rothfeld & W Berman; Dec23'12. 350.00
BARRETT st, ws, 150 s Pitkin av, —x—; Julius D Schwartzman—Penn-Dumont Co & Abramowitz Cut Stone Co; Dec12'12. 195.00
GRAFTON st, es, 500.5 s Pitkin av, 80x100; Empire City Lumber Co—Diamond Impt Co & Barnet Wiener; Oct28'12. 277.69
GRAFTON st, es, 500.5 s Pitkin av, 80x100; Isidore Krassner—Diamond Impt Co; Oct31'12. 10.00

JAN. 22.
3D av, sec 30th, —x—; Colwell Lead Co—Antonio Sanzo; Jan2'13. 200.00
WILLIAMS av, es, 200 s Blake av, 100x100; Israel Shay—Grant Bldg Co; Jan20'13. 355.00
BAY 46TH st, es, 360 s Cropsey av, —x—; Louis Solomon—Domenico Nuccio; Jan11'13. 30.00
*6TH av, nwc 54th, 100x100.2; Levin Kronenberg & Co—Harbor View Constn Co; Dec18'12.
*Discharged by deposit.
*Discharged by bond.
*Discharged by order of Court.

ORDERS.

Borough of Brooklyn.

JAN. 16.
ESSEX st, es, 96.2 s Atlantic av, —x—; Jos D Cohen (Inc) on Williamsburgh Savings Bank to pay Pecker & Powell (Inc). 210.00
JAN. 17.
HOOPER st, ns, 100 w Bedford av, —x—; Eastern Dist Constn Co on Title Euar & Trust Co to pay Kurlandzik & Alpert. 1,500.00
ESSEX st, es, 96.2 s Atlantic av, 75x100; Jos D Cohen (Inc) on Williamsburgh Savings Bank to pay Klein Material Co. 130.00
SAME prop; same on same to pay Saml Fix. 150.00
JAN. 18.
HOOPER st, ns, 100 w Bedford av, —x—; E D Constn Co on Title Guar & Trust Co to pay Standard Lime Co. 1,300.00
JAN. 20.
OCEAN av & Av I, Flatbush; Lanza Bros on Manhattan Terrace Congregational Church to pay Larchmont Natl Bank. 600.00
JAN. 21.
STERLING pl, ns, 100 w Saratoga av, 175x—; Abramowitz Cut Stone Co on Commonwealth Imp't Corp to pay Arlando Marine. 350.00
WASHINGTON av, 646-8; Antonino De Bones on Weiner Bros to pay Cross, Austin & Ireland Lumber Co. 600.00
JAN. 22.
AV F, ws, 640 n Av F, 80x100; Hab Bldg Co on U S Title Co to pay Jno Olsen. 203.00

The Checkered Career of Sand-Lime Brick.

The clayworking industry is pretty well aware that the sand-lime brick idea has blown its horn and, figurative, retired into its hole, but now we have official recognition of the checkered nature of the career of this would-be competitor of clay brick in a recent report of the United States Geological Survey, showing the decline of the industry since 1907. The idea came over here from Germany and started into active business in 1901, and for two or three years it prospered greatly, on the promotion spirit. But when those that had been promoted got down to the regular brass tacks of business things too often failed to plan out the way it was hoped they would.

So the industry began to wither, and in the four years from 1907 to 1911 the number of plants operating dropped off from 94 to 66, and they are still dropping off. In a few instances where peculiar conditions existed, such as good sand easily available and no clay for brick-making, it has done well and actually made a profit for its operators. These instances, however, are the exception.

As a rule, sand-lime brick plants have proven a failure from a profit-making standpoint if so located as to be brought into active competition with clay products. It made a noise for a while, and there will probably always be some market for sand-lime brick in places where it fits in. But as a general proposition the career of sand-lime brick has been so checkered with failures that it has but little in the way of encouragement for the investor left to-day.—"The Clayworker."

Treatment of Hardwood Doors.

The natural finishing of hardwood doors, exterior, is not at all satisfactory from the painter's standpoint, for it is very difficult to get a varnish that will stand for any extended length of time, the varnish, even of the high-grade kind, sometimes breaking down within a few months. Here is a method recently given by a Canadian master finisher: Apply a coat of hot raw linseed oil as a primer; follow this with several more coats of raw oil, applied cold and well rubbed in. In the first two of these coats add a little turpentine, which will assist the oil to penetrate. Be sure to leave no oil on the surface of the wood, but rub all off clean. When dry apply a coat or two of raw oil with some waste or a rag, leaving some oil this time on the surface. This treatment is claimed to give better wear than any varnish coat. The method has long been advocated and practiced by painters or grainers for painted or grained doors exterior for a long time. The finish may be brightened up with oil at any time, and the soft, dull effect is very pleasing. Of course, this treatment will ensure almost perfect wear.

In no case should an outside door of hardwood be varnished and rubbed to a polish or without lustre, for the rubbing will seriously affect the durability of the varnish by removing its protecting film of oil, and so permit the entrance of moisture to the foundation, causing speedy decay of the varnish coat.

One of the worst troubles the painter meets with in the exterior door of hardwood with natural finish is the stains caused by water. These are almost impossible of removal, even by oxalic acid, the sure cure for stains in most cases. Where these stains do occur the only thing to do is to scrape down to the bare wood and then apply the acid, strong as possible, which may remove the traces of stain left. The work, if deftly done, may not show any traces, but usually it is best to remove the varnish from the entire surface and do the door all over, from the bare wood. In this case it is usually an advantage to slightly color some oil and rub it well into the wood, even though it has been paste filled, for this will impart a uniform color to the wood and avoid spottiness, which is sure to be after cleaning off. After this the surface may be well rubbed with curled hair or burlap, to remove any grit, and then be revarnished and finished.—A. A. Kelly in the "National Builder."

For 1913 Clay Products Show.

The prospectus of the 1913 Clay Products Exposition is being distributed. It tells the story of the last exposition and gives the plan of the new one. The last show was a success. Exhibitors considered it profitable. The 1913 exposition will far surpass the 1912 show in every way, including the benefit it will be to the exhibitors and to the clay trade. The aim is to develop the field for the clay products. The dates for the 1913 show are February 26 to March 8. For information regarding space rates and other data, inquiries should be sent to Mr. F. L. Hopley, 815 Chamber of Commerce, Building, Chicago, Ill.

Conflagrations in 1912.

The Insurance Press of January 1 (price 25 cents, 80 Maiden Lane) devotes practically its whole issue to a complete review of the fire record of the country in 1912. It gives the following summary, a comparison of 1912 and 1911 of which follows:

Table with 3 columns: Month, 1912, 1911. Rows for January through December, plus totals for 1912 and 1911.

Estimated.

Approval of Work.

Where building contracts provide that the work shall be performed under the supervision and direction of an architect, engineer, or superintendent, employed by the builder and subject to his approval, the decision of such person in approving the work as a performance of the contract is, as a general rule, binding upon the builder; and this is especially true where the contract provides that his approval shall be binding upon the parties. Hence, after such approval the builder cannot recover damages from the contractor as for a failure to perform the contract according to the terms thereof; but where the contract provides that it should be performed in a special manner, and in addition it was to be subject to the approval or rejection by the architect or engineer, it was held that the provision for approval or rejection by the architect or engineer was merely an additional safeguard against defects not ascertainable by an unskilled person and, therefore, that the approval of the architect was not conclusive upon the builder to show a performance of contract by the contractor.—W. J. Stanton in National Builder.

Home Sites De Luxe.

To the person seeking the ideal in home environments the literature being sent out to applicants by the Sage Foundation Company of 47 West 34th street is appealing and convincing. It is a composite of almost a hundred illustrations of some of the Forest Hills Gardens homes, many of which are accompanied by floor plans. The folio is arranged in a loose leaf system to facilitate study and perusal and is in every way an attractive way of interesting prospective buyers in Long Island realty.

RECORDS SECTION

of the

REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.
"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XCI

No. 2341

New York, January 25, 1913

PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

Barrow st, 69.	4th st, 92 E.	80th st, 164 E.	131st st, 76 W.	1st av, 404, 989, 2248.
Broome st, 65-9, 216-20, 312-4.	6th st, 807 E.	82d st, 128 W.	134th st, 20 W.	2d av, 186.
Cathedral pkway (ns), 1594-17.	7th st, 99 E.	83d st, 25 W.	138th st, 129 W.	5th av, 728, 732-4.
Charles st, 38-40.	15th st, 615 E.	84th st, 103 W.	139th st, 132 W.	6th av, 850.
Chrystie st, 52.	19th st, 151-3 W.	89th st, 226 E.	144th st, 234 W.	7th av, 2513-5.
Dey st, 24.	20th st, 332, 516-8, 524, 528 W.	89th st, 315 W.	144th st, 425-7 W.	7th av, es (8081-1-12 & 67-87).
Eldridge st, 197, 204-6.	22d st, 423 E.	92d st, 129 E.	144th st W, ss (1741-51-53).	8th av, 2309-17, 2830, 2913.
Emerson st (es), 2255, 406, 410 & 467.	25th st, 41-3 W.	93d st, 312 E.	145th st, 506-8 W.	9th av, 10-20, 268.
Forsyth st, 178-80.	32d st, 137-49 W.	95th st, 333 E.	165th st, 554 W.	
Front st, 66.	33d st, 1-13 E.	97th st, 26 W.	184th st, 511 W.	
Fulton st, 67.	33d st, 18-28 W.	98th st, 148 E.	187th st, 657 W.	
Goerck st, 127-9.	35th st, 3-7 W.	98th st, 105, 147, 151 W.	191st st W, ss, (2169-43) Av A, 42-56.	
Henry st, 60.	37th st, 141 E.	99th st, 169 E.	Av C, 200.	
Hester st, 46.	41st st, 125 W.	101st st, 125-31 W.	Broadway, 94-6, 3868-78.	
Horatio st, 67.	42d st, 251-7 W.	109th st, 425-35 E.	Columbus av, 186-8, 483.	
Hudson st, 147-9.	43d st, 264 W.	111th st, 255, 528-32 W.	Edgecombe av, 139.	
Jane st, 41.	47th st, 438 W.	113th st, 210-4 E.	Lexington av, 1553.	
John st, 20.	48th st, 623 W.	113th st, 527 W.	Manhattan av, 456.	
Jones st, 22-4.	49th st, 159 E.	116th st, 152, 168-74 E.	Northern av, 65.	
Lafayette st, 194-202.	51st st, 540-2 W.	116th st, 66 W.	Park av, 1036.	
Maiden la, 57.	55th st, 156-60 E.	117th st, 411 W.	Park Row, 33.	
Mott st, 280.	57th st, 2 W.	118th st, 160, 503 E.	Riverside dr, 147.	
Pine st, 3, 5.	58th st, 304 W.	118th st, 83 W.	St Nicholas av, 1086.	
Scammel st, 26.	67th st, 11 E.	121st st, 218 W.	St Nicholas av, es (2127-8).	
Wall st, 6.	68th st, 49 E.	122d st, 60 E.	Terrace View av, ws (3402-61).	
Washington st, 693.	70th st, 12 E.	123d st, 358 W.		
Wooster st, 175-7.	71st st, 330 W.	124th st, 221 E.		
	73d st, 219 E.	126th st, 66 E.		
	78th st, 343 E.	127th st, 112-16 E.		

WILLS.

Cortlandt st, 63.
Duane st, 116.
Sullivan st, 111, 114-6.
57th st, 351 W.
65th st, 10 W.
97th st W, ss (1868-52-58).
97th st W, ns (1869-9-12).
103d st, 134-6 W.
126th st, 64, 153 W.
142d st, 519 W.
Bowery, 119.
Bway, es (2170-98).
Park av, 87-9.

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

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

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

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

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

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

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

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

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

are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings. All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page, is the index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omittd—consideration omitted.
corp—corporation.

cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and \$100

IMPORTANT TO THOSE WHO EXPECT TO BUILD

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 last six numbers of the



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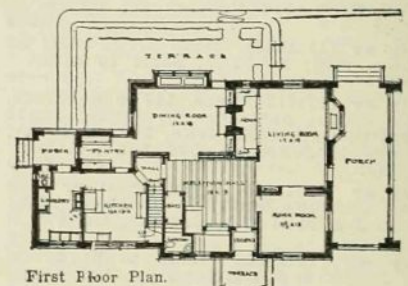
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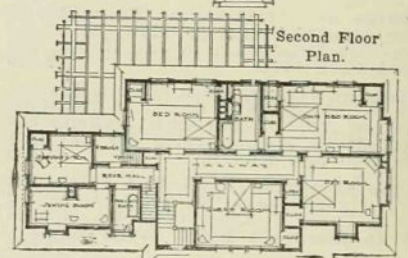
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