

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, OCTOBER 11, 1913

NEW BUILDINGS ON CATHEDRAL GROUNDS

Ready for the Triennial Convention—Synod Hall and Choir School Completed—An American Nave for the Cathedral—A New Ideal to Follow.

THE Synod Hall at the Cathedral of St. John the Divine was completed in time for the opening of the convention of the Protestant Episcopal Church on Wednesday, as the late J. Pierpont Morgan said it would be when he joined in the invitation for the conclave to be held in New York City. Workmen were still engaged on it the day before; but, notwithstanding, the pretty little Gothic edifice of cream-colored stone that looks as if it had been transplanted from one of England's cathedral cities, was ready for the meeting of the House of Deputies on the hour.

The Synod Hall, for which Cram, Goodhue & Ferguson were architects, is reported to have cost \$450,000. The interior is paneled in fine dark oak, as it should be, and the seats are of the same material. Stained glass windows are almost the only feature avowedly ornamental in a singularly symmetrical edifice. Galleries run around four sides, as in the meeting houses of olden times. Over the speakers' platform is the organ and choir gallery.

The Choir School.

The choir school, also just completed, has a prominent site on grounds near Morningside avenue, just above 110th street. The walls are of random-laid Germantown stone with trimmings of

rubbed Indiana limestone. The roof is of steel and terra cotta covered with slate laid in graduated courses, and floors are of steel construction with reinforced concrete floor slabs.

In the basement are the boys' locker-room, kitchen, scullery, laundry and janitor's quarters. The first story contains the offices of administration, a common room, a dining-room, music-room, assembly-room and several classrooms. On the second floor are the head master's apartments, and two large dormitories, each with its connecting bathrooms, lavatories and shower baths and adjoining master's study.

In the third story are the gymnasium, a locker-room, organist's apartment, matron's apartment, guests' apartment, servants' rooms, sewing-room, linen-room, infirmary with its bathroom, nurse's room and diet kitchen. The building is heated with steam from the boilers in the cathedral, and like the new Synod Hall is practically completed. Walter Cook and Winthrop A. Welch are the architects.

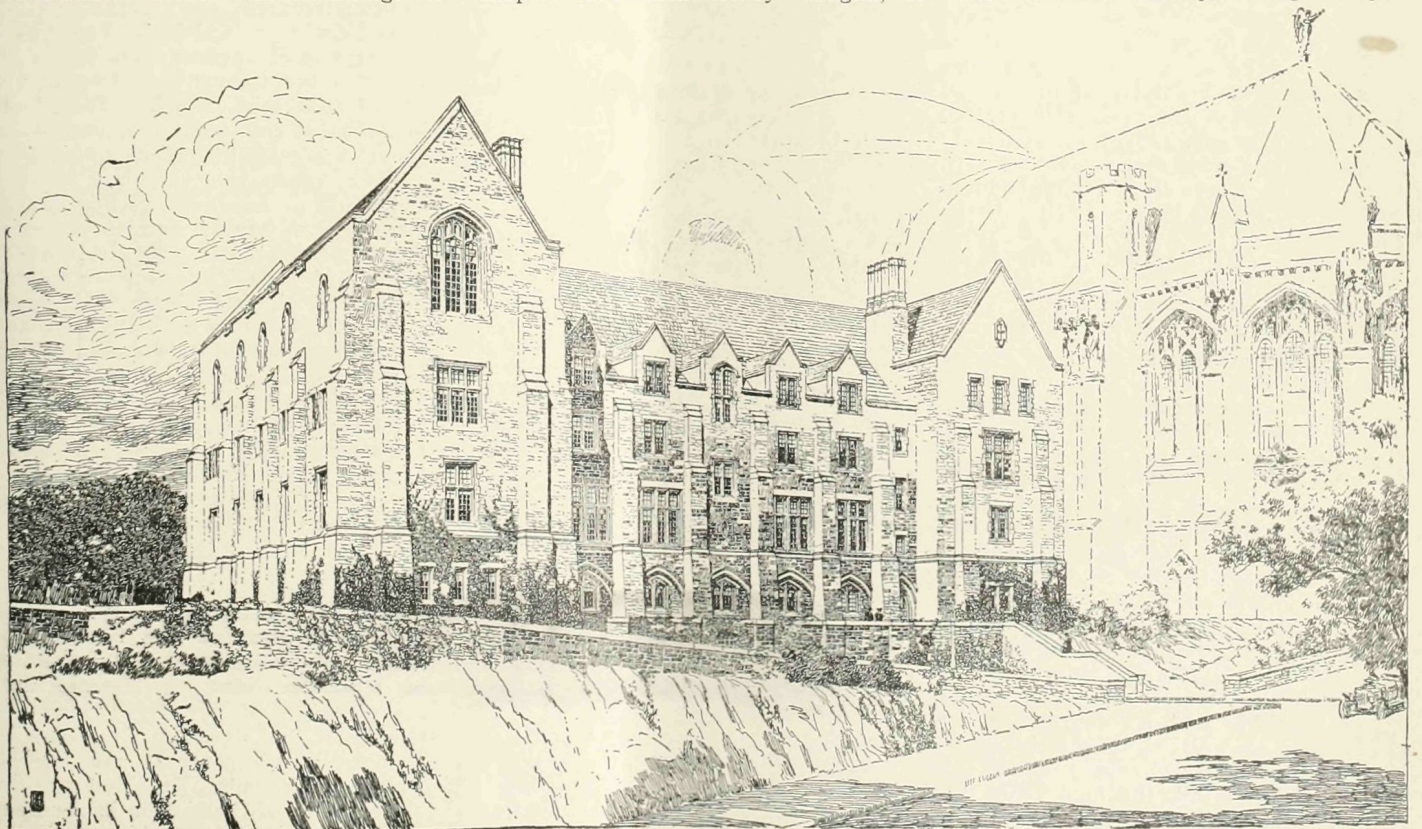
Work on the Bishop's house, which will cost \$200,000, and the deanery, which will cost \$150,000, is advanced to the finishing stage. Work is also proceeding on one of the two large lateral chapels for which Henry Vaughn, of

Boston, is architect, and also on one of the chevet chapels, for which Thomas Hastings, of New York, is architect. The Shelton Swallow Co. is general contractor for the Synod Hall, while Jacobs & Youngs are general contractors for the Bishop's house, the Deanery and Potter Memorial, with Lewis Harding & Co. as contractors for the carpentry.

An American Nave.

Ralph Adams Cram, the supervising architect for the cathedral, has said that the church authorities have a new idea, in a way, of what a cathedral should be, and it will be carried out in the continuation of the work. It is not the normal cruciform plan with its congested crossing and central tower, and its forest of columns dividing the whole space into nave, transepts and choir, with its subsidiary and multiplied aisles. It is rather, so far as it has gone and so far as it promises for the future, a series of great squares of varying sizes.

"It is a people's cathedral," says Mr. Cram, "not a monastic church; it is not primarily conceived for magnificent ceremonies and long and splendid processions—though there is a perfectly good reason for this sort of thing in every cathedral—but it is for the people in their common worship, with great open



Walter Cook & Winthrop A. Welch, Architects.

CHOIR SCHOOL JUST COMPLETED AT THE CATHEDRAL OF ST. JOHN THE DIVINE.

spaces from which all can see and in which all can hear.

"This general idea, already well fixed, must be carried out here in the continuation of the work. I mean we could not retain what we have, then stop where we are, and then add a narrow three hundred foot nave, like that of Canterbury or Amiens or Wells. Instead, St. John's must be in principle a continuation of the type already laid down.

"We must get our great square spaces, our solid piers of supporting masonry and our simple combinations of masses and of light and shade. That is an inspiring thought—the working out of an entirely new plan that shall do no violence to the principles of Gothic art. And, frankly, I think this new plan will be developed, though I may be prejudiced.

"Now the nave, on this plan, consists of a series of these great squares, fifty feet across, working out toward the west and separated by great piers, some eighteen feet square, pierced laterally by ambulatory openings. Then the sides of these squares are subdivided each by a single shaft, a clustered column that rises from the pavement to the springing of the vault, a sheer hundred feet in

SIXTY YEARS AGO.

The Chemical Bank and Its Neighbors in 1850—Old-Time Broadway.

Memories of lower Broadway in the days before the Civil War are revived by a souvenir volume of 170 pages which the Chemical Bank has issued to commemorate its ninetieth anniversary. We read there that when the Chemical Bank, instead of joining its friends in the financial section around Wall street, moved in 1850 from 216 Broadway (opposite St. Paul's Church) still farther uptown, the step was considered bold and almost hazardous. As the first bank on Broadway, the Chemical had already demonstrated the success of its faith in the business prosperity of that thoroughfare, and in putting up the first building ever erected purely for banking purposes on Broadway a more positive demonstration was given of belief in the future of Broadway as a great commercial center.

The plot of ground at 270 Broadway, one door below the Chambers street corner, upon which the new building was erected, had a frontage of 25 feet and was 92 feet deep. It was acquired

A few years previous to 1850, hotels and, later, business houses had crowded out the private residences that used to overlook the park. In 1850 Broadway opposite the park presented an unbroken business line. A view of this interesting section in Gleason's Pictorial for March, 1851, enables one to recall the names of the tradesmen on the west side of Broadway, and also gives the exact appearance of these business blocks.

Neighbors of Other Days.

Adjoining the Chemical Bank on the north was Tiffany's, then known as Tiffany, Young & Ellis, with the sign over the door, "Jewelry and Fancy Goods." On the other side of Chambers street was the popular Irving House, for many years a rival of the Astor House as the fashionable hotel of the city. The lower part of the hotel was occupied by stores, among them being Goupil & Co., the Chickering Piano Warerooms, and the china store of Ebenezer Collamore. Delmonico at one time had his restaurant on this corner.

The block south of the Chemical Bank was occupied by a row of small stores and daguerreotype galleries. In the block between Murray and Warren streets was the popular bookstore of Charles S. Francis, and the carpet warehouse of Smith, Knapp & Co., now Shepherd, Knapp & Co. In the block below, at 245, was the carpet store of W. & J. Sloane, and at 247, on the Murray street corner, was the jewelry store of Ball, Black & Co., an enormous eagle surmounting the top of the building.

Today, the only building in the locality (except the City Hall), which still retains the appearance of half a century ago, is the Astor House.

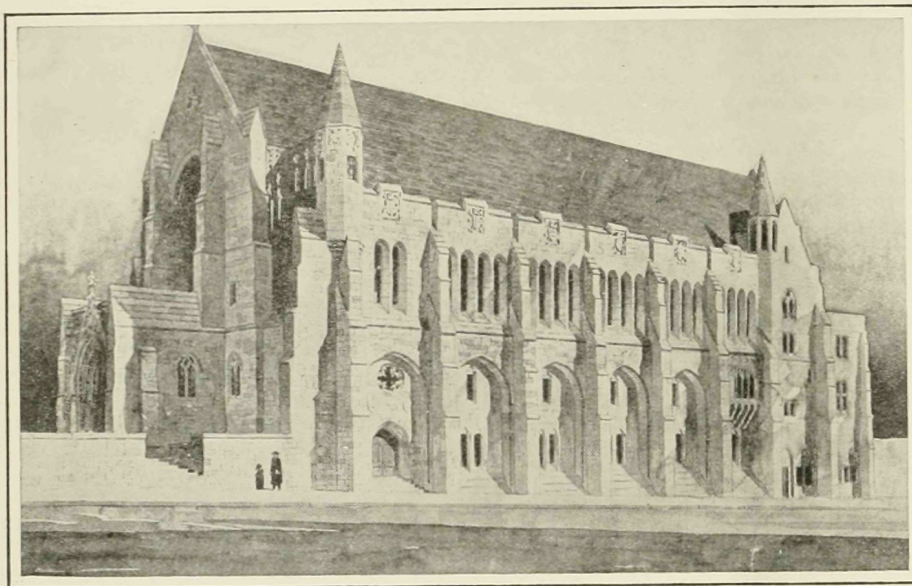
Opposite the Irving House, where the Stewart Building now stands, was the famous drygoods store of Alexander T. Stewart. He was a close friend of the founders of the Chemical Bank, a stockholder in 1844, and also one of its large depositors. His new store of snowy white marble, lately completed, excited the admiration of citizens and visitors alike.

Illustrating City's Growth.

The necessity for more room to accommodate the Chemical's business needs was so clearly recognized during the Centennial year that in 1879 the bank purchased the building at 76 Chambers street, and in 1887 added that at 78. The old houses were torn down to make room for a bank annex connected with the main Broadway building, thus affording a large, well-lighted room facing on Chambers street.

Time was moving very fast, however, and the bank soon outgrew this arrangement. First, having justified the establishment of a bank on Broadway, the growth of New York and the increase in the Chemical's business made it necessary to move to a new site, then made an enlargement of this site necessary, and finally, in January, 1905, it was decided to put a new building on the old site at 270 Broadway. Consequently the bank removed to temporary quarters in the Barclay Building, 303 Broadway, on May 22, 1905, and occupied its new building on April 22, 1907.

—The election of Alderman O. Grant Esterbrook to the vice-chairmanship of the Board of Aldermen, which gives him a seat and three votes in the Board of Estimate and Apportionment, made the Borough of Brooklyn supreme in the latter body. With Mayor Kline, Comptroller Prendergast and Borough President Pounds, Brooklyn controls eleven votes of the sixteen in the Board of Estimate, a safe working majority.



Crām, Goodhue & Ferguson, Architects.
SYNOD HALL, JUST COMPLETED.

height, and without lateral buttressing or supports.

"It is hard to explain an architectural conception in words; it really cannot be done. But I am trying to give an idea of these sequent squares, buttressed by solid masonry, roofed by sexpartite vaulting, and with the clustered shafts, six feet in diameter and one hundred feet high, taking the cross ribs of the high vault.

"As you come into the nave from the west you will see at first only this great range of alternating piers and shafts, with all their play of light and shade, rising high into the air and then curving into their ribbed vaults one hundred and fifty feet above the pavement. No windows will be visible except the central window over the high altar.

"But as you come down toward the east each of the side bays will open out, disclosing one window after another, all filled, I hope, with glass like that of Bourges or Chartres. And at last, as you stand under the great crossing with its colossal domical vault, one hundred feet in span and two hundred and fifty feet to the apex, the transepts will open right and left, three hundred feet broad, and at either end an enormous rose, like that of Notre Dame, and turning you will see the third rose at the farthest west. That is all, the final thing, the classic thing—the three roses at the end of the cross."

on May 2, 1849, from Robert Goelet. Originally the land had formed a part of the historic church farm owned by the Corporation of Trinity Church. How much less it cost to build a house half a century ago may be figured from the bank records of July 6, 1849, ordering that there should be paid for the mason work of the new building the sum of \$8,750. It was an unpretentious edifice, three stories high, with a brownstone front.

An Early Skyscraper.

The first meeting of the directors was held in their new home on April 10, 1850. There may have been some personal satisfaction in the fact that their building towered above all its neighbors in the block. But this pride in exterior appearance could only have been maintained for a short time. Indeed, long before it was demolished, the Chemical Bank had fallen to the other extreme and was the smallest building in that locality. It had reached, however, the dignity of a landmark. Of all the buildings in the vicinity, with the exception of the City Hall and the Astor House, three blocks below, it was the oldest.

The New York directories tell us that Christian Couenhoven kept a small shoe store at 270 Broadway (later the site of the Chemical Bank) from 1809 to 1817, and that at 271 Broadway was a small green grocery.

THE RESTRICTION OF BUILDING HEIGHTS

New York Commission Visits Boston to Study the Effects of the Law in Force There—Has Checked Land Value in Business District.

MEMBERS of the Advisory Commission of the Heights of Buildings Committee of the Board of Estimate spent a couple of days in Boston last week, studying the effects of the laws in force there relating to building heights. Boston has had a longer and wider experience with such laws than any other American city, and first-hand information concerning their workings was deemed important in view of the proposal to limit the heights of buildings in New York. The commission conferred with about thirty city officials, architects, real estate agents, merchants and other professional men at the City Hall in Boston, where a number of sessions were held on Friday and Saturday, October 3 and 4.

The conferences were private, and no reporters were admitted, as the committee wished to insure frank expressions of opinion. However, through the courtesy of George B. Ford, secretary to the Commission, the Record and Guide is in a position to summarize the drift of the testimony presented, without mentioning the evidence of particular persons.

Among the prominent men who supplied information were ex-Mayor Josiah Quincy, Building Commissioner Arthur G. Everett, John Nolan, J. R. Coolidge, Charles F. Adams, treasurer of Harvard College, and Nathan Matthews, chairman of the commission which drew up the zone system adopted for Boston in 1904.

A Change of Opinion.

According to Mr. Ford, the testimony showed that although real estate men at one time were almost unanimously opposed to restricting the height of buildings, there is today practically no division of opinion as to its desirability. Indeed, sentiment at present seems to incline towards reducing the height limits now in force.

Since 1904, Boston has been divided into a business district and a residential district, each with its special height restrictions. It was shown that in the business district land values have remained more or less stationary since the height limit was imposed. At the same time values are fairly uniform, spreading out over a comparatively wide area, instead of being concentrated in particular streets or localities. A value of \$100 a square foot is regarded as pretty high in Boston, the record price being about \$200 a square foot. There can be no doubt from the evidence presented that the limitation by law of the height of business buildings has kept down maximum land values in Boston and that it has tended to raise the lower level of values off the main thoroughfares.

Less than half of the business district has been built up with buildings reaching the full legal height. Nevertheless the streets are already very much congested, and in the opinion of some of the conferees the height limits should be still further reduced. Comparatively few owners have cared to build the maximum height permitted by the law, because the law also provides that buildings over 75 feet high must be fireproof. Experience has shown that non-fireproof buildings, being cheaper, are more profitable investments, and the

feeling is gaining ground that the law should be so amended as to discourage non-fireproof buildings.

Land Values Raised.

As regards the residential district, the testimony was to the effect that land values there have increased since the height limit was imposed. The increase was no doubt made possible because the restrictions as to height are not at all drastic. Besides, land values in residential districts are probably less affected by such restrictions than are land values in business districts. For twenty years, it was stated, rentals in the older residence sections of Boston have been depressed, owing to the very strong suburban migration induced by the city's policy of providing improved transit facilities.

The height of buildings has been limited in Boston since 1891. In that year the Legislature passed a general act applying to all cities in the State. This act forbids any building from being erected or increased to a greater height than 125 feet. The restriction applies, with minor exceptions, to all buildings without reference to their location or use. At the time of its passage there were but two buildings in Boston that extended 125 feet in height.

The Zone System.

The principle of the zone system was adopted for Boston in 1904, when a commission was authorized by the Legislature to divide the city into a business and residential district. The boundaries were to remain unchanged for a period of fifteen years. Without taking up minor enactments, Boston has two districts, District A and District B. In District A, the business section of the city, buildings may not exceed 125 feet in height. In District B, the residential area of the city, buildings may not exceed 80 feet in height, except on thoroughfares that are over 64 feet wide. On such streets buildings may be erected to a height equal to one and a fourth times the width of the street, but no building in District B may be erected to a greater height than 80 feet, unless its width on each and every abutting public street is at least one-half of its height. No building, however, in District A or District B may be of a greater height than two-and one-half times the width of the widest abutting street.

The Powers Invoked.

Some small tracts of land in the city have been subjected to more stringent restriction than those imposed in case of either District A or District B. The buildings on the east, south and west sides of Copley Square are restricted to a height of 90 feet; those on the north to a height of 100 feet. The buildings on certain parkways, boulevards and public ways bordering on a park have been restricted to a height of 70 feet. A special limitation has also been imposed on the height of buildings in the vicinity of the State House. The buildings on the three blocks west of the State House have been restricted to a height of 70 feet; those on the two blocks east of the State House to a height of 100 feet.

In the case of Boston both the police power and the power of eminent do-

main have been exercised in limiting the height of buildings. The police power has been used where the limitation has been applied to the entire city, or to some considerable area in the city; the power of eminent domain where a more stringent restriction than that generally applicable to the adjoining territory has been imposed upon a particular street, a small restricted area or an individual estate.

Where special restrictions have been imposed on the height of buildings in a narrow strip of land adjacent to a park or street, the superior light, air and view secured by such park or street have been treated in the nature of an easement over the neighboring land. The city, in acquiring it, has consequently done so, not under the police power, but under the power of eminent domain. The constitutionality of the various statutes have been sustained by both the Supreme Court of the State and of the United States.

The party which made the "study trip" to Boston included: Grant Esterbrook, Borough President of Brooklyn; Louis H. Hahlo, of Corporation Counsel's office; Abram W. Herbst, chairman of the Committee on Buildings of the Board of Aldermen; Edward W. Bassett, Lawson Purdy, Nelson P. Lewis, Lawrence Veiller, Allan Robinson, George T. Mortimer, Burt L. Fenner, Gaylord S. White, J. Monroe Hewlett, Franklin S. Tomlin, William A. Cokerley, Robert W. Higbie, George B. Ford, R. H. Whitten, Herbert S. Swan and A. E. Heffelfinger.

The Coming Exhibition.

The City Planning Exhibition which will be given under the direction of the Heights of Buildings Committee of the Board of Estimate and Apportionment from November 24 to December 6, will be held in the main exhibition hall of the New York Public Library, Fifth avenue and 42d street. This will be the first time that an exhibition not directly connected with library work and not under the supervision of the library trustees is allowed in the library.

At a meeting of the advisory commission on the exhibition this week H. S. Buttenheim, of the American City Bureau, who has been commissioned to collect the material for the exhibits, read letters from the Mayors of many of the largest cities in the country pledging their co-operation and offering to send drawings and plans illustrating the improvements that have been made in their cities.

Yesterday's Hearing.

At the hearing in the City Hall yesterday afternoon representatives of many important interests were present, among them Francis N. Howland and Wright D. Goss, representing the Building Material Dealers' Association; Lawrence B. Elliman, of the Real Estate Board of Brokers; Charles Ihlter, chairman of the National Housing Committee; William A. Boring and Ira H. Woolson, consulting engineer for the National Board of Fire Underwriters. No long addresses were made, but the various societies represented voiced the sentiment that they were in favor of restricting the height of buildings.

RESTRICTIVE COVENANTS.

No One Can Tell What Their Effect May Be, Says a Title Expert.

The efficacy of old restrictive covenants and building agreements made years ago to protect residential sections from the invasion of business is being put to the test by the northward movement of commerce, and the subject has for several years been one of particular study on the part of real estate lawyers. In the Bench and Bar for September will be found the first part of an extended article by Adolph Sieker of the New York Title Insurance Company, dealing with this legal problem.

In Mr. Sieker's view, the courts have reached varying conclusions as to the validity and effect of restrictive covenants, and as to their influence on property values and on neighborhoods. Many elaborate prevailing and dissenting opinions have not, he says, brought any really satisfying result. So that today no attorney can conscientiously tell his client with any degree of certainty what the effect of such covenants may be, especially in large cities, where the character of neighborhoods is constantly changing.

Covenants generally enforceable are divided by the Court of Appeals into three classes: First, those which are entered into with a design to carry out a general scheme for the improvement or development of real estate; second, those in which the grantor exacts the covenant for the benefit and protection of neighboring lands which he retains; third, those cases where there are mutual covenants between owners of adjoining lands.

In the well-known Pagenstecher case three opposing views are quoted by the author, who then pertinently puts the question whether a property owner has any redress at all against the invasion of his privacy? The fancied security in which he dwelt under the protection of the ancient covenant has been swept away, and he is told that the covenant never meant what its phraseology implies, and that if his neighbor wishes to change a private residence into a business building, to build a tenement house with stores, or an apartment house, why that would be allowable because times and conditions have changed, and we are living in an age of progress when a change in the character of surrounding streets makes it inequitable for us to retain our homes where we want them.

The Court of Appeals (in McClure vs. Leaycraft) tells him that he is fully compensated by the increased value of his premises, but the Appellate Division (in Pagenstecher vs. Carlson) says it is not so. The Court of Appeals says he may have damages in an action at law; the General Term and the Appellate Division say he may have damages, but they will be only nominal, and he will have to bear the burden and expense of the litigation.

Large Supply of Buildings.

Pease & Elliman say that, although they have made many more leases this year than in previous years, still owing to the fact that there have been completed this year some exceptionally large apartment buildings, one of these buildings alone putting on the market over one hundred apartments, the supply has been far greater than the demand, and the result is that some of the buildings show a greater percentage of vacancies this year than in previous years.

The same is true in the mercantile and office buildings, there being another reason here, and that is the lack of expansion in business and the tendency

towards a consolidation of businesses, and the general feeling among merchants for keeping down their overhead charges. The general situation, we are glad to know, will be far better next year, as the loaning institutions throughout the city have stopped making building and permanent loans. For awhile there will be very few new buildings constructed, which will give those now built a chance to be rented up.

More Dwellings Needed at Bedford Park

This has been the best season for renting that agents at Bedford Park have had in five years. O'Hara Brothers say they could rent seven hundred apartments of five rooms and bath at rentals of five to seven dollars per room if they were to be found in the section lying between the Fordham road and Mosholu Parkway. This they consider the sign of a good buying market, because when the good places are all rented then comes the demand for new private houses.

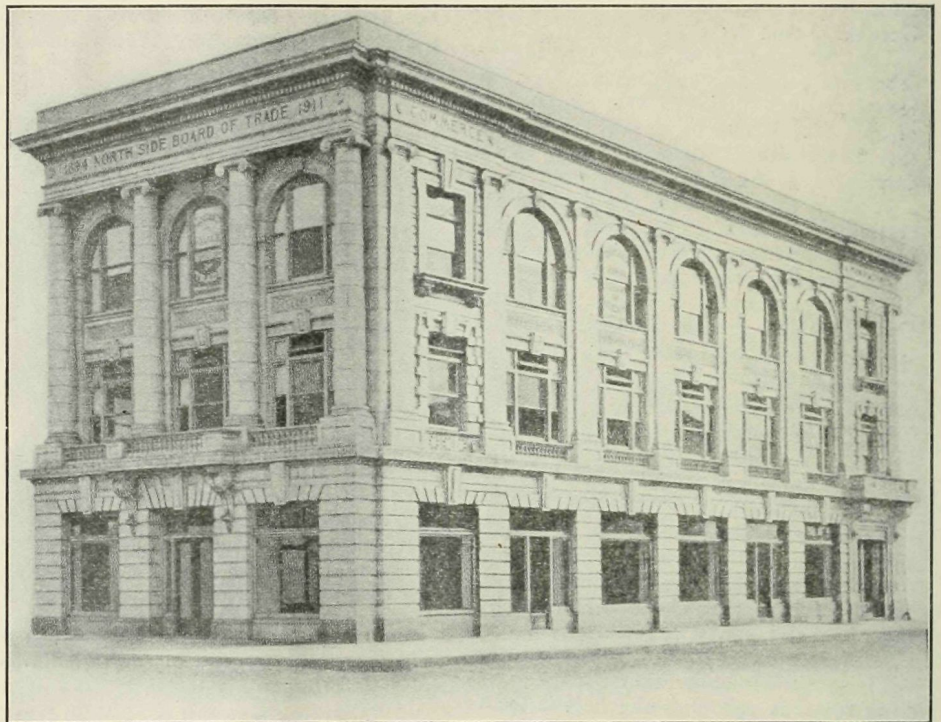
"It may appear to be a bold statement to make," said Mr. John O'Hara, "but we can safely say that we could market

MANUFACTURERS' DAY.

The North Side Board of Trade Shows Visitors Around.

Good results ought to follow to real estate and building interests in the Bronx from the fine efforts put forth by the North Side Board of Trade on Manufacturers' Day to bring to the knowledge of manufacturers everywhere the advantages of the borough as a location for manufacturing and shipping industries. It would make an extremely long story to detail all the preparations made for the occasion and the profit and pleasure derived from it.

The rain made no difference. A large party of prospectors in behalf of manufacturing concerns now located elsewhere accepted the invitation of the board and assembled at the handsome new building at eleven o'clock on Wednesday morning. There interesting literature consisting of both pamphlets and leaflets printed expressly for the occasion prepared the minds of the guests for what they were to see and hear. By water and by land, the party sailed and motored all around the borough. A list of the sites suitable for manufacturing



BUILDING OF THE NORTH SIDE BOARD OF TRADE.

Albert E. Davis, Architect.

a great many new houses if they could be ready for occupancy by January or February. We can offer to builders choice plots and give them a fair building and permanent mortgage, and in some cases take back a second mortgage for part of the purchase price. There is a demand now for lots along the lines of the proposed "L" and subway extensions which, if bought now, can be sold later on at a good advance."

Realty Outlook for 1914.

That there will be an improvement in realty and in the mortgage market at the turn of the year or shortly thereafter seems to be the general impression of expert observers, says the Bulletin of the Real Estate Board. Nothing could be more welcome after seven years' serious depression. While funds for investment in good mortgages are limited, still the advance in security prices has been looked upon with the conviction that it will cause investors to return to real estate mortgages in the near future, and that the new year will usher in better business for realty to match up with the better business in general which all expect.

purposes was given into the hand of every guest and many of the localities were visited, with President Niles, Secretary Reed and a committee as escort.

The trip ended at Hunter Island Inn, where dinner was served at six o'clock. Speeches were made by President Niles, Elmer D. Coulter, chairman of the Manufacturers' Day Committee; J. Harris Jones, ex-President of the board; Deputy Commissioner Harrison of the Department of Docks and Ferries; and W. W. Francis, secretary of the Minnesota Manufacturers' Association.

The list of manufacturing sites offered covered three printed pages and ranged in price as high as three hundred thousand dollars, which was the figure attached to a large plot at 141st street and Walnut avenue which has the advantage of a railroad siding. For a waterfront property at the southwest corner of 138th street and Harlem River \$225,000 was asked. From these figures prices descended for smaller or less desirable plots to \$5,500 per lot.

—The highest compact we can make with our fellow is: Let there be truth between us two forevermore.—Ralph Waldo Emerson.

FIRE PREVENTION DAY.

Observance at the Manhattan Building Bureau—Fireproof Construction Urged.

Fire Prevention Day was appropriately observed and fireproof construction received a great boost at the Manhattan Building Bureau on Thursday. Nearly the whole force of inspectors and clerks, approaching two hundred in number, were gathered in the assembly room on the sixth floor when Superintendent Miller entered with the President of the National Fire Prevention Association, Mr. Robert D. Kohn, who is also the President of New York Chapter, American Institute of Architects.

On the whole it was a very representative gathering of the men who for many years, most of them have supervised the erection of buildings in the city that stands first in the world for massive and costly construction. Superintendent Miller, addressing them, said it was his desire that the department should enter into the spirit of Fire Prevention Day, should try to realize the purposes for which it was set aside and should heartily cooperate with the authorities in its observance and in furthering the objects which the law is intended to achieve.

Primarily fire-prevention began with the original construction of buildings, the Superintendent said; safe construction played an important part in staying conflagrations. He hoped the inspectors would do what they could to encourage public interest in fire prevention measures, as well as in good construction. The Superintendent called attention to the great fire loss in American cities and to how much larger—six times larger—it is than the loss sustained in some foreign countries, and commented impressively on the heavy financial drain that results directly and indirectly upon the people at large.

In this connection Superintendent Miller quoted a graphic word picture of the destruction done in America by conflagrations uttered before the National Engineering Societies on Conservation and National Resources by Charles Whiting Baker, editor of the Engineering News.

"Suppose we try to picture to ourselves what these many millions of dollars' worth of valuable buildings in which fire annually rages would look like. Suppose it were possible to bring these buildings which were visited by fire in 1907 all together and to range them on both sides of a long city street. Let us place these buildings closely together, as they might be placed on an ordinary street in a fair-sized city. We will assume that the lots on which these buildings stand have an average frontage of 65 feet. . . This street, lined on both sides with the buildings visited by fire in 1907, would reach all the way from New York to Chicago. That is what the annual fire loss of the United States represents—a closely built-up street, a thousand miles long, with every structure in it ravaged by the destructive element. Picture yourself driving along this terribly desolated street. At every thousand feet you pass the ruins of a building from which an injured person was rescued. Every three-quarters of a mile there is the blackened wreck of a house in which someone was burned to death."

After some further remarks Superintendent Miller introduced President Kohn, who pertinently directed his remarks to that part of fire prevention which has to do with fireproof construction in the first instance. The greatest obstacle to be overcome was indifference, he said. Not alone on the part of the general public but also on the part of architects and builders, who had been indifferent to the great destruction going

on, and to the need for a more general practice of fire prevention methods. Being insured, they seemed to feel that they needn't care. The great economic waste would continue, Mr. Kohn said, until architects and builders were made to care.

Misapprehension as to the cost of fireproof construction was another obstacle to be overcome. Mr. Kohn claimed that very little difference remained nowadays between the cost of fireproof and the cost of non-fireproof construction. He cited the case of a building which cost one hundred thousand dollars to build fireproof, which was only six thousand dollars more than if it had been built of non-fireproof materials. The smaller fire loss in European countries was owing, first to the greater care exercised by citizens, and, second, to the better average construction.

From this point Mr. Kohn went into interesting details in explanation of the wiser methods which are followed in the principal cities of Europe, and how our architects and builders, by exercising a little care over things which they may consider of minor importance, could work a great change for the better without really adding to the cost of construction. In conclusion, Mr. Kohn asked the inspectors to see what they, on their part, could do to make Fire Prevention Day a real fire-prevention day in New York.

BUILDING CODE NEXT WEEK.

Building Committee Will Report to Board of Aldermen—New Modifications.

The Committee on Buildings of the Board of Aldermen will report upon the Amended Building Code at next week's meeting. Since the code was introduced and referred back to the committee, public hearings have been held, and a number of changes have been made in the code as a result.

In regard to the provision restricting the use of wood trim to buildings not over one hundred feet in height, Chairman Herbst said this week that modifications had been made in the section which the committee hoped would satisfy eighty-five per cent. of the objections. In regard to the recommendation that elevators be deemed as one of the two required means of exit, the committee had not reached a conclusion. The committee had also endeavored to meet other objections raised by the Allied Real Estate Interests and the Joint Committee in a spirit of fairness to all concerned consistent with public interest.

As to the chances of the code being enacted, the chairman said that any alderman voting against such a code would have to give a good reason.

Subway Workmen Protested.

The Public Service Commission received from John Gill and Martin Dunn, on behalf of the Bricklayers', Masons' and Stone Setters' Unions and affiliated trades of New York City, a statement alleging that the Oscar Daniels Company, which is building the Lexington avenue subway between 106th and 118th streets, is violating the Labor Law by employing foreigners for laying brick in mastic and not paying bricklayers' wages. The statement was in the form of an affidavit and set forth the names of two men who admitted that they are foreigners and had never voted in this country, who were doing bricklayers' work. The matter was referred to counsel with instructions to take such steps as are necessary to enforce the provisions of the labor law on this contract.

REAL ESTATE BOARD.

Annual Meeting Called—Nominating Committee Reports—New Members Elected.

At the regular monthly meeting of the Board of Governors of the Real Estate Board of New York, held Tuesday, October 7, 1913, the following named were unanimously elected members of the Real Estate Board of New York:

Active Members: Edward A. Arnold, 64 Wall street; Chas. J. F. Bohlen, southwest corner of 23d street and Third avenue; Henry J. Schumacher, 381 East 8th street.

Non-Resident Member: Eugene J. Busher, 553 Courtlandt avenue, Bronx.

Associate Members: Wm. J. Amend, firm of Amend & Amend, 119 Nassau street; Austin L. Babcock, assistant treasurer American Real Estate Co., 527 Fifth avenue; Wm. P. Bannister, firm of Bannister & Schell, 67 Wall street; Bing & Bing, 505 Fifth avenue; Edward B. Boynton, president American Real Estate Co., 527 Fifth avenue; Chester M. Bromley, firm of G. W. Bromley & Co., 34 Pine street; Frederick Brown, firm of Brown-Weiss Realities, 63 Park Row; William H. Chesebrough, president Alliance Realty Co., 115 Broadway; Samuel H. Coombs, firm of Coombs & Wilson, 260 Broadway, Brooklyn; Clarke G. Dailey, vice-president Alliance Realty Co., 115 Broadway; Harry B. Davis, 52 Broadway; Joseph De Vito, Port Reading, N. J.; Gen. T. C. DuPont, 27 Pine street; Abram I. Elkus, 170 Broadway; Ennis & Sinnott, 55 Liberty street; John B. Faunce, 115 Broadway; Leon O. Fisher, 165 Broadway; Samuel P. Goldman, firm of Goldman, Heidenheimer & Unger, 25 Broad street; Harry Goodstein, 135 Broadway; E. R. Graham, 89 Maiden Lane; Wm. Haigh, firm of Dwyer & Haigh, 252 West 138th street; Charles Ward Hall, 140 Nassau street; E. Belcher Hyde, 97 Liberty street, Brooklyn; Otto J. Kalt, 29 Broadway; Irving I. Kempner, 37 Liberty street; James T. Knight, 221 West 49th street; Alfred R. Kirkus, 309 Broadway; John Knox McAfee, 339 West 84th street; Edward Lawrence Murphy, Pittsfield, Mass.; Francis L. Noble, 2 Wall street; Joseph F. O'Donnell, 141 Broadway; Leon Ottinger, 31 Nassau street; William H. Picken, 457 West 141st street; Harris & Towne, 258 Broadway; Alexander Rankin, 264 Riverside Drive; Charles M. Rosenthal, 160 Broadway; Anthony Schworer, 530 East 80th street; D. E. Seybel, 41 Park Row; Henry Sheaffer, Pottsville, Pa.; Elbridge Gerry Snow, president Home Insurance Co., 56 Cedar street; Wm. Sugarman, president Alco Building Co., 60 Liberty street; Frank M. Walsh, 374 Hamilton avenue, Brooklyn; William Edwin Ward, 115 Cedar street; Charles H. Zehnder, 90 West street.

The annual election of the Real Estate Board of New York will be held on October 21 in the board rooms. The following candidates have been nominated: For governors, three of whom are to be elected to serve three years, Pierre M. Clear, Remsen Darling, Lawrence B. Elliman, Samuel D. Folsom, Frederick D. Kalley and John P. Kirwan; and for the auditing committee, three to be elected, A. H. Ives, Leroy Coventry and Louis Schrag. The chairman of the nominating committee is Thomas P. Graham.

—Frank B. Williams, who recently returned after studying city planning in French and German cities for the Heights of Buildings Commission, will provide an interesting section of the coming exhibition.

BUILDING MANAGEMENT

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

FIREPROOF PARTITIONS.

Different Kinds—Comparative Merits Ascertained by Building Department.

Partitions in buildings have received less study and attention than almost any other feature, and are one of their weakest parts. This is doubtless due to some extent to their limited use in recent years, preference generally being for open stories with no partitions to obstruct the view, excepting where absolutely needed. And yet, they cannot be entirely eliminated, for certain departments must always be divided from the others, examples being those for grinding, japanning, painting, rattling, etc., which develop smoke, noise, gas and fumes. Elevator shafts, stair wells, vent flues, etc., must also be enclosed for fire protection.

Partitions serve two well defined and different purposes, for they act, in the first place, simply as screens to divide floors into departments, rooms and halls, and also, in the second place, to stop the passage of fire and sound, though they are occasionally made also to sustain loads. To fulfill the first of these purposes, doors are usually and windows are often required, but to stop fire and sound these are obviously an injury. And yet, since they cannot usually be omitted, a careful compromise is the best and only alternative.

Classification.

There are so many kinds of shop partitions that it would be difficult to enumerate or describe all of them in detail. Nearly all of the large fireproofing companies have their own patented type, but they may be classified in groups as follows:

- (1) Solid brick.
- (2) Burnt clay or terra cotta.
- (3) Concrete hollow blocks.
- (4) Plaster blocks.
- (5) Plaster and wire lath or expanded metal.
- (6) Plaster or sacket board.
- (7) Corrugated iron on metal girths.
- (8) Plaster on wood laths and studs.
- (9) Rolling partitions.
- (10) Slate, marble or other special types.

They may also be classified according as they do or do not sustain imposed loads. For sustaining loads, brick and concrete are usually considered the best, though a double thickness of terra-cotta tiles set in cement mortar is also suitable. Load-sustaining partitions with metal studs, covered with expanded metal and plaster, have recently been developed, and are worthy of special attention.

Thin and Thick Partitions Compared.

The comparison between thin and thick partitions depends, first, upon their relative value for stopping fire and sound, and, second, on their weight and cost, and the space occupied. For merely dividing stories into rooms, nearly all types serve their purpose equally well. Double ones are usually the best for retarding fire and sound; and for enclosing pipes or leaving space for sliding doors or partitions, their use is imperative. In the latter case they are

usually lined inside with sheathing, to insure a clear space for the movement of the door, free from projecting plaster.

The difference in weight and space occupied can best be shown by an example. Assume a building 60 feet wide, 100 feet long and ten stories high, with 60,000 square feet of floor space. If divided into rooms, as for the executive building of a manufacturing plant, the difference between 2-inch partitions of expanded metal and plaster and 5-inch terra-cotta blocks is about 320 tons in weight, and 1,540 square feet of floor space, in favor of the thinner ones.

Floor space in such a building as this, if rented, might easily have a yearly value of \$1.25 per square foot. The building with thinner partitions would therefore, if rented, have a greater income, from 1,540 square feet at \$1.25 per square foot, or \$1,925 per year.

In such cases, when proportioning floors and columns, partitions are usually assumed to add 5 to 10 pounds per square foot to the floor loads, the real amount of increase being determinable more closely in each individual case.

Comparative Merits.

In order to ascertain more definitely the comparative merits of different types, elaborate tests were made some years ago under the direction of Mr. W. W. Ewing, for the Building Department of the City of New York, the results of which, being valuable, are given in a paper by Henry Grattan Tyrrell in the Engineering Magazine for September. In this set of experiments, which was the most comprehensive ever made of partitions, the test samples were carefully erected by their manufacturer or promoter. After drying for two weeks they were then subjected in a kiln, for an hour, to heat varying from 500 to 1,700 degrees F., at the end of which time a stream of water from a fire hydrant was thrown on one side for 2½ minutes.

All sample partitions were uniform in size—9½ feet high and 14½ feet long, without doors or windows, and none contained any wood whatever. In no case was failure due to lack of fire resistance of the material itself, for only fireproof material was included, and all proved equally effective in resisting the attack from fire and water, for in only one case did either fire or water break through the wall. None of them transmitted enough heat from one surface to the other to be at all dangerous, the maximum not exceeding 5 per cent., but wall plaster, even of the best quality, was destroyed and peeled off. This in itself is not serious, for the plaster can easily be applied again. Metal was never injured.

Fireproof Requirements.

In comparing the difficulty and cost of repairing the partitions after the fire, the terra-cotta and concrete proved to be the best and were in the best condition to sustain another fire test, for the blocks themselves were not injured but merely stripped of their plaster. Plaster blocks and metal lath and plaster showed conditions which were about the same.

The above tests proved conclusively that the real problem in fireproofing partitions is in the arrangement and protection of door and window openings, for when unbroken, almost any kind of fireproof material, whether brick, tile, concrete, asbestos or sheet metal, is an effective barrier to the progress of fire, and prevents its spreading by radiation to other departments. Strength is not in itself very essential, provided the partitions are firmly wedged against floor and ceiling, so that they will not fall, though in some special cases they may be suspended from the floor above. They should never stand on a wood floor, or a wood base of any kind; neither is a wooden baseboard permissible.

Doors, windows and frames, and doors themselves should be metal-covered, and windows should have steel or metal sash, preferably with wire glass. The use of windows in partitions should be avoided when possible.

The arrangement of partitions, as well as their construction, should also be studied to prevent the spread of fire.

Sound Deadening.

Tests made in 1895, at Chicago, to determine the best kind of partition for retarding sound, showed that a double tile partition with air space between was the best, the next ones in order of merit being single tile; 2-inch solid plaster and expanded metal; double walls of expanded metal covered with 5⁄8-inch plaster; and similar ones filled between with asbestos and mineral wool. The sound was probably carried through the double walls because of the metallic connection, notwithstanding the presence in some cases of insulating material.

Operating a Hot Water Heating Plant by Electricity.

The success of recent experiments in Tacoma, Wash., in connection with the use of electricity as a medium for operating a hot-water heating plant has led to a permanent installation in the residence of George Franzenburg, in Tacoma, the architect being C. F. W. Lundberg.

In a report made recently to the city council, Superintendent of Light and Power B. W. Collins stated that the most successful method of using electricity for heating is in connection with a hot-water heating system. By this method electric coils are placed in the firebox instead of coal. The lighting department of Tacoma is now figuring on a suitable rate to charge for heating both houses and larger buildings through this arrangement.

Mr. Collins stated that the rate for electricity in Seattle is ½ cent per kilowatt hour, and he gave it as his opinion that this rate can be equalled, and probably lowered, in Tacoma. The council has authorized Superintendent Collins to experiment with electric heating in buildings of various sizes. One of the large department stores now being built will be made the base of one experiment.

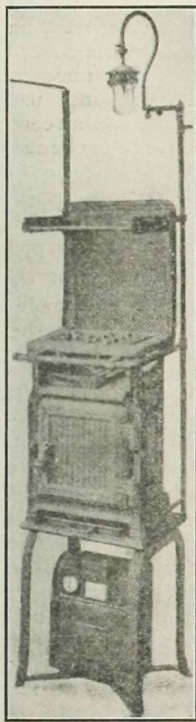
The heating load on a hydro-electric power plant like Tacoma's is the most profitable of any.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

A Kitchenette Cooker.

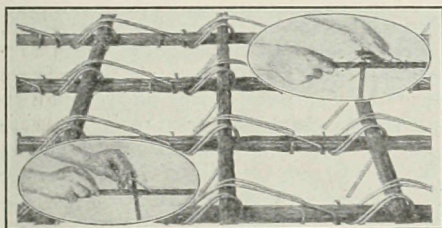
KITCHENETTES are practicable only if all the equipment they contain is proportionate to their size. Realizing this, there is now being made



available by gas companies a gas stove that fills the bill. The stove is large enough for a batchelor girl or man to cook a very complete breakfast for one. As the illustration shows, it is entirely self-contained. It has an oven, an open burner for boiling or frying, and above is a plate warmer. The whole device is arranged to meet the requirements of those who have to prepare their own breakfasts, although sufficient food may be prepared on this stove to serve a family of five with a fairly substantial meal. It economizes piping and labor of installation, and includes the prepayment metering system and a towel dryer, all requiring but one inlet to put them all in service. The device has been introduced in England and has proved a boon to kitchenette apartment owners and occupants.

A Bar Tie That Stays Put.

MUCH more depends upon the firmness of tie in laying bar reinforcement for concrete structures than generally is realized. With the idea of positively fixing reinforcement while the concrete is being poured the Concrete



Steel Company, of 32 Broadway, has perfected a "Ty-Chair" which will fit any type or size of bar. It is made of a high grade of steel that insures a stiffness which prevents any derangement to the tie or the chair during pouring. The illustration shows just how this device appears in position and the insets show method of affixing it.

A New Fireproofing Compound.

J. W. AYLSWORTH, the inventor of Condensite and for twenty-five years associated with Thomas A. Edison in research work, having devised a method by which chlorine can be permanently combined in the molecule, has put on the market a new substance that opens up a wide field for use in building construction and building management. These are known as Halowax Oil and Halowax. They are chlorine substitution products, having the unique properties of non-inflammability, high boiling points and a wide range of melting points.

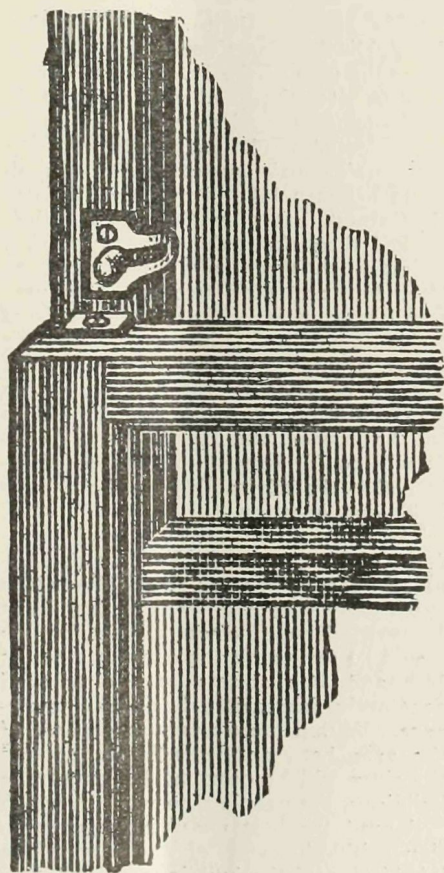
Halowax oil remains fluid at very low temperatures and is heavier than water. The others are wax-like substances, some highly crystalline and others nearly amorphous; they have a faint aromatic odor. All of the waxes are insoluble in water and are quite inert to most aqueous acid and alkaline solutions. They are more or less soluble in organic solvents, such as benzol, carbon tetrachloride, acetylene tetra chloride, gasoline, naphtha, acetone, hot alcohol, etc. They have no action on metals.

Possible application of this new material in building construction and management lies in the fact that the melting point of the solid and waxy substances varies between 140 degrees F. and 275 degrees F. The boiling point varies between 500 degrees F. and 750 degrees F. This makes them exceptionally good insulators for electricity, testing on the average of 250 volts per mill in a thickness of 200 mills when cold, and 169 volts per mill for 200 mills thick when molten. When in the fluid or molten state, they are of a very low viscosity and readily impregnate cellular tissues and bodies.

In fireproofing wood floors this material is readily absorbed and these bodies are said to become non-inflammable from defective insulation. It has a strong appeal for use in stack and roofing paints. This material is manufactured by the Condensite Company of America, Glen Ridge, N. J.

Fresh Air Without Burglars.

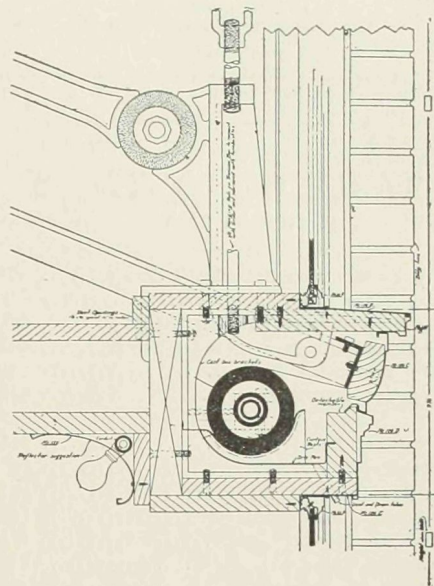
IN this day of increasing realization of the value of fresh air in sleeping rooms there are many timid persons who are depriving themselves of the healthful benefits to be derived from an open window at night because they fear burglars. The H. B. Ives Company, of New Haven, Conn., in an effort to remove this restraint upon the extensive use of the open window has contrived and is marketing a simple device that is strong enough to keep burglars out and yet is inexpensive and simple in its operation. The illustration shows the device applied to a window sash. When in



position it is also a constant protection against children tumbling out of windows.

Disappearing Awning the Newest.

ONE of the newest novelties in window awnings is shown in the sketch. It is called the "Out-of-Cite," because, when not in use, it is literally out of view and protected from the weather, thus doing away, first, with the cost of taking window awnings down and putting them up at the end and beginning of each season, and, second, it saves



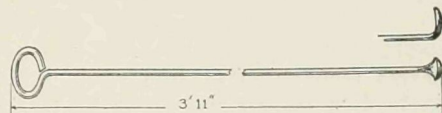
storage room required in large buildings for housing awnings in winter.

It is built of machined steel throughout and consequently operates with the ease and precision of a watch. The awning proper is of cloth, and when rolled it is not possible to detect it from the street. It is shipped from the factory complete, and anyone can install it. The Pittsburgh Plate Glass Company, of Hudson and Vandam streets, are the local distributing agents.

A Useful Tool for Blasters.

CONTRACTORS having to do with blasting of one kind or another in sinking excavations for buildings will find a tool perfected by L. Z. Lawrence of the DuPont Powder Company of great usefulness. It is not on the market for sale, but any blacksmith can make one in a few minutes out of five feet of 3/8-inch steel rod.

One end is bent around for a handle. The other is turned at right angles and forged into a spoon 1 1/2 inches long. In use, the blaster bores a 1 1/2-inch hole to



a point under the center of a spreading shelf-rock to a point just beyond the vertical center line. He then inserts this spoon and scrapes the dirt from the sides of the bore hole for about 8 inches from the bottom, lifting the loosened dirt out with the spoon.

A New Way to Produce Cement.

LETTERS patent have just been issued to Joseph W. Richards, of South Bethlehem and Walter S. Landis, of Bethlehem, Pa., embracing a system of making iron and Portland cement in a single furnace operation. It consists of making up the charge of iron-ore in an iron ore reduction furnace, having a basic lining with the raw materials for producing a lime alumina silicate slag, and with the excess of limestone sufficient to produce a liquid product having the percentage composition of Portland cement clinker, and at the same time generating a sufficient temperature to reduce the ore and to cause the clinker to flow from the furnace in the liquid state.

REAL ESTATE BUILDERS RECORD AND GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

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The Public Service Commission's report for the quarter ended March 31, 1913, gives the total number of fare passengers during that period on the street railways in Greater New York as 434,329,530. The total amount of the fare collected was \$21,451,403, an increase of \$925,283 over the corresponding quarter of 1912. Good times or bad, the growth of travel in this city continues.

The Allied Real Estate Interests deserves recognition for the work it did in sending its law committee to Washington to urge amendments to the income tax provisions of the tariff bill as originally passed by the House of Representatives. The substance of the proposed amendment was adopted, with the result of correcting serious unfairness in the method of arriving at the taxable income of corporations.

The Seventh Annual National Conference on State and Local Taxation will be held in Buffalo, October 23-25, under the auspices of the National Tax Association. While the voting power on resolutions is confined to delegates appointed by Governors of States or by presidents of universities, the sessions are open to the public, and anyone interested in the subject of taxation may take part in the discussions, which will be held at the Hotel Iroquois. Addresses at the "New York session" Thursday afternoon, October 23, will be made by E. E. Woodbury and T. F. Byrnes, ex-chairman and chairman, respectively, of the State Board of Tax Commissioners, and Randall F. Le Boeuf.

Real Estate Values in Manhattan.

According to the tentative assessment rolls prepared by the Tax Department, there have been increases in real estate values in some parts of Manhattan and decreases in others. An increase in price has been registered between Lexington and Fourth avenues from 14th to 40th street, which is, of course, due to the extension of the area of mercantile buildings east of Fourth avenue. Lots in 42d street and property near the Grand Central station are also conceded to be more valuable. Broadway from 42d to 45th sts, Seventh avenue from 45th to 59th streets, West End avenue up to 96th street, and a few other scattering sections are the other preferred parts of the borough. On the other hand, diminished assessments have been recorded in the old mercantile district on both sides of lower Fifth avenue and in parts of Harlem.

In the city as a whole and in all the boroughs individually the increases slightly exceed the decreases, but by far the largest proportion of the total increase of the year was furnished by the increase in the value of new buildings. The augmentation of ground values has not been sufficient to count, and those tax reformers who expect to find a large source of municipal revenue in taxing "unearned increment" are doomed to disappointment. Just at present there is practically no unearned increment. If improvements were exempted from taxation and the whole of this levy assessed on ground values, the result would not be the appropriation by the city of the future increase of values. It would be the appropriation by the city of already existing values. A constantly increasing income would have to be derived from a constantly decreasing source. Of course the source would soon be drained dry. If ground values are to increase in the future as they have done in the past, the tax burden upon them cannot be increased. It must either be temporarily diminished or else remain stationary.

New Stations on the Ninth Avenue Elevated.

It is very much to be hoped that the Public Service Commission will approve the plan of the Interborough company to alter the number of stops made by the express service on the Ninth avenue elevated road. At present the express trains make no stops during rush hours between 116th street and Christopher street, but after the line is third-tracked throughout the company wishes to establish three additional stops at 14th, 34th and 66th streets. This proposal may meet with opposition from residents north of 116th street, who save a few minutes by virtue of the present method of running the trains, but so many more people will be benefited than will be injured, and the degree of benefit will so far exceed the degree of injury that the advisability of the change is beyond question.

The new stations will enable the residents of Harlem to reach places of business in the middle region of Manhattan much more conveniently than they do at present. The Chelsea district, which would be served by the express stops at 14th and 34th streets, is a district of constantly increasing business importance. Within ten years a large part of the area between Seventh avenue and the river will be occupied by mercantile buildings, the people who work in which will need the best possible communication with the rest of the city. The inhabitants of the buildings on and near Seventh avenue will, of course, use the subway chiefly, but the subway will be inconvenient to the people working on the western margin of the region. They

will depend to a large extent on the Ninth avenue elevated, which can be brought to its maximum utility only by virtue of new express stations at the points designated. As to the service ability of an express station at 66th street and Broadway the advantages are too obvious for dispute. If the expresses stop at this point, passengers who can afford two fares can take the surface cars to points along Broadway, while those who cannot will be able to transfer to locals on the Sixth avenue line.

The danger is not that such a stop will have a doubtful but that it will have an excessive value. It will be used as a transfer point by large numbers of passengers who wish to come from or go to points on the Sixth avenue line. It will also be used by many people who will wish to go to places of amusement in the neighborhood of 66th street and Broadway. It should result in increasing values on this part of Broadway. Could not the time which is lost at these three additional stops be partly made up by diminishing the number of stations at which express trains discharge passengers south of 14th street? We do not know whether such a change is physically possible, but if it is, it is certainly worth considering. In any event the Ninth avenue elevated will be rendered immensely more useful by the changes which are about to be made. The result will be according to the estimates of the company at most a doubling of the capacity of this line. Its patrons will receive a much more convenient and a much more comfortable service than they do at present, which should help the demand for apartments throughout large districts on the West Side.

The Constitutional Amendments.

Two amendments to the Constitution affecting the method of taking private property for public use are to be voted upon at the coming election. It is important to note that the amendments, although dealing with two different matters and generally referred to as two different amendments, will appear together on the ballot as Amendment Number One.

This will read: "Shall the proposed amendment to Section 7 of Article 1 of the Constitution, designated in the election notice as Amendment Number One, in relation to the method of ascertaining compensation on taking private property for public use, and empowering the Legislature to authorize municipalities to condemn property in excess of the amount actually needed for public parks, streets and places, be approved?"

The provision relating to compensation is generally known as the "Supreme Court With or Without a Jury" amendment. It provides that private property may be taken without the appointment of a commission composed of three men residing in the vicinity. In ordinary proceedings the cost of sessions of a condemnation commission averages about \$65 each and, according to Borough President Miller, it is not impossible to spend, say, three sessions at \$65 apiece to find out the value of a fence worth \$75. Much of the delay, cost and favoritism now so familiar in condemnation proceedings would disappear before an experienced justice of the Supreme Court, and no opposition that we are aware of has developed among real estate men toward this amendment.

On the other hand, some important taxpayers' associations have taken a stand against the proposition to enable the city to condemn property in excess of the amount actually needed for pub-

lic parks, streets and places. It is not denied that the provision is theoretically sound, but it is feared that it would open up a new field for speculation and graft. However, this danger seems remote, as the amendment has been drawn so as to restrict the excess to such land only as is needed to form suitable building sites abutting on the park, street or other improvement.

If the amendment is adopted, it will be necessary for the Legislature to pass a law regulating the proceeding to be followed in such condemnation cases before the amendment can take effect. The fullest safeguards in the method of procedure may therefore be urged upon the Legislature, and it would be a pity to lose the great benefits of excess condemnation merely because of fear that the Legislature might not enact a proper law to make it workable. The excess condemnation provision is copied from one which has been in successful operation in Massachusetts, where no complaint concerning it has been heard.

Benjamin Altman.

Mr. Benjamin Altman, who died last Sunday, at the age of 73, was the embodiment of a type of merchant princes which invariably comes to mind when one tries to recall the influences that have made New York the wonderful city it is. A man of broad culture, a philanthropist, a connoisseur of art, as well as a great merchant, his personality impressed itself upon the life of the community in many directions. Seldom, indeed, does the death of a private citizen bring forth expressions of admiration from so many notable representatives of different professions as did the death of Mr. Altman.

It is no small thing to be the founder of one of the famous retail stores of the world. Yet Mr. Altman was more than this, for his creative leadership was a positive force in the development of the material interests of the city. It is largely due to his imagination that the tremendous expansion and shifting of the business districts which have taken place in the last decade were set in motion.

He was the first to appreciate the possibilities of what is now the foremost shopping thoroughfare in the city as a site for a department store drawing its custom from the community at large instead of from an adjacent local residence population. In 1905, when the main part of the present store of B. Altman & Co. was erected, there were few who believed that any establishment of that sort and size could be made to pay on Fifth avenue. But the prosperity of the new Altman's was prompt and conspicuous. The consequent migration of scores of prominent establishments from the older shopping districts reacted upon the wholesale sections, and it is fair to say the removal of Altman's to Fifth avenue is among the more important of the causes of the remarkable redistribution of business which has taken place of late years in central Manhattan, a readjustment which has sympathetically affected many localities and classes in the community.

Land Values in Other Cities—Atlanta.

Editor of the RECORD AND GUIDE:

A few days ago I had an opportunity to make a short study of conditions in Atlanta, Ga., that may be of interest to your readers. Atlanta in July, 1912, had a population of about 178,000. The assessed valuation for 1912 was: real estate, \$107,946,843; personal, \$46,885,444. The assessors' attempt to assess on a 60 per cent. basis, but the advance in land values and new buildings has been so rapid that the actual percentage is about 51 per cent.

Their tax rate for all purposes is \$1.25 per \$100, which, considering the percentage of assessment, I believe is as low as any progressive city in the country.

The city has better hotel accommodations for its size than any other city east of the Rockies. When its skyscrapers now building are completed it will be slightly overstocked with office and loft space; but the rapid growth will soon correct it. New buildings and alterations for 1912 totaled \$9,987,444, less than 5 per cent. of which is exempt from taxation.

With 4,092 square feet per inhabitant the real estate wealth reaches \$1,195 per inhabitant, as high a level, if not higher, than Buffalo and Rochester in our own State or Providence, R.—I., or Newark, N. J. With a banner cotton crop and especially good forage crops in its whole territory, Atlanta will not fail to increase its good showing the coming year.

Land per foot front (100 feet deep) in the best business blocks in Peachtree street is worth \$6,000 per foot, and corners go as high as \$12,000 per foot front.

TRAVELER.

New York, Oct. 6.

A Building Code Suggestion.

Editor of the RECORD AND GUIDE:

In the proposed new Building Code I have observed that both terra-cotta and limestone ashlar are considered under the same paragraph and rules, and I take the liberty to suggest that it should not be so. In the case of the former material (terra-cotta) only 4 inches in thickness should be used in all cases of ashlar, and not 4 inches and 8 inches bonded as for stone; for the reason that terra-cotta, being a hollow material, is difficult for the average mason to thoroughly fill with brick when 8 inches thick; consequently we could not be sure of a thorough contact at points between the last course of brick backing and the immediate flange or rib of terra-cotta.

It is needless to add that a thorough contact gives the full development or advantage of a section structurally speaking.

GAETAN AJELLO.

New York, October 8.

National Fire Prevention Convention.

A number of New Yorkers will attend the national convention in the interests of fire-prevention to be held at Philadelphia next week upon invitation of the Philadelphia Department of Public Safety. The first session will be held at City Hall and the others at the Bellevue-Stratford Hotel. The convention will be in session six days. Among the speakers named in the long program are Supt. Rudolph P. Miller of the Manhattan Bureau of Buildings, Robert D. Kohn, president of the National Fire Prevention Association; William Guerin, chief of the New York Fire Prevention Bureau; Lawrence Veiller, secretary Charity Organization Societies; W. E. Mallalieu, general manager National Board of Fire Underwriters; H. J. F. Porter, engineer and secretary Efficiency Society; F. J. T. Stewart, superintendent of surveys New York Board of Fire Underwriters; Edward F. Croker, ex-chief New York Fire Department; Edward R. Hardy, assistant manager New York Fire Insurance Exchange.

Staten Island in the Five-Cent Zone.

The placing of Staten Island in the five-cent zone, by a system of transfers between the municipal ferry at South Ferry and the cars of the New York Railways Company terminating at that point, was practically assured when the

Committee on Pending Transit Proposals of the Board of Estimate reported favorably on the project this week. The transfer will be issued on a basis of 3 cents for the car company and 2 cents for the ferry. The matter must come up before the Commissioners of the Sinking Fund, whose concurrence is necessary. During the week the Board of Estimate Committee will confer with the Sinking Fund Commissioners, and unless unexpected opposition arises, the whole matter will be finally settled by the end of the week.

Public Improvements Authorized.

So far this year Brooklyn has obtained 257 authorizations for surface improvements, to cost \$2,041,300, while the other four boroughs have had altogether 132 surface improvements authorized, to cost a total of \$1,980,600.

The sewer improvements authorized so far this year number 200 for the whole city and will cost a total of \$4,860,500. Brooklyn has had 102 of the total number, which are estimated to cost \$2,332,700.

Manhattan has had only 4 street and park opening proceedings this year; Brooklyn, 16; The Bronx, 15; Queens, 18; Richmond, 2.

Physical improvements, other than surface and sewer improvements, so far authorized in Greater New York in 1912 and 1913, are as follows:

PHYSICAL IMPROVEMENTS.

Borough.	Total, 1912.		1913 to date.	
	No.	Amount.	No.	Amount.
Manhattan	24	\$219,400	30	\$388,700
Brooklyn	368	3,728,400	359	4,374,000
The Bronx	84	2,208,600	80	1,519,600
Queens	77	2,054,620	102	2,497,400
Richmond	18	189,500	18	102,700
Total	571	\$9,400,520	589	\$8,882,400

Local Improvements of General Interest.

Castle Hill avenue in the Bronx is to be sewerred at a cost of \$13,000, for a distance of 2,100 feet, between Westchester avenue and Parker street. The street is graded, curbed and flagged, and the abutting property is partially improved. The assessed valuation of the property to be benefited is \$191,700. The work will soon be put under contract. East 207th street, between Bainbridge and Perry avenues, 800 feet, in the Bedford Park section, is also to be sewerred, at a cost of \$7,000.

A little over half a mile of Newtown road, between Jackson avenue and 13th avenue, in the First Ward of Queens, will be newly graded, curbed and flagged, at a cost of \$18,700, under recent authorization.

Borough President Miller, of the Bronx, has asked authorization for the construction of sewers in the following named streets: Pennyfield avenue, from the East River to Chaffee avenue; Chaffee avenue, from Pennyfield avenue to Throgs Neck Boulevard; Throgs Neck Boulevard, from Chaffee avenue to Barclay avenue, together with the storm water overflow in Throgs Neck Boulevard (prolongation of), from Chaffee avenue to the East River, and in Throgs Neck Boulevard, from Dewey avenue to Long Island Sound.

Tremont avenue, in the Bronx, between Westchester avenue and Rose-dale avenue, is to be paved with bituminous concrete, at a cost of \$38,500.

West 185th street, from Jerome avenue to Davidson avenue, and East 185th street, from Jerome avenue to Walton avenue, has been officially closed and discontinued.

The Board of Estimate, on Thursday, adopted the resolution authorizing the grading and re-grading, curbing and re-curbing, flagging and re-flagging of Fordham Road, from Harlem River terrace

to Webster avenue, Bronx. The cost of this improvement, estimated at \$50,000, is to be assessed upon the property benefited.

A public hearing will be held on Tuesday, October 28, in Room 16, City Hall, Borough of Manhattan, at 10:30 o'clock, in regard to the budget for 1914, as tentatively prepared, and the taxpayers of the city are invited to appear and be heard on that day relative to appropriations to be made and included in the budget.

Changes of grade in the lowlands beyond Bensonhurst are gradually bringing more building sites within the realm of availability. A change of grade has been authorized in 80th street, in the block between 18th and 19th avenues, in order to provide surface drainage. The modifications range upwards to a maximum of 3.5 feet at the junction of Cropsy avenue and Bay 31st street. The streets affected have been approximately graded, and the abutting property is partially improved. Provision is also made by the plan for referencing all the grades to which it relates to the datum plane now in general use by the Topographical Bureau of the borough.

The Chester Alliance Meets.

On last Monday evening the members of the Chester Taxpayers' Alliance held their monthly meeting at Wagner's Hall, Castle Hill avenue and Westchester avenue.

Owing to the absence of President James Vincent Ganley, who is a candidate for the office of county Clerk, Harry A. Cokeley, of the Throggs Neck Taxpayers' Association, was appointed chairman.

The matter of the Constitutional amendment, which allows the city to condemn more property than it needs and to sell the excess, which amendment has been advocated by Borough President Miller, was brought up and the Alliance went on record as favoring the measure. This amendment will be voted upon at the general election in November.

The matter of the change of grade of streets in Van Nest caused by the New York, Portchester & Harlem River Railroad, was considered and referred to a committee. The matter of the New York, Westchester & Boston abandoning the proposed Throggs Neck branch was brought up by Mr. Martin Kane and a letter was ordered sent to the Public Service Commission asking the commission to hold the railroad company to their agreement.

An agitation was started for the purpose of securing a fire house on the site of the old school No. 15, on Westchester avenue, and also a site of a fire house on Throggs Neck.

Income Tax Law.

Edward F. Clark, of the Law Committee of the Allied Real Estate Interests, states that under the new income tax law practically all real estate corporations will be allowed to deduct from their gross income all of their annual interest payments, in arriving at the net income for the purpose of taxation.

"The law retains the provisions for deduction and payment of the tax at the source substantially in the form in which it originally passed the House.

"We obtained the adoption by the Senate of an amendment which relieved landlords of this requirement (a requirement which applies to every form of property; but the demand for a uniform deduction and payment at the source was so strong that this amendment was defeated in conference.

"In this respect, therefore, real estate owners will be in the same position as holders of all other forms of property.

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	1912
	Oct. 3 to 9	Oct. 4 to 10
Total No.	101	113
Assessed value	\$5,870,500	\$6,571,000
No. with consideration	8	11
Consideration	\$127,700	\$630,600
Assessed value	\$129,500	\$598,500
Mortgages.		
	Oct. 3 to 9	Oct. 4 to 10
Total No.	55	85
Amount	\$665,489	\$1,737,125
To Banks & Ins. Cos.	11	23
Amount	\$206,500	\$802,000
No. at 6%	18	33
Amount	\$67,804	\$236,056
No. at 5½%	1	4
Amount	\$35,000	\$483,000
No. at 5%	18	21
Amount	\$303,000	\$555,500
No. at 4½%	2	8
Amount	\$59,000	\$141,000
No. at 4%	1	1
Amount
Unusual rates	1
Amount	\$5,635
Interest not given	15	19
Amount	\$195,050	\$321,569
Mortgage Extensions.		
	Oct. 3 to 9	Oct. 4 to 10
Total No.	25	20
Amount	\$859,316	\$595,550
To Banks & Ins. Cos.	5	1
Amount	\$96,000	\$75,000
Building Permits.		
	Oct. 4 to 10	Oct. 5 to 11
New buildings	8	4
Cost	\$567,000	\$37,250
Alterations	\$180,635	\$203,445
BRONX.		
Conveyances.		
	Oct. 3 to 9	Oct. 4 to 10
Total No.	136	107
No. with consideration	19	5
Consideration	\$204,745	\$28,925

Amendments were made to the bill, however, relieving landlords from the necessity of disclosing their affair to their tenant, as was expected under the original draft of the bill."

—On Wednesday of this week the Public Service Commission for the First District held a public hearing on the question of the proposed location of express stations on the existing elevated lines in Manhattan and The Bronx and on the stations for the proposed extensions of such lines. The Interborough Rapid Transit Company, which operates the elevated roads, suggested the following stations for the proposed extensions: Webster Avenue Line local stations: 200th street, 204th street, Gun Hill road, and White Plains road; Eighth avenue and 162d street connection, local stations: Sedgwick avenue and Cromwell avenue.

—Ornamental elevated stations will be constructed at Fort Hamilton avenue and 86th street and Bay Parkway on the proposed rapid transit line through New Utrecht avenue, Brooklyn. The Public Service Commission for the First District has sent to the Art Commission designs for these two new stations.

MANHATTAN.		
Mortgages.		
	Jan. 1 to Oct. 9	Jan. 1 to Oct. 10
Total No.	5,989	5,780
No. with consideration	584	910
Consideration	\$5,132,258	\$7,832,919
Mortgages.		
	Oct. 3 to 9	Oct. 4 to 10
Total No.	88	87
Amount	\$459,266	\$724,575
To Banks & Ins. Cos.	5	8
Amount	\$46,500	\$128,506
No. at 6%	32	30
Amount	\$115,253	\$349,259
No. at 5½%	13	9
Amount	\$136,700	\$44,250
No. at 5%	23	21
Amount	\$111,050	\$161,280
Unusual rates	2	1
Amount	\$7,693	\$1,186
Interest not given	18	26
Amount	\$88,570	\$168,600
Mortgage Extensions.		
	Jan. 1 to Oct. 9	Jan. 1 to Oct. 10
Total No.	4,572	4,600
Amount	\$32,286,089	\$41,257,428
To Banks & Ins. Cos.	295	423
Amount	\$4,967,241	\$8,240,369
Building Permits.		
	Oct. 3 to 9	Oct. 4 to 10
Total No.	11	16
Amount	\$131,900	\$196,950
To Banks & Ins. Cos.	1	1
Amount	\$3,000	\$28,000
Building Permits.		
	Jan. 1 to Oct. 9	Jan. 1 to Oct. 10
Total No.	466	523
Amount	\$10,482,960	\$8,408,046
To Banks & Ins. Cos.	91	93
Amount	\$2,369,650	\$2,495,890
BROOKLYN.		
Conveyances.		
	1913	1912
	Oct. 2 to 8	Oct. 3 to 9
Total No.	523	489
No. with consideration	50	30
Consideration	\$261,360	\$158,786
Mortgages.		
	Jan. 1 to Oct. 8	Jan. 1 to Oct. 9
Total No.	18,513	19,369
No. with consideration	1,744	1,235
Consideration	\$9,543,729	\$10,760,002
Mortgages.		
	Oct. 2 to 8	Oct. 3 to 9
Total No.	341	358
Amount	\$1,631,352	\$1,799,400
To Banks & Ins. Cos.	74	101
Amount	\$454,750	\$1,029,500
No. at 6%	172	194
Amount	\$917,179	\$938,386
No. at 5½%	87	42
Amount	\$345,760	\$130,725
No. at 5%	69	100
Amount	\$341,790	\$672,700
Unusual rates	4
Amount	\$6,250
Interest not given	13	18
Amount	\$26,623	\$51,339
Building Permits.		
	Jan. 1 to Oct. 8	Jan. 1 to Oct. 9
Total No.	13,268	15,389
Amount	\$51,597,783	\$62,851,823
To Banks & Ins. Cos.	2,930	3,977
Amount	\$19,022,165	\$37,366,864
Building Permits.		
	Oct. 3 to 9	Oct. 4 to 10
New buildings	69	149
Cost	\$659,550	\$576,700
Alterations	\$63,530	\$91,220
Building Permits.		
	Jan. 1 to Oct. 9	Jan. 1 to Oct. 10
New buildings	2,857	4,507
Cost	\$24,016,196	\$31,557,967
Alterations	\$3,416,102	\$3,593,096
QUEENS.		
Building Permits.		
	Oct. 3 to 9	Oct. 4 to 10
New buildings	56	89
Cost	\$141,203	\$537,875
Alterations	\$12,695	\$87,950
Building Permits.		
	Jan. 1 to Oct. 9	Jan. 1 to Oct. 10
New buildings	3,644	3,712
Cost	\$13,441,844	\$13,952,209
Alterations	\$1,029,238	\$779,757
RICHMOND.		
Building Permits.		
	Oct. 2 to 8	Oct. 4 to 10
New buildings	17	12
Cost	\$70,110	\$29,490
Alterations	\$4,528	\$13,463
Building Permits.		
	Jan. 1 to Oct. 8	Jan. 1 to Oct. 10
New buildings	767	768
Cost	\$1,719,187	\$2,331,150
Alterations	\$241,958	\$256,088

BUILDING MATERIALS AND SUPPLIES

**STRUCTURAL STEEL AND ALLIED PRODUCTS WILL DROP IN PRICE
OCTOBER 15—HUDSON COMMON BRICK ADVANCES ON SAME DATE.**

Tariff Not the Only Cause of Change in
Building Metals—Lime Firm—Gravel Stiff.

STRUCTURAL steel is scheduled to drop \$1 to \$3 a ton on October 15. On the same date Hudson River common brick will move up at least two shillings. Gravel, although in heavy demand, will not be changed on quotation. Lime will also enter the winter season without change of price. Crushed stone, while stiff, probably will stay at present levels. There is an improved demand for flue-lining, sewer-pipe and other clay products entering building construction, chiefly in alteration work; hence, concessions are harder to get. Pending the outcome of the currency legislation at Washington, building money will continue tight.

Such is the status of the building materials market as the week closes. Whether the new tariff law was a factor in bringing down the cost of steel entering building construction is a matter of opinion. A disclaimer was entered against the allegation by Pittsburgh, but local builders were inclined to consider the new imposts on steel as merely a passive factor in the decision to drop prices. The chief influence was ascribed to the continued shrinkage of the unfilled steel tonnage during the last few months, and extra inducements had to be made to overcome the retraction in building construction, particularly in the metropolitan district.

While steel ordinarily is considered a reliable guide to the price fluctuations of all local basic building materials, it is now distinctly at variance with other departments. Steel will drop, but Hudson River common brick will advance. It should be stated, however, that the advance in brick does not reflect a great increase in demand. It is a seasonable movement, based upon the short supply under the shed up the river and the approach of the covering season when brick are held in store on barges for winter requirements in this market. Under normal circumstances steel prices would also move up at this time of the year.

With the drop in steel prices, however, it would not surprise many to find that other lines than steel will encourage new construction work just as soon as financiers can see their way clear under the new monetary conditions. Readjustment of the whole business fabric must be effected, but it is the opinion of moneyed men that this will very quickly be accomplished, and that building construction will begin to show improvement as the spring renting season approaches.

The lumber market has shown practically no fluctuation during the last week or two. Current price lists are held fairly steady, but it has a tone that indicates continued firmness despite the lack of new building projects and hesitancy on the part of dealers to stock.

Other departments, with the exception of clay products, entering alteration jobs continue to show an inclination to restrict production, but to keep prices steady. Concessions in materials are still generally liberal, and long credits are given to responsible purchasers buying fair quantities. Speculators in the market for materials find credit hard to get and must pay full prices.

STRUCTURAL MATERIAL CUT. Prices on Weld Pipe Off \$2—New List Out Oct. 15—Tariff Influence.

THE bear element in the building material market has accomplished its object. Prices of structural steel and allied products will drop on or about October 15, according to advance information received by large consumers in this city this week. Some of the important items follow:

Steel plates were quoted early in the week at \$1.30 a hundred pounds, representing a drop of ten cents from last week, which is equivalent to \$2 a ton. Black sheets were \$2.05 a hundred pounds, nails \$1.55, and bars at \$1.30. The reductions average from \$1 to \$3 a ton. Butt weld pipe may go off at least \$2. Structural shapes are to go off about a dollar a ton.

New York consumers at once jumped to the conclusion that the new tariff had an influence in bringing about this change in prices, and the prospective building operators were inclined to look upon the price change with considerable satisfaction. Pittsburgh, however, entered vigorous denial that the new imposts on foreign steel had anything to do with the change in prices and attributed it solely to the opening of a campaign for more business made necessary by the slump in building operations.

The fact remains, however, that the continued narrowing of the unfilled tonnage, coupled with the removal of the impost burden on foreign steel and the hesitancy of building money lenders to make engagements on estimates which the tariff might have the effect of changing, all contributed to the lowering of steel prices.

LINSEED OIL DROPS CENT.

**Current Quotations Now \$0.50 to \$0.51—
Carloads at \$0.47.**

FOR the second time in a month linseed oil dropped a cent this week making the current quotations for city raw, American seed, 50 at 51 cents, or 47 cents for carload lots. The week closed steady at that level although trading was said to be brisk. Eastern paint and varnish interests were the heaviest inquirers.

NO BOOST IN GRAVEL PRICES.

**Despite Heavy Demand 1½-inch Sizes
Will Stand at Existing Levels.**

DESPITE the heavy demand for gravel and sand, prices remain firm at existing levels. Quotations are fifty cents a cubic yard in 500 cu. yd. full cargo lots alongside of dock, city. Gravel in 1½ inch size is stiff at 85 and 95 cents in full cargo lots of 500 cu. yds., dock, city.

There has been some talk in building circles that the heavy pressure on inch and a half gravel would force prices up, but the biggest factors in the sand and gravel trade give assurance that no higher quotations are contemplated.

BRICK PRICES TO ADVANCE.

Week's Movement Shows Dealers Are Beginning To Stack.

COMMON Hudson River brick will advance from 25 to 50 cents on October 15. This action is due to the plants up-river being shut down for the season and it is now getting time for dealers to stack. This movement already is under way. On the first half of the week just closed 3,178,500 brick were discharged. At the close of business on Wednesday evening, October 8, the total volume of brick discharged was 3,463,500. This showed a gain of 285,000 brick, practically all of which went into dealers' stocks.

It would not surprise dealers here to find the total quantity of brick available here on the market almost entirely cleaned up by the middle of the month, because practically every dealer in town has no reserve supply at present.

For the first time in many years a dollar range in prices is quoted. The ruling prices for good common brick that went out yesterday was \$6 to \$6.50, but a large quantity of brick passed out on the \$5.50 to \$6 levels. Most of this, however, was inferior brick that had been in the market for some time.

Official transactions for Hudson common brick covering the week ending Thursday evening, October 9, with comparisons for the corresponding period last year, follow:

1913.		1912.	
	Arrived.		Sold.
Left over, Friday A. M., Oct. 3—48.			
Friday, Oct. 3.....	9	7	
Saturday, Oct. 4.....	4	3	
Monday, Oct. 6.....	10	4	
Tuesday, Oct. 7.....	7	4	
Wednesday, Oct. 8.....	8	2	
Thursday, Oct. 9.....	4	4	
Total	42	24	
Sold, but unassigned, Friday A. M., Oct. 10—11.			

Reported enroute, Friday A. M., Oct. 10—2.
Condition of market, stiffening on quotations. Prices: Hudsons, \$5.50 to \$6.50. Raritans, \$6.00 to \$6.50. (Whole sale, dock, N. Y. For dealers' prices add profit and cartage.) Newark, \$7.25 to \$7.50 (Yard). Firm. Left over, Friday A. M., Oct. 10—66.

1912.		1911.	
	Arrived.		Sold.
Left over, Friday A. M., Oct. 4—17.			
Friday, Oct. 4.....	10	20	
Saturday, Oct. 5.....	13	7	
Monday, Oct. 7.....	13	12	
Tuesday, Oct. 8.....	8	6	
Wednesday, Oct. 9.....	7	4	
Thursday, Oct. 10.....	8	9	
Total	59	58	

Condition of market, easy. Prices: Hudsons, \$6.75 to \$7.25. Raritans, strong at \$7. L. O. Friday A. M., Oct. 11—18.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1913.....	113
Total No. barge loads arrived, including left over barge loads, Jan. 1 to Oct. 10, 1913	1,593
Total No. barge loads sold Jan. 1 to Oct. 10, 1913	1,527
Total No. barge loads left over, Friday A. M., Oct. 3.....	66
Total No. barge loads left over, Jan. 1 1912	71
Total No. barge loads arrived, including left overs, Jan. 1 to Friday, A. M., Oct. 11, 1912	1,685
Total No. barge loads sold, Jan. 1 to Friday A. M., Oct. 11, 1912	1,667
Total No. barge loads left over, Friday A. M., Oct. 10, 1913	18

CURRENT LUMBER PRICES.

Yellow Pine Shows Slight Advance—Spruce Steady—Cypress More Active.

A REVIEW of the current wholesale price list for this market shows few changes. Yellow pine has moved up slightly, but hardwoods remain firm. Spruce is steady except on small sizes and short lengths which under certain circumstances are being sacrificed. Cypress is stronger, but the demand is only fair. The current list is being fairly well maintained and further decline in quotations is not expected.

Manufacturing centers report that operators have taken advantage of the dull period and have curtailed their output, which indicates that there will be no surplus stocks at mill points for the present. This is a very good sign that consumers need not expect further reduction in prices from retail. On the whole, the volume of business being done in the Metropolitan district is below normal. The shoring and surfacing requirements of the subway is the one encouraging spot in the lumber situation. This is concentrated, however, and in no way reflects the general market.

The suburban district presents the most encouraging outlook. There is a fair amount of small building construction, utilizing in the aggregate a generous quantity of lumber, despite the tightness of money in the local market. This activity is reported especially from Elizabeth, Perth Amboy and Paterson, N. J., the district around White Plains, Jamaica and to some extent in Long Island City. The general market for lumber in Manhattan, the Bronx and Brooklyn is very quiet as far as general building requirements are concerned. Richmond dealers say that they are doing a fair business, but nothing to brag of.

It seems to be the general opinion among wholesalers that dealers in lumber, as well as in many other departments of the building material market, have been following the policy of reluctance in coming into the market with the idea of forcing lower prices wherever possible. The approach of winter and the indications that there will be a livelier building movement following the next spring renting season throughout the entire district has the effect of bringing some of these dealers into the market at the present time, so that they will be able to take care of their requirements when the activity does come. Wholesalers, therefore, look for a cessation from the practice of buying from hand to mouth that has been so generally followed during the summer and fall.

MINERAL PAINT PRODUCTION.

Increase in Output in 1912 of 11,918 Short Tons.

ACCORDING to figures compiled by W. C. Phalen, of the United States Geological Survey, there was a remarkable increase in 1912 in the production of natural mineral pigments, including ochre, umber, sienna, metallic paint, ground slate and shale, and mortar colors. The total output last year was 74,657 short tons, valued at \$561,693, an increase of 11,918 short tons in quantity and of \$62,872 in value. The increase in quantity was shared by all the natural pigments except umber and sienna, 200 short tons less of which were produced in 1912 than in 1911.

In 1912 106,497 short tons of pigments made from ores, valued at \$9,507,895, were sold, an increase of 25,886 short tons in quantity and of \$2,164,133 in value. These pigments are zinc oxide, leaded zinc oxide, zinc-lead, sulphate, and sublimed blue lead or blue fume.

The production of chemically manufactured pigments in 1912 amounted to 228,135 short tons, valued at \$26,556,232, an increase over the 1911 production of 27,388 tons in quantity and of \$2,375,988 in value.

NO LIME CUT EXPECTED.

Rumors in the Trade That Prices Would Go Down Unfounded.

LIME consumers heard this week that a cut in prices was impending and that the mill output was to be further restricted. The Building Material Exchange gave little credence to the stories, but buyers were inclined to hold off a little to take any advantage that might result from the expected effect of the new tariff.

As a matter of fact there was no foundation for the report. The new \$1.55 basis on 300 lb. bbls., the standard now being sent to this market, still holds. If anything, the quotation is firmer today than it has been in some time because of the lateness of the season and the approach of the time when mill capacity is usually reduced.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building
Loans, etc., Together With Brief Personal Items.

Apartment Houses Were the Center of Interest.

Considerable interest was manifested this week in apartment house properties, particularly on the upper West Side. A prominent downtown investing corporation increased its already large holdings by additional purchases on West 145th street. Washington Heights and Brooklyn apartment houses were conspicuous in the trading. The suburban market was fairly active in both the sale and lease branches. A few good commercial leases were closed, notably that of a store on West 125th street, at a record rental. Another important lease involved the old Scribner building on Fifth avenue.

The total number of sales in Manhattan this week was 15.

The number of sales south of 59th street was 5, against 5 last week and 14 a year ago.

The sales north of 59th street aggregated 10, compared with 12 last week and 27 a year ago.

From the Bronx 111 sales at private contract were reported, against 7 last week and 13 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$311,470, compared with \$646,031 last week, making a total since January 1 of \$41,468,297. The figure for the corresponding week last year was \$494,335, making the total since January 1, 1912, of \$37,784,565.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

MONROE ST, 291, 6-sty loft building, on lot 25x95, sold for Mrs. McKenzie and Mrs. Christie to H. Ottenberg by Charles Buermann & Co. The buyer owns adjoining property. This is the first sale of the property in 50 years.

PRINCE ST, 127-29, northwest corner of Wooster st, 7-sty loft building, on plot 40x94.4x irreg, reported sold by the U. S. Trust Co., as trustee.

17TH ST, 228 West, 5-sty double flat, on lot 25x84, sold by the D. H. Jackson Co. to John V. Miller.

17TH ST, 29 West, 10-sty loft, store and office building, known as the "Garfield Building," on lot 25x92, sold by the Security Bank of New York to William H. Hall, who gave in exchange the two 6-sty elevator apartment houses known as the Altamont and the Coverly, at the northwest corner of Amsterdam av and 124th st. The houses are known as 501 and 503 West 124th st, each occupying a plot 50x100.11. Mr. Hall acquired the 124th st houses a couple of years ago in exchange for a group of downtown tenements. The 17th st lofts were taken over by the bank in 1909. All three structures are fully rented.

57TH ST, West, n s, 150 ft west of 11th av, plot 100x41.9, sold for the estate of Conrad Stein to Charles E. Appleby, by Derschuch & Co. With the exception of two or three small parcels, Mr. Appleby now owns the entire block bounded by 11th and 12th avs, 57th and 58th sts. No immediate improvement is contemplated.

Manhattan—North of 59th Street.

FIELDSTON.—The Delafield Estate sold a large house, with ample grounds, on the easterly side of Waldo av, just south of West 250th st, to Clayton S. Cooper, the author. This house commands a wide view over Van Cordlandt Park and was designed by Albro & Lindeberg.

71ST ST, 163 West, 3-sty residence, lot 20x 102.2, near Broadway, reported sold by the estate of Andreas Maier to Lewine & Kempner.

75TH ST, 440 East, 6-sty tenement with stores, on lot 25x102.2, west of Av A, sold by Louis Friedman to the Angel Construction Co., Carmine Cioffi, president, which gave in exchange the two flats at 1464 and 1468 Seabury pl, Bronx.

97TH ST, 123 West, 4-sty and basement dwelling on lot 16x100.11, sold for Sol. B. Solomon to Edward Proudman, who owns 125, adjoining by B. Flanagan & Son. This is the first sale in 25 years.

97TH ST, 37 West, 3-sty and basement dwelling, on lot 17x100.11, bet Central Park West and Columbus av, reported sold by Arnold A. and Harry Lewis to Ennis & Sinnott.

140TH ST, 603-611 West, 6-sty elevator apartment house, on plot 135x99.11, sold by the Dayton Realty Co., Harris Maran, president, to a buyer, said to be Marshall P. Wilder, who, it is understood, gave in part payment a Bronx apartment house at 950 Aldus st.

145TH ST, 239-253 West, four 6-sty apartment houses, on plot 205.6x99.11, bet 7th and 8th avs, sold for Robert Stedman to the New York Real Estate Security Co. by David Stewart, Joseph P. Day and the McVickar-Gaillard Realty Co. The property was to have been offered Thursday at voluntary auction by Mr. Day.

157TH ST, 522-528 West, 6-sty apartment house the "Amazon," on plot 100x99.11, bet Broadway and Amsterdam av, sold for Esther Newberger to a client, by the Berlin Renting Agency. The building was erected in 1909 by the Highwood Construction Co.

AMSTERDAM AV, n w c 121st st, 6-sty apartment house, "King's College," on plot 100.11x 100, sold by Samuel Hirsch to Joseph Shenk, who has held the building under lease. Mr. Hirsch acquired the building at auction, in June, for \$235,000.

8TH AV, 2547, 5-sty tenement with stores, on lot 25x85, north of 136th st, sold by Lewine & Kempner to Moses Klahr, a tenant in one of the stores.

Bronx.

ARDEN TRACT.—James E. Barry & Co. sold for Joseph McGowan to a client two plots in the Arden property, one plot size 50x100, another 100x100.

ST. JOHN'S PL, 780 and 784, two new apartment houses, each on plot 40x88x100, sold for James S. Graham to J. E. Jennings, by E. A. Turner and W. C. Reeves & Co. The price was \$86,000 for both.

SIMPSON ST, 1094, 5-sty apartment, on plot 38x100, sold for Emma Dehn to William S. McLaughlin by J. S. Fetzer. The buyer gave in part payment 2761-2769 Creston av, 5 2-family houses, each on lot 18x100.

151ST ST, 700 East, 6-sty new law apartment house, on plot 50x100, sold for the Allendorf Realty Co. to a client, by Charles Kuntze. The buyer gave in part payment several vacant parcels of land in the Bronx. The deal involved about \$100,900.

CLINTON AV, 1812-1818, four 3-sty, 2-family dwellings, each on lot 20x60x100, sold by the Inter-City Land & Securities Co. to R. Zimmer.

FOREST AV, 1109, 3-sty brick dwelling, on lot 20x87.6, sold by Annie Tager to a client of Jacob Freeman.

MARION AV, 2564, 2½-sty brick dwelling and garage, corner of Dorothea pl, sold by Cornelius B. Fish to an investor.

WALES AV, n w cor 142d st, plot of 6 lots, sold for the various owners, the Cioffi Co., Raffaele Luongo and Edwin R. Lockwood, to an out-of-town investor, by Herbert A. Sherman. It was an all-cash transaction.

3D AV, s w c 180th st, 1-sty taxpayer, on plot 88x100, sold for the J. M. F. Co. (James F. Meehan) to an investor, by Arnold, Byrne & Baumann.

Brooklyn.

CLIFTON PL, 231, 2-sty and basement, two-family dwelling, on lot 18.10x100, sold for David Weld, Jr., to J. M. Holm, by John E. Henry, Jr.

11TH ST, 314, 2-sty and basement brownstone front dwelling, sold by Dr. Edward Dugan to Mrs. Amanda Grote, for occupancy.

EAST 18TH ST, ETC.—John F. James & Co. sold the bungalow 1086 East 18th st, between Avs J and K, on plot 40x100 ft, for E. R. Strong to A. M. Brothers; to William Bordfeld, four lots, each 20x100 ft, on East 17th st, bet Avs I and J, for the Manhattan Terrace Syndicate, and the 3-sty detached dwelling being completed on the east side of East 19th st, 180 ft north of Av K, for William Bordfeld to H. Kaulla.

49TH ST, ETC.—The 5th Avenue Realty Co. reports the following recent sales: Sold the 2-family brick house 670 49th st, for Esther Agnew to Anton Beast; sold the 2-family brick house 634 40th st, for a client to John H. Ducker; sold the 2-family brick house 641 50th st, for Gustaf Ljungiof to a client; sold the 2-family brick house 523 58th st, for Christina Hiller to a client.

PARKSIDE AV, 127, 4-sty brick and stone apartment house, on plot 50x100, recently erected by Louis Gold and S. Teplitz, has been sold to a Manhattan investor, at price said to be \$70,000.

PUTNAM AV, 261, 2-sty and basement brick dwelling, on lot 20x100, sold for a client to Mrs. J. Dancer for occupancy, by Studwell & Burkard.

WASHINGTON AV, 415, new 6-sty apartment house, "The Dandridge," sold for a client to a Manhattan business man, by John C. Henry, Jr. The price is said to have been \$125,000.

ST. JOHNS PL, n e cor Albany av, plot 100x 187.10, sold by Frederick P. Bellamy and Herbert Wilcox to a syndicate, which will erect on the site a vaudeville and moving picture theatre.

5TH AV, 4066, 4-sty flat with stores, on lot 26.10x100, sold for Anna M. Mahland to Max Simon, by Tutino & Cerny.

11TH AV, n e cor 62d st, plot 29x100, sold for Clarence Cohen to a client, by B. J. Storza. The same broker has resold for Calendo & Cordi lot, 20x132, north side of 68th st, 180 ft east of 13th av, both lots being close to the Sea Beach extension of the 4th av subway, construction of which is soon to commence.

Queens.

CORONA.—S. Osgood Pell & Co. have sold for Edmund L. Baylies, to Frank J. Clancy, two houses on Boylies st, and one house on Lent st, Louona Park. These houses are situated bet Park av and Shell rd (now Polk av). The purchaser has bought these as an investment.

LONG ISLAND CITY.—H. H. Booth has sold for Mrs. M. Wright a lot, 25x100, at the northeast corner of Hunter av and Henry st, to a Mr. Lyons, who will erect on the site a 3-sty flat with store.

Richmond.

MARINERS HARBOR.—J. Sterling Drake has sold to Clarence B. Corson a lot 25x120 on Amity pl, Amity Park, adjoining Mr. Corson's present residence.

WEST NEW BRIGHTON.—Cornelius G. Kolff has sold to John A. Johnson of West New Brighton, lot 25x117 ft, on Prospect st near Bement av. The same broker sold to John A. Lynch, the well-known insurance agent, a plot, 50x125 ft., on the west side of Bement av near Prospect st.

WEST NEW BRIGHTON.—Cornelius G. Kolff sold out of the Neville tract a plot 50x125 ft on Bement av, near Prospect st, to Charles B. Dullea, who intends to improve it by the erection of a house for his own occupancy.

WEST NEW BRIGHTON.—William H. Lynch, the builder of West New Brighton, purchased of Cornelius G. Kolff plot corner Prospect st and Bement av, 42x125 ft in size, which he intends to immediately improve by the erection of a private dwelling.

WESTERLEIGH.—The estate of Cornelia P. Snowden sold through the office of Cornelius G. Kolff to Theodore Tolfens, the private dwelling 170 Demorest av, on lot 40x75 ft.

Rural and Suburban.

ARLINGTON, N. J.—Derschuch & Co. sold for L. M. Robertson to Frank Koch three plots of 5 lots, 125x100 each, on Elm and Hickory sts, about 200 ft distant from the railroad station. The purchaser, who is a resident of Arlington, will improve with two-family dwellings.

BAYONNE, N. J.—The Bayonne Hospital and Dispensary sold to the New York Telephone Co. 632 Broadway, corner of 29th st, a frame dwelling, on a plot 100x100, formerly used as a school for nurses.

BABYLON, L. I.—Gerard & Ruland sold for the Alford Realty and Securities Co. to a corporation 100 acres. The new owners will erect homes to be sold to employees of the Long Island and Pennsylvania Railroads. No initial payment will be necessary, but the monthly instalments will be graded in proportion to the salaries received.

BLUE POINT, L. I.—R. L. Kilby has sold to the Seaside Development Co. of Manhattan 485 lots near Blue Point, Suffolk County. The property has a large shore frontage and will be placed on the market for summer homes.

EAST ROCKAWAY, L. I.—The Windsor Land & Improvement Co. sold to L. Sterek a plot, 40x 100, on Rhame av; to C. F. Kleebauer, a plot, 180x100, a plot 74x161, on East Rockaway boulevard and a plot 40x100 on Bay View st West; to T. Hoffmann, G. Stubbmann and A. & F. Kaufman, each a plot, 40x100, on East Rockaway boulevard; to A. M. Hartner and M. A. Bowe, each a plot, 80x100, on Lawrence st; to J. L. Corcoran, a plot 40x100, on Sampson st West; to L. W. Donnatin, a plot, 40x100, on Baiseley av and Franklin st; to M. Wittmann, a plot, 40x100, on Sampson st East; to M. E. Lynch, a plot, 40x100, on Hewlett Bay boulevard East. The same company sold at Valley Stream to B. J. Landqvist a plot, 40x100, and to J. Hanley, a plot, 60x100, on Grove av; to M. Devaney, a plot, 40x100, on Oxford st and Rockaway av; to J. Lomax, a plot, 40x100, on Beverly Parkway; to R. E. Denton, a plot, 40x100, on Morris Parkway; to J. Nuding, a plot, 40x 100, on Decker st; to J. J. Hunt, a plot, 40x 100, on Oxford st and Cottage st. The same company sold at Oceanside to E. W. Miller a plot, 40x100, on Oceanside Parkway. The same company sold at Rockville Centre to E. A. Pearson, a plot, 40x100, on Yale av; to W. C. C. Melnyk, a plot, 60x89, on Brooklyn av.

HOLLIS, L. I.—H. B. Pearsall, Jr., has sold the Archbold residence on Villard av, on a plot 100x115, to Fred J. Pollock, of Manhattan, for \$23,000. Also for S. P. Schlansky to the Dunloe Holding Co., of Brooklyn, 72 lots, 20x100 each, at Higbie Park, Borough of Queens, for \$32,400.

KATONAH, N. Y.—Strang & Taylor have sold for the estate of Capt. Foody of Amawalk, N. Y., 89 acres of land lying between Katonah and Yorktown Heights, to Dr. Francis J. Quinlan, who now owns a tract of 365 acres at this point. The property commands one of the finest views in Westchester County.

MT. VERNON, N. Y.—The Cooley Realty Co. sold for James Courlander the house at 221 South 6th av to A. W. Petrick, who gave in part payment a lot in South 1st av.

NEW ROCHELLE, N. Y.—Arthur Crawford has sold through Joseph P. Day a plot near the Wykagyl Golf Club. It has a frontage of 90 ft, by 138 deep, and is opposite the house and

plot recently purchased by Mr. Crawford from the same broker. The buyer is said to be a New York lawyer.

NORTH PLAINFIELD, N. J.—Dr. Justus H. Cooley's sanitarium, located at Westervelt, Jackson and Manning Aves, has been purchased by St. Joseph's Roman Catholic Church of that place for educational purposes. The consideration, it is reported, was \$25,000. The sisters of the parish will be in charge of the property.

WEST SPRING LAKE, N. J.—John D. Miner has sold for Mrs. Mary A. Wynkoop 45 acres of land at Villa Park to D. W. Call for improvement with dwelling and outbuildings, to be used as a summer residence.

LEASES.

Manhattan.

MRS. JOHN ASTOR leased the H. B. Hollins residence at 12 and 14 West 56th st, a 5-sty structure, occupying a plot, 50x100, just west of 5th av, for the Winter. The rental is understood to be about \$25,000.

THE AERO WAIST CO., of 43 West 16th st, leased from Israel Unterberg one entire floor approximating 12,000 sq. ft. of space in the building at 352 4th av, with an "L" extending to 53-59 East 25th st, for a long term of years. This lease is of unusual interest as it indicates the rapid development of this section as the centre of ladies' wear manufacturers.

THE WILLIAM S. ANDERSON CO. leased for the Zabriskie estate the 3-sty dwelling at 122 East 76th st to R. G. Stovold; also the 3-sty dwelling at 970 Lexington av for the Utility Realty Co. to J. J. Hammond.

ALBERT B. ASHFORTH, INC., in conjunction with Worthington Whitehouse, leased the dwelling at 111 East 38th st for the estate of Mary A. Faxon to W. Redmond Cross of the banking firm of Redmond & Co., for a term of years; also for Edward Margolies to Edgar J. Wallace, an apartment in 13 East 35th st; for Herman L. R. Edgar to Mrs. G. C. Lee, for a term of years, an apartment in 122 East 34th st; an apartment in Harperly Hall at Central Park West and 64th st to J. D. Donne, and an apartment in 33 West 67th st to Celin de Palowska.

LOUIS BECKER leased for William I. Seaman the four 3-sty brick and stone dwellings at 882, 884, 886 and 888 St. Nicholas av; immediately adjoining the southeast corner of 155th st for 21 years from October 1, to Florence H. Bianchi, at an aggregate rental of \$100,000. After extensive alterations, the four buildings will be used for hotel purposes and shall be known as the "Florence." They occupy a plot of about 90x125 ft., and are conveniently located to the 155th street station of the 6th and 9th avenue L, as well as the subway station at 157th st and Broadway.

HARVEY BLOOMER rented in conjunction with Albert B. Ashforth, Inc., to the Louis K. Liggett Co., druggist of Boston, the two stores and basement in 200 and 202 West 125th st, which is situated in the new Hotel Theresa, occupying 2,400 sq. ft. in the northwest corner of 7th av and 125th st. The lease runs for a term of 21 years, and aggregates over \$600,000. The Liggett Co., which is opening branch stores in the principal cities of the United States, have two other prominent stores in New York, being located in the Hotel McAlpin, 34th st and Broadway, and in the Grand Central Depot, on East 42d st. Harvey Bloomer rented recently also 9 other stores in the Hotel Theresa, leaving only two now for rental.

THE GEORGE BOCKHAUS CO. leased to William Necker, undertaker, the 2-sty stable, 25x100, at 326 East 122d st, for a term of 10 years; for the Austin Estate to the Beaver Engineering & Contracting Co. of 51 Chambers st, 416 to 422 East 122d st for a term of years; also for Matthew F. Morrissey to Henry Straub of 230 East 122d st, 407 East 123d st, for a term of 5 years.

DU BOIS & TAYLOR leased for Fred L. Martin to O. & H. Rudolph for a long term the motion picture theatre in the Martin Building, 145th st, near Broadway; also leased in the same building for a long term, the easterly store 25x95, to a restaurant company. The building is now entirely leased, the same brokers having a short time ago leased the centre store 25x95, together with about 4,000 sq. ft. in basement, to the Robert Griffin Wall Paver Co., and about 2,500 sq. ft. on 2d floor to the Metropolitan Life Ins. Co., and the same amount of space to the Prudential Life Ins. Co., for district offices.

GEORGE W. BRETTELL leased for Andrew Davey to William Grossman of 146 West 28th st the store in 2231 3d av, and for M. Harowitz to William Backer the store in 2196 3d av for the estate of Theodore Smith to M. De Palma for a term of years the two-family house 428 East 120th st.

THE CROSS & BROWN CO. leased the 3d floor in the building at the northeast corner of Broadway and 62d st to the Detroit-Cadillac Motor Co., of 305 West 59th st, and the top floor of 531 to 537 West 21st st to the Goodyear Tire & Rubber Co., of 1972 Broadway.

THE CROSS & BROWN CO. leased for the Jandorf Automobile Co. to A. Elliott Ranney Co., of 1700 Broadway, the 5th floor in 3 to 7 West 61st st.

THE CROSS & BROWN CO. leased the corner store and entire 2d floor in the building at the northeast corner of 67th st and Broadway to the J. I. Case Threshing Machine Co., of Racine, Wis. This is the space formerly occupied by the American Locomotive Company as salesrooms and offices for Alco cars.

THE CROSS & BROWN CO. leased for the Posada Realty Co. to the Henschel Tire & Rubber Co., of 1697 Broadway, the two stores in 1675A and 1675B Broadway for a term of years.

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THE DUROSS CO. leased the store in 146 West 15th st to Carl Edison; the 2d loft in 139 Franklin st to Dr. W. W. Brinkham, and the store and basement in 134 Greenwich st to Yobalem & Diamond.

THE J. C. EINSTEIN CO., INC., in conjunction with Frederick Southack & Alwyn Ball, Jr., leased in the Builders Exchange at 29 to 35 West 32d st, running through to 33d st, the 8th loft to J. A. Goldstein & Co., of 37 West 20th st, for a term of years.

DOUGLAS L. ELLIMAN & CO., in conjunction with J. P. Whiton Stuart Co. leased 22 East 50th st, a new 5-sty American basement dwelling on a lot 18x100, for Mrs. J. Russell Soley to Charles H. Sabin, vice-president of the Guaranty Trust Co.

DOUGLAS L. ELLIMAN & CO., in conjunction with Connor Lawrence, leased for a term of years the Stephen Brown mansion fully furnished at 154 East 70th st, to Frederick W. Gordon, a prominent resident of London, England. This house is extraordinary in many ways, and is one of the finest houses in New York east of Park av, having a frontage of 40 ft., covering nearly the entire lot, which is 100 ft. deep. It was built several years ago of the very finest construction throughout, and although not a corner, has a side light on the west. It has a Gothic front, also a private garage connected with it. It has been held at \$15,000 per year rental, and the figure obtained was very close to this amount.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 12 rooms and 4 baths in 929 Park av to Robert E. Binger; an apartment in 110 East 70th st to George S. Leiner; also a large apartment of 14 rooms and 4 baths in 246 West End av to Wallace Edinger, and a furnished apartment in 995 Madison av for Frank Gulden, to Miss Alice Hurd.

DOUGLAS L. ELLIMAN & CO. leased for a term of years for the Lawyers Title Insurance & Trust Co., 1620 Madison av, a new 5-sty English basement dwelling on a lot 32 ft. front, to Richard Trimble, treasurer of the United States Steel Corporation. This house is one of the group of three fine private houses recently erected by the Charles Buek Construction Co. at the southwest corner of 79th st and Madison av, the largest of which, 20 East 79th st, was sold last spring through the same brokers before completion, at approximately \$350,000, to Dudley Olcott, 2d, vice-president of the Central Trust Co. This leaves only the small corner house to be disposed of.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. H. Van Rensselaer Kennedy her residence at 40 East 52d st, furnished, for the New York Central Railroad.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 12 rooms and 4 baths in 969 Park av, to Mrs. John Wells, who recently sold her residence at 52 East 25th st, which is one of the last remaining residences in that district; also leased an apartment of 14 rooms and 4 baths in 246 West End av to Mrs. Charles E. Schafer; an apartment in 178 East 70th st to Mrs. G. B. Freeborn; also an apartment in 274 Madison av to A. N. Lawrence, and a large duplex apartment in 823 Park av for Payson McL. Merrill, to William Allen Adriance.

J. B. ENGLISH leased for a term of years for H. W. Krumwiede the 4-sty high stoop brown stone dwelling at 345 West 55th st to Mrs. J. Lloyd; also the entire upper part of 167 West 49th st to Margaret Smith; also the entire upper part of 109 West 47th st to the Vatel Club.

J. ARTHUR FISCHER leased for Edward Margolies to Minnie Katz the 3-sty dwelling at 254 West 46th st for 3 years; also for Richard Scomodau the 3-sty dwelling at 255 West 36th st to J. Talletti for a term of years.

THE FRANK L. FISHER CO. leased for Oscar Kress and Marion B. Kress the 3-sty dwelling at 238 West 76th st.

B. FLANAGAN & SON leased 179 West 97th st, a 3-sty high stoop brownstone private dwelling to Mrs. Alice Dunn for 3 years; 143 West 97th st, a 4-sty high stoop brick dwelling, to Mrs. Minnie Hungerford for 3 years.

M. & L. HESS, INC., leased, in conjunction with George Neiman, the 4th loft in 151 and 153 West 19th st, to the National Hand Embroidery Co., of 228 Columbus av.

M. & L. HESS leased for the Ball Realty Co., the 1st and 3d lofts in 36 and 38 West 37th st, to B. Blosser's Sons, of 54 Bleeker st; also leased the 6th loft in 121 and 123 East 24th st, to the American Art Association, of 6 East 23d st.

EDWARD J. HOGAN leased to Peck & Peck, hosiery retailers, the north store in the Kip house at 488 5th av, for five years, at a rental of over \$50,000. The building is being extensively altered by A. Stern & Co., who have a lease on the property, and will occupy the remainder of the building.

JOHN J. KAVANAGH leased for Seth M. Milliken, 70 East 90th st, a 3-sty dwelling, on lot 17x100.8½, to Philip H. Morris; for Mrs. Bolton Hall, 51 East 91st st, a 3-sty dwelling on lot 18x100.8½, to Dr. Julius Halpern; also apartment in the Walmore, 51 and 53 East 78th st, to Edgar C. Leycraft; also apartment in 3 East 84th st for Augustine Walsh to Davis Crutchfield; also apartments in 133 and 135 East 73d st to Mrs. W. J. Srymsler; also apartment in Kings Court, 1190 to 1196 Madison av, to Thos. F. Falvy.

JOHN P. LEO, JR., leased stores in the St. Nicholas Building at Amsterdam and St. Nicholas av, 162d and 163d sts to the following: Samuel Schutzman, of 2082 Amsterdam av; O. Morali, N. Spiegler, Madam Jeanette, R. Feinberg, H. Rega; also leased offices in the St. Nicholas Building to Dr. Conzelman, of 502 West 163d st; Madam Volphy, Century Parquet Floor Co., I. Braveman, of 280 Audubon av, and Lawrence Studio; also the following private dwellings: at 457 West 162d st to J. Williams; 519 West 162d st to E. Mallack; 521 West 162d st to H. Raleigh; 523 West 162d st to Agnes Wallace; and the store in 2071 and 2073 Am-

sterdam av to Messer & Wald, of 2069 Amsterdam av, and in 2079 Amsterdam av to B. Bloch.

WEBSTER B. MABIE & CO. leased in the building at 112 and 114 East 19th st, to Jacques Wolfe & Co. offices and salesroom on the 4th floor; to Rokasbro Hirano, Japanese importations; room on the 6th floor; to the Hansa Novelty Co., of 112 East 19th st, offices on the 7th floor; to H. D. King, rooms on the 7th floor for illustrating; to Adolph Hertz, of 775 Broadway, on the 8th floor, salesroom for neckwear; to H. W. Probst, on the 8th floor, salesrooms for buttons.

WEBSTER B. MABIE & CO. leased at 112 East 19th st the 2d floor to the Standard Lace Co.; at 9 West 31st st the 6th loft to the S. E. Manufacturing Co.; also space to Harry Lieberman & Co. and at 45 West 34th st offices to B. Sweyd & Co. and A. Jacobs.

SAMUEL H. MARTIN leased for Thomas Simpson offices in the southeast corner of Broadway and 67th st to the Stony Wold Sanitorium Corporation, of 118 West 69th st.

MAX MAYER has leased from Israel Unterberg about 11,500 sq. ft. of space on the 9th floor of 352 4th av, running through to 53-59 East 25th st.

GEORGE MILNE leased the 6-sty building at 153 to 157 5th av for a term of 10 years to L. D. Bloch & Co., importers of bric-a-brac, stationery and lamp shades. The lessees are now located at 44 West Broadway, where they have been established for the past 25 years. The 5th av building is owned and until recently was occupied by Charles Scribner's Sons. It has been held at \$20,000 per year.

WILLIAM R. MOORE rented the top loft in 53 West 46th st to Ida Milton; also part of 3d loft in 53 West 46th st for Mme. Jeannette; also the store in 102 West 47th st for I. Morris; also the 3d floor in 75 West 46th st for A. Gersch, and the store in 807 3d av to Schuerer and Robe.

J. P. & E. J. MURRAY leased the 3-sty dwelling at 119 East 114th st for Osk & Edelstein to A. De Cesare.

J. P. & E. J. MURRAY rented for Anthony Mancini the 3-sty dwelling at 228 East 117th st.

OGDEN & CLARKSON leased to clients the southeast corner of 5th av and 130th st and 221 West 34th st for a term of years.

S. OSGOOD PELL & CO. leased a suite of offices in the Ritz Chambers, the new physicians' building at the southwest corner of Madison av and 48th st, to Dr. William Dunlop, of 20 West 47th st.

PEASE & ELLIMAN leased the following residences: 304 West 107th st to Foster Crampton; 159 East 78th st to J. J. Reilly; also leased for the United States Trust Co., as trustees for the estate of the late Ferris Thompson, the American basement residence at 297 Madison av, to the Aero Club of America; also leased the store in 20 East 48th st to Madame Susanne, representing the firm of Anne Austen, Ltd., of 61 New Bond st West, London, England, dealers in antique furniture, china, bric-a-brac, house decorations, etc; also leased apartments as follows: In 27 East 62d st to Mrs. Walker E. Smith; in 200 East 58th st to A. W. Church, Miss Jeanne Eagles and M. C. Reynolds; in 46 East 41st st to R. L. Maynard; in 112 East 17th st to M. T. Linden; in 56 West 11th st to B. C. L. Jervis, and R. J. McClelland; in 555 Park av to Foster Milliken and Charles Orvis; in 555 Park av to both Frederick Cromwell and Seymour L. Cromwell; in 144 East 40th st to Loomis H. Taylor; in 565 Park avenue to C. H. Reisinger; also leased for Jules Montant his residence at 36 West 49th st to Col. W. G. Bates.

PEASE & ELLIMAN leased for Mrs. Robert D. Graham the 20-ft. 4-sty modern American basement dwelling at 163 East 64th st to Grafton H. Pyne; 36 West 50th st, a private dwelling, on lot 20x half the block, for Mrs. L. O. Boynton to Mrs. E. L. Walsh; leased a loft in 431 5th av for Dempsey & Carroll to the Old Masters Art Society; also leased an apartment in 60 West 39th st to Mrs. H. Thomas, and an apartment in 601 Madison av for the Madison Chambers Co. to Miss A. E. Schmidt.

PEASE & ELLIMAN leased to the Atlas Button Works, of 13 Crosby st, for the estate of John H. Taylor in 20 to 26 West 22d st the entire 3d loft for a long term of years.

THE JOHN P. PEEL CO. leased for Leon Dryer to Hart Brothers of 148 West 20th st for 10 years the building at 228 West 20th st to be used for a stable and garage; also for the Mildon Realty Co. the dwelling at 400 West 22d st to Marie Fasano, and for the Mildon Realty Co. the dwelling at 402 West 22d st to Margaret Schultz.

POST & REESE leased furnished, for the winter months, the 5-sty American basement dwelling at 908 5th av, the residence of Mrs. James Abercrombie Burden to Mrs. John F. Dryden, widow of the former president of the Prudential Life Insurance Co.

THE REALTY HOLDING CO. leased, through Carstein and Linnekin, Rooms 1410 and 1411, on the 14th floor of 432 4th av to Olds, Wortman & King, of Portland, Ore.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented for a term of years the store in the Lorraine Hotel, 541 5th av, for the Lorraine Co., to Clement, hairdressers, formerly at 12 West 33d st.

WILLIAM J. ROOME & CO., INC., leased the store in 209 West 34th st to Abraham Isner; also the store in 48 West 26th st to Leopold Gassner, dealer in furs and skins.

THE M. ROSENTHAL CO. leased space in 134 to 142 West 29th st to B. Leibowitz & Co., of 88 University pl.

ALEXANDER J. ROUX & CO. and Cerstein & Linnikin leased the 5th floor in 133 5th av to the Lace Selling Co., of 32 Union sq.

ROYAL SCOTT GULDEN leased the basement store in 41 West 45th st to Maja Kunoltz & Co., and a floor in 348 Madison av to Bernadine.

LOUIS SCHRAG leased for Robert A. Cheseborough, the 5-sty dwelling at 458 West 23d st to Frances Macginn, for a term of years; also for Bernard Courtney, a store in 448 6th av to Benjamin Weiner, of 187 Park Row.

SCHINDLER & LIEBLER leased for Helen Sweeny the 3-sty dwelling at 216 East 78th st for a term of years to a client for occupancy.

SCHINDLER & LIEBLER leased for the Estate of James A. Tyler the 3-sty dwelling at 163 East 93d st to a client for occupancy.

H. C. SENIOR & CO. leased space in 2000 Broadway to the Brown Scientific Tube Co.

SETON HENRY & DOUGLAS GIBBONS leased the dwelling at 35 East 49th st, furnished, to C. W. Hammill, and the dwelling at 127 East 64th st, furnished, to Hinman Bird; also offices in 123 William st to M. B. Greenberg, of 55 John st; in 20 Vesey st additional space to the Burroughs Adding Machine Co., of 20 Vesey st; in 14 Barclay st a loft to the Royal Ribbon and Carbon Co., of 14 Barclay st, and to the Tyre Service Co., offices in the Motor Mart Building, Broadway and 62d st; also an apartment in 787 5th av to Thomas F. Victor; to Charles Hull, Jr., in 55 West 95th st.

SHAW & CO. leased the following dwellings: 304 West 138th st, for Thomas A. Roe to G. C. Lowenthal; 262 West 130th st, for Thomas O'Reilly to Emma A. Dick, and 29 West 127th st for Emily Benson to Henry Robinson.

SHAW & CO. leased the following dwellings: 5 Mt. Morris Park West for Anna M. Ford to Dr. M. J. Schwerd; 318 West 138th st, for John J. Spowers to Albert Susemihl; 4 West 128th st, for the American Baptist Home Mission Society to Frank Masterson.

HERBERT A. SHERMAN leased for the New York Trust Co., as trustee, to the Citizens' Fusion Committee, the 5-sty building at 29 Union sq, on a lot 32.6x141.10. The ground floor store will be used by the John Purroy Mitchel Mayorality League, and the four upper floors will be covered with a large illuminated banner.

FRED'K SOUTHACK & ALWYN BALL, JR., leased for a long term of years for Mrs. Emily B. Hopkins, a floor in the Builders' Exchange, at 29 to 35 West 32d st, running through to 30 to 34 West 33d st, to Cornelius J. and John H. O'Hern of Boston.

HENRY TRENKMANN leased a loft in 187 Lafayette st to Trenkmann Bros., of 181 Lafayette st.

E. A. TURNER leased for Jefferson De Mont Thompson the store in 28 East 28th st, to B. Trivoli, jeweler, formerly of 12 Metropolitan Building.

UNGER & WATSON, INC., leased the private dwelling at 224 East 52d st for a term of years to Irene Sraisky; also an apartment in 625 Lexington av to Ronald G. Calder.

UNGER & WATSON, INC., leased for Alexis and Maurice Lee to Frances Fordham the dwelling at 320 East 51st st.

D. F. URQUHART & CO. leased for J. Reilly, the corner store at 551 West 174th st, to the Staten Island Cleaning & Dyeing Co. Est., and for the Harvey Realty Co. the corner store at 301 West 127th st to Cano Fazio.

CHARLES B. VAN ALEN leased space in 103 William st to Charles A. Rogers, of 91 William st; in 95 William st to Edward Cluff, of 72 William st, and in 48 Roosevelt st to Leone Sittele.

VAN NORDEN & WILSON leased for the Whiting Development Corporation, the 9th loft in 29-33 West 35th st to Joseph Brecher, for a term of years. Also for the Real Estate Management Co. an apartment in 49 East 58th st to Mrs. G. W. Angell.

J. G. WHITE & CO. leased to Charles Welland, Inc., of 149 Chambers st, space in 375 and 377 West Broadway; to the Crescent Towel Supply Co., of 171 Duane st, the 1st loft in 60 and 62 Warren st; to the Union News Co., the store and basement in 111 Reade st; to Craig Coffee Co., of 48 Fulton st, the store in 187 Greenwich st, and to A. C. Bosselman & Co., of 114 East 16th st, the top loft in 1 and East 13th st.

Bronx.

SOUTHERN BOULEVARD, 1501-1503, 5-sty new law apartment, with stores, on plot 37.6x100, reported sold by Charles H. Zumbuehl to an investor.

Brooklyn.

CHARLES E. RICKERSON leased 540 1st st, a 3-sty limestone dwelling, for Louis Bonert to a client for a term of years; also 56 St. Johns pl, a 3-sty "V" front brownstone dwelling, for a client to George Beere for a term of years.

HENRY PIERSON & CO., INC., leased the following houses: 622 Carlton av, a 3-sty dwelling, for Mrs. L. Craves; 149 St. Marks av, a 2½-sty dwelling, for Theodore Lutkens; 236 St. Johns pl, a 3-sty dwelling, for Mrs. McGovern; 246 St. Marks av, a 2-sty dwelling, for Mr. Schaefer.

Queens.

THE LEWIS H. MAY CO. leased at Edgemere, L. I., for Mrs. Josephine Solomon, the Edgewater Hotel, fronting on the ocean, at the foot of Beach 29th st, formerly Dickerson av, for a term of years, to Miss Fannie Eichler, at a total rental of \$25,000.

Suburban.

KENNETH IVES & CO. leased to John B. Trevor the residence of Mrs. George M. Cumming in Eroadway, Irvington-on-Hudson; also to Robert R. Reed a cottage in Barney Park, Irvington, and to D. W. Hewitt the De Muralt cottage at Dobbs Ferry-on-Hudson.

PEASE & ELLIMAN leased for Pliny Fisk, the banker, the dwelling in Hewlett av, just off Forest av, at Rye, N. Y., which he recently acquired and remodelled in Colonial style, with about 3½ acres of land, to Henry Lockhart, Jr. Besides Mr. Lockhart's other large business interests, he is identified with the manufacture of motor cars as president of the Simplex Automobile Co. Through the same brokers, Mrs. Helen V. V. Maitland let her country place, known as Valley View Farm, containing approximately 17 acres, and situated on Quaker Ridge, near Mamaroneck, N. Y., to Melville E. Stone, head of the Associated Press.

WORTHINGTON WHITEHOUSE leased to Frederick Lewisohn for Henry F. Godfrey his country estate at Old Westbury, L. I., facing in Old Westbury rd. The property consists of about 25 acres with an Elizabethan house, large stable and garage.

REAL ESTATE NOTES.

JOHN P. LEO, JR., has been appointed agent of 2125 Amsterdam av and 48 Grand st.

OGDEN & CLARKSON were the brokers in the recently reported sale of 219-23 East 44th st.

F. C. KUEHN, formerly with Schmeidler & Bachrach, is now connected with the M. Rosenthal Co.

W. C. MacNAUGHTON, formerly connected with Charles F. Noyes Co. is now associated with Cross & Brown Co.

J. B. ENGLISH has been appointed agent for 1648 and 1650 Broadway, 776 to 780 7th av, 238 West 49th st, 147 West 48th st, 129 West 45th st, and 306 to 310 East 108th st.

WILLIAM J. NOLAN, of 5 Beekman st, is now associated with J. & A. Scharsmith. The new firm will be known as Scharsmith & Nolan, with offices at 2645 Jerome av, at Kingsbridge rd.

GEORGE F. WILCOXSON, president of the Grunert Realty Corporation and the D. A. Cushman Realty Corporation, both with offices at 172 9th av, died suddenly Sunday, at his home in Summit, N. J. He was 57 years old.

LEON S. ALTMAYER has negotiated a first mortgage of \$17,000 for 3 years at 5 per cent. interest per annum on the 3-sty and basement

Opportunities for Profit on Special Sales Day

Our forefathers walked down Broadway with the price of the Flatiron site jingling in their pockets—and bewailed the fact that the Real Estate market

was dead—that there was no money to be made.

There are properties that will be sold on my

SPECIAL SALES DAY

ON

Thursday, Oct. 30th

at 12 o'clock noon, at Exchange Salesroom, 14 Vesey Street, New York City,

that will seem equally astonishing value some years from now in the light of the present market.

If you think that Real Estate opportunities are past history, read through our booklet, and see the kind of Real Estate THAT HAS TO BE SOLD AT AUCTION FOR SOME IMPERATIVE REASON on October 30—and that will undoubtedly be sold way below its present value.

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Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M., Friday.

FOR SALE—STEEL FABRICATING PLANT, 20,000 ton annual capacity. Within 30 miles of New York City. Modern Steel Building and Crane Runway; 100' 0" x 670' 0"—2—15 ton Niles Cranes. All modern tools and equipment. For information write Box No. 164, care Record and Guide.

REAL Estate Broker, experienced in renting Fifth Avenue section above 23rd Street, now employed, wants position with active firm. Box 172, Record and Guide.

AGGRESSIVE, capable young man, 26, now with reputable house, 6 years' experience renting and collecting, desires connection, preferably in mid-town section, nominal salary. Best references. Box 170, Record and Guide.

REAL Estate man for past ten years managing property for one of largest concerns in city is open for engagement. Salary \$2,000. Box 174, Record & Guide.

STENOGRAPHER, rapid, accurate, several years with largest real estate operator, desires position in a real estate office. Salary no object. Box 178, Record and Guide.

(Real Estate Notes, Cont'd.)

brick business building known as 1863 Amsterdam av.

HENRY GUCKER, a real estate dealer of 48 West 120th st, died last week after a short illness. He was born in this city 59 years ago, and was a member of the Arion Society, the German Liederkranz, and the Erinnerungs Verein.

THE LEASE reported in last week's Record and Guide, of the large store in the St. James Building, to the Public Bank, calls for a rental of \$25,000 per year for 15 years, or an aggregate rental of \$375,000. The brokers were Goodale, Perry & Dwight, Inc.

TEN PLOTS averaging a little more than an acre each, located in Tuckahoe rd, between Bronxville and Tuckahoe, and known as Rockledge, will be offered at auction on Oct. 18 at 2.30 p. m. by Joseph P. Day, for the estate of Sarah M. Odell. The sale will be held on the premises, rain or shine.

UNGER & WATSON, INC., signed a contract with Carrie Schwab for the management of the apartment house situated at the northwest corner of 57th st and Lexington av. This building was recently altered into apartments of two and three rooms and bath and is now fully rented with the exception of two apartments.

COMMISSIONER OF PUBLIC WORKS GEORGE H. TILSON spoke on Monday night to the members of the Kings Highway Board of Trade at their regular monthly meeting, held at East 17th st and Kings highway, Brooklyn. The subject was "Public Utilities," and he told of street, sewer and water troubles and the effect civic organizations could have upon them.

ON COLUMBUS DAY, October 13, the Jere Johnson, Jr., Co., will offer at auction at 2 p. m., on the premises, rain or shine, 116 building lots situated in Woodhaven, Bigelow and Thrall avs, and in Fulton st at Woodhaven, L. I., two blocks south of Jamaica av and one block north of Atlantic av. During the last few years Woodhaven has shared with Ridgewood the honors of a remarkable building movement.

A GAYNOR MEMORIAL.—Dr. William H. Hale of Brooklyn has written to the Board of Estimate, suggesting the erection of a public bath building in Brooklyn as a memorial to the late Mayor. The letter was referred, on Thursday, to the Corporate Stock Budget Committee. The communication from the Northwestern Bronx Property Owners' Association, requesting an appropriation for the drainage and filling in of the swamp land at the southern end of Van Cortlandt Park, east of Broadway, for the purpose of exterminating mosquito breeding areas, was referred to the Comptroller.

AT THE CONTINUATION SALE last Saturday afternoon of property in the new section of Eelle Harbor, conducted by the Jere Johnson, Jr., Co., there was an attendance of about 300. Sixty-eight lots were sold for a total of \$30,535, an average of \$449 a lot. The remaining 17 lots were reserved by the owners. There were 22 purchasers, among whom were M. E. Copleas, J. N. Conolly, Dunn & Sheridan, C. J. Washburn, A. Findley, Hatch Cazan Company, J. J. Little, J. O. Kaiser, T. M. Manning, R. Maas, F. W. Messlor, H. Croft, L. J. Mulligan, A. Neu, T. W. Rodman, A. S. Blanton, W. Rause, H. F. Sibbert, J. C. Smith, E. L. Sanger, M. P. Turten and H. W. Winters.

Real Estate Appraisals.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings:

ESTATE OF VIRGINIA BOYD—premises at 2308 Aqueduct av, valued at \$12,000.

ELIZABETH KELTER—118-120 10th av, \$48,000.

ANNA UNGER—8 East 94th st, \$48,090; 46 East Houston st, \$73,000; premises on Bolton road, section 8, block 2256, lot 588, \$17,000.

CONRAD SIEMON—338 East 6th st, \$25,000.

STATEMENT OF THE OWNERSHIP MANAGEMENT, ETC.,

of
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Known bondholders, mortgagees and other security holders, holding 1 per cent. or more of total amount of bonds, mortgages or other securities—None.

RECORD AND GUIDE CO.,

Walter D. Gregory, Bus. Mgr.

Sworn to and subscribed before me this first day of October, 1913.

HENRI DAVID,

Notary Public, New York County, No. 136,
Register's No. 4153.

Certificate filed in New York County.
(My commission expires March 30, 1914.)

A MIDTOWN real estate firm is looking for an active man, a college graduate preferred, experienced in management of property, who can handle a growing agency business. An interest in the business will be given to the right man. In replying state qualifications. Address Box 173, Record and Guide.

WANTED—A man who knows steam and electrical and consulting mechanical engineers well enough to get inside information. Address with full particulars of experience, etc. PERMANENT, Box 176, care Record and Guide.

A VARIED BUDGET.

Manhattan, Bronx and Mt. Vernon
Properties to Go to the Highest
Bidders.

Joseph P. Day will conduct his next Special Sales Day on Thursday, October 30th, at twelve o'clock noon, at the Exchange Salesroom, 14 Vesey street, N. Y. City.

The offering comprises a diversified list of properties, among which are included "The Shelburne" apartment house, a six-story modern fireproof elevator building at the northeast corner of 176th street and Audubon avenue, and No. 2024 Madison avenue, between 128th street and 129th street, a three-story brownstone front private dwelling, both of which will be sold to close the estate of J. M. Robinson.

The estate of Bertha Heidelberger will offer at the sale the "Buckingham Palace," a high-class semi-fireproof elevator apartment house at 547-553 West 147th street, near Broadway; the "Blenheim Court," a high-class, six-story elevator apartment house at the northwest corner of St. Nicholas avenue and 177th street, and Nos. 347-349 West 44th street, between Eighth and Ninth avenues, two five-story tenements.

Another important parcel in the offering is the southwest corner of Intervale avenue and 165th street, Bronx, a five-story, new-law tenement with six stores, and all improvements.

Other parcels to be offered on the same day are 356, 358 and 379 East 135th street, between Willis and Alexander avenues, three 3-story private dwellings to be sold in separate parcels; No. 535 West 54th street, running through to 528 West 55th street, between 10th and 11th avenues, one 4-story and one 2-story building; and No. 134 Rich avenue, between Clinton place and east Sidney avenue, Mt. Vernon, N. Y., a 2½-story frame dwelling on a plot 75x125.

Odell Estate to Be Sold at Auction in
Acre Plots.

For the past thirty-eight years the property on Tuckahoe road, between Bronxville and Tuckahoe, known as "Rockledge," has been in the Odell family. One hundred and ten years ago the great-grandfather of the present Odell built the old homestead, which adjoins the property, and which at one time was part of it. The remainder of the estate has been divided into ten plots averaging a little over an acre each, and they will be sold at public auction, first separately and then as one parcel, on Saturday, October 18th next, at 2.30 P. M., on the premises, rain or shine, by Joseph P. Day.

Immediately behind "Rockledge" are the developments of Mohegan Park and Colonial Park. These developments have never had the desirable Tuckahoe road car line frontage, because the "Rockledge" property had cut off the developments in that direction. Recently the city has cut through one of the streets, known as Iroquois road, which is the continuation of Cross street.

The Tuckahoe car line, which passes the property, is about five minutes' ride from the Tuckahoe station of the Harlem Division of the New York Central Railroad to the property. Tuckahoe is about thirty-five minutes by express from Grand Central.

Three buildings on the property will be sold at the same time. The house, on Plot No. 4, is a handsome three-story frame structure, situated on a hill and commanding a fine view of the surrounding country. It is approached by a wide carriage drive, and has well-kept lawns. There is a fountain on the property which is not in operation at the present time. At the entrance of the property are two stone gate posts, on one of which is marked the title "Rockledge." On each side of the posts are odd shaped "umbrella trees," which have been planted by the owner. The plot has a frontage of two hundred feet on Tuckahoe road.

The dwelling, which has a stone cellar, has an entrance hall with an open fireplace; den with open fireplace; large parlor with open fireplace and large bay window; a dining-room with an open fireplace, and a kitchen on the ground floor; five rooms, bath and toilet on the second floor; and six rooms on the third floor. It is heated by steam heat, and lighted by gas.

The second house, located on Plot No. 2, is a 2½-story frame dwelling with a brick cellar, and contains a dining-room, a parlor with an open fireplace, a kitchen and a pantry on the ground floor; four bedrooms, bath and toilet on the second floor, and two rooms in the attic. The plot has a frontage of 175 feet on Tuckahoe road.

A substantially built barn is located on Plot No. 3. It is an attractive frame structure, and can easily be remodeled into a nice dwelling. It is two stories in height, and contains seven open stalls, a large carriage room, a harness room, and two rooms upstairs. It is supplied with running water.

There is a large public school, stores of all descriptions and churches within a short walking distance of the property. A short distance from the property is Central Park avenue, a continuation of Jerome avenue, a state highway used for automobile traffic. Bronx Valley Parkway, now under construction will be about one-quarter of a mile away. It begins at Kensico, just above White Plains, about six miles from the New York City line, and extends to Bronx Park at the outlet of the Bronx River. The property will therefore be between two important state highways.

34th Street Tenements in Partition.

Next Tuesday, October 14th, at twelve o'clock noon, at the Vesey Street Salesroom, Joseph P. Day will offer at Supreme Court Partition Sale by instructions from Algernon S. Norton, Esq., Referee, Nos. 238 and 340 East 34th street, between First and Second avenues.

The properties, each standing on a lot 23x 98.9, are two 5-story tenements, and are practically surrounded by excellent transit facilities. The 34th street cross-town cars pass the property, the Second avenue "L" station is half-a-block away, and the Long Island City Ferry is at a distance of about 450 feet.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertiséd Legal Sales.

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

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Oct. 10, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

*Essex st, 29, ws, 76 n Hester, 25x44, 5-sty bk tnt & str; due, \$2,780.23; T&c, \$1-230.52; sub to mtg \$10,500; Rudolph Wal-lach Co. 17,000

Freeman st, 861 (), ns, 60 e Chisholm, 30x85, 3-sty fr tnt & str; due, \$1,010.89; T &c, \$957.45; Caroline F Searle. 9,500

*West st, 140-41, es, 43.10 n Vesey, 37.5x 61.7x—, 2-3-sty bk loft & str bldgs; vol-untary; bid in at \$37,000.

*32D st, 120 E, ss, 165 w Lex av, 20.5x 98.9, 4-sty bk stable; voluntary; bid in at \$39,500.

*33D st, 303 W, ns, 100 w 8 av, 20x98.9, 3-sty & b stn dwg; voluntary; bid in at \$27,750.

*35TH st, 41 W, ns, 375 e 6 av, 18.9x98.9, 4-sty stn bldg & str; voluntary; bid in at \$64,000.

*46TH st, 631-5 W, ns, 400 w 11 av, 75x 100.5, 3 & 4-sty bk stable; Jas C Milligan. 38,200

*87TH st, 526 E, ss, 311.6 e Av A, 18.3x 62.9, 3-sty & b stn dwg; voluntary; bid in at \$8,000.

102D st, 322 E (), ss, 275 w 1 av, 25x 100.11, 5-sty bk tnt; due, \$16,161.93; T&c, \$387; Eliza C Farnham. 10,000

*122D st, 329 E, ns, 275 w 1 av, 21x100.11, 4-sty bk tnt; voluntary; bid in \$7,500.

*130TH st, 601-7 W, ns, 75 w Bway, 100x 99.11, 2 & 3-sty bk factory; voluntary; bid in at \$45,000.

*145TH st, 239-53 W, ns, 100 e 8 av, 206x 99.11, 4-6-sty bk tnts & str; voluntary; withdrawn.

Convent av, 32S (), ws, 79.11 n 143d, 20 x100, 4-sty & b bk dwg; due, \$4,415.12; T &c, \$181; sub to 1st mtg \$15,000; Colonial Bank. 15,400

Ellis av, 2031 (), ns, 94.8 e Tremont av, 25x108; due, \$2,080.33; T&c, \$272.88; sub to 1st mtg \$5,000; Fritz Doll et al. 5,500

Pilgrim av (), ws, 125 s Tremont rd, 25x95; due, \$1,198.60; T&c, \$25; Anna Rose. 650

*Pleasant av, 382, es, 33.7 n 120th, 16.10x 71.3, 4-sty & b stn dwg; voluntary; bid in at \$6,550.

Zerega av, 1433 (), ws, 150 s Lyon av, 25x100; due, \$4,409.46; T&c, \$434; Bronx Savings Bank. 5,000

HENRY BRADY.

Kelly st, 831 (), ws, 186 n Longwood av, 40x100, 5-sty bk tnt; due, \$6,781.05; T &c, \$765.70; sub to a mtg of \$27,000; Max Bernstein. 34,000

109TH st, 306 W (), ss, 138 w Bway, 25 x100.11, 5-sty & b bk dwg; due, \$45,105.45; T&c, \$380.16; Jesse S Henssler. 21,645

Topping av, 1762-4 (), es, 255 s 175th, 40x95, two 2-sty bk dwgs; due, \$16,028.58; T&c, \$380.16; Jesse S Henssler. 21,645

Washington av, 1015 (), ws, 125 s 165th, 25x96.7x—x96.6, 2-sty fr dwg; due, \$3-867.72; T&c, \$306.46; City Real Estate Co. 3,000

2D av, 634 (), es, 41.11 s 35th, 18.11x 72, 4-sty bk tnt & str; due, \$11,824.32; T &c, \$398.14; Farmers Loan & Trust Co, trste. 11,000

HERBERT A. SHERMAN.

Union av, 517-9 (), ws, 103.7 n 147th, 39x100, vacant; due, \$3,460.08; T&c, \$567; sub to 3 mtgs aggregating \$19,150; Prospect Investing Co. 4,250

*Union av, 521-9, ws, 142 n 147th, 157.1x 100, 3-5-sty bk tnts; withdrawn.

SAMUEL MARX.

East Broadway, 236 (), ns, 188.7 e Clin- ton, 23.11x108.6 to Division (No 225), 4- sty bk tnt & 7-sty bk loft & str bldg; also DIVISION ST, 219, ss, 117.2 e Clinton, 23.10 x— to East Bway (No 230), 6-sty bk tnt & str & 4-sty bk tnt; due, \$10,557.79; T&c, \$50; sub to pr mtgs aggregating \$75,000; Harvey I Underhill. 85,000

*Southern blvd, es, 550 s Jennings, 25x 100, vacant; due, \$6,690.44; T&c, \$132.77; Sarah Gluck. 7,025

D. PHOENIX INGRAHAM.

118TH st, 221 E (), ns, 343.4 w 2 av, 16.8x100.11, 3-sty & b stn dwg; due, \$6-755.43; T&c, \$180.60; Frances C Little. 6,800

J. H. MAYERS.

*Perry av, sec 209th, 125x100, vacant; due, \$1,876.75; T&c, \$725; J B Lamerdin. 7,500

Total	\$311,470
Corresponding week 1912.....	494,335
Jan. 1, 1913, to date.....	41,468,297
Corresponding period 1912....	37,784,565

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CURRENT BUILDING OPERATIONS

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

Contract for Subway Section.

The Public Service Commission has approved the bonds filed by the Snare & Triest Company, and authorized the chairman and secretary to execute the contract awarded to that company on July 15, for the construction of Section No. 1 of Route Nos. 36 and 37, in the Borough of Queens. This contract is for the construction of the junction section of the Queens rapid transit lines at the easterly end of the Queensboro Bridge. The section begins on the bridge plaza near the easterly line of Ely avenue and extends easterly over the plaza to a point at or near Jackson avenue, where the road divides into two branches; one branch curving to the north and extending northerly over Jackson avenue and Second avenue to a point in Second avenue about 300 feet south of the center line of Beebe avenue, where it connects with the line to Astoria, already under construction; and the other branch extending easterly over Queens Boulevard to a point about 270 feet northwest of the westerly line of Van Dam street, where it connects with the line to Corona, already under construction. The section includes a large station on the plaza and also provision for the connection of the Steinway tunnel extension through Ely avenue and other streets from its present terminus to the Queensboro Bridge Plaza. The Snare & Triest Company was the lowest bidder for this contract, at \$650,000.

Hudson Terminal May Be Enlarged.

It was reported during the week that the Hudson Terminal Buildings are soon to be enlarged again with an annex, completing the balance of the block extending from Church to Greenwich street. If carried out, this will make the third extension to be added since the construction of the main buildings.

The first six-story extension was built in 1911 and takes in 35 to 47 Dey street, 28 to 40 Cortlandt street, and 30 Church street. The second extension was erected during 1912, covering 48 Dey street, extending through to Fulton street, Clinton & Russell, 32 Nassau street, are the architects of the building. At their offices on Thursday it was stated that no plans have been prepared for the part now in question. The building is owned by the Hudson & Manhattan Railroad Company, 30 Church street.

Start Big Hotel at Spring Lake.

Guy King & Company, 1513 Walnut street, Philadelphia, Pa., architects, and I. R. Taylor Company, Railroad avenue, Asbury Park, N. J., general contractors for the new hotel to be erected on the beach front at Spring Lake, N. J., will be ready to take bids on all sub-contracts about October 20. Excavating and demolishing is now going on. The building will have a frontage of 270 feet with a depth of 214 feet, five stories in height, and contain 200 bedrooms. The construction will be of brick and frame. The Hastings Square Hotel Company, care of Mrs. S. E. Eurie, Spring Lake, is the owner. A consulting engineer has not yet been appointed. The cost is placed at \$250,000.

Start Large Brooklyn Theatre.

The Borough Operating Company, A. Newburger, president, 1153 Myrtle avenue, owner, will start work immediately for the erection of a high-class theatre on Church avenue near Flatbush avenue, Brooklyn, fronting 164 feet on Church avenue, with a depth of 94 feet. The building will be two stories, of brick, steel and concrete, and afford a seating capacity of 2,000 people. The cost will be \$160,000. The only contracts so far awarded are to Grossman & Rosenbaum, steel; Thomas E. McCormick, excavating, and Simonelli Contracting Company, masonry. The architect has full charge of construction.

Plans for Milk Station.

The McDermott Dairy Company, 127 West 42d street, has had plans prepared for a milk distributing station and stable building to be erected at Broadway and 232d street, in the Dyckman section. Work is to start as soon as contracts are awarded. The building will be the chief headquarters for the distribution of milk in this city and will have private railroad connection with the New York Central Railroad. F. A. Meuron, 31 East 27th street, will be the architect. No contracts have been placed yet.

Plans of W. L. Stoddard Approved.

Drawings prepared by W. L. Stoddard, 30 West 38th street, Manhattan, and G. Lloyd Preacher, of the Dyer Building, Augusta, Georgia, have been approved for the seventeen-story building which the Empire Life Insurance Company is to erect at Augusta, Ga. The cost is estimated at about \$500,000, and bids will be taken by the architects about October 20.

New Sub-Station for Brooklyn.

The Brooklyn Rapid Transit Company, 85 Clinton street, contemplates the erection of a sub-station at Wyckoff avenue and Palmetto street, Brooklyn. The building will be three stories, 50x110 feet, and bids will probably be called for about February 1. The cost is placed at \$100,000.

PERSONAL AND TRADE NOTES.

WALLECH & TERWILLIGER, architects, 11½ West 39th st, have moved to 29 West 33d st.

J. J. O'NEIL, architect, 14 Oakland av, Jersey City, N. J., who has been confined to his bed for the past two weeks with pleural pneumonia, is said to be on the road to a speedy recovery.

H. H. ALTHOUSE, consulting engineer, formerly connected with the Erie R. R. Co., has opened offices for the practice of his profession in the Woolworth Building, No. 233 Broadway, N. Y. C.

KENNETH M. MURCHISON, architect of the new Gedney Farms Hotel at White Plains, N. Y., was the host at one of a number of dinner parties arranged to celebrate the opening of the hotel Oct. 6.

JOSEPH BLOUIN, JR., architect, Tarrytown, N. Y., announces the removal of his offices to 36½ Main st, Vanderbilt Building, that city. He desires to receive manufacturers' samples and catalogues.

RICHARD CARVEL CO., INC., 401 West 59th st, general contracting, announces that after October 15, the offices of the company will be located at 103 Park av, corner of 41st st, Phone Murray Hill 5931-5932.

\$25 REWARD.—The Porter-Hodgson Co. is offering this reward for information leading to the arrest of two men who have been wrong-

fully soliciting subscriptions for the "National Builder," of 537 South Dearborn street, Chicago.

SUPT. RUDOLPH P. MILLER of the Manhattan Bureau of Buildings, delivered a lecture to the alumni association of Mechanics' Institute on Friday evening of this week on fire-proof construction and fire-prevention. The lecture was illustrated with stereopticon slides.

CATSKILL AQUEDUCT.—The headings of the Catskill Aqueduct tunnel under East River, New York City, met on Sept. 27. This most interesting link in the great water-supply tunnel under the entire length of the Borough of Manhattan and a part of the Borough of Brooklyn was completed with no other ceremony than the presence of the Department Engineer in charge of the city tunnel, Walter E. Spear, and the Division Engineer, Lazarus White.

LOUIS GOLD, of 44 Court street, Brooklyn, has incorporated the Concordia Contracting Co., and for the purpose of taking care of his increasing contracting business has associated with him J. S. Glaser, of 124 West Broadway, Manhattan. Mr. Gold claims to have erected over 2,900 buildings in Brooklyn and Manhattan, and J. S. Glaser has specialized in alterations. The Gilsey House, at Broadway and 29th street, Manhattan, was recently remodeled by him.

THE CEMENT PRODUCTS EXHIBITION CO. has announced the appointment of George Low as traffic manager for the Seventh Chicago Cement Show. He will render the same kind of service to the exhibitors, performed during the last several shows by his predecessor, F. E. Guy. Exhibitors are at liberty to avail themselves of the traffic manager's help and advice in shipping, rating, routing, tracing, teaming and delivery of goods for exhibition. At the preliminary drawing for space practically all of the Coliseum main floor was assigned to exhibitors whose applications were filed before July.

THE NATIONAL LIME MANUFACTURERS' ASSOCIATION is issuing to those interested the following bulletins: "Some Remarks on an Accurate Determination of Profits in the Lime Industry," by Alfred D. Warner, Jr.; an address of Arthur Jerome Eddy; "Profit Sharing," by Charles Warner; "The Crossland Lime Kiln; Tests of Commercial Limes," by Warren E. Emley; "Determination of Waste in Lump Lime," by E. N. Conwell; "An Analysis of Financial and Industrial Conditions and Their Explanation," by Wm. E. Carson; "Hard Wall Plaster and Stone Plaster," prepared by the Tonindustrie Zeitung of Berlin; "Labor Saving in Building and Operating Modern Lime Kilns," by E. Schmatolla; "A New Application to a Lime Kiln Producing Lime and Steam at a Minimum Cost," by Ph. J. Daurenheim.

THE OAK FLOOR MANUFACTURERS' ASSOCIATION of the United States, of which William L. Claffey is secretary, with offices in the Hammond Building, Detroit, Mich., is issuing to architects and prospective builders the fifth edition of the booklet entitled "Oak Flooring," in which is described the grading rules for different kinds of oak floors, including tables for computing quantity of oak flooring required, giving standard weights of flooring, how the material is handled, how it should be laid, illustrating the difference between quartered and plain sawed oak, describing how oak floors should be scraped and finished and describing the various finishing most adaptable to this type of floor. It also describes how oak floors should be cared for. The book is accompanied by a folder giving some views of building floored with this material.

THE AMERICAN BLOWER COMPANY, of Detroit, Mich., has purchased the entire Air Washer interests, including patent rights, of the McCreery Engineering Company, engineers and manufacturers of air-purifying apparatus, formerly of Toledo, Ohio, and later of Detroit, Mich. The McCreery purifying, cooling and humidifying equipment will hereafter be exclusively manufactured and sold by the American Blower Company under its trade-mark—"Sirocco."

OBITUARY

THOMAS McGRATH, general contractor, who has been well known in Brooklyn building circles for nearly fifty years, died Wednesday, Oct. 8th, at his home, 347 Willoughby av, aged 74 years.

SAMUEL BOORMAN, mason and general contractor, died at his home, 3917 Seventh avenue, Brooklyn, Thursday, Oct. 2. He was born in Cranbrook, Kent, England, about 60 years ago and had been in the building business in Brooklyn for about twenty-five years.

RALPH ROOKSBY, who was formerly connected with the late Henry Dickson, general contractor, 22 Clinton street, Newark, N. J., and son of Walter Rooksby, superintendent of the Builders' & Traders' Exchange of Newark, died last week at New Orleans, La.

CHARLES M. RUGGLES, general contracting agent for Isaac Tannenbaum & Co., died at his home, 130 Greene avenue, Brooklyn, Sunday, Oct. 5, aged 60 years.

TRADE SOCIETY EVENTS.

CEMENT USERS.—The tenth annual convention of the National Association of Cement Users will be held at Chicago, Ill., Feb. 16-20, 1914.

AMERICAN ROAD BUILDERS' ASSOCIATION.—Secretary, E. L. Powers, 150 Nassau st, New York. Annual convention, Dec. 9-12, at Philadelphia.

AMERICAN ELECTRIC RAILWAY ASSOCIATION will hold its annual convention at Atlantic City, N. J., Oct. 13-17. Secretary, H. C. Donecker, 29 West 39th st, N. Y. C.

TOOL BUILDERS.—The annual convention of the National Machine Tool Builders' Association will be held at the Hotel Astor, N. Y. C., Oct. 22-24. Jas. H. Herron, general manager, Engineering Building, Cleveland, Ohio.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

AMERICAN INSTITUTE OF ARCHITECTS will meet in annual convention at the Grunewald Hotel, New Orleans, La., Dec. 2-4, 1913.

THE STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention at Rochester, N. Y., Feb. 17-20, 1914.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

THE ANNUAL MEETING of the American Gas Institute will be held at Richmond, Va., October 15-17, 1913. Secretary, Geo. G. Ramsdell, 29 West 39th st, N. Y. C.

INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION.—An exposition of safety and sanitation will be held in the Grand Central Palace on the dates of Dec. 11 to 20, inclusive, under the auspices of the American Museum of Safety. Communications should be addressed to Frank A. Wallis, chairman, 346 Fourth av, N. Y. C.

BROOKLYN ENGINEERS' CLUB.—The regular weekly meetings and informal library talks for the winter season were resumed at the Brooklyn Engineers' Club, 117 Remsen st, Thursday evening, Oct. 9. The regular monthly paper, prepared and read by Charles S. Dorou, assistant engineer, Department of Parks, on the subject of "The Shore Road Improvement, Dept. of Parks, Brooklyn," was illustrated by lantern slides and thoroughly enjoyed by all present.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION, Atlantic City, N. J., Oct. 29, 30 and 31. Headquarters at Marlborough-Elenheim Hotel. Secretary, F. D. Mitchell, Woolworth Building, New York.

NATIONAL HARDWARE ASSOCIATION, Atlantic City, N. J., Oct. 29, 30 and 31. Secretary, T. James Fernley, Philadelphia, Pa.

MECHANICS AND TRADERS EXCHANGE.—The regular quarterly meeting of the Mechanics and Traders Exchange of Brooklyn was held in the Exchange rooms, 367 Fulton st, Tuesday, Oct. 7, at 1 o'clock P. M. Routine business was transacted and upon invitation from Borough President McAneny the Legislative Committee of the Exchange will attend the hearing at City Hall, Wednesday, Oct. 15, on the question of limiting the height of buildings in Greater New York.

RECENT INCORPORATIONS.

SEA BEACH IRON WORKS has been incorporated, with offices in Brooklyn, to manufacture iron works for buildings. The papers were filed by Michel Glick, 134 East 2d st; Charles Fortis, 34 Norfolk st, both of Manhattan, and Hyman Goldberg, 1375 13th av, Brooklyn, as directors. The company's attorney is I. Solomon, 2158 Pitkin av, Brooklyn.

J. KENT WARDEN CO. is a \$50,000 corporation chartered to do a trucking, hauling and general contracting business, with offices in Manhattan. The incorporators are J. Kent Warden, 536 West 49th st; Thomas A. Lynch, Jr., 68 West 96th st, and Tracy N. Collin, 205 East 77th st. The attorney for the company is W. S. Low, 346 Broadway.

THERMOS FIREPROOF CONSTRUCTION CO. is a \$200,000 corporation chartered, with offices in Manhattan, to manufacture appliances and devices used in construction. The directors are F. F. Wright, Monadnock Building, San Francisco; Chas. Duguid and A. J. Deberard, both of 350 Broadway. A. J. Deberard, 350 Broadway, is the attorney for the company.

GASOLINE & OIL SUPPLY CO. has been incorporated with \$10,000 capital stock to produce and refine petroleum and its products, with offices in The Bronx. The directors are James M. Pugh, 1978 Bathgate av; John H. Story, 2260 Ryer av, and Walter W. Friend, 1897 Mt. Hope av. W. W. Friend, 1 Madison av, is the attorney.

INGRAM MANUFACTURING SPECIALTY CO. is a \$25,000 corporation chartered to manufacture specialties in tin, iron, steel, etc., with offices in Richmond. The directors are Joseph A. Ingram and Andrew J. Grimes, both of Richmond Post Office, and John T. Gates, Stapleton. The attorney is J. T. Gates, 5th av, Brooklyn.

BUTTOLA MANUFACTURING CO. is a \$450,000 corporation, with offices in Manhattan, chartered to deal in all kinds of oils. The incorporators are Leo Mandelstamm and Tannia Mandelstamm, both of 101 West 117th st; Samuel N. Freedman, of 55 Liberty st, and two others. The attorney is S. N. Freedman, 55 Liberty st.

JOSEPH GEISER & SON has been incorporated, with offices in Queens, to do a construction and destruction of building business. The papers were filed by Joseph Geiser, James J. Geiser, and Sophia Geiser, all of 835 Albert st, L. I. City. The attorney is A. Hennings, 149 Broadway.

SAMUEL F. SMITH has filed incorporation papers to deal in stone and curbing, with offices at Mt. Vernon. Samuel B. Smith, 72 Adams st; Frank Cassetta, 425 South 8th av, and David L. Smith, all of Mt. Vernon, are the directors. F. W. Clark, Mt. Vernon, is the attorney for the company.

BLAKE CONSTRUCTION CO. has been incorporated with \$10,000 capital stock to do a construction business, with offices in Brooklyn. The directors are Nicolo Mirabele, 261 Barby st, Charles Ferrarot 825 Blake av, and Ignazio Giaccione, 42 Braman st, all of Brooklyn. The company's attorney is H. S. Bird, 230 Grand st, N. Y. C.

HUNT METAL SPECIALTIES CO. has filed incorporation papers to do a hardware business, with offices in Manhattan. Paul E. Hunt, 235 West 76th st; Winfield C. Fuller, 115 Broadway, and Jonathan H. Holmes, 111 5th av, are the directors. The attorney is R. J. Boylan, 111 5th av.

GEORGE W. McNULTY has been incorporated with \$10,000 capital stock to do a general contracting business, with offices in Manhattan. The directors are George McNulty, 220 Broadway; Samuel W. Fleming, Jr., 220 Broadway, and Frank A. McHugh, Little Neck, L. I. The company's attorney is G. W. McNulty, 220 Broadway.

NO ARCHITECTS SELECTED.

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

FREEPORT, L. I.—C. A. & J. M. Reitmeyer, 16 West Dean st, of Freeport, contemplate the erection of a 1-sty moving picture theatre, 65x116 ft, at Grove st and Olive Boulevard, to cost about \$30,000. No architect has yet been selected.

ARLINGTON, N. Y.—The Board of Education of Arlington, N. Y., John A. Vanderwater, president, is receiving competitive sketches for a 2-sty brick addition to the school here in Dutchess County. Architect will be selected about October 17. Cost about \$18,000.

SYRACUSE, N. Y.—Hotel Syracuse, care of William Rubin, 503 Union Building, this city, is receiving competitive sketches for a 12-sty hotel, 165x135 ft., brick, steel and stone with concrete foundations, to be erected at South Salina and Adams sts, to cost about \$1,000,000. No architect has yet been selected.

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New York

GOSHEN, N. Y.—The Orange & Rockland Light & Power Co., Monroe, contemplates the erection of a transformer plant, superintendent's residence and garage at State Hill, for which no architect has been selected.

MANHATTAN.—A 3-sty brick and stone store and flat building is contemplated at the southeast corner of Amsterdam av and 207th st. The owner's name is for the present withheld. T. F. Brady, 125 Manhattan av, is lessee. No architect has been selected.

MANHATTAN.—William H. Jackson Co., mantels, 2 West 47th st, contemplates the erection of a factory building, the site for which has not been selected. No plans have been made or architect retained.

SENECA FALLS, N. Y.—The Seneca Power Corporation will erect a central power station here. No architect or engineer has been selected. Ernest G. Gould is attorney for the company.

OLCOTT, N. Y.—St. Charles R. C. Church, Rev. Father J. E. Rochford, pastor, contemplates the erection of a church in Main st. No architect has been selected.

BRIDGEPORT, CONN.—The Belknap Addressing Machine Co., 374 Broadway, N. Y. C., contemplates the erection of a factory. No site or architect has been selected.

WEBSTER, N. Y.—The Wooster & Mott Farm Improvement contemplates the erection of a cold storage or warehouse here this spring. No architect has been selected.

PERTH AMBOY, N. J.—Frank Van Syckle, 160 New Brunswick av, contemplates the erection of a 2-sty fireproof garage, on New Brunswick av and Jefferson st, to cost \$25,000. No architect has been selected.

TUPPER LAKE, N. Y.—Dr. John V. Sheppey, 112 Jay st, Albany, N. Y., and Samuel R. Rossoff, Tupper Lake, contemplate the erection of a tuberculosis sanitarium in the vicinity of Tupper Lake. No architect has been selected. Work will go ahead late this fall.

BUFFALO, N. Y.—A syndicate, Edward H. Butler, Delaware and North sts; Chas. L. Wilbert, Wm. J. Conners, 448 Ohio st; Wm. H. Ryan, and Norman E. Mack, all of Buffalo, contemplate the erection of a board walk 3,000 ft. long, 25 ft. wide, with bath houses, docks and casino, on the lake shore. No architect has been selected. The construction will be of concrete.

PLANS FIGURING.

BANKS.

MANHATTAN.—The Manhattan Holding Co., Joseph C. Marcus, president, is taking bids on the general contract for a 6-sty brick bank and office building, 39x67 ft., to be erected at 81-83 Delancey st, from plans by Samuel Sass, 32 Union sq, architect. The Bank of the United States, Joseph Marcus, president, is lessee. Cost, about \$150,000.

CHURCHES.

EAST ORANGE, N. J.—Frederick Metcalf, 143 North av, Plainfield, N. J., architect, is taking bids for a 1½-sty brick and stone chapel, 70x90 ft., for the Church of Our Lady of the Most Blessed Sacrament, East Orange. Cost, about \$25,000.

DWELLINGS.

NEW DORP, S. I.—James E. Grunert, 2409 Richmond rd, architect, is taking bids for a hollow tile parish house, 55x100 ft., for the Moravian Church, this place, owner. Cost about \$25,000.

PLAINFIELD, N. J.—Marsh & Gette, 46 Cedar st, N. Y. C., are taking bids for a 2½-sty residence for S. T. Carter, Jr., 802 Bellevvedere av, to be erected on Woodlawn av, this city. Estimated cost, about \$30,000. Plans show hollow tile and stucco.

PLAINFIELD, N. J.—Marsh & Gette, 46 Cedar st, N. Y. C., are taking bids for a 2½-sty residence for De Witt D. Barlow, 1132 Grasham rd, to be erected on Woodlawn av, to cost \$18,000.

HOHOKUS, N. J.—Figures are being received for alterations and additions to the 2½-sty residence, 27x92 ft., for Veryl Preston, on premises, owner. Warren & Wetmore, 16 East 47th st, N. Y. C., are architects. Cost, about \$20,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Ernest Greene, 5 Beekman st, N. Y. C., architect, is taking bids to close October 17 for the 4-sty reinforced concrete paint factory, 137x100 and 50x100 ft, to be erected in Huntington st, for the F. W. Devoy & C. T. Reynolds Co., 565 Smith st, owner. Clark, MacMullen & Riley, 101 Park av, N. Y. C., are consulting engineers. Cost, about \$100,000.

TRENTON, N. J.—Bids are wanted by N. K. Bugbee Eng. Co., 20 East Hanover st, Trenton, for erecting a 1-sty brick factory, 80x750 ft., on Whitehead rd, Trenton, for A. Mecky & Co., 3631 N. Smedley st, Philadelphia, manufacturers of buggies.

HALLS & CLUBS.

NEWBURGH, N. Y.—Fuller & Robinson Co., 95 State st, Albany, architect, is taking preliminary bids for a 3-sty masonic temple, 63x101 ft., to be erected on Broadway, for the Newburgh Lodge F. & A. M. 309 and Hudson River Lodge 607, Newburgh.

HOSPITALS AND ASYLUMS.

MANHATTAN.—The Reliable Engineering Co., architects, 30 Church st, are taking bids for a 10-sty brick, stone and granite hospital, 84x78 ft, to be erected at 230-238 East 20th st,

for the Mission Sisters of the Sacred Heart, Gertrude De Geovanni, mother superior, 226 West 20th st. Cost, about \$100,000.

HOTELS.

PARK AV.—Ford, Butler & Oliver, 101 Park av, are taking additional figures for changes to the entrance and removing street obstructions at the Park Avenue Hotel, Park av, between 32d and 33d sts.

MISCELLANEOUS.

WHITE PLAINS, N. Y.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the new passenger station and express building to be erected here from plans by Warren & Wetmore, for the New York Central Railroad, owner, and desire bids on all sub-contracts prior to October 18.

MUNICIPAL WORK.

MANHATTAN.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity until Wednesday, October 15, for furnishing, delivering, unloading, stacking and storing cast-iron pipe; also transferring taps and rearranging connections on existing water mains in various streets in Manhattan; also for furnishing, delivering and installing switchboards, electrical wiring and all appurtenances, together with control cables in underground ducts, from the South st high pressure pumping station to the gate vaults in the Bowery, south of East Houston st, and in Stone st, between Whitehall and Broad sts; also from the West st high pressure pumping station to the gate vault located in Hudson st, south of North Moore st.

MT. KISCO, N. Y.—The Commissioner of Water Supply, Gas and Electricity will open bids Oct. 15 for furnishing, delivering and installing a gasolene engine and centrifugal pump in the sewage disposal plant at Mt. Kisco, Westchester County, N. Y.

CROTON AQUEDUCT.—The Department of Water Supply, Gas and Electricity will open bids Oct. 15 for all labor and materials required for reconstructing and improving the old Croton aqueduct. Section I—For furnishing, delivering and installing a concrete wall, etc., in Shaft No. 26 of the new Croton aqueduct, and a new suction main, with all appurtenances complete, into the boiler room and engine room basement of the 179th st pumping station. Section II—For dismantling and transporting one pumping engine now in the Hook Creek pumping station, Long Island, to the 179th st pumping station, Manhattan, and re-erecting it on foundations to be built under another contract, with piping and other appurtenances complete in place. Section III—For furnishing, delivering and erecting a partition wall, a new concrete and steel floor and a new engine foundation in the 179th st pumping station, Manhattan.

QUEENS.—The School Board will open bids Oct. 14, for alterations and repairs to heating and ventilating apparatus in New York parental school on Jamaica rd, Flushing, Queens.

BROOKLYN.—Bids will be received by the Superintendent of School Buildings until Tuesday, Oct. 14, for repairs, alterations and additions to the electric equipment in Public School 20, Union av and Keap st, and for chemical fire extinguishers, etc. (fire protection), in various public schools in Brooklyn.

BROOKLYN.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity until Wednesday, Oct. 15, for furnishing 3,000 ft of 8-in. wrought-iron pipe for Brooklyn.

MANHATTAN.—Bids will be received by the Commissioner of Bridges until Thursday, Oct. 16, for furnishing and installing metal railings, screens, counters, etc., in the Municipal Building.

MANHATTAN.—Bids will be received by the Park Board until Thursday, Oct. 16, for furnishing and delivering polished plate glass for Addition H, Metropolitan Museum of Art.

MANHATTAN.—Bids will be received by the Commissioner of Docks until Friday, Oct. 17, for furnishing labor and materials required for furnishing and delivering rope, about 40,000 bags of Portland cement, about 3,000 cu. yds. of sand, and about 7,000 cu. yds. of 2-in broken stone.

MANHATTAN.—Bids will be received by the Superintendent of School Buildings until Tuesday, Oct. 14, for installing fire alarm telegraph system in Public Schools 5, 8, 90, 119 and 169, and additions and repairs to electric equipment in Public Schools 13, 49 and 70, Manhattan.

RICHMOND.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity until Wednesday, Oct. 15, for furnishing, delivering and installing a surface condenser and air pump, together with all piping, valves and other appurtenances, in the Clove pumping station.

RICHMOND.—Bids will be received by the President of the Borough of Richmond until Tuesday, October 14, for furnishing labor and materials required to regulate and grade Castleton av, from Jewett av to Simonson pl, and from Heberton av to Richmond av.

MT. VERNON, N. Y.—The Libman Contracting Co., 107 West 46th st, N. Y. C., is figuring the general contract for the Police Headquarters to be erected at North 5th st and Valentine av, from plans by George M. Bartlett and desire bids on all sub-contracts prior to Oct. 18.

TOMS RIVER, N. J.—Bids are being received at the office of Arthur C. King, Engr. in Charge, Toms River, until Oct. 24 for furnishing and erecting a Strauss trunnion bascule bridge, from plans of the Strauss Bascule Bridge Co., of Chicago, Ill.

MT. VERNON, N. Y.—Bids are being received until Oct. 21 by E. W. Fiske, Mayor, for erecting a 3-sty police headquarters and prison building. Geo. M. Bartlett, 103 Park av, N. Y. C., is architect.

SCHOOLS AND COLLEGES.

BROOKLYN.—S. B. Eisendrath, 500 5th av, N. Y. C., architect, is taking bids for the 2-sty brick and stone educational building to be erected at the northwest corner of Hopkinson and Sutter avs, Brooklyn, for the Hebrew Educational Society, Pitkin av and Watkins st. Dr. Chas. Schonheimer, general superintendent.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Shampan & Shampan, 772 Broadway, Brooklyn, architects, are taking bids for a 2-sty loft building, 22x62 ft, to be erected at the northwest corner of White and Lafayette sts, for Palacio Co., 177 Broadway, owner. Cost, about \$10,000.

THEATRES.

BROOKLYN.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the moving picture theatre and roof garden to be erected at the northeast corner of Sumner av and Quincy st, from plans by Von Beren & La Velle.

BROOKLYN.—Figures are being received for the 1-sty brick and stone moving picture theatre and roof garden, 100x125 ft, to be erected at the northeast corner of Sumner av and Quincy st, for the Sumner Amusement Co., Frank E. Clark, Realty Building, White Plains, N. Y., owner. Von Beren & La Velle, 507 5th av, N. Y. C., are architects

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

175TH ST.—Sommerfeld & Steckler, 31 Union sq, are preparing plans for two 5-sty brick and terra cotta apartment houses, 50x90 ft, to be erected in the north side of 175th st, 200 ft west of Audubon av, for the 175th St. Holding Co., David Zipkin, 128 Broadway, owner. Cost, about \$150,000. The owner will take all estimates and build.

ST. NICHOLAS AV.—Samuel Sass, 32 Union sq, has completed plans for a 5-sty tenement, 57.2x88 ft., for the Aldus Construction Co., 946 Hoe av, to be erected at the west side of St. Nicholas av, 100 ft. south of 186th st, to cost \$50,000.

FACTORIES AND WAREHOUSES.

HUDSON ST.—Work is under way for alterations to the 7-sty brick loft and storage building, 46x100 ft, at 169-175 Hudson st, for the John A. Roebling's Sons Co., Washington Roebling, president, 191 West State st, Trenton, N. J. E. Boman, 117 Liberty st, N. Y. C., is in charge. James E. Ware & Sons, 1170 Broadway, N. Y. C., are architects. The Otis Elevator Co., 11th av and 26th st, has the electric freight elevator contract.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Board of Education opened bids Oct. 6, for Item 1, general construction, also Item 2, plumbing and drainage of addition to and alterations in, Public School 169. Item 1, Libman Contracting Co., \$71,400, low bidder. Item 2, James Harley Plumbing Co., \$6,069, low bidder.

MADISON AV.—Plans have not yet been filed for the 5-sty Regis High School, 125x166 ft., to be erected at 84th to 85th sts and Madison av, for St. Ignatius Loyola School, 980 Park av, Rev. Father David W. Hearn in charge. Maginnis & Walsh, 100 Boylston st, Boston, Mass., are architects. John T. Brady & Co., 103 Park av, have the general contract. Cost, between \$150,000 and \$200,000. Excavating is going on.

STORES, OFFICES AND LOFTS.

45TH ST.—T. A. Meyer, 114 East 28th st, is preparing plans for alterations to the 4-sty residence 26 East 45th st for loft purposes. Clara W. Stetson, Hotel Webster, 40 West 45th st, is owner. Cost about \$8,000.

THEATRES.

ST. NICHOLAS AV.—Sol. S. Sugar, 140 West 42d st, has completed plans for a 2-sty brick and stone moving picture theatre, office and store building, 75x100 ft., to be erected at the southeast corner of St. Nicholas av and 181st st. L. Cohen, care of I. Struncky & Co., 653 West 181st st, is lessee of land and owner of building. The architect is ready for figures on separate contracts.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

3D AV.—Lorenz F. J. Weiher is preparing plans for a 5-sty tenement to be erected on the southwest corner of 3d and Bathgate avs, for Miss Mary B. Wooley. Cost about \$50,000.

STEBBINS AV.—Work is up to the first tier of beams for the two apartments which Louis E. Kleban, 1116 Jackson av, is erecting, from plans by M. Zipkes, 220 5th av. H. Weinstein, 1144 Clay av, has the mason work.

DWELLINGS.

231ST ST.—Anton F. Kohn, Jr., 128 West 34th st, is preparing plans for a 2-sty stucco, hollow block and brick residence, 95x25 ft., to be erected at 231st st and Palisade av, for Henry Von Bremen, care of architect, owner, and will take bids on general contract about November 6. Cost, about \$16,000.

HALLS AND CLUBS.

156TH ST.—Work is up to the third tier of beams for the lodge rooms and dance-hall extension northeast corner of 156th st and St. Ann's av, for the Ebling Brewing Co., 760 St. Ann's av, to cost about \$100,000. Fred Hammond, 391 East 149th st, is architect. Joseph P. McEntee, 1656 Wallace av, mason work. Wheeler McDowell Elevator Co., 417 Canal st has elevator contract.

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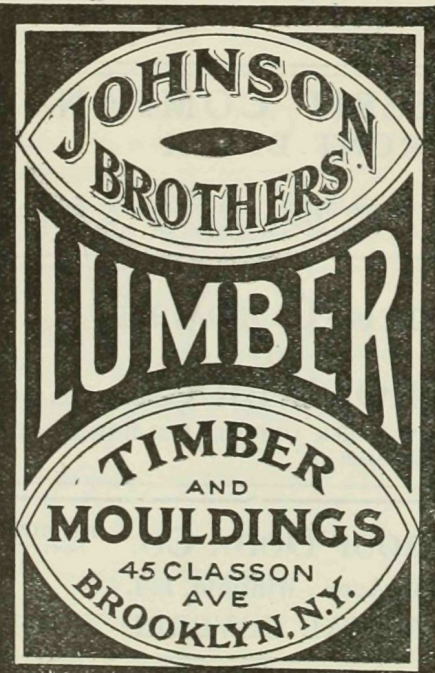
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MUNICIPAL WORK.

149TH ST.—A. J. Thomas, Fordham rd and Webster av, is preparing plans for a 1-sty comfort station, 22x42 ft, to be erected at the intersection of 149th st and Bergen av, for the Department of Public Buildings, Municipal Building, 177th st and 3d av, Jas. A. Henderson, superintendent. Cost, about \$25,000.

STORES, OFFICES AND LOFTS.

WEST FARMS RD.—McKenzie, Voorhees & Gmelin, 1123 Broadway, are preparing plans for a 3-sty brick and limestone telephone building, 53x97 ft, to be erected at West Farms rd and Fox sq, for the N. Y. Telephone Co., 15 Dey st, owner. The architects will take bids on general contract about October 20. Cost about \$75,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

EAY 40TH ST.—Arthur Arcander, 391 East 149th st, N. Y. C., has completed plans for a 3-sty brick tenement, to be erected at the northeast corner of Bay 40th st and Bath av, for Nicola D'Alessandro, 2157 1st av, owner. Cost about \$20,000. The architect will take bids.

CHURCHES.

9TH ST.—Work is up to the first tier of beams for the synagogue for Bnai Scholem Congregation, in 9th st, between 6th and 7th avs, Eooklyn. Eugene Schoen, 25 West 42d st, architect. Thomas Drysdale, 26 Court st, Brooklyn, general contractor. John Bosch & Son, 696 Flushing av, have plumbing. Estimated cost, \$25,000.

DWELLINGS.

SEA GATE, L. I.—Slee & Bryson, 154 Montague st, Brooklyn, have completed plans for a 2-sty hollow tile and stucco residence for A. M. Meisell, care of architect, owner, and will take bids on the general contract. Cost about \$6,000.

FACTORIES AND WAREHOUSES.

BUSHWICK AV.—Koelle Speth & Co., 26th and Oxford sts, Phila., Pa., are preparing plans for a 1-sty brick addition, 25x70 ft., to the Evergreen Brewery at Bushwick av and Conway st, for J. F. Trommer Brewery, on premises.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids October 6 for installing electric equipment in Bay Ridge High School. The Commercial Construction Co. was low bidder at \$24,500.

BROOKLYN.—Bids were received by the Board of Education October 6 for installing heating and ventilating apparatus, all bids were laid over, and for installing temperature regulation in new P. S. 176, the National Regulator Co. was low bidder at \$3,400.

BROOKLYN.—No bids were received Oct. 6 for installing forced draft apparatus in Public Schools 17 and 24, Washington Irving High School, DeWitt Clinton High School and High School of Commerce, Manhattan, and Public School 123 and Eastern District High School, Brooklyn.

BROOKLYN.—No bids were received Oct. 6 for furnishing and erecting complete, a pipe organ (Items 1 and 2), at the Boys' High School, Brooklyn.

STABLES AND GARAGES.

FLATBUSH AV.—Lorenz F. J. Weiher, 271 West 125th st, N. Y. C., is preparing plans for a 2-sty brick stable, 20x100 ft, to be erected on Flatbush av near 15th st, for Chas. Heidersoch, 1506 Av J, owner. Cost, about \$6,000.

STORES, OFFICES AND LOFTS.

BATH BEACH, L. I.—Thos. Bennett, 52d st and 3d av, Brooklyn, is preparing plans for three 1-sty brick and stone stores, 23x50 ft, to be erected at the northwest corner of 84th st and 18th av, for L. G. Mitchell, Bay 35th st and Croysey av, Brooklyn, owner. Cost, about \$8,000.

THEATRES.

THROOP AV.—W. B. Wills, 1181 Myrtle av, is preparing plans for a 1-sty brick and stone moving picture theatre, 50x100 ft, to be erected at the northeast corner of Throop av and Fulton st, for Alex. Reisenburger, 712 Broadway, Brooklyn, owner. Cost, about \$10,000. The owner will take bids on the general contract.

MISCELLANEOUS.

WYCKOFF ST.—The Brooklyn Rapid Transit Co., 85 Clinton st, Brooklyn, contemplates the erection of a 3-sty sub station, 50x110 ft, at Wyckoff and Palmetto sts, from private plans. Cost, about \$100,000.

Nassau.

HOSPITALS AND ASYLUMS.

MANHASSET, L. I.—Plans are being prepared by Frank H. Briggs, of Plandome, for a new almshouse to replace the present frame building at Erockville. The new building is to be 2-stys, brick and cost about \$60,000.

SCHOOLS AND COLLEGES.

FREEPORT, L. I.—At the recent election the citizens voted in favor of issuing \$12,000 bonds to purchase a site on Columbus av and \$70,000 for the erection of a grammar school.

THEATRES.

FREEPORT, L. I.—Chas. A. Reitmeyer, owner of the Plaza moving picture theatre on Grove st, have secured a site on Grove st and Olive blvd, on which it is proposed to erect a theatre and arcade building costing \$30,000.

Suffolk.

DWELLINGS.

BRIDGEHAMPTON, L. I.—F. P. Kelley, 3 West 29th st, N. Y. C., is preparing plans for a 2½-sty terra cotta block and stucco residence, 33x63 ft., for Frank Bradley, 1 Madison av, N. Y. C., to be erected here. Cost about \$35,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—William Katz, 12 North Broadway, Yonkers, has completed plans for a 4-sty brick apartment with stores, 23x63 ft, to be erected at 87 McLean av, for A. Brown, 117 Nepperhan av, owner, who will take bids. Cost, about \$15,000.

YONKERS, N. Y.—J. A. Watson, Reeves Building, is preparing plans for a 3-sty frame apartment house, 43x55 ft., to be erected at 110 McLean av for Edward Baker, 30 South Broadway, owner. Cost about \$12,000.

YONKERS, N. Y.—William Katz, 12 North Broadway, is preparing plans for three 4-sty brick apartments, 83x45 ft., to be erected at 44-48 Jefferson st for J. L. Abrahams, 17 Carroll st, owner. Cost about \$20,000.

YONKERS, N. Y.—Jos. A. Watson, Reeves Building, has completed plans for a 4-sty brick flat house, 44x60 ft., to be erected at 70-72 Saratoga av, for Amanda E. Petershagen, 68 Saratoga av, owner. Cost about \$30,000.

YONKERS, N. Y.—Jas. A. Watson, Reeves Building, architect, has completed plans for a 4-sty brick flat house, 95x49 ft., to be erected at the southwest corner of Rockland pl and Eruce av, for Oliver Scott, 29 Cliff av, owner. Cost about \$30,000.

MUNICIPAL WORK.

SCARSDALE, N. Y.—Waring, Chapman & Farquhar, 874 Broadway, N. Y. C., engineers, have completed plans for a sewerage system here and plans are ready to go before the State Board of Health for approval, and bids will be advertised for soon. John R. Ross is clerk. Cost about \$150,000.

STORES, OFFICES AND LOFTS.

YONKERS, N. Y.—A. J. Van Suetendael, 15 North Broadway, is completing plans for a 2-sty brick store and office building to be erected at South Broadway and Morris st for Edward H. Cranwell, 984 South Broadway, owner, who will take bids on general contract. Cost about \$40,000.

MISCELLANEOUS.

SCARSBORO, N. Y.—W. W. Bosworth, 527 5th av, N. Y. C., is preparing plans for a concrete swimming pool for Frank A. Vanderlip, president of the National City Bank, 55 Wall st, N. Y. C. George A. Fuller Co., 111 Broadway, N. Y. C., is general contractor.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

163D ST. (sub.)—The A. B. See Electric Elevator Co., 220 Broadway, has received contract to furnish elevators in two apartment houses at the southwest corner of 163d and Simpson sts, for the Simpson Fox Realty Co., L. Pincus, 1029 East 163d st, owner. Gronenberg & Leuchtig, 303 5th av, are architects. Cost, about \$325,000. Plastering is going on.

ST. NICHOLAS AV. (sub.)—The Friedman Marble & Slate Co., 319 E. 22d st, has received contract for furnishing marble in the 6-sty apartment house, 100x100 ft, at 1568-1574 St. Nicholas av, for the Middletown Realty Co., care of George E. McNally, 47 West 34th st, owner. Starrett & Van Vleck, 45 East 17th st, are architects. E. E. Ashley, 4th av and 17th st, is steam and electrical engineer. The Libman Contracting Co., 107 West 46th st, is general contractor. Cost, about \$110,000. Plastering is going on.

SOUTHERN BOULEVARD.—Shiren & Sieberberg, Bronx, have received the painting for the four apartment houses which the Baronet Realty Co., 71 Nassau st, is erecting at the southwest corner of Southern Boulevard and Baretto st, from plans by C. B. Meyers, 1 Union sq. Hyman Peskin, 649 Eagle av, has carpenter work; Mason Constn. Co., 661 Tinton av, masonry.

66TH ST (sub.)—The Radley Steel Construction Co., Vernon and Pierce avs, Astoria, L. I., have received the steel contract for the 12-sty apartment house, 74x80 ft., to be erected at the northwest corner of 66th st and Park av, for the Fullerton Weaver Realty Co., Spencer F. Weaver, president, 1 Madison av, J. E. R. Carpenter, 1 Madison av, is architect. T. J. Bird, 505 5th av, steel engineer. Cost about \$350,000.

CHURCHES.

155TH ST.—A. J. Robinson Co., 123 East 23d st, has received the general contract to erect the 1-sty brick and stone church in the north side of 155th st, 150 ft. west of Amsterdam av, for the Welsh Calvinistic M. E. Church, 225 East 13th st. Stoughton & Stoughton, 96 5th av, are the architects. Cost about \$20,000.

DWELLINGS.

RYE, N. Y.—White & MacDonald, Railroad av, have received the general contract to erect a 2½-sty frame residence at Forest and Manuering avs, for H. Van Wyck Wickes, 523 5th av, N. Y. C., and Grace Church st, Rye, York & Sawyer, 50 East 41st st, N. Y. C., are architects. Cost, about \$15,000.

LOCUST VALLEY, L. I.—The R. H. Howes Construction Co., 105 West 40th st, N. Y. C., has received the general contract to erect a 3-sty brick residence, 124x50 ft, for George B. Fahys, 54 Maiden Lane, N. Y. C., owner. James W. O'Connor, 3 West 29th st, N. Y. C., is architect. Cost, about \$50,000.

LOCUST VALLEY, L. I.—A. E. Hansen, Landing rd, Glen Cove, L. I., has received the general contract to erect a 1-sty frame farmer's cottage and farm group for Miss Greta Hostetter, this place, owner. Alfred Hopkins, 101 Park av, N. Y. C., is architect.

FACTORIES AND WAREHOUSES.

51ST ST.—Hanold-O'Brien Co., Inc., 118 East 28th st, has received the general contract to erect a 1-sty brick factory, 30x105 ft, at the southwest corner of 51st st and 11th av, for Henry Astor, 11 East 42d st, owner. Kohler & Campbell, 50th st and 11th av, are lessees. Ross & McNeil, 39 East 42d st, are architects.

LONG ISLAND CITY.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract to erect the 5-sty reinforced concrete factory, 70x45 ft, at the northwest corner of 4th and Webster avs, for the New York Consolidated Card Company, 222-228 West 14th st, N. Y. C. Ballinger & Perrot, 1328 Broadway, N. Y. C., are the architects. There will be about 180,000 sq. ft. in the building. Work will start this week.

LONG ISLAND CITY.—The Industrial Engineering Co., 30 Church st, N. Y. C., has the general contract to erect the 3-sty reinforced concrete factory, 80x200 ft., at the corner of 3d st and Van Alst av, for the Columbia Paper Bag Co., 9 Jackson av, L. I. City, owner. H. Winslow White, president. John M. Baker, 9 Jackson av, L. I. City, and Homer A. Reid, 331 Madison av, N. Y. C., are the architects. Cost about \$60,000.

NEWARK, N. J.—Francis McCue, 84 Harper st, has received the general contract to erect a 2-sty brick and concrete addition, 50x110 ft., to the tannery at the corner of Main and Kosuth sts, for Stengel & Rothschild, at site, owners. Albert S. Gottlieb, 156 5th av, N. Y. C., is architect. Russell G. Cory, 39 Cortlandt st, N. Y. C., is consulting engineer. Cost about \$20,000.

HALLS AND CLUBS.

WOODMERE, L. I.—Streifer & Werner, O'Kane Building, Far Rockaway, L. I., have received the general contract to erect the 2½-sty frame clubhouse for the Woodmere Country Club, V. Vrodenburgh, Jr., president. Hazard, Erskine & Elagden, 437 5th av, N. Y. C., are the architects.

MUNICIPAL WORK.

WINFIELD, L. I.—George F. Driscoll Co., 548 Union st, Brooklyn, has the general contract to erect a 2½-sty brick and limestone fire house, 50x70 ft, on the south side of Thomson av, 40 ft west of Bowne av, for the Fire Department, 157-9 East 67th st. Dennison, Hirons & Darbyshire, 475 5th av, N. Y. C., are architects. Cost, about \$47,000.

BROOKLYN.—Clark & Appelman, 419 East 16th st, N. Y. C., have received the general contract; Philip & Paul, 166 East 120th st, N. Y. C., heating, and the United Plumbing & Contracting Co., 323 Smith st, Brooklyn, the plumbing, for the 1-sty brick shelter house and comfort station, 44x29 ft, to be erected at Highland Park, 260 ft north of Jamaica av, Brooklyn, for the Department of Parks. F. J. Helmle, 190 Montague st, is architect.

CORONA, L. I.—George F. Driscoll Co., 548 Union st, Brooklyn, has received the general contract to erect a 3-sty brick and limestone fire house, 50x67 ft, in the south side of Main st, 250 ft east of Irving pl, for the Fire Department, 157-159 East 67th st, owner. Satterlee & Boyd, 3 West 29th st, N. Y. C., architects. Cost, about \$47,000.

CORONA, L. I. (sub.)—J. Kenney, 236 West 20th st, N. Y. C., has received the plumbing and gas fitting, and J. Hankin & Bro., 550 West 55th st, N. Y. C., the steam heating contract for the 3-sty fire house in the south side of Main st, 250 ft. east of Irving pl.

WINFIELD, L. I. (sub.)—Joseph A. Graf, 971 DeKalb av, Brooklyn, has received the contract for plumbing and J. Hankin & Bro., 550 West 25th st, N. Y. C., steam heating for the 2½-sty brick and limestone fire house, 50x70 ft., on the south side of Thomson av, 40 ft. west of Bowne av, for the city.

MT. HOPE AV.—Joseph Balaban Co., 261 Broadway, has received the general contract to erect the 3-sty fire house on Mt. Hope av, 95 ft. south of 175th st, for the city. Dennison, Hirons & Darbyshire, 475 5th av, are architects. J. Hankin & Bro., 550 West 25th st, have the heating work and J. J. Kenney, 236 West 20th st, the plumbing. Cost about \$45,000.

SCHOOLS AND COLLEGES.

AUDUBON AV.—The Libman Contracting Co., 107 West 46th st, has been awarded the contract to erect Public School No. 169, at Audubon av, 168th and 169th sts, for the Board of Education. Plans by C. B. J. Snyder, Superintendent of School Buildings. The contract is for a 5-sty Gothic type school, and the contract excludes plumbing, steam heating and electric wiring.

STORES, OFFICES AND LOFTS.

38TH ST.—F. J. Kelley Sons, 290 Broadway, have received the general contract for alterations to the residence 18 West 38th st, for store and loft purposes. Mrs. Carrie Meyer, 30 West 22d st, owner. J. Sarsfield Kennedy, 157 Remsen st, Brooklyn, architect.

86TH ST.—The Donohue Construction Co., 33 Duane st, has the general contract to make alterations to the store at 151 East 86th st, for



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EAST 18TH ST, 122 s Foster av, 1-sty frame garage, 15x18, shingle roof; cost, \$400; owner, Richard Garms, 649 East 18th st; architect, John Fully, 1348 East 9th st. Plan No. 5374.

CARROLL ST, n s, 275 w New York av, 1-sty brick garage, 25x20, slag roof; cost, \$500; owner and architect, Edward Flegenbauer, 1199 Carroll st. Plan No. 5418.

CARROLL ST, s s, 306 w New York av, 1-sty brick garage, 25x22, slag roof; cost, \$500; owner, Wm. T. Spreen, 1222 Carroll st; architect, Edw. F. Flegenbauer, 1199 Carroll st. Plan No. 5419.

BELMONT AV, 272, 2-sty frame stable, 19x27, gravel roof; cost, \$500; owner, Lena Unkless, 416 Junius st; architect, J. C. Harke, 418 Junius st. Plan No. 5417.

CARROLL ST, s s, 300 e of New York av, 1-sty brick garage, 16x18; cost, \$400; owner, Harris Bldg. Co., 1624 Carroll st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5393.

EAST 15TH ST, w s, 400 n Av I, 2-sty brick stable, 20x95, slate roof; cost, \$7,000; owner, Chas. Heiderich, 1506 Av J; architect, Lorenz F. J. Weiher, 271 West 125th st, N. Y. Plan No. 5455.

CARROLL ST, s s, 275 w New York av, 1-sty brick garage, 25x20, — roof; cost, \$500; owner, W. F. Spreen, 1227 Carroll st; architect, E. T. Flegenbauer, 1199 Carroll st. Plan No. 5481.

STORES AND DWELLING.

64TH ST, n e cor 20th av, 3-sty brick store and dwelling, 19x55, tin roof, 2 families; cost, \$6,000; owners, Kraslow Constn. Co., 188 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 5414.

20TH AV, e s, 19 n 64th st, two 3-sty brick store and dwellings, 19.5x55, tin roof, 2 families each; total cost, \$12,000; owners, Kraslow Construction Co., 188 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 5413.

13TH AV, w s, 70.2 n 44th st, two 3-sty brick stores and dwellings, 20x45, slag roof, 2 families each; total cost, \$11,000; owner, Anna Kass, 4910 New Utrecht av; architects, S. Millman & Son, 371 Fulton st. Plan No. 5469

STORES AND TENEMENTS.

3D AV, n e cor 31st st, 4-sty brick store and tenement, 20.2x90, slag roof, 6 families; cost, \$16,000; owners, Farina & Golka Bldg. Co., 249 21st st; architects, Eisenla & Carlson, 16 Court st. Plan No. 5404.

78TH ST, n s, 122.6 e 14th av, two 3-sty brick tenements, 37x83, slag roof, 6 families each; total cost, \$30,000; owner, Brown-Weiss Realty Co., World Bldg.; architect, Emery Roth, 507 5th av, N. Y. Plan No. 5441.

78TH ST, n s, 47.6 e 14th av, two 3-sty brick tenements, 37x83, slag roof, 6 families each; total cost, \$30,000; owner, Brown-Weiss Realty Co., World Bldg.; architect, Emery Roth, 507 5th av, N. Y. Plan No. 5440.

STERLING PL, n s, 225 w Howard av, two 4-sty brick tenements, 50x101.9, tin roof, 24 families each; total cost, \$56,000; owner, The Cornfeld, Inc., 127 Bristol st; architect, Benj. Cohen, 361 Stone av. Plan No. 5477.

SARATOGA AV, e s, 192.11 s Pitkin av, eight 4-sty brick tenements, 50x89, tin or slag roof, 20 families each; total cost, \$208,000; owner, A. Kaplan, Inc.; architects, Cohn Bros., 361 Stone av. Plan No. 5486.

13TH AV, n w cor 44th st, 3-sty brick store and tenement, 22x55, slag roof, 3 families; cost, \$12,000; owner, Anna Kass, 4910 New Utrecht av; architects, S. Millman & Son, 371 Fulton st. Plan No. 5468.

STORES, OFFICES AND LOFTS.

64TH ST, n s, 200 e 7th av, 1-sty frame office, 14x11, tin roof; cost, \$100; owner, L. I. R. R. Co., Penn R. R. Terminal, N. Y.; architect, R. J. Lyons, 186 Remsen st. Plan No. 5370.

64TH ST, n s, 200 e 6th av, 1-sty frame office, 14x11, — roof; cost, \$100; owner, L. I. R. R. Co., Penn R. R. Terminal Bldg.; architect, Robt. Lyons, 186 Remsen st. Plan No. 5449.

THEATRES.

ROCKAWAY PARKWAY, e s, 100 s Glenwood rd, 1-sty brick moving pictures, 25x119, slag roof; cost, \$5,000; owner, Jas. B. Garrison, 1517 Rockaway parkway; architect, H. A. Sands, 192 St. Nicholas av. Plan No. 5451.

NEW UTRECHT AV, n w cor 52d st, 1-sty brick moving pictures, 71x136, slag roof; cost, \$30,000; owner, John M. Arnheimer, 261 Broadway, N. Y.; architects, Eisenla & Carlson, 16 Court st. Plan No. 5459.

PITKIN AV, n w cor Powell st, 2-sty brick moving pictures, 50x100, gravel roof; cost, \$17,000; owner, Brien Amusement Co., on premises; architects, Farber & Markowitz, 189 Montague st. Plan No. 5480.

MISCELLANEOUS.

JEFFERSON ST, w s, 250 s Central av, 1-sty brick work room, 13x16, gravel roof; cost, \$100; owner, L. Camprone, 137 Jefferson st; architect, Angelo Cohio, 3948 Broadway. Plan No. 5390.

BOERUM ST, n s, 271 w Bogart st, 1-sty brick shed, 58x20; cost, \$100; owner, Robert Plant, 352 Johnson av; architect, Harry Dorf, 614 Kosciusko st. Plan No. 5453.

5TH AV, e s, 126 s 90th st, 2-sty brick post office, 25x50, slag roof; cost, \$5,000; owner, John O. Hearn, 415 40th st; architect, Harry Rocker, 9004 5th av. Plan No. 5484.

Queens.

DWELLINGS.

BELLE HARBOR.—Henly av, e s, 635 s Washington av, 2½-sty frame dwelling, 40x58, shingle roof, 1 family; cost, \$15,000; owner, Louis C. Mouquin, 273 West End av, N. Y. C.; architects, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 2906.

DUNTON.—Beaufort st, s s, 54 w Morris av, two 2-sty frame dwellings, 16x40, shingle roof, 1 family; cost, \$5,000; owner, Miller & Rubin, Inc., 1480 Nebraska av, Brooklyn; architects, Louis Dananher Co., 7 Glenmore av, Brooklyn. Plan Nos. 2894 and 2896.



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PROPOSALS

Plans Filed—Queens (Continued).

INVITATIONS TO CONTRACTORS.
PANAMA-PACIFIC COMMISSION OF THE STATE OF NEW YORK.

Sealed bids or proposals for the construction of the New York State Building on the grounds of the Panama-Pacific Exposition, San Francisco, Cal., will be received at the offices of the Commission, 140 West 42d Street, New York City, until 12 o'clock Noon, on the 8th day of November, 1913. Bids and proposals are invited for furnishing all labor and materials required for the completion of the following works:

1. Erecting a building for the New York Commission for the Panama-Pacific International Exposition at San Francisco.

The time allowed for erecting and completing the building is two hundred and fifty (250) Calendar days.

2. Installing the Plumbing, Water Supply and Gas Fitting in the building above mentioned.

The time allowed for completing the work is two hundred and twenty-five (225) Calendar days.

3. Installing the Steam Heating in the building above mentioned.

The time allowed for the completion of the work is two hundred and twenty-five (225) Calendar days.

4. Installing the Electric Work in the building above mentioned.

The time allowed for the completion of the work is one hundred (100) Calendar days.

The surety required for each bid or proposal is twenty-five (25), per cent. of the bid or proposal.

Contracts will be awarded at a lump sum for each contract.

Contractors must comply with the laws of the State of New York relating to Public Buildings and Structures.

Forms of proposal, together with copies of the Contracts and Specifications, may be had at the office of the Commission, 140 West 42nd Street, New York City, and drawings may be obtained from the Architect, Charles B. Meyers, 1 Union Square West, New York City.

Contractors desiring blue prints will be required to deposit six (6) dollars, the cost price of printing.

NORMAN E. MACK,
Chairman.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., September 29, 1913.—Sealed proposals will be opened in this office at 3 p. m., November 10, 1913, for the construction complete, including mechanical equipment, interior lighting fixtures, and approaches, of the United States post office at Blue Island, Ill. The building is two stories and basement with a ground area of approximately 4,600 square feet, stone and brick facing, tile roof, the first floor only of fireproof construction. Drawings and specifications may be obtained from the custodian of site, at Blue Island, or at this office, in the discretion of the Supervising Architect O. Wenderoth, Supervising Architect.

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EDGE MERE.—Rockaway av, w s, 280 n Boulevard, three 2½-sty frame dwellings, 18x34, shingle roof, 1 family; cost, \$6,000; owner, Rockaway Construction Realty Co., Edgemere; architect, J. H. Cornell, Far Rockaway. Plan Nos. 2900-2901-2902.

EDGE MERE.—Frank av, w s, 560 n Rheinhardt pl, 2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,500; owner, Peter Brady, 2391 Grand Concourse, Bronx; architects, J. P. Powers Co., Fairview av, Rockaway Beach. Plan No. 2899.

FAR ROCKAWAY.—Nostrand av, w s, 100 s Central av, 2-sty frame dwelling, 27x39, shingle roof, 1 family; cost, \$2,000; owner, Ellen Desmond, premises; architect, J. H. Cornell, Far Rockaway. Plan No. 2905.

FAR ROCKAWAY.—Healy av, w s, 225 s Mott av, 2-sty frame dwelling, 24x68, shingle roof, 1 family; cost, \$4,250; owner, Mrs. Sarah J. Mott, Healy av, Far Rockaway; architects, Werner & Windolph, 27 West 33d st, N. Y. C. Plan No. 2913.

MORRIS PARK.—Vine st, w s, 296 n Belmont av, 2-sty frame dwelling, 16x40, shingle roof, 1 family; cost, \$2,500; owner, Hillside Realty Co., 441 Hegeman av, Brooklyn; architects, Louis Dananher Co., 7 Glenmore av, Brooklyn. Plan No. 2895.

MORRIS PARK.—Vine st, w s, 323 n Belmont av, 2-sty frame dwelling, 16x40, shingle roof, 1 family; cost, \$2,500; owner, Hillside Realty Co., 441 Hegeman av, Eklyn; architects, Louis Dananher Co., 7 Glenmore av, Brooklyn. Plan No. 2893.

ROCKAWAY BEACH.—Neptune av, w s, 292 s Boulevard, four 2½-sty frame dwellings, 24x18, shingle roof, 1 family; cost, \$4,000; owner, H. Kuestein, 57 West 125th st, N. Y.; architect, J. H. Cornell, Far Rockaway. Plan Nos. 2903-04.

ROCKAWAY BEACH.—Pleasant av, w s, 575 s Boulevard, 2-sty frame dwelling, 16x34, shingle roof, 1 family; cost, \$2,500; owner, J. S. Williamson, Tuckahoe, N. Y.; architects, J. P. Powers Co., Fairview av, Rockaway Beach. Plan No. 2898.

CORONA.—Hunt pl, s s, 125 s Way av, 2½-sty brick dwelling, 20x38, shingle roof, 2 families; cost, \$3,000; owner, J. Orner, 18 Locust st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2911.

CORONA.—Park av, n s, 35 e Evergreen av, 2-sty frame dwelling, 20x54, tin roof, 2 families; cost, \$3,800; owner, Thomas Daly, 39th st, Corona; architect, R. W. Johnson, 60 Hunt st, Corona. Plan No. 2917.

CORONA.—Lent st, e s, 10 s Park av, 2½-sty frame dwelling, 17x36, shingle roof, 1 family; cost, \$2,500; owner, Thompson Bros., 46 E. Jackson av, Corona; architect, Wm. E. Helm, 13½ Jackson av, Corona. Plan No. 2919.

CORONA.—43d st, e s, 240 n Jackson av, 2-sty frame dwelling, 18x48, tin roof, 2 families; cost, \$3,000; owner and architect, A. Napoli, 124 43d st, Corona. Plan No. 2862.

CORONA.—50th st, e s, 186 n Jackson av, two 2-sty frame dwellings, 17x36, tin roof, 2 families; cost, \$5,000; owner, J. Callan, 107 51st st, Corona; architect, A. Magnoin, 112 50th st, Corona. Plan Nos. 2925-26.

DOUGLSTON.—Pine st, n s, 50 e Hamilton pl, 2-sty frame dwelling, 31x39, shingle roof, 1 family; cost, \$3,000; owner, Isaac Beers, Little Neck; architect, owner. Plan No. 2908.

ELMHURST.—Ivy st, n s, 225 e Chicago av, 2½-sty frame dwelling, 19x38, shingle roof, 1 family; cost, \$3,200; owner, G. Lindstrom, 68 DeWitt st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2910.

NEW ELMHURST.—Endicott av, w s, 295 n Newtown & Bushwick turnpike, 2½-sty frame dwelling, 20x32, shingle roof, 1 family; cost, \$2,800; owner, Frank Mangelle, Madison st, Ridgewood; architect, Robert W. Johnson, 60 Hunt st, Corona. Plan No. 2916.

OZONE PARK.—Cedar av, w s, 140 n Liberty av, 2½-sty frame dwelling, 17x36, shingle roof, 1 family; cost, \$2,500; owner, E. M. Carbert, 569 West 185th st, N. Y. C.; architect, C. Hilderbrandt, 1517 Curtis av, Richmond Hill. Plan No. 2907.

OZONE PARK.—Grafton av, n s, 75 w Washington av, 2-sty frame dwelling, 16x32, shingle roof, 1 family; cost, \$2,500; owner, John Frenze, 1243 Lawn av, South Ozone Park; architect, I. M. Kirby, Jamaica. Plan No. 2935.

WOODHAVEN.—I pl, w s, 108 e Jamaica av, two 2-sty frame dwellings, 17x45, shingle roof, 1 family; cost, \$5,000; owner, Michael Zummo, Haven pl, Woodhaven; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan Nos. 2920-21.

COLLEGE POINT.—7th av, s e cor 14th st, two 2-sty brick dwellings, 20x46, tin roof, 2 families; cost, \$6,500; owner, Gustave Loeffler, 108 12th av, College Point; architect, Chas. Schreiner, Causeway, College Point. Plan No. 2931.

MASPETH.—Whitlock av, n s, 140 w Ward st, 2-sty frame dwelling, 18x40, tin roof, 2 families; cost, \$2,000; owner, Antonia Putrie, Ward st, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2922.

RIDGEWOOD.—Madison st, s s, 106 e Forest av, three 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$12,000; owner, Joseph Meyerrose, 187 Forest av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2937.

WOODHAVEN.—Oceanview av, w s, 187 s Dalrymple av, two 2½-sty frame dwellings, 16 x36, shingle roof, 1 family; cost, \$5,000; owner and architect, R. Henry Ginsberg, 4006 Dalrymple av, Woodhaven. Plan Nos. 2929-2930.

RAMBLERSVILLE.—Hawtree av, e s, 80 s Flynn av, 1-sty frame dwelling, 29x30, shingle roof, 1 family; cost, \$1,800; owner, Wm. Pastern, 70 Clymer av, Brooklyn. Plan No. 2943.

WINFIELD.—Hyatt av, w s, 200 s Moore st, 1½-sty frame dwelling, 15x36, shingle roof, 1 family; cost, \$700; owner, Geo. G. Beckel, Queens Boulevard, Woodside; architect, owner. Plan No. 2944.

WINFIELD.—Hicks st, e s, 52 s L. I. R. R., 1½-sty frame dwelling, 14x35, gravel roof, 1 family; cost, \$600; owner, Geo. G. Beckel, Queens Boulevard, Woodside; architect, owner. Plan No. 2945.

COLLEGE POINT.—14th st, w s, 125 n Av C, 2-sty frame dwelling, 20x32, tin roof, 2 families; cost, \$2,200; owner, Susan E. Andrews, 13th st, College Point; architect, L. H. Andrews, 11th st, College Point. Plan No. 2949.

ELMHURST.—Summit av, s s, 175 e Chicago av, two 2½-sty frame dwellings, 16x42, shingle roof, 1 family; cost, \$5,000; owner, John Frohnhof, Gerry av, Elmhurst; architect, Lars Olson, 41 No. Washington st, Jamaica. Plan Nos. 2951-52.

MORRIS PARK.—Hamilton av, w s, 292 n Chichester av, two 2-sty frame dwellings, 19x46, tar and gravel roof, 2 families; cost, \$6,000; owner, J. J. Horsch, 12 Stewart st, Brooklyn; architect, Andrew G. Horsch, same address. Plan No. 2953.

WOODHAVEN.—Columbia av, s e cor Brandon st, three 2-sty frame dwelling, 16x42, tar and gravel roof, 1 family; cost, \$7,200; owner, Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; architect, G. E. Crane, 387 Lincoln av, Richmond Hill. Plan No. 2954.

FACTORIES AND WAREHOUSES.
FLUSHING.—South Prince st, w s, 225 s Broadway, 1-sty frame shop, 17x28, paper roof; cost, \$150; owner, M. J. Shea, 87 No. Prince st, Flushing. Plan No. 2918.

LONG ISLAND CITY.—Webster av, s s, 50 w Marion st, 1-sty frame storage and stable, 25 x59, slag roof; cost, \$400; owners and architects, Voris & Vosternack, 148 Webster av, L. I. City. Plan No. 2928.

STABLES AND GARAGES.
KEW.—Abingdon rd, e s, 120 n Lefferts av, 1-sty frame garage, 16x14, shingle roof; cost, \$250; owner, J. J. Britton, Kew. Plan No. 2915.

JAMAICA.—Hackett st, w s, 100 s South st, 2-sty frame stable, 24x15, gravel roof; cost, \$600; owner, Henry Hopper, 10 Hackett st, Jamaica; architect, I. M. Kirby, Jamaica. Plan No. 2934.

BAYSIDE.—Lamartine av, n s, 50 w 3d st, 1-sty frame stable and shed, 38x22, tin roof; cost, \$250; owner, Aug. Lauer, Bayside. Plan No. 2941.

JAMAICA.—Hanson pl, n s, 53 e McCauley av, 1-sty frame garage, 12x18, shingle roof; cost, \$100; owner, John F. Pittz, premises. Plan No. 2940.

JAMAICA.—Hilldale av, e s, 55 n No. 1st st, 1-sty frame garage, 11x17, shingle roof; cost, \$350; owner, Richard Scull, 28 Hilldale av, Jamaica. Plan No. 2956.

QUEENS.—Jefferson av, w s, 232 n Jericho rd, 1-sty frame garage, 18x18, shingle roof; cost, \$100; owner, C. L. Mitchell, Queens. Plan No. 2959.

WOODHAVEN.—Syosset av, n w cor Gherardi av, 1-sty frame garage, 11x15, shingle roof; cost, \$150; owner, F. E. Tilly, 4019 Syosset st, Woodhaven. Plan No. 2948.

STORES AND DWELLING.
CORONA.—Rapelje av, n e cor Shopoler av, two 2-sty frame dwelling and store, 25x29, tin roof, 2 families; cost, \$3,800; owner, P. Tarsia, 1794 Dean st, Brooklyn; architect, C. L. Varrone, Corona av, Corona. Plan No. 2938.

ROCKAWAY BEACH.—Boulevard, n s, 100 e Lincoln av, 1-sty frame store, 50x56, tar and gravel roof, 1 family; cost, \$3,000; owners, Levy & Schwartz, Hammels; architect, W. S. Rothschild, Rockaway Beach. Plan No. 2942.

ROCKAWAY BEACH.—Boulevard, s s, 75 w Neptune av, 2-sty frame store and dwelling, 25x53, felt roof, 1 family; cost, \$4,000; owner, J. J. Cooper, 313 West 127th st, N. Y. C.; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 2946.

STORES AND TENEMENTS.
JAMAICA.—Jamaica av, n w cor Hoffman Boulevard, 3-sty brick tenement, 14x93, tar and gravel roof, 4 families; cost, \$10,000; owner, Chas. Boos, Chichester and Johnson avs, Jamaica; architects, Brook & Rosenberg, 350 Fulton st, Jamaica. Plan No. 2892.

MIDDLE VILLAGE.—Market st, s e cor Fulton av, 1-sty frame store, 18x22, tin roof; cost, \$450; owner, Jos. Purp, 16 Market st, Middle Village; architect, Morris Perlestein, 37 Fulton av, Middle Village. Plan No. 2950.

RIDGEWOOD.—Halleck av, s w cor Anthon av, 4-sty brick tenement, 50x90, tin roof, 24 families; cost, \$26,000; owner, Armor Const. Co., 895 Kelly st, Bronx; architects, Cohn Bros., 361 Stone st, Brooklyn. Plan No. 2955.

MISCELLANEOUS.
ELMHURST.—Prospect av, s s, 180 w Hanover av, 1-sty frame barn, 12x12, slag roof; cost, \$75; owner, G. Gilbrecht, premises. Plan No. 2897.

CEDAR MANOR.—Claude pl, 881, 1-sty concrete coop, 27x11; cost, \$68; owner, Adam Lipus, on premises. Plan No. 2909.

LENDALE.—Myrtle av, s s, 160 w Yale av, 1-sty frame shed, 19x20, paper roof; cost, \$100; owner, Robert Heinel, on premises. Plan No. 2914.

ELMHURST.—2d st, 37, 1-sty frame shed, 10 x10, shingle roof; cost, \$10; owner, E. Donohue, premises. Plan No. 2936.

FLUSHING.—Jamaica av, w s, 1700 n Hempstead turnpike, 2-sty brick barn, 50x65, shingle roof; cost, \$8,000; owner, Board of Education, Park av and 59th st, N. Y. C.; architect, owner. Plan No. 2927.

LONG ISLAND CITY.—Academy st, e s, 75 s South Washington pl, frame merchandise stand, 12x12, paper roof; cost, \$50; owner, J. J. Shannon, 224 William st, L. I. C. Plan No. 2933.

RICHMOND HILL.—Elliott av, 234, 1-sty frame coop, 33x15, paper roof; cost, \$25; owner, J. P. Duryea, premises. Plan No. 2932.

CORONA.—Ellowston av, e s, 2,800 s Corona av, 1 1/2-sty frame barn, 30x60, shingle roof; cost, \$3,500; owner, S. Lott, on premises; architect, R. W. Johnson, 60 Hunt st, Corona. Plan No. 2958.

RIDGEWOOD HEIGHTS.—Grandview av, n w cor Grove st, 1-sty frame shed, 48x16, shingle roof; cost, \$100; owner, C. Hoffmann, 291 Grandview av, Ridgewood Heights. Plan No. 2947.

SOUTH OZONE PARK.—Rockaway Plank rd, s s, 25 e Pressberger av, 1-sty frame barn, 16x12, shingle roof; cost, \$200; owner and architect, R. H. Ashby, South Ozone Park. Plan No. 2957.

Richmond.

APARTMENTS, FLATS AND TENEMENTS.

CENTRAL AV, e s, 660 n Weiner pl, Tompkinsville, 5-sty brick apartment, 50x82; cost, \$45,000; owner, Alonzo B. Pouch, Tompkinsville; architect, T. P. Platt, N. Y. C. Plan No. 711.

DWELLINGS.

SEAFOAM ST, n e, 120 n Cedar Grove av, New Dorp, 1-sty frame bungalow, 18x22; cost, \$700; owner, Patrick Quinlan, New Dorp; architect and builder, Thos. Sanyour, New Dorp. Plan No. 704.

SEAFOAM ST, s w, 260 n Cedar Grove av, New Dorp, 1-sty frame bungalow, 20x30; cost, \$800; owner, W. H. Kelley, New Dorp; architect and builder, Thos. Sanyour, New Dorp. Plan No. 705.

TERRACE, s s, 113 w Nicholas av, Pt. Richmond, 2-sty frame dwelling, 20x44; cost, \$4,500; owner, Lion C. Giordons, Pt. Richmond; architect, P. R. Osborn; builder, N. W. Osborn. Plan No. 710.

WATERSIDE ST, n s, 80 w Bayview pl, Grant City, 1-sty frame bungalow, 20x38; cost, \$325; owner, Margaret Carl, Grant City; architect and builder, A. Kutsch, Grant City. Plan No. 708.

TAYLOR ST, w s, 550 n Cedar st, West New Brighton, 2-sty frame dwelling, 26x28; cost, \$4,000; owner, Max M. Isaacs, New Brighton; architect, Jas. Whitford, St. George; builder, Gus Erickson, Tompkinsville. Plan No. 713.

3D ST, s s, 200 e Central av, Richmond, 1-sty frame dwelling, 16x22; cost, \$800; owner, L. Stickworth, Richmond; architect and builder, Geo. Haverkamp, Richmond. Plan No. 702.

ARTHUR AV, w s, 740 s Cedar av, Rosebank, 2-sty frame dwelling, 18x26; cost, \$1,700; owner, Francesca Palidino, Rosebank; architect, Chas. B. Heneker, Tompkinsville; builder, Jos. W. Nastasi & Bros., Rosebank. Plan No. 701.

SEASIDE BOULEVARD, w s, 300 n Seaview av, Grant City, 1-sty frame bungalow, 16x34; cost, \$250; owner, G. Isola, Grant city; builder, Edw. Erickson, Tompkinsville. Plan No. 714.

TYSON AV, n s, 50 w Henry pl, Garretson, 2-sty frame dwelling, 19x26; cost, \$1,800; owner, Louis Mustari, Garretson; architect, Jas. E. Grunert, New Dorp; builder, Jos. Pasquale, Rosebank. Plan No. 707.

WILD AV, e s, 225 n Richmond turnpike, Linoleumville, 1-sty frame dwelling, 18x28; cost, \$1,000; owner, Stanislaus Zaikoski, Linoleumville; architect and builder, A. Ellis, Jr., Pt. Richmond. Plan No. 712.

STABLES AND GARAGES.

GARRETSON AV, n s, 600 s Richmond rd, Garretson, 1-sty frame garage, 10x20; cost, \$200; owner, Thos. E. Cable, Garretson; builder, Henry Spruck & Son, Stapleton. Plan No. 706.

SHORE RD, n s, 200 w Rossville av, Rossville, 2-sty frame barn, 17x22; cost, \$700; owner, Frank Engert, Rossville; architect and builder, A. Eisengrein, Rossville. Plan No. 709.

STORES AND DWELLINGS.

BROAD ST, n s, 135 w Cedar st, Stapleton, 2-sty brick store and dwelling, 24x59; cost, \$7,500; owner, Chas. D. Weiss; architect, Otto Loeffler; builder, Jos. Thompson. Plan No. 715.

MISCELLANEOUS.

BAY & WAVE STS, s e cor, Stapleton, frame advertising sign, 10x50; cost, \$50; owner, Geo. W. Stake, Stapleton; builder, O. J. Gude Co., N. Y. C. Plan No. 703.

LOUIS ST, n s, cor Sunrise terrace, Stapleton, stone retain wall, 84x8; cost, \$385; owner, Aug. F. Deponage, Stapleton; builder, R. Langere, Rosebank. Plan No. 717.

BROADWAY, e s, 700 e 5th st, Hugenot, 1-sty frame lumber shed, 72x60; cost, \$400; owner, St. Joseph's Home, Hugenot; builder, Harry Brougt, Hugenot. Plan No. 716.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BEAVER ST, 18, masonry to 3-sty brick restaurant; cost, \$300; owners, Alfred Wehl & Eugene Widmann, 18 Beaver st; architect, Chas. H. May, 850 DeKalb av, Brooklyn. Plan No. 3461.

BEDFORD ST, 2, new window and plumbing to 4-sty brick tenement; cost, \$125; owners, Estate of Henry Ruess, E. Curry, exr., 2 Bedford st; architect, Edward Cassidy, 149 Spring st. Plan No. 3426.

CATHEDRAL PARKWAY, 22, masonry to 1-sty brick stores; cost, \$300; owner, Samuel Ferguson, 25 Broad st; architect, Jas. P. Whiskeman, 30 East 42d st. Plan No. 3354.

CHERRY ST, 143, masonry to 2-sty brick stable cost, \$300; owner, Josepa J. Cuneo, 200-4 Franklin st; architect, Chas. Gallo, 60 Graham av, Brooklyn. Plan No. 3409.

ESSEX ST, 137, new store fronts to 5-sty brick stores and tenement; cost, \$250; owner, Earnard Trush, 242 Rutledge st, Brooklyn; architect, Morris Schwartz, 194 Bowery. Plan No. 3390.

HENRY ST, 100, new partitions and fire-escapes to 5-sty brick store and tenement; cost, \$2,000; owners, Israel & Louis Ratkowitz, 165 Stanton st; architect, Otto Reissmann, 30 1st st. Plan No. 3446.

LAFAYETTE ST, 150-156, fireproof stairs to 12-sty brick lofts; cost, \$2,500; owner, Aberdeen Realty Co., John A. Murray, Pres., 49 Wall st; architect, Frank H. Quinby, 99 Nassau st. Plan No. 3348.

MADISON ST, 240, alterations to 3-sty brick synagogue; cost, \$10,000; owners, Congregation Tephareth Jerusalem, 87 Eldridge st; architect, Samuel Brenner, 30 East 20th st. Plan No. 3405.

MANHATTAN ST, 61, alterations to 3-sty brick store and dwelling; cost, \$900; owner, John Sugebrand, 147 Elm st, Mt. Vernon; architect, Henry Muller, 244 West 124th st. Plan No. 3408.

MANHATTAN ST, 103-105, 12-inch retaining wall to 3-sty frame lumber yard office; cost, \$75; owners, Eliza Eisner Estate, 103 Manhattan st; architect, John W. Muldoon, 112 East 81st st. Plan No. 3412.

MANHATTAN ST, 64-76, new store fronts to 2-sty brick stores and offices; cost, \$450; owners, Estate of Francis P. Burke, 70 Manhattan st; architect, Max V. Epstein, 225 Lexington av. Plan No. 3386.

MANHATTAN ST, 51-53, new store fronts to 4-sty brick stores and tenement; cost, \$140; owner, Lambert Suydam, 25 Pine st; architect, John J. McCoy, 1874 Park av. Plan No. 3379.

MANHATTAN ST, 1, alterations to 3-sty brick store and tenement; cost, \$300; owners, City Real Estate Co., 176 Broadway; architect, Edgar R. Stix, 495 West End av. Plan No. 3377.

MANHATTAN ST, 112, new store front to 2-sty brick store and tenement; cost, \$100; owner, Mary A. Brown, 2087 5th av; architect, Max Desind, 1412 Amsterdam av. Plan No. 3356.

MANHATTAN ST, 46-48, new store fronts to 5-sty brick stores and tenement; cost, \$75; owner, Ernest A. Fairbanks, 271 West 125th st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 3336.

MANHATTAN ST, 52-54, new store fronts to 5-sty brick store and tenement; cost, \$100; owner, Ernest A. Fairbanks, 271 West 125th st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 3338.

MANHATTAN ST, 56-58, new store fronts to 5-sty brick stores and tenement; cost, \$100; owner, Ernest A. Fairbanks, 271 West 125th st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 3337.

MANHATTAN ST, 60-62, new store fronts to 5-sty brick stores and tenement; cost, \$100; owner, Ernest A. Fairbanks, 271 West 125th st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 3339.

MANHATTAN ST, 115, new store fronts to 5-sty brick stores and dwelling; cost, \$350; owner, May Deering, 22 East 47th st; architect, W. G. Clarks, 438 West 40th st. Plan No. 3367.

MURRAY ST, 78-80, new show windows to 5-sty brick store and lofts; cost, \$300; owner, Clarence Sackett, 31 Nassau st; architect, Ralph V. Kennelly, 64 Vesey st. Plan No. 3383.

ROSE ST, 17-23, steel smoke-stack to 5-sty brick lofts; cost, \$110; owners, Equitable Life Ins Co., 165 Broadway; architect, Chas. H. Richter, 68 Broad st. Plan No. 3382.

SCAMMEL ST, 31, new store fronts to 5-sty brick stores and tenement; cost, \$300; owner, Victor Rosensweig, 223 East Broadway; architect, Nathan Makstein, 415 Grand st. Plan No. 3395.

SOUTH ST, 225, extensions and new elevator to 5-sty brick stable and storage; cost, \$25,000; owner, Paul Viane, 39 Beekman st; architect, Alfred C. Wein, 160 West 99th st. Plan No. 3340.

SPRING ST, 56, new store front to 3-sty brick stores and tenements; cost, \$150; owners, Wm. J. & Geo. J. Kenny, 80 East Houston st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 3448.

TRINITY PL, 106, new stairway to 5-sty brick store and lofts; cost, \$400; owner, Robert W. Goelet, 9 West 17th st; architect, Joseph V. Gunnings, 219 West 68th st. Plan No. 3402.

VESTRY ST, 76, enlarge elevator shaft to 9-sty brick lofts; cost, \$200; owner, Patrick J. Carlin, 270 Washington av, Brooklyn; architect, P. J. Carlin, 270 Washington av, Brooklyn. Plan No. 3439.

WEST ST, 151, alterations to 3-sty brick store and factory; cost, \$5,000; owners, The Acme Mortgage Co., 360 7th av; architect, Joseph C. Cocker, 2017 5th av. Plan No. 3436.

WEST HOUSTON ST, 65-67, new partitions to 12-sty brick store and lofts; cost, \$400; owners, The 65 West Houston St. Corp., Geo. G. Bradley, Pres., 128 Broadway; architect, Brutus Gundlach, 185 Madison av. Plan No. 3413.

3D ST, 165-173 East, fireproofing to 1-sty brick church; cost, \$2,000; owner, Rev. John Lieberth, 173 East 3d st; architect, John Niggle, 173 East 3d st. Plan No. 3411.

4TH ST, 405-411 East, patent exhaust system to 6-sty brick lofts; cost, \$1,500; owners, Forest Box & Lumber Co., 149 Mercer st; architect, Marion L. Ross, 460 East 10th st. Plan No. 3397.

4TH ST, 74 East, new partitions, stairs and fire-escape to 4-sty brick dance hall; cost, \$1,000; owner, Chas. Hirsh, 66-68 E 4th st; architect, Otto Reissmann, 30 1st st. Plan No. 3447.

5TH ST, 819 East, concrete washroom floor to 7-sty brick lofts; cost, \$1,600; owner, Randolph Jacobs, 160 Broadway; architect, Wm. J. Riley, Jr., 43 Windsor pl, Brooklyn. Plan No. 3363.

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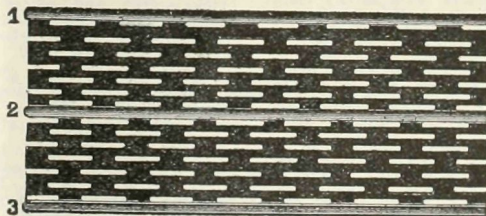
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Plans Filed—Alterations, Manhattan (Cont.)

- 8TH ST, 66 East, new store front to 6-sty brick store and lofts; cost, \$500; owners, Trustees of Sailors Snug Harbor, 31 Nassau st; architect, John E. Westervelt, 36 West 34th st. Plan No. 3419.
- 8TH ST, 55 W, new store fronts to 6-sty brick store and lofts; cost, \$500; owners, Plainfield Plumbing, Hardware & Paint Supply Co., Plainfield, N. J.; architect, Otto Reissmann, 30 1st st. Plan No. 3389.
- 10TH ST, 87 East, iron beam to 3-sty brick store and offices; cost, \$25; owners, Chas. E. Huntemann Estate, 53 3d av; architects, Bruno W. Eerger & Son, 121 Bible House. Plan No. 3423.
- 10TH ST, 69 West, alterations to 3-sty brick store and dwelling; cost, \$75; owner, Max Goldberg, 69 West 10th st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3457.
- 11TH ST, 18 West, alterations to 3-sty brick dwelling; cost, \$450; owner, Walter D. Edmonds, 18 West 11th st; architect, Wm. M. Leonard, 162 West 20th st. Plan No. 3346.
- 12TH ST, 442 East, new partitions and roof scuttle to 4-sty brick tenement; cost, \$1,000; owner, Frederick Schmidt, 1323 Bushwick av, Brooklyn; architect, Henry Regelman, 133 7th st. Plan No. 3366.
- 13TH ST, 640 East, alterations to 5-sty brick stores and tenement; cost, \$1,500; owner, Samuel Levy, 229 East 115th st; architect, Otto Reissmann, 30 1st st. Plan No. 3360.
- 14TH ST, 5 East, new show window to 4-sty brick store and offices; cost, \$300; owner, Wm. S. Baker, 149 Broadway; architect, Emery Roth, 507 5th av. Plan No. 3401.
- 14TH ST, 140 East, new store front to 5-sty brick store and shop; cost, \$250; owner, Leon Morris Estate, 55 Liberty st; architect, Max Desind, 1412 Amsterdam av. Plan No. 3355.
- 14TH ST, 126-132 East, new exits to 3-sty brick theatre; cost, \$750; owners, Estate of Timothy D. Sullivan, Patrick H. Sullivan, Exr., 309 East 17th st; architect, J. Harry O'Brien, 1123 Broadway. Plan No. 3393.
- 15TH ST, 19 West, new store front to 3-sty brick store and lofts; cost, \$300; owner, Louis S. Asimakis, 21 West 15th st; architects, Horenburger & Bards, 122 Bowery. Plan No. 3458.
- 15TH ST, 331-349 East, iron fence to 5-sty brick school; cost, \$450; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 3398.
- 17TH ST, 18 W, fireproofing to 4-sty brick store and offices; cost, \$75; owner, Mrs. Emily M. R. Spencer, 11 West 16th st; architects, Schwartz & Gross, 347 5th av. Plan No. 3444.
- 21ST ST, 54-62 West, new stairs and partitions to 12-sty brick stores and lofts; cost, \$1,000; owners, American Real Estate Co., 527 5th av; architect, George A. Sumner, 989 Southern Boulevard, Bronx. Plan No. 3391.
- 23D ST, 114-120 East, new elevator shaft and motor room to 12-sty brick stores and lofts; cost, \$2,500; owners, 114 East 23d St Co; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 3428.
- 24TH ST, 49-51 West, sprinkler tanks to 11-sty brick store and lofts; cost, \$2,300; owner, Edmund Coffin, 34 Pine st; builders, The Rusling Co., 39 Cortlandt st. Plan No. 3378.
- 26TH ST, 223-225 East, masonry to 3-sty brick school; cost, \$150; owners, Bellevue and Allied Hospitals, 26th st and 1st av; architect, Paul Meyer, 400 East 29th st. Plan No. 3371.
- 30TH ST, 151-155 West, steel to 12-sty brick loft; cost, \$100; owners, Realty Holding Co., 907 Broadway; architects, Sommerfeld & Steckler, 51 Union sq. Plan No. 3396.
- 30TH ST, 44 East, masonry, new partitions and store front to 4-sty brick stores and dwelling; cost, \$250; owner, Maria S. Simpson, 362 West 30th st; architect, Chas. E. Reid, 132 East 23d st. Plan No. 3421.
- 34TH ST, 19-21 West, new stairway and partition to 11-sty brick stores and lofts; cost, \$500; owners, Julia S. Loomis et al, 12 Binton st, London, Eng.; architects, Wortmann & Braun, 114 East 28th st. Plan No. 3369.
- 37TH ST, 241-245 West, photograph skylight to 12-sty brick store and lofts; cost, \$1,200; owners, Marmac Constn. Co., 316 West 30th st; architects, Browne & Almiroty, 220 5th av. Plan No. 3400.
- 38TH ST, 111 East, new bath-rooms and dumbwaiter to 4-sty brick dwelling; cost, \$900; owners, Mary A. Faxon Estate; executor, Chas. H. Sheldon, 111 Broadway. Plan No. 3435.
- 40TH ST, 332 West, plumbing to 5-sty brick tenement; cost, \$1,500; owner, Emily K. Duches, 407 Central Park West; architects, D. Kempner & Son, 17 West 42d st. Plan No. 3385.
- 40TH ST, 113-119 West, new partitions and doors to 22-sty brick offices and lofts; cost, \$1,000; owners, West 40th St. & 41st St. Realty Co., 88 5th av; architects, Maynicke & Franke, 25 Mad sq North. Plan No. 3387.
- 41ST ST, 13 East, extension to 4-sty brick club house; cost, \$500; owner, Oliver H. P. Belmory, 477 Madison av; architect, John C. W. Ruhl, 3132 Decatur av, Bronx. Plan No. 3404.
- 42D ST, 47-61 West, gallery extension to 7-sty brick offices and stores; cost, \$400; owner, Walter J. Solomon, 15 West 42d st; architect, Wm. Somerville, 317 East 122d st. Plan No. 3381.
- 42D ST, 147-157 West, terra cotta partitions to 12-sty brick stores and offices; cost, \$400; owners, The Long Acre Co., Wm. H. Barnum, Pres., 1467 Broadway; architect, Aron H. Jacobson, 139 West 24th st. Plan No. 3372.
- 42D ST, 160-164 East, ventilating stack to 3-sty brick hotel; cost, \$300; owner, Wm. Volk, n w cor 8th av and 42d st; architect, Warren L. Cort, 878 Jackson av, L. I. City. Plan No. 3422.
- 43D ST, 337 East, new partitions and plumbing to 5-sty brick tenement; cost, \$900; owners, Geo. W. Schreck et al, 1154 East 19th st, Brooklyn; architect, Daniel J. Clune, 301 East 39th st. Plan No. 3434.
- 45TH ST, 177 West, new store front to 4-sty brick stores and hotel; cost, \$500; owner, Thos. R. Hidden, 1534 Broadway; architect, David Bleier, 545 East 139th st. Plan No. 3462.
- 45TH ST, 26 East, new front, elevator and plumbing to 5-sty brick store; cost, \$10,000; owner, Clara W. Stetson, Hotel Webster, N. Y.; architect, Theodore A. Meyer, 114 East 28th st. Plan No. 3384.
- 45TH ST, 548 West, new store front to 4-sty brick stores and tenement; cost, \$100; owner, Francis Meusing, 548 West 45th st; architect, Philip H. Goldstein, 445 West 45th st. Plan No. 3440.
- 48TH ST, 212-216 West, masonry and boiler flue to 5-sty brick lofts; cost, \$5,000; owners, Mitchel H. Mark Realty Co., 701 7th av; architect, Thos. W. Lamb, 644 8th av. Plan No. 3392.
- 52D ST, 136-146 West, private stairs to 12-sty brick lofts; cost, \$150; owner, Michael Coleman, 125 West 56th st; architects, Schwartz & Gross, 347 5th av. Plan No. 3465.
- 58TH ST, 540-550 West, enlarge window to 5-sty brick lofts; cost, \$100; owner, Mayal Realty Co., Alexander Alexander, Pres., 2 Rector st; architect, Edwin S. Barnes, 100 William st. Plan No. 3353.
- 64TH ST, 221 East, masonry and new windows to 2-sty brick stable; cost, \$75; owner, John G. Saunders, 244 Colfax st, Denver, Colo.; architect, John Ph. Voelker, 979 3d av. Plan No. 3420.
- 64TH ST, 164 West, new partition and doors to 3-sty brick dwelling; cost, \$30; owner, Francis Morris, Bound Brook, N. J.; architect, Isaac M. Sullivan, 164 West 64th st. Plan No. 3410.
- 86TH ST, 350 West, general alterations to 12-sty brick tenement; cost, \$30,000; owner, Wm. R. Hearst, 350 West 86th st; architect, Chas. E. Birge, 104 West 70th st. Plan No. 3342.
- 86TH ST, 151 East, general repairs to 5-sty brick stores and tenement; cost, \$13,000; owners, Yonkers Holding Co., Harris F. Bernhard, president, 227 Fulton st; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 3451.
- 88TH ST, 174 East, new partitions to 4-sty brick store and tenement; cost, \$100; owner, Elizabeth Nauds, 174 East 88th st; architect, Adolph Ealschun, 483 Willis av. Plan No. 3368.
- 106TH ST, 62 East, alterations to 4-sty brick assembly hall; cost, \$500; owner, Thomas A. Clark, 3 East 106th st; architect, Chas. M. Straub, 147 4th av. Plan No. 3438.
- 111TH ST, 8-14 West, alterations to 5-sty brick tenement; cost, \$350; owner, Simon Lowald, 438 2d av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3407.
- 116TH ST, 52 West, remove partitions to 6-sty brick stores and tenement; cost, \$250; owner, David Davis, 52 West 116th st; architect, Maxwell A. Cantor, 39 West 38th st. Plan No. 3399.
- 118TH ST, 210 East, hatchway to 3½-sty brick store and dwelling; cost, \$75; owner, Leopold Katzenstein, 72 West 91st st; architect, Chas. Nussbaum, 316 West 42d st. Plan No. 3443.
- 119TH ST, 218 East, new plumbing and partitions to 4-sty brick tenement; cost, \$750; owners, Estate of Sarah Orr, 220 East 119th st; architect, Frank Hansle, 81 East 125th st. Plan No. 3414.
- 121ST ST, 228 East, alterations to 2-sty brick store and dwelling; cost, \$300; owner, Margaret A. Burns, 318 East 118th st; architect, Jas. H. Lynch, 2314 Broadway. Plan No. 3437.
- 122D ST, 410 East, new partitions to 1-sty brick stable; cost, \$50; owner, Julius Wanmacher, 406 East 122d st; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 3351.
- 123D ST, 135 West, reset partition to 6-sty brick tenement; cost, \$80; owner, Wm. M. Walker, Bayville, L. I. C.; architect, Samuel C. Crowell, 1212 3d av. Plan No. 3403.
- 125TH ST, 305 West, new show windows to 4-sty brick stores and tenement; cost, \$75; owner, Ransom E. Wilcox, 2107 7th av; architect, Jobst Hoffmann, 318 West 121st st. Plan No. 3460.
- 125TH ST, 313-315 West, reset store fronts to 5-sty brick store and loft; cost, \$150; owners, Picker Bros., 313 West 125th st; architect, John A. Hamilton, 32 Broadway. Plan No. 3345.
- 125TH ST, 383 West, new store front to 4-sty brick store and tenement; cost, \$350; owners, Peter Doelzer Brewing Co., 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 3417.
- 125TH ST, 247-251 West, boiler flue to 4-sty brick stores and offices; cost, \$250; owners, Stumpf & Langhoff, 386 East Water st, Milwaukee, Wis.; architect, Geo. Kelster, 12 West 31st st. Plan No. 3442.
- 128TH ST, 168 West, alterations to 5-sty brick stores and tenement; cost, \$500; owner, Moses Misch, 168 West 130th st; architect, Jobst Hoffmann, 318 West 121st st. Plan No. 3406.
- 129TH ST, 67-71 West, 1-sty addition to 1-sty brick wagon shed; cost, \$1,500; owners, The N. Y. C. & H. R. R. Co., Grand Central Terminal; architect, Augustus L. Schulz, 533 East 83d st. Plan No. 3373.
- 145TH ST, 256 West, raise machine booth to 2-sty brick theatre; cost, \$500; owners, 145th St. Theatre Co., Clinton J. Packard, president, 20 Nassau st; architect, John C. Watson, 271 West 125th st. Plan No. 3445.
- 171ST ST, 512 West, 1-sty extension to 3-sty brick stores and dwelling; cost, \$4,000; owner, Gustave Brehme, 111 Audubon av; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 3416.
- 173D ST, 501 West, new partitions to 6-sty brick stores and tenement; cost, \$75; owner, Edward Moore, 247 West 11th st; architect, Jos. Mastrorand, 69 Mott st. Plan No. 3352.
- 215TH ST and Harlem River, new partition and door to 2-sty brick garage and dwelling; cost, \$200; owner, Henry L. Herbert, 17 Battery pl; architect, George J. Froehlich, 690 Whitlock av. Plan No. 3429.
- AMSTERDAM AV, 913, plaster partition to 5-sty brick stores and tenement; cost, \$100; owner, Mrs. Clara Eakens, 150 West 106th st; architect, Charles E. Eickoff, 132 West 100th st. Plan No. 3365.
- AMSTERDAM AV, 569, new store front to 5-sty brick store and tenements; cost, \$125; owner, Fanny Bloomthal, 12 East 119th st; architect, Philip H. Goldstein, 445 West 45th st. Plan No. 3431.
- AMSTERDAM AV, 1930, alterations to 3-sty brick moving pictures and lofts; cost, \$3,500; owner, Margaret R. Mulvany, 237 West 37th st; architect, James E. Sherwin, 237 West 37th st. Plan No. 3454.
- BOWERY, 261, alterations to 3-sty brick store and dwelling; cost, \$1,500; owner, estate of George Rudd, 190 Riverside drive; architect, Jacob Fisher, 25 Av A. Plan No. 3455.
- BOWERY, 136, new store fronts to 3-sty brick store and lofts; cost, \$500; owner, Isidor Leviton, 166 Bowery; architects, Horenburger & Bards, 122 Bowery. Plan No. 3432.
- BOWERY, 93, masonry, new stairs and ventilating to 3-sty brick moving picture theatre; cost, \$7,000; owner, Robert Goelet, 9 West 17th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3430.
- BOWERY, 262, new store front to 5-sty brick lodging house; cost, \$800; owners, Anna W. Hornthal et al, 796 6th av; architect, Elisha H. Janes, 124 West 45th st. Plan No. 3380.
- BROADWAY, 2712, alterations to 5-sty brick store and tenement; cost, \$350; owner, Geo. W. Walker, Convent av and 140th st; architect, Wm. G. Brown, 220 West 42d st. Plan No. 3376.
- BROADWAY, 1441-1449, new stairs to 5-sty brick moving picture theatre and offices; cost, \$600; owners, The Broadway & 41st St. Co., Philadelphia, Pa.; architect, James P. Whiselman, 30 East 42d st. Plan No. 3449.
- BROADWAY, 696-702, plumbing to 8-sty brick store and lofts; cost, \$500; owners, Estate of W. Schermerhorn, Samuel Brigham, Trustee, 25 Liberty st; architects, Maynicke & Franke, 25 Madison Square North. Plan No. 3451.
- BROADWAY, 1942-44, alterations to 4-sty brick store and offices; cost, \$50; owner, Aaron Chintz, 146 Columbus av; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3456.
- BROADWAY, 2182-2186, alterations to 2-sty brick garage; cost, \$2,500; owner, Eva Coe, 2182 Broadway; architect, Jay H. Berkman, 516 5th av. Plan No. 3358.
- BROADWAY, 1849, masonry to 2-sty brick store and loft; cost, \$850; owner, Harry L. Rheims, 417 5th av; architects, Gross & Kleinberger, Bible House, Astor Pl. Plan No. 3362.
- BROADWAY, 243, mezzanine floor to 5-sty brick stores and lofts; cost, \$60; owner, Cruikshank Co., Wm. L. DePost, Pres., 141 Broadway; architect, Claude H. Grady, 877 S. 14th st, Newark, N. J. Plan No. 3349.
- BROADWAY, 3507-9, steel partition to 6-sty brick store and tenement; cost, \$250; owner, George Schwegler, 3507 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3433.
- LENOX AV, 439, masonry, new partitions and plumbing to 5-sty brick tenement; cost, \$1,000; owner, 132d St. Realty Co., Isaac Goldgraber, Pres., 60 West 129th st; architect, Jno. H. Knobel, 305 West 43d st. Plan No. 3350.
- LEXINGTON AV, 119, remove partition to 4-sty brick stores and dwelling; cost, \$25; owner, Wm. C. Reeves & Co., 119 Lexington av; architects, Dietrich, Wortmann & Braun, 114 East 28th st. Plan No. 3347.
- MADISON AV, 211, masonry and steel to 2-sty brick garage and dwelling; cost, \$1,000; owner, J. Pierpont Morgan, 11 Broad st; architect, Louis L. Tieman, 156 5th av. Plan No. 3341.
- MADISON AV, 342, alterations to 5-sty brick stores and tenement; cost, \$500; owner, Bettie Friedman, 342 Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3375.
- PARK ROW, 35-38, storage balcony to 11-sty brick stores and offices; cost, \$250; owner, O. B. Potter, trustee, 71 Broadway; architect, Paul W. Gussaw, 535 East 79th st. Plan No. 3463.
- WEST BROADWAY, 269, fireproofing to 3-sty brick tenement; cost, \$115; owners, Drucile A. Rickaby et al, 251 West 91st st; architect, Henry T. Gustavson, 256 East 139th st. Plan No. 3374.
- WEST END AV, 949-953, moving picture house from 2-sty brick church; cost, \$5,000; owner, Harry Schiff, 355 West End av; architects, Schwartz & Gross, 347 5th av. Plan No. 3464.
- WEST END AV, 263-265, masonry and steel to 4-sty brick and stone residence; cost, \$225; owners, The Gramery Investing Co., Frank Huyler, Pres., 64 Irving pl; architect, Warren H. Conover, 232 West 40th st. Plan No. 3415.
- 1ST AV, 1441-1443, new boiler chimney to 3-sty brick store; cost, \$150; owner, Sigmund Lewy, 1441 1st av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 3370.
- 2D AV, 1063, new partitions and plumbing to 4-sty brick stores and dwelling; cost, \$150; owner, Katherine K. Maloney, 219 West 127th st; architect, E. J. Maloney, 219 West 127th st. Plan No. 3364.
- 2D AV, 199, masonry to 4-sty brick tenement; cost, \$75; owner, Henry R. Borst, 199 2d av; architect, Henry Borst, 199 2d av. Plan No. 3425.
- 2D AV, 2357, new store front to 5-sty brick stores and tenement; cost, \$600; owner, Lawrence P. Kinsella, 248 East 121st st; architect, Morris Schwartz, 194 Bowery. Plan No. 3450.

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. XCII

No. 2378

New York, October 11, 1913

(15)

PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

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EXPLANATIONS 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 1913.

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.
 admtrix—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 omitted—consideration omitted.
 corpn—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—from.
 fr—frame.
 ft—front.
 individ—individual.
 irreg—irregular.
 impt—improvement.
 installs—installments.
 lt—lot.
 ls—lease.
 mtg—mortgage.
 mos—months.
 Mfg—manufacturing.
 Nos—numbers.
 n—north.
 nom—nominal.
 (o)—office.
 pr—prior.
 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 mortgage.
 ref—referee.
 sal—saloon.
 sobrn—subordination
 sl—slip.
 sq—square.
 s—south.
 s—side.
 sty—story.
 sub—subject.
 strs—stores.
 stn—stoad.
 st—street.
 TS—Torrens System.
 T & c—taxes, etc.
 tnts—tenements.
 w—west.
 y—years.
 O C & 100—other consideration and \$100.

Intervale av, 1223-5 (11:2973), ws, 166.8 n Home, 50x184.10; Oct1; Oct3'13; due, &c, as per bond; Lina or Lena Gass to Maria A Wuytack, 1143 Simpson. 1,000

Intervale av, ses, at ss Freeman, see Vyse av, ws, 175 s 172.

Jerome av (11:3189), nec Fordham rd, runs n91xe125xn87.11xe25xs178.3 to rd xw 151.9 to beg; pr mtg \$—; Oct7'13; 1y6%; Henry U Singhi, 121 West Kingsbridge rd, to Christian H Rodenkirchen, 226 S 52 st, West Phila, Pa. 12,000

Longfellow av, es, 275 n Freeman, see Crotona av, 1919.

Lurting av (*), ws, 100 n Morris Pk av, 25x100; PM; July23; Oct6'13; due July9 '16, 5%; Hyman Brandes, NY, & Max Ewensky, Bklyn, to Morris Park Estates. 630

Lydig av (*), nec Munroe av, 101.3x81.9 x100x100.3; PM; July20; Oct6'13; due July9 '16, 5%; Ida Pincus to Morris Park Estates. 5,880

Mapes av (11:3111), es, 25.1 s 181st, 66x100; Oct6'13; 1y6%; Cornelius O'Keefe to Comity Mort Co, 40 Wall. 40,000

Matthews av (*), ws, 207.11 n Brady av, 50x100; PM; July30; Oct8'13; due July9 '16, 5%; Marion J Schwemmer to Morris Park Estates. 1,150

Mt Hope av, late Monroe av (11:2797), w s, 145 s 175th, 50x95; Oct3'13; 3y5½%; Jno S Conabeer, Lawrence Peters of NY, & Carrie Van Nostrand of B of R, NY, to Jas A Benedict, Katonah, NY. 3,750

Morris av, 846 (9:2420), sal Ls; Oct2; Oct3'13; demand, 6%; Eugene Leslie to Jacob Ruppert, a corpn, 1639 3 av. 1,228.58

Morris av (12:3316), es, 103.7 s 196th, 75 x110.3x75x107.11; Oct4; Oct6'13; 2y5½%; Mary J Ryan, Yonkers, NY, to Rose F Doyle, gdn Jos M Fitzsimmons et al, 1103 Hoe av. 4,500

Morris av, es, 103.8 s 196th, see Anthony av, es, at sws Burnside av.

Munroe av, nec Lydig av, see Lydig av, nec Munroe av.

Neil av (*), ss, 100 w Radcliff av, 25x100; PM; July30; Oct8'13; due July9'16; 5%; Peter A & Dennis J Fitzgerald, Jersey City, NJ, to Morris Park Estates. 665

Ogden av (9:2526), nws, 500 sw Union, pl, now 167th, 87.6x200; ext of \$3,000 mtg to Sept29'16 at 5½%; Sept29; Oct6'13; Lester Tallman with Bowery Savings Bank, 128 Bowery. nom

Old rd, sec Storrow, see Storrow, sec Old rd.

Old rd, ss, 100 e Storrow, see Storrow, sec Old rd.

Olinville av (*), ws, 150 s 213th (1st st), 50x100; Oct3'13; 5y3%; Gennaro Pisanelli to Leucio Iannace, 3553 Olinville av. 5,000

Park av, 4518 (11:3038), es, 162.1 s 183, 36x138.1x36x140.2; Oct8'13; due &c as per bond; Henry Lang to Chas S Marx, 543 Madison av. 20,000

Prospect av (11:3094), ws, 50 s Oakland pl, 25x100; Oct6; Oct8'13; due &c as per bond; Pearl Gottlieb to Mathilde Kraus, 246 W 129. 2,500

Radcliff av (*), es, 175 s Rhineland av, 50x100; PM; July17; Oct6'13; due July9'16, 5%; Harry Lewis to Morris Park Estates. 1,155

Rhineland av (*), ns, 191.7 e Eastchester rd, 50x89.9x50x91.5; May1; Oct3'13; 3y6%; Edw J Skou, East Williston, NY, to Wilhelmina E Skou, 225 W 105. 1,000

Ryer av, nwc 184th, see Grand blvd & concourse, nec 184th.

St Ann's av (10:2545), sec 134th, 100x80; Oct6; Oct7'13; due, &c, as per bond; Wm C Trull, 20 5 av, to Edgar S Appleby, Glen Cove, LI, & ano. 9,000

St Raymond av (*), ss, 169.5 e Williamsbridge rd, 25x100; Oct1; Oct3'13; 3y6%; Christopher Kenahan to David & Elisabeth Deutscher, 308 E 125, tenants by the entirety. 3,100

Southern blvd (11:2977-2978), swc 173d, 77.8x102.3x98.11x100, given as collateral security for payment of notes for \$20,000; Oct9'13; due &c as per bond; Alpepiana Realty & Constn Co, Inc, a corpn, to Columbia-Knickerbocker Trust Co, 60 Bway. 20,000

Southern blvd (11:2977-2978); same prop; certf as to above mtg; Oct9'13; same to same.

Tinton av, 625-9 (10:2653), ws, 179 s 152d, 75x100; pr mtg \$34,000; Sept25; Oct3'13; due Dec26'13, 6%; First Preferred Realty Corpn, 5 Beekman, to Hudson Trust Co, 1411 Bway. 4,000

Tinton av, 625-9; certf as to above mtg; Sept25; Oct3'13; same to same.

Tremont av, 794 (11:2956), sal Ls; Oct6; Oct7'13; demand, 6%; Bernard McManus to Lion Brewery, 104 W 108. 1,000

Tremont av, nwc Belmont av, see Belmont av, nwc Tremont av.

Vyse av (11:2988), ws, 175 s 172d (Cooke pl), 50x100; also SIMPSON ST (11:2974), ws, 57.6 s Freeman, 17.6x58; also INTERVALE AV (11:2974), ses, at ss Freeman, runs e18.7xs50xw17.8xs3xw38.10 to av xne 65.2 to beg; also SIMPSON ST (11:2975),

es, 247.11 n Home, 25x100; also LAND in Elmhurst, LI; 1-6 pt; all title; Oct3'13; 2y 6%; Letitia L Gaskill to Helen L Snyder, East Orange, NJ. 1,500

Vyse av (11:3131), es, 64.11 s 179th, 50 x85.9x50x86.10; Oct6'13; 5y5½%; K & R Constn Co, Inc, a corpn, to Lawyers Mtg Co, 59 Liberty. 30,000

Vyse av (11:3131), same prop; certf as to above mtg; Oct6'13; same to same.

Walton av (9:2352), ws, 50 s 150th, 50x93.4x50x95.10; Sept3; Oct3'13; 2y5%; Jno W Meyer, Johnstown, NY, to Elise Boyd, Larchmont, NY. 2,000

Washington av, 1018 (9:2369), es, 275 n 164th, 25x105; Oct7; Oct8'13; 5y5½%; Wm H Schwenk, 535 E 187 to Fredk Ihrig, 1592 3 av. 14,000

Washington av (11:2911), es, 50 n 170th, 50.10x110; Oct9'13; 3y5½%; L & S Constn Co to Lawyers Mtg Co, 59 Liberty. 38,000

Washington av (11:2911); same prop; certf as to above mtg; Oct9'13; same to same.

Westchester av, 1780 (*), sal Ls; Oct2; Oct3'13; demand, 6%; Henry Winter to Jacob Ruppert, a corpn, 1639 3 av. 3,000

West Farms rd (10:2754), es, 195.8 s Longfellow av, 38.6x65.8x40.7x78.8, ss; sobrn agmt; Oct8'13; West Farms Constn Co, 30 E 42 & Henry Morgenthau Co, 30 E 42 with Max Bernstein, 35 Mt Morris Park W. nom

West Farms rd (10:2754), same prop; ext of \$21,000 mtg to Oct8'16 at 5½%; Oct8'13; Max Bernstein with West Farms Constn Co. nom

West Farms rd (10:2754), agmt as to share ownership in mtg; Oct8'13; same with Lawyers Mtg Co, 59 Liberty. nom

White Plains rd (*), nws, 75 nw Hugenot, 25x100x25x—, except part for rd; Sept26; Oct6'13; due, &c, as per bond; Annie E Barnett, Phila, Pa, to Jennie E C Baker, 475 W 158. 1,200

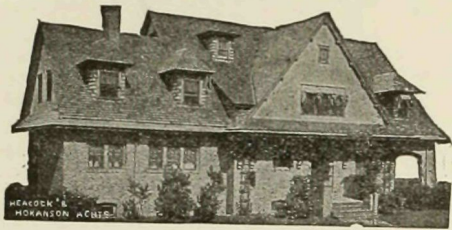
3D av (11:2929), sec 173d, 25x99.6x34.9x100; PM; pr mtg \$—; Oct8; Oct9'13; 3y 6%; Siegfried Hommel, 3970 3 av, to Arthur Essing, 44 W 91. 1,750

Plot (13:3423), begins at nwc of premises hereby described at a pt on ss land formerly Jonathan Odell & now or late of Fredk P & Hy A Forster, runs sw66xse 100.6xse81xnw185 to beg, contains 16-100 of an acre; PM; Oct1; Oct7'13; 5y6%; Danl S Morrison, 5693-5 Riverdale av, to Mary A Morrison, nec Liebig av & 260th. 1,000

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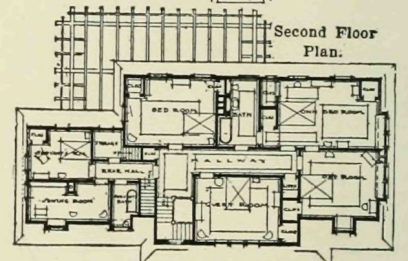
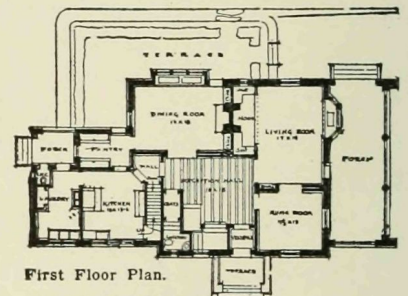
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