

REAL ESTATE RECORD & BUILDERS GUIDE.
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DULNESS prevailed in the Stock Market this week. Indeed prices, on the whole, may be said to be a little lower than last week and flatness more pronounced. Money on call was somewhat tighter, but rather easier on time. Railroad and trade reports grow instead of diminishing in their account of great activity in business and traffic, and continue their encouraging monotony. There is no halt in our prosperous progress, yet speculation could not be deader were we in the midst of a great depression. Wall Street finds it convenient to account for this state of things by the political unrest and consequent situation, but it may be that time will develop other reasons. In the meantime the "Hopeful Club" has a large membership waiting to be made happy after the election in this State. As it is, the tape moves spasmodically. It is felt that a period of uncertainty is being tided over, and some say that the financiers who have arranged for important combinations and other big things which await announcement, will proclaim them at a time when the public mind is in condition to receive them properly. This would not appear to be the case at the moment. There is a strong undertone in some stocks and securities. A feature worthy of remark was the strength of the United States Steel Corporation's sinking fund 5 per cent. bonds, which sold at 101, a new high record. But taking the market as a whole, banking interests and cliques appear to be giving the market little or no support. Secretary Shaw was in Wall Street this week, but refused to discuss the financial situation, in which latter it may be said there is nothing that should cause immediate anxiety. All that can be done, therefore, is to await developments in this important matter; which, other things being equal, should be favorable to a renewal of activity in real estate and its kindred interests.

IT can hardly be declared that as the season advances the real estate market in Manhattan becomes more interesting or more active. On the contrary, it is most assuredly less active and interesting than it has been for years. It has failed entirely to develop a marked speculative tendency in any one direction or in any one part of the city. The speculation in tenement houses, which has been such a noticeable feature of the market since the fall of 1903, has at length subsided. The speculation in vacant land is confined to the outskirts of the city, and does not affect expensive unimproved real estate in Manhattan. A large number of new buildings are still being erected on the West Side and in the wholesale districts; but there is no pronounced activity in those sections. A few weeks ago the purchase of private dwellings on the West Side attracted some attention, but it soon vanished, and it never attracted much interest on the part of speculators. The fact is that the ordinary speculator is less certain about the value of the opportunities for making money in real estate than he has been at any time during the past five years. The tenement house speculation has been worked out, and will leave many small operators, who have lived on it for several years, a good deal at a loss what to do. Throughout the coming year at least, the erection of new tenement and apartment houses will be a somewhat precarious business, which can be undertaken only by people with abundant capital. It looks as if the best oppor-

tunities during 1907 would fall to those people who are interested in properties between Twenty-third and Forty-second streets, which is capable of being developed for business purposes. The demand for loft room in that part of the city is still excellent, and large as has been the number of buildings of that kind erected during recent years, the supply has not overreached the demand. It is likely that this part of the city still affords the best opportunity for speculative activity. There are many side streets and several avenues in the area bounded by Twenty-third and Forty-second streets, Lexington and Eighth avenues, which have not received the attention which they deserve. It is this area which is to be the heart of the New York of the future—of the New York the majority of whose inhabitants will live in The Bronx, on Long Island, or in New Jersey, and who will have cheap and convenient means of traveling to and from their homes. These people will be able to reach this central district more conveniently than they can reach any other part of Manhattan, and a vast amount of the necessary machinery of business and pleasure will necessarily be concentrated in this square mile of territory. Of course, it will be some years before the new tunnels and rapid transit routes will begin to have their effect, and the purchaser may have to wait for some time before he can make large profits, but it is the man who buys now and holds on tight who will make the money. For the present, the only indication of the future prosperity on the streets and avenues which have been hitherto neglected will be the steady purchases for the sites of new loft buildings. Such purchases, however, will really only make time. The day will soon arrive when this whole district will be the central point of a number of transit funnels whose large ends will be situated in the outlying boroughs, and which will confer an extraordinary monopoly on the owners of real estate within the area described.

The New Fifth Avenue.

THE opening of the new dry goods store of Benjamin Altman & Co., at the corner of Fifth Avenue and Thirty-fourth Street, is the best possible indication of the transformation which has been taking place on that thoroughfare since 1901. The character of the Altman store and the length of time which was required to buy the necessary land is the most typical illustration of character of the whole transformation. In 1901 Fifth Avenue had for fifteen years been changing slowly from a thoroughfare which was given up to expensive residences to one which was given up to the best class of retail trade; but up to that time the change had not been particularly profitable to the owners of real estate on Fifth Avenue. The new stores on the avenue did not do very much more than hold their own, and the price of real estate remained about where it was in 1885, when Fifth Avenue was still for the most part the abiding place of wealthy people. The transformation did not have any very active effect on the value of property until after 1901. In that and the following years it was suddenly realized that New York was becoming more than ever the city of the rich and that more money than ever was to be made by catering to the needs of the wealthy people who spent part of their time in the city. A sudden demand for locations on Fifth Avenue set in. The prices of property and the rental value of shops began to rise rapidly, and one important retail firm after another, which had formerly been located south of Twenty-third Street, secured sites on the avenue. This process has continued ever since, until at the present time we believe that for the mile and over between Twenty-sixth and Forty-eighth streets, which includes the part of the avenue devoted to the retail trade, a higher level of real estate values prevails than it does over any similarly long stretch of street frontage in the world.

No single man in New York City anticipated the meaning of this transformation and did more to accelerate it than Benjamin Altman. Acting under the best advice he could get as to real estate values, he began his purchases a number of years ago with the corner of Thirty-third Street and Fifth Avenue and several adjoining houses. At first he proceeded very slowly, perhaps too slowly; but towards the end he bought hard and fast, and the vigor of his purchases advanced the value of property on the block he wanted to such a high level that many people began to wonder whether it could pay him to purchase his land at such a heavy cost. But Mr. Altman knew what he was about, and large as were the prices he paid, they were smaller than the existing level of real estate values on the best parts of Fifth Avenue and of Thirty-fourth Street. The consequence is that Mr. Altman not only piled together a piece of property which is worth more than he paid for it, but he obtained absolutely the best site in the city for his new store, and one which cannot possibly be duplicated by any of his competitors. The value of real estate on Fifth Avenue at the present

time is so high, so many tall buildings have been erected, and the lots are tied up with so many long leases, that no corporation, unless it possessed the power to condemn the land it needed, could purchase a block front on the avenue. The only other similar frontage was that owned by the late Marshall Field of Chicago, and Mr. Altman wisely withdrew that property from the market by leasing it himself. A very rich firm might possibly piece together 75 or 100 feet somewhere on the avenue which could be connected with a larger area in the adjoining side streets; but the location of such a plot would necessarily be much inferior to that of Mr. Altman, and it would be terribly costly to its purchaser. Mr. Altman has not only the best site for a general dry goods store on Fifth avenue, but just at present he has the only site, and such a distinction will most assuredly give him a marked advantage over his competitors.

The distinction will be very great, because there can be no doubt that Fifth avenue is destined to become the most conspicuous and from certain points of view the most interesting thoroughfare in the United States. As we have said, real estate values are and will be higher for a longer distance than on any other street in the world; and such high values will necessarily bring with them an architecture correspondingly imposing. It is not appropriate for a large store on Fifth avenue to be merely a simple and businesslike structure. Such a location demands a certain amount of architectural pretension, and the various large firms located on the avenue have fully realized this fact. Buildings like those of Tiffany and the Gorham Companies are a new thing in the architecture of American business buildings. They are not merely ornate, but they are handsome and distinguished. One has only to compare the old cast-iron front which the Tiffany Company used to occupy on the corner of Fifth avenue and Fifteenth street, with the marble Venetian palace on the corner of Fifth avenue and Thirty-seventh street in order to realize how much more attractive and "swell" the new shop on Fifth avenue has to be, and so it is with the Altman store. Mr. Altman has erected the best looking general dry goods store to be found either in this country or in London or Paris. The big stores in London are insignificant. Those in Paris are florid. The new Macy and Wanamaker buildings in this city, and the Marshall Field Building in Chicago, are spacious, convenient and respectable structures; but they are lacking in architectural distinction or style. The Altman store, on the other hand, like those of Tiffany and Gorham, has style and distinction. It does not merely look costly, but it looks as if the money had been well spent, in order to produce an effect which is both imposing and in good taste. The stone of which it is constructed was imported from France, and has an admirable surface and texture, and the design, while it lacks the coherence which is characteristic of the buildings on Fifth avenue designed by McKim, Mead & White, is nevertheless acceptable, and will produce the desired effect upon the public. Buildings of this kind are not sufficiently numerous on the avenue to give character to the whole thoroughfare. There are still remaining so many brownstone fronts into which stores have been knocked that they impair the uniformity of the architectural effect. But little by little these buildings will be replaced by others more appropriate, until the business part of Fifth avenue will have a uniformly attractive and imposing appearance.

ONE effect of the excessive enlargement of the boundaries of New York has been to include within municipal limits districts in which many years ago cemeteries were established, with no expectation that they would ever be included in New York, and in fact with the declared purpose of being "outside the city limits" of the two hundred and ten thousand acres included within the boundaries of the city of New York. Ten thousand acres in this area are made up of parks and cemeteries, the cemeteries including 3,125 acres. Calvary cemetery, in Queens County, has an area of 300 acres, Greenwood has 478, Cypress Hills, 400; Cedar Grove, 300; Evergreen, 300; Lutheran Cemetery in Newtown, 250; Maple Grove, 100; St. John's, 180 and Mount Pleasant 100. Successive acts of legislation have authorized the incorporation of cemetery associations, fixing in each case a location outside of the city; but these acts have failed to provide for any extension of the city boundaries. Although New York has within its limits upward of three thousand acres of cemetery lands, it derives no revenue from cemeteries, either in taxes or directly, and is in this particular different from some other American cities shown by recent reports to contribute half a million dollars a year to city revenues. From cemeteries Boston gets \$24,000; Cleveland, \$44,500; Providence, \$20,000; Rochester, \$36,000; Toledo, \$12,000; Worcester, Mass., \$27,000; Fall River, \$12,000; Lowell, Mass. \$18,000;

Grand Rapids, Mich., \$20,000; New Bedford, Mass., \$15,000; Cambridge, Mass., \$14,000; Lynn, Mass. \$14,000; Springfield, Ill., \$20,000; Des Moines, Ia., \$12,000; Terre Haute, Ind., \$11,000 and Portland, Me., \$20,000.

The Improvement of Upper Broadway.

To the Editor of the Record and Guide:

In your issue of Oct. 13 you erroneously give me the credit for being chairman of the committee which has been fighting for the improvement of upper Broadway on behalf of the West End Association. The statement is an error, as the credit is due to Mr. Frank R. Houghton, the chairman of the West End Association's Committee on Local Improvements. The work that I have done towards this same object has been on behalf of the Municipal Art Society.

It is a mistake, however, to believe that the fight is won, as unless considerably more interest is shown by the citizens of the upper West Side the appropriation now proposed for this purpose may be lost in the general pruning to which the city's budget is always subjected. President Herrman, of the Park Board, has included in his budget for the coming year an item of \$50,000 for this purpose. On behalf of the Municipal Art Society I addressed the Board of Estimate and Apportionment urging this appropriation and asking that the Society be informed as to the time when I might appear to urge the matter.

It was generally understood that the matter would be considered at the public hearing before the Board last Friday, Oct. 12. I was present at the meeting, and the West End Association was represented by Mr. John C. Coleman.

The calendar for the day made no mention of the matter, and I am now attempting to have a day set when the Municipal Art Society and the West End Association may be heard.

But if this appropriation is granted the work will be but half done. If the parkways are planted without being properly protected by suitable fences the improvement will have no permanent value.

These fences are not under control of the Park Department, but must be erected by the Commissioner of Public Works. I requested Commissioner Dalton to include an amount for this fencing in his estimates, but President Ahearn's office tells me that although Commissioner Dalton made the recommendation that \$50,000 be granted for fencing, that no specific item for this purpose appeared in the final estimates.

I am, however, informed by President Ahearn's office that as these fences are in the nature of "permanent improvement," the appropriation may be obtained at any time by an issue of revenue bonds.

You will therefore see that the fight is not won unless every man who is interested impresses upon the Board of Apportionment that this improvement is wanted, and wanted at once. If upper Broadway remains in its present neglected condition, the people will be to blame.

CHARLES H. ISRAELS.

(Chairman Com. on Street Fixtures Municipal Art Society.)

Justice Fitzgerald's Recent Decision on Real Estate Law Somewhat of an Innovation.

To the Editor of the Record and Guide:

The law firm of Frankenthaler & Sapinsky, of 35 Nassau st, were the plaintiff's attorneys in the following described action:

Mr. A had entered into a contract to exchange certain unimproved property in Brooklyn for the premises 410 West 56th st, owned by Mr. B, the defendant. The contract described the 56th st premises as being 25 ft. in width in front and rear and 100 ft. in depth on each side (more or less), and further provided that at the time of closing title the premises were to be conveyed free and clear of all violations which had been filed in the Municipal Departments prior to the date of making contract.

At the time of closing title it appeared that the lot was 7 ft. shorter than the contract required, and the violations had not been removed. The defendant at that time conceded that he was unable to perform in accordance with the contract, but insisted that the plaintiff must either take the premises in its then existing condition, or should satisfy himself with receiving the return of his deposit, together with the costs and expenses of searching the title. The plaintiff refused to accept either proposition, insisting instead upon having the 56th st property, together with a reasonable allowance because of the shortage and of the existing violations.

It was strongly urged by the defendant's attorney in this action that the Court had no power to make a new contract for the parties, and that the plaintiff must take the property as it stands or accept the return of his deposit with counsel fees.

Unsatisfactory and unjust as this proposition may seem, it has, strange to say, been generally recognized as the correct one by real estate attorneys generally. The English courts have for many years recognized the fact that a court of equity has full power to decree specific performance with a reduction in the purchase price to the buyer, because of shortage in the

quantity of land conveyed, or because of defects in the title. This power of the courts of equity has been recognized in very early New York decisions. These decisions, however, relate mostly to farm land and not to city lots. The question seems never to have arisen squarely of recent years as to its application to city property. Dicta in many recent decisions would seem to infer that the New York courts doubted their power to compel specific performance, at the same time making an allowance to the buyer for shortage or for other defects. The question came up squarely, however, before Mr. Justice Fitzgerald, who decreed specific performance with an allowance of \$1,000.

Real estate dealers and persons interested in real estate generally should congratulate themselves because of Mr. Justice Fitzgerald's decision.

Heretofore many a buyer has lost the advantage of many highly profitable purchases because he was unwilling to take the property in a condition other than he understood it to be at the time of the contract, or has been compelled to content himself with the return of his deposit, and searching fees. He may now, in a proper case, insist upon getting the property and at the same time upon receiving an allowance from the price for all defects.

H.

The Housing Question in Manhattan

WHEN TENEMENTS ARE WELL PLANNED

Subject of Remarks By Francis E. Ward, Esq., at the Opening of the Real Estate School of the West Side Young Men's Christian Association

THE REAL ESTATE SCHOOL of the West Side Y. M. C. A., 320 West 57th st, began its sessions Tuesday night with more than two hundred brokers, real estate agents, lawyers and owners of property in its classes. The first meeting was held in the Assembly Hall of the Y. M. C. A., and was called to order by Harmon H. Neill, who is in charge of these courses. Walter Stabler, comptroller of the Metropolitan Life Insurance Co., who is one of the committee of management of the association, and also a member of the real estate advisory committee of the school, followed Mr. Neill, and added to his outline of the course. Mr. Stabler said, in part, that when he had first heard of this project to train men in some of the rudiments of the profession of real estate and to enable them more quickly to become capable in their chosen profession, he had believed the idea an impossible fancy. He had come to one of the lectures to see what was being done, had been converted to their usefulness and, as a result, had been glad to become one of the advisory committee.

At these lectures, Mr. Stabler said, men successful in the various branches of the real estate business took into their hearts the students, and told them how they, themselves, had succeeded, and what young men must do to achieve success. In the past such information a broker would give to some favored young man, but never before had this valuable personal view of the real estate business, as seen by its leaders, become available for a class of men.

The beginnings of the real estate course, which had been limited three years ago to lectures, had now been systematized still further, and a special course of lectures on real estate law would begin Thursday evening, Nov. 15. This course, Mr. Stabler said, would be in charge of Mr. Henry F. Miller, one of the best conveyancers in the city of New York. This course, he said, would be particularly instructive and extremely interesting.

Continuing, Mr. Stabler said: "Now, there must be a system in any business to make it successful; we, therefore, discussed the wisdom of having a course in business system, and there was some doubt as to whether such a course would be interesting and of value. I am glad, however, to say that our course on the theory and principle of managing a real estate office, and kinds of property handled, and by whom disposed of, under Mr. Ronald C. Lee, has proved most valuable. This course on the actual management of an office is useful to any one interested in real estate, whether broker, agent or operator; in this course he can gain more information of a practical nature in a short time than in any other way. That our policy has been successful is evidenced by the fact that the first year our single course had 230 registered. The second year our three courses had a registration of 290, and to-night we begin the first course, with two other courses yet to be heard from, with a preliminary registration of 200 men."

Francis E. Ward, former president of the Board of Real Estate Brokers, was the next speaker. His topic was "Housing," and his remarks were illustrated by plans of bad and good tenements thrown on a stereopticon screen.

At the conclusion of the meeting Mr. William H. Britigan, Educational Director, announced that the first of the monthly dinners of the Acme Real Estate Club of the school, would be held on Monday night, at 7 o'clock, at Reisenweber's, when Mr. Charles C. Edwards would speak on "Mortgage Loans." Other prominent real estate men will also give addresses.

On Tuesday evening, Oct. 23, Mr. John R. Foley will address the Real Estate Class on "The Procuring and Selling of Real Estate." Four hundred men were present on Tuesday night, and it was the best and biggest opening the Y. M. C. A. ever had. The enrollment in the Real Estate Class is now 200, and it promises to go very much higher, showing the interest that is being taken in the subject. Mr. Britigan, who has planned and headed this work, along with many other departments of in-

struction, is recognized as the most successful organizer in the history of the association.

HOUSING.

The distinction of leading off the course of lectures was very properly assigned to Francis E. Ward, Esq., who spoke in part as follows:

"We are assembled here to-night to begin an earnest season's work. That which was an experiment two years ago, has become a success, and the testimony of those who have been benefited by the instruction here received is sufficient incentive for the management to take up the work for the future with renewed enthusiasm.

"When your able Educational Director asked me to speak this evening on the occasion of the reassembling of the class and to choose my topic for the opening lecture, I reviewed the technical instructions that have been received in the regular courses for the past two seasons, and it seemed to me that it might be well to begin this season's course by giving you an informal talk on a great topic in which most of the human race is more interested than in any other, bar one, that can come to its attention; and you therefore, as members of this race should be, interested theoretically, but practically also because it has much to do with the business promulgated by these lectures, for it is an axiom or self-evident truth, that man must be fed, lest he perish, and, except in the language of Kipling,

"Somewhere east of Suez, where the best is like the worst,
Where there aren't no Ten Commandments an' a man can raise a thirst,"

it is a proposition that he shall be clothed, and it is a corollary to that proposition that he should be housed, and 'housing' is the topic for to-night's consideration.

"There must be refuge! Men
Perished in winter, till one smote fire
From flint stones coldly hiding what they held,
The red spark treasured by the kindling sun;
They gorged on flesh like wolves till one sowed corn
Which grew a weed, now makes the life of man.
They moored and babbled till some tongue struck speech
And patient fingers framed the lettered sound.
What good gift have my brothers but it came
From search and strife and loving sacrifice?"

"The possibility of feeding man was solved by the invention of the American harvesting machine, whereby vast tracts of land, in many cases units of thousands of acres, can be more expeditiously harvested than could be a single acre by the individual farmer in the old days; but as man cannot live by bread alone, his inventive faculties have been active in supplying all kinds of food in huge wholesale quantities, from the packing of meats to the preserving of delicacies, and now partially-cooked foods preserved in tins are ready for him to 'just add hot water and serve,' the last refinement being a double cylinder can containing a chemical between the linings, to which the addition of a modicum of cold water will produce a reaction generating heat beyond boiling point! Thus man is fed.

"The American sewing machine has solved the problem of clothing man, and vast are the facilities of the large manufacturing establishments devoted to this end. A practically limitless supply of clothing sufficient for all mankind, women and children too, could be produced in New York City alone by working the great factories to their full capacity for a few months. Along Broadway we see signs differentiating the clothing in demand for men, women and children, and, in a single loft 50x200, where they manufacture according to the legend displayed on their sign, 'Children's and Youths' Pants exclusively,' the enormous number of twenty-five thousand pairs per week, or over a million a year, are manufactured. This marvelous industry of the wholesale manufacture of clothing has been made possible by the most brilliant and ingenious invention of modern times, that of Elias Howe, to whom came the original thought of putting the eye in the business end of the needle, making possible the sewing machine. Thus mankind is clothed.

"With the ability to manufacture food and clothing in limitless quantity comes the demand to distribute these necessities, and the vast systems of railroads and shipping has sprung up to carry these products to all parts of the earth. Thus, famine may be relieved and the terrors of want assuaged, and whatever may be the creed or nationality of the suffering, in whatever locality want may exist, supplies are available and the means of relief are at hand.

"He whose ancestor gazed down upon uncultivated fields and wild morass from the hole which he has hollowed in the hillside, now gazes down through plate glass windows upon lower roofs and busy streets and turns from his window to survey a luxury of appointment undreamed of even a generation ago. But with increasing demands, while he has many rooms frequently he has not much room. As a dweller said to me: 'The decorations are so magnificent, the conveniences so complete, and the premises so small that I can find no room for complaint.'

"The old-fashioned, rickety tenement is fast disappearing. Mills' hotels and model tenements built to order for the humblest occupants, are replacing them, until now, to differentiate between tenement and private dwelling is a problem to solve which will furnish a bone of contention from which the lawyers will strip the meat to feed their children withal!

"The problem of housing in the country is comparatively simple—with the raw material close at hand and the craft of any intelligent laborer; but the influx of population to the cities brings forward a different problem, varying in complexity to the conditions obtaining in each city, and especially complicating matters when the city is of rapid growth and prevented by natural surroundings from expanding in all directions.

"Perhaps nowhere else in the world are the conditions more unfortunate for concentrated residence than in this Borough of Manhattan, the coming Empire City of the World, our own little New York.

"Briefly stated, the problem of housing here to-day is how to accommodate the greatest number of persons upon the smallest area of land, with the greatest possible comfort for all, and with the least possible friction.

"Now, the Chinese method of treating the problem would be somewhat like this: A room shall be 10x10x10—that is big enough for ten people to sleep in. Then on an area 200x200 and twenty stories high you have 8,000,000 cu. ft., giving 8,000 rooms to accommodate 80,000 to the acre!

"Details of construction, sanitation and comfort being eliminated, we would have the simple life and speedy death, thereby lessening the demand for city life, and the populace would stay in the country where they should be, and thus the problem would be solved.

"But we are not Chinese, and because we are a people demanding much and possessing great ingenuity, and have stored among us a certain amount of the wisdom of the ages and lessons of experience in this beautiful city, we must consider certain factors which are of importance in housing people.

"The chief factors met with objectively are the Building Department and the Department of Health. These get busy if we neglect them. The former demands that a building shall be adequate for the use to which it is to be put, firm of foundation, and of sufficient structural strength, and the latter requires that such arrangements of rooms and sanitary appliances shall be made as will conduce to the safety and health of the occupants.

"But these two bureaus and all the regulations of the various departments and commissions should be subservient to two constant primary factors which are of utmost importance to the builders of houses, and these are: 'THE HEIGHT OF A MAN AND THE PATH OF THE SUN.'

"The first of these, the height of a man, shall always determine the size of a room, and when this factor has been neglected rooms became so small that the law has had to intervene and require that the smallest room shall embrace an area of at least 70 sq. ft.; also that every apartment shall have one room of 120 sq. ft.

"The second factor, the path of the sun, should control the facing of windows and the position and size of courts, and when and where this factor is overlooked, sooner or later loss shall come to the owner and ill health to the occupant.

"Philadelphia, a city of homes, has thousands of neat, well-planned little houses built in blocks at a time, well adapted for housing the wage-earner. Pullman and Canton have their beautiful proprietary villages for housing the employees of great manufacturing concerns.

"Brooklyn swarms with two-family houses, but in New York, where land values are so high, the tenement (a dwelling housing more than two families) has been developed to the highest degree for concentrated residence.

"Elsewhere the poor live in old houses in unfashionable or remote localities, but here both philanthropy and enterprise have built successfully special dwellings on a high scale for housing them.

"It will always be a financial failure to build new houses for the poorest. Just as the Brevoort House, once the most expensive and exclusive of our hotels, now caters to a less

extravagant clientele, so the flat-house will become a tenement, and in its latter days will house the poorest.

"The great demand for housing lured the selfish and unscrupulous to build worse than any ever knew, and a 'Budensiek Building' is the utmost expression for all that is bad; named after the builder whose structure fell when nearly completed, through the lack of structural strength and wretchedness of building material.

"You all are familiar with the type of tenement which prevailed before the excellent work of the Tenement House Commission had such laws passed as prevented its further construction. It was known as the dumb-bell plan, and specially recommended itself to the speculative builder who happened to be a pioneer in disturbing a locality by the erection of its first tenement.

"A building thus planned standing alone gives excellent accommodation and pure air and light to all the rooms, but when its plan is repeated alongside, all but the front and rear rooms on that side are darkened and blocked from air by the formation of a closed court and the proximity of the new building.

"When again a similar building is erected on the other side, the original building becomes dark, dreary and stagnant, utterly unfit for habitation. Previous to 1900, 10 out of 14 rooms in tenements were dark. (Exhibit of stereopticon views of dumb-bell tenements 1-2.) The path of the sun had been neglected when its plan was made.

"The requirements for concentrated living are that for the housing of each family there should be for each and every apartment or tenement safety, fresh air, direct light, thorough draft, sunshine, privacy, quiet, sanitation.

"This popular dumb-bell plan lacks many of these requirements when it stands alone, and when sandwiched between others of like plan fails in all. Some twenty-five years ago, a syndicate subscribed sufficient money to erect on a frontage of 120 ft. in Cherry st, the first model tenement as a protest against the prevailing type and as an object-lesson to future builders.

"A study of this plan will reveal its faults at once; neglectful of the path of the sun, it is built on the north side of the street with open courts constricted by a throat and with long public halls, making privacy and quiet impossible. Could the building be turned about with courts opening southerly on the street, only in minor details could this plan have been improved.

(Views of plan of Cherry Street Improved Tenements and of modified plan 3-4.)

"In 1900 architects were invited by the Tenement House Commission to exhibit plans in competition for tenements to be built on lots 50x100, 75x100 and 100x100.

"One hundred and seventy architects submitted 308 plans, and to Mr. R. Thomas Short was awarded the first prize for plan 100x100. (Exhibit.) Yet this plan neglected 'the path of the sun.'

"The common comforts supplied to-day to tenements, the supply of water, gas and sanitary accessories, make the occupants more comfortable than were the households of the rich, with all their luxuries, a century ago.

"No better use can be made of great fortunes than to supply housings for the populace, built with every requisite for comfort and convenience, and no surer return can capital yield than when so invested with intelligence and economy.

"It has been a long struggle to attain adequate shelter combined with the requirements and comforts that we have been considering, but this good gift our brothers now have for which others have given their 'search and strife and loving sacrifice.'

"After a previous occasion when I quoted that fragment of verse as given earlier in my talk, of which 'search and strife and loving sacrifice' is the concluding line, an officer of one of our great title companies came to me and said, 'That is a great line you quoted, but the order of the words should be strife and search and loving sacrifice, for you brokers first have your strife with each other over the properties you are trying to sell to a customer, and then we come in with our search.' But to what do you refer the concluding words the 'loving sacrifice,' I asked. 'Oh! that's the finish for the broker when he has to halve his commission.' "

Few Leases in West 34th Street Recently.

Pochoer & Co., 4 West 34th st, say that very few leases have been made in 34th st of recent date, and judging by the numerous signs on the buildings in the vicinity of Broadway it would seem that merchants are either not satisfied with the location from a business standpoint or that rentals asked are too high.

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Plans for New Subways in the Bronx.

IN response to a communication from Albert E. Davis, asking when the proposed new subways into the Bronx would be advertised for public bidding, with some explanation of the mode of procedure necessary to be followed, which has consumed the three years since these plans were first made public in a report, and which has been complained of in some quarters in the Bronx as a delay, the following answer has been received from Bion L. Burrows, secretary to the Board of Rapid Transit Railroad Commissioners:

"Replying again to yours of the 27th of September, President Orr has directed me to inform you that the Rapid Transit Board has lost no time whatever from the very moment of originally laying out the rapid transit lines in the Bronx, as suggested by the united Bronx interests, in pushing forward the legal steps necessary to complete these routes and make it possible to advertise for bids for the construction and operation of such roads.

"The people in the Bronx are quite familiar with the various steps necessary to perfect a rapid transit route, and I am sure if any one is interested enough to come to this office and look over the records of the Board they will be quickly convinced that everything has been done that could be done to hasten this part of the work.

"You will be glad to learn that a communication has been forwarded to the Board of Estimate and Apportionment, in which the Rapid Transit Board recommends the immediate construction of the Westchester avenue and the Jerome avenue connections in the Bronx, together with the Seventh and Eighth avenues, Third avenue and Lexington avenue lines from Manhattan to the Bronx, thus providing for your borough what would seem to be an ideal system of rapid transit.

"Just what action will be taken by the Board of Estimate and Apportionment, which, as you know, has under the present act practically co-ordinate power with this Board, I, of course, am unable to say, but it is hoped that no further time may be lost in getting the form of contract perfected so that bids may be invited for the construction of these lines. There are still certain orders of the Appellate Division and reports of commissioners of that Court to be obtained before bids can be invited, but neither the Rapid Transit Board nor the Board of Estimate and Apportionment can do anything to hasten this part of the work.

"Owing to the change in the proposed Westchester avenue route by extending it to Pelham Bay Park, there has been an unavoidable delay in obtaining consents for this route, but counsel are now busy at this work, and if the residents of the Bronx along this thoroughfare will assist, these consents may be obtained without great delay."

Temporary Short Leaf Pine Ruling by New York Building Department.

THE following rules have been issued by the Bureau of Buildings in the Borough of Manhattan for temporary government of the conditions, relative to the use of short-leaf pine:

"In all buildings with stores on the first floor, without supporting stud partitions, 3x12 ins., yellow pine or spruce beams over store floor are hereby required for all spans exceeding 24 ft., and 4x8-in. beams on upper stories may be used, 16-in. on centers if span does not exceed 20 ft., and 12-in. on centers for all spans exceeding 20 ft. For smaller spans, 3x10-in. beams may be used over store floor if of proper strength.

"No other but yellow pine south of North Carolina to be used. "All stud partitions supporting floor beams must be set on each floor as soon as the tiers are laid."

It is understood that there are some further changes in contemplation, and, as has been heretofore stated in the Record & Guide, the forthcoming general revision of the building code is expected to further strengthen the requirements regarding timber.

A Washington Heights Improvement.

Leo Bing, who a short time ago completed a block of five 6-sty high-class elevator apartments on the north side of 137th st, between Broadway and Riverside Drive, containing six apartments of various sizes, from four to eight rooms and bath on each floor, with every modern improvement, including electric light, has rented one hundred and twenty-five apartments out of one hundred and eighty-two. Mr. Bing says: The better the apartment, the quicker they rent.

The plant furnishing heat, hot water and electricity for this entire row is situated in the basement of the westerly corner house, with duplicate units of all machinery kept in reserve for any necessity requiring their use.

There are beds of plants and flowers on either side of the courts approaching the vestibule entrances, with trees and grass plots to be planted near the curb of sidewalk in front of these premises.

The owners of property on the lower side of this street have agreed to do likewise, and have provided space in order to fulfill their promises. Broadway has a centre park and Riverside Drive is rapidly nearing completion.

Vacant Lot Speculation on Washington Heights.

A certain class of speculators who were unfortunate in the late buying of vacant property on the Heights some time ago, and who have met with little or no success in their efforts to unload, are trying to find some consolation in expressing the belief that the life insurance companies will soon yield to popular pressure in the more frequent investment of their vast funds in real estate mortgages.

Builders say that since the recent boom in this section they have experienced trouble in floating permanent loans, and as a result the demand for lots has fallen off almost entirely. "It is true," they add, "that buildings have been erected in this district which are not up to the standard in construction and appointments, and the failure of the owners to conclude satisfactory arrangements for loans, partly due to this cause, has to an extent exerted a retarding influence all around. Then, too, a great number of flats were built at a time when the cost of material was excessive, which necessitated the builder demanding higher prices than conditions warranted. This has resulted in a temporary setback which the earnest efforts of brokers have failed to overcome."

But it is by no means certain that life insurance companies will be attracted to this particular part of Manhattan, though they adopt a more liberal and universal policy in loaning money on mortgage; even so, the owners of vacant lots can hardly expect the builder to further continue the purchase of plots until his present holdings are disposed of.

Some brokers are inclined to reason that over-production is responsible for the lack of demand in this class of buildings; others attribute the falling off in sales to the type of construction. However this may be, the fact remains that real estate agents are daily in receipt of more inquiries from prospective tenants, and there are indications which point to a more wholesome revival of interest than was witnessed during the past boom, and as a prominent operator remarked: "Washington Heights has Harlem skinned to death as a place to live in on account of its altitude and freedom from smoke and odors."

In the meantime, the lot speculator must needs cultivate patience and await the inevitable.

A Good Omen for the Bronx.

Speaking of the improvement in the condition of the real estate market in the Borough of The Bronx, Mr. Clarence Davies reported money very tight, with little hope of good business for a few months to come. This, in one way, is looked upon as a good omen, as its influence will no doubt discourage many from entering into any new building operations for awhile, thereby giving the present owners an opportunity to fill their apartments with tenants, which will better enable them to procure permanent loans, enhance the value of their property and realize a higher figure on their holdings.

Attention was also called to the medium classes who have been unable to lease houses at rates of from \$1,000 to \$1,500, whose trend to the suburbs of late had been considerable. Many such were purchasing their homes on easy payment plans.

Builders Held Responsible.

Louis Kempner, president of the Beekman Realty Co., operators, 149 Broadway, Manhattan, says that his company is in the market for "old time" investments, but under present conditions does not care to consider the purchase of either new law tenements or vacant lots. Mr. Kempner is of the opinion that trading will pick up after election. When alluding to conditions in the upper part of Manhattan, he speaks well of the Washington Heights section, and believes that after the lapse of a short period a renewal of activity will take place. Mr. Kempner denounced in strong terms the methods of some builders, and holds them responsible in a large degree for the difficulty in securing permanent loans.

Unsatisfied Demand for High-Grade Apartments in Middle Manhattan.

During a conversation regarding the increase in valuations of properties in the vicinity of Greely Square, Mr. J. Romaine Brown pointed out from his office window three small dwellings which he said he had sold many years ago for \$6,500 each, the present owner of which had refused an offer of \$90,000 for them. Mention was also made that a hundred high-class apartments with about seven or eight rooms and bath, renting from \$2,500 to \$3,000 per year, between 33d and 59th sts, bounded by Lexington and 9th avs, could be rented at once if they could be had. Mr. Brown reported the mortgage money market as being much easier.

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THE REALM OF BUILDING

Prospective Building.

The following is a continued list of building enterprises for Manhattan and Bronx that may be expected within the years 1906-1907. For some, plans are now under way; for others, no architects have yet been selected; and in some cases the sites have not been secured. The first name is the owner's; the second, that of the architect; the third, the contractor's; the date is the date of announcement in the Record and Guide.

OFFICE, STORE AND LOFT BUILDINGS.

Broadway 33 and 26-sty office building; Broadway-Cortlandt Co, Cortlandt st 111 Broadway; ar't, Francis H Kimball, 71 Broadway; b'r, V J Hedden & Sons Co, 1 Madison av; American Bridge Co, 42 Broadway, steel. Feb 10, 1906.

34th st, n s, 272 e 6th av, 11-sty store and loft building; Oppenheim, Collins & Co, 921 Broadway; ar'ts, Buchman & Fox, 11 E 59th st. Apr 21, 1906.

Maiden lane, No 56 11-sty office building; Mrs Anna Walker, Philadelphia, Pa; ar'ts, Butler & Rodman, 16 E 23d st; R H Macdonald & Co, b'r. Mar 10, 1906.

3d av, e s, 325 n 161st st, 2-sty store building; Anthony Cuneo, 161st st and Forest av; ar't, Louis Falk, 2785 3d av.

15th st, s s, 265.8 e 8th av, 10-sty store and loft building; Keller-Smith Co, 447 E 68th st; ar't, Peter Keller, 1273 Av A.

37th st, Nos 36-38 West, 10-sty store and loft building; Thomas R Ball, 60 W 23d st; ar'ts, Townsend, Steinle & Haskell, 29-33 E 19th st; Gillies-Campbell Co, 1 Madison av, b'r. Oct 6, 1906.

8th av, s w cor 51st st, 4-sty store and loft building; estate of Julian T Davies, 32 Nassau st; ar't, James W Cole, 403 W 51st st.

5th av, Nos 236-238, 11-sty loft and store building; J C Lyons Building & Operating Co, 4-6 E 42d st; ar'ts, Buchman & Fox, 11 E 59th st. Sept 15, 1906.

63d st, s s, 148.4 e Broadway, 10-sty office and store building; Butler Davenport, 66 W 38th st; ar't, Edwin Rossbach, 1947 Broadway. Sept 22, 1906.

34th st, Nos 8-12 East, 10-sty and basement store and loft building; Chas H Ditson, 867 Broadway; ar'ts, Townsend, Steinle & Haskell, 29 E 19th st. Sept 22, 1906.

CHURCHES AND SCHOOLS.

11th st, s s, 25 w Lexington av, 4-sty school building; Uptown Talmud Torah, 171 Broadway; ar'ts, Bernstein & Bernstein, 24 E 23d st. Aug 5, 1906.

Stanton st, n e cor Forsyth st, 5-sty school building; City of New York; ar't, C B J Snyder, 500 Park av.

Water st, Nos 643-645, two 5-sty schools and wagon sheds; Free School for Crippled Children, 26 W 76th st; ar'ts, Schickel & Ditmars, 111 5th av. Sept 8, 1906.

57th st, s s, 100 w 2d av, 5-sty school building; City of New York; ar't, C B J Snyder, 500 Park av.

90th st, s s, 100 e 1st av, extensive alterations to chapel; St Josephs Asylum, 89th st and Av A; ar't, A F G Smith, 604 Courtlandt av.

164th st, 165th st and Sheridan av, 1-sty church; St Simeons Church, Rev R J Walker, pastor, 541 E 163d st; ar'ts, Bosworth & Holden, 1170 Broadway. Aug 4, 1906.

Washington av, s w cor 178th st, extensive alterations to church; Tremont Upper Morrisania M E Church, C M Combs, President Board Trustees, on premises; ar'ts, Gillespie & Carrel, 1123 Broadway. Sept 8, 1906.

Clinton st, e s, bet Cherry and Water sts, 5-sty school building; City of New York, City Hall; ar't, C B J Snyder, 500 Park av.

Prospect av, s w cor 165th st, 1-sty church; The Trustees of the Presbytery of N Y, Warner Van Norden, 786 5th av, Pres; ar'ts, Jas E Ware & Son, 1170 Broadway; contract not let; John Robinson, 1391 Clinton av, Bronx, excavating. Oct 13, 1906.

121st st, n s, 100 e Broadway, 3-sty and basement chapel and parish house; Corpus Christi Roman Catholic Church, 535 W 121st st; ar't, F A de Meuron, 87 Main st, Yonkers, N Y; Gillespie & Walsh, 1135 Broadway, b'r. July 28, 1906.

WAREHOUSES AND FACTORIES.

148th st, s s, 215 w Brook av, 5-sty factory; Chris Reigers Sons, 148th st and Bergen av; ar't, Harry T Howell, 148th st and 3d av.

Walton av, w s, 102.9 n 138th st, 6-sty factory; David Rousseau, 310 Mott av; ar't, Frederick G C Smith, 20 E 42d st.

Southern Boulevard, e s, 50 n 136th st, 2-sty factory; H H Meise, 59 Barker av; ar't, Arthur Arcander Co, 523 Bergen av.

Bergen av, w s, 20 n 148th st, 5-sty extension to factory; John Nimphins, 1091 Dawson st; ar't, Robert Rothermel, 686 E 149th st.

26th st, Nos 507-511 West, 6-sty warehouse; Central Consumers Wine & Liquor Co, 21 Jay st; ar't, A G Koenig, 1123 Broadway.

RESIDENCES.

Park av, e s, 77.6 n 73d st, 5-sty dwelling; Mrs Adele I Brown, 995 Madison av; ar'ts, Hill & Stout, 1123 Broadway; H H Vought & Co, 112 W 42d st, b'rs. Apr 14, 1906.

5th av, No 1025, 5-sty dwelling; Gen Lloyd S Bryce, 24 E 81st st; ar't, Ogden Codman, 571 5th av. Sept 8, 1906.

5th av, n e cor 88th st, 5-sty residence; Mrs Wm Pollock, 182 Madison av; ar'ts, Hoppin, Koen & Huntington, 244 5th av. June 23, 1906.

80th st, Nos 15 and 17 East, 6-sty residence; Paul M Warburg, 75 Ferdinand st, Hamburg, Germany; ar't, C P H Gilbert, 1123 Broadway; C F Bond Co, 136 Liberty st, b'rs, Milliken Bros, steel. Patrick Norton, excavations.

68th st, No 16 East, 5-sty residence; Charles Brendon, 500 5th av; ar'ts and b'rs, Chas Brendon & Co, 500 5th av.

ELEVATOR APARTMENTS.

Riverside Drive, s e cor 86th st, 12-sty elevator apartment house; R H Macdonald & Co, 29 W 34th st; ar't, Chas E Berge, 29 W 34th st; R H Macdonald & Co, b'rs. Nov 4, 1905.

Central Park West, n w cor 85th st, 12-sty apartment house; Gotham Building & Construction Co, 2 W 86th st; ar'ts, Mulliken & Moeller, 7 W 38th st. Sept 1, 1906.

Park av, No 540, 12-sty apartment house; Five Hundred & Forty Park Avenue Corporation, 52 William st; ar't, Wm A Boring, 32 Broadway. Aug 11, 1906.

116th st, s s, 250 w Broadway, two 10-sty apartment houses; Paterno Bros, Inc, 557 W 183d st; ar'ts, Schwartz & Gross, 35 W 21st st. Sept 15, 1906.

GARAGE AND STABLE BUILDINGS.

Exterior st, w s, 324 n 138th st, 2-sty stable; Candee, Smith & Howland, foot E 26th st; ar't, John E Kirby, 481 5th av.

16th st, No 445 West, 6-sty stable; The Abingdon Reconstruction Co, 336 W 4th st; ar't, Louis C Maurer, 22 E 21st st. Aug 18, 1906.

Broadway, e s, 64th to 65th st, 6-sty garage; Robert Goelet, 9 W 17th st; ar't, Frank M Andrews, Waldorf-Astoria Hotel. July 14, 1906.

90th st, No 2 West, 6-sty stable; Albert E Figor, 43 and 45 W 34th st; ar't, Samuel Sass, 23 Park row. June 23, 1906.

146th st, s s, 148.6 e 3d av, 2-sty stable; F W Breander, 626 E 25th st; ar'ts, Euell Van Wart Co, 129 W 125th st.

3d st, s s, 136.2 e Goerck st, 7-sty stable and shop; Morris L Weiss, 613 E 16th st; ar't, Chas M Straub, 122 Bowery.

90th st, n s, 175 e 3d av, 1-sty stable; Jacob Ruppert, 92d st and 3d av; ar't, Chas Stegmayer, 168 E 91st st.

Broadway, n w cor 61st st, 3-sty and mezzanine floor garage; Packard Motor Co, 1540 Broadway; ar't, Albert Kahn, Union Trust Building, Detroit, Mich; The Concrete Steel & Tile Construction Co, 1 Madison av, b'r. May 12, 1906.

Courtlandt av, w s, 36.6 s 161st st, 2-sty stable; C Bohmer, 3176 Park av; ar't, Albert Rothermel, 686 E 149th st.

Halsey st, s e cor Zerega av, 2-sty stable; A G & Thos E Vermilye, 20 St Nicholas pl; ar't, T Franklin Power, 51 Chambers st.

49th st, s s, 100 e 1st av, 3-sty stable; Vacuum Cleaner Co, 427 5th av; ar't, Jay H Morgan, Fuller Bldg, Broadway and 23d st. Aug 25, 1906.

VARIOUS BUILDINGS.

Livingston pl, e s, 25.11 n 15th st, 7-sty hospital; New York Infirmary for Women and Children, 5 Lexington pl; ar'ts, Renwick, Aspinwall & Tucker, 320 5th av.

156th st, s s, 100 w Cauldwell av, 4-sty club house; St Martin of Tours Council, K of C, 2087 Bathgate av; ar't, John E Kirby, 481 5th av.

Webster av, n w cor 198th st, 2-sty hotel; Harrington & Stafford, 227 Willis av; ar't, M J Garvin, 3307 3d av.

72d st, s s, 130 w 3d av, 2-sty bank building; 19th Ward Bank, 57th st and 3d av; ar't, Wm Emerson, 81 Madison av. Sept 8, 1906.

Bowery, n e cor Grand st, extensive alterations to 5-sty hotel; George Ehret, 92d st and 3d av; ar'ts, B W Berger & Son, 121 Bible House.

Gansevoort st, n e cor West st, 1-sty pumping station; City of New York, City Hall; ar'ts, Bernstein & Bernstein, 24 E 23d st.

Newman st, w s, 175 s 151st st, Clason Point, 2-sty and attic sanatorium; Husson Land Co, Dr Husson, 418 W 124th st, Pres; ar't, Geo F Pelham, 503 5th av.

125th st, s s, 290 e Park av, 1 and 3-sty savings bank building; Harlem Savings Bank, 2279 3d av; ar'ts, Bannister & Schell, 69 Wall st. May 5, 1906.

44th st, Nos 111-121 West, 4-sty theatre; The Stuyvesant Theatre Co, 209 W 42d st; ar't, Geo Keister, 11 W 29th st.

Plans for a New Pulitzer Building.

Plans are being prepared by Architect Horace Trumbauer, Land Title Building, Philadelphia, Pa., for the erection of a steel frame addition to the World Building to cover the remaining portion of the block bounded by Park row, Frankfort and William sts. It will be erected by Joseph Pulitzer, proprietor of the "World," and is to be for the occupancy of that newspaper. The new part will contain 13 stories on William st, and along Frankfort st it will rise to the same height as the present structure, the architecture and building materials harmonizing with the present type. The old building is to be extensively remodeled, and the east walls will be taken out, throwing the whole edifice into one. The Park row entrance is to be rebuilt and widened, and an arcade will be extended through opening in William st. The cost is estimated at about \$1,000,000. No building contracts have yet been issued, but the work of clearing the site has commenced.

First Concrete Apartment House.

Samuel Trood, president of the Cathedral Parkway Realty Co., has just about completed two 6-sty elevator apartment houses at Nos. 616 to 628 West 137th st, between Riverside Drive and Broadway, the walls of which are made of concrete. Concrete was selected on account of the high price of brick at the time the builder was ready to begin operations. The building department approved the plans and work was begun, when a delegate from the Bricklayers' Union objected to the concrete men doing the work on the ground that it belonged to the bricklayers. The pay of the concrete men was 30 cents an hour, while the bricklayers received 70 cents per hour. The owner refused their demand and employed concrete men. After the

fifth story had been reached the Tenement House Department ordered the work stopped, as the law said that tenement houses over three stories in height must be built with brick, together with the staircase enclosure. A compromise was finally reached by building an 8-inch brick wall around the entire staircase enclosure. It is said the walls of concrete have four times the strength of brick, are monolithic and constitute the best fireproof building material known. By the use of concrete every apartment is made absolutely sound proof, so that quiet and privacy are assured. These houses have four families on a floor, divided into four, six and seven-room apartments, having all modern improvements, the rents of which range from \$10 to \$15 a room per month.

Broadway-Cortlandt May Go as High as the New Singer.

It was reported in building circles the past week that there was under consideration a plan for increasing the height of the towers on the new Broadway-Cortlandt Building, to be erected along the south side of Cortlandt st, by six additional stories. As originally planned, the building was to contain 26 stories in Cortlandt st, with a tower roof rising to 33 stories. If now the scheme for the extra stories is carried out, the structure will have a height of 39 stories, but one less than the new Singer tower, 40 stories, immediately south, the highest building in the world. The contract for the structural steel work on the Broadway-Cortlandt has been awarded to the American Bridge Co., of 42 Broadway. The V. J. Hedden & Sons Co., No. 1 Madison av, have the general contract. Francis H. Kimball is architect.

No Plans Yet Definite for Hotel Breslin Annex.

BROADWAY.—The report announced the past week that plans were being drawn by Messrs. Clinton & Russell, No. 32 Nassau st, for an 11-sty addition to be erected to the Hotel Breslin, at Broadway and 29th st, adjoining the hotel on the south, with a Broadway frontage of 52.9 ft., was denied by the architects on Thursday. The Record and Guide is informed that the matter is still indefinitely settled regarding plans. There is, however, ample room adjoining the Breslin for the proposed enlargement, and it is eventually expected that this improvement will be carried out.

C. F. Bond Co. to Build Warburg Residence.

80TH ST.—C. P. H. Gilbert, Townsend Building, 1123 Broadway, has awarded to the C. F. Bond Co., of 136 Liberty st, the general contract to build the 6-sty fireproof residence, 42x100, at 15 and 17 East 80th st, for Paul M. Warburg, of Kuhn, Loeb & Co., to cost in the neighborhood of \$300,000. Mr. Gilbert has charge of all contracts, including the interior decorations, furnishings, rugs, carpets, etc. The old buildings on the premises have been wrecked by the New York Wrecking House Co. The contract for steel has been awarded to Milliken Bros., 11 Broadway, and Patrick Norton the excavation.

Contract for 121st Street School and Parish.

121ST ST.—F. A. de Meuron, 87 Main st, Yonkers, N. Y., has awarded the general contract for the school and parish house, 3-stys, 65x90 ft., on the north side of 121st st, near Broadway, for the Corpus Christi Roman Catholic Church, of which the Rev. John H. Dooley is pastor, to Messrs. Gillespie & Walsh, of No 1135 Broadway. The general contract includes everything but the steel and iron work, which the architect has awarded as a separate contract to the Lenox Iron Works.

Contract for Broadway Garage.

BROADWAY.—The general contract has been awarded to the General Supply and Construction Co., 24 State st, for the erection of the 5-sty reinforced concrete automobile garage, 50.2½x143.6x141.2 ft, which James R. Hay, 71 Broadway, and Nutley, N. J., will build at 1618-20 Broadway, and 748-750 7th av, at a cost of \$105,000. George E. Gibson, 511 Park av, will have the plumbing contract. Marvin & Davis, 1133 Broadway, are the architects.

Latest Thirty-Fifth Street Improvement.

35TH ST.—J. B. Snook's Sons, 73 Nassau st, and J. W. Boylston, associate architects, are preparing plans for a new fireproof college building for Dr. Carr, of the New York College of Dental and Oral Surgery, 216 West 42d st, to be erected on a plot, 80x99.11 ft., at Nos. 302 to 306 East 35th st, at a cost of about \$200,000. No building contracts have been awarded.

Carnegie Library for the East Side.

EAST BROADWAY.—Plans are being prepared by Messrs. Babb, Cook & Willard, 3 West 29th st, for a 3-sty fireproof Carnegie library, 45x100 ft., to be erected at Nos. 192-194 East Broadway and Nos. 181-183 Division st. No figures have yet been taken.

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Apartments, Flats and Tenements.

53D ST.—Hillman & Golding, 124 Bowery, will build on the south side of 53d st, 100 ft. west of 2d av, a 6-sty 22-family tenement, to cost \$35,000. Bernstein & Bernstein, 24 East 23d st, are preparing plans.

MADISON ST.—James Shea, 72 Market st, will erect on the south side of Madison st, 122 ft. east of Catherine st, a 6-sty 17-family tenement, to cost \$25,000. Bernstein & Bernstein, 24 East 23d st, will make the plans.

BLEECKER ST.—John Ph. Voelker, 979 3d av, is preparing plans for a 6-sty tenement for John L. Fogliosso, John Garborino, and Joseph Raffa, 144 Macdougall st, to be erected at 191-195 Bleecker st, to cost \$30,000.

J. E. Kliet, New Rochelle, N. Y., has completed plans and the owner, George Fearnchild, New Rochelle, is ready for figures on a brick, stone and steel fireproof 5-sty apartment house to be situated on Sickles av, New Rochelle.

Churches.

GRAND BOULEVARD.—G. H. Streeton, 289 4th av, is taking figures on the general contract for an addition for the Church of the Saint Philip Neri on the Grand Boulevard and Concourse, Bronx.

BUSHWICK AV.—Dodge & Morrison, 82 Wall st, have been commissioned by the Grace English Evangelical Lutheran Church to prepare plans for a new edifice to be erected at Bushwick av and Wierfield st, Brooklyn, to cost about \$30,000. Rev. C. F. Interman is pastor.

54TH ST.—Plans are ready by Rossiter & Wright, 110 East 23d st, for the 1½-sty church building, 75x57, which the Amity Baptist Church, 308 West 54th st, will erect on the south side of 54th st, 150 ft. west of 8th av, to cost \$45,000. Brick exterior, tar and gravel roof, steam heat, etc. No contracts have been awarded.

Mercantile.

BROADWAY.—Figures on the general contract are being received by Webster & Vadito, 160 5th av, for alterations to the mercantile building southeast corner Broadway and 46th st, for Simpson & Co., 225 Park Row. No contracts let.

Factories.

TIMPSON PL.—Plans are ready by Geo. Keister, 11 West 29th st, for the 6-sty factory, 130x70, to be erected by the New York Chartered Co., 111 Broadway, on the south side of Timpson pl, between 145th and 146th sts, Bronx.

Joseph Broome, consulting engineer, 123 Liberty st, is preparing plans and will soon be ready for separate estimates for a 2-sty factory, 92x100 ft., for the Cook Spring Co., 247 Centre st, Manhattan, to be erected at 9th and Division sts, Jersey City, N. J.

The H. F. Taintor Mfg. Co., 200 Water st, Manhattan, is now ready to take figures on a manufacturing plant consisting of four buildings as follows: Factory, 127x356 ft.; power house, 46x78 ft.; two storehouses, 60x90 ft. and 80x356 ft., to be erected at Bayonne, N. J. F. S. Hinds, 19 Milk st, Boston, Mass., prepared the plans.

Stables.

Frank A. Rooke, 489 5th av, is taking separate figures on a 3-sty stable, 50x200, for W. L. Burns, Portchester, N. Y., to be erected in that city.

68TH ST.—No contracts have yet been made for the erection of a 5-sty side extension 50x95 ft., and adding 1-sty to the 4-sty stable of James Butler, on the south side of 68th st, 325 ft. west of Amsterdam av, estimated to cost \$30,000. Wm. Gompert, 2102 Broadway, is architect.

Miscellaneous.

64TH ST.—The New York Edison Co., 55 Duane st, Chas. F. Hoppe, architect, are preparing plans for a 4-sty fireproof substation to be situated on East 64th st, near 3d av.

H. O. Moyer, architect and engineer, Brooklyn, is preparing plans for a cement power plant, for the Edison Company, to be erected at New Village, N. J. Estimated cost, \$250,000.

Grosvenor Atterbury, 20 West 43d st, Manhattan, has plans ready for former Mayor Seth Low's country house, to be erected at Bedford, N. Y. It will cost about \$85,000 and will be ready for occupancy by spring.

Donn Barber, 24 East 23d st, Manhattan, and Edward T. Hapgood, of Hartford, Conn., have been selected as associate architects to design plans for a new building for the Connecticut State Library and Supreme Court, at Hartford, Conn.

The Board of Directors of the German Theological Seminary,

Bloomfield, N. J., has authorized the building committee to have plans prepared for the proposed Knox Hall, as a memorial to the late Rev. Dr. Chas. E. Knox. The estimated cost is \$50,000.

Timothy Sullivan and J. W. Considine, of Manhattan, it is reported, will erect a 16-sty theatre and office building at 3d av and Madison st, Seattle, Washington, to cost in the neighborhood of \$600,000. James J. Donnellan, 318 Denny Building, Seattle, is preparing the plans.

Bids were opened by the Department of Public Charities Oct. 12 for the erection of the eighth ward buildings of the Sea View Hospital, at Castleton, Borough of Brooklyn. Waters & O'Connell, 103 East 125th st, at \$1,265,000, submitted the lowest bid. Other bidders were: T. W. Carlin Const. Co., Kent av, Brooklyn; Church Const. Co., 949 Broadway; Thos. Cockerill & Son, 147 Columbus av; Tidewater Building Co., 25 West 26th st; D. J. Ryan, 723 3d av, Brooklyn.

A system of "records" is as indispensable in a real estate office as a ticker in a broker's. It is a time saver and money maker. The Record and Guide offers a real estate service, consisting of a System of Units, covering the requirements of everybody—from the small system of little cost to the elaborate service intended for banks and the offices of the larger brokers. Scope of each Unit different; efficiency similar. See us about your case. Will advise you. Drop postal to Record and Guide.

Contracts Awarded.

The Alphons Custodis Chimney Construction Co., 99 Nassau st, has obtained a contract to build a new stack for the crematory at Trenton, N. J.

52D ST.—J. C. Lyons Building & Operating Co., 4-6 East 42d st, has received the contract for extensive alterations to the 5-sty residence of Mr. M. Newborg, No. 48 East 52d st, from plans by J. H. Freedlander, 244 5th av.

31ST ST.—John Langley Co., 119 East 23d st, has received the contract for alterations to the 3-sty garage building Nos. 121-123 West 31st st for the estate of Chas. F. Hoffman, 258 Broadway, from plans by P. F. Brogan, 119 East 23d st.

The general contract has been placed with the Reid Palmer Construction Co., of No. 11 East 59th st, for erecting the new Sing Sing Savings Bank building, 1-sty, 42x50 ft., to be built at Ossining, N. Y., from plans by L. C. Holden, 1135 Broadway.

24TH ST.—Andrew Kerwin, 13-15 West 24th st, has awarded the contract for structural steel and ornamental iron work for his new 11-sty mercantile building, 100x100 ft., to be erected at 27 to 35 West 24th st, to John J. Radley & Sons, 18th st and East River.

McDougald & Haman, 15 Cedar st, has awarded a general contract for the factory building to be erected by them at 59-61 Barrow st to W. A. & F. E. Conover, 253 Broadway. J. J. Diener, 45 Leonard st, is the architect. Brick and stone, semi-fireproof, five stories, 42x76.

15TH ST.—The Turner Construction Co., 11 Broadway, has obtained the general contract to build the 5-sty fireproof bottling establishment, 50x150, of reinforced concrete construction, for G. B. Seely's Sons, 319 West 15th st, to be erected at 329-331 West 15th st. Howard Chapman, 11 Broadway, is architect. No sub-contracts let.

82D ST.—William L. Crow Construction Co., 287 4th av, has received the general contract for \$30,000 worth of improvements to the 3-sty ice plant on the north side of 82d st, 100 ft. east of Av B, for the Yorkville Independent Hygeia Ice Co., 82d st and East River. Messrs Forman & Light, and Geo. E. Wood, 40 Cedar st, are associate architects.

32D ST.—Levering & Garrigues Co., 552 West 23d st, has obtained the contract for the steel and iron work on the new Nathan Straus Pasteurized Milk Laboratory to be erected on a plot 50x98.9 ft. at Nos. 348-350 East 32d st, at an estimated cost of \$60,000. The Murphy Construction Co., 5 East 42d st, have the general contract. John H. Duncan, 208 5th av, is architect.

Barclay & Co., exporters, No. 44 Stone st, Manhattan, have awarded the general contract for a 4-sty soap factory, 60x100 ft., to be erected at Bayonne, N. J., to John O'Leary & Son, 39 Cortlandt st. The plans are by F. R. Randel & Co., 242 Rutledge st, Brooklyn. The general contractors have awarded the contract for steel and iron work to the Fagan Iron Works, Hoboken, N. J.

Estimates Receivable.

180TH ST.—Borden's Condensed Milk Co., 108 Hudson st, is now taking figures on a building to be erected at 180th st, near Park av.

The Park Board (Moses Herrman, Pres.), will receive bids until Oct. 25, for erecting new shelter houses in Sunset, Fulton and New Lots Parks, Brooklyn.

WATER ST.—No contracts have yet been made for the erection of the 5-sty school and wagon shed, 50x101 ft., which the Free School of Crippled Children, 26 West 76th st, Mrs. Henry Goldman, president, will erect at Nos. 643-645 Water st, to cost \$75,000. Schickel & Ditmars, 111 5th av, the architects, will receive figures about Nov. 1.

CARMINE ST.—Figures will be received by the city for the

new fireproof public bath, 63.11x69.4, to be erected at 83-85 Carmine st. Two old buildings will be demolished. Plans specify two stories, limestone, copper cornices, iron, copper and glass skylights, steam heat, pitch felt roof, etc. Renwick, As pinwall & Tucker, 320 5th av, architects. Estimated cost, \$130,000.

54TH ST.—No contracts have been awarded yet for the 5-sty fireproof hospital, 26x103.10, which the Amity Baptist Church, 308-312 West 54th st, is to build on the south side of 54th st, 150 ft. west of 8th av, to cost \$38,000. Brick and terra cotta exterior, tar and gravel roof, steam heat, etc. Rossiter & Wright, 110 East 23d st, are the architects, and John W. Clark, 308 West 54th st, and M. Parmley, 368 Broadway, are trustees.

Bids Opened.

Bids were opened by Francis J. Lantry, Fire Comr., for erecting two engine houses in Brooklyn Boro.; (a) Engine Co. 120, at 11th st and 7th av; (b) Union st and 7th av; Geo. F. Driscoll, 391 Fulton st, Brooklyn, (b) \$41,998 (awarded contract); Thos. B. Leahy Bldg. Co., 215 West 58th st, Manhattan, (a) \$44,885 (awarded contract). Other bidders were: Thos. Cockerill & Son, Geo. Hildebrand, D. J. Ryan, F. W. Carlin Const. Co., Thos. G. Carlin, Jas. J. Buckley and Jas. McArthur.

BUILDING NOTES

William J. Baldwin, Sr., consulting mechanical engineer, has moved his offices to the fourth floor of the World Building.

The Granite Men's Association of New York held its monthly meeting at the New Grand Hotel, Manhattan, on Tuesday evening, Oct. 16. Only regular business was transacted. The election of officers was postponed one month.

Cards from Mr. Rudolph P. Miller, M. Am. Soc. C. E., late Chief Engineer of the Bureau of Buildings in Manhattan, announce that he has opened an office as consulting engineer in the Night and Day Bank Building, 527 5th av. A beautiful mahogany desk and chair, a gift from his Building Bureau associates, adorn his office.

G. W. Cooper, representative of Frank B. Gilbreth, 34 West 26th st, Manhattan, left for Akron, Ohio, Thursday, Oct. 18. Frank B. Gilbreth has the general contract to build a warehouse and factory for the B. F. Goodrich Rubber Co. at Akron. It will be constructed of reinforced concrete, faced with brick, and will cost about \$75,000. Mr. Gilbreth expects to complete the job early in December.

The members of the Concrete Association of New York and their friends are greatly interested in the forthcoming illustrated lecture by Mr. Richard L. Humphrey, at the Madison Square Garden Concert Hall, on the effect of the San Francisco earthquake and fire on building construction. The date is next Wednesday evening, and the place is the Concert Hall of Madison Square Garden.

A new company recently formed for the manufacture of fireproof doors, sash and metal drawn mouldings, as well as bronze, copper and Kalamein work, is Rukensrod & Burrell, who have leased the entire building 40 Hall st, near Wallabout Market, Brooklyn, and have equipped it with the latest and most modern machinery. Both of the gentlemen named are well known to the building trade, and it is their intention to turn out fireproof doors, sash, etc., of the better grade, using the best of materials and employing the best workmen.

The Tenement House Department is in the midst of the greatest amount of violations it has ever had to deal with. It will take many years to open up some of the dark bedrooms of New York's tenements at the present rate of progress, as the working force of the Department seems inadequate to deal with the situation, though it is enforcing the violations of the old tenements and insisting that the owners comply with the laws to the best of its ability. It is said that between one and two thousand violations exist at the present time. The majority are in the old tenement houses, where the rooms are insufficiently lighted, this necessitates the installation of more vent shafts than heretofore.

Personal.

Mr. Edward S. Murphy, Superintendent of Buildings of the Borough of Manhattan, who has been ill for the past month, suffered a slight relapse the early part of the week. Since then he has undergone a slight operation and has improved rapidly. He is expected at his office before election.

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IN THE REAL ESTATE FIELD

IMPORTANT ANNOUNCEMENT

For the past three years the Real Estate Directory and Information Bureau has been operating a service of real estate information.

The Real Estate Record and Builders' Guide has also operated a similar service as one of its departments.

In order to place these services upon broader lines and as a preliminary to the introduction of improvements and enlargements, the Record and Guide (so far only as its Bureau of Information is concerned) has effected a consolidation with the Real Estate Directory and Information Bureau, so that henceforth the two concerns will be operated and managed as one, the combined service being known as the Record and Guide Real Estate Information Bureau, and issued from the offices of the Record and Guide.

All the parties formerly interested remain in the enlarged enterprise.

Real Estate and Building Statistics.

The following are the comparative tables of Manhattan, The Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the corresponding weeks in 1905 and 1906:

MANHATTAN AND THE BRONX.

CONVEYANCES.			
1906.		1905.	
Oct. 12 to 18, inc.	Total No. for Manhattan	Oct. 13 to 19, inc.	Total No. for Manhattan
232	232	333	333
10	No. with consideration	30	No. with consideration
\$307,950	Amount involved	\$1,172,975	Amount involved
222	Number nominal	303	Number nominal
Total No. Manhattan, Jan. 1 to date		1906.	1905.
17,674		17,674	17,938
No. with consideration, Manhattan, Jan. 1 to date		1,070	1,385
\$57,776,487		\$66,935,442	\$66,935,442
Total Amt. Manhattan, Jan. 1 to date			
1906.		1905.	
Oct. 12 to 18, inc.	Total No. for The Bronx	Oct. 13 to 19, inc.	Total No. for The Bronx
183	183	209	209
9	No. with consideration	20	No. with consideration
\$70,295	Amount involved	\$132,535	Amount involved
174	Number nominal	189	Number nominal
Total No., The Bronx, Jan. 1 to date		1906.	1905.
10,128		10,128	10,695
\$6,900,746		\$10,894,626	\$10,894,626
Total Amt., The Bronx, Jan. 1 to date			
27,802		28,633	28,633
\$64,677,233		\$77,830,068	\$77,830,068
Total Amt. Manhattan and The Bronx, Jan. 1 to date			

Assessed Value, Manhattan.

1906.		1905.	
Oct. 12 to 18, inc.	Total	Oct. 13 to 19, inc.	Total
10	Total No., with Consideration	30	Total No., with Consideration
\$307,950	Amount Involved	\$1,172,975	Amount Involved
\$233,500	Assessed Value	\$633,400	Assessed Value
222	Total No., Nominal	303	Total No., Nominal
\$8,289,000	Assessed Value	\$8,734,000	Assessed Value
1,070	Total No. with Consid., from Jan. 1st to date	1,385	Total No. with Consid., from Jan. 1st to date
\$57,776,487	Amount Involved	\$66,935,442	Amount Involved
\$40,321,275	Assessed value	\$47,488,707	Assessed value
16,604	Total No. Nominal	16,553	Total No. Nominal
\$550,411,700	Assessed Value	\$555,914,034	Assessed Value

MORTGAGES.

	1906.		1905.	
	Oct. 12 to 18, inc.	Manhattan.	Oct. 13 to 19, inc.	Manhattan.
Total number	279	169	244	137
Amount involved	\$5,750,382	\$1,030,923	\$3,419,385	\$761,294
Number at 7%			1	
Amount involved			\$2,500	
No. at 6%	129	69	145	56
Amount involved	\$1,268,532	\$273,800	\$1,051,362	\$391,008
No. at 5%				
Amount involved				
No. at 5 1/2%	5	14	23	34
Amount involved	\$87,500	\$49,970	\$308,000	\$205,500
No. at 5%				
Amount involved				
No. at 5%	77	68	39	29
Amount involved	\$1,755,750	\$577,953	\$1,046,350	\$98,693
No. at 4 1/2%				
Amount involved				
No. at 4 1/2%	21		12	1
Amount involved	\$482,200		\$142,500	\$9,000
No. at 4%	1			
Amount involved	\$12,000			
No. at 4%	4	1		3
Amount involved	\$158,000	\$12,000		\$4,550
Number at 3 1/2%				
Amount involved				
No. without interest	42	17	24	14
Amount involved	\$1,986,400	\$117,200	\$268,673	\$54,545
No. above to Bank, Trust and Insurance Companies	44	10	34	8
Amount involved	\$2,184,720	\$159,500	\$1,073,700	\$87,500
Total No., Manhattan, Jan. 1 to date		1906.	1905.	
Total Amt., Manhattan, Jan. 1 to date		14,871	17,301	
Total No., The Bronx, Jan. 1 to date		\$289,712,189	\$431,917,507	
Total Amt., The Bronx, Jan. 1 to date		8,594	8,594	
Total No., Manhattan and The Bronx, Jan. 1 to date		\$54,866,496	\$74,655,986	
Total Amt., Manhattan and The Bronx, Jan. 1 to date		22,357	25,895	
Total Amt., Manhattan and The Bronx, Jan. 1 to date		\$344,578,685	\$506,573,493	

PROJECTED BUILDINGS.

	1906.		1905.	
	Oct. 13 to 19, inc.	Manhattan	Oct. 14 to 20, inc.	Manhattan
Total No. New Buildings:				
Manhattan	9	9	45	45
The Bronx	21	21	31	31
Grand total	30	30	76	76
Total Amt. New Buildings:				
Manhattan	\$379,700	\$379,700	\$2,094,450	\$2,094,450
The Bronx	125,560	125,560	374,550	374,550
Grand Total	\$505,260	\$505,260	\$2,469,000	\$2,469,000
Total Amt. Alterations:				
Manhattan	\$184,700	\$184,700	\$203,485	\$203,485
The Bronx	53,960	53,960	10,950	10,950
Grand total	\$238,660	\$238,660	\$214,435	\$214,435
Total No. of New Buildings:				
Manhattan, Jan. 1 to date	1,480	1,480	2,127	2,127
The Bronx, Jan. 1 to date	1,845	1,845	1,878	1,878
Manhattan-Bronx, Jan. 1 to date	3,325	3,325	4,005	4,005
Total Amt. New Buildings:				
Manhattan, Jan. 1 to date	\$102,320,940	\$102,320,940	\$104,671,760	\$104,671,760
The Bronx, Jan. 1 to date	23,552,105	23,552,105	32,295,860	32,295,860
Manhattan-Bronx, Jan. 1 to date	\$125,873,045	\$125,873,045	\$136,967,620	\$136,967,620
Total Amt. Alterations:				
Manhattan-Bronx Jan. 1 to date	\$17,100,554	\$17,100,554	\$12,147,027	\$12,147,027

BROOKLYN.

CONVEYANCES.

	1906.		1905.	
	Oct. 11 to 17, inc.	Manhattan	Oct. 12 to 18, inc.	Manhattan
Total number	880	880	791	791
No. with consideration	33	33	76	76
Amount involved	\$668,217	\$668,217	\$398,618	\$398,618
Number nominal	833	833	715	715
Total number of Conveyances, Jan. 1 to date	39,774	39,774	34,294	34,294
Total amount of Conveyances, Jan. 1 to date	\$23,894,415	\$23,894,415	\$24,485,159	\$24,485,159

MORTGAGES.

Total number	924	521
Amount involved	\$3,987,730	\$1,832,325
No. at 6%	441	270
Amount involved	\$1,297,081	\$875,167
No. at 5 1/2%		
Amount involved		
No. at 5%	132	121
Amount involved	\$702,110	\$429,925
No. at 5 1/2%	1	
Amount involved	\$2,750	
No. at 5%	308	42
Amount involved	\$1,767,878	\$220,250
No. at 4 1/2%	5	
Amount involved	\$55,000	
No. at 4%		
Amount involved		
No. at 3%		
Amount involved		
No. without interest	37	88
Amount involved	\$162,911	\$306,983
Total number of Mortgages, Jan. 1 to date	31,456	31,096
Total amount of Mortgages, Jan. 1 to date	\$129,960,430	\$168,608,671

PROJECTED BUILDINGS.

No. of New Buildings	130	201
Estimated cost	\$844,900	\$1,214,520
Total No. of New Buildings, Jan. 1 to date	6,891	6,845
Total Amt. of New Buildings, Jan. 1 to date	\$51,953,082	\$63,830,529
Total amount of Alterations, Jan. 1 to date	\$4,316,983	\$4,143,437

A meeting of the West Side Taxpayers' Association, 267 West 34th-st, will be held on Friday evening Oct. 19, for the purpose of election officers.

PRIVATE SALES MARKET

South of 59th Street.

CHERRY ST.—Meyer Ellenbogen and Isidor Reis, in conjunction with A. Phillips, sold for Isadore Leipzig to Joseph Berkowitz and Solomon Landsman, the southwest corner of Cherry st and Catherine Slip, a 6-sty tenement, 45x80.

DOWNING ST.—Max Salomon, attorney for Simon Clug, sold 63 to 67 Downing st. Haber, Dworkowitz & Haber, the purchasers gave in part payment 540 West 55th st.

GRAND ST.—Polizzi & Co. report the sale of the 6-sty new law tenement 208 Grand st, 24x100, for Chas. Weinstein.

GREENE ST.—Lowenfeld & Prager sold through Wm. A. White & Sons 122 Greene st, a 3-sty loft building, on lot 25x100. The sellers bought this property last May.

HENRY ST.—Meyer Ellenbogen and I. Reis, in conjunction with A. Phillips, sold for Isadore Leipzig to Joseph Berkowitz, the northeast corner of Henry and Scannel st, a 6-sty tenement, 48x80, and resold same to Wasilowsky & Schulman.

LAIGHT ST.—S. B. Goodale & Son sold for Emma Canton to A. I. Spiro the northeast corner of Laight and Varick sts, a 7-sty loft building, 25x100. Louis H. Lowenstein resold this property to Isaac Cohen.

MADISON ST.—Wexler & Posner sold to Charles Galinsky, 86 Madison st, a 6-sty tenement, 25x100.

PEARL ST.—John Peters & Co. sold for Ernst Stutz to Weekes & Golden 432 Pearl st, two 5-sty tenements, 25x120.

SHERIFF ST.—Samuel Jaffe & Co. sold for Shapiro, Levy & Starr to a client two 3-sty dwellings 51 and 53 Sheriff st, 50x90.

SPRING ST.—William A. White & Sons sold for the estate of Thomas F. Carhart to Lowenfeld & Prager 68 to 78 Spring st and 65 to 71 Crosby st, the southeast corner, old buildings, fronting 92 ft. on Crosby and 150 ft. on Spring st.

SULLIVAN ST.—Bernard Smyth & Sons sold for M. T. Innet and others, 97 Sullivan st, 75 ft. north of Spring st, a 5-sty tenement, 25x65.11.

SULLIVAN ST.—Hyman Weinstein, in conjunction with Louis Lebewahl, sold for Joseph Rosenberg 135 and 135½ Sullivan st, a 6-sty tenement, with stores, 37x100.

11TH ST.—Folsom Bros. sold for Mrs. M. M. Rowe to an investor, 27 East 11th st, a 4-sty private house, 26x100. One of a row of five dwellings.

11TH ST.—Gillen & Stryker sold to a client the 6-sty elevator apartment house, the Larchmont, 27 and 29 West 11th st. The property was held at \$135,000.

16TH ST.—Henry Feurstein sold for the Vincent Realty and Construction Co. 532 East 16th st, a 5-sty tenement, 25x103.3.

19TH ST.—McVickar Gaillard Realty Co. sold for Mrs. Lyman C. Josephs, of Newport, R. I., a 5-sty apartment house at 126 East 19th st, 25x100.

25TH ST.—John N. Golding sold for Mrs. E. W. Chapin 40 to 46 West 25th st, four 4-sty dwellings, 103x98.9.

27TH ST.—W. S. Patten and J. L. Vansant sold to a client of Ames & Co., 125 West 27th st, 4-sty front and rear tenements, 25x98.9.

27TH ST.—M. L. & C. Ernst and Leopold Weil sold the 6-sty loft building 132 to 142 West 27th st, 120x100. The purchaser is the James McCreery Realty Corporation, and the price paid is said to be about \$300,000.

Sale Near Pennsylvania R. R. Depot.

34TH ST.—N. A. Berwin & Co. and Nichols & Lummis sold 214 West 34th st, 4-sty basement dwelling, 16.5x98.9. Its proximity to 7th av, and the proposed arcade of the Pennsylvania Railroad, exerts an important influence on the future value of this parcel. Dealers are inclined to believe that before next spring many more sales will be effected in the immediate vicinity.

36TH ST.—Dennis & Preston sold for Park & Tilford to an investor, 152 to 156 West 36th st, between Broadway and 7th av, an 8-sty fireproof storage warehouse, 60x100, built by the sellers in 1900. They will continue to use the building, leasing from the buyer for a term of 21 years at an aggregate net rental of \$350,000.

38TH ST.—Pease & Elliman sold for W. R. H. Martin to a client for occupancy 122 East 38th st, a 6-sty American basement house, 14x98.9.

43D ST.—Wm. Richtberg sold for Kaskel, Bruder & Hahn to an investor, 339 West 43d st, a 5-sty apartment with stores, 25x100.

48TH ST.—Lavinia A. Norcross sold to Frank L. Holt 310 West 48th st, a 3-sty tenement, 16.8x100.5.

55TH ST.—A. W. Miller & Co. sold for the estate of Lavinia Cudlipp to a buyer, for occupancy, 350 West 55th st, a 3-sty and basement brick dwelling, 20x100.

57TH ST.—M. Edgar Fitz-Gibbon sold for George Schmitt to James H. Anderson 435 and 437 West 57th st, two 5-sty apartment houses, 50x100.

59TH ST.—Collins & Collins report the sale of 334 East 59th st, 4-sty building, 16.8x100.5.

59TH ST.—Martin A. Cape sold 242 East 59th st, a 3-sty building, 20x100.5.

EAST BROADWAY.—The Jewish Maternity Hospital bought 270 and 272 East Broadway, between Montgomery and Gouverneur sts, two 5-sty tenements, 41x70. Extensive alterations will be made.

Good Price for 25 Park Place at Auction.

PARK PLACE.—Owners of property on the north side of Park pl, between Broadway and Church st, express the belief that the price realized at auction on Thursday for No. 25, which runs through to 22 Murray st, represents a fair market value for real estate on this block. The building, which is an old structure, brought \$191,000, and was purchased by the Kips Bay Realty Co. and D. B. Freedman. It has the advantage of being close to the entrance of the 6th av "L" station. This side of the street is commencing to undergo a change, and some real estate men say that many of the old buildings will be torn down shortly to make way for modern office buildings.

WEST WASHINGTON PL.—Pepe Brothers and D. M. Gallo sold for Francisco Pepe to Eugene Gurux 124 West Washington pl, running through to 181 West 4th st, two 3-sty dwellings, 20x91.7x21.9x101.

2D AV.—E. V. C. Pesca & Co., 206 Broadway, sold for Newman Grossman and Frank Feldman to a client, who will improve the property, 215 2d av, 25.9x92, a 4-sty tenement with an "L" to 249 and 249½ East 13th st, three 4-sty buildings, 35x51x irregular.

2D AV.—Frankenthaler & Sapinsky and Charles Kaufmann, as attorneys, sold for Sabler & Zaubler 810 2d av, a 5-sty tenement, 25x100.

3D AV.—Wetmore & Magill sold for the Hermitage Realty Co. 889 and 891 3d av, a 4-sty building, on a plot 50x100.

3D AV.—E. E. Tisch & Co. sold for the estate of Matilda Epstein 962 3d av, a 5-sty double flat, with stores, 25.5x95. This is the first transfer of the property in over 25 years.

Lotos Club.

5TH AV.—Action was taken on the matter of the offer of the property of the Lotos Club, 558 5th av, Manhattan, Thursday evening, Oct. 18, when it was voted to sell the site for \$750,000. If a sale is effected at this price the club will in all probability build a new and more modern building in some central location. Rumors have been in circulation for some time that an offer at about this figure had been made for the building. The property cost the club approximately \$230,000.

6TH AV.—Jefferson M. Levy bought from Blakeslee Barnes, 52 6th av, adjoining the southeast corner of Washington pl, a 3-sty building, 18x55.8.

North of 59th Street.

60TH ST.—Isadore M. Levy sold to Andrew Velli 311 East 60th st, a 5-sty tenement, 25x98.9.

61ST ST.—The Ernst-Cahn Realty Co. sold for a client 413 East 61st st, a 5-sty triple flat, 20x93.4.

64TH ST.—Joseph L. Bittenwieser sold 154 West 64th st, a 5-sty single flat, 20x100.5.

67TH ST.—Jas. J. Etchingham sold for Mrs. J. B. McAndrews to a client 212 West 67th st, a 5-sty triple tenement, 25x100.

70TH ST.—Hugo Josephy sold to J. A. McKenna 125 West 70th st, a 4-sty brownstone dwelling, 20x100.5.

74TH ST.—Jacob Adler sold for Joseph Rasken to Mary Graf and others the 4-sty flat 233 East 74th st, 25x103.

74TH ST.—Pehleman & Schwegler sold for Agnes A. Poirier to a client 235 West 74th st, a 3-sty English basement dwelling, 20x102.2.

75TH ST.—John Peters & Co. sold for Joseph Gitsky to a client of Wm. Wolff's Son 163 East 75th st, a 4-sty and basement single flat, 18.9x102.2.

80TH ST.—I. Salzberg sold for Mandel Gerhart to Leibhoff & Hirschfeld 321 East 80th st, a 4-sty double flat, 25x102.2.

81ST ST.—Sarah E. Reuter sold 124 West 81st st, a 4-sty brownstone dwelling, 20x102.2.

85TH ST.—Slawson & Hobbs sold for Henry A. James to an investor, 159-61 West 85th st, two 4-sty dwellings, 17.6x102.2 each.

87TH ST.—A. L. Mordecai & Son sold for Richard Cummings to Harris Mandelbaum, for occupancy, 12 West 87th st, a 4-sty high stoop residence, 20 ft. front by half a block in depth. Extensive alterations will be made.

88TH ST.—Abraham Cohn bought from Adele K. Herold, 331 East 88th st, a 5-sty tenement, 25x100.8. Schindler & Liebler were the brokers.

89TH ST.—The Cruikshank Company sold for S. J. Walton, 119-21 West 89th st, two 2-sty brick stables, 50x100.8.

89TH ST.—M. Morgenthau, Jr., & Co. sold for Isaac T. Meyer, 70 West 89th st, a 4-sty dwelling, 20x100.8.

90TH ST.—Sussman & Co. sold for N. Weil & Son, 240 East 90th st, a 5-sty tenement, 25x100.8.

91ST ST.—Weisberger & Kaufman sold for the Badt-Mayer Co. to a client, 162 East 91st st, a 5-sty triple flat, 33.4x100.

94TH ST.—James J. Etchingham sold for Delia L. Martin to Dr. A. W. Maynard, 166 West 94th st, a 3-sty and basement dwelling, 17x94.7.

95TH ST.—J. Arthur Fischer sold for G. W. Quintard, 43 West 95th st, 3-sty brick dwelling, 17.9x100.

96TH ST.—Frankenthaler & Sapinsky and Charles Kaufman, as attorneys, report the sale by Goodman & Rubin 119 and 121 East 96th st, a 7-sty apartment house, 37.6x100. This building was completed last June and is now almost fully rented, having two 5-room and two 4-room apartments to each floor, with all modern improvements, excepting elevator. They are rented at from \$5 to \$6.50 a room. The buildings adjoining, Nos. 115-117, are almost similar in design and construction.

100TH ST.—Mendel Greenberg sold to Shapiro, Levy & Starr two 5-sty triple flats 111 and 113 East 100th st, 25x100.11 each. Samuel Jaffe & Co. were the brokers.

100TH ST.—Slawson & Hobbs sold for Emily L. Landon to Mrs. M. A. Galepi, of Montreal, Canada, 309 West 100th st, a 5-sty American basement dwelling, 18x102.2.

102D ST.—Gibbs & Kirby sold for Mrs. Jane Harris, 308 West 102d st, a 3-sty dwelling, 18.6x100.11.

104TH ST.—Chas. S. Kohler sold for Mrs. Jessie M. Proctor, 69 West 104th st, a 5-sty double flat, 27x100.

104TH ST.—Louis M. Heller sold for the Hemendorf estate to Lubetkin Bros 226 East 104th st, a 5-sty tenement, 25x100.11. This property has not changed hands in twenty years.

104TH ST.—Henry B. Wesselman sold to George W. Walker 220 and 222 West 104th st, a plot 32.7x70.11. Mr. Walker owns the southeast corner of Broadway and 104th st.

105TH ST.—Chas. S. Kohler sold for Christina Gramlich, 105 West 105th st, 5-sty double flat, 25x100.

105TH ST.—Chas. S. Kohler sold for Louisa Arnold, 152 West 105th st, a 5-sty single flat, 25x100.

109TH ST.—Nathan Chasan sold for N. Tulchinsky to Falk Valk and a Dr. Eisner, 55 and 57 East 109th st, a 6-sty flat, 40x100.

110TH ST.—Sussman & Co. sold for the Mechanics and Traders' Realty Co. Nos. 111 and 113 East 110th st, a 6-sty new law house, on plot 35x100.11.

113TH ST.—Isadore M. Levy, as attorney, bought 70 and 72 East 113th st, two 5-sty tenements, 50x100.11.

113TH ST.—D. Levy sold through L. Davis, 74 East 113th st, a 5-sty tenement house with stores, 25x100.

114TH ST.—Morgenstern Brothers have sold to Samuel Grodzinsky 34 West 114th st, a 3-sty dwelling on lot 17.6x100.11.

114TH ST.—John A. Weeks sold No. 2217 2d av, southwest corner of 114th st, a 4-sty flat, on lot 25x75.

117TH ST.—Bloch Brothers bought through M. Loewenthal from the Rosenstock estate four brownstone double flats 360 to 366 West 117th st, facing Morningside Park.

118TH ST.—Harry Williams sold to Isaac Male 153 and 155 East 118th st, a 6-sty tenement house, on a plot 50x100.11.

119TH ST.—Julius H. Reiter resold for Abram Modne to Siris, Malzman & Goldman, 306 to 314 East 119th st, 5-sty tenements.

121ST ST.—Samuel Jaffe & Co. sold for Lazarus Jacobson to David Harris for occupancy the 4-sty American basement dwelling 108 West 121st st, 21x100.

122D ST.—Thomas P. Fitzsimons exchanged for Adele Kurris with the Jumel Realty Co. 236 West 122d st, a 5-sty flat, 34x100, for 190 Claremont av, a 5-sty triple flat, 40x100.

127TH ST.—Shaw & Co. sold for the Waddell estate to a client for occupancy 59 West 127th st, 17.9x100.

132D ST.—Harris & Co. and S. Freidus sold to J. Timble No. 556 West 132d st, a 5-sty triple flat, on a lot 25x99.11.

134TH ST.—John J. Hoeck sold for Gustav Schollhammer 232 West 134th st, a 5-sty flat, 25x100.

137TH ST.—Harris & Co. and S. Freidus sold for a client No. 106 West 137th st, a 5-sty triple flat, on a lot 25x99.11, to Hannah Theobald, who recently bought No. 108, adjoining.

143D ST.—The Godspeed Realty Co. bought from Mrs. Mathilde Henry 259 West 143d st, a 5-sty triple apartment house, 37.6x100. Joachim & Goldschmidt were the brokers.

146TH ST.—Pollock & Nathanson sold through David Pollock to Gus Luckee, the 5-sty flat now being erected south side of 146th st, 162.6 ft. east of Broadway, on plot 37.6x99.11.

150TH ST.—S. N. Tuckman, as attorney, has bought for Nicolo Lagiuso from Miller & Mofenson the 6-sty apartment house on the north side of 150th st, 331 ft. west of 7th av.

161ST ST.—Duff & Brown sold for T. J. McLaughlin to a client 561 West 161st st, a 4-sty American basement dwelling, 19x60x100.

AV. A.—Louis Stockell sold for M. Dlugasch the northeast corner of Av. A and 76th st, a 5-sty tenement house, on a lot 25.6x98

BRADHURST AV.—W. J. Huston & Son sold for Michael J. Leonard to a client of John J. Egan for occupancy 43 Bradhurst av, a 3-sty high stoop dwelling, 18x80.

MANHATTAN AV.—Chas. S. Kohler sold for Mrs. Jessie M. Proctor a 3-sty Queen Anne dwelling, 105 Manhattan av, 18x50.

MANHATTAN AV.—Weisberger & Kaufman sold to a client for Sigmund Lewy the southwest corner of Manhattan av and 101st st, a 6-sty triple flat, 27.10x100.

1ST AV.—Sol. Friedman sold for the Nathan Feist estate to Liebhoff & Hirschfeld 1539 1st av, a 4-sty single flat, 16.6x80.

2D AV.—Wm. & Julius Bachrach sold to a client for investment 2456 2d av, between 125th and 126th sts, a 5-sty tenement, 26.8x100.

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8TH AV.—Goodwin & Goodwin sold for Henry Marks to a client northwest corner 8th av and 113th st, a 5-sty tenement, with store, 25.11x100.

The Bronx.

GARFIELD ST.—Wm. Peters & Co. sold for Kate Horgan to a client a building lot east side of Garfield st, known as No. 419 on map of Van Nest Park.

HANCOCK ST.—Wm. Peters & Co. sold for M. Weiss to H. Doerring a dwelling east side of Hancock st, known as No. 224 on map of Van Nest Park; also, in conjunction with Weiss & Co., lots 95, 96 and 98 map of Dutchess Land Co., Benson estate, Westchester.

VAN BUREN ST.—Wm. Peters & Co. sold for Henry Bursing to a client a 2-family dwelling west side of Van Buren st, near Morris Park av.

146TH ST.—Ernst-Cahn Realty Co. sold to the Louis Meyer Realty Co. 733 East 146th st, a 4-sty double flat, with stores, 25x100, and resold same for them to a Mr. Kurz.

149TH ST.—Wolski, Olpp & Co. have sold for Margaret O'Gorman the 4-sty double flat, on lot 25x80, on the north side of 149th st, 200 ft. east of Melrose av, adjoining the 7-sty building now being erected by the American Real Estate Co. The buyer will improve the property for business purposes.

154TH ST.—Adolf Mandel has sold a lot, 25x100, on the north side of 154th st, west of Elton av.

155TH ST.—Cahn & Cahn have resold 634 East 155th st, a 2-family dwelling, with store, for H. Honigman to J. H. Elsaser.

187TH ST.—I. Levy sold for J. F. Hassett three 2-family houses 790 to 794 East 187th st, 50x100.

BAINBRIDGE AV.—Chas. S. Kohler sold for J. J. Karbry O'Kennedy 2657 Bainbridge av, a 2-sty and attic dwelling, 27x73.6.

CAMBRELING AV.—The J. Hamilton Hunt Co. sold for a client 2391 to 2397 Cambreling av, four 2-sty frame dwellings, each 16.8x80.

DAVIDSON AV.—L. Levy sold for M. H. Feder the northeast corner of Davidson and North avs, a 5-sty flat, 100x40.

JACKSON AV.—Lawrence Kronenberger, in conjunction with the Bronx Realty Exchange, sold for Mrs. L. Rieger to a client 887 Jackson av, a 3-sty brick dwelling.

VAN NEST AV.—Wm. Peters & Co. sold for John B. Marion to Henry Bursing a 3-sty building southwest corner Van Nest av and Van Buren st.

5TH AV.—Barnett & Co. have sold for Charles Yost the northeast corner of 218th st and 5th av, a plot 105x114.

Leases.

Leon S. Altmayer leased for Dr. Shulman to a client, for a long term of years, a private dwelling, 1320 Madison av.

Chas. E. Duross leased for the Malone estate to A. Salomon the store and basement in the building at 91 9th av for a term of years.

Chas. E. Duross leased 636-638 West 34th st, a 3-sty and basement building, 50x100, for Horace Ingersoll Co. to a Western concern for a term of ten years. They will use the building for a warehouse for plumbing supplies.

Chas. E. Duross leased for Mrs. R. W. Macomber to J. W. Barrett two upper lofts in 108 West 14th st for a term of years.

Henry S. Glover leased for five years to William J. Coleman, a tailor, the second loft, 5,000 sq. ft., in the recently completed building northeast corner of 5th av and 28th st.

Peter Dooley and James Buckley leased through Thomas C. McDonald for a long term to Emil Voigt and Gaston Rheims, of the C. C. V. Import Company, the building to be erected in the south side of 60th st, east of West End av. Joseph A. Dwyer represented the lessees. Messrs. Voigt and Rheims will use the building as an automobile machine and repair shop.

William H. Folsom leased for Mrs. Bella Warnstad for a term of years a floor in the building 35 West 19th st; also to Juda Brothers a floor in the same building; also for Max Solomon to Henry Ronecke, incorporated, a loft in the new building 110 and 112 West 26th st, and for a term of years for the American Pianograph Co. to Lent & Barnes a floor at 137 and 139 East 25th st.

Gross & Gross Co. sold for the Automobile Depot to the New York Motor Car Co, the lease on 231-235 West 40th st, a 5-sty garage. The Automobile Depot leased this building a short time ago through the same brokers; also leased to Landay Brothers, New York representatives of Victor Talking Machine, the parlor floor of 400 5th av; in same building, the stoop store, to Wilson Bryant, and the third floor of the same building to Max J. Bensamon; also leased to Stefan Kjeldsen 211-213 West 87th st, the West 87th st garage, for a term of years.

E. Tanenbaum & Co. leased for H. & I. Meinhard to H. Herman, Sternbach & Co. 30,000 square feet in Corner Building, 21 and 23 Waverly pl, for a long term of years; also for Hyman & Henry Sonn store and basement containing 10,000 square feet in the 11-sty fireproof building 4-6 Washington pl, southeast corner of Mercer st, for a long term of years; also for Joseph Cuinet, of Lyons, France, the third loft containing 5,000 square feet in the 10-sty building 520-522 Broadway to Emil Marx & Co., and for Julius Landauer 5,000 square feet to A. & J. Rosenbluth in the building northwest corner Prince and Wooster sts.

Heil & Stern leased for Klee & Co. 20,000 ft. in building 11-19 East 4th st, at a total rental of \$30,000; for the Astor estate, 10,000 ft. in building 44 East 14th st, at a total rental of \$20,000; for Brody, Adler & Koch, 5,000 ft. in building 10-12 West 19th st, at a total rental of \$12,500; for Fred'k C. Zobel, 10,000 ft. in building 32-34 West 20th st, at a total rental of \$20,000; for Louis Hecht, Jr., 10,000 ft. in building 653-655 Broadway, at a total rental of \$15,000; for M. H. Pulaski & Co., 7,500 ft. in building 488-492 Broadway, at a total rental of \$22,000; for D. L. Newborg, 15,000 ft. in building 609 Broadway, at a total rental of \$21,000; for R. Guggenheimer, 30,000 ft. in building 721-723-725 Broadway, at a total rental of \$45,000; for Louis Ettlinger, 20,000 ft. in building 583-585 Broadway, at a total rental of \$27,500; for Provident Savings Life Society, 7,500 ft. in building 536-538 Broadway, at a total rental of \$12,000; for Joseph J. Asch, store and loft in building 23-29 Washington pl, at a total rental of \$45,000; for Scholle Bros, store and basement in building 716 Broadway, at a total rental of \$24,000; also in 628-630 Broadway, 20,000 ft., at a rental of \$18,000.

Slowing Down in the Bronx.

Mr. Ernst, of the Ernst-Kahn Realty Company, 3d av and 149th st, confirms the proposition that permanent loans are hard to procure on new law houses in The Bronx, together with very poor business conditions, and no bright prospects for the immediate future in his section. A little over a year ago when apartments and dwellings were quite scarce, and the Subway railroad in full operation, many builders and people who knew little or nothing about building, immediately commenced excavating and erecting five and six story apartment houses, many of these with a limited amount of cash for favorable conditions. Consequently a determination to risk all for gain had resulted in the present overproduction of this class of enterprise.

Renting Conditions on the West Side.

Mr. Frederick H. Birch, of the firm of Slawson & Hobbs, 284 Columbus av, said that he could easily rent one hundred high class apartments at from \$1,200 to \$1,500 a year if they could be had, and he reported almost all houses under their management filled; and mentioned where some of the rents of apartments had been advanced two to four hundred dollars more per year. He reported only one flat vacant below 125th st, on the West Side, under \$100 a month rent.

Will Not Sell Before 1909.

Joseph L. Battenwieser, chairman of the building and site committee of the Hebrew Sheltering Guardian Society, speaking of the likelihood of their present holding on Broadway, between 150th and 151st sts, being put on the market in the near future, stated that it was quite true that the society had contracted to purchase about 170 acres of land near Pleasantville, Westchester County, and intended erecting cottages and transferring the institution to that place. He added that in all probability fully two years would be consumed in the erection of the new buildings, and hence there was no likelihood of the society's holdings in this city being offered for sale before the year 1909.

Probably the Reason O't.

It has been noticeable in the records that the Equitable Life Assurance Society has been calling in and extending an unusual number of mortgages. When asked for an explanation, an officer said there was nothing significant in the matter. However, a real estate man remarked:

"I have had a personal experience with the Equitable, which is so significant that I think it gives me a correct line on the reason for the number of extensions they are putting on record. When money was cheaper to borrow the Equitable made a good many mortgages of large amounts on gilt edged security, at 4 per cent. or 4½ per cent. Such of those mortgages as have fallen due I think are being extended at about one-half of one per cent. advance in rates. This, as you well know, is because there is a greater demand for capital for productive enterprises in proportion to the capital available than has been the case for some time."

REAL ESTATE NOTES

The City of New York will take title to the 39th St. Ferry to South Brooklyn on Nov. 10.

There seems to be a tendency on the part of many downtown brokers to give more attention to the sale of out-of-town property than formerly.

Dennis & Preston, 258 Broadway, report increasing activity in the market, and that they expect to close some important transactions shortly.

Edward McVicker, 200 Broadway, Manhattan, is giving his attention just now to downtown rentals, and says that the demand is increasing.

De Selding Bros., 149 Broadway, are about to close some large sales which have been hanging fire for some time. They regard the outlook for increased trading as bright.

The Bronx Real Estate Exchange has designated Wednesday of each week Exchange Day, from 11 A. M. to 2 P. M. All offerings of real estate will be sold on those days at noon.

Wm. & Julius Bachrach, 35 Nassau st, remarked: "The dullness in the market this week seems to be largely attributed to the fact that many of the large operators are having difficulty in financing their loans."

An exceedingly quiet week is reported by L. J. Phillips & Co., 156 Broadway, Manhattan. They attribute the continued dullness to the money market, but report a brisk rental business at their Bronx office, 786 Prospect av.

Mr. Louis F. Sommer, who has been transacting a general real estate business for five years at 847 Columbus av, has taken increased office space at his present location, and will make a specialty of selling real estate.

A prominent 5th av brokerage firm say that an operator of prominence recently made the statement that he was willing to pay \$22,000 per front foot for a lot on the east side of 5th av, between 34th and 42d sts. In the light of some recent sales who can say that this is "talk."

Jere Johnson, Jr., is busy in preparing for public auction his latest purchase, comprising about 200 lots adjoining the Smith Infirmary at Brighton Heights, Staten Island. Judging by the result of past success in this section, this tract will net a good profit over the purchase price.

The Lakeview Improvement Co., incorporated in May, 1906, for the purpose of buying and selling real estate in New Jersey, A tract of 500 acres, formerly known as the Bishop estate, was acquired at Lake View Terrace, N. J., which has been divided into city lots, 2,000 of which have been sold for strictly high-class residential purposes. The company aim to make this property a second "Lakewood," the situation being good on account of fine roads, high altitude, healthful pine trees and close proximity to the well-known Lake Stafford. A New York office, 346 Broadway, also a Brooklyn one at 37 Flatbush av, have been opened, the company having in view the purchase of several other large tracts. Among the incorporators are Jas. K. Leman, Peter Gould and E. G. Metzger.

Rumors are current in real estate circles that the Wabash Railroad is seeking an entrance to Manhattan and may utilize

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Record and Guide Quarterly

The annual number of the Record and Guide Quarterly contains all the legal records for the past year concerning real estate and projected buildings, arranged alphabetically and numerically, with invaluable annotations. These are supplemented by tables of important transactions, with typical prices, covering the past quarter of a century or more, accompanied by expert comments; also by a list of realty corporations created during the past two years, with officers and the enterprises in which they are engaged. The whole makes a volume of reference which no real estate man can afford to be without. It should be on every desk and in every library. Its cost is as nothing compared to its value as a time-saver. This important work can be obtained, with three quarterly numbers, for the comparatively small sum of \$20. It is published by the Record and Guide, at Nos. 14 and 16 Vesey St., where interested parties may see it and have its uses explained to them. If you cannot call, drop a postal card to the Publisher, or call him up on telephone, 3157 Cortlandt.

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the old 59th st Hudson River Bridge charter to further its ends. Brokers are speculating as to the probable effect this may have on property in the vicinity in respect to values.

David Stewart, 203 Broadway, Manhattan, is busy making appraisals for the city in condemnation proceedings. He takes a rosy view of the market, feeling certain that many important deals will be closed before winter sets in. The uptown office of Mr. Stewart, on Amsterdam av, is in charge of E. E. Thomas, who has a large list of bargains to offer investors.

Mr. S. E. Shaw, of the firm of Richard V. Harnett & Co., says that the stringency in the money market is responsible for the failure of large buyers to close a number of important purchases which have been pending since the early fall. Mr. Shaw cites an instance of the loss of a commission solely because his prospect was not satisfied with the outlook. The deal in question related to the acquisition of an important property in the 42d st section.

Brokers note that it is becoming more and more the custom each year for the well-to-do to leave the city earlier for their vacations and to return later. This, of course, has a great deal to do with the postponement of transactions in residential property. Private houses in Manhattan and 2-family houses in the Bronx are reported to be most in demand. The trend of a large proportion of people is ever toward the suburbs, the reason being that rents have been raised beyond their means and that they are unable to lease other houses at what they consider reasonable figures. Many have purchased dwellings. There

are more vacancies in the more common apartment houses, where the rents are from twenty-five to thirty dollars, than in the expensive ones.

—For Hudson River brick there continues to be a big demand. Eighty-eight cargoes were taken up last week. But prices have sagged tremendously this week, so that the top price is only \$6 per M. Except for that sensational dive in mid-summer, Hudson Rivers have not been down so low in four years. In 1902, when good brick fetched six dollars, manufacturers first began to see daylight, after a long era of hard sledding. Later on, the Record & Guide was privileged to suggest to the association a course of action which, when entered upon, resulted in greatly improving the status of their affairs, and also helped every other association in the building trades that followed the lead of the manufacturers and dealers in brick. They had to go through fire for awhile, but the whole building world was morally and financially purified and benefited by the experience. Arbitration succeeded demagogism and good business took the place of bad business for everybody connected with building and real estate. This year the demand has continued heavy even until now, but this fall the supply, larger than last year, because there are more brick machines working than ever before, has been kind to the builders. If tight money had not checked off a lot of speculative business, I don't know what would have happened. Probably if it hadn't been a money squeeze, it would have been some other kind of a squeeze.

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NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.
At 90-92 West Broadway.
Monday, Oct. 22.
West 151st st, closing, easterly side of Riverside Extension to U. S. line, at 1 p m.
West 191st st, Exterior st to the bulkhead line, at 12 m.
Waterloo pl, between 176th and 175th sts, at 11 a m.
West 176th st, Broadway to Haven av, at 1 p m.
Seaman av, Academy st to Isham st, at 10 a m.
Exterior st, Fordham rd to West 192d st, at 1 p m.
Seabury pl, Charlotte st to Boston rd, at 1 p m.
Bridge at Highbridge, at 3 p m.
Sewerage District No. 43, at 4 p m.
Public Park, bounded by Southern Boulevard, Pelham av and Crotona av, at 2 p m.
Riverside Drive, easterly side, West 158th to 165th st, at 3 p m.
West 160th st, Broadway to Riverside Drive, at 4 p m.
Cypress av, closing, northerly line of H R & P R R to bulkhead line, at 11 a m.
West Farms rd, Bronx River to Westchester Creek, at 4 p m.
Tremont av, Bronx River to Eastern Boulevard, at 2 p m.
Canal st West, between 135th and 138th sts, at 3 p m.
Delancey st, Clinton st to the Bowery, at 2 p m.
Railroad av, between Unionport rd and Glebe av, at 12 m.
Tuesday, Oct. 23.
Northern av, north of 181st st, at 3 p m.
Two public parks east of Boulevard Lafayette, at 4 p m.
West 177th st, southerly side of bulkhead line H R to point 150 ft easterly, at 2 p m.
Taylor st, Morris av to West Farms rd, at 1 p m.
West 229th st, Bailey av to Heath av, at 4 p m.
East 161st st, between Jerome av and Walton av, at 11 a m.
Belmont st, Clay av to Morris av, at 1.30 p m.
Tremont av, East 177th st, from Aqueduct av to Sedgwick av, at 3 p m.
Anderson av, Jerome av to East 164th st, at 11 a m.
Wednesday, Oct. 24.
West Farms rd, Bronx River to Westchester Creek, at 4 p m.
Beck st, Longwood av to Intervale av, at 1 p m.
Hatfield pl, Richmond av to Nicholas av, at 3 p m.
Spuyten Duyvil rd, Spuyten Duyvil Depot to Riverdale av, at 4 p m.
Weiner Court, between Washington av and 3d av, at 3.30 p m.
Thursday, Oct. 25.
3d av, widening, at 149th st, at 12 m.
Bronx st, East 177th st to East 180th st, at 12 m.
Tremont av, Bronx River to Eastern Boulevard, at 1 p m.
White Plains rd, northern boundary of city to Morris Park av, at 4 p m.
Morris av, closing, N Y & H R R R to Grand Boulevard and Concourse, at 11 a m.
Friday, Oct. 26.
Kossuth pl, Mosholu Parkway to De Kalb av, at 11 a m.
Flushing Creek Bridge, at 12 m.
Housman av, Richmond Terrace to pier and bulkhead line, at 2.30 p m.
Joseph Rodman Drake Park, at 1 p m.
Saturday, Oct. 27.
Nicholas av, Richmond Terrace to the pierhead line, at 11 a m.
West 163d st, Fort Washington av to Riverside Drive, at 10.30 a m.
At 258 Broadway.
Monday, Oct. 22.
Piers 9 and 10, East River, at 11 a m.
Pier 52, East River, at 11 a m.
Amsterdam av and 129th st, school site, at 12.30 p m.
Piers 2 and 3, East River, at 2 p m.

JOSEPH P. DAY
Real Estate
AUCTIONEER AND APPRAISER
MAIN OFFICE: AGENCY DEPT
31 NASSAU ST. 932 EIGHTH AVENUE

15th and 18th sts, North River docks, at 2 p m.
Bridge 4, Section 3, at 3 p m.
113th st, school site, at 3 p m.
Fresh Pond rd, school site, at 3.30 p m.
Bellevue Hospital, at 4 p m.
Tuesday, Oct. 23.
Bellevue Hospital, at 10.30 a m.
Pier 36, East River, at 10.30 a m.
East Houston st, library site, at 1 p m.
East 138th st, school site, at 11 a m.
20th and 22d sts, North River docks, at 2 p m.
Wednesday, Oct. 24.
Bellevue Hospital, at 10.30 a m.
111th and 112th sts, school site, at 10 a m.
129th st and Amsterdam av, school site, at 12.30 p m.
Pier 13, East River, at 2 p m.
Jones and Prince sts, school site, at 3 p m.
Bridge 4, Queens, at 3 p m.
Thursday, Oct. 25.
Briggs and Bainbridge avs, school site, at 12 m.
15th and 18th sts, North River docks, at 2 p m.
Maurice av, school site, at 3 p m.
113th st, school site, at 3 p m.
Friday, Oct. 26.
Flushing Creek Bridge, at 12 m.
10th st and Amsterdam av, school site, at 12.30 p m.
20th and 22d sts, North River docks, at 2 p m.
Saturday, Oct. 27.
Hyatt st, library site, at 9.30 a m.

AUCTION SALES OF THE WEEK.

The following is the complete list of the properties sold, withdrawn or adjourned during week ending Oct. 19, 1906, at the New York Real Estate Salesroom, 14 and 16 Vesey st. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.
*Indicates that the property described was bid in for the plaintiff's account.
The total amount at the end of the list comprises the consideration in actual sales only.
D. PHOENIX INGRAHAM.
(Sale of 200 voluntary lots located at Baychester)
Baychester av, e s, 125 n Westchester av, 50x90. F P McQuade \$1,440
Baychester av, e s, 175 n Westchester av, 25x90. B Moral 720
Baychester av, e s, 200 n Westchester av, 25x90. C A White 710
Baychester av, e s, 225 n Westchester av, 25x90. John Wolf 725
Baychester av, e s, 250 n Westchester av, 25x90. C A White 710
Baychester av, e s, 275 n Westchester av, 25x90. A L Moore 725
Briggs av, s w s, abt 29 n w Central av, 29x37x25x52. H Fisher 575
Baychester av, e s, 50 s Ferris av, 25x90. F P McQuade 715
Baychester av, e s, 75 s Ferris av, 125x90. A K Mulligan 3,600
Baychester av, e s, 200 s Ferris av, 25x90. Julia E Curran 710
Baychester av, e s, 25 n Westchester av, 25x90. R S Roll 1,175
Baychester av, e s, 25 n Westchester av, 25x90. B Moral 750
Baychester av, e s, 50 n Westchester av, 25x90. F P McQuade 740
Baychester av, e s, 75 n Westchester av, 25x90. C A White 725
Baychester av, e s, 100 n Westchester av, 25x90. B Moral 735
St Mary's av, 275 s Westchester av, 25x90. Julia E Curran 640
St Mary's av, s w cor Ferris av, 25x90. Henry S Roll 685
St Mary's av, w s, 25 s Ferris av, 25x90. John Wolf 655
St Mary's av, w s, 50 s Ferris av, 100x90. A K Mulligan 2,565
St Mary's av, w s, 150 s Ferris av, 25x90. C A White 625
St Mary's av, w s, 175 s Ferris av, 25x90. F P McQuade 625

St Mary's av, w s, 200 s Ferris av, 25x90. Julia E Curran 645
Baychester av, s e cor Ferris av, 50x90. B Moral 1,700
St Mary's av, n w cor Westchester av, 50x90. B Moral 1,525
St Mary's av, w s, 50 n Westchester av, 50x90. F P McQuade 1,280
St Mary's av, w s, 100 n Westchester av, 25x90. C A White 640
St Mary's av, w s, 125 s Westchester av, 50x90. Thos Gilmartin 1,285
St Mary's av, w s, 175 s Westchester av, 25x90. C A White 640
St Mary's av, w s, 200 s Westchester av, 25x90. F P McQuade 625
St Mary's av, w s, 225 s Westchester av, 25x90. C A White 625
St Mary's av, w s, 250 s Westchester av, 25x90. F P McQuade 625
Baychester av, w s, 275 s Ferris av, 25x90. B Moral 725
Baychester av, w s, 300 s Ferris av, 25x90. C A White 725
Baychester av, w s, 325 s Ferris av, 25x90. F P McQuade 725
Baychester av, w s, 350 s Ferris av, 25x90. C A White 720
Baychester av, w s, 375 s Ferris av, 25x90. F P McQuade 750
Baychester av, w s, 400 s Ferris av, 25x90. C A White 725
Baychester av, w s, 425 s Ferris av, 25x90. F P McQuade 750
Baychester av, w s, 450 s Ferris av, 25x90. Mary Brown 750
Baychester av, w s, 50 s Ferris av, 25x90. C A White 730
Baychester av, w s, 75 s Ferris av, 50x90. J J McDermott 1,450
Baychester av, w s, 125 s Ferris av, 25x90. C A White 720
Baychester av, w s, 150 s Ferris av, 25x90. F P McQuade 720
Baychester av, w s, 175 s Ferris av, 25x90. C A White 725
Baychester av, w s, 200 s Ferris av, 25x90. Joham A Wolfe 720
Baychester av, w s, 225 s Ferris av, 25x90. F P McQuade 725
Baychester av, w s, 250 s Ferris av, 25x90. C A White 730
Lawrence av, e s, 350 s Ferris av, 25x90. F P McQuade 610
Lawrence av, e s, 375 s Ferris av, 25x90. E S Gore 600
Lawrence av, e s, 400 s Ferris av, 25x90. C A White 600
Lawrence av, e s, 425 s Ferris av, 25x90. Sarah Langan 600
Lawrence av, e s, 450 s Ferris av, 25x90. B Moral 620
Lawrence av, e s, 475 s Ferris av, 25x90. F P McQuade 610
Lawrence av, e s, 500 s Ferris av, 25x100. F P McQuade 615
Baychester av, s w cor Ferris av, 25x90. A L Moore 1,025
Baychester av, w s, 25 s Ferris av, 25x90. E S Mulligan 740
Lawrence av, e s, 150 s Ferris av, 25x90. B Moral 620
Lawrence av, e s, 175 s Ferris av, 25x90. C A White 610
Lawrence av, e s, 200 s Ferris av, 25x90. F P McQuade 610
Lawrence av, e s, 225 s Ferris av, 25x90. E S Gove 600
Lawrence av, e s, 250 s Ferris av, 25x90. F P McQuade 610
Lawrence av, e s, 275 s Ferris av, 25x90. C A White 600
Lawrence av, e s, 300 s Ferris av, 25x90. E S Gove 600
Lawrence av, e s, 325 s Ferris av, 25x90. C A White 600
Briggs av, n e s, 34.11 s Lawrence av, 29x67.6x25x82.2. Cath McQuire 600
Briggs av, n e s, 63.11 s Lawrence av, 58x38x50x67.6. B Moral 825
Briggs av, n e s, 121.11 s Lawrence av, 29x28.3x25x38. Thos H Casey 300
Lawrence av, s e cor Ferris av, 50x90. F P McQuade 1,450
Lawrence av, e s, 50 s Ferris av, 25x90. B Morale 625
Lawrence av, e s, 75 s Ferris av, 25x90. F P McQuade 625
Lawrence av, e s, 100 s Ferris av, 25x90. C A White 625
Lawrence av, e s, 125 s Ferris av, 25x90. C A White 625
Briggs av, n e cor Baychester av, 15x19.6 to Briggs av, x16.9, gore. Chas H Graham 300
Baychester av, w s, 225 s Westchester av, 25x73.8 to Briggs av, x29x59. B Moral 800

Continued on page 651.

Official Legal Notices.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF October 3 to 16, 1906, of the confirmation by the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS IN THE BOROUGH OF THE BRONX: 23D WARD, SECTION 9. EAST 164TH STREET AND GRANT AVENUE—RECEIVING BASINS at the northwest corner. 23D WARD, SECTION 10. FOX STREET—SEWER, between Wales Avenue and Beach Avenue.
HERMAN A. METZ,
Comptroller.
City of New York, October 2, 1906. (29202)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF October 10 to 23, 1906, of the confirmation by the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS IN THE BOROUGH OF THE BRONX: 23D WARD, SECTION 9. BROWN PLACE—SEWER, between East 135th Street and 137th Street.
HERMAN A. METZ,
Comptroller.
City of New York, October 9, 1906. (29340)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF October 17 to 30, 1906, of the confirmation by the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS IN THE BOROUGH OF THE BRONX. 24TH WARD, SECTION 11. MARMION AVENUE—REGULATING, GRADING, CURBING, FLAGGING AND LAYING CROSSWALKS, from Crotona Park North to the Southern Boulevard.
HERMAN A. METZ,
Comptroller.
City of New York, October 16, 1906. (29511)

Proposals.

Department of Water Supply, Gas and Electricity, Room 1536, Nos 13 to 21 Park Row, Borough of Manhattan, The City of New York. SEALED BIDS OR ESTIMATES will be received by the Commissioner of Water Supply, Gas and Electricity at the above office until 2 o'clock P. M. on
WEDNESDAY, OCTOBER 24, 1906,
Boroughs of Manhattan and The Bronx.
For furnishing and delivering agricultural, mechanics' and contractors' tools, paints, oils, hardware, miscellaneous supplies, etc.
For full particulars see City Record.
WILLIAM B. ELLISON,
Commissioner of Water Supply, Gas and Electricity.
The City of New York, October 3, 1906. (29258)

Department of Water Supply, Gas and Electricity, Room 1536, Nos. 13 to 21 Park Row, Borough of Manhattan, The City of New York. SEALED BIDS OR ESTIMATES will be received by the Commissioner of Water Supply, Gas and Electricity at the above office until 2 o'clock P. M., on
WEDNESDAY, OCTOBER 24, 1906.
Borough of Brooklyn.
No. 3. For furnishing, delivering and installing Surface Condensers, etc., at the Millburn Pumping Station, Baldwins, Long Island.
For full particulars see City Record.
WILLIAM B. ELLISON,
Commissioner.
Dated October 5, 1906. (29318)

Police Department of the City of New York, No. 300 Mulberry Street. SEALED BIDS OR ESTIMATES will be received by the Police Commissioner of the Police Department of The City of New York at the above office until 10 o'clock A. M. on
MONDAY, OCTOBER 22, 1906.
For furnishing all the labor and materials necessary in installing, furnishing and erecting all the new steam boilers and improving heating systems, at the Thirty-third, Forty-third, Forty-eighth, Forty-ninth, Fifty-first, Fifty-second, Fifty-third, Fifty-fifth, Fifty-sixth, Sixty-first and Sixty-fourth precinct police stations, as per specifications, for the Police Department of The City of New York.
For full particulars see City Record.
THEODORE A. BINGHAM,
Police Commissioner.
Dated October 9, 1906. (29353)

Police Department of the City of New York, No. 300 Mulberry Street. SEALED BIDS OR ESTIMATES will be received by the Police Commissioner of the Police Department of The City of New York at the above office until 10 o'clock A. M. on
MONDAY, OCTOBER 22, 1906.
For furnishing all the labor and materials required in making and completing general repairs, alterations and painting, etc., at the Forty-fourth, Forty-sixth, Forty-seventh, Forty-eighth, Fifty-first, Fifty-second and Fifty-sixth precinct stations, as per specifications, for the Police Department of The City of New York.
For full particulars see City Record.
THEODORE A. BINGHAM,
Police Commissioner.
Dated October 9, 1906. (29353)

DEPARTMENT OF DOCKS AND FERRIES. SEALED BIDS for foundations of bulkhead shed and concrete pavement between West 19th and West 22d Streets, North River (1028), will be received by the Commissioner of Docks at Pier "A," Battery Place, until 12 o'clock noon, October 29, 1906. (For particulars, see City Record.) (29531)

Proposals.

DEPARTMENT OF DOCKS AND FERRIES. SEALED BIDS for slag or granite pavement at Rector Street Section, North River (1026), will be received by the Commissioner of Docks, at Pier "A," Battery Place, until 12 o'clock noon, October 26, 1906. (For particulars, see City Record.) (29499)

Department of Water Supply, Gas and Electricity, Room 1536, Nos. 13 to 21 Park Row, Borough of Manhattan, The City of New York. SEALED BIDS OR ESTIMATES will be received by the Commissioner of Water Supply, Gas and Electricity at the above office until 2 o'clock P. M., on

WEDNESDAY, OCTOBER 24, 1906,
Borough of Queens.
For furnishing, delivering and storing anthracite coal in the following amount: 700 gross tons of anthracite coal.
For full particulars see City Record.
JOHN H. O'BRIEN,
Commissioner.
Dated October 12, 1906. (29430)

Office of the President of the Borough of Manhattan, City Hall, The City of New York. SEALED BIDS OR ESTIMATES will be received by the President of the Borough of Manhattan at the City Hall, Room 16, until 3 o'clock P. M., on

WEDNESDAY, OCTOBER 24, 1906.
No. 1. For furnishing necessary labor and material for additional shower baths, painting, varnishing, carpenter, Terrazza marble and electrical work for the Rivington Street Bath, Borough of Manhattan.
No. 2. For furnishing necessary labor and material for the installation of plumbing, heating and ventilating system in the Rivington Street Bath, Borough of Manhattan.
For full particulars see City Record.
JOHN F. AHEARN,
President of the Borough of Manhattan.
The City of New York, October 13, 1906. (29437)

Department of Public Charities, foot of East Twenty-sixth Street, New York. BOROUGH OF BROOKLYN AND QUEENS. TO CONTRACTORS. PROPOSALS FOR BIDS OR ESTIMATES. SEALED BIDS OR ESTIMATES will be received by the Department of Public Charities at the above office until 12 o'clock M. on

MONDAY, OCTOBER 29, 1906.
For providing all labor and materials required for the complete alteration and repairing, with the complete plumbing work, complete electric wiring and fixtures and complete heating work of the Department of Public Charities Building, situated at No. 327 Schermerhorn Street, Borough of Brooklyn, the City of New York.
For full particulars see City Record.
ROBERT W. HEBBERD,
Commissioner.
Dated October 15, 1906. (29484)

Department of Water Supply, Gas and Electricity, Room 1536, Nos. 13 to 21 Park Row, Borough of Manhattan, the City of New York. SEALED BIDS OR ESTIMATES will be received by the Commissioner of Water Supply, Gas and Electricity at the above office until 2 o'clock P. M., on

WEDNESDAY, OCTOBER 31, 1906.
Borough of Brooklyn.
For furnishing and delivering lumber. The time allowed for doing and completing the work will be twenty (20) calendar days.
For furnishing, delivering, erecting and connecting two boilers and one economizer at the new Gravesend Pumping Station.
For full particulars see City Record.
JOHN H. O'BRIEN,
Commissioner of Water Supply, Gas and Electricity.
The City of New York, October 15, 1906. (29477)

Office of the Department of Parks, Arsenal Building, Fifth Avenue and Sixty-fourth Street, Borough of Manhattan, The City of New York. SEALED BIDS OR ESTIMATES will be received by the Park Board at the above office of the Department of Parks until 3 o'clock P. M., on

THURSDAY, OCTOBER 25, 1906.
Borough of The Bronx.
For furnishing and delivering three thousand (3,000) cubic yards garden mould (No. 2, 1906) for parks, Borough of The Bronx.
For full particulars see City Record.
MOSES HERRMAN,
President;
JOSEPH I. BERRY,
MICHAEL J. KENNEDY,
Commissioners of Parks.
Dated October 13, 1906. (29470)

Department of Water Supply, Gas and Electricity, Room 1536, Nos. 13 to 21 Park Row, Borough of Manhattan, The City of New York. SEALED BIDS OR ESTIMATES will be received by the Commissioner of Water Supply, Gas and Electricity at the above office until 2 o'clock P. M., on
WEDNESDAY, NOVEMBER 7, 1906,
Borough of Brooklyn.
For furnishing, constructing and remodeling the Ridgewood Pumping Station, north side of Atlantic Avenue, between Logan and Chestnut Streets, Borough of Brooklyn.
For full particulars see City Record.
JOHN H. O'BRIEN,
Commissioner.
Dated October 15, 1906. (29491)

Proposals

DEPARTMENT OF DOCKS AND FERRIES. SEALED BIDS for granite stone (1032) will be received by the Commissioner of Docks at Pier "A," Battery Place, until 12 o'clock noon, October 26, 1906. (For particulars, see City Record.) (29423)

Office of the Department of Parks, Arsenal Building, Fifth Avenue and Sixty-fourth Street, Borough of Manhattan, The City of New York. SEALED BIDS OR ESTIMATES will be received by the Park Board at the above office of the Department of Parks until 3 o'clock P. M., on

THURSDAY, OCTOBER 25, 1906.
Borough of The Bronx.
For furnishing all the labor and materials for the erection and completion of a shelter and toilet houses in Van Cortlandt Park in the City of New York.
For full particulars see City Record.
MOSES HERRMAN,
President;
JOSEPH I. BERRY,
MICHAEL J. KENNEDY,
Commissioners of Parks.
Dated October 13, 1906. (29470)

Office of the President of the Borough of Manhattan, City Hall, The City of New York. SEALED BIDS OR ESTIMATES will be received by the President of the Borough of Manhattan, at the City Hall, Room No. 16, until 3 o'clock P. M., on

WEDNESDAY, OCTOBER 24, 1906.
No. 1. For furnishing all the labor and material required for building sewer and appurtenances in Two Hundred and Fourth Street, between Harlem River and Ninth Avenue.
For full particulars see City Record.
JOHN F. AHEARN,
Borough President.
The City of New York, October 12, 1906.

Headquarters of the Fire Department of The City of New York, Nos. 157 and 159 East Sixty-seventh Street, Borough of Manhattan, The City of New York. SEALED BIDS OR ESTIMATES will be received by the Fire Commissioner at the above office until 10.30 o'clock A. M., on

WEDNESDAY, OCTOBER 24, 1906.
Borough of Brooklyn.
No. 1. For furnishing all the labor and materials required for additions and materials to Headquarter's Building, located at Nos. 365 and 367 Jay Street.
For full particulars see City Record.
FRANCIS J. LANTRY,
Fire Commissioner.
Dated October 11, 1906.

Office of the Department of Parks, Arsenal Building, Fifth Avenue and Sixty-fourth Street, Borough of Manhattan, The City of New York. SEALED BIDS OR ESTIMATES will be received by the Park Board at the above office of the Department of Parks until 3 o'clock P. M. on

THURSDAY, OCTOBER 25, 1906.
Borough of Brooklyn.
No. 1. For furnishing all the labor and materials necessary for the erection and completion of a shelter house in Sunset Park, Borough of Brooklyn.
No. 2. For furnishing all the labor and materials necessary for the erection and completion of a shelter house in Fulton Park, Borough of Brooklyn.
No. 3. For furnishing all the labor and materials necessary for the erection and completion of a shelter house in New Lots Park, Borough of Brooklyn.
For full particulars see City Record.
MOSES HERRMAN,
President;
JOSEPH I. BERRY,
MICHAEL J. KENNEDY,
Commissioners of Parks.
(29365)

Office of the President of the Borough of Manhattan, City Hall, The City of New York. SEALED BIDS OR ESTIMATES will be received by the President of the Borough of Manhattan, at the City Hall, Room 16, until 3 o'clock P. M. on

WEDNESDAY, OCTOBER 31, 1906.
No. 1. For furnishing all the labor and material required for the reconstruction of outlet sewer and appurtenances at Twenty-third Street, North River.
No. 2. For furnishing all the labor and material required for building sewer and appurtenances in West One Hundred and Thirty-ninth Street, between Riverside Drive and Broadway.
For full particulars see City Record.
JOHN F. AHEARN,
Borough President.
The City of New York, October 19, 1906.

Bellevue and Allied Hospitals, Department of New York City, Twenty-sixth Street and First Avenue, Borough of Manhattan, The City of New York.

SEALED BIDS OR ESTIMATES will be received by the President of the Board of Trustees at the above office until 3 o'clock P. M. on
TUESDAY, OCTOBER 30, 1906.
For all labor and materials required for the excavation and masonry, steel and iron, grading roads and walks, sodding and seeding, subsoil and drainage, and all other work for the completing of the property surrounding the new Fordham Hospital Buildings, in the Borough of The Bronx, situated on the west side of Crotona Avenue and Southern Boulevard, and opposite the north end of Cambreling Avenue, The City of New York.
For full particulars see City Record.
JOHN W. BRANNAN,
President Board of Trustees.
Dated October 17, 1906. (29569)

*Broadway, e s, 122.1 s Pelham road, 50x100. Bankers Realty & Security Co to Frederic A Woll. Oct 12. Oct 13, 1906. other consid and 100
*Bracken av, e s, 375 s Jefferson av, 50x100. Land Co A of Edenswald to Morris Lipps. Oct 1. Oct 15, 1906. nom
*Barkley av, n w cor Vincent st, 50x100. Alexander Thern to Aaron and Morris Guttman. Mort \$820. Oct 13. Oct 15, 1906. 100
Burnside av, n s, 108.5 e Anthony av, 50.10x99.9x42.1x72.9, vacant. Arthur E Smith to Wm B Potter, of Brooklyn. All liens. Sept 19. Oct 17, 1906. 11:3156. other consid and 100
Same property. Wm B Potter to Louis Meyer Realty Co. Mort \$7,000. Oct 16. Oct 17, 1906. 11:3156. other consid and 100
Cauldwell av | w s, 100.5 n 165th st. 70x119.4 to s e s Boston Boston rd | road, x82.11x163.11. vacant. Samuel Green to Johanna Schlosser. Mort \$20,000. Oct 16. Oct 17, 1906. 10:2622. other consid and 100
Creston av, No 2687, w s, 372 s 196th st, late Donnybrook st, 50x100, 2-sty frame dwelling. Luke S Van Zandt to Elizabeth Essig. Oct 10. Oct 17, 1906. 12:3316. nom
Courlandt av, No 578, e s, 49.5 n 150th st, 17x100, 5-sty brk tenement and store. John Muth to Anna C E Schreiber, of Brooklyn. 1/2 part. All title. Mort \$13,000. Oct 16. Oct 17, 1906. 9:2397. other consid and 100
*Columbus av, n s, 50 w Garfield st, 25x100, Van Nest Park. Annie Remington to Edward Brown. Mort \$5,500. Oct 11. Oct 17, 1906. other consid and 100
Cauldwell av | w s, 100.5 n 165th st, 70x119.4 to s e s Boston Boston road | road, x82.11x163.11 to beginning, vacant. Johanna Schlosser to Joseph A Richter. Mort \$24,000. Oct 17. Oct 18, 1906. 10:2622. other consid and 100
*Cedar av, — s, 100 s Bartholdi st, lot 5 on map 426 of building lots near Williamsbridge Station. A Shatzkin & Sons to Pasquale Falcone and Francesco Stabile. Mort \$540. Oct 16. Oct 18, 1906. other consid and 100
*Columbus av, s s, 52 w Van Buren st, 26x—, 2-sty frame dwelling. John B Marion to Ignazio and Angelo Morrone. Mort \$8,000. Oct 18, 1906. nom
*Commonwealth av, s s, 50 s Tacoma st, 50x100, 2-sty frame dwelling. Isaac L Michael to Friedericka Weber. Mort \$4,500. Sept 27. Oct 18, 1906. other consid and 500
*Crosby av, e s, 225 s Waterbury av, 25x100. Hudson P Rose Co to Francesco Pressimone. Oct 5. Oct 18, 1906. nom
Clay av, No 1310, e s, 94.9 n 169th st, 19x80, 2-sty frame dwelling. Thornton Bros Co to Catherine Norz. Mort \$4,500. Oct 16. Oct 18, 1906. 11:2887. other consid and 100
Clay av, No 1308, e s, 76 n 169th st, 18.9x80, 2-sty frame dwelling. Thornton Bros Co to John Ellerich. Mort \$4,800. Oct 16. Oct 18, 1906. 11:2887. other consid and 100
*Corsa av, s s, 50 e Cedar av, 50x106 and being lots 300 and 301 map Laconia Park. FORECLOS. Cromwell G Macy, Jr, (ref) to Edw J Gallagher and Harry Mayer. Oct 11. Oct 12, 1906. 1,595
Courtlandt av, n e cor 149th st, strip 5x100. Maria A Suhr INDIVID, EXTRX and TRUSTEE William Suhr to Samuel E Jacobs. C a G. Oct 11. Oct 12, 1906. 9:2328. 7,000
Crotona av, at intersection Grove av, runs n along e s Grove av to point 344 n 181st st, late John st, x — to w s Grove av, x s 50 to beginning. Release, Q C, &c. Walter C Reid et al to Frances A and Bridget M Regan. All title. Feb 15. Oct 16, 1906. 11:3083. nom
Crotona av, at intersection Grove av, runs n along e s Grove av, to point 344 n 181st st, late John st, runs thence along said parallel line to w s Grove av, 50 ft, x e — to beginning. Release, Q C, &c. Augustus A Grote et al to Frances A and Bridget M Regan. Feb 28. Oct 16, 1906. 11:3083. nom
Crotona Park N, No 937, n s, 128.6 e Arthur av, 25x90.11x25x89.11, 2-sty frame dwelling. Alice G Chave to Charles Reilly. Mort \$3,500. Oct 16, 1906. 11:2944. other consid and 100
Clay av, No 1041, w s, 49.11 n 165th st, 25.1x100, 3-sty brk dwelling. Amelia Neugroschl to Lena Ehrenreich. Mort \$7,500. Oct 15. Oct 16, 1906. 9:2428. nom
Cauldwell av, No 877, w s, 37 n 161st st, 18x100, 3-sty brk dwelling. Anna Wengenroth to Anna C Morhard. Mort \$5,000. Oct 15. Oct 16, 1906. 10:2627. 100
*Edison av | w s, 250 n Tremont road, runs w 190 to e s Pilgrim av | grim av, x n 37.4 x n e 15.6 x e 181 to w s Edison av, x s 50 to beginning, Tremont terrace. Frederick Ehrenberg to Archibald W Comstock of Ivorytgn. Conn. Mort \$1,600. Oct 16. Oct 17, 1906. other consid and 100
*Eastern Boulevard | s w cor Madison av, 100x200 to e s Gainsburg av | borg av, x100x202.1. CONTRACT. Bankers Realty and Security Co with J Lawrence Davis. Feb 8, 1905. Oct 17, 1906. 9,275
Eagle av, No 654, e s, 337.9 n Westchester av. 16.8x115, 3-sty frame tenement. George De Silva to Carrie Renz. Mort \$4,000. Oct 11. Oct 18, 1906. 10:2624. other consid and 100
*Edison av, e s, 375 n Tremont road, 25x93.4x29.6x109. CONTRACT. Bankers Realty and Security Co with Elias Samson and Simon Ginsberg. July 26, 1905. Oct 18, 1906. 600
Elton av, No 899, n s, 63.8 w 162d st, runs w 31.10 x n w 105.4 x n e 25 x s e 124 to beginning, vacant. John J Malzacher to Honora Corbett. Mort \$4,250. Mar 26. Oct 18, 1906. 9:2383. nom
Eastburn av, s e cor 173d st, 46.8x95, vacant. Chas A Weber to Caroline A Weber widow. 1/2 part. Mort \$3,000. Oct 16, Oct 18, 1906. 11:2793. 100
Forest av, No 1179, w s, 277.1 n Home st, 19.3x87.7x19.8x87.7, 3-sty frame tenement. Friedericke Dierolf to Friedrich Muller. Mort \$5,000. Oct 16. Oct 17, 1906. 10:2652. nom
Grand av, e s, 407.8 s Burnside av, 25x90, 2-sty frame dwelling. Release mort. Manhattan Mortgage Co to the Lockinvar Realty Co. Oct 13. Oct 15, 1906. 11:2870. nom
Grand Boulevard and Concourse, e s, 207.6 s 199th st, 50x73.3x50x73.5, vacant. Robt J Rooney to Delaware and Hudson Realty and Impt Co. Mort \$1,200 and all liens. April 7. Oct 18, 1906. 12:3305. other consid and 100
Grove av, e s, 294 n e 181st st, late John st, runs n 50 x w — to w s Grove av, x s 50 x e — to beginning, Frank O'Rourke and Elizabeth his wife to Frances A and Bridget M Regan. All title. B & S. Oct 15. Oct 16, 1906. 11:3083. nom
Grove av, w s, 294 n e 181st st, late John st, runs s e — to w s Crotona av, x s — to s s lot 56 x n w — to Grove av, x n — along e s Grove av, — to beginning, being part lot 56 map East Tremont, with all title to
Grove av, at intersection Crotona av, runs n along e s Grove av, to point 294 n 181st st, late John st, x w — to w s Grove av, x s 30 x e — to beginning.
Frances A and Bridget M Regan to Frank and Elizabeth O'Rourke, tenant by entirety. B & S. Oct 15. Oct 16, 1906. 11:3083. nom

Hughes av, w s, 200 s 183d st, 50x100, vacant. Moritz Kleinmann to Hyman Axelroad and Nathan Cohn. Mort \$1,500. Oct 2. Oct 16, 1906. 11:3071. nom
Hughes av, w s, 275 s William st, 25x87.6, vacant. Crescent av, n w s, 11.9 from corner formed by w s Hughes av, x n w s Crescent av, runs w 80 x s 25 x e 59.7 to Crescent av, x n e 32.4 to beginning, except parts for Crescent av. 2-sty frame dwelling.
Meyer Goldberg et al to Antonio Panzera. Mort \$2,500 and all liens. Oct 15. Oct 17, 1906. 11:3073. other consid and 100
Heath av | e s, 795.3 s Kingsbridge road, runs s 50 x e Kingsbridge terrace | 86.10 to n w s Kingsbridge terrace, x n e 70.6 x w 136.5 to beginning, vacant. Sumner Deane to Jacob Rosberg, Brooklyn, N Y. Mort \$4,650. Oct 12. Oct 15, 1906. 11:3240. other consid and 100
*Jefferson av, s s, 75 w Jones av, 25x100. Land Co B of Edenswald to Israel Polinsky. Sept 12. Oct 15, 1906. nom
Jackson av, No 903, w s, 212.10 s 163d st, 19x75, 2-sty brk dwelling. Christina Wiehe widow to Lizzie E Allright. Mort \$6,000. Oct 13. Oct 15, 1906. 10:2638. nom
Jackson av, No 1005, e l, 94.2 s 165th st, runs s along said c l 16.8 x w 100 x n 16.6 x e 17.2 x n 0.2 x e 82.10 to beginning, except part for av, 3-sty frame tenement. Mathilda Roeth to Nanny wife of Louis Prival. Mort \$3,000. Oct 15. Oct 16, 1906. 10:2639. other consid and 100
Jerome (Lexington) av, s e cor 183d st, 43x100, vacant. George Bank ADMR George Banks to Joseph Hamerslag. Q C and all rights, &c, under tax lease. Oct 8. Oct 16, 1906. 11:3186. 100
Jerome av, (Central av), w s, bet 169th and 170th sts, and being lot 294 map Inwood, 25.8x130.3x25x136.2. Albert C McMillan to Virginia wife Albert C McMillan. C a G. Oct 1. Oct 12, 1906. 11:2856. other consid and 1,000
Katonah av, e s, 127.6 n 236th st, 28x85x27.1x85, 2-sty frame dwelling. Samuel Dodge to Eliza J Moore. Mort \$4,000. Oct 11. Oct 12, 1906. 12:3385. other consid and 100
Morris av, s w cor 183d st, 50x108, except part for st, vacant. Mary Healy to Maria S Simpson. Oct 15. Oct 16, 1906. 11:3182. other consid and 100
*Maple av, n s, 50 w 1st av, 25x100, Westchester. Robert Moore HEIR, &c, Wm Moore to Frank McGarry. B & S. Oct 15. Oct 16, 1906. nom
*Same property. Release dower. Harriet E Moore widow to same. Oct 13. Oct 16, 1906. nom
*Monticello av, w s, 400 n Jefferson av, 75x100, Edenswald. Geo D Urhan to Peter Friedrich. Oct 12. Oct 16, 1906. nom
Mapes av, No 2059, w s, 173.1 n 179th st, 21.10x145.3, 2-sty frame dwelling. Henrietta Schubert to Joseph W Cousin. Mort \$4,600. Oct 12. Oct 13, 1906. 11:3109. other consid and 100
*Mayflower av, e s, 25 s Evelyn pl, 25x100. Regent Realty Co to Salvatore Chiovotto. Oct 11. Oct 13, 1906. other consid and 100
*Monticello av, w s, 400 n Jefferson av, 75x100, Edenswald. Oscar Marx to Geo D Urhan, Englewood, N J. Sept 28. Oct 12, 1906. nom
Morris av, n e cor 158th st, 51x101x53.3x101, 6-sty brk tenement. Bronxland Realty Co to Royal L Wolcott. Mort \$60,000. Oct 1. Oct 12, 1906. 9:2420. 100
*Middletown road, n s, 50.3 w Amsterdam av, runs n 117.7 x e 50 to av, x s 122.6 x w 50.2 to beginning. Bankers Realty & Security Co to Herman Jacobs. Oct 10. Oct 18, 1906. other consid and 100
*Madison av, s w cor Gainsburg av, 50x100. CONTRACT. Bankers Realty and Security Co with Jacob Klein and Wm Scheinman. Mar 14, 1905. Oct 18, 1906. 1,825
*Madison av, s s, 75 w Gainsburg av, 75x100. CONTRACT. Bankers Realty and Security Co with Jacob Klein. AUG 16, 1905. Oct 18, 1906. 2,500
Mosholu Parkway South, s e cor Bainbridge av, 28.3x104.5x42.5x116.10, vacant. Wm C Bergen to Frank Eberhart. Oct 17. Oct 18, 1906. 12:3299. other consid and 100
Mosholu Parkway South, s s, 28.3 e Bainbridge av, 42x104.5x37.6x86.11, vacant. William C Bergen to Augustus Gareis, Jr. Oct 17. Oct 18, 1906. 12:3299. other consid and 100
Morris av, late Kirkside av, n w cor 196th st, late Wellesley st, 100.4x56x100x47.11, 2-sty frame dwelling. Fannie wife of and Philip Toussaint to Theodore E Schulz. Mort \$9,500. Oct 16. Oct 17, 1906. 12:3318. other consid and 100
Morris av, No 1870, s w cor Mount Hope pl, 32.7x95, 2-sty frame dwelling. Earnest R Eckley to Thekemer Realty Co. Mort \$7,500. Oct 15. Oct 17, 1906. 11:2827. nom
*Middletown road, n s, 86.8 e Waldo pl, 75x100.4x75x103. CONTRACT. Bankers Realty and Security Co with Alexander Otes. Sept 14. Oct 17, 1906. 3,000
*Mulford av, w s, 175 n Alice st, 100x100, Throggs Neck. Joseph Shleman to Joseph R Turgeon. Oct 15, 1906. nom
Norwood av, late Decatur av, w s, 275 s 209th st, 50x100, vacant. Tommaso Giordano to Thomas F Riley and John Loughney. Mort \$4,200. Oct 15. Oct 16, 1906. 12:3351. other consid and 100
*North Chestnut Drive, n s and being lot 96 amended map Bronxwood Park, at Williamsbridge, 40x100x40x99.5, 2-sty frame dwelling. Chas W Riedenger to Marks Wolff. Mort \$2,750. May 16. Oct 16, 1906. other consid and 100
*Same property. Chas M Preston as recr of N Y Bldg Loan-Banking Co to Chas W Riedenger. B & S. Mort \$2,750. Mar 12. Oct 16, 1906. 3,500
Ogden av, No 1198, e s, 310 n 167th st, runs e 196 x n w 203 to av, x s 61 to beginning, gore, except part for av, 3-sty frame tenement and store and 2-sty frame stable and vacant. Francis J Fitzpatrick to Mary wife of Francis J Fitzpatrick. C a G. Mort \$1,800. Oct 12, 1906. 9:2516. 100
*Parker av, e s, 175 n Lyon av, 50x100, Westchester. John C Damm to Emma S Phillips. Mort \$3,250. Oct 15. Oct 16, 1906. other consid and 100
Perry av, w s, 128.3 n Eclipse st, 50x100, vacant. Alice Robinson to Henry B Henze. Mort \$1,800. Oct 12, 1906. 12:3343. other consid and 100
*Prospect terrace, w s, 25 n 12th st, 25x100, Williamsbridge. John H Miller to Katharina Hoffman. Oct 12. Oct 13, 1906. 4,800
Prospect av, w s, 25 s Oakland pl, 25x100, vacant. Thos F Graham et al to Fortunata and Filomena De Lorenzo. Sept 24. Oct 12, 1906. 11:3094. 2,500
*Pleasant (2d) av, w s, 300 n 2d st, 33.6x100, Olinville. Ferdinand J Hagan to Peter Hafner. Mort \$5,000. Oct 12. Oct 18, 1906. nom

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Park av, e s, 50 n 182d st, 50x100, vacant. Ellen Langan widow et al HEIRS Lawrence T Langan to John Wholey. Oct. 17. 100
Oct 18, 1906. 11:3038.

Prospect av, e s, 70.4 s 182d st, strip 8.5x297.1 to w s Mapes av. Isaac W Decker to Nathan N Cohen. Morts \$150, taxes, &c. Oct 5. Oct 17, 1906. 11:3110. nom

Perry av, s e cor Mosholu Parkway South, runs s 56.4 x e 110 x n 0.5 to s s Parkway, x w 123.5 to beginning, 2-sty frame dwelling. Basil K Denbigh to Anton Larsen. Oct 12. Oct 13, 1906. 12:3281. other consid and 100

Perry av, w s, 85 s Mosholu Parkway South, 31.3x125, vacant. Wm C Bergen to Dorothy A Donovan. Mort \$2,500. Sept 27. Oct 15, 1906. 12:3299. other consid and 100

Popham av, e s, 38.10 n 176th st, 25x100, vacant. Archibald Hamilton to Edw D McGreal. Oct 15, 1906. 11:2877. 100

*Rosewood av., w s, bet Bartholdi and Magenta st, lot 85 on map No 426 of building lots, near Williamsbridge. A Shatzkin & Sons to Francesco Ciulla and Gioacchino Di Raimondi. Mort \$640. Oct 15. Oct 17, 1906. other consid and 100

*Road from West Farms to Westchester, n s, 29.5 e Forest st, 29x100x27.6x100, Westchester. Julius Hammerstein to Louis Mattlage. C A G. Oct 17. Oct 18, 1906. other consid and 100

Stebbins av | n e cor Jennings st, 44.3x103.10x44.4x
Jennings st, No 1109 | 101.8, 6-sty brk tenement. George Cook to Louisa E wife of George Cook. Mort \$49,000. Oct 10. Oct 12, 1906. 11:2965. nom

St Anns av, Nos 443 and 445, w s, 25 n 145th st, 50x100, 5-sty brk tenement. Mendel Kaufman to Aaron Zwiebach. Mort \$38,000. Oct 12, 1906. 9:2272. other consid and 100

Southern Boulevard | n w cor Brown pl, 270x100, 5-sty brk factory
Brown pl, No 1 | and vacant. Anthony Doll, Jr, et al to Doll Realty Co. Mort \$54,500. Oct 13, 1906. 9:2278. nom

Shakespeare av, No 1295, w s, 102.10 n 169th st, 23x103.10x23x 104, 2-sty frame dwelling. William Daly to John S Conway. Mort \$4,000. Oct 17. Oct 18, 1906. 9:2519.

*St Lawrence av, s w cor Merrill st, 25x100. Samuel Geller to Hermann A Wiesel. Mort \$7,500. Oct 15. Oct 18, 1906. other consid and 100

Tinton av, w s, 230 n 166th st, 40x126.10, 6-sty brk tenement. Thos J Quinn to Mary Brode. Mort \$30,000. Oct 15, 1906. 10:2661. other consid and 100

*Turnpike road from Westchester to Williamsbridge, e s, at s w cor land formerly of Thomas Wilson, runs e 178.2 x s 40 x w 171.4 x n 40 to beginning, being part Wm Bowne Homestead property at Westchester.

Main st or road from Throggs Neck to Williamsbridge, n e s, at n w cor land of Frank Gass, formerly of Morris Baisley, runs n e 177.6 x n w 20 x s w 185 to st, x s e 20 to beginning. Frank Gass to Geo H Ehr Gott. Oct 10. Oct 17, 1906. other consid and 100

Tinton av, w s, 150 n 166th st, 40x126.10, 6-sty brk tenement. Release mort. N Y Trust Co to Thos J Quinn. Oct 15, 1906. 10:2661. other consid and 100

Same property. Release mort. Same to same. Oct 15, 1906. 10:2661. other consid and 100

Tinton av, No 1131, w s, 236.6 s Home st, 19.6x110, 3-sty frame tenement. George Hebron to Melville J Beckel. Mort \$5,000. Oct 17. Oct 18, 1906. 10:2661. other consid and 100

Trinity av, No 952, e s, 470.6 s 165th st, late Wall st, 50x100. Trinity av, Nos 948 and 950, e s, 84 n 163d st, 66x100, three 5-sty brk tenements.

Richard Dudensing, Jr, to Frank Dudensing. Mort \$41,750. Oct 11. Oct 13, 1906. 10:2639. other consid and 100

Tinton av, No 1034, e s, 178.8 n 165th st, 17.9x73.2, 2-sty frame dwelling. Peter G Thoretz to Gilbert N Knight. Mort \$4,500. Oct 11. Oct 12, 1906. 10:2670. other consid and 100

*Tremont av, n s, 62 e St Lawrence av, 46x—; also described as

*St Lawrence av, e s, lot 381 blk L amended map Mapes Estate, 25x100, except part for Tremont av.

Edw D Breault to Louis Reiter. Oct 15. Oct 16, 1906. other consid and 100

Union av, n e cor 151st st, or Beck st, 25x90, vacant. Harry Lehr to Chas F Kastenhuber, of Brooklyn. Mort \$4,500. Oct 16. Oct 18, 1906. 10:2674. other consid and 100

Union av | w s, 194 n 165th st, late Wall st, 75x300 to Tinton av,
Tinton av | except parts for Union and Tinton avs, vacant. Jacob Bloch et al to Bernhard, Ferdinand and Samuel Rosenstock, Hannah Straus and Fanny Rosenstock. Mort \$16,000. Oct 15. Oct 16, 1906. 10:2670. other consid and 100

Union av, No 1119, w s, 276.4 n 166th st, 25x140, except part for av, 2-sty frame dwelling. Samuel Love et al to Karolina wife of and Philipp Fasser. Mort \$3,600. June 25. Oct 11, 1906. 10:2671. Corrects error in last issue, when mort was \$36,000. other consid and 100

Union av | s w cor 158th st, runs w 113.11 x s 50 x e 101.5
Westchester av | to Westchester av, x n e 18.6 to w s Union av,
x n 36.3 to beginning, 6-sty brk tenement and store. FORE-
CLOS. Moses S Adler (ref) to Simon Lesser and Giovanni Turco. Mort \$21,000. Oct 12. Oct 13, 1906. 10:2655. 16,750

Villa av, e s, 82.6 n 204th st, 50x130.5x50x131.4, vacant. Angelo N Gnazzo to Luigi Palatucci. Oct 11. 1/2 part. Oct 16, 1906. 12:3311. nom

Valentine av, w s, 275 n 198th st, 50x170, vacant. Annie Howard widow to Louis Ursprung. Oct 4. Oct 11, 1906. 12:3305.

Corrects error in last issue when size of lot was 50x70. other consid and 100

*Williams av, e s, 250 s Tremont av, 50x100, Tremont terrace. Release mort. Washington Savings Bank to Bankers Realty & Security Co. Oct 12. Oct 15, 1906. 400

Wendover av, Nos 747 and 749, n s, 75.9 w Bathgate av, 50.6x 71.2x50x78.4, 5-sty brk tenement and store. Isidore Fatowsky et al to Herman Lakner. Mort \$36,500. Oct 16. Oct 17, 1906. 11:2913. other consid and 100

Webster av, s e cor St Pauls pl, 26.2x100x32x100.2, 4-sty brk tenement and store. Louis Meyer Realty Co to Wm B Potter, of Brooklyn. Mort \$29,000. Oct 16. Oct 17, 1906. 11:2896. other consid and 100

Westchester av, No 748, s s, 29 e Brook av, 27x121.9x28.1x 113.10, 5-sty brk tenement and store. John Wynne to Bella Kaufmann. Mort \$22,500. Sept 6, 1905. Oct 17, 1906. 9:2276. other consid and 100

Walton av, w s, 50 s 150th st, 50x95.10x50x93.4, vacant. Edward Nicholson to John W Meyer, of Hawthorne, N. Y. Oct 17, 1906. 9:2352. other consid and 100

Wales av, n w cor Beck st, or 151st st, 125x105, vacant. Harry Lehr to Chas F Kastenhuber. Mort \$70,000. Oct 16. Oct 17, 1906. 10:2643. other consid and 100

Washington av, No 1154 | n e cor 167th st, 65x127x65x126.11,
167th st, Nos 741 to 745 | 3-sty brk tenement and store. Stephen H Jackson to Carmine Altieri. Mort \$27,400. Sept 13. Oct 15, 1906. 9:2372. other consid and 100

*White Plains road, w s, s 1/2 of n 1/2 lot 141 map Olinville, 25x—, Samuel Marcus to Morris and Harris Marcus. 1/2 part. Mort \$1,400. Sept 27. Oct 18, 1906. other consid and 100

Wales av, n e cor 150th st, 100x105.3x100x105.4, vacant. Harry Lehr to Adolf Lehrfeld, of Brooklyn. Mort \$13,000. Oct 16. Oct 18, 1906. 10:2653. other consid and 100

Washington av | s e s, at s w s 164th st, 100x200, except part
164th st | for av, vacant. Noah Richman to Harris Bernstein. Mort \$36,000. Oct 13. Oct 18, 1906. 9:2368. 100

Clinton av, No 1355, w s, 96.7 s Jefferson st, 24.2x87.3, 2-sty frame dwelling. Katie Becker to Chas G Knorr. Oct 17. Oct 18, 1906. 11:2933. other consid and 100

Walton av, No 2104, e s, 50 s 181st st, 25x100, 3-sty frame tenement. Hyman Axelroad et al to Moritz Kleinmann. Mort \$6,500. Oct 2. Oct 16, 1906. 11:3179, 3180 and 3185. nom

Walton av, No 2104, e s, 50 s 181st st, 25x100, 3-sty frame tenement. Release mort. Elsie L Herzog to Hyman Axelroad and Nathan Cohn. Oct 2. Oct 16, 1906. 11:3179, 3180, 3185. 500

Walton av, n e cor Hawkstone st, runs n 11.3 x s e 13.9 to n s of Hawkstone st, x w S.11 to beginning, gore, vacant. Randall Salisbury to Robert Byars. B & S. Aug 22. Oct 16, 1906. 11:2838. other consid and 100

Washington av, No 1874, e s, 108 n 176th st, 25.8x129.3x22x129.1, 2-sty frame dwelling and store. Annie Barniea to Cath G Welch. Oct 10. Oct 12, 1906. 11:2918. other consid and 100

3d av, No 3803, w s, 25 n 171st st, 25x100, 5-sty brk tenement and store. Rosa Berg to Chas W Berg. Mort \$20,000. Oct 13, 1906. 11:2912. other consid and 100

3d av, No 3056, e s, 169 n 156th st, 25x96, 5-sty brk tenement and store. Adam Renz to Christina and Elizabeth Bezold. Mt \$10,000. Oct 15. Oct 16, 1906. 9:2364. other consid and 100

*Lots 1 and 5 block 26 and lot 7 block 27 map Pelham Park, except part for Baychester av. Jenny Cockburn to John P Wenninger. Oct 1. Oct 15, 1906. other consid and 100

*Lots 140 to 143 map Pugsley estate. Henry F Muller to George Gies. Mort \$300. Oct 6. Oct 15, 1906. other consid and 100

*Lot 36 map No 1061 by Chas A Mapes at Westchester. Nettie J Jones to Lewis C Thompson. Oct 12. Oct 16, 1906. nom

*Lots 6, 12, 13, 16, 18, 26, 27 and 29 to 39 block 25.
Lots 6, 7, 8, 13, 14, 16 to 25, 35 and 36 block 26.
Lots 5, 6, 8 to 21, block 27.
Lots 2, 3, 4, 7 to 17, 26 to 42, block 33.
Lots 1 to 25, 34 to 42 block 34, map Pelham Park, except parts for Baychester and Briggs avs.
Jenny Cockburn to John P Wenninger. Oct 1. Oct 17, 1906. 100

*Lots 19, 49 to 54 blk 5.
Lot 29 blk 6.
Lots 65 to 70 blk 21.
Lots 22 to 25 blk 23 map Sec A of Edenwald.
Release mort. Mutual Life Ins Co of N Y to Land Co A of Edenwald. Aug 25. Oct 18, 1906. 1,500

*Plot begins 195 e White Plains road, at point 575 n along same from Morris Park av, runs w 95 x n 25 x e 95 x s 25 to beginning, with right of way to Morris Park av. Frank Flood to Henry Kehlenbeck. Mort \$3,500. Oct 15. Oct 18, 1906. other consid and 100

*Plot begins 240 e White Plains road, at point 570 n along same from Morris Park av, runs e 100 x n 100 x w 100 x s 100 to beginning, with right of way to Morris Park av. Eugene Salvatore to Joseph Gordon and Jacob Lebas. Oct 10. Oct 13, 1906. other consid and 100

*Same property. Release mort. Regent Realty Co to Eugene Salvatore. Oct 10. Oct 13, 1906. 1,700

Interior lot at e 1 blk bet Southern Boulevard and Fox st, at point 250 w Av St John, runs n 6 x w 130 x s 6 x e 130 to beginning. Release mort. N Y Trust Co to Wm Wainwright. Correction deed. Oct 11. Oct 12, 1906. 10:2683. nom

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LEASES.

Under this head all Leases recorded, Assignment of Leases and Leasehold Conveyances will be found.

October 12, 13, 15, 16, 17 and 18.

BOROUGH OF MANHATTAN.

Allen st, No 73, dance hall, &c. Zwiebelson & Grotzky to Goldman, Hymon, Cohen & Simon; 8 months, from Sept 1, 1906. Oct 15, 1906. 2:413. for term \$400

Weiss to Sabina Hoffman; 5 years, from July 1, 1906. Oct 18, 1906. 5:1351. 600
60th st, No 141 East, Assign lease. Israel Apter to John Morris. Oct 8. Oct 18, 1906. 5:1395. nom

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Turney, Cathleen to Bernard H Foss. 9th av, No 452, e s, 24.9 n 35th st, 24.6x100. P M. Prior mort \$22,000. Oct 17, 3 years, 5.000

Balke, Theodore to Alexius Edelbrock. Union av, w s, 133.3 n 161st st late Clifton st, 16.9x137.6. Given as collateral for note of \$300. May 8, demand, 6%. Oct 12, 1906. 10:2668. 300

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Altieri, Carmine to Stephen H Jackson. Washington av, No 1154, n e cor 167th st, Nos 741 to 745, 65x127x65x126.11. P M. Sept 13, due Sept 1, 1907, 6%. Oct 15, 1906. 9:2372. 15,600

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BOROUGH OF MANHATTAN.

SOUTH OF 14TH STREET.

Carmine st, Nos 83-85, 2-sty brk and stone public bath, 63.11x69.4, pitch, felt roof; cost, \$130,000; The City of New York, City Hall; ar'ts, Renwick, Aspinwall & Tucker, 320 5th av.—1011.
 Grand st, No 77, 5-sty brk and stone store and loft building, 22x96; cost, \$25,000; Samuel Biseman, 71 Grand st; ar't, T J Vandenberg, 160 5th av.—1016.
 Rivington st, No 159, 1-sty brk and stone outhouse, 8.6x9.6; cost, \$700; Max Tischler, 159 Rivington st; ar't, O Reissmann, 30 1st st.—1015.
 10th st, s s, 160 w 3d av, 3-sty and basement brk and stone loft bldg, 20x53.4, gravel roof; cost, \$6,000; Isidore Fried, 90 E 10th st; ar't, A S Hedman, 371 Fulton st, Brooklyn.—1010.

BETWEEN 14TH AND 59TH STREETS.

54th st, s s, 150 w 8th av, 1½-sty brk and stone church, 75x57, tar and gravel roof; cost, \$45,000; Amity Baptist Church, 308 W 54th st; ar'ts, Rossiter & Wright, 110 E 23d st.—1009.
 54th st, s s, 150 w 8th av, 5-sty brk and stone hospital, 26x103.10, tar and gravel roof; cost, \$38,000; Amity Baptist Church, 308-312 W 54th st; ar'ts, Rossiter & Wright, 110 E 23d st.—1008.

BETWEEN 59TH AND 125TH STREETS, WEST OF 8TH AVENUE.

68th st, s s, 225 w Amsterdam av, 4-sty brk and stone rectory, 50x35; cost, \$15,000; Rev P J Maughan, 166 W 65th st; ar't, John Jerome Deery, Betz Bldg, Phila, Pa.—1013.
 Broadway, No 1849, 2-sty stone and concrete garage, 28.10x100, slag roof; cost, \$15,000; Ellen M Hennessy, 117 East 18th st; ar't, John H Duncan, 208 5th av.—1014.
 Broadway, Nos 1618-1620, 5-sty concrete garage building, 50.2½x7th av, Nos 748-750, 143.6x141.2, slag roof; cost, \$105,000; James R Hay, 71 Broadway; ar'ts, Marvin & Davis, 1133 Broadway.—1012.

BOROUGH OF THE BRONX.

138th st, n w cor Walnut av, retaining wall, 53.4 long; cost not given; Central Union Gas Co, 138th st and Locust av, ow'r and ar't.—1142.
 226th st, n s, 154 w 4th av, two 2-sty frame dwellings, 21x50 each; total cost, \$7,000; Roselina Rost, 1344 Park av; ar't, Geo P Crosier, 233d st and White Plains road.—1139.
 Appleton road, w s, 111 n Ft Schuyler road, 1-sty frame shed, 34x21; cost, \$160; Wm Herwig, on premises; ar't, Chas R Baxter, Middleton road.—1135.
 Belmont av, w s, 145 n 188th st, 4-sty brk tenement, 50x72; cost, \$30,000; Gulf Co-operative Co, Dr Buffa, 210 Christie st, pres; ar't, Chas S Clark, 709 Tremont av.—1145.
 Carpenter av, e s, 50 n 219th st, two 2-sty frame dwellings, 21x56; total cost, \$10,000; Wm Garrett, 227th st, near 2d av; ar't, John Davidson, 227th st, near 2d av.—1136.
 Jerome av, e s, 185.5 n 212th st, 1-sty frame office, 12.10x10; cost, \$200; Chas Volk Hawthorne; ar't, Fritz Kuhnle, 393 Audubon av.—1140.
 Morris av, e s, 225 n 179th st, four 2-sty brk dwellings, 18.9x57.8; total cost, \$40,000; Adolph Balschun, 669 E 135th, ow'r and ar't.—1138.
 Maple av, n w cor 212th st, four 3-sty frame dwellings, 20x54 and 31.8x22.6; total cost, \$17,500; Tony De Angelo, 105 Elliott av; ar't, Clement B Brun, 1 Madison av.—1141.
 St Raymond's av, n s, 75 w Denison av, 1-sty brk garage, 11x16; cost, \$200; Dr H C Denning, on premises; ar't, L P Fries, East Chester road.—1137.
 Van Nest av, n s, 25 e Fillmore st, 3-sty frame store and dwelling, 22x54; cost, \$7,000; Seiman & Kaplan, on premises; ar't, Henry Nordheim, 170 Van Buren st.—1147.
 Walton av, w s, 125 s Cheever pl, 1-sty frame shed, 24x95; cost, \$500; M F O'Neill, 490 E 139th st, ow'r and ar't.—1143.
 Washington av, e s, 100 s 164th st, 2-sty brk factory, 50x60; cost, \$10,000; Henry Schug, 972 Washington av; ar't, Frank Wennemer, 138th st and 3d av.—1144.
 Webster av, w s, 185 s Kingsbridge road, 1-sty frame store, 95.10x26; cost, \$3,000; Anthony F Koelble, 71 Nassau st; ar't, Henry A Koelble, 71 Nassau st.—1146.

ALTERATIONS.

BOROUGH OF MANHATTAN.

Attorney st, Nos 155-157, partitions, tanks, windows, stairs, skylights, to four 5 and 6-sty brk and stone stores and tenements; cost, \$10,000; Morris Goldberg, 43 Hendrick st, Brooklyn; ar't, C Dunne, 210 E 14th st.—2761.
 Broome st, No 233, store fronts, baths, to 5-sty brk and stone tenement; cost, \$1,000; Jacob Efron, 233 Broome st; ar't, Harry Zlot, 203 Grand st.—2741.
 Delancey st, n e cor Norfolk st, erect sign to 3-sty brk store and tenement; cost, \$200; Harry Blinderman, 132 Delancey st; ar't, J Schroth, 113 West Broadway.—2774.
 Division st, Nos 46-48, brk walls, concrete cellar, to 5-sty brk and stone factory; cost, \$2,000; Albert Stevane, 52 Division st; ar't, Henry J Feiser, 150 Nassau st.—2747.
 Division st, No 77, brk wall to 3-sty brk and stone store and tenement; cost, \$200; Estate of Albert Coppelle, 62 Hoyt st; ar't, A J H Lenchtog, 279 E 3d st.—2734.
 East Houston st, Nos 199-201, skylights, tank, windows, to two 5-sty brk and stone tenements; cost, \$5,000; Geo W Folsom, Lenox, Mass; ar't, M Zipkes, 147 4th av.—2769.

Henry st, No 71, partitions, to 6-sty brk and stone tenement and store; cost, \$100; Ernst Plath, 39 E 7th st; ar't, H Horenburger, 122 Bowery.—2736.
 Henry st, No 201, partitions, toilets, skylights, to 4-sty brk and stone tenement; cost, \$1,200; Harry Goodman, 749 Broadway; ar't, H Horenburger, 122 Bowery.—2737.
 Henry st, No 162, show windows, partitions, to 5-sty brk and stone tenement; cost, \$3,000; Joel Kovner, 140 Nassau st; ar't, O Reissmann, 30 1st st.—2770.
 Houston st, No 251 E, stairs, partitions, show windows, to 3-sty brk and stone dwelling; cost, \$1,200; Max Schwartz, 255 East Houston st; ar't, Henry J Feiser, 150 Nassau st.—2744.
 Madison st, No 186, shaft, to 5-sty brk and stone tenement and store; cost, \$6,000; Weil & Mayer, 5 Beekman st; ar't, Samuel Gross, 5 Beekman st.—2756.
 Peck Slip, No 40, windows, to 4-sty brk and stone tenement; cost, \$200; Mary M Deutch, 342 Bridge st; ar't, Harry Zlot, 230 Grand st.—2740.
 Reade st, n w cor Elm st, cut walls to 7-sty brk and stone boiler room; cost, \$750; R W Block, 14 Reade st; ar't, R E Moss, 12 Elm st.—2752.
 Rivington st, No 159, baths, partitions, to two 3 and 5-sty brk and stone tenements; cost, \$500; Max Tischler, 159 Rivington st; ar't, O Reissmann, 30 1st st.—2762.
 St Mark's place, Nos 114-116, stairs, posts, girders, to two 5-sty brk and stone store and tenement; cost, \$1,200; Pauline L Goodman, 20 W 3d st; ar't, H Horenburger, 122 Bowery.—2739.
 Water st, No 616, partitions, windows, to 6-sty brk and stone store and tenement; cost, \$1,000; Ray E Schenkman, 150 Nassau st; ar't, H Horenburger, 122 Bowery.—2738.
 Wooster st, Nos 137-139, mezzanine floor, to 7-sty brk and stone factory and store; cost, \$100; B S Moss & Co, on premises; ar'ts, Sommerfeld & Steckler, 19 Union sq.—2743.
 10th st, No 348 E, windows, toilets, brk wall, to 5-sty brk and stone tenement and store; cost, \$1,000; Henry Tishman, 9 E 119th st; ar't, Edward A Meyers, 1 Union sq.—2731.
 12th st, No 407 East, skylights, windows, partitions, plumbing, to two 4-sty brk and stone stores and tenements; cost, \$3,000; Chas J Wirth, 194 Bowery; ar't, H Horenburger, 122 Bowery.—2776.
 14th st, Nos 53-57 West, fireproof partitions, show fronts, to 6-sty brk and stone store and loft building; cost, \$7,000; Colonial Real Estate Assoc, 309 Broadway; ar't, Richard Berger, 309 Broadway.—2773.
 15th st, No 257 West, partitions, to 4-sty brk and stone tenement; cost, \$100; Helen R Robinson, 51 Liberty st; ar't, Wm M Cruikshank, 51 Liberty st.—2765.
 17th st, No 434 East, alter partitions, to 4-sty brk and stone store and tenement; cost, \$500; estate of Henry Keil, 95 Broad st; ar't, Henry Regelmann, 133 7th st.—2772.
 18th st, No 404 East, store fronts, toilets, partitions, to 4-sty brk and stone store and tenement; cost, \$3,500; Angelo Toranto, 43 Oak st; ar't, A L Kehoe, 206 Broadway.—2760.
 24th st, n s, 57 e 6th av, 1-sty and basement brk and stone rear extension, 20x51.6, store front, partitions, to 3-sty brk and stone store and dwelling; cost, \$4,000; Joseph S Rich, 18 E 23d st; ar't, Gregory B Webb, Glen Ridge, N J.—2751.
 30th st, No 263 W, toilets, windows, partitions, to 5-sty brk and stone tenement and store; cost, \$1,500; Mrs Annie P Burgess, 1269 Broadway; ar't, Robert E Rogers, 150 Nassau st.—2735.
 31st st, Nos 121-123 W, boiler room, stairs, to 3-sty brk and stone garage; cost, \$2,500; Estate of Chas F Hoffman, 258 Broadway; ar't, P F Brogan, 119 E 23d st.—2746.
 31st st, No 402 West, windows, toilets, partitions, sinks, tubs, to 5-sty brk and stone tenement and store; cost, \$3,000; Charles Sweeney, 520 8th av, Brooklyn; ar't, Alex Willoner, 1705 Bathgate av.—2767.
 37th st, No 339 W, toilets, windows, to 5-sty brk and stone tenement; cost, \$1,500; Catherine Smith, 791 Amsterdam av; ar't, Albert J H Lenchtog, 279 E 3d st.—2732.
 52d st, No 48 East, iron stairs, elevator, alter floor beams, to 5-sty brk and stone dwelling; cost, \$10,000; M Newborg, 48 E 52d st; ar't, J H Freedlander, 244 5th av.—2759.
 54th st, No 403 West, plumbing, partitions, toilets, to 4-sty brk and stone tenement; cost, \$1,500; Margaret Clinton, 534 W 148th st; ar't, Edward Lehman, 3 W 29th st.—2754.
 60th st, Nos 239-241 West, toilets, partitions, windows, to two 4-sty brk and stone tenements and stores; cost, \$4,000; Samuel J Lachor, 135 E 113th st; ar't, A F Johnson, 469 Lenox av.—2728.
 68th st, s s, 325 w Amsterdam av, 5-sty brk and stone side extension, 50x95, add 1 sty, cut openings, to 4-sty brk and stone stable; cost, \$30,000; James Butler, 70th st and Broadway; ar't, Wm H Gompert, 2102 Broadway.—2755.
 76th st, No 426 East, show windows, partitions, new plumbing, shaft, to 4-sty brk and stone tenement and store; cost, \$6,500; Max Orbach & Son, 1439 1st av; ar't, Otto L Spannhake, 200 E 79th st.—2753.
 82d st, n s, 100 e Av B, build roof house, add two bays, to 3-sty brk and stone ice plant; cost, \$29,000; The Yorkville Independent Hygeia Ice Co, 82d st and East River; ar'ts, Geo E Wood and Forman & Light, 40 Cedar st.—2750.
 83d st, No 302 East, partitions, stairs, show windows, to 5-sty brk and stone tenement; cost, \$1,000; John Reinhardt, 645 E 5th st; ar't, Henry Regelmann, 30 1st st.—2733.
 87th st, s w cor 3d av, store fronts, to 4-sty brk and stone tenement; cost, \$500; Chas W Russell, 1546 3d av; ar'ts, B W Berger & Son, Bible House.—2764.
 104th st, n s, 162 w Av A, 1-sty brk and stone rear extension, 45 x5.8, partitions, stairs, to 2-sty brk and stone stable; cost, \$7,000; Frank De Rosa, 2127 1st av; ar't, Nathan Langer, 81 E 125th st.—2758.
 106th st, No 59 East, partitions, stairs, windows, to 5-sty brk and stone tenement and store; cost, \$3,000; Grossner & Kallman, 66 Broadway; ar'ts, Bernstein & Bernstein, 24 E 23d st.—2742.
 106th st, No 59 East, store front, windows, partitions, toilets, to 5-sty brk and stone tenement; cost, \$5,000; Floris T Whittaker, 350 Broadway; ar't, Henry J Feiser, 150 Nassau st.—2745.

HECLA IRON WORKS

North 10th, 11th and 12th STREETS

BROOKLYN, - - - NEW YORK

Architectural Bronze

AND

IRON WORK

15 Opocinsky, Sigmund... Benjamin Bros et al.
19 O'Brien, Frances W admrx-Jacob A Zimmerman
19 O'Connell Edmund J B-Ohio Tile Co.

17 Tucker, Edwin & Walter C-Wm W Astor.
17 Thwait, Henry L-Samuel Kessler...
18 Thompson, John M-Tilden Club...

CORPORATIONS.

13 Atlas Lime Co-David Solomon...
13 Associated Trades Credit Exchange-Celia Lindheim et al
13 Preston Peak Copper Co-Geo W Young...

19 Automobile Hire & Sales Co-Borne Scrym-
ser Co...
19 The Begusch-Schorn Realty & Construc-
tion Vo-Gustave Soeneker et al...

SATISFIED JUDGMENTS.

Oct. 13, 15, 16, 17, 18 and 19.
1 Bancroft, Olin F-City of N Y. 1906...
Boyce, Myron J-Hackensack National Bank.

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CORPORATIONS.

- The Mutual Bank—W G McCrea. 1906. possession of property and ... 5,274.00
The Knickerbocker Trust Co—L W Morrison. 1903 ... 3,154.10
B Siegel Co—I Blauner et al. 1906. ... 1,044.85

- agt Sheffield Farms, Slawson, Decker Co, Dawson & Archer and Thomas J Fanning ... 154.00
222—Amsterdam av, n e cor 72d st, 118x92. Same agt Ripley Realty Co, Central Realty Co & Thomas J Fanning. ... 45.78

- 267—98th st, s s, 175 w West End av, 18x 100.11. Samuel Desowitz agt Israel J Roe. ... 274.25
268—91st st, No 323 East. Abraham Heimlich et al agt Roman Catholic Church of Our Lady of Good Counsel and John Kerl. ... 143.05

1Vacated by order of Court. 2Satisfied on appeal. 3Released. 4Reversed. 5Satisfied by execution will be found at the end of the list.

MECHANICS' LIENS.

Oct. 13.

- 181—Cathedral Parkway, s w cor Manhattan av, 100x100. James J Sewall agt Eden Construction Co, Geo W Martin & Pedro J Segui. ... \$1,275.00
182—Bank st, No 59. Star Roofing & Construction Co agt Cornelia S Robinson. ... 175.00
183—81st st, No 5 East. John A Philbrick & Bros agt P Ducas, E J Fullam & W H Parrish. ... 230.28

- 227—70th st, n w cor Exterior st, 65.5x100.9. Mortensen & Co agt Emma Lowe. ... 2,168.16
228—Same property. Same agt same. ... 26,000.00
229—Satisfied.
230—81st st, n s, 145.3 e 5th av, 19.10x102.2. John H Scully Blue Stone Co agt B P Ducas, E J Fullam & W H Parish. ... 103.49

Oct. 18.

- 271—Bradhurst av, s e cor 146th st, 120x 100. Rapp Construction Co agt Laudin & Stamm. ... 1,750.00
272—136th st, n s, 235 w 5th av, 187.6x100. Lyman Delinsky agt Pincus Roginsky. ... 1,151.92
273—Broadway, e s, whole front between 171st and 172d sts. Mary Cavanagh admrx agt Jacob Zimmerman and Samuel and Thomas Brown. ... 144.00

Oct. 16.

- 240—15th st, s s, 150 w Amsterdam av, 75x 100. Dewey Engineering Co agt Lauden & Stamm. ... 650.00
241—St Ann's av, w s, 25 n 145th st, 50x 100. Union Stove Works agt Mendel Kaufman. ... 345.00
242—107th st, Nos 409 to 413 East. David Stein agt William Maas, Edward Blum, Isaac Blum and Mississippi Realty & Building Co. ... 275.00

Oct. 19.

- 295—98th st, No 202 East. Louis Levien agt Morris Goldfarb, Aaron Rosenberg & Co. ... 175.00
296—44th st, Nos 517 to 523 West. Samuel Rosenberg agt Hyman Manheim & Albert I Weinstein. ... 45.90
297—115th st, Nos 7 and 9 East. Same agt same. ... 142.63
298—111th st, s s, 300 e 8th av, 125x100. Vito Contessa & Co agt Pincus Roginsky & Abraham T Harris. ... 350.23

Oct. 15.

- 212—81st st, No 5 East. Jackson Mantel & Grate Works agt Bonrobert Co, D B P Duca and Fullam & Parish. ... 257.00
213—Satisfied.
214—Central Park West, s w cor 86th st, 102x 140. Same agt Gotham Building & Construction Co & Thomas J Fanning. ... 47.60
215—40th st, Nos 18 to 22 West. Universal Steel Corner Bead Co agt New York Club & Thomas J Fanning. ... 295.00

- 256—81st st, No 5 East. Jesper P Hansen agt Bernard P Ducas, E J Fullam and W H Parish. ... 405.00
257—40th st, Nos 18 to 22 West. Universal Steel Corner Bead Co agt New York Club, Wells Bros Co and Thomas J Fanning. ... 295.00
258—111th st, s s, 300 e 8th av, 125x100. Protenbauer & Nesbit agt Roginsky & Harris and Abraham T Harris. ... 1,042.50

Oct. 17.

