

**REAL ESTATE BUILDERS GUIDE.**  
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DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,  
 BUSINESS AND THEMES OF GENERAL INTEREST.

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**The Belmont Tunnel**

WITHIN A FEW MONTHS of being completely finished and equipped for use, the Steinway (or Belmont) Tunnel is in a peculiar predicament. Its franchise, if the owners ever really possessed one, is considered by the city government to have expired. Before it can be operated as a public carrier there must be a franchise issued, it is supposed, and the Public Service Commission has been definitely advised by counsel to take out a writ of injunction that will prevent the tunnel from being put in service in advance of a legal authorization. It is deemed to be a wiser course for the authorities to enjoin the tunnel company before a service is begun than to try to stop it afterwards. Not that they do not wish to have the tunnel used at all, but rather that it shall not be worked without having a fair settlement with the city for the privilege. No one has reason to suppose that the proprietors expected to operate without any further consent or right than was conferred, or alleged to have been, by the Steinway charter which the present company has acquired; but as yet no application has been made for a new privilege, nor has any opportunity been given for stating, on the part of the city, the terms and conditions that would be acceptable. These are but a few surface facts in a situation really more complex and peculiar than any which the authorities have yet been called upon to deal with. We have seen many corporations applying for franchises to build transit lines, but never any before this applying for a franchise after the line has been finished. This is also the first occasion in at least a long period when the City has been so well armed to contend with a powerful public carrier. Mr. Belmont's enterprise is deserving of a large reward. Personal qualities of a high order, besides enormous financial resources, were necessary for an undertaking of such magnitude. We all admire a man who can swiftly seize a chance by the tail as it is escaping and land it successfully. But the People are partners with Mr. Belmont in this tunnel, and have a right to an accounting. Until that is effected there is no probability that the cars will run under the river, but that the time intervening cannot be prolonged indefinitely is apparent when the amount of the stake is considered. The tunnel could be made extremely useful in the development of Queens Borough, and it could almost be made to have the opposite effect, all depending on the terms to be arranged between the company and the city. An ideal outcome would be the unification of the tunnel into the subway system and a future extension of that system to Flushing and Bayside, but not this latter consummation until transit requirements in the old city, far more pressing, have been met. If a purchase by the city is improbable at the figures which Mr. Belmont is understood to ask, the next best thing is a five-cent fare, with liberal transfers, short of which but little benefit could come to Queens from the connection.

**The Knickerbocker Portico**

FROM THE NATURE of the action against the Knickerbocker Trust Company, it is improbable that the owners of property abutting on Fifth avenue will accept the decision rendered by the Appellate Division in favor of the City—under which the great columns of the marble portico may temporarily remain, while the steps and areaway must be removed—as determining the right of the city to take possession of all court spaces on this avenue and remove all obstructions therefrom. A year ago the Corporation Counsel issued what was taken as "a warning" that the doorway spaces would presently be required for street purposes, and it seemed that after many years of controversy the city fully intended to begin proceedings for widening the carriageway. By some commentators the suit against the Knickerbocker Company has been so interpreted, but when the case is analyzed it is found to be nothing more than one to restrain the violation of an ordinance. Certain ordinances allow areas and steps of certain dimensions, while this banking house has built steps of other dimensions, and so far as these go beyond the permissible limits they must, under this latest decision, be reduced. The Knickerbocker Trust Company has always claimed that in constructing, at the northwest corner of Fifth avenue and Thirty-fourth street, marble steps which appropriate, approximately, one-half the sidewalk of each street, the directors were not proceeding in violation of the city ordinances or the laws of the State, for the reason that the Common Council passed, in 1901, a resolution which gave (or "attempted to give," as the plaintiff states) the right, or privilege, to "erect and maintain porticos in front of their building." But the city now contends, and the courts have uniformly held, that the Common Council never possessed the power to pass this ordinance. The present decision affects projections beyond the old stoop line only, but there is nothing contained therein which restrains the city from proceeding, after due notice, against all owners—the Knickerbocker Company included—who are occupying any part of the street beyond the original building line. In the year 1844 the proprietors of lots between Twenty-third and Forty-second streets received permission to enclose a court, fifteen feet wide, with an open iron railing in front of their lots, on each side of the avenue, and to place the curbstone thirty feet from the line of the avenue on each side, and so leave a carriageway forty feet wide, with fifteen feet for sidewalk and fifteen more for court space on each side. But this permission was granted upon the condition that "if, in the opinion of the Common Council, the said courts shall hereafter be required for streets, the same shall be thrown open." While the present case does not affect the continued occupation of the same spaces as was embraced by the old courtyards, its effect is to emphasize anew that the city claims the right to take the court spaces for sidewalks and carriageway whenever it shall deem that necessity so requires, not alone under the condition contained in the ordinance of 1844, but on the further ground of the illegality of that ordinance. For the Knickerbocker Trust Company it has been stated, by counsel, that the company is not opposing any general scheme of widening that the city may have, but it objected to being singled out as a defendant when practically all the property on the thoroughfare is affected, an objection which the decision seems to confirm, so far as the occupying of court space is concerned, for the present—but not more than that.

**Public Improvement Plans**

A SUPPOSED DETERMINATION of the Board of Estimate to suspend for a time the acquisition of more land for city parks has been the subject of protests from property owners in the districts which would be affected by this policy, though it must be known to them that a decision of this nature would not be taken because of any less appreciation for parks, or of the wisdom of acquiring them for new sections while the value of land continues low, but because of the general monetary difficulties. At the same time, it cannot be gainsaid that a public announcement of such a policy would not be calculated to please those localities which have hoped to derive particular benefit from the city's former intention. In sections where projects for new parks have reached almost the culminating stage, and where private investments, plans and actual improvements have been predicated upon natural expectations, there is something of a hardship involved; but the city would not be the primal

cause of an "abandonment" of proceedings or of delay in their prosecution, as some protestants affect to believe. While it is to be presumed that for a time proceedings for the acquiring of land for park and other public purposes will not be carried forward with so great dispatch as in normal times, it is exaggerating matters to say that the city has "abandoned" park proceedings with any idea of finality; that real losses would follow from a brief interruption, or that a moral responsibility attaches somewhere in the city government for consequences attributable entirely to the money stringency. The fact is that suburban investors and developers—and most of the protests referred to come from the suburbs—put too great dependence upon what are simply possibilities. Merely tentative routes for new subways and slender possibilities for new parks are too often exaggerated into certainties in the local mind, and the overstatements which this gives rise to when inviting immigration and investments sometimes are the first cause of future disappointments. Some day all the subways for which routes have been officially marked out may be in operation, and all the parks now in contemplation in new parts of the city fully planted and grown; but many of us will not be here to use and enjoy them. It is better for all not to discount the future so heavily that a temporary setback would provoke resolutions like those passed in Long Island City. Oftentimes the investor who keeps his patience, and arrives on the scene after the event, rather than long before, saves both time and money. It is to be regretted that some of the plans for public works must for the time being be held in abeyance, but the governing officers are rather to be commended for having formulated them than criticised for being compelled to hold some back for reasons over which they have no control.

## Methods of Realty Operators

By ROBERT E. SIMON

THE real estate operator is one who has made the buying, selling and improving of real estate his business.\* Many people have the mistaken idea that an operator is a speculator, but this is not so. In order for him to be successful, the real estate operator must make a thorough study of what goes to make up land values, and must never purchase a piece of property unless he knows beforehand just what he is going to do with it, or what it is adaptable for, or whom he could interest in it by demonstrating possibilities which have not been previously apparent.



ROBERT E. SIMON.

The real estate operators can be divided into three classes: Those that confine their purchases to one particular section; those that purchase one class of property, or property suitable for one class of improvement only, but are not restricted as to location; and those that purchase any class of property in any section.

In transacting his business, the operator naturally depends upon the broker, and it is very important that he should, in his dealings with a broker, be absolutely straightforward. If a piece of property is offered to him by one broker, he must not take it from another, nor should he use the information given him by one broker in dealing with another. As soon as it is apparent that the operator can be depended upon, he has established a good will which is invaluable. Second to his protecting the interest of the broker, comes quick action. With these two qualities, he will find himself constantly receiving diagrams and offers of almost every piece of property of importance or in his line that comes into the market.

The operator is a very important factor in the community. He does things, either directly or indirectly, by his ideas or with his capital. He creates value and increases the borrowing capacity of the city through increasing the tax valuation of property.

In handling improved property, the operator tries to increase the income by either raising the rents or decreasing the expenses, in order to be able to resell at a profit. For instance, in

purchasing a flat house built under the old law, he in steam heat and hot-water supply, and thus increase rents. He may take a building without stores, and by out the first floor and putting in stores, increase the value of the property. He may take a building with a hydraulic elevator necessitating a licensed engineer, and consuming much summer and winter, and change it to an electric elevator.

These changes are constantly going on around us, but we do not stop to think who is behind them, nor do we consider the added comforts afforded the community thereby. Again, in handling a private dwelling, an old antiquated high stoop private house will be taken in hand by the operator, an extension put on, electric light installed throughout, modern plumbing, and in some cases it may even be altered from a high stoop to an American basement.

The private house is the one exception where the operator does not look for income. He very rarely rents a private house unless he has passed the season for selling, and does not wish to burden himself with the expense of carrying the house vacant. The reason for this is, that it is very difficult to sell private dwellings when they are leased.

The same alterations and changes hold good with business buildings. A store may be bringing \$60 a month. By putting in a modern window in place of the old-fashioned one, the rent may be considerably increased. Of course quite frequently the operator will purchase a building which needs no improvement because he sees the march of improvements will, within a reasonable time, change the uses to which the property is being put, and materially increase the income, or make it adaptable for entirely new purposes, in which case his profit will be on the land and the building will be torn down. In such a case it is important for the operator not to make a long lease, but to sacrifice temporarily the income and take less rental and have a clause in the lease providing for cancellation on notice.

### WHAT IS DONE WITH VACANT LAND.

The operations in vacant land are usually divided into three classes: lots, plots and acreage. The operator purchases the lots, and if he does not sell them for a cash profit, he usually makes a building loan. This means that he gets a certain amount for the land and agrees in addition thereto to advance a certain amount toward the construction of the building. In financing these operations the attitude of the operator varies. Some purchase the lots and resell them as a means of keeping their additional capital employed at 6 per cent. in the shape of building loans. Those operators who are not so fortunate to have the capital necessary to make a building loan, borrow the money elsewhere, either in its entirety or in part.

Occasionally the operator will find that the institutions will not lend as much as he has agreed to lend, in which case he arranges to take care of a part of the building loan himself, and every time a payment of a certain amount is made, he also makes a payment of a lesser sum. Sometimes he agrees to go behind the building loan. That means that he will take a portion of the purchase money mortgage and make a second mortgage of it when the building loan is put on record, thereby guaranteeing the lender of the money that the operation will be successfully carried out. In thus financing building operations, it is necessary for the operator to see the plans and specifications, not only to protect himself, by seeing that the cost of the building will be such as to warrant the loan he is making, but also to see that it is the proper building for the neighborhood, so that it will rent and a substantial first mortgage be procurable on completion.

### A CASE IN POINT.

If the operator has the means to purchase a large parcel of lots, he can get the benefit of the improvements on a portion of them on the balance. Very often syndicates are formed, where a number of operators join because the operation is too large for one of them. One of the best examples of the development of a large parcel of lots is that of Messrs. Bing & Bing, who purchased the lots in West 136th and 137th streets, between Broadway and Riverside Drive, at about \$6,000 each. At the time of the purchase streets were not cut through, there were no sewers, water or gas mains. It was generally believed that the lots were not fit for immediate improvement with even the ordinary five-story apartment. These gentlemen, however, had the courage of their convictions, and planned to build on part of these lots elevator apartment houses. The result was that they created a value on the balance of their lots at from \$12,000 to \$15,000 per lot. The elevator houses which they erected have been a tremendous success.

### WHEN BUYING ACREAGE.

In the buying of acreage it is very important that the operator see that, in addition to the price being right, his terms are liberal. That is, that the purchase money mortgage provides for releases, which means that a portion of the lots may be sold and released from the blanket mortgage on the whole. It is extremely desirable, whenever possible, to have the mortgage further provide a substitution clause that when such a portion of lots are released, that a new mortgage for a fixed amount be allowed to remain on them. The method of handling acreage property requires skill, ingenuity and patience. The property must be mapped out with streets, and improvements, such as sewer, water and gas, provided for, before the property is ready

\*From a lecture before the West Side Y. M. C. A.

for sale. In some cases the purchasers hold auction sales. A great many of these sales have been held without making any improvements, and have proven successful.

The development companies who sell at private sale usually protect their property with restrictions and devise various schemes for interesting purchasers, such as installment mortgages, which permit the purchaser to pay for the lots in small payments at stated periods. In this connection I would like to draw attention to the very dangerous phase of this installment selling. Irresponsible companies are apt to purchase property subject to a blanket mortgage, and sell lots on the installment plan without making provision for the liquidation of the mortgage when the time comes for delivering title. The purchaser only receives a contract for his purchase, usually does not search the title, and after he has made his total payments, which may embrace a period of a year or more, he finds that the seller is unable to deliver him a proper title, free and clear. Such installment companies should, in my opinion, be under the jurisdiction of the State Banking Department, as they are in every sense of the word to these poor people savings institutions. A case in point was a park on Long Island, which, I believe, was called Deer Park, where over 400 people had to be served at the foreclosure of the blanket mortgage and were all wiped out of the money they had paid in, with no redress except against the person of the seller.

#### A GREAT DEVELOPMENT SCHEME.

In making up a price list for selling acreage property in lots, the seller must, in addition to the cost of the land, add expenses for holding it and preparing the land, and also carrying charges. One of the greatest development schemes in history is now going on in the town of Gary, Indiana, which I had the pleasure of visiting recently. The United States Steel Corporation purchased land having  $12\frac{1}{2}$  miles of frontage on Lake Michigan, and a depth of about  $2\frac{1}{2}$  miles. On one side of the railroad track they are building the largest steel plant in the country, and on the other side they have laid out a city and equipped it with sewers, water, gas, etc., for a city of 250,000 population. They have laid out miles of streets and built a fine theater, hotel and bank buildings, schoolhouse, etc., and, in addition, by next June will have completed 1,000 buildings for the workmen and others to live in. In all they will have an investment of about \$50,000,000, and on June first the city will have an estimated population of 40,000 people. The lots on Broadway sold for \$3,500, and on the side streets at from \$500 to \$600, which is on a basis of between \$20,000 and \$25,000 per acre. Before the Steel Company took this land in hand it was sand dunes selling at \$1 per acre. In their plan they are carrying out the idea of getting the most benefit by distributing their buildings over a large area, leaving vacant lots between the houses, which will get the fullest benefit of all their improvements.

#### New Loft, Office and Studio Building for 32d Street.

(With illustration.)

The Pacific Realty Company, owners (organized by M. & L. Hess) are erecting at Nos. 12-14 West 32d st, a 14-story loft, office and studio building, on a plot 34x100 ft. The building will be well lit with practically an all-glass front and rear and with windows on the easterly side above the fourth story of the adjoining building. The facade will be of limestone and granite, with a slate covered mansard. The tanks, ordinarily an eyesore, have been covered with a mansard and used as an architectural feature, and the space beneath, which is usually wasted, has been made rentable for studios.

Large spans are employed so as to eliminate the center lines of columns, giving an absolutely clear floor space for the whole building and the elevator machinery is placed on top of the shafts to give a maximum amount of room in the basement. The structure is estimated to cost about \$200,000. There will be two electric elevators, steam heating system, and an electric plant. The O'Rourke Engineering and Construction Co., 345 5th av, have the contract for sinking caissons, James J. Duffy, 535 West 24th st, the excavating, John J. Radley & Co., 18th st and East River, iron work, George Vassar's Son & Co., 1170 Broadway, mason work. William L. Rouse, 11 East 43d st, is the architect.

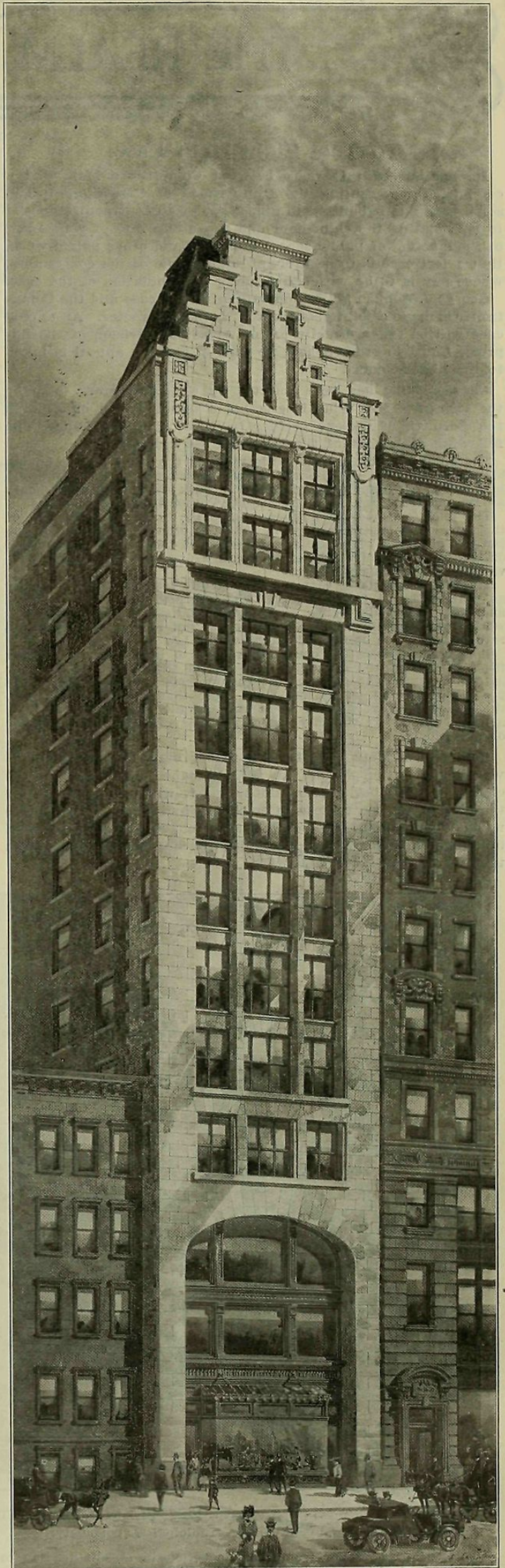
#### Cement Show in Chicago, Dec. 17-21.

The West is to have a cement exposition Dec. 17 to 21, inclusive, that promises to eclipse any event of the kind ever attempted.

It will be held in the great Coliseum in Chicago.

The Cement Products Exhibition Company has been organized permanently, and the opening show at the Coliseum is intended as the premier event that may be looked forward to each year by the trade.

The exposition will include displays of every possible use of cement and machinery that is allied with it, and to attend it will be as instructive as many months given to study on the subject. This event, together with the convention of the American Association of Cement Users at Buffalo, N. Y., in January, will make the winter fruitful in opportunities for instruction.



LOFT AND OFFICE BUILDING FOR 32D STREET.

Wm. L. Rouse, Architect.

# THE REALM OF BUILDING.

## To Test Eight Hour Law.

It was agreed this week between Comptroller Metz and a committee representing the Brotherhood of Carpenters, which some time ago submitted to him a list of 40 contractors alleged to be violating the eight-hour and prevailing rate of wages law in the erection of public school buildings and other public work, that a test case is to be brought against one of the contractors, whose pay is to be withheld pending determination of the case.

George J. Bohnen is the complainant in the case and the Comptroller is made a joint defendant with the contractor. An agreed case will be taken directly to the Appellate Division of the Supreme Court in order to lose no time in case an appeal is taken to the highest court.

Charles Wille has been selected by the contractors to make the test case. Mr. Wille is erecting a public school building in the Borough of Queens besides the County Court House. The following statement of the case has been made:

The labor men claim that Wille violated the labor law in buying his materials from L. Bossert. They assert that the men employed in the Bossert plant are compelled to work more than eight hours a day, and that they do not receive the prevailing rate of wages.

The question involved applies principally to the construction of the law. The contractors claim that the object and intent of the law are observed when the men employed in the actual construction of the building work only eight hours a day and receive the prevailing rate of wages.

The labor men insist that the law, in this respect, applies equally as well to the men in the shops which furnish the window frames and other materials. They contend that if these men are forced to work more than eight hours a day and do not receive the prevailing rate of wages the spirit and intent of the law are being violated.

In many instances the contractors have to bring these materials from outside of the city, and even out of the State. If in these places the men who manufacture the materials do not receive the prevailing rate of wages and work more than eight hours a day, the contractors are alleged to be running the risk of having their money held up by the city when a protest is filed by the labor organizations.

Comptroller Metz says it is a rather alarming situation. "I would not be surprised," he said, "if the courts sustain the claims of the labor organizations that it will be impossible for the city to get contractors to erect city buildings. It will place us in a position where we will have to get contracts to erect buildings on their own responsibility and buy the buildings from them after they are completed."

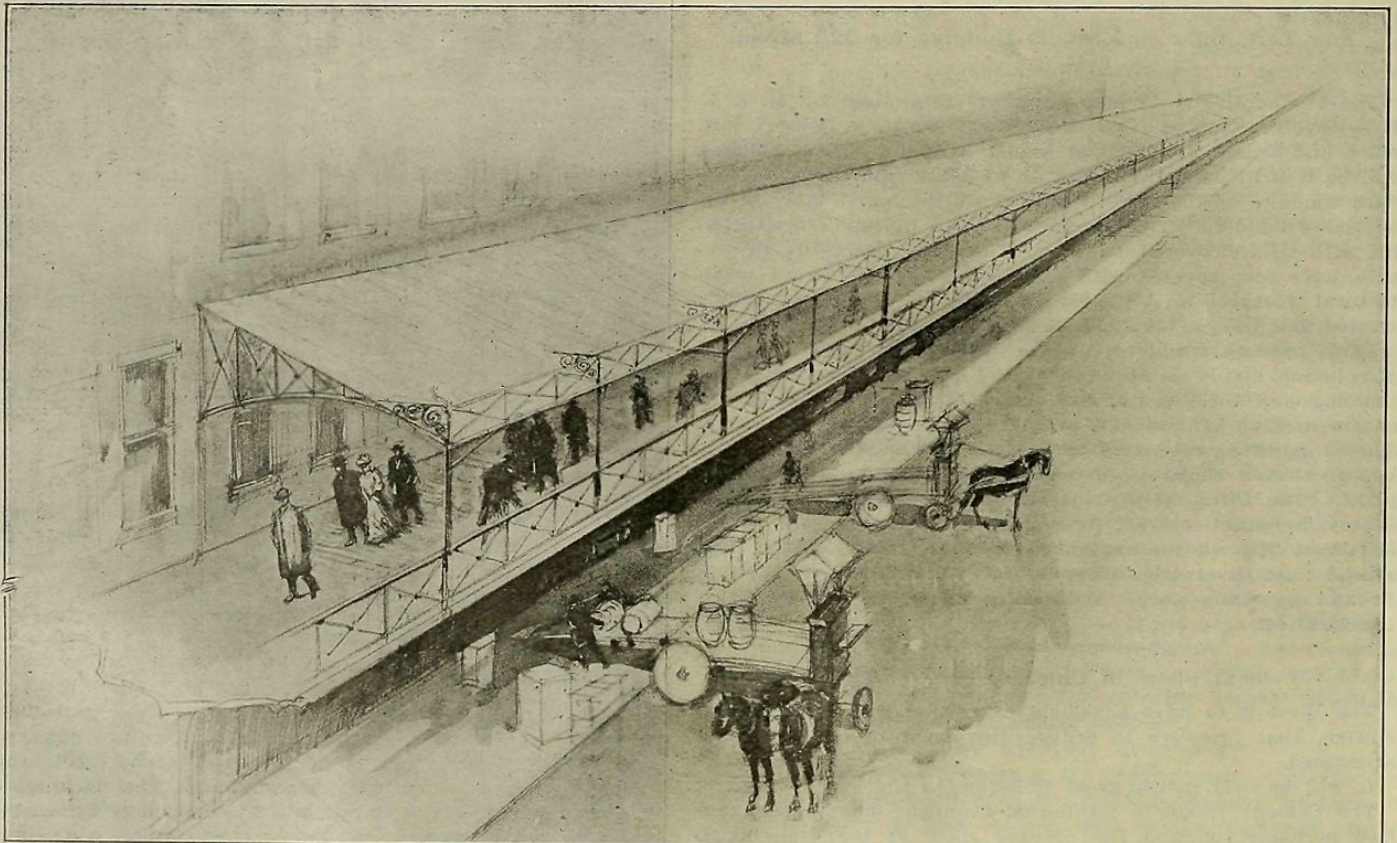
## Extrême Values.

THE position which the United States has held as a lumber-producing nation has, perhaps, been due more to white pine than to any other wood. The timber of this valuable tree which has played a most important part in the material development of the nation, is fast disappearing, and now it is as costly as the finest American hardwoods.

Rev. Edward Everett Hale, the chaplain of the United States Senate, who has always taken an interest in forestry, deplors the passing of white pine as our foremost wood, and tells how in his own lifetime he has seen the day when "the masts of every vessel that sailed the Seven Seas were made from New England grown pine; while today very little white pine is cut in New England big enough to furnish a good-sized spar." He tells also, to illustrate the increasing cost of the wood, that he ordered a set of book shelves on which the cabinet maker made a price, and then asked whether they should be of mahogany or white pine.

The white pine production has shifted from New England to the Lake States, and Michigan was the leading lumber-producing State for twenty years, from 1870 to 1890, with a supremacy based on white pine. In these two decades the cut was 160,000,000,000 board feet, valued, at the point of production, at not less than \$2,000,000,000, or nearly half as much again as the value derived from all the gold fields of California from their discovery in the late forties until the present. The rich forests of Michigan were once thought inexhaustible and lumbering continued in a most reckless manner for years. Suddenly the people awoke to the fact that the thoughtless destruction of the trees had thrown 6,000,000 of acres on the delinquent tax list. These white pine barrens point to the terrible penalty of wasting the forest resources which should have been the heritage of all future generations.

An idea of the increasing scarcity of white pine timber is given by the New York F. O. B. quotations, on a basis of carload lots. "Uppers" of the best grade cost \$97 to \$114 a thousand board feet, and the "selects," or next lower grade, cost \$79.50 to \$99.50. Men who are not yet middle-aged remember the time when these grades could be purchased at \$15 to \$25 a thousand feet. The present quotations on quartered white oak, which are \$75 to \$80, offer another basis of com-



A SUGGESTION FOR ELEVATED SIDEWALKS IN FERRY STREETS.

Charles R. Lamb, President Municipal Art Society.

As a means of relief from the congestion in streets leading to ferries, Mr. Lamb proposes these sidewalks, which could be supported from the buildings either by strong braces underneath or suspended by chains with the wooden upright supports from the sidewalk, while glass disks in the footway would admit light to the lower stories and the sidewalk below. Already many of these stores have solid roofed wooden sheds supported from the curb by posts

obstructing the first story quite as much if not more than the suggestion for a platform with glass disks and platform over. While the obvious advantage to these buildings from Mr. Lamb's plan is that they get better facilities for shipment on the street and can arrange office entrances from the upper platform connection, too, which can of course be made at each street corner by staircase similar to that of the elevated railroad.

parison which indicates the condition of the market for white pine.

The best stands of this timber now in this country are in scattered sections in Minnesota, New England, and parts of Idaho. The species in Idaho is sometimes called Silver Pine. Some of the country's best white pine is found on the Indian reservations in Minnesota and Wisconsin and scattered stands are found in the States of Wyoming, Montana, Colorado, and one or two other States. At the present rate of cutting the tree will soon be practically a thing of the past. The small stands in the National forests are inconsiderable, but they will be managed with the greatest conservatism by the Government through the Forest Service, and through this method and practice of reforestation it may be hoped that the fine old tree will furnish timber for other generations.

### Bulletins of the Tenement House Department.

**BULLETIN NO. 1.**—All plans for new buildings hereafter filed in this Department must indicate whether retaining walls are to be erected, and in every case must be accompanied by a sectional view showing the level of the earth on the property adjoining the location of the proposed walls, and whether the walls are to be erected on the property of the applicant or on the adjoining premises.

If retaining walls are to be erected on property other than the property upon which it is proposed to erect the building the right to erect such walls on adjacent property must be established to the satisfaction of the Department.

**BULLETIN NO. 2.**—Any and all changes required to be made on filed plans shall be made either by filing new drawings (if in the opinion of the Department the changes proposed are sufficient in magnitude to make same necessary) or by filing and affixing suitable "pasters" to existing drawings (pasters covering more than 25 per cent. of any drawing or sheet will not be permitted), or by making necessary changes in red ink. In all cases the changes or additions must be individually dated, and initialed or signed by party making same.

**BULLETIN NO. 3.**—In future plans must show distinctly whether there is necessity for landing gratings over areas, etc., below fire escapes, or for landing balconies suspended from the lowest balcony of the fire-escape system. In other words, plans must show distinctly that the fire-escape system will conform with Departmental requirements, and there must be a safe landing place directly below the opening (gate or hatchway) in the lowest balcony and not over 14 feet below the same. If there is a likelihood that the hatchway in the lowest balcony will be partially obstructed by cornices or other projections from the face of the building, the floor of the lowest balcony must be made solid and an opening or gateway provided in the railing.

**BULLETIN NO. 4.**—The Department will not hereafter approve plans where the location of the sink is such that the use of a sink back will interfere with the distribution of light from the window; if the sink is located directly in front of the window it must be specified that it will be without a back. Furthermore, where wash trays or other fixtures are located in front of windows, due allowance must be made for their projection in front of windows, in figuring the effective area of that window. The department will only allow for area of window above the line of the top of the fixture. Fixtures must not be located, as regards windows giving egress to fire-escapes, so as to obstruct such egress, but a passage, of not less than two feet in the clear, must be maintained.

**BULLETIN NO. 5.**—The doors at the bottom of dumbwaiter shafts hereafter erected must extend completely to the floor of the said shafts for the purpose of cleaning the bottom of said shafts.

**BULLETIN NO. 6.**—Wherever fire escapes not of the type prescribed in Section 12 are to be erected on new buildings, the details of the construction of such fire escapes must be clearly shown in a separate drawing to be furnished by the architect before the plans are approved. When new fire escapes are shown to be erected in the form of a "Common" fire escape between two buildings they will be obliged to, and separate fire escape required. Conditions may arise where a "Common" fire escape can alone be erected, which cases must be submitted for a ruling by the Commissioner. (See also issues Oct. 26, Nov. 2 and 9.)

#### Hudson Memorial Bridge Plans.

The revised plans for the Hudson Memorial Bridge, at Spuyten Duyvil, which is accepted by the Municipal Art Commission, call for a reinforced concrete bridge, with an arch more than twice the length of any other in the world. The new plans provide for a concrete arch 710 ft. instead of a steel arch 815 ft. For 100 ft. on each side of the ship canal the arch will be 183 ft. in height, with seven arches alongside, four in the Bronx and three in Manhattan, each 100 ft. in width. The plans call for two roadways, one for pedestrians and vehicular traffic and the other for an extension of the Subway system. It is estimated that the bridge will cost \$3,000,000.

### Building Operations for October.

Although building and construction throughout the United States has been exceedingly brisk for several years and has set a high record, this is nearly maintained at present, as indicated by a comparison of the past month with October, 1906. Official building reports from some fifty leading cities throughout the country received by The American Contractor, show that building operations continue decidedly active; twenty-nine cities show an increase varying from one to two hundred and ninety per cent, and twenty-two show a loss ranging from three to fifty-nine per cent.; in the aggregate the decrease, as compared with October, 1906, amounts to three and four-fifths per cent. Some of the principal gains are: Birmingham 97 per cent.; Buffalo, 27; Cleveland, 290; Grand Rapids, 35; Kansas City, 25; Little Rock, 113; Minneapolis, 12; Nashville, 116; New Orleans, 29; Omaha, 36; Paterson, 134; St. Paul, 77; Spokane, 81; Syracuse, 140; Worcester, 127; Wilkes-Barre, 86. Among those showing a decrease are: Baltimore, 34; Bridgeport, 18; Chattanooga, 50; Detroit, 20; Duluth, 33; Hartford, 43; Los Angeles, 44; Newark, 26; Philadelphia, 59; Pittsburgh, 36; Tacoma, 23; St. Louis, 54. Building operations have been exceptionally lively in St. Louis since the great exposition there, and this setback was to be expected. The details are as follows:

City.	Oct., 1907, cost.	Oct., 1906, cost.	Per cent gain.	Per cent loss.
Baltimore .....	\$425,255	\$646,580	..	34
Birmingham .....	177,363	89,920	97	..
Bridgeport .....	227,395	279,374	..	18
Buffalo .....	631,000	493,510	27	..
Chicago .....	4,957,150	5,219,900	..	5
Cleveland .....	4,255,397	1,088,757	290	..
Chattanooga .....	120,770	243,280	..	50
Davenport .....	25,205	25,200	..	..
Denver .....	578,810	565,424	2	..
Detroit .....	1,202,150	1,516,800	..	20
Duluth .....	162,304	243,475	..	33
Grand Rapids .....	333,872	246,282	35	..
Harrisburgh .....	61,950	80,250	..	22
Hartford .....	169,970	300,655	..	43
Indianapolis .....	494,659	571,176	..	11
Kansas City .....	951,710	764,700	25	..
Little Rock .....	86,689	40,565	113	..
Louisville .....	291,715	278,920	4	..
Los Angeles .....	1,020,764	1,859,267	..	44
Milwaukee .....	1,226,930	1,264,947	..	3
Minneapolis .....	927,115	820,720	12	..
Memphis .....	281,839	271,666	3	..
Mobile .....	41,689	52,300	..	22
Nashville .....	300,989	139,084	116	..
New Haven .....	184,028	208,080	..	11
Newark .....	776,695	990,448	..	26
New Orleans .....	309,364	238,086	29	..
Manhattan .....	6,384,710	3,834,765	66	..
Brooklyn .....	4,603,660	6,208,738	..	25
Bronx .....	1,579,540	1,513,755	4	..
New York .....	12,567,910	11,557,258	9	..
Omaha .....	500,543	365,150	36	..
Philadelphia .....	1,763,905	4,379,600	..	59
Paterson .....	120,577	51,466	134	..
Pittsburgh .....	708,461	1,107,331	..	36
Pueblo .....	16,900	15,495	9	..
Reading .....	79,650	116,875	..	33
Seattle .....	1,953,037	1,929,879	1	..
St. Joseph .....	85,088	82,485	3	..
St. Louis .....	1,284,315	2,853,976	..	54
St. Paul .....	1,013,322	751,204	77	..
San Francisco .....	4,906,430	6,046,369	..	18
Scranton .....	203,989	244,070	..	16
Spokane .....	596,585	328,345	81	..
South Bend .....	75,105	66,500	12	..
Syracuse .....	651,602	270,722	140	..
Salt Lake City .....	223,900	183,400	22	..
Topeka .....	99,995	54,860	82	..
Tacoma .....	203,640	264,365	..	23
Worcester .....	269,917	122,915	127	..
Wilkesbarre .....	190,544	107,903	86	..
Total .....	\$47,738,192	\$49,664,534	..	3 4-5

### Points on the Material Market.

The structural steel mills are for the most part still running to capacity.

Milliken Bros., through the receivers of the company, have secured the contract for the steel work of the new Masonic Temple, at the corner of 6th av and 24th st. The work calls for 2,500 tons of structural material.

Henry C. Hunter, commissioner of the New York and New Jersey Metal Trades' Association, makes the following statement: "While business was active at this time last year, there is now almost a cessation of orders. In the last two months a large number of our shops have been working on stock work and laying off men when the work was done. The slackness of trade also applies to the shipyards. The reason is believed to be due to a lack of confidence in business circles, which it is to be hoped is only temporary. The men affected by the slackness of trade are principally blacksmiths, pattern makers, machinists and boiler-makers."

The Iron Age says: Plunging from a record production in October to the first stages of what promises to be a very sharp reduction, within two weeks, is the extraordinary experience of the iron trade. During October our coke and anthracite furnaces produced the largest tonnage in the history of the country—

2,336,972 tons. Before the month was out, however, thirty blast furnaces had been blown out, and the capacity had declined from 511,397 tons a week on October 1 to 491,436 tons a week on November 1. Estimates of the lessened requirements of the country, temporarily, vary within pretty wide limits. A restriction of 30 per cent. is regarded as conservative by many.

### Tin Roofing.

ROOFING-TIN was first made in the United States in an experimental way in Philadelphia, in 1830, but practically all of the tinplates used for roofing purposes up to 1891 were imported plates, the product of the Welsh mills.

The McKinley Tariff at this time encouraged the manufacture of tinplate in America to such an extent that many works promptly sprang up in various parts of the country. In many cases the Welsh processes were transferred bodily to the American works.

American ingenuity has caused the introduction of many labor-saving devices which have made it possible to produce tinplates quickly and cheaply, the increase in the use of cheap grades of tinplate for various manufacturing purposes following the reduced cost of such plates.

Unfortunately, much cheap terne plate has flooded the market, and in many cases this cheap tin has found its way on the roof, utterly failing to give the satisfaction expected of this form of roofing material. American manufacturers can, and do, make tinplates that are fully the equal of any that have ever been made. They are equipped to make high-grade, durable roofing plates, and do make them for those who want them and are willing to pay the price. The manufacture of high-grade roofing-tin in this country to-day is an important industry that deserves the support of the master sheet metal workers and others interested in the roofing trade.

The thing that concerns the roofer most is the durability of the material after he has laid it on the roof. It is absolutely necessary that the plate should carry sufficient coating to properly protect the base. The use of cheap, light-coated plates is not advised and should be discouraged. The roofer should insist upon being paid a price which will enable him to use a heavily-coated plate.

#### STANDARD SPECIFICATIONS.

A handbook just issued by the National Association of Master Sheet-Metal Roofers makes the following recommendations:

Roof Incline: (a) If flat-seam, roof to have an incline of  $\frac{1}{2}$  inch or more to the foot. (b) If standing-seam, roof to have an incline of not less than 2 ins. to the foot. (c) Gutters, valleys, etc., to be designed with sufficient incline to prevent water standing in same, or backing up in any case far enough to reach standing-seams.

Shearing-Boards.—These shall be of good, well-seasoned dry lumber, narrow widths preferred, free from holes, and of even thickness. Boards to be laid with tight joints, or tongued and grooved, nail-heads well driven in. Green hemlock, chestnut, oak and ash are not recommended.

Standing-Seam.—The sheets shall be put together in long lengths in the shop, the cross seams locked together and well soaked with solder. All standing-seam roofing shall be applied the narrow way, fastened with cleats spaced 1 ft. apart. One edge of the course shall be turned up  $1\frac{1}{4}$  ins. at a right angle, when the cleats shall be installed. The next course shall have the adjoining edge turned up  $1\frac{1}{2}$  ins. These edges shall be locked together, and the seams so formed shall be flattened to a rounded edge.

Valleys and Gutters.—To be of IX tin and formed with flat seams, using sheets the narrow way.

Flashings.—Wherever practicable, flashing shall be let into the joints of the brick or stone work and cemented. If counter-flashings are used, the lower edge of the counter part shall be kept at least 3 ins. above the roof.

All solder used on this roof shall be of the best grade, bearing the manufacturer's name, and guaranteed one-half and one-half (one-half tin and one-half lead), using nothing but rosin as a flux. Solder to be well sweated into all seams and joints. (Note—The terms "half-and-half" and "100 to 100" solder mean very little nowadays unless the proportions are guaranteed, and only new metals used.)

Painting.—All painting to be done by the roofer. Before laying, all tin to be painted one coat on the under side. The upper surface of the tin roof is to be carefully cleaned of all rosin, dirt, etc., and immediately painted. Paint to be of pure metallic brown iron oxide, or Venetian red as a pigment, mixed with pure linseed oil. No patent dryer or turpentine to be used. All coats of paint to be applied with a hand-brush and well rubbed on. Apply a second coat two weeks after the first. The third coat to be applied one year later.

General Instructions.—No substitution of a cheaper grade of tin will be allowed. The object of these specifications is to provide tin roofs of the same durable, satisfactory nature as those generally obtained in former years by the use of high-grade material and thorough, first-class workmanship. The roofer is expected to do good work, and only a first-class job of roofing will be accepted.

No unnecessary walking over the tin roof, or using the same for storage of materials shall be allowed at any time. It is recommended that workmen wear rubber shoes when on the roof. Wherever possible, tin should be laid with standing-seam, which allows for expansion and contraction.

To keep the roof in good condition, subsequent painting will hardly be necessary at shorter intervals than three to five years' time, even longer, depending upon local conditions. Since gutters are the natural receptacle for dirt, leaves, etc., they should be swept out and painted every two or three years.

### Building Operations.

#### Statistics of Plans Filed.

The following is a table of the new buildings and alterations projected for Manhattan and the Bronx with the estimated cost, for the past week and also for the corresponding week of 1906:

	1907.	1906.
No. of the new buildings in Manhattan and the Bronx.....	34	60
Estimated cost of new buildings..	\$1,163,990	\$909,375
Total estimated cost of alterations for Manhattan and the Bronx..	\$195,175	\$128,750

#### Particulars of Jesuit College on Crow Hill

Instead of a cathedral, a Jesuit College will be built upon the site of the old Kings County Penitentiary, in Brooklyn. A church, a combined grammar and high school, a college building, and a faculty building, form the group of structures which will overlook the old town of Flatbush. They will surround a grass-covered yard about 100 yards square. Eventually there will be a parish building and a library.

In recent years insurance men have complained that universities and colleges do not take adequate precautions against fire, but in this case there will be no protest. The Jesuit College buildings will be fireproof. With outside walls of stone and brick, they will have inside walls of hollow terra cotta block. In the main college building will be an auditorium, a swimming pool, shower baths, a gymnasium and a museum, with the School of Science and the School of Arts on the upper floors. The faculty building will have executive offices, dining-room, 70 living and guest rooms, and, at the east end, a private chapel for the faculty. The capacity of the school building is estimated at 1,012 students in 24 class-rooms. Enough of the work upon it will be finished next September to afford accommodations to 676 students.

#### Alfred G. Vanderbilt's Hotel Project.

PARK AV.—So far as could be learned this week it was generally assumed that the proposed 21-story \$2,500,000 structure which Alfred Gwynne Vanderbilt contemplates erecting on a plot at the southwest corner of Park av and 34th st, fronting 197.3 ft. on Park av and 80 ft. both in 33d and 34th sts, on the site of the old Cornelius Vanderbilt home, will be a hotel, and will be leased and operated by the Ritz-Carlton Hotel Syndicate of London. It was announced some months ago that the Ritz-Carlton Hotel would be built by English capitalists on property owned by the Golet Estate, at the northeast corner of Madison av and 46th st, but this report, with reference to location, could not be verified. Plans have been prepared by Messrs. Warren & Wetmore, No. 3 East 33d st, for this project, but it was learned at their office that operations would be delayed indefinitely. The City Leasing Co., No. 54 Wall st, Carter, Ledyard & Milburn, as counsel, are said to represent the Ritz-Carlton Syndicate. (See also issue Nov. 2, 1907.)

#### Structural Steel Contract for the New Masonic Temple.

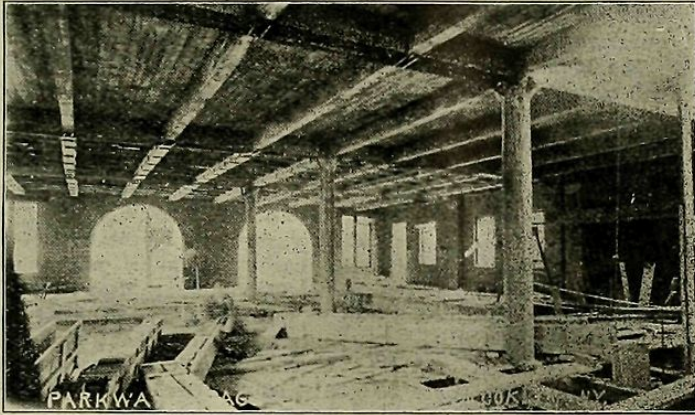
6TH AV.—Contract has just been awarded to the Receivers of Milliken Brothers, No. 11 Broadway, for the structural steel for the new Masonic Temple to be erected by the Order of Free and Accepted Masons, on property abutting the rear of the temple, Nos. 46 to 54 West 24th st. The structure will be highly ornamental, will contain eighteen stories, with basement and sub-basement, and will be of the best fireproof construction, involving about 2,500 tons of steel. The exterior will be of granite or limestone in the first three stories, with brick and terra cotta above. The Wells Bros. Company, 160 5th av, are the general contractors and H. P. Knowles, No. 1 Madison av, is the architect. The Masonic fraternity and officers will occupy the six upper stories. William Sherer, 235 West 75th st, is President Board of Trustees. (See also issue Sept. 21, 1907.)

#### Charles T. Wills to Build Schinasi Residence.

RIVERSIDE DRIVE.—The general contract for constructing the 3-story residence for Mr. Morris Schinasi, on Riverside Drive, the northeast corner, and 107th st, has been awarded to Charles T. Wills, Inc., of 156 5th av. The cost will be about \$180,000. The structure will be built of white marble, in the style of the French Renaissance, and measure 40x72 ft. in ground dimen-



WAREHOUSE AT CHRISTOPHER STREET AND WAVERLY PLACE, NEW YORK, WHICH WILL BE A WINTER JOB.



PARKWAY GARAGE.

A System M Job Nearing Completion at 4th Avenue and 51st Street, Brooklyn.

## WINDING UP THE WORK FOR THE WINTER

This is the cry of almost all "concrete builders." The hard weather of last winter has not yet passed from the memory of those who had a concrete building in course of construction; the delays and consequent loss of revenue are still fresh in their minds. They and others are casting about now for a system of construction which will take care of the new building, which must be started late to be ready for the early Spring, and are dubious about the inviting figures and uncertain promises of the concrete people.

"System M" is the ideal for which they are looking. Do they know it?

It is the concrete construction by which many buildings were uninterruptedly conducted during the terrible Winter of 1906-1907. Whenever steel could be erected the concrete was installed.

The Standard Concrete-Steel Company, who installs this valuable system, has now running many contracts which will go well into the cold weather, and is equipped to start any number of new contracts with the guarantee that Winter will not stop them. Their yard is full of stock beams of the light sections, which form their reinforcements, and their own beam and riveting shops take care of the fabrication of the entire steel work of the job. What better assurance can the intending builder want that his Winter Job will go through? He knows that with concrete construction *his price will be right.*

## THE STANDARD CONCRETE-STEEL COMPANY

REINFORCED CONCRETE ENGINEERS AND CONTRACTORS

413-17 EAST 31st STREET

NEW YORK

sions. The roof will be of mansard terra cotta and tile, with steel girders, yellow pine timber, copper cornices, steam heating. Mr. Wills's contract does not include heating, wiring or plumbing. Wm. B. Tuthill, 287 4th av, is the architect. Mr. Schinasi is a large tobacco manufacturer.

### Plans for Raymond Street Jail Approved.

Plans for the large annex building to be erected in connection with the Raymond st jail, Brooklyn, were approved by the Municipal Art Commission on Tuesday of this week. The structure is to cost in the neighborhood of \$350,000, and is to be similar in design to the present building. Messrs. D'Oench & Yost, 289 4th av, Manhattan, are the architects. Plans for the new 5-sty Nurses' Home and Training School of the Kings County Hospital, which is to cost \$250,000, have also been approved.

### Another Apartment House for 79th St.

79TH ST.—The Stuyvesant Co-operative Builders, 437 5th av, will soon erect another high-class 12-sty apartment house at No. 310 West 79th st, to cost in the neighborhood of \$500,000. Plans are being prepared by Messrs. Radcliffe & Kelly, No. 3 West 29th st. The Hedden Construction Co., 1 Madison av, is the builder of the 12-sty apartment house which the same owners are to erect at the southeast corner of 7th av and 58th st, for which architects Harde & Short, 3 West 29th st, have completed plans. (See issue July 20, 1907.)

### Nine 3-Story Dwellings for The Bronx.

BRYANT AV.—Harry T. Howell, architect, 3d av and 149th st, has plans on the boards for nine 3-sty two-family dwellings, to be erected on the west side of Bryant av, 225 ft. north of 172d st, Bronx, for James A. Banzer, of 534 Willis av. The exteriors will be of brick, and they will contain all up-to-date improvements. The cost is placed at about \$72,000.

### Improvements at Sheepshead Bay.

Plans are being prepared for extensive additions to the Coney Island Club House at Sheepshead Bay, Long Island, to cost in the neighborhood of \$60,000. The work will consist chiefly of increasing the capacity of the field stand and commissioners' paddock, and interior improvements to the club house. Messrs. Dodge & Morrison, No. 82 Wall st, are the architects.

### Thompson-Starrett Co. to Enlarge Wanamaker's Philadelphia Store.

It was learned the past week that the Thompson-Starrett Company, 51 Wall st, Manhattan, has received the masonry and steel work on the second half of the department store building which John Wanamaker is to erect on Chestnut and 13th sts, Philadelphia, Pa.

### Apartments, Flats and Tenements.

BROADWAY.—The Fluri Construction Co. will build on Broadway the northwest corner of 180th st, adjoining the Holy Rood Church, Washington Heights, several 6-sty high-class apartments.

ARTHUR AV.—L. F. J. Weiher, 103 East 125th st, has plans for a 6-sty flat building, 50x105.3 and 105.9 ft., for Pasquale Gargiulo, 47 Jay st, to be erected on Arthur av and Belmont pl, to cost about \$120,000.

149TH ST.—The Dacorn Realty Co., of 7 Pine st., will erect on the northwest corner of 149th st and St. Ann's av two 6-sty flat buildings for 60 families each, 49x67 and 51x62 ft., to cost a total of \$100,000. Plans will be completed within a few days and it is expected that the owners will take figures at once. Messrs. Moore & Landsiedel, 148th st and 3d av, are the architects.

### Alterations.

1ST AV.—Edward A. Meyers, 1 Union sq, is preparing plans for improvements to No. 689 1st av, for Isaac Heller, 71 Nassau st.

AMSTERDAM AV.—Martin Keppler, St. George, S. I., will improve No. 65 Amsterdam av. J. B. Snooks' Sons, 73 Nassau st, are making plans.

THAMES ST.—John H. Friend, 148 Alexander av, is planning for alterations to Nos. 21-23 Thames st, owned by John Terscher, 303 West 80th st.

46TH ST.—Wm. Kurtzer, Spring st and Bowery, is making plans for alterations to No. 235 East 46th st, owned by Michael C. Cross, 248 West 52d st.

MADISON ST.—Messrs. Shancupp & Goldberg, 157 East 72d st, will make extensive alterations to No. 346 Madison st. M. Zipkes, 147 4th av, is making plans.

**Miscellaneous.**

3D AV.—It is learned that the building which the American Real Estate Co., 5th av and 44th st, proposes to erect at 3d av and 149th st, the northwest corner, will be a large dry goods store. (See also issue Nov. 9, 1907.)

Palmer & Hornbostel, 61 William st, Manhattan, have made revised plans and will soon call for new bids for the 3-sty memorial building for the board of trustees of the Soldiers' Memorial, Pittsburgh, Pa. The cost is estimated at \$1,000,000.

Architect Cass Gilbert, 11-15 East 24th st, Manhattan, has completed plans for the 1-sty railroad station for the N. Y., N. H. & H. R. R. Co., to be erected at Cazenovia, N. Y., at a cost of \$50,000; also for a 1-sty station for the same company to be built at Morris Park, to cost \$40,000.

**Estimates Receivable.**

253D ST.—Herbert M. Baer, 542 5th av, is about ready for figures for the new 2-sty residence, 43x49 ft., which Eugene Christian is to erect at 253d st, Riverdale, the Bronx, to cost \$22,000. (See also Nov. 2, 1907.)

17TH ST.—The Domestic Realty Co., 28 West 22d st, is about to award contracts for the 7-sty mercantile structure to be erected at Nos. 121-125 West 17th st, for which Messrs. Schickel & Ditmars, 111 5th av, have prepared plans.

34TH ST.—No contracts have yet been awarded for \$30,000 worth of improvements to the four 4-sty buildings, Nos. 149 to 155 East 34th st, for George G. Moore, 833 Madison av. Messrs. Ludlow & Valentine, 1 East 27th st, are the architects.

115TH ST.—Francis J. Lantry, Fire Commissioner, will receive bids until Nov. 20 for constructing additions and alterations to quarters of Engine Company 58, located at 81 West 115th st, and to quarters of Engine Company 35, located at No. 223 East 119th st.

BROADWAY.—Allen & Collens, 1170 Broadway, will receive estimates until Nov. 18 for the five buildings to be erected at Broadway, Claremont av, 120th and 122d sts, for the Union Theological Seminary, of 700 Park av. The project is estimated to cost about \$1,000,000. The construction will be of steel, light brick and stone. The awards will not be made for some time yet.

TRINITY PL.—No contracts have yet been awarded for the 3-sty store and office building which the U. S. Express Company will erect at the southwest corner of Trinity pl and Rector st, to cost \$75,000. The building will be used as an annex to the company's 23-sty structure. Clinton & Russell, 32 Nassau st, are the architects. Edward T. Platt is treasurer, Thomas C. Platt, president, Chauncey H. Crosby, vice-president, and Frank H. Platt, a director. The magnificent new structure now occupied by the company was erected by the Thompson-Starrett Co., 51 Wall st.

**Contracts Awarded.**

MADISON ST.—A. H. Taylor, 6 East 42d st, has completed plans and awarded to P. Pomponio, 217 Mott st, the contract for changes to No. 311 Madison st.

LENOX AV.—Barr & Gruber, 210 Bowery, have received the contract for alterations to the northeast corner of Lenox av and 126th st, for H. H. Moritz, 117 South 9th av, Mt. Vernon, N. Y.

The Abbott-Gamble Co., 32 Broadway, Manhattan, has obtained the contract for the construction of a tunnel, laying water pipe and sewer lines for the Celluloid Company, 295 Ferry st, Newark, N. J.

AV A.—J. McKiernan, Broadway and 89th st, has obtained the general contract for \$15,000 worth of improvements to Nos. 361-371 Av A, for the New York Railroad Co. Henry Erkins, 2187 Broadway, prepared plans.

2D A.—John J. Durkin, 1 Madison av, has obtained the masonry and carpenter work, and T. J. Tuomey, 1248 3d av, the plumbing for extensive improvements to No. 729 2d av, for Catherine Looram, 135 East 79th st. James J. F. Gavigan, 1123 Broadway, architect.

The receivers of Milliken Brothers, Inc., No. 11 Broadway, Manhattan, have recently received contracts for a considerable tonnage of steel work required for a paper mill in British Columbia, and also for an extension to the grand stand at the Sheepshead Bay Racetrack, Brooklyn, N. Y.

PARK AV.—General Contractor Wm. J. Taylor, 5 East 42d st, has sublet the carpenter contract to C. W. Kloppert's Sons, 328 East 25th st, and plumbing to Milton Schnaier & Co., 347 Columbus av, for the 12-sty apartment building, 51x90 ft., to be erected at 863 Park av, for the Eight Hundred and Sixty-Three Park Avenue Co., to cost \$350,000.

PARK PLACE.—George Vassar's Son & Co. has awarded the steam heating contract to Wm. J. Wright Co., 90 West st, and plumbing to Chas. W. Barnett, 118 W. 26th st, for the 5-sty loft building addition to be erected at 9-15 Park pl, for the American News Co., 39 Chambers st. The operation is to cost \$150,000. Fay Kellogg, 104 East 16th st, is architect.

12TH ST.—Ravitch Bros., Mangin st, have the general contract to erect the 12-sty mercantile building at No. 8 East 12th st, for the Master Builders Realty Co., of 99 Nassau st, to cost \$100,000. Arthur W. Reichow, 428 Central Park West, is president, Joseph Ravitch, 120 East 93d st, treasurer, and Max Hey-

mann, 26 West 114th st, secretary. Plans are by Samuel Sass, 23 Park row.

A recent contract awarded Frank B. Gilbreth, of Manhattan, is for a can factory for the Seacoast Canning Co., at Eastport, Me. The architect and engineer is Charles T. Main, of Boston, Mass. The structure is to be two stories in height, 120x130 ft. long. The first floor will be of reinforced concrete designed for a live load of from 200 to 900 lbs., while the second story and roof will be of the slow-burning type of mill construction.

**BUILDING NOTES**

A committee of the Central Federated Union has been appointed to prepare plans for the organization of a new Central Building Trades Council in this city, one in which rival unions in the same trade may be brought together.

Announcement is made of the removal of the New York offices of the Raymond Concrete Pile Company to 140 Cedar st, in the new West Street Building. The steady increase in the business of the company made the abandonment of the former quarters necessary in order to gain greater floor space.

The Municipal Civil Service Commission, No. 229 Broadway, will receive applications until 4 p. m., Wednesday, November 27, for the position of topographical draughtsman. The examination will be held on Thursday, December 19, 1907, at 10 a. m. Also until 4 p. m., Tuesday, November 26, for the position of structural steel draughtsman. The examination will be held on Tuesday, December 17, 1907, at 10 a. m.

John A. and James Q. McCarthy, formerly of the firm of Murtagh & McCarthy, dealers in masons' building materials, for many years located at the foot of Rivington st, East River, have moved their office and yards to the foot of 3d st, East River, where a full line of building materials will be kept on hand for prompt deliveries. Mr. Wm. A. Thomas will be associated with the above. Telephones 520, 521 and 101 Orchard.

The Long Island Railroad will use concrete pile foundations for the new conduit line in the North Shore Yards at Long Island City. The contract has been awarded the Raymond Concrete Pile Company, of Chicago and New York, by J. P. Savage, Chief Engineer. The conduit, which will be of concrete, will be 1,100 ft. long, and will carry the feed wires for the electric system. The application of concrete piling to conduit foundations is a novel one, this being the first time such use has been made on a contract of any magnitude. The Abbott-Gamble Company are the general contractors.

The Cutler Mfg. Co., of Rochester, N. Y., inform us that since the publication of the present volume of Sweet's they have abandoned the manufacture of the old Standard Cutler Mail Chute, the use of which is no longer permitted by the Post Office Department, and this has been replaced by "Model F," a chute of entirely new design and construction, which complies perfectly with the new regulations and meets the requirements of modern business conditions. Its simplicity and their improved and extended facilities enable them to produce this form of mail chute at a much lower price than they have heretofore been charging.

Tax Commissioner Charles Putzel, for the American Publishing Company and the Journal of Commerce has compiled a book entitled "Commercial Precedents," containing 775 pages, covering over 375 subjects to embrace the entire field of commercial law. The book contains an index covering over 50 pages, and also a glossary for legal terms and definitions, and a set of forms. This book is designed to meet the wants of business as well as professional ones and really is an essential work of reference. Any one can find a subject or question in which he is interested at a glance. The alphabetical arrangement of the subject matter in the body of the book as well as in the index is about as near perfect as any one can find. Difficulties are overcome and the problems solved by the simple method adopted to find the matter desired. The American Publishing Company, of Hartford, with office at 156 Fifth av, is the selling agent. Mr. Putzel has been active in the general practice of the law in New York City for over 25 years.

**Cost of Concrete Posts.**

Dellwood Park, a pleasure resort near Chicago, contains 62 acres of land, and is fenced with concrete posts. A thousand of these posts are 9 ft. long and the remainder 7 ft. They are 4x4 ins. in cross section at the top and 4x6 ins. at the base. They are made of one part Portland cement and two parts stone screenings, ranging from dust to one-four-inch pieces. Each post is reinforced with four ¼-in. Johnson corrugated bars, and on each corner.

According to the Cement Age, the average cost of the 9-ft. posts was 65 cents each, including all expenses, and based on the following prices: Cement cost \$2 a barrel; screenings, 75 cents a cu. yd.; reinforcing steel, 3¼ cents a pound; the two laborers were paid \$2 a day each. The posts were allowed to season at least a month after they were manufactured before they were set,



## PROJECTED BUILDINGS

The first name is that of the ow'r; ar't stands for architect, m'n for mason, c'r for carpenter, and b'r for builders.  
When character of roof is not mentioned, it is to be understood that the roof is to be of tin.

### BOROUGH OF MANHATTAN.

#### SOUTH OF 14TH STREET.

Trinity pl, s w cor Rector st, 3-sty brk and stone store and office building, 46.4x78.10, tar and gravel roof; cost, \$75,000; U S Express Co, 2 Rector st; ar'ts, Clinton & Russell, 32 Nassau st.—759.  
11th st, No 700 East, 1-sty brk and stone outhouse, 6.2x6; cost, \$200; estate of George Keil, 700 E 11th st; ar't, Henry Regelmann, 133 7th st.—760.  
13th st, s s, 204 e Av D, 2-sty concrete and brk stable, 62.8x32.8, asbestos slate roof; cost, \$8,000; ow'r, ar't and b'r, The N Y Mutual Gas Co, 36 Union sq.—754.  
13th st, Nos 405-409 West, 1-sty brk and stone stable, 60x27, tar and gravel roof; cost, \$5,000; The Astor estate, 23 W 20th st; ar't, James McWalters, 2434 Broadway.—757.  
Broadway, Nos 364-366, 12-sty brk and stone store and office building, 50x100, slag or gravel roof; cost, \$500,000; Louis M Jones & Co, 350 Broadway; ar't, F C Browne, 143 W 125th st.—758.  
1st av, No 208, 1-sty brk and stone outhouse, 11.2x6.8; cost, \$400; estate of Arthur M Foley, 200 Union st, Montclair, N J; ar't, Henry Regelmann, 133 7th st.—755.

#### BETWEEN 14TH AND 59TH STREETS.

57th st, No 110 West, 6-sty and roof house brk and stone club house, 75x90, slag roof; cost, \$300,000; The Lotos Club, 558 5th av; ar't, Donn Barber, 24 E 23d st; b'r, Marc Eidlitz, 489 5th av.—756.

#### NORTH OF 125TH STREET.

Broadway, w s, 300 s Lafayette av, four 3-sty brk and stone dwellings, 100x25.1; total cost, \$28,800; W L Sheaffer, Pottsville, Pa; ar't, E L Brown, 12 North Broadway, Yonkers, N Y.—761.

### BOROUGH OF THE BRONX.

149th st, s s, 269 w St Anns av, two 5-sty brk tenements, 40x88; total cost, \$80,000; Moorehead Realty & Const Co, 718 E 142d st; ar't, Edw J Byrne, 149th st and 3d av.—1055.  
188th st, n s, 483.6 w Aqueduct av, 1-sty frame tool house, 12x8; cost, \$40; Hugh McLernan, Park View pl and Tee Taw pl; ar't, J J Vreeland, 2019 Jerome av.—1062.  
205th st, s w cor Villa av, 5-sty brk tenement, 25x90; cost, \$25,000; Angelo Guazzo, 3128 Villa av; ar'ts, Moore & Landsiedel, 148th st and 3d av.—1060.  
216th st, s s, 150 w Laconia av, 2-sty brk dwelling, 18x26; cost, \$2,500; Charles Davite, 293 E 151st st; ar't, Wm Thos Mapes, White Plains av.—1059.  
Anderson av, e s, 452.6 n Jerome av, two 5-sty brk tenements, 37.6 x101.10; total cost, \$40,000; J H Jones, 950 Ogden av; ar't, Lloyd J Phye, 950 Ogden av.—1058.  
Belmont av, e s, 127.8 n 181st st, 1-sty frame stable, 25x16; cost, \$350; C Pianisani, on premises; ar't, Chas S Clark, 709 Tremont av.—1054.  
Boscobel av, e s, 100 n Nelson av, 2½-sty frame dwelling, shingle roof, 30x64; cost, \$4,700; ow'r and ar't, H M Chute, 23 E 86th st.—1056.  
Bryant av, w s, 225 n 172d st, nine 3-sty frame dwellings, 19.5 and 19.6½x55; total cost, \$72,000; Jas A Bauzer, 534 Willis av; ar't, Harry T Howell, 149th st and 3d av.—1061.  
Hull av, s w cor 205th st, five 2-sty brk dwellings, 17 and 20.9x42 and 46; total cost, \$22,000; H & M Millinger, 773 E 157th st; ar't, Franz Wolfgang, 787 E 177th st.—1057.

## ALTERATIONS.

### BOROUGH OF MANHATTAN.

Bank st, Nos 52-54, store fronts, partitions, dumb waiter shaft, to 6-sty brk and stone store and tenement; cost, \$150; Chas M Straub, ow'r and ar't, 122 Bowery.—2916.  
Canal st, No 35 | new plumbing, partitions, windows, to two 5-sty Ludlow st, No 6 | brk and stone stores and tenements; cost, \$2,000; Bernard Cohen, 348 Central Park West; ar't, F W Fischer, 24 E 23d st.—2904.  
Delancey st, s w cor Suffolk st, side and rear extension, to 6-sty brk and stone office building; cost, \$20,000; Delancey-Suffolk Co, 156 5th av; ar't, S Sass, 23 Park row.—2936.  
Elizabeth st, No 167, partitions, skylights, windows, to two 5-sty front and rear tenements; cost, \$2,000; Peter J Lavelle, 228 Mulberry st; ar't, Thomas W Lamb, 224 5th av.—2928.  
Grand st, No 364, 1-sty brk and stone rear extension, 17.8x28.5, toilets, partitions, to 4-sty brk and stone tenement and store; cost, \$5,000; H Krug, 384 Grand st; ar't, O Reissmann, 30 1st st.—2942.  
Great Jones st, No 38, partitions, toilets, windows, hoistway, to 4-sty brk and stone store and loft building; cost, \$2,000; Richard and Gustav Jost, 156 Canal st; ar't, R Rohl, 128 Bible House.—2924.  
Goerck st, Nos 71-73, toilets, partitions, windows, to 4-sty brk and stone tenement; cost, \$3,000; Isaac Brown, 1382 Clay av; ar'ts, Moore & Landsiedel, 3d av and 148th st.—2955.  
Hudson st, No 159, toilets, partitions, windows, to 4-sty brk and stone tenement; cost, \$1,500; Isabella C May, Washington, D C, and C d'Andique, Paris, France; ar't, Jacob S Glaser, 130 W Broadway.—2922.  
Monroe st, Nos 42-44, partitions, windows, plumbing, skylight, toilets, to two 4 and 5-sty brk and stone tenements; cost, \$500; Lawrence Drake, 330 W 57th st; ar'ts, John B Snooks Sons, 73 Nassau st.—2923.  
Mulberry st, No 197, toilets, partitions, windows, sinks, to two 4-sty front and rear tenements; cost, \$5,000; John White, 232 5th st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—2939.  
Madison st, No 15, alter walls, floors, to 5-sty brk and stone store and tenement; cost, \$500; Samuel Aronson, 50 Mott st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—2907.  
Madison st, No 311, toilets, partitions, plumbing, windows, to 5-sty brk and stone tenement; cost, \$2,250; David Keane, 35 Wall

st, Mrs P K Taylor, 226 W 70th st, Mrs C K Phelan, 107 W 76th st; ar't, A H Taylor, 6 E 42d st.—2945.  
Orchard st, Nos 85-89, build passageway to 6-sty brk and stone tenement; cost, \$500; I M Oshinsky, 144 Ridge st; ar't, O Reissmann, 30 1st st.—2920.  
Pike st, No 34, alter stairs, to 3-sty brk and stone synagogue; cost, \$75; Beth Hakness Anshei Slutzk, 97 East Broadway; ar't, H Horenburger, 122 Bowery.—2900.  
Spring st, No 329, store fronts, to 3-sty brk and stone store and dwelling; cost, \$1,000; Ermini Dambroso, 323 Spring st; ar't, Fredk Jacobson, 1204 Broadway.—2950.  
Wall st, Nos 14-18 | store fronts, to —sty brk and stone office and Nassau st, No 3 | store building; cost, \$1,000; Adele Livingston Simpson, 63 Wall st; ar'ts, Schwartz & Gross, 347 5th av.—2937.  
7th st, No 69 East, tank, to 4-sty brk and stone tenement; cost, \$150; S Schnee, 69 7th st; ar't, O Reissmann, 30 1st st.—2954.  
11th st, No 700 East, fireproof bakeshop, to 5-sty brk and stone store and tenement; cost, \$300; estate of George Keil, 700 E 11th st; ar't, Henry Regelmann, 133 7th st.—2930.  
12th st, No 20 East, build iron fence to 6-sty brk and stone factory; cost, \$500; E Uthe, 177 Wadsworth av; ar't, O Reissmann, 30 1st st.—2943.  
12th st, No 3 East, partitions, windows, piers, to 3-sty brk and stone store and loft building; cost, \$2,000; Helen C Redmond, 82 William st; ar't, Thomas W Lamb, 224 5th av.—2911.  
18th st, Nos 153-155 East, windows, partitions, to two 6-sty brk and stone tenements; cost, \$500; Wm Arenfeld, 301 E 17th st; ar't, John H O'Rourke, 137 E 47th st.—2914.  
18th st, Nos 212-214 West, toilets, to 4-sty brk and stone tenement; cost, \$350; C D White, 128 W 22d st; ar't, Geo Haug, 30 E 20th st.—2935.  
22d st, Nos 312-314 East, install iron posts to 6-sty brk and stone factory; cost, \$500; Geo Schlegel, 138 Centre st; ar't, A G Rechlin, 235 5th av.—2921.  
31st st, No 310 East, partitions, windows, toilets, to 4-sty brk and stone tenement; cost, \$2,500; Adolph Schlesinger, 7 Stanton st; ar'ts, Gross & Kleinberger, Bible House.—2902.  
34th st, Nos 149-155 East, 1-sty brk and stone rear extension, 83.4 x46.7, partitions, stairs, to four 4-sty brk and stone offices and dwellings; cost, \$30,000; Geo G Moore, 833 Madison av; ar'ts, Ludlow & Valentine, 1 E 27th st.—2929.  
34th st, No 39 West, new stairs, store fronts, partitions, to 4-sty brk and stone loft building; cost, \$4,000; Bankers Investment Co, 1 W 34th st; ar't, John H Knaubel, 318 W 42d st.—2934.  
41st st, No 301 East, partitions, toilets, show windows, to 5-sty brk and stone tenement; cost, \$200; H A Reilly, 301 E 41st st; ar't, Francis L Shea, 45 Lenox av.—2901.  
46th st, No 229 East, toilets, partitions, to 5-sty brk and stone store and tenement; cost, \$2,000; Louise Nuhn, 232 E 53d st; ar't, Otto L Spannake, 233 E 78th st.—2940.  
47th st, No 333 East, toilets, partitions, windows, to 5-sty brk and stone tenement; cost, \$3,000; L Giallillo, 330 E 24th st; ar't, C H Dietrich, 42 Union sq.—2949.  
50th st, Nos 507-513 West, 5-sty brk and stone front and rear extensions, 44x17, stairs, toilets, partitions, to two 5-sty front and rear factories; cost, \$15,000; Julius G Hocke, 669 Av C, Bayonne, N J; ar't, Henry Davidson, 255 W 69th st.—2932.  
54th st, No 323 East, toilets, partitions, windows, stairs, to 5-sty brk and stone tenement; cost, \$3,000; M Weil, 321 East Houston st; ar't, O Reissmann, 30 1st st.—2909.  
63d st, No 183 West, partitions, iron stoop, show windows, to 5-sty brk and stone tenement and store; cost, \$3,500; Alva Realty Co, 198 Broadway; ar't, Chas B Meyers, 1 Union sq.—2918.  
67th st, Nos 52-54 West, alter elevator shaft, new hoist elevator, to 3-sty brk and stone garage; cost, \$1,000; Wm H Hubbell, on premises; ar't, E Roszbach, 1947 Broadway.—2941.  
71st st, No 413 East, partitions, toilets, windows, to two 2 and 3-sty brk and stone tenements; cost, \$1,000; J Bohlman, 431 E 71st st; ar't, Adolph E Nast, 147 4th av.—2931.  
80th st, No 183 East, steel beams, floors, columns, bathrooms, to 4-sty brk and stone garage and residence; cost, \$4,000; Mrs J C Bowron, Brookside Drive and Putnam av, Greenwich, Conn; ar'ts, Bosworth & Holden, 1170 Broadway.—2925.  
104th st, No 301 West, partitions, windows, skylights, to 4-sty brk and stone tenement; cost, \$500; Abraham Kassel, 120 E 73d st; ar't, Max Muller, 115 Nassau st.—2913.  
117th st, No 508 East, pent house, skylights, to 3-sty brk and stone shop; cost, \$900; Annie M Keenan, 353 W 119th st; ar'ts, B W Berger & Son, 121 Bible House.—2951.  
156th st, No 420 West, toilets, to 2-sty brk and stone dwelling; cost, \$500; Max Marx, 128 Broadway; ar't, M Zipkes, 147 4th av.—2944.  
Av A, No 133, partitions, toilets, to 6-sty brk and stone stores and tenement; cost, \$400; Sigmund Schnee, 230 Grand st; ar't, A Hopp, 185 E 104th st.—2927.  
Av A, Nos 361-371, install freight elevator, boiler, partitions, to 3-sty brk and stone factory; cost, \$15,000; N Y R R Co, on premises; ar't, Henry Erkins, 2187 Broadway.—2926.  
Broadway, No 1263, show windows, to 4-sty brk and stone loft building; cost, \$300; Jane E Britton, 1437 Broadway; ar't, L F J Weiher, 103 E 125th st.—2938.  
Bradhurst av, Nos 122-124, partitions, toilets, windows, to two 5-sty brk and stone tenements; cost, \$7,000; Julius H Reiter, 61 Park av; ar'ts, Gross & Kleinberger, Bible House.—2952.  
Lenox av, n e cor 126th st, plumbing fixtures, partitions, store fronts, to 5-sty brk and stone store and office building; cost, \$5,000; H H Moritz, 117 South 9th av, Mt Vernon; ar't, Fred Ebeling, 420 E 9th st.—2912.  
Madison av, No 1787, partitions, floors, show fronts, to 5-sty brk and stone tenement and stores; cost, \$2,000; Milton C Henley, 1394 Lexington av; ar'ts, S B Ogden & Co, 054 Lexington av.—2908.  
1st av, No 639, toilets, partitions, windows, to 5-sty brk and stone tenement; cost, \$3,000; Mary Larkin, 116 W 129th st; ar't, C H Dietrich, 42 Union sq.—2917.  
1st av, No 307, partitions, windows, skylights, to 4-sty brk and stone tenement; cost, \$1,000; Mrs Emma Hatch, 53 3d av; ar't, Henry Regelmann, 133 7th st.—2905.  
1st av, No 390, toilets, partitions, windows, to 5-sty brk and stone tenement; cost, \$2,000; A M Robinson, 204 W 83d st; ar't, O Reissmann, 30 1st st.—2933.  
1st av, No 60, alter tank, to 5-sty brk and stone store and tenement; cost, \$250; John H Iden, 228 W 136th st; ar't, Wm Kurtzer, Spring st and Bowery.—2953.  
1st av, No 2123, new chimney, partitions, toilets, windows, to 4-sty brk and stone tenement and store; cost, \$1,000; M Battiloro, on premises; ar'ts, Moore & Landsiedel, 3d av and 148th st.—2948.

(Continued on page 831.)

# Construction News Reports

## From the Surrounding Country

### Kings County.

**BERGEN ST.**—Work is about to be started by Samuel Brash, 1871 Sterling pl, on the erection of three store and flat houses on the south side of Bergen st, east of Hopkinson av, from plans by L. Dananher, 377 Rockaway av. Cost, \$40,000.

**6TH AV.**—Separate contracts will be let for interior furniture, furnishings, decorations, etc., for the new church and parochial school to be built at the northwest corner of 6th av and 8th st for the Sixth Avenue Methodist Episcopal Congregation as previously mentioned. George Constable, 35 Wall st, Manhattan, is the architect. Cost, \$75,000.

**ROGERS AV.**—Mr. Wilfred Burr, 410 Hancock st, is still open for estimates for six store and dwelling houses which he is about to build on Rogers av 20 ft. south of Robinson st, at an estimated cost of \$36,000.

**14TH ST.**—Plans have been completed by Millman & Son, 1782 Pitkin av, for a flat house for Julius Weiss, 270 Sackman st. It will be located on the north side of 14th st, east of 3d av. Approximate cost, \$40,000.

### Queens County.

**CORONA.**—Jackson av and Cleveland st, Corona, will be improved by Chas. Diogardi, Jackson av and Cleveland st, with two 3-sty stores and dwellings, to cost \$16,000. Architect, R. W. Johnson.

**JAMAICA.**—F. W. Scutt, Fulton st, owner, and H. E. Haugard, architect, will build on Shelton av, east of Flushing av, Jamaica, four 2½-sty frame dwellings, 20x31, to cost \$12,800.

**LONG ISLAND CITY.**—On Cooper st, n of Grand av, L. I. City, Eucke & Reinhardt, 67 Camelia st, L. I. City, will erect two 2-sty frame dwellings, to cost \$9,000.

**RIDGEWOOD.**—L. Berger & Co. are planning for a brk dwelling on Madison st, n s, 124 e Forest av, Ridgewood, for John Eisenhauer, 123 Forest av, Ridgewood, to cost \$4,000.

**RICHMOND HILL.**—Jamaica av, n s, 135 w Elm st, Richmond Hill, will be improved by John Bruns, Ward st and Liberty av, Richmond Hill, with two 3-sty brk stores and dwellings, 20x55, to cost \$13,000. Walter J. Brown is architect.

**FLUSHING.**—Architect G. W. Wicke is making plans for two dwellings to be erected on Amity st, w of Union st, Flushing, for Elbert Hallen, 25 Main st, to cost \$9,000.

**LONG ISLAND CITY.**—On 2d av, n of Potter av, L. I. City, Frank Zhenovac, 32 N. Washington pl, will erect one 2-sty frame dwelling, 22x42, to cost \$4,000. Frank Schmelik is architect.

**OZONE PARK.**—John Mathing is planning for two dwellings to be erected on Welcome pl, w s, 236 s Rockaway road, Ozone Park, for Kate Deninger, Welcome pl, Ozone Park, to cost \$4,200.

**CORONA.**—Thompson Bros., Grant st and Jackson av, Corona, will build on Evergreen av, e s, 200 n Shell road, a 2-sty dwelling, to cost \$3,900. R. W. Johnson is architect.

**BAYSIDE.**—Linwood av, w s, 240 n Palace Boulevard, Bayside, will be improved by owner and architect, A. J. Douley, 69 Irving pl; a 3-sty frame dwelling, 30x33, will be erected to cost \$4,000.

**ASTORIA.**—Work will be started at once for a new edifice which is to be erected for the First Methodist Episcopal Church at a cost of about \$55,000 at Temple and Crescent sts.

**MASSAPEQUA.**—H. B. Upjohn, 96 5th av, Manhattan, has completed plans for a residence, 34x42 ft., at Massapequa, L. I., for Walter E. Sawyer.

**STONY BROOK.**—H. T. J. Fuehrman, 1161 Broadway, Manhattan, has drawn plans for a residence, 40x54 ft., at Stony Brook, L. I., for L. Johanns, Produce Exchange. Cost, \$25,000.

**ARVERNE.**—Wm. F. Kemble, 112 W. 42d st, Manhattan, is preparing plans for eight 2-sty residences at Arverne, L. I., for the Somerville Realty Co.

### Westchester County.

**NEW ROCHELLE.**—R. E. Archibald, 149 E. 125th st, Manhattan, has completed plans for three 2-sty dwellings, 20x40 ft., at New Rochelle, N. Y., for E. Deierlein, 10 Oak st, Yonkers, N. Y.

### New York State.

**GOUVERNEUR.**—The proposition of building a new schoolhouse on the site of the East Side School now confronts the taxpayers. A new building such as would be suitable for a village of this size with a growing population would probably cost in the neighborhood of from \$15,000 to \$20,000.

**NEWARK VALLEY.**—T. I. Lacey & Son, Binghamton, have plans for the Spaulding and Tappan Memorial Library Building at Newark Valley.

**POUGHKEEPSIE.**—Jackson & Rosencranz, Manhattan, have been commissioned to prepare plans and obtain estimates for a new Y. M. C. A. building, to cost \$100,000, to be erected on Market st.

**REMSSEN.**—Bids will be received until Dec. 7 at the office of Walter G. Frank, architect, 17 Clarendon Bldg., Utica, for erecting the Didymas Thomas Library at Remsen.

**WATERVLIET.**—Contract to erect a shop and stock room at the Arsenal has been awarded to Elmer H. Havens, of Albany. The building is to be of concrete and brick, 50x80 ft.

### New Jersey.

**NUTLEY.**—James Ferrarra will erect a 2-family brk dwelling on Wilson st, Nutley, N. J.

**NEWARK.**—Wm. K. Schoenig & Son, 418 Springfield av, have plans ready for a modern 6-family flat building for Adam Theim, a builder of 174 Hawthorne av, to be erected at Nos. 118-120 Hawthorne av, to cost \$10,000.

**UNION.**—Hyman Rosensohn, of 747 Broad st, has completed plans for the erection of two attached double flats on Van Verst pl, in the town of Union, which will be owned and built by Marcus Goodman, of Newark. The fronts of the structures will be faced with buff-colored pressed brick, trimmed with terra cotta. The owner

builds by day's work and will buy all materials. It is estimated that the cost of both buildings will be about \$30,000.

**SEA BRIGHT.**—P. Hall Packer has just sold two lots on Lincoln av to David K. Blahan. Mr. Blahan will erect one new house during the winter.—George A. Harvey has given a contract to Jahnnes & Welch to erect a new home on Washington av.

**PATERSON.**—Architect Wm. T. Fanning, Paterson, is completing plans for the erection of an operating pavilion at St. Joseph's Hospital. It is intended to start work at an early date. The structure will be 4 stories high, and with a basement.

**NORTH ORANGE.**—The congregation of the North Orange Baptist Church has pledged \$25,000 toward the \$40,000 building fund for the improvement of the lecture room and to the purchase of property for and improvements to the Emanuel chapel.

**FAIRMOUNT.**—At a school meeting it was voted to erect a brk school building in the Fairmount district to cost \$55,000.

**NEWARK.**—Francis Averkamp, architect, is ready for bids for the erection of a large 4-sty brk building on the southwest cor of South Orange av and Grove st, for George Reiss. It will contain two stores and apartments for 20 families. It will be an ornate building faced with pressed brick and Indiana limestone. The apartments will be provided with all improvements except heat. About \$35,000 will be expended.

**JERSEY CITY.**—Daniel E. Cleary will soon start work on the erection of a 4-sty brk storage building on the cor of Jersey av and Grand st, Jersey City. The building will contain all modern improvements, will be entirely fireproof and will have all the latest sanitary devices. Cost, about \$28,000.

**UNION HILL.**—Jacob Platoff will shortly start work on the erection of a 4-sty office building on Bergenline av, between Franklin and Jefferson sts, Union Hill. The building will be 25x70 ft., and will be built of pressed brick with limestone trimmings. The cost of the building has not yet been made public.

**WEST HOBOKEN.**—The Congregation Beth Jacob, which was incorporated about a year ago, have just purchased from the First Presbyterian Church of West Hoboken property on the southeast cor of Clinton av and Hague st. The building now used as a church will be turned into a synagogue.

**SUMMIT.**—Plans have been completed and Architect H. King Cinklin, of 45 Clinton st, is ready for estimates under separate contracts for the erection of a double flat at Summit for Arthur M. Decker, of Decker Bros., Orange. The building will be erected under the supervision of the architect, and cost about \$15,000.

**HACKENSACK.**—A new high school for Hackensack is contemplated to cost from \$100,000 to \$150,000.

**METUCHEN.**—Walker & Morris, New York City, let general contract to E. M. Waldron & Co., Newark, N. J., for a 3-sty school building for the Board of Education, Metuchen, to cost \$41,000.

**MORRISTOWN.**—D. N. B. Sturgis, 96 5th av, Manhattan, has prepared plans for a stable at Morristown; also for a 2-sty residence, 95x95 ft., to cost \$40,000.

**ALPHA.**—The Alpha Cement Co., Easton, Pa., is arranging to construct a power plant along the Pennsylvania side of Delaware River, near Foulrift, next spring.

**NEWARK.**—The citizens on Nov. 5 voted in favor of constructing a municipal electric light plant. Probable cost, \$1,000,000.

**ATLANTIC CITY.**—Geo. E. Savage, Provident Bldg., Philadelphia, Pa., is preparing plans for a 2-sty stone parsonage and tabernacle, to be erected for the Atlantic City Methodist Church. Estimated cost, \$30,000.

**OCEAN CITY.**—Plans are being prepared by Geo. E. Savage, Provident Bldg., Philadelphia, Pa., for a 1-sty stone church for the members of the Methodist Church, to cost about \$30,000.

**DEAL BEACH.**—C. Powell Karr, 70 5th av, Manhattan, is preparing plans for a 2-sty residence, 33x44 ft., at Deal Beach, N. J., for W. F. Inman. Cost about \$9,000.

**MATAWAN.**—H. A. Young, Keyport, N. J., has prepared plans for a 3-sty livery stable, 40x56 ft., for Harry B. Hulshach, Matawan.

**ATLANTIC CITY.**—The Tabernacle Methodist Episcopal Church of Atlantic City, N. J., has had plans prepared by Geo. E. Savage, architect, of this city. The new church will be built at Atlantic City. Cost will be about \$28,000, and work will be started soon.

### Connecticut.

**HARTFORD.**—The Hoag Rapid Press Co., 32 Union pl., have decided to erect a new factory building on Bartholomew av.

**NEW HAVEN.**—Allen & Williams have plans ready for the new county home.

**NORWICH.**—Cudworth & Woodworth have plans for four concrete block houses and the industrial building for the Norwich Hospital for the Insane.

**NEW HAVEN.**—Allen & Williams have prepared revised plans for a parochial school building for St. Boniface R. C. Church.

**SPRINGDALE.**—Henry Marvin, Stamford, Conn., will have plans ready by the middle of this month for a 1-sty frame addition to the school house, at Springdale.

### Massachusetts.

**NEW BEDFORD.**—Wm. J. Dunn, of Fall River, is considering the erection of a department store here for J. V. Spare Dry Goods Co., of which J. Fuller is president.

**SPRINGFIELD.**—Plans have been made for a building for the Industrial House Charities, care Mrs. C. D. Hosley, to cost about \$15,000.

**BOSTON.**—Shepley, Rutan & Coolidge are preparing plans for a bank building for the Old Colony Trust Co. Estimated to cost \$500,000.

**MALDEN.**—Whiton & Haynes, 35 Federal st., Boston, were the lowest bidders for the erection of an armory, at Malden, as planned by Architects Spofford & Eastman, 50 Bromfield st, Boston.

(Continued on page 831.)

# THE REAL ESTATE FIELD.

## 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 1906 and 1907:

### MANHATTAN AND THE BRONX.

CONVEYANCES.		1907.		1906.	
	Nov. 8 to 14, inc.	Nov. 8 to 14, inc.	Nov. 9 to 15, inc.	Nov. 9 to 15, inc.	
Total No. for Manhattan	170	Total No. for Manhattan	224		
No. with consideration	6	No. with consideration	14		
Amount involved	\$3,432,175	Amount involved	\$522,675		
Number nominal	164	Number nominal	210		
<b>Total No. Manhattan and The Bronx, Jan. 1 to date</b>					
	10,993		18,621		
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>					
	\$43,872,677		\$59,606,512		

CONVEYANCES.		1907.		1906.	
	Nov. 8 to 14, inc.	Nov. 8 to 14, inc.	Nov. 9 to 15, inc.	Nov. 9 to 15, inc.	
Total No. for the Bronx	117	Total No. for The Bronx	237		
No. with consideration	7	No. with consideration	9		
Amount involved	\$53,037	Amount involved	\$132,250		
Number nominal	110	Number nominal	228		
<b>Total No., The Bronx, Jan. 1 to date</b>					
	8,082		10,970		
<b>Total Amt., The Bronx, Jan. 1 to date</b>					
	\$6,523,483		\$7,223,905		
<b>Total No. Manhattan and The Bronx, Jan. 1 to date</b>					
	19,075		29,591		
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>					
	\$50,196,160		\$66,830,417		

Assessed Value, Manhattan.			
	1907.	1906.	
	Nov. 8 to 14, inc.	Nov. 9 to 15, inc.	
Total No., with Consideration	6	14	
Amount Involved	\$3,432,175	\$522,675	
Assessed Value	\$5,648,500	\$343,500	
Total No., Nominal	164	210	
Assessed Value	\$11,461,500	\$7,036,100	
Total No. with Consid., from Jan. 1st to date	732	1,115	
Amount involved	\$43,872,677	\$59,606,512	
Assessed value	\$32,834,900	\$41,689,275	
Total No. Nominal	10,360	17,506	
Assessed Value	\$334,594,800	\$583,364,610	

### MORTGAGES.

	1907.		1906.	
	Nov. 8 to 14, inc.	Nov. 8 to 14, inc.	Nov. 9 to 15, inc.	Nov. 9 to 15, inc.
	Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	178	105	314	217
Amount involved	\$4,177,594	\$705,671	\$3,098,625	\$815,857
No. at 7%	1	1	1	1
Amount involved	1	1	1	1
No. at 6%	71	65	114	54
Amount involved	\$554,055	\$415,302	\$1,401,841	\$231,752
No. at 5 1/2%	1	1	1	1
Amount involved	\$30,000	1	1	1
No. at 5%	10	12	4	11
Amount involved	\$1,110,000	\$77,700	\$235,500	\$57,165
No. at 4 1/2%	1	1	1	1
Amount involved	1	1	1	1
No. at 5%	55	15	119	115
Amount involved	\$1,899,239	\$88,075	\$3,604,244	\$263,806
No. at 4 1/2%	4	1	28	2
Amount involved	\$86,000	1	\$1,191,300	\$18,000
No. at 4%	1	1	1	1
Amount involved	\$75,000	1	1	1
No. at 4%	3	1	1	1
Amount involved	\$31,000	1	\$1,400	1
No. at 3%	1	1	1	1
Amount involved	1	1	1	1
No. without interest	33	13	48	35
Amount involved	\$392,300	\$124,594	\$1,664,340	\$245,134
No. above to Bank, Trust and Insurance Companies	22	8	64	29
Amount involved	\$1,949,500	\$89,500	\$2,825,000	\$217,867
<b>Total No., Manhattan, Jan. 1 to date</b>				
	10,757		16,137	
<b>Total Amt., Manhattan, Jan. 1 to date</b>				
	\$288,305,357		\$333,217,115	
<b>Total No., The Bronx, Jan. 1 to date</b>				
	7,250		8,203	
<b>Total Amt., The Bronx, Jan. 1 to date</b>				
	\$66,148,633		\$57,995,596	
<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>				
	18,007		24,340	
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>				
	\$354,453,990		\$391,212,711	

### PROJECTED BUILDINGS.

	1907.	1906.
	Nov. 9 to 15, inc.	Nov. 10 to 16, inc.
<b>Total No. New Buildings:</b>		
Manhattan	11	13
The Bronx	23	47
<b>Grand total</b>	34	60
<b>Total Amt. New Buildings:</b>		
Manhattan	\$917,400	\$558,250
The Bronx	246,590	351,125
<b>Grand Total</b>	\$1,163,990	\$909,375
<b>Total Amt. Alterations:</b>		
Manhattan	\$187,325	\$109,400
The Bronx	7,850	19,350
<b>Grand total</b>	\$195,175	\$128,750
<b>Total No. of New Buildings:</b>		
Manhattan, Jan. 1 to date	902	1,542
The Bronx, Jan. 1 to date	1,696	1,917
<b>Manhattan-Bronx, Jan. 1 to date</b>	2,598	3,459
<b>Total Amt. New Buildings:</b>		
Manhattan, Jan. 1 to date	\$70,968,800	\$104,687,140
The Bronx, Jan. 1 to date	19,102,984	24,731,655
<b>Manhattan-Bronx, Jan. 1 to date</b>	\$90,071,784	\$129,418,795
<b>Total Amt. Alterations:</b>		
Manhattan-Bronx Jan. 1 to date	\$14,952,654	\$18,621,810

### BROOKLYN.

CONVEYANCES.			
	1907.	1906.	
	Nov. 7 to 13, inc.	Nov. 8 to 14, inc.	
Total number	604	712	
No. with consideration	32	43	
Amount involved	\$255,648	\$290,765	
Number nominal	572	669	
<b>Total number of Conveyances, Jan. 1 to date</b>			
	29,625	42,679	
<b>Total amount of Conveyances, Jan. 1 to date</b>			
	\$17,952,385	\$25,048,682	
MORTGAGES.			
Total number	474	852	
Amount involved	\$1,843,525	\$3,719,478	
No. at 6%	285	350	
Amount involved	\$955,840	\$1,024,403	
No. at 5 1/2%	1	1	
Amount involved	1	1	
No. at 5%	136	168	
Amount involved	\$645,950	\$981,350	
No. at 4 1/2%	1	1	
Amount involved	1	1	
No. at 4%	1	1	
Amount involved	\$500	\$8,000	
No. at 3 1/2%	1	1	
Amount involved	1	1	
No. at 3%	1	1	
Amount involved	1	1	
No. without interest	15	37	
Amount involved	\$67,750	\$215,719	
<b>Total number of Mortgages, Jan. 1 to date</b>			
	30,184	34,631	
<b>Total amount of Mortgages, Jan. 1 to date</b>			
	\$129,597,900	\$142,759,979	
PROJECTED BUILDINGS.			
No. of New Buildings	97	195	
Estimated cost	\$568,510	\$1,812,607	
Total amount of Alterations	\$71,664		
<b>Total No. of New Buildings, Jan. 1 to date</b>			
	7,852	7,645	
<b>Total Amt. of New Buildings, Jan. 1 to date</b>			
	\$59,948,630	\$57,574,182	
<b>Total amount of Alterations, Jan. 1 to date</b>			
	\$5,956,567	\$5,005,458	

### The Week.

THE week in the real estate market, from a sales point of view, was brighter, and the brokers who reported sales were a little more encouraged. They report that they have a number under way, with a good chance of being put through, unless some new calamity happens. All they ask is to be let alone, and they will do business. While there was no material increase in numbers, still there was a better assortment, and a little broader market.

For example, 635 Broadway, a 34-foot front mercantile building running through to Mercer st, figured in a large trade, ninety lots in the Fort George section being given in part payment. Tenements in Mott and Houston sts changed hands and business buildings in Grand and Walker sts. A handsome dwelling in 6th st was sold, as well as the former home of President Chester A. Arthur in West 21st st. In the conveyances appear the following properties: Two 6-sty elevator apartment houses, 328 and 339 West 85th st, 327, 329, 331 East 105th st, 113 West 106th st, a 6-sty new-law house, Madison av, southeast corner of 96th st, a 6-sty elevator house, figured in a trade for four flats in 136th st. The 6-sty elevator apartment house at 158th st and Broadway was sold, giving Washington Heights its share of the business. This latter is exceptionally well situated, being very near Riverside Drive and the Audubon Park section. The trading in the Bronx was light, still it was an improvement over last week.

The leasing side of the realty market is holding its own splendidly. The feature of the week in this branch easily belongs to the lease put through by Messrs. M. & L. Hess. The property disposed of by them is 505 Fifth av, an 18-story store, loft and office building. The aggregate rental for the first flats in 136th st. The 6-sty elevator apartment house at 158th succeeding periods to be determined on a 5% basis. Besides this lease there were a number of large ones put through, mainly in the business section, though the usual number of dwellings were reported.

The mortgage market, as during the past few weeks, held the center of the stage. Many prospective purchasers were held off from buying from fear that they could not place a loan on the property, and in a number of instances they declared their intention as soon as it was shown that they would not have any difficulty in placing a reasonable amount. The total number of mortgages in Manhattan and Bronx recorded this week, up to the 14th of November, were 283 as against 306 for the corresponding period last week, and the total amount involved was \$4,978,265 as against \$7,910,939 last week.

There were several mortgages of considerable size recorded during the week. The Broadway and Cathedral Parkway Co. borrowed \$750,000 on the northwest corner of 110th st and

Broadway at 5½% after the building that is in the course of construction is completed. In the interim the interest rate is 6%. This mortgage comes due Nov. 1, 1912. Harry Payne Whitney mortgaged his 5th av home, corner 57th st, for \$500,000. The Pacific Realty Co. placed a mortgage on their holdings, 12 and 14 West 32d st, for \$200,000. This mortgage bears 6% until the building now being erected is completed and then the interest rate is to be reduced to 5½%, and falls due Nov. 1, 1912. John T. Williams gave a mortgage to the Lawyers Title Ins. & Trust Co. for \$160,000 on 778 and 780 Madison av, and the Title Insurance Co. loaned Albert Plant \$100,000 on 118 William st.

The total number of private sales reported for the week is 36, of which 10 were below 59th st, 15 above, and 11 in the Bronx.

## THE AUCTION MARKET

There were several choice pieces of property put up at auction during the week just past and the prices brought by them were regarded as satisfactory considering the present condition of the money market. The principle offering was the Hotel Saranac, the sale of which is noted in another column. This parcel, together with the property owned by the estate of Letitia A. Poillon, and a 3-sty brick building in 46th st, between Broadway and 8th av, made an interesting sales day at the Exchange on Thursday last.

At the stand of Joseph P. Day the prices brought were as follows: The Hotel Saranac, \$919,000; 428 to 432 Broadway, cor Howard st, to Bernardo W. Benner, for a client, for \$475,000; 85 to 89 Bedford st and 62 to 68 Barrow st, to Norman Harsell, a party in interest, for \$80,000; 760 and 762 8th av, to Robert P. Zobel, for \$60,000; 233 West 46th st, to Lewis Danahar, for \$36,850. Several parcels in 150th st, near 7th av, went to the plaintiff for \$125,000; 28 and 30 West 15th st to the plaintiff for \$105,900. All right, title and interest in a couple of lots in Hillside st, near Broadway, to Andrew J. Larkin for \$3,600; 1834 Bathgate av, to P. H. Mahon for \$4,450, and the northwest corner of 2d av and 126th st to the plaintiff for \$121,000.

At the stand of Joseph P. Day on Wednesday last six 5-sty flats in 160th st were knocked down to Simon Cyge, representing a party in interest, for \$285,000. Prospect av, near Jennings st, to George Keller for \$19,500.

## A Growing Section of the Bronx.

THAT the Bronx is growing, in spite of Wall Street panics and financial hurries, is shown conclusively by the transformation that is taking place in the Freeman st and Southern Boulevard section. There the carpenter's hammer has not been silenced, and instead of a recession in building, cellars for new houses are being dug, and houses are rushed because the demand for two-family houses and five and six-room apartments is still unsatiated.

Two years ago Freeman st and its vicinity were without a corporal's guard of houses; to-day it is well built up, and apartment houses are to be seen looming up in all directions. All the stores in Freeman st are occupied at good rentals, and the merchants appear to be very willing to pay from \$60 to \$100 for 20-ft. inside stores.

Real estate men report that the demand for two-family houses, to cost from \$13,000 to \$15,000, is considerable. The owners generally live on one floor and rent the other. Two years ago prospective purchasers demanded a ten per cent. income before buying small houses; but to-day they buy without having the income figured out to them to a cent.

During the year there have been built over forty two-family houses on Bryant av, and to-day they are nearly all sold. On Vyse av and Bryant av there are being started about twenty two-family houses. A number of 5-sty flats are being built on Hoe av, and at the corner of Freeman st and Southern Boulevard the Eichler Brewing Company has just completed a number of modern 5-sty, six-family flats.

One of the biggest building enterprises in the neighborhood is the solid block of modern 5-sty apartment houses completed by the Fleischmann Realty Co. The block is bounded by Wilkins av, Charlotte st, 170th st and Boston road, and consists of about twenty 40-ft. fronts, which all are finding ready rental. John P. Leo is building five 25-ft., 5-sty double flats in Southern Boulevard, south of Freeman st and the southeast corner of 170th st and Wilkins pl, is also completed and rented. With the building change a change in the class of tenants has also been noticed since the advent of the subway. The new class of residents want to be near rapid transit, and are willing to pay \$5 to \$6 per room. But when apartment houses are built away from the subway they are hard to rent.

—The Queens Home Realty & Construction Co., with offices at 139 East 59th st, recently incorporated with Harold B. Christens, president, Henry E. Jordon, treasurer, and Leo Green, secretary, has greatly enlarged its offices and reports a very encouraging prospect for future business.

## Weak Points in the Taxation System.

PROF. JOHN H. MacCRACKEN, of New York University, read a paper on Thursday morning before the National Conference on State and Local Taxation, being held under the auspices of the National Tax Association at Columbus, Ohio, on "Taxation of City Real Estate and Improvements on Real Estate as Illustrated in New York City," in which he strongly advocated a tax on the rental value of land improvements, and pointed out the strength and some of the weaknesses of the present system of real estate taxation in this city. Professor MacCracken said in part:

The taxation on real estate, as we have it in New York City, is probably on the whole the most equitable in its distribution, the simplest in its administration, and more productive in proportion to the sacrifice involved and carries with it fewer evil consequences than any tax system hitherto devised. To secure an annual revenue of eighty million dollars at an expense of about \$600,000 for assessment and collection, with no greater sacrifice than is involved in the payment of 1½% on a 70% valuation, is a fine illustration of Colburn's supreme art of taxation—the plucking of the greatest number of feathers with the least amount of squalling.

In 1906, the receipts from the tax on real estate in New York City were approximately eighty million dollars. The same year the tax on personal property yielded only four and one-half millions, and the tax on franchises and the real estate of corporations only one and one-half millions.

The statistics are in many ways surprising. They show that of the total assessed value of New York real estate, 65.3% is land, value and 37.7% is improvement value. Brooklyn is the only one of the five boroughs in which the buildings are rated as more valuable than the land, the percentage of improvement value being 55.2% as compared with 32.8% in Manhattan. This in spite of the fact that the skyscrapers and palaces are in Manhattan.

Weak points in our system of real estate taxation, according to Professor MacCracken, are the lack of success in assessing real estate at its market value, the relatively lower assessment placed on acreage property than on single lots and the unsatisfactory working of our tax on improvements. After citing some of the inequalities of the present tax on improvements, he said:

The substitution of a tax on the rental value of improvements will bring closer to the mind of the average citizen what he is paying for city purposes year after year. It will thus make the cost of city government a matter of more immediate interest to a majority of its population.

Just as Philadelphia is celebrated as a city of homes, so New York is celebrated as a city of tenants or occupiers, as they would be called in Great Britain. The number of those who own the homes they live in in New York has been placed as low as 10%. The remainder, of course, pay rent. The great majority pay no direct taxes. The result is, there is utterly lacking even among the more intelligent part of our population any just conception of what they pay for city government and municipal services.

The arguments for the tax on rentals are:

(1) Rental values are more readily ascertainable than the values of improvements, and furnish, therefore, a more exact basis of taxation.

(2) Rental values are a fair index of family income and a tax on rental values is, therefore, proportioned to ability to pay.

(3) A tax on rental values permits the exemption of a minimum rental, say, \$100 a year from taxation, and if properly adjusted, would permit cheaper rents for the poorest class of dwellings or apartments.

(4) A tax on rentals, whether assessed against the occupier, as in Great Britain, or assessed against the owner (as is more desirable for the sake of ease of collection) would in its psychological effect be a direct tax for the majority of the population, and would give them an immediate concern in municipal expenditures.

New Yorkers are all alive to the fact that rents are very high in New York, but Professor MacCracken says that if we were to question a score of intelligent men, college professors included, as to what proportion of their payments for rent they thought went to pay the expenses of the city government, you would find their estimates wide of the mark. He imagines, therefore, that the proposal to introduce a tax on rental values of from 10% to 20% would appear at first sight as extortionate, and an impossible burden, but in reality it would be no greater than the tax now paid indirectly. It must be understood, of course, that to reach the rental value of the improvement it would be necessary to deduct from the total rental value a sum sufficient to yield a fair return on the assessed value of the land, say 3½% or 4% net.

For illustration, let us take a lot assessed at \$50,000 with a house assessed at \$10,000, and renting for \$4,000. The present tax is \$750 on the land and \$150 on the house. Allowing \$2,500 or 5% on the assessed value of the land, the rental value of the house would be \$1,500, and a rental tax of 10% would be required to yield the same amount as at present. Again, take a commercial building, assessed at \$350,000, standing on a lot assessed at \$500,000 with rental value of \$50,000. It now pays \$7,500 on the land, and \$5,250 on the building. If \$2,500 were allowed as rental value of the land, it would require a tax of over 20% on the remainder of rental value to yield as large a tax as at present. It is evident, therefore, that while the property would pay no more into the city treasury than at present, the psychological effect would be magnified and the interest of the rent payer in municipal questions greatly increased. We should begin to understand that we were not so much better off with our present tax rates than our English cousins with their rates of two and three shillings in the pound, and we should begin to understand how some Londoners had begun to fear a rate of twenty shillings in the pound.

The objection may be raised against the proposed form of taxation that instead of diminishing it would increase the taxation of the poor, because the greatest gross rentals in proportion to the investment are paid by the poorest class of tenements. This, however, could be met in either of two ways: First, by a judicious exemption of rentals of small amounts, or second, by adopting cer-

tain fixed percentages to be applied to different classes of buildings to enable the assessor to estimate the net rental from the gross rental. To encourage the improvement of outlying property, I should favor also the exemption from the tax on rental value for the first two or three years, of both residential and commercial buildings when they were erected on property not previously improved.

With a tax on land and on franchises to bear the chief brunt of city taxation, a tax on the stock of certain classes of corporation, an excise tax, and a tax on the rental values of improvements, we should obtain, Professor MacCracken believes, at least so far as New York City is concerned, all needed revenue, with the least hardship, and with the greatest justice and largest incidental political and social benefits.

### Who's Who in Real Estate?—III.



JOSEPH L. BUTTENWIESER has been identified with real estate in all its branches in this city for years. By birth a Philadelphian, at an early age he came to New York and graduated from the College of the City of New York in 1883. While at college he won all the medals and first prizes in Latin and Greek during the course and stood at the head of his class during the five years' term. Then he took the law course and graduated from the University Law School of New York in 1887. He was the valedictorian of his class.

For two years and a half he taught school, and then

he entered the real estate field. He chose operating on his own account and building as his field for operation. To get an idea of how active Mr. Buttenwieser has been in real estate, one must realize that he has built over three hundred houses and has bought and sold for his own account over a thousand houses in Manhattan.

Mr. Buttenwieser took very active part in the agitation which resulted in the repeal of the mortgage tax law and its substitution by the Mortgage Recording Tax Law. His speech before the joint Senate and Assembly Committees on Taxation and Retrenchment was widely distributed throughout the State.

As an owner of property, Mr. Buttenwieser has had nearly every class of building—private dwellings, apartment and tenement houses, loft and business buildings, etc. They have been located in all parts of the city. Most men have their likes and dislikes. Some favor one class of realty and some another. Not so with Mr. Buttenwieser; if any parcel appealed to him he bought it, and without hesitation. This is probably the cause of his success. His common sense and good judgment must not, however, be overlooked. He knew his locality, what it was he was buying, and the possibilities of increase in value. These qualifications added to boldness have borne their fruit, and today he is a large holder of real estate.

Among his holdings are the following pieces of property: 233 Lenox av, 636 Hudson st, 22 Morton st, 227 Waverly pl, 130 West 16th st, 232 East 23d st, 136 East 48th st, 101 Allen st, 319 West 58th st, 154 West 64th st, 154 East 70th st, 137 West 83d st, 1485 Park av, 1420 Third av, 252 West 124th st, 158 East 44th st, 150 Cherry st, 141-143 East 26th st, 6 Bank st, 88-90 Washington pl, 417 Third av, 41-43 Grand st, 386 First av, 39 Mott st, 410-412 East 6th st, 77 Sullivan st, 322 East 6th st, 340 East 6th st, 217-221 East 22d st, 29 East 7th st, 139 East 13th st, 158 East 26th st, 344 East 125th st, 342-344 West 30th st, 137-139 West 83d st, 528 First av, 101 Lexington av, 417 Third av, 425 Third av and 104-106 Houston st.

### Poor's Manual of Railroads.

The fortieth annual number of "Poor's Manual of Railroads" has just been published and is larger and more complete in detail than any of the previous issues. It divides the steam railroads into eleven groups, with a ready reference, so that information about any individual railroad can be easily found. A list of annual meetings, transfer agencies and dividend tables are also given. One of the features of this work is the list of maps. These are divided into two sections, the colored State maps, of which twenty-four are printed, form one section, and maps of individual companies (uncolored) of which there are seventy, comprise the second one. One can readily see by turning to the State map all the railroads that operate in that State, and then by turning to the individual map the entire territory covered by a given railroad can be seen at a glance. The industrial section gives the last statement published by the various companies, and also much information which heretofore has been omitted. This latest issue contains much more information than has ever before been attempted in this work. (Poor's Manual Co., 100 William st.)

### Apartment House Rules.

WHILE building up a system for the care of improved real estate, the Remco people (the Real Estate Management Company) have had many problems to meet and have had frequent occasion to issue circular letters of instruction to their employees. Some of these have dealt with the service, some with the care of machinery in use, others with the maintenance of the property, and all have been considered important to the welfare of the tenant and vital to the income of the property.

With time this material has become voluminous and of increasing value, it has been necessary to classify, index and arrange it for ready reference, and finally to complete it by covering the whole subject of apartment house management. In its final form it provides for a management service extending through the twenty-four hours of the day, and assembles in a convenient form for daily use instruction extremely valuable for owners, managers and the employees of apartment houses.

It is a pleasure—and also a surprise to us—to be able to announce that this manual has been published (through The McClure Company) in book form. It is entitled "Remco's Manual of Apartment House Service, and puts at the disposal of any one who will buy a copy the results of the wide and successful experience of this company. The text is for the most part arranged in the form of numbered rules, brief and pointed. There are three general divisions: Instructions to Janitors, Apartment House Rules, and Care of Plant and Property, and under the latter head there are rules for the running and care of elevators, steam boilers, hot-water boilers, electrical machinery, furnaces and pumps, ranges, doors, trim and mouldings, awnings, shades, wall paper, leaders, drains, and the like.

To our mind this marks an important step in real estate management. There have been no definite standards of service generally recognized, though each manager has had his own system. There has been an organization which janitors have joined and which has imparted instruction to its members, but this publication by the Real Estate Management Company, being the first of the kind, will serve the purpose of a standard or code of service, though to be modified to meet individual cases.

Altogether, there are 1470 rules in the Manual, and some three hundred pages. We note that the system requires complete house service to be given from 8 a. m. to 7 p. m. Some of the House Rules are as follows:

512. Children are not allowed on the roof or in the basement, and are not permitted to play in the halls or about the entrance.

513. Velocipedes or bicycles are not allowed in passenger elevators, or in the halls, passageways, areas, or courts.

514. Dogs, cats, parrots, mocking birds, or wild or domestic animals are not allowed, under penalty of forfeiture of the lease at the option of the management.

515. Where practicable, furniture and baggage is to be received and delivered through the basement doors.

516. Servants, messengers, and tradespeople are not allowed to enter or leave the building by the main entrance or to use the main elevators, excepting nurses accompanying children.

517. No male servant is allowed to room on the servants'-room floor.

518. Tenants desiring telegraphic or telephonic connections should advise the management. It will direct the electricians as to where and how the wires are to be introduced; without such directions no boring or cutting for such wires will be permitted.

519. Each tenant must keep the premises leased by him in a good state of preservation and cleanliness.

520. Tenants must not sweep, or throw, or permit to be swept or thrown from the premises leased by them, any dirt or other substance into any of the corridors or halls, elevators or stairways of said building, or into any of the light shafts or ventilators thereof.

521. Garbage and refuse must be sent down to the basement during the day when necessary, and at the hours fixed by the management.

522. Ashes must be sent down every morning between 7 and 8 o'clock.

523. Throwing refuse, garbage or paper down the dumb-waiter shaft and the placing of paper or garbage in papers or packages on top of or in the dumb-waiter car is prohibited.

524. The placing of ash cans, ashes or refuse of any kind in the dumb-waiter, except at the hour fixed for deliveries by the janitor, is prohibited.

525. The storing of ash cans in the dumb-waiter is dangerous, and is prohibited by the Fire Department.

526. The obstruction of the fire escapes is a menace to life, is against the laws, and is prohibited by the Fire Department, and also by the management.

527. No ash can, garbage can, coal holder, woodbox, kitchen supplies, ice, or other article shall be placed in the halls or on the staircase landings; nor shall anything be hung from the windows or balconies, or placed upon the window sills; neither shall any tablecloths, clothing, curtains or rugs be shaken or hung from any of the windows or doors.

528. The placing of packages, pots, or plants on window ledges is very dangerous and is expressly prohibited.

529. The storage in the basement or storerooms, or in any trunk, package or receptacle placed in the storeroom, of any excelsior, shavings or other inflammable material is expressly prohibited.

530. The storing of trunks, furniture or other effects in the hallways or vacant portions of the building is prohibited. The management assumes no responsibility for trunks, furniture or packages stored in the basement.

531. Visitors to the help of tenants are expected to leave at 10:30 p. m.; tenants' help are expected to return by 11:30 p. m.

532. All outside shades must be of a color approved by the management.

533. Employees are not permitted to receive registered mail or telegrams for tenants; they are required to deliver to the apartment a notice of the tender of registered mail or telegrams in the absence of the tenant.

534. Employees are not allowed to receive parcels, packages or tradesmen's deliveries except where the tenant has made a signed request for and has assumed all risks of such service.

535. Where fuel is sold by the management, deliveries are made by its employees. Employees must require fuel tickets against these deliveries; they are not allowed to accept cash for fuel. Unused fuel tickets will be redeemed at cost on demand.

536. Subletting without the authority of the management is prohibited.

### Lexington Avenue and Blackwell's Island Bridge.

**L**EXINGTON AVENUE for several blocks in the neighborhood of 59th st is changing from a residence to a business section. On all sides improvements are being made preparatory to the day when the new Blackwell's Island Bridge will be completed and opened for traffic.

Although the building of the bridge is being unavoidably delayed by the city, the conditions which will be created by this new line of transportation across the East River are known and now being taken into consideration.

The traffic, both pedestrian and vehicular, which will be diverted to the 59th st district is expected to be heavy and the question of providing street surface room naturally is the first to arise.

While the city has already taken possession of the blocks between the river and 2d av, and 59th and 60th sts, there are many property owners in the zone which will be effected by the bridge who, believing that a larger plaza than the one planned for, will be needed, want the city to acquire title to the block between 2d and 3d avs.

The narrowness of 59th and 58th sts, being only 60 ft. each, makes it necessary to plan for the divergence of the expected traffic east through 57th st, which is 40 ft. wider than the others.

It was at first thought to widen 59th st by taking 40 ft. from the abutting properties, but when the probable cost of such an operation was added up, and the figures found to reach the \$34,000,000 mark, the scheme was quickly abandoned for the less expensive proposition of widening 2d av, between 57th and 59th sts, by 40 ft. and diverting the crosstown traffic to and through 57th st. This will prevent much of the congestion in 59th st, help to widen the business area in that district and comfortably take care of the newly created traffic.

One of the pioneer real estate firms in the 59th st zone to realize the gradual transformation from residence to business was James Kyle & Son, of 721 Lexington av, who, about two years ago, moved their offices from downtown. Opposite their offices on the corner of 58th st they have just completed the improvement of a commodious residence property into an elevator office building, with stores on Lexington av. The building is fitted up with all the latest improvements and is being rapidly filled with business and professional men who realize that this is the coming uptown business center.

"Lexington av," said Mr. Kyle, "between 57th and 63d sts, will soon be given up for business purposes and it will not be long before the whole street will be turned into a business thoroughfare. With the Grand Central depot improvements completed, and the construction of the proposed subway up Lexington av, the avenue will receive great benefits.

"It is yet too early to know just what Lexington av, below 57th and to 50th st, will be turned into. I believe that gradually it will be turned into an apartment-house district. One thing is certain, the present owners of Lexington av properties are of a very good class—men who can hold on to what they have and make improvements when the time warrants. To me the widening of 59th st east of 5th av is not among the impossibilities and could be carried through even to-day if the big property interests would stop fighting each other. All are agreed that 59th st is too narrow, but after that no two agree to a general plan."

S. J. Redlich, of 729 Lexington av, is one of the young real estate men who early realized the coming possibilities of the 59th st zone and established his offices in the center of activity.

Mr. Redlich said "that with the opening of the Blackwell's Island Bridge, in another year, thousands of people will travel through this district and property owners will receive commensurate benefits. Shrewd business men early saw the promise of great possibilities and took advantage of them. I am told that one of our great business houses has bought up several corners and other key properties on Lexington av at and near 59th st, so as to keep away possible competition. They must be believers in this locality and prize their vantage very much. Then, too, they are believers in real estate in this section and know that while present prices seem high, the chances for very great reductions in the near future are not promising. I have it on good authority that 59th st will not be widened, but instead 2d av, between 57th and 59th sts, will be widened by 40 feet, so as to take care and carry the expected great traffic from and to the bridge to 57th st, which is a 100-ft. wide street."

### Death of Charles T. Barney.

**T**HE real estate world, in which he was a leader, was shocked by the announcement of Mr. Charles T. Barney's death and the attending circumstances. Individually and through various corporations with which he was identified as an officer or director he was the largest figure, if not the largest operator, of his time in New York real estate. Besides this he was a banker—the head of the second largest trust company, and a director in many financial concerns, but his renown and high standing among business men was mainly owing to his incomparable activities in real estate. He had to do with some of the largest transactions, and there is scarcely any measuring of his work in this respect, so wide were his interests.

He was an unflinching believer in the soundness of realty values on Manhattan Island, and gave evidence of this confidence in ways almost startling on many occasions. Mr. Barney was financially and intellectually a large man, conducted large operations, associated with large men in business, moved in the best society, represented the best business spirit of the city and possessed the finest fruits of it.

He was a proud man, and the most searching investigation of his affairs has only further proved that he was an exceedingly upright one. It is not for us to comment upon the acts of those who hastily impugn the honor of men conscious of their own integrity.

The following statement was given out, by the receivers, George L. Rives, Henry C. Ide and Ernst Thalmann: "The comparison with the books has not been completed, but the books appear to be in good order, and there is no evidence as yet discovered that any fraud or embezzlement has occurred. The securities appear to be all intact."

It is said that Mr. Barney made a fortune alone from such companies as the New York Mortgage and Securities Company, capitalized at \$1,000,000; the Title Insurance Company, \$2,000,000, of which Edgar J. Levey is president; the Chelsea Realty Company, \$100,000, of which H. O. Havemeyer is president; the Century Realty Company, and the United States Realty and Improvement Company.

Mr. Barney first attracted attention as a real estate operator on a large scale by his deals on the West Side of New York. Then he went into trading on a larger scale in Washington Heights, and it was there that he made a large part of his fortune, which was estimated last summer to be from \$8,000,000 to \$9,000,000. All the syndicate holdings on the Heights were sold out, but Mr. Barney held on to about one-quarter of his individual holdings, which included about ninety parcels. These combined holdings are worth about \$5,000,000. In Nutley, N. J., he also had extensive holdings standing in the name of his private secretary.

He was fifty-seven years of age, born in Cleveland, the son of A. H. Barney, once president of the United States Express Company, and was a graduate of Williams College. He married a sister of the late Hon. William C. Whitney.

### Expensive Storage.

Large corporations like the Equitable and New York Life acquire property in sections of the city where land is cheap and construct thereon a fireproof building, for no other use than that of storing old public documents.

There is now in storage in Nos. 13 to 21 Park row, old records of the Department of Water Supply, which cost the city about \$2 per square foot. In the Hall of Records the Finance Department has a part of the building in which are stored old records of the Finance Department. In the same building there are stored old records of the Corporation Counsel, and now this Board has assigned room for the purpose of storing other old records of the city.

It seems to the Controller, and he has so recommended, that it would be an economic proposition for the city to buy a plot of ground 200 ft. square, have a fireproof building constructed thereon of a sufficient height to accommodate the needs of the city now and for the next ten or fifteen years. As it is not necessary to locate this building in a particular spot, the ground could be acquired at a very nominal rate compared with ground in the vicinity of City Hall, and the cost of the erection of a building thereon, to be absolutely fireproof, would be less than the cost of the erection of a public office building.

## Changes in Long Acre Square.

LONG ACRE SQUARE has been the center of quite a little real estate activity during the past few weeks. Several transfers have taken place, a number of large sales and leases including the Shanley plot, and later the lease of the southeast corner of Broadway and 43d st, also the auction sale of the Saranac Hotel, an account of which will be found in another column.

Some years ago 42d st was considered the "dead line." No one was supposed to cross that line. Mr. Oscar Hammerstein was the pioneer when he built his "Olympia," or as it is now known, the New York Theater; but even he could not overcome the "hoodoo" and the result spelt failure for him. But in the course of time the theaters were compelled to move up town and finally there was a grand rush to get favorable sites for that class of building.

Nothing could be done in that section until the large estates which owned nearly all the avenue property showed a disposition to either improve, lease or sell their holdings. The form that the operations took as a general thing was leasing. The Astors started the ball rolling when they built the Hotel Astor and tore down the old St. Cloud Hotel on the southeast corner of Broadway and 42d st, and built in its place the new Hotel Knickerbocker. The result of all these improvements, as well as having the subway finished, gave a tremendous boom to land values not only on Broadway, but also on the adjoining streets, and apartment hotels were planned almost over night.

cars passing the doors. It must have plenty of side entrances to take care of the carriages. Many plots were offered to the company, but they were refused because they were all lacking in some essential point. It is the desire of many of the subscribers to have an opera house further uptown, where it will be free from the congestion of the Broadway traffic, and yet be easy of access. Columbia Circle was well thought of at one time, but it was afterward abandoned as undesirable.

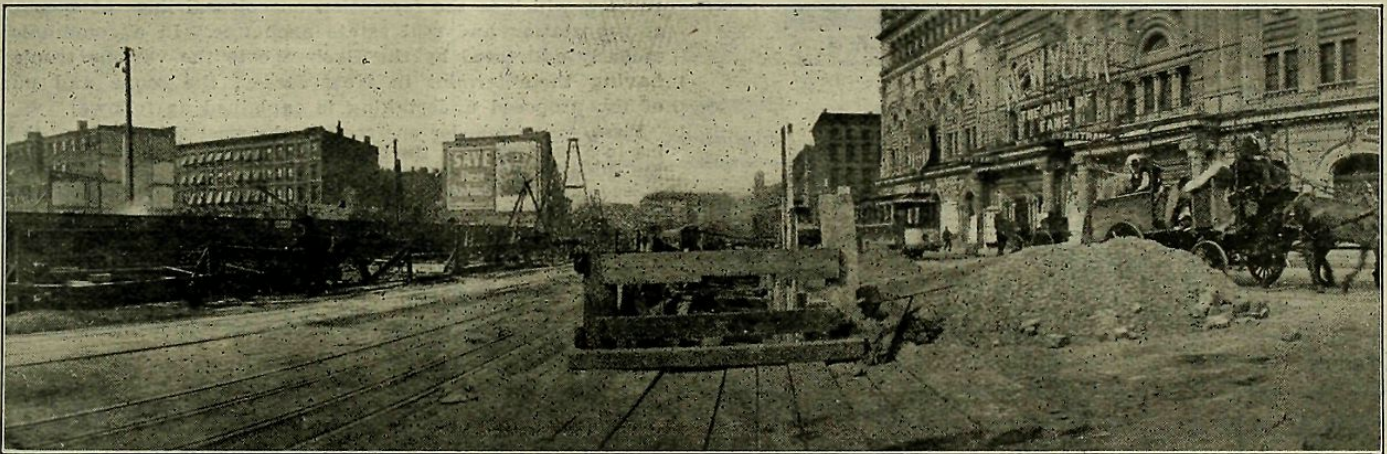
The next few years will see many changes in Long Acre Square, as there are a number of large plots still to be developed.

### Fourth Torrens Hearing.

The fourth public hearing of the Torrens Commission was held Friday at City Hall, with David A. Clarkson in the chair. The first to address the meeting was A. E. Moreley, vice-president Allied Real Estate Interests, who read many extracts from reports from various cities where Torrens systems are in vogue. Only one of the many was favorable to the system. He said, in conclusion, that he personally objects to the system because, so far, he has failed to find a sufficient demand from property owners for its adoption.

Mr. Wheelock, vice-president Douglas Robinson, Charles Brown & Co., said that he could not speak on the constitutionality of the proposed act, but he could strongly endorse Mr. Moreley's attitude.

Commissioner Pegram read a letter from Edgar J. Levey, president Title Insurance Company of New York, in which Mr.



LONG ACRE SQUARE FIVE YEARS AGO.

In 47th st, between Sixth av and Broadway, there are about eight of this class of buildings, and on 42d st, between Broadway and Eighth av, there are seven theaters.

When Shanley Brothers started their restaurant just over the "dead line" every one that was familiar with the section thought that it would be impossible for the business to pay, but contrary to all expectations it was a success from the start, and then Rector's opened on the block above and has done an immense business. An old broker in that section said to a representative of the Record and Guide last week: "Get them coming to a given section, and you can make them stay. People in a large city are creatures of habit. They continually go to one section of the city and seldom change their route. Yes, route is the correct word, they go over and over the same ground with hardly any variance. You ask some business man who lives on the West Side: 'How long is it since you were in the Museum of Art in Central Park?' and he will probably say, 'About fifteen years ago; but then I never get over to that part of the city.' Ask his wife and she will give about the same answer."

Some years ago when Pabst Hotel was built on the northwest corner of Broadway and 42d st, every one thought the future of that corner was definitely settled. It only remained there a few years, and though the building was in perfect condition, it was demolished to make room for the "Times" building. The new Stuyvesant Theater, which will be controlled by David Belasco when completed, will occupy the plot to the east of the Hotel Gerard, on 44th st, and will add one more beautiful structure to that growing neighborhood.

The section north of Long Acre Square has been given over to the automobile trade. Entire blocks are rented by concerns affiliated with this industry, and the rents paid in some cases are very large. They extend as far north as 64th st, though a few firms have rented stores even further up on the avenue.

The section below 42d st has not had an opportunity to have a real movement. It is today in exactly the condition that the Long Acre Square section was a few years ago. In all probability the Metropolitan Opera House will be the next large plot to be sold, though that will not take place until they have secured a suitable site on which to build a new home for music lovers. Several very flattering offers have been received for this property, but the directors of the Metropolitan Real Estate Company were unwilling to accept any of them, on account of the difficulty of procuring another site. The requirements of an enterprise of that size are numerous. For example, it must be centrally located, and that means there must be surface

Levey held that it was possible for the Commission to draw a bill which would prove more advantageous than hurtful to his company's business, and that a discussion before a bill is drawn must be on purely academic lines.

Henry F. Miller said that it seemed to him that the Torrens system was not in general demand and therefore the State should not favor it.

William Seeligsberg, of 35 Nassau st, saw no reason why the State or municipality should not have a title guarantee of its owns, as in Germany, where the costs of guaranteeing titles are very slight.

J. F. Parish said he saw no danger from public officials performing duties that are now entrusted to private corporations. He asked to be recorded as in favor of a Torrens system very much simplified.

Geo. A. Baker, Esq., did not believe that the State should go into the insurance business.

The chairman announced at the close that the next meeting of the Commission would be held in Albany on November 29th, at one o'clock, in the Assembly Chamber.

### Recording Lease.

To the Editor of the Record and Guide:

Will you be kind enough to decide a question as to the legality of the recording of a lease without having the same acknowledged before a notary, or whether a lease witnessed by ordinary witnesses and not by a notary can be recorded and considered binding or legal.

Answer.—Perfectly binding and legal, but it cannot be recorded. Should it be recorded, the Registrar would be guilty of a misdemeanor for placing on record an improper document.

### Stock and Real Estate Investments.

On a 6 per cent. dividend paying basis Baltimore & Ohio, at 125 a year ago, gave its holders a 4.8 per cent. income. Those who bought yesterday at 80¼ will, at the same dividend rate, net nearly 3 per cent. more.—N. Y. Herald.

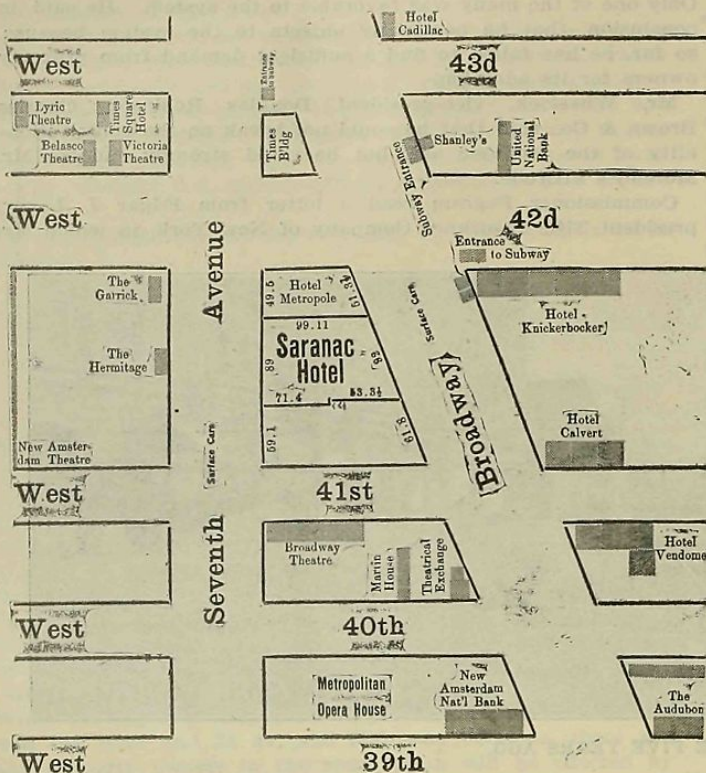
There is no security sold on any exchange in the world that is so safe and which has the chances for prospective increases in value as New York Real Estate. I should estimate the average yearly increase in value at from 6 to 10 per cent., so that we may safely say that the total yearly income from New York Real Estate is at least 10 per cent., and may go as high as 20 per cent.

JEFFERSON M. LEVY.

**Hotel Saranac At Auction.**

The Hotel Saranac property on Broadway, 51 feet south of 42d st, was sold at public auction by the New Amsterdam Bank on last Thursday at the Exchange Salesroom, 14 Vesey st. Joseph P. Day was the auctioneer. This property is so well known that it is not necessary to give any description of it here, except possibly to state that there is something like 11,000 square feet in the plot.

The property was sold subject to a mortgage of \$400,000, bearing interest at 5%. This mortgage is due on September 1, 1910, and is held by the Equitable Life Assurance Society. There is a clause in the mortgage to the effect that it can be paid off any time after August 31, 1908. There are also some leases on the building which have not yet expired, but there is a clause by which they may be terminated on 60 days' written notice. The rentals amount to about \$30,000 a year. The directors of the New Amsterdam Bank decided to leave up to 70%



THE SARANAC HOTEL SITE.

of the purchase price on second mortgages at 6% for one year. It was announced by Mr. Day that the property would be sold without reservation. A policy of title insurance free of charge goes to the purchaser.

The bidding was started by William Rosenzweig, who bid \$600,000. This was raised \$10,000 by David L. Phillips. Messrs. S. H. Stone, W. H. Wheelock, of Douglas Robinson, Charles S. Brown & Co., and William H. Chesebrough then started to raise the price, and they brought it up to \$850,000. It was reported that Mr. Wheelock was bidding for the owners of the Metropole Hotel, which adjoins this property on the north. After the price had reached \$850,000, William Simpson took a hand and bid the price to \$919,000, and he was declared the purchaser. It was rumored that Mr. Simpson was acting for Brokaw Bros., the clothing house. Altogether there were 59 bids. When the \$900,000 mark was reached there was a burst of applause from the crowd of excited bidders and onlookers.

It has been a long time since the salesroom has held such a large crowd of influential real estate men at one time, and it was certainly a scene to inspire confidence in times, such as these when money is at a premium.

**More Money for Realty Operations.**

Since the recent financial disturbances the stability of the real estate market has induced many persons with money to invest to lend on bond and mortgage or to offer it to some builder or company in order to help perfect a building operation. The Tribune, noting this, holds the view that this money situation, as regards the real estate market, will continue to improve. But at the same time the Tribune says there are brokers not able to see this change for the better which has recently taken place—because the recent financial disturbances impaired their vision of realty matters:

Because of this impairment of vision they think there is likely to be a big decrease in realty values in the near future, that hundreds of owners, failing to get mortgages renewed or extended, will be forced to sell their property at a large sacrifice, that building operations will be practically at a standstill and that the entire local real estate market will receive such a staggering blow that it will take a long time to recover from the effects of it. Could a gloomier picture of the probable realty trading in the near future be drawn? The Dowlings, the Chesebroughs, the Levys and the Morgenthau's of the realty market hold no such views. They know, as every careful student of realty affairs does, that the majority of Manhattan business buildings, tenement and apartment houses were never on a better rental basis. And the same can be

said about most of the improved parcels in The Bronx. Most of the business properties on Manhattan Island and in nearly all the other sections of the city are leased, not on the monthly plan, but for a long term of years, and the earning power of such properties does not quickly depreciate unless business depression is widespread, resulting in many business failures.

Authorities will all concur, we think, that New York real estate, especially on Manhattan Island, holds an impregnable position at this time.

**N. J.—N. Y. Real Estate Exchange.**

TO GIVE A REAL ESTATE EDITORS' DINNER.—PLANNING A COMBINED REAL ESTATE AND RAILROAD EXCHANGE.

In recognition of the effective and disinterested services rendered by the real estate editors of the Metropolitan press to the men engaged in the real estate business, the N. J.-N. Y. Real Estate Exchange has decided to tender them a complimentary dinner. It is to be held on the 23d day of November at Reisenweber's. Invitations to the joyous feast have been accepted by nearly all of the editors in question, and as the members of the Exchange are also subscribing for tickets liberally, a large and distinguished gathering is anticipated. In addition to the editorial guests, the individual members are inviting prominent New Jersey business men as their own guests, and in that way they hope to make the occasion truly representative of New Jersey's real estate and business world.

The New Jersey Exchange is promoting a very ambitious project, which is the formation on colossal lines of a combined transportation and real estate exchange. In a communication recently addressed by the Exchange to the various trunk lines having their termini in New Jersey, the scope and purpose of the proposed undertaking is explained as follows:

First, to unite under one roof, in the most suitably located building in New York City, the transportation and real estate interests of the State of New Jersey.

Second, to establish and maintain therein a combined transportation and real estate exchange, where each railroad company may be separately represented by its own Real Estate and Information Bureau and Ticket Agency.

Third, to enable the real estate developers, brokers and owners of New Jersey property to have a central headquarters for their business, where they will keep maps, records, literature, etc., relating to New Jersey real estate, and provide facilities for closing titles, making contracts, etc.

Fourth, to provide office accommodations for real estate men, title guarantee and mortgage loan companies, with a view to concentrating all the interests allied to the real estate business.

Fifth, to conduct a real estate auction sales-room for New Jersey real estate property exclusively.

When the Hudson Terminal Buildings will be completed, they will surely become the focussing point for the railroad and commercial interests of the State of New Jersey. Obviously, there will be a great advantage in locating the proposed Exchange in that building.

By providing commodious headquarters and assembling on one large floor all the varied business interests before mentioned, we create a central market-place, as it were, which will prove like a magnet in its power to attract the public. It will not be long before it will become familiarly and universally known that there is in the heart of New York City one particular spot where everybody can go and does go when he wants any information relating to New Jersey railroad and real estate matters, and where he is sure to get what he wants.

The Transportation and Real Estate Exchange is bound to become a rendezvous for New Jersey business men, for travelers, for home-seekers, for every person who looks to do business there, or to become a new resident of the State. After its usefulness will have been demonstrated, it will be generally regarded as an indispensable medium for the promotion of the State's growth and prosperity.

The negotiations have progressed sufficiently to indicate that the leading railroad lines are favorably impressed with the idea, and are considering the details of the proposition. It is expected of the railroads that they will locate their Real Estate Departments, Information Bureaus and Ticket Agencies in the united headquarters, which is likely to be named "The N. J.-N. Y. Railroad and Real Estate Exchange."

**Large Fifth Avenue Lease Consummated.**

M. & L. Hess have leased for Mrs. Eliza Parsons, William Barclay Parsons, Schuyler Parsons and Howard Parsons, the property No. 505 Fifth av, together with an 18-story store, loft and office building, to be erected on the site covering 37x108 ft. The lease extends over a period of 21 years and four renewals, in all 105 years. The aggregate rental for the first 21 years is about \$1,500,000 and the rental for the renewals is to be determined on a basis of 5% of the value at the end of each 21 years.

This house has been occupied by the Parsons family, of which the eminent engineer, William Barclay Parsons is one, for the past 50 years, and is now to be torn down to make way for the new building which is to be constructed under the personal supervision of Mr. Henry Corn. The lessee is the Improved Property Holding Co., of which Mr. Corn is president. The rental to be paid is the highest per square foot that has yet been paid on the avenue.

The fact that the building, 507 Fifth av, leased by M. & L. Hess to the Fleischman Realty Co., for the Ford Estate, will be only a 12-story building and the building situated at the northeast corner of 42d st and Fifth av (just south of the proposed new 18-story building) which is 6 stories in height and too good to be torn down, gives Mr. Corn a decided advantage



# WANTS AND OFFERS

INVESTMENT PROPERTY;  
CHOICE LOCATIONS;  
LISTS ON APPLICATION.  
N. L. & L. OTTINGER,  
31 NASSAU ST.

CASH CUSTOMER wants building or plot 100x100, suitable for heavy storage. JACOB A. KING, 51 W. 125th St., or 596 Broadway.

IF INTERESTED in real estate along the Jersey Coast, get my appraisal before purchasing or loaning money on it. JACOB A. KING, 596 Broadway, N. Y., or West End, N. J.

PART of 125th St. store to let; first-class location. JACOB A. KING, 51 W 125th St., N. Y.

149 W. 61ST ST., a four-story brown stone dwelling for sale. JACOB A. KING, 596 Broadway, or 51 W. 125th St., N. Y.

PRIVATE PARTY has money to loan on real estate; no brokers. BOX 195, c/o Record and Guide.

FIRST-CLASS structural engineer wishes position as outside superintendent. Expert engineer and erector. "L. H.," Record and Guide.

WANTED—A modern dwelling house three or four stories, sixteen to twenty feet wide, between Lexington and Madison Aves., 50th to 72d Streets. If terms are right payment will be made in cash. Time of possession not important. Give full particulars. BOX 102, c/o Record and Guide.

CLERK, age 28, real estate, realty law and building; can draw all legal documents required in those businesses. Expert typewriter operator; salary, \$18.00. BOX 104, c/o Record and Guide.

ARCHITECT, near Broadway and 23d Street, will rent portion of office to desirable party. "ELCEM," c/o Record and Guide.

YOUNG MAN, 30, wants management of improved property, renting and collecting. Thoroughly understands management, repairs, etc. "J. P.," c/o Record and Guide.

If you want to know who is building, and who, therefore, is in the market for building materials, read the RECORD and GUIDE.

## Lawyers Title Insurance & Trust Company

**CAPITAL AND SURPLUS - \$9,500,000**

TRUST AND BANKING DEPARTMENT, 59 LIBERTY ST. } MANHATTAN  
TITLE DEPARTMENT, 37 LIBERTY ST. }  
Title Department and Trust and Banking Department,  
Brooklyn Branch, 188 Montague Street.

RECEIVES DEPOSITS subject to check or on certificate, allowing interest thereon.

LEND ON APPROVED STOCKS and Corporation Bonds as Collateral.

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

### OFFICERS:

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HENRY MORGENTHAU,  
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HERBERT E. JACKSON, Comptroller.

WALTER N. VAIL, Secretary.  
LEWIS H. LOSEE, Asst. Genl. Manager.  
ARCHIBALD FORBES, } Asst. Treasurers.  
U. CONDIT VARICK, }  
GEORGE A. FLEURY, }  
FREDERICK D. REED, } Asst. Secretaries.

### EXECUTIVE COMMITTEE:

GEO. F. BUTTERWORTH, WILLIAM A. DAY, JOHN T. LOCKMAN,  
DUMONT CLARKE, WILLIAM P. DIXON, HENRY MORGENTHAU,  
EDWIN W. COGGESHALL, JULIAN D. FAIRCHILD, JAMES N. WALLACE.

## WANT

Particulars of Business Property  
FOR SALE OR LEASE  
8th to 42d Streets

**HEIL & STERN**

UPTOWN OFFICE DOWNTOWN OFFICE  
1165-1167 Broadway 604-606 Broadway  
N. W. Cor. 27th Street S. E. Cor. Houston St.

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

## Hudson Mortgage Co.

(Organized Under the Banking Law)

170 BROADWAY

CAPITAL \$500,000

GOOD SECOND MORTGAGES  
PURCHASED AND SOLD

## OPPORTUNITY FOR CONTRACTORS

California needs Contractors for small homes. Opportunity for responsible parties! Call or address, Lot Owner, C. E. HARRELL, 150 FIFTH AVENUE, NEW YORK

of having light on four sides, thereby causing the proposed new building to have exceptional advantages as to light and air.

The consummation of these negotiations at this time conclusively shows the faith of the lessee in the value of New York City real estate. It is needless to point out the decidedly obvious advantages therein over stocks and bonds, the latter of which are subject to momentary depreciation.

M. & L. Hess also negotiated some time since, the lease of the property No. 507 Fifth av for the Ford Estate to the Fleischman Realty & Construction Co., upon which a 12-story office building is now being erected. The store and basement of which building they have leased to the Columbia Bank, both of which leases are for a long term of years.

### All in the Family.

To the Editor of the Record and Guide:

Wishing to see credit given to whom credit is due, I desire to correct a statement in the Real Estate Notes in your last issue, wherein Mr. George F. Brown, of the firm of Duff & Brown, is named as the champion golfer among real estate brokers. Mr. John T. Duff, of that firm, is the one who has won that distinction and incidentally has acquired the many beautiful and expensive cups to which reference is made. He is the champion of the Dunwoodie Club and holds the amateur record score for that course. Mr. Duff's well-known modesty would deter him from making this correction, so it is offered by

ONE OF HIS BEATEN OPPONENTS.

Nov. 12, 1907.

### Large Park Avenue Plot Leased.

Considerable interest was manifested along Park av, between 34th and 40th sts, when it was announced the other day that the newly incorporated City Leasing Company had leased the west side of 4th av, between 33d and 34th sts, and that in all probability a new hotel would be shortly erected. Mr. Alfred Vanderbilt has agreed to erect a large building, to cost about

\$2,000,000, but the exact nature of the structure has not been divulged, though those in a position to know have intimated that a hotel was to be built. The size of the plot is 197.6x80. Messrs. Whitehouse & Porter were the brokers who effected the lease. Park av begins at the north side of 34th st, and most of the property situated between this street and 40th st is restricted. Consequently, there is much speculation as to what the effect will be of a new hotel built in that neighborhood.

### Annual Meeting of the Board of Brokers.

The annual meeting of the Board of Brokers will be held in the Board room, 156 Broadway, on Tuesday, Nov. 19, at 3 p. m., for the election of four Governors, a nominating and auditing committee and also to vote on the following subjects: The incorporation of the Real Estate Board of Brokers of the City of New York; Changes in the Constitution and By-laws. Polls will be open from 10 a. m. to 3 p. m. The meeting will be called to order at 3 p. m. sharp. There will be reports from the Board of Governors, Treasurer and other officers and committees.

The nominating committee, which was elected on Nov. 20, 1906, reports as follows: For governors, to take the places of Messrs. Clarkson, T. W. Folsom, and W. C. Lester, whose terms expire, present the names of the following gentlemen, three of whom are to be elected to serve for three years: Alfred V. Amy, Joseph P. Day, William E. Davies, Charles Griffith Moses, E. A. Tredwell and Francis E. Ward. For governor, to serve the unexpired term of the late John R. Foley (viz.: one year), one of whom is to be elected, the following names: David A. Clarkson and A. N. Gitterman. For nominating committee, five of whom are to be elected, the following names: Wright Barclay, Joel S. de Selding, William C. Lester, Romaine C. Nichols, Robert R. Rainey, W. Willis Reese, David H. Scully, Walter Stabler, P. S. Tracey and C. E. Williams. For auditing committee the following names: Joel S. de Selding, H. P. Young and E. de Forest Simmons.



M. F. Kerby leased for the Bronx Safe Deposit Co. five floors in the new 6-sty fireproof building at the northwest cor of Tremont and Park avs, for a term of 10 years, to the Wm. A. Waite Storage & Van Co.

J. B. James has leased for the Van Cortlandt estate to the West Side Tennis Club for a term of 10 years a plot of about 5½ acres lying immediately south of Van Cortlandt Park and extending south to 238th st, between the New York & Putnam Railroad and Review pl.

## REAL ESTATE NOTES

The Kaliski Realty Co. has bought 4062 3d av, a 6-sty flat, 33x100.

The 4-sty double flat, 2243 1st av, has been reported sold by A. Marino.

W. Clarence Martin has bought 221 West 27th st, a 4-sty dwelling, 21.9x98.9.

Robert A. White and Maurice W. Halpin have moved their offices to 156 Broadway.

The sale of 78 Greenwich st, a 5-sty business building, near Rector st, has been reported.

The 5-sty double flat, 156 East 103d st, has been reported sold by Solomon & Altshuler, 27x100.11.

Propper & Horn sold the 5-sty double flat, 25x100, at 231 East 126th st. W. J. Pereira was the broker.

Benjamin B. Marco is the purchaser of the southeast corner Edgecombe av and 142d st, a 5-sty apartment house.

Mr. Lowther, of Hayes & Co., Fifth av, reports that suburban property, especially in the Westchester district, is more in demand.

It is reported that the property at the northwest corner of Washington av and St. Paul's pl, a 5-sty flat, 63x100, has been sold.

The Realty Trust, of Liberty st, has opened branch offices at the corner of Fifth av and 42d st, with Mr. B. C. Taylor as manager.

Thomas Wandell paid \$60,000 for the house 250 West 42d st, 24.6x98.9. This property is situate two doors east of the Hackett Theater.

The Rexmore, a 6-sty elevator apartment house, 328 and 330 West 85th st, was reported sold by the Estate of Sigmund D. Rosenbaum.

An architect, near Broadway and 23d st, will rent a portion of his office to desirable party. A young man wants to manage improved property. See Wants and Offers.

A young man, expert typewriter operator, who can draw legal documents, required for real estate, realty law and building, is open for a new engagement. See Wants and Offers.

C. M. Anderson & Co. have moved from 71 West 125th st to 44 West 125th st, where they have much larger quarters. The firm is composed of C. M. Anderson and A. F. Van D'ever.

The Taylor-Sherman Co., of 542 Fifth av, are getting some inquiries for high grade properties and say that their lists show some notable reductions in prices, revised since the financial trouble.

Mr. Frawley, of Frawley-Weil Realty Co., 789 Sixth av, is one of the staunch believers in Manhattan properties and that it will take more than a Wall Street panic to affect realty values.

The Metropolitan Life Insurance Company loaned the Pacific Realty Company \$200,000 on the 12-sty building now in the course of construction at 12 and 14 West 32d st. M. & L. Hess negotiated the loan.

Rumbough, Bottolph & Nomand, of 404 Amsterdam av, are believers in an early resumption of real estate activity. They are receiving many inquiries for west side properties and believe that eventually many investors will be diverted to the real estate field.

F. Zittel, of 1026 3d av, has occupied his present real estate offices for 33 years, during which he has watched East 59th st section develop from farm lands into a business section which, with the completion of the Blackwell's Island Bridge, promises to receive its greatest boom.

Foreclosure proceedings have been started against Hamilton M. Weed by Joseph Hamerschlag. The property involved is situated at the southeast corner of 88th st and 5th av, and is a 6-sty dwelling occupying a plot 27x102.2. A lis pendens was filed on Tuesday against the property.

Benjamin Nieberg is the buyer of the apartment house in 96th st, on the southeast corner of Madison av. This house was recently sold by ex-Tax Commissioner Samuel Strasbourger. H. D. Baker & Brother were the brokers. Mr. Nieberg gave in part payment four flats in 136th st, near Fifth av.

E. A. Crowley, general manager Sea Girt Company, of 115 Broadway, says that with them the real estate business has picked up very much during the past two weeks and could not be expected to be better. Mr. Crowley believes that the worst of the financial flurry is now behind us and from now on all classes of real estate should be benefited.

D. C. Whearty, of Sixth av and 34th st, believes that the public is showing a tendency to wait and see what the financial flurry will bring forth before investing in real estate at this time. He sees no tendency towards a lowering of prices and

doesn't know why there should be as, on the whole, good real estate is not being held at more than it is worth.

President Coler, of Brooklyn, again called attention in the Board of Estimate on Friday to the matter of telephone franchises and lower rates which has been before a select committee for a long while. On motion of Comptroller Metz, the committee was discharged. It was then ordered that all applications and all matters pertaining to the various telephone franchises be placed on special franchise calendar, the same to be acted on by the Board at its next regular meeting.

On the recommendation of Comptroller Metz, the Board of Estimate on Friday expressed its unwillingness, at this time, to purchase at \$40,000, the property known as 44 Centre st, Manhattan, required for the Manhattan terminal of the New York and Brooklyn Bridge. It will come up again at the next meeting of the board. Comptroller Metz explained that his recommendation was for the purpose of saving money to the city by not having the matter go before a condemnation board, but arrive at some reasonable agreement with the property owners and not sign contract until the city has the money to pay for it. The question of the city purchasing at \$95,000 property known as 129 and 131 Madison av, Manhattan, met with a like fate.

### Large Fifth Avenue Mortgage.

The United States Trust Company of New York loaned to Henry Payne Whitney \$500,000 at 5% interest for five years from November 11th on the dwelling house on the southwest corner of Fifth av and 57th st. This property was given to Mr. Whitney by his father, the late William C. Whitney, on February 24, 1897, but the deed, which was a bargain and sale deed, was placed on record only last week. The size of the property is 73.5x125. When his new home on the northeast corner of Fifth av and 68th st was completed the 57th st house was vacated. This house was subsequently sold to James Henry (Silent) Smith for about \$1,500,000. Mr. Whitney made the following statement:

"For some time past I have had, and still have on deposit to my credit in various banking institutions, cash to the amount of more than twice the sum above mentioned. Having no occasion to use \$500,000 for purposes having no connection whatever with my father's estate, and believing that at the present time every one should do his part toward the ease of the financial situation and the restoration of confidence, I have declined to withdraw any part of my moneys from the various banks in which they were deposited, preferring to avail myself of a loan, upon easy terms, of funds seeking investment upon bond and mortgage."

Manifestly this is a proper stand to take and Mr. Whitney is quite right when he says that every one should do his part toward easing the financial situation. Transactions of this kind will certainly help.

### Trade on Washington Heights.

The 6-sty elevator apartment covering five lots on the northeast corner of Broadway and 158th st, known as Knowlton Court, containing forty-two apartments of from four to eight rooms, of which thirty apartments are already rented, has been sold by the Fluri Construction Company to the Hudson Realty Company, who gave in part payment the plot of twelve lots on the northwest corner of Broadway and 180th st, adjoining the Holy Rood Church. This plot will be improved immediately by the Fluri Construction Company in the erection of elevator apartments.

This will be the second operation of this character in this immediate locality. The Pinehurst Realty Company is completing two elevator apartments directly in the rear of this property on Fort Washington av. A total of about 400 lots extending from Broadway to Riverside Drive and from 177th st to 181st st, owned by the Fort Washington Syndicate, the Hudson Realty Company and the Buena Vista Syndicate, are now in process of development with elevator apartments; some of the property being suitable for private dwellings will be so improved.

This section is the only one on Manhattan Island now open for a private house development without any danger of objectionable improvements encroaching upon it. The Hudson River view from this property is unobstructed and free from factories or nuisances of any kind.

The trustees of the Chelsea M. E. Congregation have purchased the northwest corner of 178th st and Fort Washington av of this property and will begin the erection of a church immediately.

### Stocks vs. Real Estate.

Last year Reading common stock sold at 164, yielding from its 4 per cent. dividend only 2.44 per cent. to the investor, as against the 5 per cent. now obtainable. Reading stock sold yesterday at 78%. At that price its 4 per cent. dividend means a yield of 5 per cent. to the buyer.—N. Y. Herald.

There is no security sold on any exchange in the world that is so safe and which has the chances for prospective increases in value as New York Real Estate. I should estimate the average yearly increase in value at from 6 to 10 per cent., so that we may safely say that the total yearly income from New York Real Estate is at least 10 per cent., and may go as high as 20 per cent.

JEFFERSON M. LEVY.

# PROPERTY OWNERS' SECTION.

## Beautifying the North Side.

At the annual meeting of the Municipal Art Society, held Nov. 11, in the galleries of the National Arts Club, 14 Gramercy Park, Mr. Albert E. Davis, the architect, as chairman of a committee appointed for the purpose, submitted a report on the subject of the beautification of the Bronx, and giving an account of the means that have been taken to that end:

A number of the improvement projects for The Bronx advocated by the Municipal Art Society during the year are in process of fulfilment. Artistic railway stations are being erected at Baychester and Bartow, in Pelham Bay Park; a plan for parking the approaches to the Morris Heights Station on the Harlem River has been approved; the side of Crotona Parkway under the jurisdiction of Borough President Haffen has been paved; a Sound Shore Drive from Fort Schuyler to Pelham Bay Park has been placed upon the map, and a 150-ft. corso or parkway laid out through this section, the property in the vicinity of which has been acquired by a syndicate, which plans to restrict it to detached artistic cottages on not less than 50-ft. plots, and Park Commissioner Joseph I. Berry has awarded a contract for the planting of some 2,000 street trees—American and English elms and lindens, ash, Norway maples and Oriental plane.

The work is actively progressing, great care being exercised to insure the life and growth of the trees. Trenches or tree plots 15 ft. by 6 ft. by 3 ft. deep are excavated and filled in with first quality garden mould. Irrigation for the roots is provided by laying a 2-in. perforated round tile pipe in broken stone through the bottom of the trench, with a 6-in. pipe extended up to the street surface at the end. Wrought iron guards 6 ft. 6 ins. high and set 18 ins. in the ground are provided, and the contractor is to guarantee the trees for a period of two years, replacing any that may die prior to that date. The tree plots are to be covered with good healthy sod.

Commissioner Berry has recently tendered the use of the Lorillard Mansion in Bronx Park to the Bronx Society of Arts and Sciences, who will maintain a public exhibit therein, similar to that of the Colonial Dames in Van Cortlandt Mansion.

The Commissioner has not complied with the request to alter the course of the Old Passage Road through St. Mary's Park to its logical terminus at Cypress Avenue instead of midway between the blocks. The wisdom of the suggested change must eventually cause it to be made.

Complying with a resolution of the Board of Estimate and Apportionment directing its Chief Engineer, Nelson P. Lewis, to report "which of the plans advocated by the New York City Improvement Commission in its report of January, 1907, could advantageously be officially approved by the Board of Estimate and Apportionment at the present time," Mr. Lewis, under date of September 26th, 1907, mentions for The Bronx a park at the northeasterly end of the Hudson Memorial viaduct and between Palisade Avenue and the Hudson River as far as Yonkers, including the extension of Riverside Drive and park; and a strip of parkland west of Sedgwick and Cedar Avenues from MacComb's Dam Park to the Fordham Landing Bridge. The need of some such improvement along the Bronx bank of the Harlem to harmonize with the drive and park on the Manhattan side is so apparent as to require no argument.

The influence of the Municipal Art Society could not be used to better advantage in The Bronx than in centering its efforts upon the improvements mentioned in Mr. Lewis's report, and also in urging the acquisition of small parks for the congested southerly end of the borough. The history of New York City proves that such improvements increase the value of abutting property to an extent that makes the return in taxation to the City Treasury more than sufficient to pay the interest on the debt incurred for their completion.

Mr. Lewis's report states: "There are several suggestions for additional parks, but, as has already been pointed out, the park area of this borough is already so large that the Board has manifested a reluctance to further extend it." It is true that the total park area of The Bronx is large—three times that of Manhattan—but it should be borne in mind that the area of The Bronx itself is twice that of Manhattan, and that the major portion of its park area is in the extreme northerly and undeveloped section. Van Cortlandt Park, at the northwesterly city limits, 1,132.35 acres; Bronx Park, in the center, 661.60, and Pelham Bay Park, at the northeast end of New York City, 1,756 acres, or 3,550 of the 4,078 acres of park area, are in the north end of the borough, while in the thickly populated 23d Ward there are but three parks open to the public for recreation—MacComb's Dam Park of 27 acres, Cedar or Franz Sigel Park, of 17.47 acres, and St. Mary's Park, of 28.7 acres—a total of 73.17 acres.

The Commission of 1883, which selected the great parks for The Bronx, stated in its report to the Legislature that at public hearings "local interests demanded parks in particular sections, and while the majority evidently regarded the subject from a Metropolitan standpoint, favoring two or more large parks, others advocated the distribution of the proposed increase in the form of many and smaller parks or squares." The Commission seems to have leaned towards the "Metropolitan standpoint," deeming these new parks to be for the benefit of the entire city rather than of The Bronx, and such they have proven, as the attendance shows. But twenty-four years ago no one anticipated that there would be in the lower end of The Bronx a solid tenement house development similar to the lower East Side.

The need of neighborhood parks is now apparent, for while the acreage of parks is greater, the number of individual parks is less and their distribution less uniformly equable, so that it is possible for a greater portion of the population of Manhattan to participate in the benefits of a public park without the expenditure of car fare, than it is in The Bronx. Parks are promoters of health in the tenement districts, so that eliminating their relation to municipal art, or even to the increased taxes returned to the City Treasury, they constitute a public need as imperative in a great City like New York as schools, police, fire protection, or any other governmental function of the municipality.

The recommendation made in our last annual report can, with justice, be repeated with emphasis, that, considering the enormous expense at which the small parks in Manhattan have been acquired, the City should not longer delay the acquirement of similar parks in The Bronx.

ALBERT E. DAVIS,  
Chairman, Bronx Committee.

Borough of The Bronx, Nov. 11th, 1907.

## The Amsterdam Avenue Tracks.

At the October, 1907, meeting of The West End Association, the chairman of its special committee on Amsterdam Avenue Tracks reported that during the past summer the tracks in question, extending from 72d to Manhattan st, had been removed, thus bringing to a successful conclusion one of the most important undertakings for the betterment of its district in which the association has ever engaged.

In accepting the report and discharging its committee, with thanks, the association provided for the publication of that report, together with the brief account of the matter from its commencement, over eleven years ago, which follows.

The history of the movement just ended divides, naturally, into two chapters: the first dealing with the attempt to prevent the operation of electric cars upon two of the four tracks on Amsterdam av; the second, with the attempt to compel the removal of these two tracks, the use of which had been discontinued. The first period covered the three years 1896-1899; the second, practically from 1899 to the present year.

### I.

The effort to prevent the operation on Amsterdam av of electric cars upon four tracks was begun in 1896. At that time two companies operated cars, by horse power, on that avenue: the inner tracks being owned by the Metropolitan Company and the outer ones by the Third Avenue Company, through its ownership of the Forty-second Street, Manhattanville & St. Nicholas Avenue Railroad Company. Both of the operating companies having received from the State Board of Railroad Commissioners permission to change their motive power to electricity, and it being believed that the operation of the inner tracks would amply suffice for the needs of the traffic, and that the operation in addition of the two outer tracks would be both unnecessary, and, to a great extent, dangerous, it was determined to prevent such additional operation if possible.

This association, in October, 1896, endorsed the attempt made, in the Board of Aldermen, to procure the removal of the outer tracks, which, however, was unsuccessful.

In the summer of 1897 the Amsterdam Avenue Defence Committee was formed, on which the West End Association was represented, to whose funds it contributed largely, directly and indirectly, and two of whose counsel—John C. Coleman, Esq., and the late John McDonald—were active members of the association.

Thereafter the work of that committee and of the West End Association followed the same lines involving proceedings before the State Board of Railroad Commissioners to procure the revocation of its permit to the Third Avenue Company for change of motive power; in the Supreme Court on the application of that company for an order compelling the city to grant a permit to tear up the avenue and proceed with its work; and

in the same court and the Court of Appeals to compel the Railroad Commissioners to reopen the case, they having decided they had not the power to do so; the holding of numerous public meetings during the progress of the work; and before the Legislature in 1898 and 1899. Probably no series of meetings relative to local affairs ever evoked greater interest than was manifested in those held during the winter and spring of 1898-1899, which culminated in sending to Albany, to the hearing on the bill then under consideration and which ultimately became law (Chapter 371, Laws of 1899), one of the largest delegations ever sent from this city to the capital. This association's delegation crowded one car of the special train which carried the delegation. The passage of that Act effectually prevented the change of motive power, and in August, 1899, the Amsterdam Avenue Defence Committee reported the closing of its work.

This association, however, continued its efforts for the removal of the tracks, by means of a special committee, until December, 1901, at which time President Vreeland, of the railroad company, informed the committee that the Third Avenue Company would remove the tracks as soon as it should procure all the outstanding stock of the Forty-second Street Company. Failing, after long and patient waiting, to procure any further attention from the officers of the railroad company, the association in December, 1903, appointed the special committee, whose report follows:

II.  
New York, October 7th, 1907.

To the West End Association:

Your Special Committee on Amsterdam Avenue tracks respectfully reports as follows:

This committee was appointed under a resolution adopted at a meeting of this association held on December 19, 1903, and consisted of the following members: A. Walker Otis, Chairman, John L. Brower, James Van Dyck Card, Josiah C. Pumpelly and Sinclair Tousey. The resolution was as follows:

WHEREAS, the two exterior tracks now on Amsterdam avenue are a menace to the safety of our citizens, an unlawful obstruction of the highway, and in effect a common nuisance.

RESOLVED, That it be referred to a committee of five to be appointed by the President, to ascertain and report what, if any, steps should be taken by this Association to secure their immediate removal.

In June, 1902, Hon. Jacob A. Cantor, then President of the Borough of Manhattan, had notified the Forty-second Street, Manhattanville & St. Nicholas Avenue Railroad Company that if these tracks were not removed by the latter within thirty days, the city would undertake the removal thereof at the expense of said company.

Immediately on the service of said notice the railroad company brought an action in the Supreme Court against Mr. Cantor and the city to enjoin the city from interfering with these tracks, and in said action obtained a temporary injunction. That action was pending at the time of the appointment of your committee. The work done by your committee during its four years of existence is spread upon the records of this Association, but a brief reference to a few facts may not be amiss.

In March, 1904, what is known as the Bedell bills were pending before the Legislature. These bills in effect would have permitted the Railroad Company to cease operating these Amsterdam Avenue tracks, or to remove same and at the same time hold its franchise. These bills aroused a universal protest and your committee went to Albany in March, 1904, and opposed same. The bills were subsequently defeated.

In April, 1904, the Cantor suit was decided in favor of the city by Justice Amend, but his decision was reversed by the Appellate Division in 1905, and the injunction so far as known to your committee, is still in force.

Failing to obtain relief through the Cantor suit, Mr. Charles De Hart Brower, one of the members of this association, at the request of your committee, applied as a citizen to Attorney-General Mayer and requested him to bring an action on behalf of the People against said Railroad Company to forfeit its franchise so far as Amsterdam avenue was concerned. The Chairman of your committee represented Mr. Brower as counsel on that application. The matter was finally submitted to the Attorney-General in May, 1906, and on December 3, 1906, he handed down his decision granting the application and appointing the Chairman of your committee as special counsel to prosecute said action.

On December 22d, 1906, said action was accordingly begun in the Supreme Court for the County of New York.

While the suit of the People was pending, and early in 1907, the railroad interests made another effort to obtain legislation which would nullify our efforts to remove these tracks, and thereupon in March, 1907, introduced into the Legislature what was known as the Sheridan bill, which was substantially the same as the Bedell bill of 1905, except that it provided that in the case of Amsterdam avenue the tracks should not be replaced without the consent of the Board of Estimate and Apportionment. This seemed to us an attempt to obtain our approval of the bill by granting some concession in the Amsterdam avenue matter, and thereupon on April 1st, 1907, this Association adopted a resolution opposing said bill. Said resolution among other things provided as follows:

RESOLVED, That we condemn the principle contained in said proposed bill, in that it permits a railroad company to abandon the operation of its line and remove the tracks therefrom, while at the same time allowing it to retain its franchise and the right to relay said tracks at its pleasure.

RESOLVED, That we are opposed to said bill for the reason that under the guise of the removal of the tracks from Amsterdam avenue we are asked to permit the railroad company to retain its franchises over nearly thirty miles of unused tracks in other portions of the city.

RESOLVED, That the only question which is being considered between the Railroad Company and this Association is the removal of the exterior tracks from Amsterdam avenue, and if said railroad company desires in good faith to remove said tracks an opportunity to do so by an offer of the appropriate judgment is presented in the suit of the People of the State of New York vs. The Forty-Second Street, Manhattanville and St. Nicholas Avenue Railroad Company now pending and at issue in the Supreme Court for the County of New York.

In June, 1907, the case of the People was tried, and on June 21st, 1907, a judgment in favor of the plaintiffs was entered as follows:

"ORDERED, ADJUDGED and DECREED that the defendant remove its tracks from that portion of Amsterdam Avenue in the Borough of Manhattan, in the City of New York, lying between Seventy-second Street and Manhattan Street and do restore the surface of said avenue to its condition prior to the removal of said tracks, within ninety days from the service of a copy of this judgment upon the attorneys for the defendant."

A copy of said judgment was served on the attorneys for the defendant on June 22d, 1907, so that the time within which to remove said tracks expired on September 20th, 1907.

Prior to September 1st, 1907, said tracks were removed pursuant to said judgment and since that time a large portion of the avenue has been paved with asphalt from the curb to the tracks of the Ninth Avenue Railroad Company, thus making Amsterdam avenue a handsome and useful thoroughfare.

We congratulate the Association upon its success in this matter, which proves that a body of public-spirited citizens like ours, with no motive or purpose except the public weal, can accomplish much for the benefit of the people of this city and thereby deserve their gratitude and esteem.

And now having accomplished the purpose for which it was appointed your committee asks to be discharged.

A. WALKER OTIS,

Chairman.

### Condemnation Proceedings.

**PUBLIC PARK.**—Opening and extending between Rae st, German pl, Carr st and St. Ann's av. Commissioners Francis W. Pollock, Martin J. Donnelly and Henry Illwitzer will present bill of costs and expenses to the Supreme Court Nov. 21.

**HAWKSTONE ST.**—Opening and extending from Walton av to the Grand Boulevard and Concourse. Commissioners Isaac N. Roth, F. De R. Wissman and Edward D. Dowling will present a supplemental and additional bill of costs and expenses to the Supreme Court, First Department, Nov. 27.

**PUBLIC PARKS.**—The Comptroller's resolutions for the discontinuance of proposed new park in the Bronx bounded by Rae st, German place, Carr st, and St Ann's av; also in relation to the extension of Joseph Rodman Drake Park was allowed to lie over.

**FORDHAM ROAD.**—Acquiring title between the Harlem River and Jerome av. Commissioners John E. Eustis and Geo. Karsch will present a supplemental and additional bill of costs to the Supreme Court Nov. 26.

### Assessments.

**EAST 133D ST.**—Opening from Cypress av to the Southern Boulevard. Area of assessment: Beginning at a point formed by the intersection of the northwesterly line of Walnut av with a line parallel to and distant 100 ft. southwesterly from the southwesterly line of East 133d st, running thence northwesterly along said parallel line to its intersection with the middle line of the blocks between Willow av and Cypress av; thence southwesterly along said middle line of the blocks to its intersection with a line parallel to and 100 ft. southwesterly from the southwesterly line of East 132d st, thence northwesterly along said parallel line to its intersection with the middle line of the blocks between St. Ann's av and Brook av; thence northeasterly along said middle line of the blocks to its intersection with a line parallel to and 100 ft. southwesterly from the southwesterly line of the Southern Boulevard; thence northwesterly along said parallel line to its intersection with the southeasterly line of Willis av; thence northeasterly along said southeasterly line to its intersection with a line parallel to and 100 ft. northeasterly from the northeasterly line of the Southern Boulevard; thence southeasterly along said parallel line to its intersection with the middle line of the blocks between St. Ann's av and Brook av; thence northeasterly along said middle line to its intersection with a line parallel to and 100 ft. northeasterly from the northeasterly line of East 134th st; thence southeasterly along said parallel line to its intersection with the northeasterly prolongation of the middle line of the blocks between Willow av and Cypress av; thence southwesterly along said prolongation and middle line to its intersection with a line

parallel to and 100 ft. northeasterly from the northeasterly line of East 133d st; thence southeasterly along said parallel line to its intersection with a line parallel to and 100 ft. northeasterly thence southwesterly along said line of Walnut av to the point or place of beginning. Entered Nov. 12. Payable within 60 days.

**EAST 150TH ST.**—Regulating, grading, etc., from the Harlem River to the east side of River av. Area of assessment: Both sides of 150th st, from the Harlem River to the east side of River av, and to the extent of half the block at the intersecting streets and avenues. Entered Nov. 12. Payable within 60 days.

### Public Works.

**KINGSBRIDGE AV.**—Change of grade between West 230th st and West 238th st. The Board of Estimate and Apportionment will consider Nov. 22.

**SIXTH AV.**—The Board of Estimate and Apportionment on Nov. 22 will consider the proposition to extend Sixth av and Seventh av southwardly to Varick st, and widening Varick st on its easterly side, between Carmine and Franklin sts. Project A. Extending Sixth av and Seventh av southwardly to West st; widening Christopher st on its southerly side, between Greenwich av and Greenwich st; widening Varick st on its westerly side, between Clarkson st and Franklin st; extending Varick st, as widened, northwardly to Christopher st; extending Varick st, as widened, southwardly to West Broadway; laying out public places at the intersections of Sixth av and of Seventh av with West st, and at the intersection of Sixth av with Canal st. Project B.

**SEVENTH AV.**—The Board of Estimate and Apportionment on Nov. 22 will consider the proposition to extend Seventh av southwardly to an intersection with Varick st; widening Christopher st on its southerly line, between Greenwich st and Greenwich av; widening Carmine st on its northerly side, between Sixth av and the extension of Seventh av; widening Varick st on its easterly side, between the extension of Seventh av and Canal st, and widening Vestry st on its northerly side, between Canal and West sts.

**WEST 184TH ST.**—The Board of Estimate and Apportionment on Nov. 22 will consider the proposition to extend West 184th st from Amsterdam av, easterly to the unnamed street adjoining Highbridge Park on the west.

**UNNAMED ST.**—About 1,500 feet north of West 181st st, extending between Fort Washington av to Northern av. The Board of Estimate and Apportionment will consider proposition to open on Nov. 22.

**BECK ST.**—Opening and extending between Intervale av and Tiffany st. The Board of Estimate will consider Nov. 22.

**FOX ST.**—Opening and extending between Leggett av and Longwood av. The Board of Estimate will consider Nov. 22.

**SIMPSON ST.**—Opening and extending between Barretto st and Dongan st. The Board of Estimate will consider Nov. 22.

**ELM AV.**—Opening and extending between Myrtle av and Sheridan st. The Board of Estimate will consider Nov. 22.

**BRONX PARK AV.**—Opening and extending between Tremont av and Morris Park av. The Board of Estimate will consider Nov. 22.

**HANCOCK ST.**—Opening and extending between Forest av and Sheridan st. The Board of Estimate will consider Nov. 22.

**HANCOCK ST.**—Opening and extending between West Farms road and Morris Park av. The Board of Estimate will consider Nov. 22.

**ADAMS ST.**—Opening and extending between West Farms road and Bronx Park av. The Board of Estimate will consider Nov. 22.

**VAN BUREN ST.**—Opening and extending between West Farms road and Morris Park av. The Board of Estimate will consider Nov. 22.

**EAST 177TH ST.**—Opening and extending between Tremont av and Morris Park av. The Board of Estimate will consider Nov. 22.

**FIRST AV.**—Borough President John F. Ahearn gives notice under date of Nov. 13 that a communication received requesting the repair of sidewalk at No. 1593 First av will be submitted to the Local Board Nov. 26.

**WEST BROADWAY.**—Borough President John F. Ahearn gives notice that a communication received requesting the repair of sidewalk at 566-568 West Broadway will be submitted to the Local Board Nov. 26.

**92D ST.**—Borough President John F. Ahearn gives notice under date of Nov. 13 that a petition received for constructing a sewer in 92d st, between 2d and 3d avs, will be submitted to the Local Board Nov. 26.

**SHERMAN AV.**—Borough President John F. Ahearn gives notice under date of Nov. 13 that a petition received for paving with asphalt block pavement the roadway of Sherman av, between Broadway and 10th av, and constructing parkways therein, will be submitted to the Local Board Nov. 26.

**MANHATTAN ST.**—Borough President John F. Ahearn gives notice under date of Nov. 13 that a petition received for constructing a receiving basin in Manhattan st, 87 ft. west of 12th av, will be submitted to the Local Board Nov. 26.

**118TH ST.**—Borough President John F. Ahearn gives notice under date of Nov. 13 that a petition received for constructing a

sewer in 118th st, between 3d and Lexington avs, will be submitted to the Local Board Nov. 26.

**LIBERTY ST.**—Mayor McClellan has duly approved the resolution adopted by the Board of Estimate revoking the granting permission to the Mutual Life Insurance Company to construct, maintain, etc., a tunnel under Liberty st, between Nassau and William sts, Manhattan.

**JEROME PARK RESERVOIR.**—A communication from the Commissioner of Water Supply to the Board of Estimate, requesting approval of plans for the erection of a filter plant on land of eastern section of the Jerome Park Reservoir, and further requesting that steps be taken for the transfer of that land to the department, for the installation of said plant, and the issue of \$4,000,000 corporate stock to provide for the cost of the work, has been referred to Comptroller and Chief Engineer.

**WATER SUPPLY.**—The Board of Estimate received a report on Friday from the Chief Engineer, recommending that the Board rescind its resolution adopted last June, which authorized the issue of \$2,200,000 corporate stock for the improvement of the water supply system of the Boroughs of Manhattan and Bronx. A resolution authorizing the issue of \$1,768,243 corporate stock for the purpose was laid over.

**A NEW AVENUE.**—Borough President Louis F. Haffen gives notice that a map or plan showing the locating and laying out of an avenue between Exterior st, west of N. Y. C. & H. R. R. and approach to Macombs Dam Bridge, near the United States pier and bulkhead line, is now on file for inspection in the Municipal Building, Crotona Park.

### Dower.

To the Editor of the Record and Guide:

As a great diversity of opinion prevails not only among laymen but even among many attorneys as to the exact status or extent of the dower right of a widow in her deceased husband's real estate, will you please tell us what a widow's portion is in real estate?

It is curious how many think that a Widow's Dower consists in the absolute ownership of one-third of her late husband's real estate, with a right to sell it, or do with as she wishes; whereas her right is only a life interest—so long as she shall live—in lands of which he was seized of an estate of inheritance at any time during their marriage. The marriage must have been legal; the existence of a prior legal wife would debar. It must be a beneficial estate; holding title merely for another as a "conduit of title," so-called, will not sustain dower.

The husband cannot deprive the wife of the right by any act of his, and the widow has been in many cases given dower rights in land which the husband, in contemplation of marriage, had fraudulently transferred to deprive her of dower in it. But she may agree by "jointure" papers before marriage not to claim dower.

In lands held conjointly by the husband with others there are peculiar distinctions, but generally, where in such cases the husband's interest was an absolute fee, though in partnership, her dower has been protected.

The only way formerly, except by a decree of divorce obtained against her, in which a wife could be deprived of her dower, was by her joining with her husband in a deed or mortgage and executing it with him; in the case of the mortgage her dower still attached to any surplus produced by a foreclosure of the mortgage, to which she had to be made a party in the action, and if the mortgage were paid off, her dower right was restored over the whole again.

Where the husband bought land and did not pay the full purchase price, but gave a purchase money mortgage, so-called, to secure the unpaid balance, her right was subject to the payment of this balance. A wife may now release her dower by power of attorney, given to her husband even.

On the death of her husband the widow becomes absolutely entitled, whereas before his death her interest is known as an inchoate right of dower, with no control or right to sell or dispose of.

If the husband has by will provided for her, on the condition that the provision is in place or lieu of dower, as it is called, she may elect whether to take the provision under the will, or retain her dower; but she cannot have both.

The legal proceedings to admeasure her dower after death of the husband have changed from time to time; they are now regulated in the form of an action by the Code of Civil Procedure, and are too technical to be discussed here.

Where land left by the husband is continued to be held unsold, a very general arrangement is to pay over to the widow one-third of the net rents of the property. If it be partitioned and sold, an agreement is generally had between the widow and the heirs or devisers, or a gross sum allotted her in the action from the proceeds, based on Life Tables, and the value of an annuity at a given age.

On the widow's death, if the land continues unsold during her lifetime, her dower ceases, of course, and the land is free from further claim with respect to her dower. The dower is apportionable up to the date of her death and then ceases. In these modern days of "business women," great criticism is made of the arbitrary provision of dower in favor of the wife, beyond control or disposition of the husband except with her consent, as against the corresponding "courtesy" right of the

husband in the wife's land, which she may cut off and dispose of without his consent at any time.

Many curious questions are often presented, too, in the frequencies of divorce and re-marriage under laws of other States, which laws, as respects cutting off the dower right of female citizens, this State is not obliged to respect, but which laws under the general comity of States it respects so far as giving some consideration to the status of the second wife. The contingency has been jocularly discussed, of a man who might die seized of land in this State, leaving three widows, all entitled to "thirds."

Note.—It is not intended that the rough and sweeping statements above made in a popular article on one of the most technical subjects of the law shall be too particularly applied, to the reader's undoing, as circumstances alter law as well as cases, and the popular treatise on law is often as dangerous as the "Every Man his Own Doctor." With this explanation, an effort has been made to give a little general popular information on a subject inquired about by a correspondent, as being little understood by the general public.

## Four Thousand a Year.

### WHAT A TENANT GETS FOR IT IN CHICAGO.

THE most fashionable apartment house in Chicago is at the corner of Lake Shore Drive and Cedar st, and is No. 23. It has no other name—simply No. 23. The rent is so high, Chicagoans either audibly or mentally say "Skidoo" when they pass.

The building has eight stories and but eight flats. The Chicago Tribune says that a visitor going into the building through the porte cochere entrance in Cedar st imagines he is in the entrance hall of a private dwelling. The main public entrance hall is colonial. It is a large room done in white enamel, with a huge welcoming fireplace built in one wall, with brass andirons, and tongs, and scuttle standing on the white tiling; a mirror and colonial candle sticks standing on the marble mantel, with palms growing in great garden urns on either side of the fireplace, and mahogany colonial hall chairs standing stiffly against the white walls.

A grandfather's clock stands beside the broad, winding staircase, oil paintings hang on the walls, and a colonial mahogany table is pressed up against the wall opposite the fireplace, and on it are set a Tiffany lamp and a desk telephone. And this is the public entrance hall to a flat building—a large, comfortable, hospitable room which might have been brought to Chicago from some fine old Mount Vernon homestead. Adjoining the main entrance hall is a little room—the chauffeurs' and footmen's "wait"—where the chauffeurs and footmen are sheltered from the cold while waiting for their employers.

At the end of the entrance hall, opposite the winding staircase, is the elevator—itsself a thing of beauty. It is nothing more nor less than a miniature French drawing room, done in gray enamel and paneled with mirrors. So much for the entrance to the millionaires' apartment house. The apartments themselves are built after the plan of a three-story residence. The Lake Shore drive front is the first floor of the dwelling; the Cedar st. side is the second floor, or bedroom floor; the side which faces the court and looks toward the north and Lincoln Park is the third floor, and is occupied by "help's hall"—the servants' living and dining room, the private laundry, the servants' bedchambers, and the servants' bath.

The reception halls are entered from the private vestibule to each apartment, which is reached both by the elevator and the stairs. All of the main rooms of the apartment open into the reception hall, which in most of the apartments has been made one of the most attractive rooms and is without an exception one of the most handsomely furnished. The dining room is done in white enamel and mahogany, and its dimensions are 17x27 feet.

The kitchen is one of the most wonderful rooms in the apartment:

It is walled with cases and cupboards lined with tiling and containing receptacles for every food stuff to be had at your grocer's. The walls are a grocery store, and set into the north wall is a huge ice chest which carries up to the ceiling and is lined with tiling and has great, heavy glass doors. When the chef or maid opens one door out comes the butter, the cheese, etc. She opens another door and out comes the milk and cream, etc. There is no reaching in to this ice chest. The opening of the door pulls out the different shelves—could anything be more convenient?

### BEDROOMS BIG ENOUGH TO DRESS IN.

The first door on the Cedar st. side as the visitor makes his way down this hallway leads into the grand salon chamber, done wholly in colonial style, with white enamel finish. This great bedchamber is 18x25 feet, and has two massive windows which look south. In fact, all the rooms, including baths, with the exception of the servants' rooms, have south exposure. No more beautiful bed chamber could be pictured in the minds of the Spanish castle builders than the bed chamber in the Chalmers' apartment. The beds are mahogany of colonial style, and the tapestries and draperies are in harmony with the furniture.

"It's a dream," murmured a debutante the other day, "and who would ever dream of finding such a bedroom in a flat?"

And who would ever dream of finding two other bed chambers almost of the same size as the grand salon chamber in the same apartment? And who would ever dream of finding a bath connected with every bed chamber in the flat? And who would ever dream of finding an apartment in which every room has south exposure? And who would ever dream of finding a city flat in which the clothes closets not only are fitted with mahogany clothes hangers of every description and great clothes presses and chests of drawers, but are larger than hall bedrooms for which the city's toilers pay good money every week in their lives out of their week's wages?

### MILLIONAIRES' BATH TRIPLE FILTERED.

Not only has each bed chamber a bathroom connected with it, but every bathroom has showers and every other imaginable convenience, and every drop of water used by the millionaires in their baths has been filtered three times before it is allowed to run into the tubs. So the water in which all the millionaires who dwell at

No. 23 take their daily baths is as clear as crystal—good enough to drink, and purer and better than a million Chicagoans ever got to drink.

In the apartments are large trunk rooms in which huge cedar chests have been installed for the storing of the valuables the moths so love to destroy, and in each apartment are two steel vaults for the safe keeping of the silver and gold table service and the family jewels and valuables. The vaults are not only fire-proof, but are also burglar proof.

The servants' quarters are no less remarkable than the tenants' quarters. They are entirely separated from the rest of the apartment by a fire wall and are entered only by one door from the hallway. The servants' quarters are a flat by themselves—with a separate hallway into which three bedrooms, the help's hall, and a huge bathroom open. In each servant's room is a private wash bowl and all the other conveniences.

The rooms in the millionaires' apartment building are worth going miles to see. The living room in the Salisbury apartment is furnished after the period of the French renaissance and the walls are done in rich tapestry paper. All of the upholstery is of rich fabric-ripped silk tapestry and the furniture is of Italian oak and mahogany. Rare paintings adorn the walls and the bookcases are crowded with books of expensive bindings, many of them having been hand bound.

The reception hall in the Cobb Coleman apartment is furnished after the Italian renaissance and the walls are hung with costly and old Italian tapestries. The dining room of the Frazier apartment is another of the wonderful rooms in the building. The gardens of Versailles are reproduced on the walls and the furnishings are in perfect harmony.

Flats in this house rent for \$350 a month, or \$4,200 a year, which, as we understand, is the highest mark for an apartment or flat in Chicago.

## Agitating a Bronx-Queens Ferry.

Property owners in both Bronx and Queens keep up the agitation for the building of a municipal ferry to more directly connect the two boroughs. It is suggested that a ferry connecting Throgs Neck with College Point would, besides greatly facilitating the transportation of market products, have an increasing tendency to enhance the value of real estate in the neighborhood of both its terminals.

At present the Bronx can be reached only by a roundabout journey via the 34th st ferry or 99th st, and thence across the Harlem Bridge toward the north. It is argued that the use of the new ferry by the farmers of Queens would only be about one-half the tax that is likely to be put upon its facilities when in operation.

All the resorts on the north and south shores of Kings and Queens counties would be directly opened up to the Bronx by the establishment of such a means of communication. Since it may be said that both boroughs are in favor of the project it is reasonable to assume that the new Board of Aldermen will likely push the matter to a successful issue. It is learned that trolley connections at both ends are assured, and as the city owns both the docks and boats it will be seen that the initial expense for equipment will be comparatively small.

## United R. E. Owners' Associations Elect Officers.

At the annual meeting of the United Real Estate Owners' Associations, held at Turn Hall, Lexington av and 85th st, Manhattan, the following officers and directors were elected: President, Thos. Krekeler; 1st vice-pres., Geo. H. Beck; 2d vice-pres., Chas. J. F. Bohlen; treasurer, John Volz; recording secretary, Dr. A. Korn; corresponding secretary, Chas. H. Schnelle. Board of Counsel: Adolph Bloch, Ira J. Ettinger, Wm. Hauser and J. A. Hodge. Finance Committee: Henry Flicker, J. F. Boss, D. Gaussa, Chas. A. Schrag, Henry Ruschmeyer, Ralph Holzman and Chas. Lutz. Directors: Geo. G. Banzer, Chas. H. Schnelle, John Volz, Adolph Bloch, J. Fred. Boss, Geo. H. Beck—12th and 19th Wards; Chas. Lutz, Dr. Wenzel, F. Benzer, John Becker, Thos. Krekeler—10th, 11th and 17th Wards; Fred. Keller, Frank Demuth, H. Schumacher, Louis Schrag—West Side Taxpayers; Jas. L. Conway, Wm. Hauser, Ira J. Ettinger—12th and 22d Wards; Dr. A. Korn—Harlem Property Owners; D. Gaussa—4th, 6th and 14th Wards; Chas. J. F. Bohlen—18th Ward.

## Bronx Valley Sewer Bids.

Owing to the delay in obtaining certain lands in Yonkers for an outlet, the Bronx Valley Sewer Commissioners postponed the time of receiving bids for the construction of the sewer until Nov. 27, and contractors have been informed to this effect.

The Commissioners have taken steps to condemn all of the lands necessary for the sewer, and have made, through their counsel, application for a commission of appraisal to condemn right of way for the tunnel section through the city of Yonkers. Application for three other Commissions will be made to the Court within a short time.

## SUBURBAN.

OAKHURST, N. J.—Louis Wertheimer has bought the Thompson-Covert farm, comprising about 70 acres of land on West Park av, near Oakhurst, N. J. He will build a residence on the avenue frontage and dispose of the remainder of the property.

HASBROUCK HEIGHTS, N. J.—The Duross Co. has sold for Titus A. Brooks to Isidor Ach 7 lots on Columbia av, Hasbrouck Heights, N. J.

DOBBS FERRY, N. Y.—Alfred E. Toussaint sold for Ernst Bystrom 50x100 on Haines av, Dobbs Ferry.





# OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 30 to November 14, 1907, 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 MANHATTAN: 12TH WARD, SECTION 7. EDGEcombe AVENUE—RE-REGULATING, RE-GRADING, RE-CURBING AND RE-FLAGGING, from 147th to 154th Streets.

HERMAN A. METZ,  
Comptroller.  
City of New York, October 29, 1907. (38907)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 30 to November 14, 1907, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named street in the BOROUGH OF RICHMOND:

1ST WARD. 2D STREET—OPENING, between York and Franklin Avenues. Confirmed July 29, 1907; entered October 29, 1907.

HERMAN A. METZ,  
Comptroller.  
City of New York, October 29, 1907. (38877)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 30 to November 14, 1907, of the confirmation by the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD. 5TH AVENUE AND GRAHAM AVENUE—CATCH BASINS, on the Northeast and Northwest corners. WASHINGTON AVENUE—SEWER, from 5th to 9th Avenues. 3D WARD. 28TH STREET—SEWER, from 14th to 15th Avenues. 29TH STREET—TEMPORARY SEWER, between 14th and 15th Avenues.

HERMAN A. METZ,  
Comptroller.  
City of New York, October 29, 1907. (38898)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 30 to November 14, 1907, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named avenue in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 12. STEUBEN AVENUE—OPENING, from Mosholu Parkway to Gun Hill Road. Confirmed July 15, 1907; entered October 29, 1907.

HERMAN A. METZ,  
Comptroller.  
City of New York, October 29, 1907. (38887)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 25 to November 9, 1907, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23D WARD, SECTION 9. EAST 161ST STREET—REGULATING, RE-REGULATING, GRADING, RE-GRADING, CURBING, FLAGGING, LAYING CROSS WALKS, BUILDING APPROACHES, PLACING FENCES AND PAVING, from Elton Avenue to the Grand Boulevard and Concourse. 24TH WARD, SECTION 11. CRESTON AVENUE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSS WALKS, BUILDING APPROACHES, AND PLACING FENCES, from Burnside Avenue to East 184th Street. EAST 188TH STREET—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSS WALKS, BUILDING APPROACHES, AND PLACING FENCES, from Park Avenue to Beaumont Avenue. 24TH WARD, SECTION 12. PERRY AVENUE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSS WALKS, BUILDING APPROACHES AND PLACING FENCES, from East 207th Street to Gun Hill Road.

HERMAN A. METZ,  
Comptroller.  
City of New York, October 24, 1907. (38638)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 25 to November 9, 1907, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD. RADDE STREET—SEWER, from Webster Avenue to Payntar Avenue. ACAD-EMY STREET—SEWER, from Webster Avenue to Payntar Avenue. RADDE STREET—SEWER, from Jane Street to Payntar Avenue.

HERMAN A. METZ,  
Comptroller.  
City of New York, October 14, 1907. (38649)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 1 to 16, 1907, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the Borough of Manhattan: 12TH WARD, SECTION 6. 100TH STREET—EXTENSION OF SEWER, between the Harlem River and 1st Avenue. 12TH WARD, SECTION 8. WEST 164TH STREET—SEWER, between St Nicholas Avenue and Broadway.

HERMAN A. METZ,  
Comptroller.  
City of New York, October 31, 1907. (38963)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 25 to November 9, 1907, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for OPENING AND ACQUIRING TITLE to the following named avenues, place and street, in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 11. POPHAM AVENUE—OPENING, from West 176th Street to Montgomery Avenue. Confirmed July 29, 1907; entered October 23, 1907. 24TH WARD, SECTION 12. EAST 213TH STREET—OPENING, from Jerome Avenue to Woodlawn Road. Confirmed July 10, 1907; entered October 23, 1907; KOSSUTH PLACE—OPENING, from Mosholu Parkway to DeKalb Avenue. Confirmed June 25, 1907; entered October 23, 1907. 24TH WARD, ANNEXED TERRITORY. RAILROAD AVENUE—OPENING, between Unionport Road and Glebe Avenue. Confirmed July 31, 1907; entered October 23, 1907.

HERMAN A. METZ,  
Comptroller.  
City of New York, October 23, 1907. (38658)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 1 to 16, 1907, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23D WARD, SECTIONS 9 AND 11. EAST 169TH STREET—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSS WALKS, BUILDING APPROACHES, AND PLACING FENCES, from Clay Avenue to the Grand Boulevard and Concourse. 23D WARD, SECTION 10. WHITLOCK AVENUE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSS WALKS, BUILDING APPROACHES AND PLACING FENCES, from Longwood Avenue to Hunt's Point Road. 24TH WARD, SECTION 11. WALTON AVENUE—REGULATING, GRADING, SETTING CURB STONES, FLAGGING SIDEWALKS, LAYING CROSS WALKS, BUILDING APPROACHES AND PLACING FENCES, from East 172d Street to Fordham Road. QUARRY ROAD—REGULATING, GRADING, SETTING CURB STONES, FLAGGING SIDEWALKS, LAYING CROSS WALKS, BUILDING APPROACHES, PLACING FENCES AND LAYING PIPE, from Third Avenue to Arthur Avenue.

HERMAN A. METZ,  
Comptroller.  
City of New York, October 31, 1907. (38979)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 13 to 27, 1907, 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 150TH STREET—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSS WALKS AND PAVING, from the Harlem River to the east side of River Avenue.

HERMAN A. METZ,  
Comptroller.  
City of New York, November 12, 1907. (39158)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 13 to 27, 1907, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named street in the BOROUGH OF THE BRONX:

23D WARD, SECTIONS 9 AND 10. EAST 133D STREET—OPENING, from Cypress Avenue to the Southern Boulevard. Confirmed March 29, 1904; entered November 12, 1907.

HERMAN A. METZ,  
Comptroller.  
City of New York, November 12, 1907. (39169)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 12 to 26, 1907, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named avenue in the BOROUGH OF RICHMOND:

3D WARD. BLACKFORD AVENUE—OPENING, from Grant Street and St. Nicholas Avenue to a point about 170 feet east of Grant Street. Confirmed March 1, 1907; entered November 11, 1907.

HERMAN A. METZ,  
Comptroller.  
City of New York, November 11, 1907. (39131)

## PROPOSALS.

Department of Public Charities, foot of East Twenty-sixth Street, New York.

SEALED BIDS OR ESTIMATES will be received by the Department of Public Charities at the above office until 2.30 o'clock P. M. on MONDAY, NOVEMBER 25, 1907,

For furnishing all the work, labor, services and materials required for the extermination of rats and mice, and for the extermination of roaches and water bugs.

For full particulars see City Record.  
ROBERT W. HEBBARD,  
Commissioner.

The City of New York, November 11, 1907. (39124)

## PROPOSALS

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, NOVEMBER 20, 1907,  
Borough of Manhattan.

For furnishing all the labor and materials required for additions and alterations to quarters of Engine Company 58, located at No. 81 West One Hundred and Fifteenth Street, and to quarters of Engine Company 35, located at No. 223 East One Hundred and Nineteenth Street.

For full particulars see City Record.  
FRANCIS J. LANTRY,  
Fire Commissioner.

Dated November 7, 1907.

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, NOVEMBER 20, 1907,  
Borough of Manhattan.

N. 1. For furnishing and delivering five thousand feet of 3½-inch rubber fire hose for fireboats.

No. 2. For furnishing and delivering two thousand feet of 2½-inch rubber fire hose for fireboats.

For full particulars see City Record.  
FRANCIS J. LANTRY,  
Fire Commissioner.

Dated November 7, 1907.

DEPARTMENT OF DOCKS AND FERRIES.

Sealed estimates for furnishing insurance on the Municipal ferry boats "Middleton," "Stapleton," and "Castleton," will be received by the Commissioner of Docks until 12 o'clock noon, on Friday, November 22, 1907, at Pier "A," North River. (For particulars see City Record.) (39094)

## PUBLIC NOTICES.

CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

PUBLIC NOTICE is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale at public auction the buildings, parts of buildings, etc., standing within the lines of property owned by the City of New York, acquired by it for bridge purposes in the

BOROUGH OF MANHATTAN,

BEING all the remaining buildings on the triangular block bounded by Park Row, Tryon Row and Centre Street which were not sold at previous sales held on April 1st, 1907, and August 13th, 1907, and also the remaining buildings on Duane Street and Chambers Street, between Park Row and Centre Street. The property to be sold is more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to resolutions of the Commissioners of the Sinking Fund, adopted at a meeting held on the 13th day of August, 1907, the sale of the above buildings and appurtenances thereto will be held by the direction of the Comptroller on

MONDAY, DECEMBER 2D, 1907,

at 11 o'clock, on the premises.

For further particulars see City Record.

H. A. METZ,  
Comptroller.  
City of New York, Department of Finance,  
Comptroller's Office, October 29th, 1907. (39061)

CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

AT THE REQUEST of the Police Commissioner, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale at public auction all the buildings, parts of buildings, etc., now standing upon property owned by the City of New York, acquired for police purposes in the

BOROUGH OF MANHATTAN,

BEING the old station house situated at Coenties Slip, between the west side of South Street and the east side of Front Street, and which is more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held October 23d, 1907, the sale of the above described building will be held by the direction of the Comptroller on

THURSDAY, NOVEMBER 21ST, 1907,

at 10 a. m., on the premises.

For further particulars see City Record.

H. A. METZ,  
Comptroller.  
City of New York, Department of Finance,  
Comptroller's Office, October 28th, 1907. (39055)







104th st E, No 242, s s, 150 w 2d av, 25x100.11, 6-sty brk tenement and store. Sarah Cohen to Ethel Heller. Mort \$33,500. Nov 6. Nov 8, 1907. 6:1653-31. A \$8,000-\$20,000. other consid and 100

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# HECLA IRON WORKS

## Architectural Bronze

AND

# IRON WORK

North 10th, 11th and 12th STREETS

BROOKLYN,

NEW YORK

- \*Edwards av, e s, 25 s Latting st, 50x100, Westchester. John Brew to Bernard H Kelly. Nov 12. Nov 13, 1907. other consid and 100
- Fieldston av or road, w s, 175.10 s 261st st, 25x100, vacant and being lot 139 map 339 lots at Riverdale and Mosholu property F P and H A Forster. FORECLOS, Oct 15, 1907. Chas S Simpkins ref to Fredk P Forster. Nov 2. Nov 14, 1907. 13:3423. 500
- \*Grace av, e s, 178.5 s Boston road, 50x95. Irving Realty Co to Hermann Schlueter. Oct 15. Nov 13, 1907. other consid and 100
- \*Glebe av, e s, abt 127 s Lyon av, 25x123.8x26.3x115.9. Joseph Plante et al to George Rueckel. Mort \$4,000. Sept 7. Nov 8, 1907. other consid and 100
- Grand Boulevard and Concourse, n w cor 183d st, 97x84, vacant. Adah M McDermott INDIVID and EXTRX Michael J McDermott to Philip J Kearns. Mort \$3,250. Nov 4. Nov 8, 1907. 11:3164. 14,000
- Hughes av, No 2130, e s, 36 n 181st st, 50x85.3x50x84.7, 2-sty frame dwelling. The Belmont Realty and Construction Co to Magdalena Marx. Q C and correction and confirmation deed. Oct 30. Nov 11, 1907. 11:3082. nom
- Jackson av, No 1138, e s, 107.6 s Home st, 22.6x87.6, 3-sty brk dwelling. Theresa Rapp to Richard, Grace A, Margareta and Robert Edwards and Eliz E Van Winkle. Nov 12. Nov 13, 1907. 10:2651. other consid and 100
- \*La Salle av, s s, 110.11 e Hobart av, runs e 50 x s 135.10 x w 25 x n 25 x w 25 x n 108.10 to beginning. Hobart av, e s, 55.7 s La Salle av, 51x89.3x50x99.7. Chas E Stahl to Elise Stahl. Mort \$1,202.50. Nov 7. Nov 13, 1907. nom
- Mohegan av, e s, 190 s 180th st, 41x145, except part for Mohegan av, vacant. Chas E Stahl to Elise Stahl. Mort \$2,000. Nov 7. Nov 13, 1907. 11:3123. 1,000
- \*McGraw av, n s, 50 w Saxe av, 50x100, Westchester. Chas A Schrag to Anthony Vendasco. Mort \$1,000. Nov 8. Nov 13, 1907. other consid and 100
- Mapes av, late Johnson av, n w s, 78.4 s 182d st, 61x150x75x150.5, except part for Mapes av, vacant. Leopold Oppenheimer to Joseph Strauss. Mort \$4,000. Nov 7. Nov 11, 1907. 11:3110. nom
- Mapes av, late Johnson av, n w s, 78.4 s 182d st, 61x150x75x150.5, except part for Mapes av, vacant. Joseph Strauss to Chas A Wingert. Mort \$4,000. Nov 7. Nov 12, 1907. 11:3110. nom
- \*McGraw av, s s, 75 e Cottage Grove av, 25x100. Arthur H Lohse to Frank Gass. Mort \$3,000. Nov 11. Nov 12, 1907. other consid and 100
- \*Monticello av, e s, 350 n Jefferson av, 25x100, Edenwald. Chas Kusterko to Adolph Brauner. Nov 9. Nov 11, 1907. omitted
- Morris av, Nos 621 to 625, w s, abt 58 n 151st st, 58.10x100, three 3-sty frame tenements and stores. Louis Lese to Tommaso Tucci. Mort \$21,375. Nov 12. Nov 13, 1907. 9:2441. other consid and 100
- \*Neried av, s w cor Bruner av, 48.10x100. Release mort. Whitehall Realty Co to Fridolin Weber. Nov 4. Nov 11, 1907. 1,015
- \*North Chestnut Drive, n s, and being lot 92 amended map (No 1038, filed in Westchester Co), of Bronxwood Park. Emma Jackson to John David and Michael Malanga. Mort \$2,700. Nov 1. Nov 13, 1907. other consid and 100
- Prospect av, w s, 185.9 s 163d st, 42.11x147.3, 6-sty brk tenement. The Gaines-Roberts Co to Claus Bosch. Mort \$30,000. Nov 14, 1907. 10:2677. other consid and 100
- Prospect av, w s, 142.11 s 163d st, runs w 106 x s 7.10 x w 41.2 x s 35.9 x e 147.3 to av, x n 42.11 to beginning, 6-sty brk tenement. The Gaines-Roberts Co to Henry Bosch. Mort \$30,000. Nov 14, 1907. 10:2677. other consid and 100
- Same property. Henry Bosch to Chas F Hulsebusch. Mort \$30,000. Nov 14, 1907. 10:2677. other consid and 100
- Pelham av n s, 200 w Hoffman st, runs w 100 x n 100 x e 50 x n 191st st | 100 to 191st st, x e 50 x s 200 to beginning, together with such parts of College av as are opposite and contiguous thereto, vacant. Wm D Powell HEIR Wm D Powell to Abby D Williams, Cornelia S D Pomeroy, Lucy H D Curran, Mary D Hurd and Harriette or Harriet C Dimon HEIRS, &c, Abigail Camp. Q C. Sept 7. Nov 13, 1907. 12:3273. nom
- Same property. Walter E Sanford HEIR Annie Sanford to same. Q C. Sept 24. Nov 13, 1907. 12:3273. nom
- Same property. Joseph Sanford to same. Q C. Sept 23. Nov 13, 1907. 12:3273. nom
- Same property. Arthur F Sanford son and HEIR Annie Sanford to same. Q C. Sept 23. Nov 13, 1907. 12:3273. nom
- Same property. Angerona E Rice to same. Q C. Aug 29. Nov 13, 1907. 12:3273. nom
- Same property. Florence Powell to same. Q C. Sept 24. Nov 13, 1907. 12:3273. nom
- Same property. Stephen C Powell HEIR Wm Powell to same. Q C. Aug 23. Nov 13, 1907. 12:3273. nom
- Same property. Angie E P Miller HEIR Wm D Powell to same. Q C. Aug 19. Nov 13, 1907. 12:3273. 50
- Pelham av, No 867, late Union av, n s, 212.6 e Hoffman st, 51x100x50x100, 2-sty frame dwelling. Thomas Dyer et al HEIRS, &c, John J Cooney to Julia Harms. B & S and C a G. Nov 6. Nov 11, 1907. 12:3273. 1,200
- \*Pelham road, e s, abt 125 s Arnow av, 50x119x51.7x115.1. Charlotte Reeke to Wm Heinrich. Nov 8. Nov 11, 1907. other consid and 100
- Prospect av, Nos 955 to 963, w s, 71.3 n 163d st, 120.8x195, two 2-sty frame dwellings and vacant. Kaspar J E Wehner et al to The Gaines-Roberts Co. Nov 11. Nov 12, 1907. 10:2678. other consid and 100
- Rider av, No 251 | n w cor 138th st, 100x25, 2-sty frame tenement and store. FORECLOS, Nov 6, 1907. James A Allen ref to Leopold Gusthal. Mort \$10,000. Nov 13. Nov 14, 1907. 9:2340. 5,250 over mort
- Robbins av, No 338, e s, 176.8 n 141st st, 53.4x100, 2-sty brk dwelling and vacant. Edward Hizsnay to Frank Scolaro. Mort \$6,300. Nov 1. Nov 12, 1907. 10:2573. other consid and 100
- Rochambeau av, w s, 250 n 208th st, 50x100, vacant. Morris Busse to Jeanette Busse. B & S. Nov 8. Nov 12, 1907. 12:3337. 100
- \*Rosedale av, w s and being lots 465 and 466 block P amended map (No 514) of Mapes estate. Anthony Vendasco to Robert Adelman and Marie Steinmetz. Mort \$2,200. Nov 8. Nov 12, 1907. other consid and 100
- \*Rosedale av, w s, and being lot 484 blk P amended map (No 514) Mapes estate. William Buhl to Frank E Field. Mort \$4,500. Nov 11. Nov 13, 1907. 100
- \*Rosedale av, w s, and being lot 481 blk P amended map (No 514) of Mapes estate. Louis Abesson to Wm H Field, of Westchester Co, N Y. Mort \$4,000. Nov 12. Nov 13, 1907. 100
- Ryer av, w s(?), plot begins 236.11 n 181st st, runs w 100.5 x n 16.8 parallel with w s Ryer av x e 102.1 x s 16.9 to beginning, error of omission, 3-sty frame tenement. CONTRACT. Richard Keil and ano with Hans P Hansen. Mort \$—, Mar 25. Nov 12, 1907. 11:3157. 8,750
- Summit av, No 915 | w s, 184.3 s Cross st, 24.3x116.4 to e s Sedgwick av | wick av x 25x122.8, 3-sty brk dwelling. Merwin Realty Co to Augusta Schachtel. Nov 8. Nov 13, 1907. 9:2523. 100
- St Anns av, No 140 | n e cor 134th st, 20x80, 4-sty brk tenement and store and 1-sty brk extension. Hugo Heyman to Lena Masur and Sol Young. Mort \$16,750. Oct 29. Nov 12, 1907. 10:2547. other consid and 100
- \*Stillwell av, s e cor McDonald st, 53.4x100x49.6x100. Hudson P Rose Co to Bartolomeo Baronello. Nov 11. Nov 13, 1907. nom
- Spuytten Duyvil road and being plot begins at n line of land conveyed to N Y C & H R R Co by party 2d part by deed recorded May 25, 1904, begins 39 s w at right angles from c l of original location of S D & P M R R, contains 710 sq ft. Spuytten Duyvil Creek, where high water intersects w line land heirs Isaac Dyckman and 125 s at right angles from c l of original location of S D & P M R R, contains 3,500 sq ft. Plot begins at a point in the s w prolongation of s e line land of G M Roden, at n e U S pier and bulkhead line of the Harlem River Ship Canal, contains 26,890 sq ft. Plot begins at point in s w exterior line of land S D & P M R R Co and in west line of the Spuytten Duyvil road, distant 25 ft radially from original c l of S D & P M R R Co, contains 1,900 sq ft; also Land under water, &c, and reserves easements, &c, to said railroad company. Estate of Isaac G Johnson, a corpn, to Isaac G Johnson & Co, a corpn, Oct 31. Nov 13, 1907. 13:3410. nom
- Tee Taw av | n w cor 188th st, runs n e along av, 285 to s s Parkview pl | Parkview pl, x s e 119.1 x n e 24.11 x s e 201.1 to 188th st | n w s 188th st, x s w 150.7 x w still along st, on curve 57.8 x w 200 to beginning. Parkview pl, s e cor 190th st, 85x85x68.11x86.6, vacant. Richard M Montgomery & Co to Chas A Christman. All liens. Nov 8. Nov 14, 1907. 11:3219. omitted
- Tremont av, Nos 735 | n w cor Washington av, runs n Washington av, Nos 1919 to 1923 | 110.10 x w 59.7 x s 20 x e 39.10 x s 93.11 to Tremont av, x e 20.5 to beginning, 3-sty frame tenement and store and two 1-sty frame stores. CONTRACT. Josephine and Frank Rheinisch, EXRS, &c, Joseph H Reinisch with Geo H Lester. Mort \$35,000. Sept 30. Nov 9, 1907. 11:3034. 50,000
- Union av | n w cor 168th st, runs n 26.7 x w 96.1 x s 22.6 168th st, No 801 | to st x e 96.2 to beginning, except part for st and av, 5-sty brk tenement. Newman Grossman and ano to Sarah Grossman and Bella Feldman. Mort \$28,000. Nov 11. Nov 13, 1907. 10:2673. nom
- Union av, No 986, e s, 255 s 165th st, late Wall st, 30x160, 4-168th st, No 801 | brk tenement. Louis Meyer Realty Co to Newman Grossman and Frank Feldman. Mort \$28,000. Oct 29. Nov 9, 1907. 10:2673. other consid and 100
- Union av, No 986, e s, 255 s 165th st, late Wall st, 30x160, 4-sty brk tenement. Margt A wife of James P Treanor et al to Elizabeth Kelly widow. All title. B & S. Nov 8. Nov 9, 1907. 10:2678. gift
- \*White Plains road, w s, s 1/2 of n 1/2 lot 141 map Olinville, 25x— Undivided interest. Mort \$1,400.
- White Plains road, n e cor Walkley pl, runs e 75 to w s Garden st, x w 63.1 to road, x s 95.9 to beginning, South Mt Vernon. All title in 1/2 part. Mort \$5,000.
- Samuel Marcus to Harris Marcus. Nov 12. Nov 13, 1907. nom
- \*Wilder av, e s, 151 n Jefferson av, 24x100. Land Co A of Edenwald to Genevieve E Norton. Oct 15. Nov 8, 1907. nom
- Washington av | s w cor 185th st, 50.2x92x50x96.6, except part 185th st | for av, vacant. Ralph Cohen to Laura A Atwood, of East Orange, N J. All liens. Nov 7. Nov 8, 1907. 11:3059. other consid and 100
- Worthen av, e s, 450 n Randall av, 25x100, vacant. Empire Development Co to Mary A Hand. Nov 8. Nov 9, 1907. 10:2767. other consid and 100
- Washington av, No 1070, e s, 100 s 166th st, 67.8x200, except part for av, 2-sty frame dwelling and vacant. Jonas Weil et al to Celia Stern. Mort \$15,000. Nov 6. Nov 13, 1907. 9:2370. other consid and 100
- \*White Plains road, e s, abt 100 s Bartholdi st, and being lot 1 map (No 1039) of supplementary map of Bronxwood Park. Bronxwood Realty Co to Jorgen F Mortensen. Mort \$1,000. Nov 7. Nov 9, 1907. nom
- \*Washington av, w s, — s Halsey pl, and being lots 103 to 111 map (No 426) of Cebrie Park. Stephen McBride to Norwood Heights Realty & Construction Co. Mort \$14,500. Nov 4. Nov 8, 1907. other consid and 100
- 3d av, Nos 3386 to 3394 | e s, 150 s 166th st, 112.6x70.7 to w s Franklin av, No 1093 | Franklin av, x123.8x121.11, 3-sty brk tenement and store, two 2-sty frame tenements and stores and 2-sty frame dwelling on Franklin av. Albert Forsch to William Rosenzweig Realty Operating Co. B & S. Oct 30. Nov 8, 1907. 10:2608. nom
- Same property. FORECLOS, Oct 8, 1907. Edward J McGean ref to Albert Forsch. Oct 30. Nov 8, 1907. 10:2608. 36,787.44
- \*4th av, e s, 52.4 s Sheil st, 26.5x112x25x120.8, Laconia Park. Arthur J Mace and ano EXRS Malinda G Mace to Emma N. Polak. All liens. Nov 1. Nov 11, 1907. 75



# Cooper Iron Works

JOHN COOPER, PROPRIETOR

Works: Emmett Street & Avenue D, Newark, N. J.

New York Office: 1 Madison Avenue

# IRON and STEEL WORK

FOR

# BUILDINGS, BRIDGES, &c.

\*4th av, or st, n w cor 226th st, late 12th av, 114x105, Wakefield. Pasquale F Giliberty to Angela Giliberty. 1-3 part. Mt \$4,000. Nov 7. Nov 9, 1907. other consid and 100

Interior plot, begins at line between lots 44 and 45, subdivision property. Henry D Tiffany part Fox estate at point 72.10 n w Intervale av, runs n w 18.3 x e 24.8 to point 74.1 s Home st, x s 11.7 x s w 14.6 to beginning. PARTITION, Sept 25, 1907. Thos F Donnelly ref to Morris Franklin. Nov 7. Nov 8, 1907. 10:2692. 200

\*Lots 545, 542, 543, 546, 547, 553 and 554 map Arden property. Geo B Gurley to Walter W Taylor. B & S. Nov 11. Nov 13, 1907. other consid and 100

\*Lots 208 and 209, map J S Wood at Williamsbridge. Bernhard Lipset to Meyer Lipset. Mort \$750. Nov 7. Nov 11, 1907. other consid and 100

\*Lots 309 and 310 map (No 1108B) of subdivision of portion of Penfield property lying east of White Plains av. Clara F Liebman to Ida Schalkenstein. Mort \$1,120. Oct 23. Nov 11, 1907. nom

4th st, No 147, n s, 162.11 e 1st av, Leasehold. Agreement that parties of first and second part, each own a 1/2 part of above premises. Saml Augenblick with Isaac Scharf. Aug 13. Nov 12, 1907. 2:432.....nom

11th st, Nos 314 and 316 East, all. Surrender lease. Francesco Aiello to Francesco Spinella. All title. Mar 29. Nov 8, 1907. 2:452.....800

12th st, No 650 East. Assign lease. Harry Cohen to John D Haase. Mort \$3,100. Nov 9. Nov 14, 1907. 2:394.....nom

Same property. Re-assign lease. John D Haase to Harry Cohen. Mort \$—, Nov 13. Nov 14, 1907. 2:394.....nom

12th st, No 650 East, store. Herman Finkelstein and ano to Harry Cohen; from Oct 1, 1907, to Mar 31, 1910, 1 year renewal at \$900. Nov 13, 1907. 2:394.....600

12th st, No 62 East. Assign lease. Morris Rosengarten to Frank Ibert Brewing Co. Oct 12. Nov 12, 1907. 2:557.....nom

17th st, No 22 West, all. Randolph Guggenheimer to Ely Semons; 21 years, from May 1, 1907. Nov 9, 1907. 3:818.....nom

31st st, Nos 317 and 319 East. Assign lease. Vincenzina Cangialosi to Alfonso Bivona. All title. Aug 30. Nov 13, 1907. 3:937.....nom

34th st, Nos 43 and 45, n s, 150 e 6th av, 50x98.9.....nom

35th st, Nos 62 and 64, s s, 153 e 6th av, 30x98.9, all.....nom

Robt S Minturn to Saml Green; 42 years, from May 17, 1905. Nov 13, 1907. 3:836.....42,750, 54,000 and 24,000

39th st, No 319 East, all. Charles Rosentover to Angelo Gagliano; 5 years, from July 1, 1907. Nov 8, 1907. 3:945.....2,450

43d st, No 301 West, 3 upper floors. Patrick J McGuiness to Mary A O'Hanlon; 4 1/2 years, from Dec 1, 1907. Nov 13, 1907. 4:1034.....1,600

44th st, No 237, n s, 300 e 8th av, 20x100.5. Assign lease. Solomon Sprung to City Real Estate Co. Oct 31. Nov 8, 1907. 4:1016.....nom

45th st, No 362 West, store, basement and 2d floor. John F Betz to J Charles Engle; 5 years, from Nov 1, 1907. Nov 14, 1907. 4:1035.....1,380

47th st, No 338 East, all. Pasquale Pati and ano to John Di Buono; 3 years, from July 1, 1907. Nov 12, 1907. 5:1339.....960 and 1,000

47th st, No 341 East, all. Isaac Vapnevitch and ano to John Di Buono and ano; 3 years, from Aug 1, 1907. Nov 12, 1907. 5:1340.....925

51st st, Nos 605 and 607 West, all. Henry Deike EXR D F Deike et al to Moore & Munger Co; 5 8-12 years, from Sept 1, 1907. Nov 8, 1907. 4:1099.....600 and 1,400

71st st, No 261 West, all. Maximilian Toch to Arnold L Oppenheim; 5 years, from Oct 1, 1907; with option to purchase within two years for \$32,500. Nov 12, 1907. 4:1163.....1,620 to 1,820

71st st, No 69 West, all. Eliz K Dow to Ira A Manning; 5 years, from Oct 1, 1907. Nov 13, 1907. 4:1124.....2,200

73d st, No 322 East. Assign lease. Frank Souhrada to Davies J Marshall. Mort \$1,950. Nov 12. Nov 13, 1907. 5:1447.....nom

Same property. Re-assign lease. Davies J Marshall to Frank Souhrada. Mort \$—, Nov 12. Nov 13, 1907. 5:1447.....nom

81st st, No 405 East. Assign lease. Wm Schulz to Geo Kienzle. Mort \$1,000. Nov 4. Nov 15, 1907. 5:1561.....nom

Same property. Re-assign lease. Geo Kienzle to Wm Schulz. Mort \$—, Nov 12. Nov 13, 1907. 5:1561.....nom

81st st, No 405 East. Assign lease, chattels, &c. Charles Meyer to Arno Zahn. Aug 22. Nov 8, 1907. 5:1561.....nom

Same property. Assign lease. Bill of sale, &c. Arno Zahn to William Zoll. Oct 15. Nov 8, 1907. 5:1561.....nom

Same property. Assign lease, chattels, &c. Wm Zoll to William Schulz. All title. Nov 2. Nov 8, 1907. 5:1561.....nom

81st st, No 405 East, store, &c. Adele D Reilly to William Schulz; 5 years, from Nov 4, 1907. Nov 11, 1907. 5:1561.....780 and 900

92d st, Nos 4 and 6 West.....nom

92d st, Nos 12 and 14 West.....nom

92d st, Nos 8 and 10 West.....nom

Assign two leases. Carl Fisher-Hansen to Isaac V Brokaw. Nov 1. Nov 14, 1907. 4:1205.....nom

102d st, No 177 East, east store. Leonora Baum to Anthony Bonomo; 2 years, from Oct 1, 1907. Nov 13, 1907. 6:1630.....360 and 420

113th st, No 333 East. Assign lease. Charles Cangro to George Kienzle. Nov 13. Nov 14, 1907. 6:1685.....nom

Same property. Re-assign lease. George Kienzle to Charles Cangro. Nov 14, 1907. 6:1685.....nom

113th st, No 324 East, double store. Charles Solomoni to John Fata; from Oct 1, 1907, to Dec 1, 1908. Nov 8, 1907. 6:1684.....480

115th st, Nos 348 and 350 East, stores, &c. Enrico Viggiani to Albert Rose; 4 1/2 years, from Nov 1, 1907. Nov 12, 1907. 6:1686.....720

119th st, Nos 524 and 526 East, east store, &c. Pasquale Pati and ano to Joseph Blank; 5 years, from Nov 1, 1907. Nov 14, 1907. 6:1815.....780

125th st, No 158 West, store and basement. Edw D Farrell to Marceau Company; 5 1/2 years, from Nov 1, 1907. Nov 14, 1907. 7:1906.....9,000

144th st, No 162, s s, 100 e 7th av, 37.6x99.11, all. Harry N ; Baruch to John E Poillon; 5 years, from Nov 1, 1907. Nov 11, 1907. 7:2012.....4,300 and 4,200

Amsterdam av, Nos 1430 and 1432, north store, &c. Simon Shapiro and ano to O'Connell & Cashman; 3 years, from May 1, 1907. Nov 8, 1907. 7:1985.....780

Amsterdam av, Nos 1040 to 1044, n w cor 111th st, No 501 West, all. Joseph Wittner and Louis A Jaffer to the Upper Broadway Realty Co; 4 10-12 years, from Dec 1, 1907. Nov 13, 1907. 7:1833.....11,000

Amsterdam av, Nos 1050 and 1052, all. Joseph Wittner and Louis A Jaffer to the Upper Broadway Realty Co; 4 10-12 years, from Dec 1, 1907. Nov 13, 1907. 7:1833.....7,500

Amsterdam av, Nos 1054 and 1056, s w cor 112th st, No 500 West, all. Joseph Wittner and Louis A Jaffer with the Upper Broadway Realty Co; 4 10-12 years, from Dec 1, 1907. Nov 13, 1907. 7:1833.....10,500

## LEASES

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

November 8, 9, 11, 12, 13 and 14.

### BOROUGH OF MANHATTAN.

Canal st, No 71. Assign lease. Joseph Kaplan to Solomon Goldberg. All title. Nov 6. Nov 8, 1907. 1:299.....nom

Cherry st, Nos 108 and 110. Surrender lease. Theresa Spalda to Francesca Sarra. Nov 4. Nov 12, 1907. 1:252.....nom

Church st, No 130, store and basement. Catherine Whittmore to Martin Joost; 5 years, from May 1, 1908. Nov 8, 1907. 1:133.....2,500

Dry Dock st, n w cor 10th st, corner store, &c. Ignatz Reich and ano to Samuel Mayers; 4 10-12 years, from Nov 1, 1907. Nov 13, 1907. 2:380.....1,020 to 1,200

Same property. Surrender lease dated Aug 19, 1907. Mark Meyer and ano to Ignatz Reich and ano. All title. Nov 9. Nov 13, 1907. 2:380.....nom

East Broadway, No 51, all. Joseph Solomon to Alex A Bernstein; 8 years, from May 1, 1908. Nov 8, 1907. 1:280.....3,000

Fulton st, No 114, store and basement. Joseph Shardlow to J H and J Andrews; 5 years, from May 1, 1905. Nov 13, 1907. 1:78.....3,300

Grand st, No 272, corner store and basement. Jacob Froelich to Joseph and Morris Sparber; from Dec 1, 1904, to May 1, 1909. Nov 12, 1907. 2:418.....1,380 to 1,500

Grand st, No 133. Assign lease. Adolph Gressard to Nicholas Schlernitzauer. Mort \$6,000. Nov 11, 1907. 1:233.....nom

Greene st, No 207, store, basement and sub basement. Chas W West to Henry Packer and ano; 3 years, from Feb 1, 1908. Nov 9, 1907. 2:534.....2,100 and 2,200

Greenwich st, Nos 252 and 254, w s, 55.8x81.6x45.11x83.11 s s. Consent to assign lease. TRUSTEES of Columbia College to Wm M Van Anden and Geo R Read EXRS Newbury H Frost. Oct 17. Nov 11, 1907. 1:129.....11,000

Same property. Assign lease. Wm M Van Anden and ano EXRS Newbury H Frost to James J McCluskey. Nov 1. Nov 11, 1907. 1:129.....11,000

Hester st, Nos 137 to 143, the 5th store from n w cor Chrystie st, store and basement. Rosa Rothstein to Jacob Sheenki; from Jan 1, 1908, to April 30, 1911. Nov 14, 1907. 1:303.....720 and 840

Lewis st, No 189. Assign lease. Saml Straussmann to Elias Kosower. Nov 4. Nov 8, 1907. 2:360.....nom

Mangin st, Nos 79 to 85, w s, 80 n Rivington st, 120x100, all. Mary J and Hy M V Connelly as TRUSTEES Edmund Connelly to Louis and Isidor Hirschberg; 20 years, from Jan 1, 1908. Nov 13, 1907. 2:324.....4,000 and 4,500

Monroe st, Nos 246 and 248. Surrender lease. Harry Feldman to Abraham Lippmann and Julius Eichman. Nov 12. Nov 13, 1907. 1:261.....70

Monroe st, Nos 241 and 243, all. Edith H Oddie to Domenico Abbate and Pietro Alvino; 10 years, from June 1, 1907. Nov 8, 1907. 1:266.....taxes, &c, and 5,200

Mulberry st, No 73, store, &c. Anastasia Rossi and ano to Nicola Yuzzolino; 5 years, from May 1, 1907. Nov 12, 1907. 1:199.....1,440

Nassau st, Nos 71 and 73. Assign lease. George Hudson to L Walter Lissburger. Oct 29. Nov 11, 1907. 1:79.....nom

Oliver st, No 36 | all. Wm P Kirk to Dominick Abbate; 10 3-12 Madison st, No 64 | years, from Feb 1, 1907. Nov 8, 1907. 1:278.....2,700

Spring st, No 15, all of.....nom

Spring st, Nos 13 and 17 | n w cor Elizabeth st. All title. Elizabeth st, Nos 183 to 189 |.....nom

Mary T Upington to Dominick Abbate and Pietro Alvino; 15 years, from May 1, 1907. Nov 8, 1907. 2:492.....taxes, &c, and \$2,300 and 2,913.37

Spring st, Nos 13 and 17 | n w cor Elizabeth st, all of.....nom

Elizabeth st, Nos 183 to 189 |.....nom

Spring st, No 15, all title.....nom

Louis J Pooler to Dominick Abbate and Pietro Alvino; 15 yrs, from May 1, 1907. Nov 8, 1907. 2:492.....taxes, &c, and \$5,200 and 6,586.63

Stanton st, No 251. Surrender lease. Simon Menscher to Benny Faden. Nov 6. Nov 8, 1907. 2:339.....610.77

Wooster st, Nos 164 and 166, s e cor Houston st. Assign lease. The Hudson County Consumers Brewing Co to Gaston E Sterck. Nov 2. Nov 13, 1907. 2:514.....nom

2d st, No 265, s s, 84.7 e Av C, 20x47.6x20x48.8, all. Sarah B Reynolds to Leopold Gottlieb et al; 10 years, from May 1, 1908. Nov 13, 1907. 2:371.....taxes, &c, and 525

# THE GEORGE A. JUST COMPANY

239 Vernon Ave., Boro. of Queens, New York City

## IRONWORK FOR BUILDINGS

Amsterdam av, Nos 1040 to 1056 | w s, extends from 111th st to 111th st, No 501 W | 112th st. Subordination of mortgage of \$18,000 to four leases dated Nov 12, 1907. Hulda Wittner with Joseph Wittner, Louis A Jaffer lessors and the Upper Broadway Realty Co lessee. Nov 12. Nov 13, 1907. 7:1833. . . . . nom

Av A, No 1632, s e cor 86th st, store and basement. Simon Menke to Benjamin and Joseph Burkan; 3 years, from Mar 1, 1910. Nov 14, 1907. 5:1582 . . . . . 1,140

Broadway, No 3223, n w cor 129th st. Assign lease. Joseph J Cahill to Arthur Jost. Nov 11. Nov 12, 1907. 7:1996. . . . . nom

Broadway, Nos 1046 and 1048, all. Joseph Wittner and Louis A Jaffer to the Upper Broadway Realty Co; 4 10-12 years, from Dec 1, 1907. Nov 13, 1907. 7:1833. . . . . 8,000

Broadway, No 4601, hotel and saloon. Frederick and Isidor Picker to Charles Malone and Michael J Connell; 5 years, from Nov 1, 1907. Nov 13, 1907. 8:2180. . . . . 1,200 to 1,500

Columbus av, No 447, n e cor 81st st, store. Harry L Fairbairn and ano to George Polykranas; 1 year, from Oct 1, 1905; 9 years, renewal at \$1,400 and \$1,600. Nov 12, 1907. 4:1195. . . . . 1,200

Madison av, n w cor 116th st, two most westerly stores. Jacob Israelson et al to Aaron Perlus; 5 years, from Oct 1, 1907. Nov 13, 1907. 6:1622. . . . . 1,200

Madison av, No 1684, top floor. Nachson Goldesman to Jacob Levin; 5 years, from Dec 1, 1907. Nov 12, 1907. 6:1617. . . . . 480

Old Broadway, No 2345. Assign lease. Jane Whalen to Davies J Marshall. Mort \$1,030. Nov 9. Nov 13, 1907. 7:1984. . . . . nom

Same property. Re-assign lease. Davies J Marshall to Jane Whalen. Mort \$—. Nov 11. Nov 13, 1907. 7:1984. . . . . nom

Park av, No 1056. Assign lease. Lawrence E Larsen to Edw B Herbert and Albert A Putz. Mort \$5,000. June 5. Nov 13, 1907. 5:1498. . . . . nom

Park av, No 1056, s e cor 87th st. Assign lease. Edw B Herbert and ano INDIVID and as co-partnership to John D Haase. Mort \$6,776. Nov 12. Nov 14, 1907. 5:1498 . . . . . nom

Same property. Re-assign lease. John D Haase to Edw D Herbert and Albert A Putz. Nov 13. Nov 14, 1907. 5:1498. nom

St Nicholas av, No 964, e s, 101.8 s 159th st, 25.5x118.5x25x123.1, all. Harry N Baruch to John E Poillon; 5 years, from Nov 1, 1907. Nov 11, 1907. 8:2108. . . . . 3,180 and 3,100

West End av, No 749, all. Harry M Billings to Max S Rohman; 3 years, from Oct 1, 1907. Nov 14, 1907. 7:1887. . . . . 1,200

1st av, No 1380, 2 store, &c. John Bain, Jr, ATTY, to Adolph Pechner; 5 years, from May 1, 1908. Nov 13, 1907. 5:1468. . . . . 1,440

1st av, No 1378, north store. John Bain, Jr, ATTY, to Josef Kasper; 5 years, from May 1, 1908. Nov 13, 1907. 5:1468. . . . . 720

2d av, No 1443. Assign lease. Frederick Furth to Samuel Stein. Oct 16. Nov 11, 1907. 5:1430. . . . . nom

2d av, No 2132. Subordination of lease to mort. Gaetano Riccio with Louis Pepe. Nov 12. Nov 13, 1907. 6:1681. . . . . nom

3d av, No 2020. Assign lease. Gustav Weid and ano to Septimus W Granger. Nov 7. Nov 8, 1907. 6:1639. . . . . nom

3d av, No 412, s w cor 29th st, all. Rickard S Howkins and ano to Peter Langdon; 4 7-12 years, from Oct 1, 1907; 5 years renewal. Nov 11, 1907. 3:884. . . . . 2,000

5th av, No 582. Consent to assign lease. TRUSTEES of Columbia College to Jeannette P Goin. Oct 2. Nov 14, 1907. 5:1263. . . . . nom

Same property. Assign lease. Jeannette P Goin to Ellen M Goin. Sept 30. Nov 14, 1907. 5:1263. . . . . nom

5th av, s e cor 32d st, room 1103 in 11th sty. Improved Property Holding Co of N Y to Bernard Cohen; 3 7-12 years, from Oct 1, 1907. Nov 14, 1907. 3:861. . . . . 750 and 800

6th av, No 637, store and basement. Solomon May to Jacob Bomberger or Bamberger; 4 10-12 years, from Apr 30, 1912. Nov 12, 1907. 3:813. . . . . 2,750

6th av, Nos 757, n w cor 43d st. Assign lease. Hector D McKenzie to Francis Draz & Co. Sept 23. Nov 14, 1907. 4:996. . . . . nom

7th av | n w cor 146th st, bill of sale. Saloon lease, 146th st, No 201 W | &c. Mark Trautfield (auctioneer) to Emil Rosenbaum. Nov 1. Nov 9, 1907. 7:2032. . . . . 650

Same property. Bill of sale, lease, &c. Emil Rosenbaum to John J Browne. All title. Nov 1. Nov 9, 1907. 7:2032. . . . . nom

8th av, No 2366, s e cor 127th st. Surrender lease. Max Hochstim to Helena L Bloch and Clarice Engel. Nov 4. Nov 11, 1907. 7:1932. . . . . nom

8th av, No 2642, double store and bake shop. Louis Grunig, Jr, to Jacob Mertens; 3 years, from May 1, 1908. Nov 12, 1907. 7:2026. . . . . 1,500

8th av, No 970, n e cor 57th st, store. Walter J Salomon to Jas F Maguire; 5 years, from July 15, 1907. Nov 14, 1907. 4:1029. . . . . 5,000

Same property. Ratification of above lease. Columbus Circle Arcade Co to same. Nov 12. Nov 14, 1907. 4:1029. . . . . nom

9th av, No 724. . . . .

49th st, No 353 West | Assign lease. John Donohue to Davies J Marshall. Nov 7. Nov 8, 1907. 4:1040. . . . . nom

Same property. Re-assign lease. Davies J Marshall to John Donohue. Nov 8, 1907. 4:1040. . . . . nom

### BOROUGH OF THE BRONX.

Freeman st, No 1214, s e cor Bryant st or av, store. Jesse M Talmadge to William Becker; 5 years, from May 1, 1907. Nov 8, 1907. 11:2993. . . . . 360 and 540

146th st, No 451 old No 719 East, all. Tobe Kleinberg to Joseph Philip; 4 years, from Nov 1, 1907; 2 years renewal at \$1,500. Nov 13, 1907. 9:2291. . . . . 1,000 and 1,200

152d st, Nos 522 and 524, new Nos 288 and 290 East, double store and four rooms, known as apartment No 5. The Garibaldi Realty and Construction Co to Giovanni D'Agostino and ano; 3 yrs, from May 1, 1907. Nov 14, 1907. 9:2411. . . . . 660

152d st, Nos 522 and 524, new Nos 288 and 290 East. Assign lease. Giovanni D'Agostino and ano to the Ebling Brewing Co. Nov 4. Nov 14, 1907. 9:2411. . . . . nom

161st st, No 690 (872), s e cor Trinity av, Assign lease. Benj E Koepfer to John D Haase. Nov 7. Nov 8, 1907. 10:2637. . . . . nom

Same property. Re-assign lease. John D Haase to Benj E Koepfer. Nov 8, 1907. 10:2637. . . . . nom

168th st, No 768 East, all. Michael Gent to Wm F Hopwood; 5 years, from Nov 1, 1907. Nov 8, 1907. 10:2662. . . . . 276

Brook av, No 502, s 1/2 of store, all of basement and four rooms on 2d floor. John Diehl to Josef Huetter; 6 1/2 years, from Nov 1, 1907. Nov 14, 1907. 9:2274. . . . . 1,380

Brook av, n e cor 149th st. Assign lease. Martin Noonan to Michl McGarry. Nov 8. Nov 11, 1907. 9:2276. . . . . nom

Brook av, No 502. Assign lease. Josef Huetter to the Ebling Brewing Co. Oct 25. Nov 14, 1907. 9:2274. . . . . nom

Morris av, Nos 635 and 637. Assign lease. Filomena Moccia to Carmine Moccia and Filomena Moccia for Pietro. Oct 30. Nov 12, 1907. 9:2441. . . . . 1,200

Same property. Consent to assign lease. Agnes Rizzuto to same. Oct 30. Nov 12, 1907. 9:2441. . . . . nom

Nelson av, n e cor 169th st, being lots 1 and 2 in block 2519, all. John Haffen and ano to Salvatore Pulici; 4 9-12 years, from Aug 1, 1907. Nov 8, 1907. 9:2519. . . . . 1,200

Prospect av, No 1408, store, &c. Katie Yutte to Edward Graef; 3 years, from May 1, 1908. Nov 13, 1907. 11:2963. 600 and 660

Westchester av, No 1024, corner Simpson st, store. American Real Estate Co to Charles Viohl. Feb 2, 1907, from — to Sept 30, 1912. Nov 14, 1907. 10:2725. . . . . 900 to 2,000

Willis av, No 463, s w cor 146th st. Assign lease. Leo Bender to Joseph Stader. Nov 4. Nov 8, 1907. 9:2307. . . . . nom

Same property. Assign lease. Joseph Stader to the Ebling Brewing Co. Nov 7. Nov 8, 1907. 9:2307. . . . . nom

Willis av, No 341, w s, 80 s 142d st. Surrender lease. Adolf C Reiter with Ann E Trainor. All title. Nov 7. Nov 8, 1907. 9:2304. . . . . nom

Same property, all of. Ann E Trainor to August Dressler; 5 yrs, from Nov 1, 1907. Nov 8, 1907. 9:2304. . . . . 960 and 1,020

3d av, No 2649, w s, bet 141st and 142d sts, all. Emilie W Holbert to Harris Newcorn; 5 years, from May 1, 1908. Nov 14, 1907. 9:2322. . . . . 1,080

### MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

### BOROUGH OF MANHATTAN.

November 8, 9, 11, 12, 13 and 14.

Acconcia, Andrea to Jetter Brewing Co. 108th st, No 322 East. Saloon lease. Demand, 6%. Nov 8, 1907. 6:1679. 800

American Mortgage Co with Pasquale Pati and ano. Elizabeth st, No 90. Extension mort. June 13. Nov 11, 1907. 1:239. nom

Aronson, Harry to Isaac Goldowitz. 112th st, Nos 50 to 54, s s, 100 e Lenox av, 75x100.11. Prior mort \$115,000. Nov 1, due May 1, 1908, 6%. Nov 12, 1907. 6:1595. 3,000

American Mortgage Co to William A White & Sons. Morningside av West, n w cor 118th st, No 401, 100.11x150. Certificate as to share ownership of mort. Mar 13, 1906. Nov 12, 1907. 7:1962. . . . .

Ansalone, Michele to Margareta Galotta. 1st av, No 2252, e s, 25.10 s 116th st, 25x95. Nov 8, 3 years, 6%. Nov 9, 1907. 6:1709. 1,000

Same to Pasqualina Forrisi. Same property. P M. Prior mort \$—. Nov 8, 5 years, 6%. Nov 9, 1907. 6:1709. 7,000

American Mortgage Co with Jonas Weil and ano. 53d st, No 334 East. Extension mort. Nov 12. Nov 14, 1907. 5:1345. nom

Andrews, Ella R with Laurette Goldman. 166th st, No 465, n s, 125 e Amsterdam av, 25x100. Extension mort. Oct 26. Nov 13, 1907. 8:2111. . . . . nom

BANK FOR SAVINGS in City N Y to whom it may concern. 83d st, No 325 East. Certificate as to reduction of mort. Nov 14, 1907. 5:1546. . . . .

Broadway and Cathedral Parkway Co to METROPOLITAN LIFE INS CO. Broadway, n w cor Cathedral Parkway, runs w 175 x n 90.11 x e 100 x s 0 1/2 x e 75 to Broadway, x s 90.10 to beginning. Oct 23, due Nov 1, 1912, 6%, until building is completed and 5 1/2% thereafter. Nov 14, 1907. 7:1894. 750,000

Same to same. Same property. Certificate as to above mort. Oct 23. Nov 14, 1907. 7:1894. . . . .

Burstein, Charles, Israel and Samuel with Austin B Fletcher and ano trustees Jackson S Schultz. 99th st, Nos 204 and 206, s s, 110 e 3d av, 49.10x100.11. Extension mort. Aug 26. Nov 13, 1907. 6:1648. . . . . nom

Bissell, Kate with TITLE GUARANTEE AND TRUST CO. 46th st, No 214, s s, 216.4 w Broadway, 18.7x100.5. Agreement correcting description in mort dated Oct 29, 1907. Nov 4. Nov 9, 1907. 4:1017. . . . . nom

Bruno, Richard M to Eliz Betz. 130th st, No 206, s s, 125 w 7th av, 15x99.11. Due July 9, 1910, 5%. Nov 9, 1907. 7:1935. 6,000

Browne, John J to A Hupfels Sons. 7th av, n w cor 146th st, No 201. Saloon lease. Nov 1, demand, 6%. Nov 9, 1907. 7:2032. 3,668.45

Brousseau, Geraldine M to BOWERY SAVINGS BANK. 29th st, No 128 West. Extension mort. Nov 11. Nov 13, 1907. 3:804. . . . . nom



# LENOX IRON WORKS, Inc.

HUGH J. LAWLER, Treasurer

BEAM YARD: 132d STREET, PARK TO LEXINGTON AVENUES

**STRUCTURAL STEEL  
AND  
ORNAMENTAL IRON**  
Office, 1959 Park Ave., CORNER  
132d ST.

- EAST RIVER SAVINGS INST with John J Campbell. 94th st, No 176, s s, 65 e Amsterdam av, 35x91.6 to c 1 Old Apthorps lane, x35x90.3. Extension mort. Oct 31. Nov 11, 1907. 4:1224. nom
- EAST RIVER SAVINGS INST with Wm Hyams. 7th av, Nos 1889 to 1893, s e cor 115th st, 101.4x78 to w s St Nicholas av, Nos 93 to 97, x118.11x15.9; 7th av, Nos 1885 and 1887, e s, 100.5 n 114th st, runs e 78 to w s St Nicholas av, x s 58.8 x e (?) 108.8 to e s 7th av x n 50 to beginning. 2 extensions of mortis. Oct 21. Nov 11, 1907. 7:1824. nom
- EAST RIVER SAVINGS INST with Mathilde Wacker. 84th st, No 439, n s, 194 w Av A, 25.1x102.2. Extension mort. Oct 29. Nov 11, 1907. 5:1564. nom
- EAST RIVER SAVINGS INST with Sarah Bennett. 121st st, No 108, s s, 115 e Park av, 25x100.11. Extension mort. Oct 21. Nov 11, 1907. 6:1769. nom
- EAST RIVER SAVINGS INST with Tillie Tausig. Madison av, No 1516, n w cor 103d st, 25.10x95. Extension mort. Oct 22. Nov 11, 1907. 6:1609. nom
- EAST RIVER SAVINGS INST with Henry and Charles Roffmann. Lexington av, No 1565, s e cor 100th st, 25.11x95. Extension mort. Oct 21. Nov 11, 1907. 6:1627. nom
- EAST RIVER SAVINGS INST with Henry and Charles Roffmann. 104th st, No 155, n e cor Lexington av, No 1651, runs e 95 x n 100 x w 25 x s 75.11 x w 70 to av, x s 25 to beginning. Extension mort. Oct 21. Nov 11, 1907. 6:1632. nom
- EAST RIVER SAVINGS INST with Adam and Peter and Phillip Meckel. Rivington st, No 248, n s, 25 w Sheriff st, 25x79; Rivington st, No 246, n s, 50 w Sheriff st, 25x100. Extension two mortis. Oct 30. Nov 11, 1907. 2:339. nom
- EAST RIVER SAVINGS INST with Louis Friedenburg. Division st, Nos 211 and 211½, s s, 23.4 e Clinton st, 23.4x110.6 to n s East Broadway, No 222. Extension mort. Oct 28. Nov 11, 1907. 1:286. nom
- EAST RIVER SAVINGS INST with Herman Siefke. Wooster st, No 27, w s, 51.9 s Grand st, 28.2x113.6. Extension mort. Oct 23. Nov 11, 1907. 1:228. nom
- EAST RIVER SAVINGS INST with Francis Vettel. Av A, No 217, w s, 77.6 n 13th st, 25.11x100. Extension mort. Oct 30. Nov 11, 1907. 2:441. nom
- EAST RIVER SAVINGS INST with Solomon M Landsman. Broome st, No 232, n s, 43.6 w Essex st, 22x88.6. Extension mort. Oct 22. Nov 11, 1907. 2:409. nom
- EAST RIVER SAVINGS INST with Adam Vanderbilt. Washington st, No 710, w s, 87 n Perry st, 23x81x24x75.6. Extension mort. Oct 22. Nov 11, 1907. 2:637. nom
- EAST RIVER SAVINGS INST with Geo M Bruestle. 25th st, No 316, s s, 225 e 2d av, 25x98.9. Extension mort. Nov 1. Nov 11, 1907. 3:930. nom
- EAST RIVER SAVINGS INST with Henry L Wolff. West End av, No 595, w s, 45.1 s 89th st, 20x80. Extension mort. Nov 6. Nov 11, 1907. 4:1250. nom
- EAST RIVER SAVINGS INST with Oscar W Herman. 78th st, No 417, n s, 233 w Columbus av, 17x102.2. Extension mort. Oct 30. Nov 11, 1907. 4:1150. nom
- EAST RIVER SAVINGS INST with Mary H Wood. 81st st, No 134, s s, 369 w 9th av, 18x102.2. Extension mort. Oct 15. Nov 11, 1907. 4:1211. nom
- EAST RIVER SAVINGS INST with Louis Yankauer. 2d av, No 1345, w s, 25.1 s 71st st, 25x72. Extension mort. Oct 30. Nov 11, 1907. 5:1425. nom
- EAST RIVER SAVINGS INST with Jacob Rabiner. 1st av, No 1472, e s, 102.2 n 76th st, 25x85. Extension mort. Nov 7. Nov 11, 1907. 5:1471. nom
- EAST RIVER SAVINGS INST with Joseph Feldman. 79th st, No 206, s s, 105 e 3d av, 20x102.2. Extension mort. Oct 30. Nov 11, 1907. 5:1433. nom
- EAST RIVER SAVINGS INST with May B Morgan. 46th st, No 203, n s, 75 e 3d av, 20x50.5. Extension mort. Oct 21. Nov 11, 1907. 5:1320. nom
- EAST RIVER SAVINGS INST with Herman Siefke. 3d av, No 1351 (1357), e s, 21.5 n 77th st, 20.6x74. Extension mort. Oct 23. Nov 11, 1907. 5:1432. nom
- EAST RIVER SAVINGS INST with Bella Goldsmith. 137th st, No 122, s s, 275 w Lenox av, 25x99.11. Extension mort. Oct 30. Nov 11, 1907. 7:1921. nom
- EAST RIVER SAVINGS INST with Thomas Shiels. 149th st, No 416, s s, 211.10 w St Nicholas av, 20x99.11. Extension mort. Oct 22. Nov 11, 1907. 7:2063. nom
- EAST RIVER SAVINGS INST with Amelia Herman et al. Bowery, No 88, s w cor Hester st, Nos 140 and 142, 50x100. Extension mort. Oct 18. Nov 11, 1907. 1:203. nom
- EAST RIVER SAVINGS INST with Hyman Claman. Chrystie st, No 3, w s, abt 35 n Division st, 35x25. Extension mort. Oct 30. Nov 11, 1907. 1:289. nom
- EAST RIVER SAVINGS INST with Yetta Friedman and estate of Mayer Baum. Chrystie st, No 8, s e cor Bayard st, No 13, 42x 76.3. Extension mort. Nov 8. Nov 11, 1907. 1:289. nom
- EAST RIVER SAVINGS INST with Frank Vettel, Jr. 18th st, No 341, n s, 180 w 1st av, 20x92. Extension mort. Oct 30. Nov 11, 1907. 3:924. nom
- EAST RIVER SAVINGS INST with Frank, Jr, and Henry Vettel. 17th st, No 533, n s, 170.6 w Av B, 25x92. Extension mort. Oct 30. Nov 11, 1907. 3:975. nom
- EAST RIVER SAVINGS INST with Estate James Jacobs. Rivington st, No 88, n s, 25 e Orchard st, 25x75. Extension mort. Oct 31. Nov 11, 1907. 2:411. nom
- EAST RIVER SAVINGS INST with Francis Vettel. Av A, No 215, w s, 51.8 n 13th st, 24.10x100. Extension mort. Oct 30. Nov 11, 1907. 2:441. nom
- EAST RIVER SAVINGS INST with Francis Vettel. 17th st No 435, n s, 469 e 1st av, 25x92; 17th st, No 439, n s, 69 w Av A, 25x92; 17th st, No 437, n s, 94 w Av A, 25x92. Three extensions of mortis. Oct 30. Nov 11, 1907. 3:949. nom
- EAST RIVER SAVINGS INST with Beatrice Scharrien. 7th av, No 160, w s, abt 90 n 19th st, 23x85. Extension mort. Nov 1. Nov 11, 1907. 3:769. nom
- EAST RIVER SAVINGS INST with James S Herrman. 14th st, No 411, n s, 200 w 9th av, 25x103.3; 14th st, No 409, n s, 175 w 9th av, 25x103.3. Extension two mortis. Oct 30. Nov 11, 1907. 3:712. nom
- EAST RIVER SAVINGS INST with Estate Joseph Wille decd. Christopher st, No 176, s s, 113.4 e West st, 22x59.3x23x55.6. Extension mort. Oct 31. Nov 11, 1907. 2:604. nom
- EAST RIVER SAVINGS INST with the Swedish Evangelical Lutheran Church of Gustavus Adolphus in City N Y. 22d st, No 151, n s, 95 w 3d av, 50x98.9. Extension mort. Nov 4. Nov 11, 1907. 3:878. nom
- EAST RIVER SAVINGS INST with Edward C Sommer. 2d av, No 385, w s, 48.10 n 22d st, 25.2x64. Extension mort. Nov 1. Nov 11, 1907. 3:903. nom
- EAST RIVER SAVINGS INST with Robert Niemann. 45th st, No 204, s s, 80 e 3d av, 25x100.5. Extension mort. Oct 21. Nov 11, 1907. 5:1318. nom
- EAST RIVER SAVINGS INST with Louise Muller. 10th av, No 761, w s, 75.5 n 51st st, 25x100. Extension mort. Oct 22. Nov 11, 1907. 4:1080. nom
- EAST RIVER SAVINGS INST with Lillian M Elliot atty. 25th st, No 328, s s, 450 e 9th av, 25x98.9. Extension mort. Oct 19. Nov 11, 1907. 3:748. nom
- EAST RIVER SAVINGS INST with Maria Reilly. 40th st, No 530, s s, 350 e 11th av, 25x98.9. Extension mort. Oct 22. Nov 11, 1907. 3:711. nom
- EAST RIVER SAVINGS INST with John E Ahrens. 53d st, No 330, s s, 300 w 1st av, 24.6x100. Extension mort. Oct 24. Nov 11, 1907. 5:1345. nom
- EAST RIVER SAVINGS INST with Peter Wynen. 57th st, No 316, s s, 150 e 2d av, 25x100.4. Extension mort. Oct 22. Nov 11, 1907. 5:1349. nom
- EAST RIVER SAVINGS INST with J Fred Cryer. 57th st, No 403, n s, 25 w 9th av, 21.8x100.5. Extension mort. Oct 29. Nov 11, 1907. 4:1067. nom
- EAST RIVER SAVINGS INST with John T Bauer et al. 9th av, No 920, e s, 50.5 s 59th st, 25x100. Extension mort. Oct 23. Nov 11, 1907. 4:1049. nom
- Epstein, Carrie wife of Alfred to Aster Co. 8th av, Nos 2898 and 2900, e s, 79.11 n 153d st, 39.11x100. Nov 11, demand, 5½%. Nov 13, 1907. 7:2039. 7,000
- Ellis, Edith H to Maria L Hickey. Mercer st, No 55, w s, 224 n Grand st, runs n 25 x w 125 x s 38.8 x e 25 x n 13.8 x e 100 to beginning; Mercer st, w s, 249 n Grand st, strip, runs n 0.10 x w 50 x s — x w 75 x s 0.10 x e 125 to beginning. Nov 12, 1907, 3 years, 6% for 1st year and thereafter 5¼%. 2:474. 30,000
- Fata, John to De Witt C Flanagan and ano trustees, &c. 113th st, No 324 East. Saloon lease. Oct 18, demand, 6%. Nov 8, 1907. 6:1684. 1,500
- Fink, Simon to Mary I Simpson. Amsterdam av, No 1624, n w cor 140th st, No 501, 24.11x100. 3 years, 5%. Nov 11, 1907. 7:2072. 35,000
- Fischer, Carl with Alexander Diker and Barnet Zilevitz. 67th st, No 222 East. Subordination agreement. Nov 8. Nov 12, 1907. 5:1421. nom
- Frazier, Moses L to Chas A Belling. 134th st, No 116, s s, 262.6 w Lenox av, 55.11x99.11. Oct 14, installs, 6%. Nov 12, 1907. 7:1918. 4,900
- Fischel Realty Co to Chas N Lockwood trustee John B Pierson. 113th st, No 62, s s, 266 e Lenox av, 17x100.11. Nov 12, 1907, 3 years, 5%. 6:1596. 9,000
- Same to same. Same property. Certificate as to above mort. Nov 11. Nov 12, 1907. 6:1596.
- Friedman, William to Victor Muller. Houston st, Nos 439 to 443, s w cor Cannon st, No 137, 60.6x54.10. P M. Prior mort \$50,000. Nov 11, 12 years, 6%. Nov 13, 1907. 2:335. 29,750
- Flint, Thompson J S, of Larchmont, N Y, and Chas B Halsey to Richd K Fox. Lexington av, No 99, n e cor 27th st, Nos 135 and 135½, 24.8x69. Nov 7, due, &c, as per bond. Nov 8, 1907. 3:883. 40,000
- Fischer, Charles S to Mary M Fischer. 38th st, No 144, s s, 140 e Lexington av, 20x98.9. Prior mort \$20,000. Oct 30, 5 yrs, 5%. Nov 9, 1907. 3:893. 1,264.25
- Fallon, Joseph P to Henry McCaddin, Jr, Fund for the Education of Candidates for the Roman Catholic Priesthood in the Poorer Dioceses of the U S of America and Elsewhere, a corpn. Lexington av, No 1873, e s, 80 n 116th st, 20.11x86. Nov 7, 2 years, 5%. Nov 8, 1907. 6:1644. 6,000
- Fox, Horace E with Frederic de P Foster and ano exrs Sarah A Sands. 84th st, No 21 West. Extension mort. Oct 31. Nov 14, 1907. 4:1198. nom
- Flattau, Jacob D to Wm H Flattau. 8th av, No 2264, e s, 24.3 n from n e cor St Nicholas av, and 8th av, runs e 100 x n 25 x w 100 x s 25 to beginning. Prior mort \$22,000. Nov 12, 1 year, 6%. Nov 14, 1907. 7:1927. 2,000
- Gluck, David J to Edw Man trustee Sarah Tallack. 10th st, Nos 442 to 446, s s, 69.8 w Av D, runs s 49.9 x w 23.3 x s 31.2 x w 11 x s 11.4 x n 35.8 x n 92.3 to st, x e 70.1 to beginning. 5 years, 5½%. Nov 14, 1907. 2:379. 25,000
- Gluck, David J to Alice Bullowa. 10th st, Nos 442 and 446, s s, 69.8 w Av D, runs s 49.9 x w 23.3 x s 31.2 x w 11 x s 35.8 x n 92.3 to st x e 70.1 to beginning. Nov 12, 1 year, 6%. Nov 14, 1907. 2:379. 2,000
- Goldstein, Lewis S to Moses Haas. 113th st, No 17, n s, 214, w 5th av, 15.6x100.11. P M. Prior mort \$6,500. 3 years, 6%. Nov 14, 1907. 6:1597. 2,000
- Galbraith, Elizabeth A to TITLE GUARANTEE AND TRUST CO. 129th st, No 310, s s, 175 w 8th av, 25x99.11. Nov 12, due, &c, as per bond. Nov 13, 1907. 7:1955. 16,000
- Geer, Mary wife of Walter to Harriet P Collier. 71st st, No 253, n s, 258.4 e West End av, 16.8x102.2. Nov 12, 3 years, 5%. Nov 13, 1907. 4:1163. 15,000
- Gorman, Mary A to LAWYERS TITLE INS & TRUST CO. Cherry st, No 428, n s, 136.6 w Jackson st, 13.6x107x12.6x100; Cherry st, No 428½, n s, 125 w Jackson st, 11.6x107. Nov 11, 3 years, 5½%. Nov 12, 1907. 1:261. 5,000
- Grant, William to Thos F Burke. St Nicholas av, No 1250, e s, 53.2 s 173d st, 21.9x100, Estoppel certificate. Oct 25. Nov 12, 1907. 8:2129.
- Gidion, Moritz to Cuno F Nagel. 5th av, No 1378, w s, 25.5 n 114th st, 25x100. Due Jan 1, 1913, 5%. Nov 11, 1907. 6:1598. 24,000
- Goldberg, Solomon to Lion Brewery. Canal st, No 71. Saloon lease. Nov 6, demand, 6%. Nov 8, 1907. 1:299. 3,600





"LARGEST DISTRIBUTORS OF FRONT BRICK IN THE WORLD."

# FRONT ENAMELED AND GENUINE "HARVARD" BRICKS

## FREDENBURG & LOUNSBURY

289 FOURTH AVENUE, Corner 22d Street

# Nazareth and Bath Portland CEMENT

ROSENDALE CEMENT

NEW YORK

- Silverberg, Simon and Joseph to Bernard Goodman. Rutgers st, No 52, s w cor Monroe st, Nos 118 and 120, 16.10x75.4x17.1x75.4, P M. Prior mort \$—, Nov 1, due May 1, 1914, 6%. Nov 12, 1907. 1:255. 10,500
- Sanger, Virginia O to TITLE GUARANTEE & TRUST CO. 69th st, No 131, n s, 328.4 w 3d av, 16.8x100.5. Nov 12, 1907, due, &c, as per bond. 5:1404. 10,000
- Simpson, Ida L to M Susanna R Ford. 132d st, No 113, n s, 150 w Lenox av, 25x99.11. P M. Prior mort \$5,000. Nov 11, due, &c, as per bond. Nov 12, 1907. 7:1917. 9,500
- Silverman, Simon to Saml Blum and ano. Av D, No 15, w s, 46.10 s 3d st, runs n w 53 x n e 15.11 x s e 53 to av x s w 15.7 to beginning. P M. Nov 1, 5 years, 5%. Nov 12, 1907. 2:372. 7,900
- Sommer, Bertha to Mary A Ferris. Park av, No 1312, w s, 50.11 s 100th st, 25x73.3. Nov 7, 5 years 5%. Nov 12 1907. 6:1605. 10,000
- Sorza, Benj F or Benj J with Marton Ehrenfeld. Front st, Nos 359; South st, No 382. Agreement modifying mort. Nov 12, 1907. 1:243. nom
- Segelbaum, Sandel to Max J Sulzberger and ano. 8th av, No 2918, e s, 74.11 n 154th st, 25x100. P M. Prior mort \$16,000. Oct 28, due Jan 1, 1908, 6%. Nov 13, 1907. 7:2040. 4,000
- Segelbohm, Louis to Adolph Gross. 100th st, Nos 206 and 208, s s, 130 e 3d av, 50x100.11. Prior mort \$25,000. Nov 8, 2 years, 6%. Nov 9, 1907. 6:1649. 3,450
- Smith, Abraham J and Albert Seligman with Florinda J Tilford trustee John B Tilford. 2d av, No 2016. Subordination mort. Nov 8, 1907. 6:1675. nom
- Skrlow, David to Solomon Herstenfeld. Stanton st, Nos 322 and 324, n e cor Goerck st, Nos 120 and 122, —x76.6x36.6x76.6. Prior mort \$36,700. Nov 4, due Dec 10, 1907, —%. Nov 8, 1907. 2:325. 2,100
- Steinheimer, Morris to Marianna Rothkopf. 2d av, Nos 501 to 507, n w cor 28th st, runs w 4.2 x n 68.4 x e 36 x s 55.4 to beginning. Due Dec 1, 1912, 5%. Nov 8, 1907. 3:909. 9,500
- Smith, Abraham J to Florinda J Tilford trustee John B Tilford. 2d av, No 2016, e s, 25.11 s 104th st, 25x75. 5 years, 5½%. Nov 8, 1907. 6:1675. 12,500
- Sloane, Alice E with Sandel Segelbaum. 8th av, No 2918, e s, 74.11 n 154th st, 25x100. Extension mort. Nov 9, 1907. Nov 13, 1907. 7:2040. nom
- Schnoor, Casper D P to U S TRUST CO of N Y and ano trustees Andrew Soher. 8th av, No 2494, e s, 50 n 133d st, 25x100. Nov 6, 1 year, 5%. Nov 12, 1907. 7:1939. 20,000
- Schaad, Ferdinand to Maria Ruman. 77th st, No 304, s s, 117 e 2d av, 21.8x102.2. Prior mort \$—, Nov 13, 2 years, 6%. Nov 14, 1907. 5:1451. 2,000
- Thompson, Robt W to TITLE GUARANTEE & TRUST CO. 97th st, No 166, s s, 193 e Amsterdam av, 17x100.11. Nov 12, 1907, due, &c, as per bond. 7:1851. 9,000
- Thomas, Anne guardian John L Miner with Paul L Bryant. 1st av, Nos 542 and 544, e s, 49.5 n 31st st, 49.6x100. Extension mort. Nov 13, 1907. 3:963. nom
- Terry, Seth S, of Montclair, N J, to Fredk A Clark. John st, No 20, s s, abt 125 w Nassau st, 25x64. Nov 12, 1907, 3 years, 4½%. 1:65. 75,000
- Ungrich, Martin to Wm H Class, Jr. 180th st, n s, 100 e St Nicholas av, 75x100. Oct 18, 3 years, 5%. Nov 8, 1907. 8:2153. 30,000
- Umar, Henry to Alfred Umar. 21st st, No 248, s s, 54.0 w 7th av, 22.10x92. Nov 1, 5 years, 4½%. Nov 12 1907. 3:770. 8,000
- United Workers Realty Co to Carl Fetsch. 124th st, No 146, s s, 250 e 7th av, 25x100.11. Prior mort \$25,500. Nov 6, installs, 6%. Nov 8, 1907. 7:1908. 8,000
- Ungrich, Martin to Max Hirschfeld. St Nicholas av, No 1380, n e cor 179th st, 100x100. P M. Nov 8, 1907, due Jan 1, 1908, 6%. 8:2153. 8,800
- Von Konarsky, Olga with Henriette Kaufman. 89th st, No 217, n s, 285 e 3d av, 25x100.8. Extension mort. Nov 14, 1907. 5:1534 or 1535. nom
- Voorhis, Maggie A, of Nyack, N Y, with Fredk Beck. 85th st, No 429 East. Extension mort. Oct 30. Nov 8, 1907. 5:1565. nom
- Van Raalte, Fannie wife Emanuel to Isaac C Johnson. 87th st, No 10, s s, 150 w Central Park West (8th av), 20x100.8. P M. Nov 8, 1907, 2 years, 5%. 4:1200. 20,000
- Villano, Costanza to Michael Languna. Oak st, No 31, s s, abt 100 w James st, 25.6x70. Nov 1, 3 years, 4%. Nov 14, 1907. 1:111. 2,000
- Wight, Marie L, now in Florence, Italy, with THE BANK FOR SAVINGS, N Y. 21st st, No 5 West. Agreement increasing rate of interest from 4½% to 5%. Oct 17. Nov 8, 1907. 3:823. nom
- Wandell, Townsend to Townsend Wandell trustee for Edw W C Arnold will Richd Arnold. 42d st, No 250, s s, 225 e 8th av, 24.6x98.9. P M. 3 years, 4½%. Nov 11, 1907. 4:1013. 55,000
- Wallach, Reisler & Co to North American Mortgage Co. 179th st, Nos 531 and 533, n s, 100 w Audubon av, 50x100. Prior mort \$27,000. Due April 11, 1908, 6%. Nov 11, 1907. 8:2153. 13,500
- Same to same. Certificate as to consent to above mort. Nov 11, 1907. 8:2153. —
- Wallach, Reisler & Co to Chas G Koss trustee James J Doherty. 179th st, Nos 531 and 533, n s, 100 w Audubon av, 50x100. 3 years, 5%. Nov 11, 1907. 8:2153. 27,000
- Same to same. Same property. Certificate as to above mort. Nov 11, 1907. 8:2153. —
- Whitney, Henry Payne to U S TRUST CO of N Y. 5th av, s w cor 57th st, No 2, 73.5x125. 5 years, 5%. Nov 11, 1907. 5:1272. 500,000
- Williams, John T to LAWYERS TITLE INS AND TRUST CO. Madison av, Nos 778 and 780, w s, 60.5 n 66th st, 40x80. Nov 8, 1 year, 5%. Nov 11, 1907. 5:1381. 160,000
- Williams, Harry C to Letitia McMurtry. 128th st, No 50, s s, 297.6 e Lenox av, 26.6x99.11. Nov 4, 3 years, 5%. Nov 14, 1907. 6:1725. 10,000
- Weil, Gertrude and Max with LAWYERS TITLE INS AND TRUST CO. 9th av, Nos 588 and 590. Extension mort. Oct 31. Nov 14, 1907. 4:1033. nom
- Wightman, Orrin S to Chas S Wightman. 78th st, No 113, n s, 184 w Columbus av, 17x102.2. Due, &c, as per bond. Nov 8, 1907. 4:1150. 17,000
- Weber, Max to Nathan Hebal. 27th st, No 219, n s, 202.2 w 7th av, 19.6x98.9. Nov 12, 1907, 1 year, 6%. 3:777. 5,000
- Wallenstein, Lasar to Doretha S Warsawer. Lexington av, Nos 1590-1594. Assignment of rents. Nov 4. Nov 12, 1907. 6:1629. nom
- Zimmermann, Gustav to North American Mortgage Co. 113th st, No 322, s s, 103.4 e Manhattan av, 16.8x100.11. P M. Nov 8, due, &c, as per bond. Nov 12, 1907. 7:1847. 9,000
- Same to Francis M Jenks. Same property. P M. Prior mort \$9,000. Nov 8, demand, 6%. Nov 12, 1907. 7:1847. 3,500

### BOROUGH OF THE BRONX.

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

- \*Adelman, Robert to Wm H and Rachel Birrell, joint tenants. Bronx Park av, w s, 75 n 179th st, 25x100. Nov 7, due Jan 1, 1911, 5%. Nov 8, 1907. 2,500
- Brook Construction Co to Manhattan Mortgage Co. Brook av, e s, extends from 136th to 137th sts, 200x100. Certificate as to consent to mortgage for \$69,000. Nov 13. Nov 14, 1907. 9:2264. —
- Bates & Oesting, Jr, Co to City Mortgage Co. Bristow st, w s, 95 s Jennings st, 70x100. Nov 12, demand, 6%. Nov 14, 1907. 11:2972. 30,000
- Same to same. Same property. Certificate as to above mort. Nov 13. Nov 14, 1907. 11:2972. —
- Brook Construction Co to Manhattan Mortgage Co. Brook av, n e cor 136th st, 200 to 137th st x100. Nov 13, due Oct 17, 1908, 6%. Nov 14, 1907. 9:2264. 69,000
- Bosch, Claus to Henry Bosch. Prospect av, w s, 185.9 s 163d st, 42.11x147.2. Prior mort \$30,000. 5 years, 6%. Nov 14, 1907. 10:2677. 15,000
- \*Busch, Basilius to Annie V H Tappenbeck. Untonport road, w s, abt 175 n Columbus av, 25x—x—. Nov 13, 3 years, 5½%. Nov 14, 1907. 7,000
- \*Banning, Cath S and Ellen S Betts with Leopold Salomon. 219th st, late 5th st, n s, 150 e White Plains road, 27x114, Wakefield. Extension mort. Sept 24. Nov 11, 1907. nom
- Brown, Charles R to Thornton Bros Co. College av, No 1301, w s, 107.1 n 169th st, 16.8x92.6. P M. Prior mort \$3,000. Nov 11, installs, 6%. Nov 13, 1907. 11:2875. 1,800
- Buffington, Harry B to Lavelle Construction Co. Bryant av, e s, 225 s 173d st, 25x100. P M. Prior mort \$8,500. Nov 9, 3 years, 6%. Nov 12, 1907. 11:3001. 2,030
- \*Bain, Eva J to Jennie A Clinchy. Prospect Terrace, n w cor 226th st, late 12th st, 25x100. P M. Prior mort \$3,200. Nov 11, 2 years, 6%. Nov 12, 1907. 700
- \*Boylan, John J to Teachers Co-operative Bldg and Loan Assoc. Chauncey st, e s, 125 n West Farms road, 25x100. Installs, 6%. Nov 11, 1907. 720
- \*Becker, August L to Albert Taubert. 217th st, late 3d st, n s, 175 e 6th av, 25x114.4, Laconia Park. Prior mort \$2,500. Nov 8, 3 years, 5%. Nov 11, 1907. 1,150
- \*Same to Theodore Pfodenhauer, Sr. Same property. P M. Nov 8, 3 years, 5%. Nov 11, 1907. 2,500
- \*Brauner, Adolph to Charles Kusterko. Monticello av, e s, 350 n Jefferson av, 25x100. Nov 9, 2 years, 5%. Nov 11, 1907. 200
- Begrish-Schorn Realty and Construction Co to Manhattan Mortgage Co. Freeman st, n s, 165 e Stebbins av, 40x121.5x39.11x118.11. Nov 7, due Dec 1, 1909, 6%. Nov 8, 1907. 11:2965. 11,000
- Same to same. Same property. Certificate as to above mort. Nov 7. Nov 8, 1907. 11:2965. nom
- \*Bell, Eliz D with Nelly and Geo E Willan. Hill av, e s, 425 s Jefferson av, 100x irreg to w s Monticello av, x50x200, Edenwald. Extension mort. Oct 23. Nov 8, 1907. nom
- Betz, John W to Joseph Chavenson. Hoe av, e s, 109.3 n Home st, 25x100. Nov 8, due Feb 8, 1908, 6%. Nov 9, 1907. 11:2986. 500
- Brennan, Helen J to James K Knowles. Perot st, No 3, n s, 115.9 w Sedgwick av, 15.9x98. P M. Prior mort \$3,500. Nov 12, due, &c, as per bond. Nov 13, 1907. 12:3254. 1,000
- Barnard, Everett L with Andrew F Dalton. Hoffman st, Nos 2412 and 2414, e s, — n 187th st, and being e s lots F and G map 70 lots Cedar Hill plot of Powell farm, 50x117.1. Extension mort. Nov 8. Nov 9, 1907. 11:3066. nom
- Church of St John to EMIGRANT INDUSTRIAL SAVINGS BANK. Kingsbridge av (Church st), w s, — n 230th st and at s e cor lands of the Church of the Mediator, runs w 163.6 x s 162.6 x e parallel with Riverdale av 163.6 to av x n 162.6 to beginning. Nov 11, 1907, 3 years, 4½%. 13:3403. 80,000
- Cavanagh, Thos F to Thornton Bros Co. College av, No 1299, w s, 90 n 169th st, 17.1x92.6. P M. Prior mort \$3,000. Nov 11, installs, 6%. Nov 13, 1907. 11:2785. 1,800
- Cusick, Fredk S with Frederica Rosenfeld. Bristow st, e s, 45 n Jennings st, 20x100. Extension mort. Nov 2. Nov 11, 1907. 11:2964. nom
- \*Chaikin, Max to Land Co B of Edenwald. Doon av, w s, 150 n Jefferson av, 100x100, Edenwald. P M. Nov 9, 5 years, 5½%. Nov 11, 1907. 700





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- Manhattan Mortgage Co with Theo Wentz. Whitlock av, w s, 250 s Tiffany st, 150x100. Subordination mort. Nov 8. Nov 9, 1907. 10:2732. nom
- \*Mortensen, Jorgen F to Bronxwood Realty Co. Lot 1 map No 1039, entitled supplementary map Bronxwood Park. P M. Nov 7, 2 years, —%. Nov 9, 1907. 400
- McKenna, Chas P to Annie M English. Broadway, late South Broadway, e s, abt 12 s 236th st, 28.6x200x25x200. P M. Prior mort \$2,500. Oct 30, 2 years, 6%. Nov 8, 1907. 12:3269. 850
- New York Bible and Common Prayer Book Society, a corpn, with Value Realty Co. Willis av, No 151. Extension mort. Oct 31. Nov 9, 1907. 9:2297. nom
- Oesting, Wm C with City Mortgage Co. Bristow st, w s, 95 s Jennings st, 70x100. Subordination of two mort. Nov 12. Nov 14, 1907. 11:2972. nom
- Olsen, Sophia M with Albert Teller and ano exrs, &c, Robt Teller. Vyse av, No 1534. Extension mort. Oct 30. Nov 8, 1907. 11:2996. nom
- Ott, Geo to Margaret Smyth. 162d st, No 507, n s, 162.9 w 3d av, 25x100. Nov 7, 1 year, 6%. Nov 8, 1907. 9:2367. 1,000
- Olsen, Gustave to Mary S Todd. Summit av, e s, 75 s 165th st (Devoe st), 25x100. Nov 12, 1907, 3 years, 5½%. 9:2525. 3,000
- \*Patton, James G, of New Rochelle, N Y, to Kate B Belloni. Arnold av, e s, 175 s James st, 25x100. Nov 11, 3 years, 6%. Nov 12, 1907. 2,000
- \*Potter, Wm B, of Brooklyn, N Y, to Arthur E Smith. Olmstead av, e s, 83 s Ellis av, 25x105. P M. Prior mort \$3,500. Oct 15, installs, 6%. Nov 9, 1907. 1,500
- \*Pisciotta, Giacomo to A. Shatzkin & Sons (Inc). 223d st, n s, about 125 w Laconia av, 25x109.6. P M. Nov 14, 1907, due, Feb 1, 1909, 6%. 5,204.33
- Quinn, Thomas J to Realty Operating Co. Tinton av, w s, 190 n 166th st, 40x126.10. Prior mort \$30,000. Nov 1, due, &c, as per bond. Nov 12, 1907. 10:2661. 5,204.33
- Rogers, Francis to John Slatery. 143d st, n w cor 3d av, runs n 62.8 x w 77 x s 0.3 x w 23 x n 37.7 x w 50 x s 100 to st, x e 150 to beginning. 1 year, 6%. Nov 9, 1907. 9:2324. 39,000
- Rueth, Joseph to Peretz Rosenberg and ano trustees. Brook av, s w cor 163d st, runs s 50.1 x w 58.4 x n 113.2 x e 79 to beginning. Prior mort \$13,000. Due, &c, as per bond. Nov 8, 1907. 9:2384. 31,000
- Same and Geo A Macdonald with same. Same property. Subordination agreement. Nov 8, 1907. 9:2384. nom
- Same with same. Same property. Subordination agreement. Nov 8, 1907. 9:2384. nom
- Reissman, Chas to Augusta K Werrick. Forest av, No 916, e s, 134.6 s 163d st, 18.3x95. Nov 8, 3 years, 6%. Nov 9, 1907. 10:2658. 4,500
- \*Rueckel, Geo to Joseph Plante et al. Glebe av, e s, abt 127 s Lyon av, 25x123.8x26.3x115.9. P M. Sept 7, due Oct 31, 1908, 6%. Nov 8, 1907. 1,000
- Rothermel, Albert to Theo Wentz. Whitlock av, w s, 250 s Tiffany st, 150x100. Nov 8, due, &c, as per bond. Nov 9, 1907. 10:2732. 15,000
- \*Robinson or Robinovitz, Harry to LONG ISLAND LOAN AND TRUST CO as exr Chas W Lynde. Plot begins 195 w White Plains road at point 520 n along same from Morris Park av, runs w 100 x s 25 x e 100 x r 25 to beginning, with right of way over strip to Morris Park av. Nov 6, 5 years, 5%. Nov 9, 1907. 3,000
- Redmond, Michl to Lawyers Realty Co. Bathgate av, n w cor 176th st, 108x129.5. Prior mort \$82,000. 1 year, 6%. Nov 11, 1907. 11:2918. 2,500
- Rosenzweig, Mariamne with Chas Massoth. Hughes av, No 2130, e s, 36 n 181st st, 50x85.3x50x84.7. Subordination mort. Nov 8. Nov 11, 1907. 11:3082. nom
- Regelmann, Christian C to Lavelle Construction Co. Bryant av, e s, 125 s 173d st, 20x100. P M. Prior mort \$8,500. Nov 11, 2 years, 6%. Nov 12, 1907. 11:3001. 1,000
- Same to same. Same property. Prior mort \$9,500. Nov 11, 1 year, 6%. Nov 12, 1907. 11:3001. 750
- Rau, Wm to Henry Gottgetreu. Jerome av, e s, 325 n 200th st or Southern Boulevard, runs e 100 x n 100 x w 69.3 x s w 41 to Jerome av x s 78.2 to beginning. Oct 24, due, &c, as per bond. Nov 12, 1907. 12:3321. 5,000
- Runge, Marie S with Charles Herrmann. Mapes av, No 2151. Extension mort. Oct 10. Nov 12, 1907. 11:3110. nom
- Rosenzweig (William) Realty Operating Co to Albert Forsch. 3d av, Nos 3386 to 3394, e s, 150 s 166th st, 112.6x70.7 to Franklin av, No 1093, x123.8x121.11. P M. Oct 30, 3 years, 5½%. Nov 8, 1907. 10:2608. 32,000
- Roberts, Joseph to UNION EXCHANGE BANK. Intervale av, No 1234, s e s, 219.4 n e Home st, 24.10x51.1x25.3x59.1. Nov 8, demand, 6%. Nov 11, 1907. 11:2974. 2,000
- Robinson, Isidor to Morris H Hayman. Washington av, w s, 295.10 n 178th st, 53.10x145.9x53.8x146. Prior mort \$—. Nov 11, 3 years, 6%. Nov 13, 1907. 11:3035. 20,000
- Same to same. Washington av, w s, 242 n 178th st, 53.10x146x53.10x146.3. Prior mort \$—. Nov 11, 3 years, 6%. Nov 13, 1907. 11:3035. 20,000
- Ryan, John J to Chas H Hornby. Beaumont av, e s, 116.5 s 183d st, 23.5x128x24x133. Oct 8, due Jan 8, 1908, —%. Nov 14, 1907. 11:3101. 1,000
- Rosen, Lena to Abraham Davis. Brook av, No 1370, e s, 97.8 s 170th st, 24.4x100. Nov 12, 1 year, 5%. Nov 14, 1907. 11:2894. 1,125
- Smith, Arthur with Edward Whalen. 139th st, No 630 East. Extension mortgage. Nov 8. Nov 14, 1907. 9:2301. nom
- Stegmann, Mary M with Annie Davis. Prospect av, w s, 244.3 n 152d st, 19.3x95. Extension mort. Nov 7, Nov 13, 1907. 10:2675. nom
- Suydam, Orson H to Dora M Schrenkeisen. 235th st, s s, 400 e Keppler av, 25x100. P M. Prior mort \$3,000. Nov 12, due May 12, 1918, 6%. Nov 14, 1907. 12:3375. 2,100
- Schulz, Adam with Fredk Ohmeis. 166th st, s s, 41.8 e Union av, 41.8x85.6x41.8x95.3. Extension mort. Oct 30. Nov 11, 1907. 10:2679. nom
- Schulz, Adam with Johanna M Leyendecker. 166th st, s s, 83.4 e Union av, 41.8x95.9x41.8x95.6. Extension mort and consent by Wm J Amend. Oct 30. Nov 11, 1907. 10:2679. nom
- \*Shatzkin (A) & Sons (Inc) to Irving Realty Co. 216th st, s s, 275 w Tilden av, 25x100, map Laconia Park. P M. Sept 3, due Mar 1, 1909, 6%. Nov 13, 1907. 325
- \*Schlueter, Hermann to Irving Realty Co. Grace av, e s, 178.5 s Beston road, 50x95, Bronx terrace. P M. Oct 15, 3 years, 5%. Nov 13, 1907. 600
- Schachtel, Augusta to Merwin Realty Co. Summit av, No 915, old No 911, w s, 184.3 s Cross st, 24.3x116.4 to e s Sedgwick av, x25x122.8, except part for avs. P M. Prior mort \$8,500. Nov 8, due Jan 5, 1910, 6%. Nov 13, 1907. 9:2523. 2,500
- Shady, John to Wm S Devery. Fulton av, n e cor 187th st, 150x72.4 to w s Crescent av x158.6 to 187th st x20.4, except part for 187th st. P M. Nov 7, due, &c, as per bond. Nov 8, 1907. 11:3090. 760
- Scolaro, Frank to Edward Hitznay. Robbins av, No 338, e s, 176.8 n 141st st, 53.4x100. P M. Prior mort \$6,300. Nov 1, due Sept 1, 1909, 6%. Nov 12, 1907. 10:2573. 2,100
- Schiffer, Joseph to Herman Schleif. Westchester av, No 589. Store lease. Oct 12, demand, —%. Nov 12, 1907. 10:2617. notes, 600
- Scannel, Annie J to Lavelle Construction Co. Bryant av, e s, 165 s 173d st, 20x100. P M. Prior mort \$8,000. Nov 9, installs, 6%. Nov 11, 1907. 11:3001. 2,800
- Tomanovich, Jovo to Hattie F Fowler. Grand av, No 2381, w s, 50 n 184th st, 50x90. P M. Prior mort \$9,000. Nov 6, installs, 6%. Nov 8, 1907. 11:3212. 750
- Taube, John and Ephraim with Frederica Rosenfeld. Bristow st, e s, 65 n Jennings st, 20x100. Extension mort. Nov 7. Nov 11, 1907. 11:2964. nom
- Tucci, Tommaso to Louis Lese. Morris av, Nos 621, 623 and 625, w s, abt 58 n 151st st, 58.10x100. P M. Prior mort \$15,000. Nov 12, due Oct 1, 1912, 6%. Nov 13, 1907. 9:2441. 6,375
- \*Vendrasco, Anthony to Anna M Steinmetz. McGraw av, n s, 50 w Saxe av, map McGraw estate. Nov 8, 2 years, 6%. Nov 13, 1907. 500
- Wehrle, Peter to Henry Linsmann and ano. 135th st, n s, 100 e St Anns av, 25x100. P M. Prior mort \$8,000. July 15, 2 yrs, 6%. Nov 11, 1907. 10:2548. 1,000
- Wood, Jennie to Lavelle Construction Co. Bryant av, e s, 185 s 173d st, 20x100. Nov 1, 3 years, 6%. Nov 12, 1907. 11:3001. 2,250
- Wellwood, Eliz J to Wm D Peck. Loring pl, e s, 351.11 n 183d st, 44x110. P M. Sept 24, 1 year, 6%. Nov 13, 1907. 11:3225. 5,000
- Same to Bernard H Weisker, Jr. Same property. Prior mort \$5,000. Nov 12, due, &c, as per bond. Nov 13, 1907. 11:3225. 500
- Zemek (John) Association, a corpn, to GERMAN SAVINGS BANK. 148th st, n s, 250 w Morris av, 25x106.6. 3 years, 5½%. Nov 8, 1907. 9:2337. 7,500
- Same to same. Same property. Certificate as to above mort. Nov 1. Nov 8, 1907. 9:2337. —



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Table listing real estate transactions with columns for names, addresses, and costs. Includes entries for Craven, Congdon, Charkavsky, etc.

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161-10th av, n e cor 26th st, 74x125. Geo F. Moore, Inc
162-Villa av, No 3128, Borgia & Co

- Nov. 13.
32d st, Nos 12 and 14 West. Metropolitan Life Ins Co
Cauldwell av, w s, 399.1 n Westchester av.

- Rinehart & Son... 49 W. 31st St.
Frank T. Woods... 2 E. 33d St.
John Beatty... 245 W. 46th St.

SATISFIED MECHANICS' LIENS.

- Nov. 9.
Broadway, n w cor 143d st. Antonio Galati
Broadway, e s, whole front between 133d and 134th sts. Wm H James

- Nov. 15.
176-Harrison av, w s, 500 n Tremont av, 100x114. Simon Josephson
177-Park av, n w cor 97th st, 100x100. Leon Noel

- Nov. 11.
17th st, No 22 West. Wm A Hynds et al
Pelham av, Nos 561 and 563. Samuel Hodgkinson

- Nov. 15.
Columbus st, No 70. Spray Electric Co
34th st, Nos 43 and 45 West.
35th st, Nos 62 and 64 West.

- Nov. 12.
Amsterdam av, w s, whole front between 134th and 135th sts. O'Shea Contracting Co
Tremont av, No 855. Nathan Zolinsky

BUILDING LOAN CONTRACTS.

- Nov. 9.
Whitlock av, w s, 250 s Tiffany st, 100x170. Albert Rothermel
162d st, s w s, 165 s e Cortlandt av, 25x100.

- Nov. 13.
St. Marks pl or 5th st, No 58 East. Barnet Miller
53d st, No 106 West. Frank A Young

Discharged by deposit.
Discharged by bond.
Discharged by order of Court.

ORDERS.

- Nov. 13.
Amsterdam av, s w cor 114th st, 150x100. Hyman Glick
Hyman Glick & Samuel Allen on Simon Wolk

ATTACHMENTS.

- Nov. 7.
McCoy, James A; Church Cooperage Co; \$467.25; J W & C J McDermott.
San Domingo Improvement Co of N Y; Caroline S Chittenden

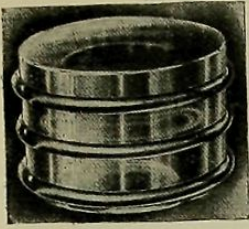
CHATTEL MORTGAGES.

- Nov. 8, 9, 11, 12, 13, 14.
Affecting Real Estate.
Adelson, H M. 178th st, 100 ft w of St Nicholas av.

- Nov. 14.
Riverside Drive, e s, 224 s 127th st. Jacob Wanderman
Riverside Drive, e s, 116 s 127th st.

- Jacobson, J. 138th st, 120 ft w of 5th av.
Central Gas Fixture Wks. Gas Fixtures.
New Era Construction Co. 163d st, west of Amsterdam av.

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### ALTERATIONS.

(Continued from page 793.)

- 2d av, No 729, 1-sty brk and stone rear extension, 20x35, bulkhead, to 4-sty brk and stone tenement; cost, \$4,500; Catherine Loomam, 135 E 79th st; ar't, James J F Gavigan, 1123 Broadway.—2947.
- 2d av, No 2065, partitions, stairs, steel beams, to 4-sty brk and stone store and storage building; cost, \$5,000; Israel Sachs, 243 E 106th st; ar't, Frank Straub, 10 E 14th st; b'r, A Sonken, 32 Union sq.—2910.
- 3d av, No 539, partitions, toilets, windows, to 3-sty brk and stone store and tenement; cost, \$500; Samuel Brandmark, 4036 3d av; ar't, Chris F Lohse, 627 Eagle av.—2903.
- 6th av, n w cor 43d st, toilets, partitions, windows, to 4-sty brk and stone store and tenement; cost, \$12,000; Geo H Macy, 255 W 145th st; ar't, J S White, 227 4th av.—2946.
- 7th av, s w cor 27th st, show windows, to 4-sty brk and stone tenement and store; cost, \$1,200; George Stack, on premises; ar'ts, B W Berger & Son, 121 Bible House.—2915.
- 10th av, No 847, skylights, partitions, to 4-sty brk and stone tenement; cost, \$300; Estate of Geo C Keil, 122 Tischer av, White Plains, N Y; ar't, Henry Regelmann, 133 7th st.—2906.
- 12th av, e s, 42d to 43d st, erect pent house and tank, to 1 and 2-sty brk and stone car barn; cost, \$5,000; N Y City Railway Co, 621 Broadway; ar't, A V Porter, 621 Broadway.—2919.

### BOROUGH OF THE BRONX.

- Station pl, e s, 800 s Gun Hill road, new plumbing to 3-sty brk and frame tenement; cost, \$100; Jos Scottellaro, 168 Mulberry st; ar't, J J Kennedy, Riverdale.—592.
- 157th st, n e cor Robbins av, new partitions, &c, to 5-sty brk store and tenement; cost, \$1,000; Leopold Barth, 50 E 96th st; ar'ts, Goldner & Goldberg, Westchester and Jackson avs.—594.
- 165th st, No 727, new stairs, new fireproof ceiling, to 3-sty frame tenement; cost, \$200; Philip Held, on premises; ar't, Otto L Spannhake, 233 E 78th st.—596.
- 180th st, No 357, 1-sty frame extension, 11x10, to 3-sty frame store and dwelling; cost, \$250; Mrs Wm A Dougherty, on premises; ar't, Wm A Dougherty, on premises.—595.
- 222d st, s s, 167 e Carpenter av, move 2-sty and attic frame dwelling; cost, \$300; Mrs S Wilkenson, White Plains av and Pelham Parkway, ow'r and ar't.—591.
- Bainbridge av, e s, 145 s 201st st, 2-sty frame extension, 13x18, new partitions, to 2-sty and attic frame dwelling; cost, \$2,000; Dora Cohn, 201st st and Perry av; ar't, Arthur L Britton, 63 E 105th st.—589.
- Castle Hill av, n e cor Chatterton av, new stone front to 1-sty frame store and dwelling; cost, \$300; Emma A Wolfrath, 158th st and Courtlandt av; ar't, Henry Laue, Zeraga and Lyon avs.—593.
- Forest av, w s, 124 n 165th st, move 2-sty frame dwelling; cost, \$1,000; Elizabeth Hatton, on premises, ow'r and ar't.—598.
- Tinton av, s e cor 156th st, new brk wall to 5-sty brk store and tenement; cost, \$200; Valentine Gies, 37 Tinton av; ar't, Otto L Spannhake, 233 E 78th st.—597.
- Westchester av, No 542, new partitions, new floors, to 1-sty brk store and slaughter house; cost, \$1,000; Harry Jacobs, 663 Tinton av; ar't, N S Baudesson, 185 Jackson av.—599.
- Wales av, Nos 430 and 432, new toilet, columns, pilasters and new partitions, &c, to two 3-sty frame tenements; cost, \$1,000; Michael Tremberger, 622 E 138th st; ar't, Herman Horenburger, 422 E 159th st.—590.
- 3d av, w s, 75 s 138th st, new store front, new partitions, to 2-sty frame store and dwelling; cost, \$500; Peter Doelger, 407 E 55th st; ar't, Harry T Howell, 149th st and 3d av.—600.

## Construction News

(Continued)

### Miscellaneous.

**CALUMET, MICH.**—The stockholders of the Calumet Gas Co. have decided to increase its capital from \$1,000,000 to \$1,500,000, and propose making additions to the plant.

**HOUSTON, MISS.**—The Bd. of Superv. of Chickasaw Co. has ordered an issue of \$65,000 bonds to erect a court house and will consider plans.

**ST. PAUL, MINN.**—The erecting of a new wing at the City and County Hospital (Dr. A. B. Decker, Supt.), to cost about \$120,000, is reported under consideration. Clarence H. Johnston, Manhattan Bldg., is the architect.

**BALTIMORE.**—Rev. Edw. M. Weigel, rector of the Sacred Heart R. C. Church, is planning the erection of an edifice costing \$150,000 at 3d st and Foster av.

**ST. JOSEPH, MO.**—Members of the First Christian Congregation are planning the erection of an edifice at 10th and Edmond sts, to cost \$75,000.

**BERKELEY, CAL.**—A permit has been issued for the Berkeley National Bank, an 8-sty structure, which is to be erected at Centre st and Shattuck av, to cost about \$140,000.

**LOS ANGELES, CAL.**—Mulvihill & McInerney intend erecting on 15th and Main sts a 3-sty hotel, according to plans prepared by A. C. Smith, 307 S. Broadway.

**OAKLAND, CAL.**—Olivzer & Foulkes, of Oakland, have completed plans for a 7-sty concrete and brk building, which is to be erected for doctors and dentists at Jackson and 13th sts, at a cost of about \$300,000.

**GREEN BAY, WIS.**—The Bldg. Com. recommended plans of C. E. Bell, of Minneapolis, Minn., for the Court House, and those of Foeller & Schober, Fox Blk., for the jail.

**FT. MACKENZIE, WYO.**—Bids will be received by Capt. Wm. D. Davis, Q. M., U. S. A., until Nov. 27 for the construction of brk quartermaster storehouse, brk quartermaster stable, brk fire sta-

tion, frame coal shed, steel-clad magazine and for the installation of plumbing, heating, electric wiring and electric fixtures in buildings where specified at this post.

### Foreign Opportunities.

[Inquiries in which addresses are omitted are on file at the U. S. Bureau of Manufactures. In applying for addresses refer to file number.]

No. 1594. Raw materials and machinery for flint-glass factory.—A new and up-to-date flint-glass factory is about to be erected in New South Wales, Australia, and correspondence with manufacturers of all classes of machinery and of raw materials applicable to the business is desired. For further information correspondence should be addressed to the Agent-General for New South Wales, 123 and 125 Cannon street, London E. C., England.

No. 1595. Motor cars.—According to the local newspapers of Trondhjem, Norway, it has been decided to establish a motor-car service between Stenkjaer at the end of the Trondhjem Fjord and Rodhammer, on the way to Namsos. It is reported that if this proves a success other services may be taken into consideration in the district including services for carrying merchandise. American motor manufacturers and dealers might do well to communicate with the American consul at Bergen, Norway.

No. 1596. Harbor improvement.—The Government of the Argentine Republic has recently authorized the Executive Department to expend 8,950,000 pesos gold (peso=96½ cents in American currency) in works for enlarging and improving the accommodation for merchant shipping in the "Darsena Norte," Buenos Aires. Particulars may be had by addressing the Ministry of Marine, Buenos Aires, Argentine Republic, S. A.

No. 1597. Machinery representation in South America.—A business man writes to the Bureau of Manufactures that he would like to represent in South America such lines of machinery as mining and farm machinery, automobiles, and gas engines. He states that he has had experience both in selling and running such articles.

No. 1601. Cast-iron pipes.—Bids will be received until December 9 by the Deputy Postmaster-General, Brisbane, Queensland, Australia, for the supplying of 300 tons of cast-iron pipes, 3-in. diameter.

No. 1603. Telephone equipment.—The Postmaster-General's Department, Adelaide, South Australia, will receive bids until March 11, 1908, for the supplying of one common battery switchboard, 400 subscribers' telephones, and 400 protectors.

No. 1604. Dredging and wharf construction.—Consul W. S. Hollis, of Lourenco Marquez, advises that tenders are to be called for for wharf construction and for dredging at that Portuguese East African port. The plans and specifications are at present in the hands of the Minister for the Navy and the Colonies, His Excellency Dom Ayres d'Ornellas, at Lisbon, Portugal, and the consul has been informed unofficially that advertisements calling for tenders will be soon published in a number of Continental, English, and American papers. For further information, letters should be addressed to the official named, at Lisbon.

No. 1608. Locomotives.—Consul A. A. Winslow, of Valparaiso, reports that the Government of Chile has advertised for bids to supply 70 locomotives, as follows: 40 wide-gage freight, 15 wide-gage passenger, and 15 narrow-gage freight, built in conformity with the specifications and details which may be consulted in the office of the "Service of Locomotives and Equipment," Valparaiso, Chile. Proposals must be received not later than January 2, 1908.

No. 1610. Metal ceilings.—An American consul in France sends the name of an architect there who would like to receive illustrated catalogues and price lists of metal ceilings.

No. 1611. School furniture and apparatus.—An American consul in one of the Central American countries reports that the Board of Education at the place in question contemplates the purchase of new and improved school furniture and apparatus. The consul thinks that some United States manufacturers in this line might interest the board through correspondence, although if a personal representative were to visit there he would be more successful.

No. 1612. Locomotives, tenders, flat cars and steam crane.—Short-term tenders will be received by the Turkish Government for the supplying of 4 locomotives with tenders, 30 25-ton "open goods trucks," and one 13-ton steam crane. Address Direction du Chemin de Fer, Hamidie-Hedjaz, Constantinople, Turkey.

No. 1616. Safety Vaults for New Bank.—An American consulate in Europe reports that the officials of a new bank at the place in question are ready to receive and consider offers for the supply and the construction of safety vaults.

No. 1622. New School Fittings and Gymnasium.—An American consul in Europe writes of the proposed erection of a new school building equipped with modern fittings and appliances, together with a large gymnasium and a hot-air system for heating the building. The consul suggests the opportunity for American bids, and furnishes the address to which correspondence should be addressed.

No. 1623. New Electric Railway and Electric Lighting Company.—One of the American consular officers in Asia reports the granting of a concession for the construction of an electric railway, for the lighting of streets, and the supplying of electric power at the place in question. He furnishes the names of the officials of the new company, and states that it would be a profitable investment for the manufacturers of electrical goods to maintain an active agent there to take advantage of trade opportunities as they present themselves.

No. 1625. Panama Canal Supplies.—Sealed proposals will be received by the Isthmian Canal Commission, Washington, D. C., until December 2, for the furnishing of one stern-wheel towboat. (Circular No. 401.)

No. 1626. Harbor Improvements at Valparaiso.—Consul A. A. Winslow, of Valparaiso, reports the name of the concessionaire to whom the Chilean Government has awarded the contract for the harbor improvements at Valparaiso.

No. 1627. Petroleum Marine Engines.—An American consul in the Levant writes of two business men there who desire catalogues and price lists of American marine engines which burn petroleum fuel. He suggests that if catalogues printed in French were sent they would be greatly appreciated.

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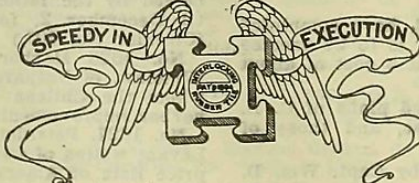
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