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 C. W. SWEET

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THE Municipal Art Society is reported to be in difficulties, and certain of its member are complaining about the way it has been managed and its funds expended. At bottom, however, probably the cause of the trouble is not so much in the management of the Municipal Art Society as in the standing and the prospects of the municipal art movement. Five or six years ago that society, after years of persistent agitation, was apparently on the road to the accomplishment of something in the direction of city improvement. It had aroused a certain amount of public interest in the matter. It had, temporarily at least, secured the cooperation of other public-spirited organizations, and finally it obtained the appointment by the Mayor of a City Improvement Commission and a small appropriation for its expenses. The appointment of this commission, however, for which it had long been agitating and working, availed little or nothing. The report of the Commission aroused little public interest, and in no single respect has its recommendations had any effect on the policy of the municipal government. The cause of an improved street plan and a better looking city has apparently less chance of making any substantial progress than it had five years ago; and such has been its fate, in spite of the fact that the same cause has been making considerable headway in many other large cities of the country.

THERE are many reasons for the failure of the Municipal Art Society to make any substantial progress in its work, but the most important of these reasons may be grouped under two heads. In the first place the cause of a more convenient and more beautiful metropolis has not received enough support from public opinion to overcome the difficulties in its path; and in the second place these difficulties are considerably greater than those with which the advocates of similar improvements are confronted in the other American cities. Unquestionably there is no general public interest in New York in the so-called Municipal Art movement. The membership of the society comprises about 1,000 people, and the names include many men of prominence in business and professional life. But the contribution of these gentlemen to the success of the movement is limited to the payment of their annual dues. They have rarely participated actively in the management of the society and they have never employed their influence effectively on behalf of its cause. The officials of the society have been earnest and hardworking men; but the most prominent architects, lawyers and business men have been conspicuous only by their absence. And this lack of authoritative leadership has constituted a fitting symbol of the absence of a considerable public following. It is a sad fact, but true, that the public-spirited New Yorker has little interest in the appearance of the city. He is proud of New York, if at all, because of its big buildings, its bustling life, and the opportunities it affords for work and pleasure. The colossal industrial development of the city over-shadows in the public mind every other consideration.

THE state of public opinion in relation to municipal art, being comparatively indifferent, it is no wonder that the cause has not been able to overcome the obstacles in its path. The major obstacle has always been and still is the enormous expense of the proposed improvements and the meagerness of the resources which the local government can

apply to the purpose. Fundamental in any plan of city improvement is the widening of existing streets and the opening up of new streets; and these are precisely the kind of public works which are most expensive. The price of land in Manhattan is so high, particularly in the most congested districts, that the cost even of small street widening proceedings is huge, and they are rarely pushed to a successful conclusion. During the last ten years the street traffic has more than doubled, but the only change made in the street lines has been the widening of Delancey Street from the Bridge to the Bowery. Responsible municipal officials, no matter how much they may believe in the necessity of a better street plan, do not dare to commit themselves to the expenditure of such enormous sums of money—particularly at a time when the credit of the city has been strained, and when the borrowing power of the city is required for other improvements already underway. In fact it is safe to say that no important change in the street plan of New York is possible without the passage of at least two constitutional amendments. One of these amendments, by enabling the city to purchase more land than it needed in the immediate vicinity of an improved street, would help to diminish the cost of the improvement itself, because the city would profit by its own work. The other would enable the city to borrow the money it needed for an improved street system, and such an enabling power could be surrounded by any limitations in its exercise believed to be necessary in the public interest. There is no chance of the passage of such amendments in the near future, because, as we have said, public opinion still remains comparatively indifferent to the whole question. Eventually, however, we believe that the problem of an improved street plan for Manhattan will force itself to the front. Already the congestion of street traffic is arousing lively protests and causing much inconvenience to business, and in the course of another decade the increase in the number of trucks and motor-cars will absolutely demand some drastic action looking towards the widening of certain existing streets and the opening up of new ones. In the meantime the business prosperity of the city will suffer severely from the growing congestion. In spite of its present moribund condition, we believe that the cause of city improvement must eventually triumph, because of the business conditions of the utmost importance which are working in its favor.

THE announcement that the Building Commission favors the placing of an effective restriction on the height of sky-scrapers is one of the most important to the real estate and building interests of New York which has been made of recent years. It does not follow, of course, that the Board of Estimate and the Board of Aldermen will accept the recommendations of the Commission, but in case these recommendations represent a conclusion which has been gradually reached by public opinion, they must prevail in the end. So far as the Record and Guide can make out, public opinion has, on the whole, been coming to the decision that some restriction is necessary. Five years ago the demand for limitations was neither energetic nor widely extended, but now that the maximum commercial height of buildings has jumped from about twenty-five stories to more than twice that number, the idea of the necessity of a legal restriction has evidently been growing in favor. At the same time there is no general disposition to make the restriction so drastic as absolutely to prevent the erection of very tall office buildings. It is recognized that existing land values in the financial district and elsewhere are based in some measure upon the opportunity hitherto afforded to erect thereon buildings of extreme height; and the injustice of taking wholly away from some real estate owners a chance which has been enjoyed by so many is not overlooked. On the other hand it can scarcely be denied that too many buildings from thirty to sixty stories high might seriously affect public health and safety. The divergent aspects of the matter have been well expressed in a recent report on tall buildings by a committee of the Board of Trade and Transportation. This committee does not wish to limit the height of buildings because it believes that the erection of sky-scrapers contributes to the economic use of land in lower Manhattan, and consequently to the economic efficiency of the whole city. On the other hand the committee recognizes that something must be done toward the preservation of light and air and towards more efficient fire protection. It considers that the worst fire danger comes from the large number of inflammable structures in the im-



mediate vicinity of fireproof buildings, and it would favor, apparently, a higher standard of construction for low buildings of all kinds erected in certain parts of the city. In respect to light and air, it is obvious that they can best be preserved, without any absolute prohibition of very tall buildings, by some such schedule of limitations as that proposed by Mr. Ernest Flagg. In any event, however, the serious attempt soon to be made to place some limitations on the height of sky-scrapers will cause the erection of more buildings of great height during the next few years than would otherwise be the case.

THE dislike which the committee of the Board of Trade and Transportation expresses for the existing surroundings of many tall fireproofed buildings is not excessive, and certain steps should be taken to remedy this condition. But is the remedy proposed by the committee fair to the man who owns property in the vicinity of sky-scrapers, which is not available for improvement with a tall building. The committee proposes practically that all buildings within a certain area should be fireproofed, even though such construction would not ordinarily be considered necessary for the proposed type of building. In other words the owner of property whose lot is not available for a tall building, must put up a building more expensive than is necessary, in order to afford a better protection for the property of his more fortunate neighbor. If such a regulation were made we imagine that a much larger body of public opinion would be formed in favor of some more drastic limitation of the heights of buildings. It must be remembered that the freedom which property-owners have enjoyed in erecting sky-scrapers has inevitably brought about the condition that is considered so dangerous by the committee of the Board of Trade and Transportation. Unrestricted freedom has inevitably resulted in favor of the erection of huge buildings on favored locations, and the comparative neglect of less favored locations in the same vicinity, whereas a restriction on the height of buildings would have meant a larger number of lower structures spread over a much larger area, and consequently less subject to the danger of conflagrations originating in edifices of inferior construction. Unrestricted freedom, that is, works in favor of the property-owner, whose parcel is very well situated and against his less fortunate neighbor; and it scarcely seems fair to make his less fortunate neighbor pay for the fire protection of buildings whose erection was in some measure hurtful to his own interests.

### "ARCHITECTURE IN THE UNITED STATES."

A series of articles on "Architecture in the United States," by Francis S. Swales, begins with a consideration of our commercial buildings, in the London Architectural Review. London is acquiring an appreciation for American skyscrapers. It is at last being understood there that the high building has been developed and has become numerous for one evident reason: it is a money-maker to its owners; though this is not the last word for its *raison d'être*. The first illustration in the paper is Mr. Buffington's familiar design of the year 1885 for a 28-sty steel skeleton building. The second illustration is Bruce Price's study for a building of thirty-two stories for the New York Sun. Figures 3 and 4 are views of the American Surety Building, and the other buildings illustrated are the Fuller Building, the Empire and the Hanover.

Referring to Manhattan Island, the author says it would be, no doubt, a little premature to predict that this whole district will be entirely covered with high buildings in the course of time: "It is not improbable, however, that in a few years alternate city squares will have 20-sty buildings built upon them, and the intervening spaces filled with banks, exchanges and shops of monumental proportions. The present structures of ten or twelve stories will be doubled in height, and the smaller buildings, which have been standing for more than twenty years, pulled down to make room for higher or the more monumental edifices of one or two stories.

"As to the types of artistic solution, only one or two can be deemed more than experimental. There are two types which appear to be in course of evolution; one expresses the office unit by means of windows alone, either by single or the more frequent double window to each office. The exterior is designed with reference to the material with which it is clothed and the purposes to which it is put alone, no special heed being taken of the steel skeleton, the lines of which are marked by the masonry and acknowledged externally only by the slight reveals to the window openings, and the ranging of openings one immediately over the other. The other type very clearly indicates the light structural lines of the steelwork; in fact, only so much masonry as is necessary to protect the steel frame against disintegration and danger of fire is employed."

## TYPICAL CONSTRUCTION IN SAN FRANCISCO.

RECENT reports from San Francisco indicate that in the rebuilding of the business section architects and engineers have been required to study the earthquake problem more carefully than has been supposed in the East. That special precautions have been taken in all the new buildings was known, but not until now has it been understood here to what extent the seismic disturbances were prolonged. Official reports suppressed by the San Francisco newspapers, and now for the first time disclosed to the country, are to the effect that the severest shocks were followed by a long series of tremors extending through a period of weeks and months, altogether some two hundred perceptible movements. For patriotic reasons there was general consent to keep this knowledge from the attention of the rest of the country, but structural engineers and architects, knowing the conditions, have been especially careful in the matter of foundations.

A large part of the old business district was on filled ground. Adjacent to this district the area rises to a natural elevation of twenty-five feet above low water level. The higher ground consists of clay and sand to a considerable depth, and requires sheeting in pits. The practice is to make the excavations to or a little beyond ground water level, or to satisfactory soil, and then to construct on this grillages of steel I-beams embedded in concrete, or footings of reinforced concrete so proportioned as to reduce the maximum load on the soil to about four tons per square foot. Where the soil is wet and soft the foundations have generally been made with wooden piles cut off below water level, capped with concrete footings, often enclosing steel I-beams, and proportioned for a load of fifteen or twenty tons per pile.

No restrictions are now imposed on the height of buildings in San Francisco, but none has gone higher than the Spreckles Building, which rises 310 feet above the curb. In a general review of typical work at San Francisco, in the Engineering Record, mention is made of a group of fifteen buildings erected by the Thompson-Starrett Co., of New York, since the disaster. They are mostly located in the low ground, some on Kearney st, where the water level is about 14 feet below the surface and the excavations were made with pick and shovel and team work, the spoil in many cases loaded on wagons and drawn up inclined planes and in other cases shoveled into steel buckets and loaded by derricks into wagons at street level. All of the excavations were protected by square-edge wooden sheeting, usually 2 or 3 inches thick and 12 to 15 feet long, driven by hand as the work progressed. Pumping was required only where foundation excavations were made in filled ground.

The fifteen buildings referred to have fronts varying from about 50 to 140 feet long and are from four to fourteen stories in height. They also include one building in Oakland and another in San Francisco, the latter being seven stories high and built entirely of reinforced concrete. Nearly all of them have stone or terra-cotta fronts and reinforced-concrete side and rear walls and reinforced-concrete slab construction for floors and roof.

Of all the buildings in San Francisco contracted for since the fire, the Eyre Building at Kearney and Sutter sts. was the first one to be completed. It has fronts of 56 and 66 feet, and is eight stories and basement in height. The street fronts are of cut granite, with carved trimmings in the lower stories, terra cotta trimmings above and a steel and terra cotta cornice. The framework is of very simple standard construction with closed rectangular 2-sty riveted columns and I-beam girders and floor beams. The column and girder connections are made with gusset plates to give stiffness against wind pressure. All steel work is completely enclosed in concrete. That for the columns has a minimum thickness of 3 inches and is reinforced and secured by small horizontal rods, about 12 inches apart vertically with their ends twisted together at the corners of the column. The foundations are steel I-beam grillages seated on concrete footings about 4 ft. below the curb level and receive their column loads through standard cast-iron pedestals with grouted bearings on their top flanges.

Another steel-cage building is the 54x127-ft. 7-sty structure in California st for the Welch estate. The soil here is a 10-ft. fill with the water-level 9 feet below the curb and the three longitudinal rows of columns are seated on steel grillages with concrete footings supported on and enclosing piles from 25 to 30 feet long driven to a refusal of 2 or 3 inches, in open sheet-pile cofferdams, cut off below water level and loaded to a maximum of 15 tons each. The tops of the grillages are below the unobstructed cellar floor, which is itself 6 inches above water level. The reinforced-concrete cellar retaining walls and the cellar floor are waterproofed in the usual manner with tarred felt. The structural steel weighs about 600 tons and is of simple standard design.

—As most of the plans submitted in the competition held under the auspices of the Washington Architectural Club for designs in which the stone columns now being removed from the portico of the U. S. Treasury building may be used, a second competition will be held. The new columns are granite.





# CONSTRUCTION



## CONCRETE AND CONSTRUCTION IN JAPAN.

With Some General Impressions of Visiting Japanese Architects on American Construction.

By YASUO MATSUI.\*

(Member of the Japanese Institute of Architects.)

THE use of concrete in construction was known far back in the old ages. There can be no doubt that concrete has been in use for building purposes from time immemorial; not made and applied in the way that is usual now, it is true, but with similar results. Prof. Middleton said, many years ago, that its use by the Romans could be traced as far back as 500 B. C., and that their method of using it for building walls was very similar to ours, at the present time. Both Romans and Normans had a thorough knowledge of mortar. At the same time, far out East, Japanese used mortar for building construction. There are remains of old castles and of old historical walls all through the country of Japan.

I have observed that in the ancient time Japanese used the pure lime mixed with little pieces of hard stone and red earth, also with gravel. Thus, in ancient times, they had a similar way of using mortar as in the modern time. The use of concrete in modern construction in Japan, dating back hardly more than twenty-five or thirty years, shows great development in concrete construction and cement industry.

The investigations made in building construction after the great earthquake of 1889 in the province of Gifu, and after the earthquake of 1898 in the provinces of Mino and Owari, lay the causes of these great destructions to the failure of the vertical supports in the apparently triangularly formed thatched roofs of the farmers' houses, which dotted the country in all directions, looking like so many huge saddles. After this destruction there stood some piles of bridges, which were concrete piles. These called the attention of engineers and architects and caused much development in the use of concrete for construction.

### THE CEMENT MILLS OF JAPAN.

Now we have a number of cement mills, producing good quality of materials. They include those at Aichi, Onida, Osaka, Asano, Chuo, Kushu, Hotkaido and Okayama. They all produce Portland cement. About seven years ago these cement manufacturers organized an association, and asked the government to form a standard test on cement. Our government willingly acted, and now we have a standard test under the direction of the testing bureau of the Department of Labor and Commerce. They are continually testing, and make reports to the public every month on the condition of each cement plant. This system gives more development to the cement industry and is also a good advisor to architects and engineers for selection of materials. Our testing bureau adopted those of European countries and America, which used in their testing cement. There are required for testing of cement tensile strength, compressive strength and non-expansion chemical gravity. They put the base for tensile strength as follows:

ULTIMATE STRENGTH LB. PER SQ. IN.		ULTIMATE STRENGTH LB. PER SQ. IN.	
—Age seven days.—		—Age twenty-eight days.	
Neat	1-3	Neat.	1-3
450 to 700	350 to 230	700 to 900	450 to 340

No allowance is made for expansion of cement.

For concrete testing this form is usually used: The stone to be crushed limestone and ordered to pass through a 1-in. screen and over a 1/4-in. screen, and sand should be good quality; sharp, well graded, fairly clean, and mechanical analysis must show as follows:

Separation, size, inches.	Per cent. of passing.
150 to .010	99 to 45

The materials are mixed with shovels by hand, not by ma-

\*Several weeks ago the Record and Guide printed a paragraph about the investigations being made in the United States and Canada by two Japanese architects, representatives of the Japanese government, Prof. G. Takeda of the Imperial Academy of Art Industry and Mr. K. Yabashi, supervising architect to the Bureau of Construction of the Department of the Treasury. While they were in New York they manifested interest in the various uses to which cement is being put, and in the examples of reinforced concrete construction to be found in this city, including the exhibits in the rooms of the Concrete Association of America, at 225 Fifth av. Their investigations in New York were made under the guidance of Mr. Yasuo Matsui, a member of the Japanese Institute of Architects, who has been in this country about seven years, and who has acquired a remarkable knowledge of the English language in such a short time. Mr. Matsui was asked to give his ideas of the advancement made in concrete construction in Japan, as a result of what he had learned from the two Japanese government representatives, together with his own experience in that country before he came to America, and to incorporate some of the impressions received here by the visiting architects. The accompanying article was written in answer to this request.

chine. Sand and cement are first mixed dry, and stone thoroughly moistened, then added to mixture of stone and cement. The mass is turned until uniform in appearance, then water is added until there is a fairly wet mixture. Finally a cubic or cylinder form is made. We ask usually for a test on the age of more than seventy days for maximum load, per sq. in. 1,200 to 2,000 lbs.

### BRIDGE CONSTRUCTION.

Fifteen years ago in Japan there was shown the preliminary application of reinforced concrete for the building construction, and about five years after the preliminary advancement made by Prof. Tanabe, of the Imperial University. He made more practical use of reinforced concrete on the construction of high-way bridges on the Kyoto Canal, which has thirty feet of span distance, and shows successful application of modern construction. Since reinforced concrete has become important to building construction we have had a number of examples of reinforced concrete construction, all of them showing fair results, and better conditions than any other similar material in Japan, which is an earthquake country.

Prof. Tanaka, of the University of Kyoto, and Engineer of Kyoto Canal works, will apply reinforced concrete on the construction of the second Kyoto Canal, the work on which will start very soon. When completed we shall have a most valuable example of reinforced concrete construction in Japan. It will cost more than one million dollars. Simple reinforced concrete will be used. Perhaps this will mark a stage of great improvement of reinforced concrete construction and bring forward a great advancement of construction in Japanese architecture as at the time after the earthquake. Then comes the question "What material is most acceptable and what system of construction is safest for use in Japan?" The construction, and construction material in an earthquake country like Japan, are the great problems of the modern age there. Many discussions have been made on this question, and some of the results advised are:

Timber buildings sufficiently strong and elastic to resist earthquake motion, and at the same time fairly impervious to heat, durable and subject to fire—these objections may be overcome by the proper application of paints, chemical preservation and the so-called "earthquake lamps." Mixed construction of iron and timber was not considered, not presenting advantages over those wholly made of timber.

Buildings made of iron framework, with stone or brick, by building an iron framework inside the masonry walls, or by filling up the spaces between a double metallic framework with hollow bricks or other materials, were also considered. Great consideration was also made on the reinforced concrete construction.

Now I can suggest to our Japanese architects that the ordinary building be of reinforced concrete construction, or continuing the use of timber building on account of some improvement made in this construction. They should be placed in good situation and should be unusually thick, and with a deep foundation. About a month ago my friends, architects, Prof. Takeda, of Imperial Academy of Art Industry, and Mr. K. Yabashi, Supervising Architect to the Bureau of Construction of the Department of Treasury, came to me on the way to Europe and asked if reinforced concrete construction is theoretically desirable for best construction purposes. This depends on the matter of practical handling. This kind of construction is used much in building and engineering construction in America, but generally questionable of reinforced concrete, unless a close test is made of material before it is used for construction, and the mixture carefully proportioned. Workmen should have a skillful knowledge of it, and it should be done under the careful superintendence of the engineer or architect. But American construction, in general, it seems to them, does not follow any of these essential requirements. You would think it desirable for the good condition of their works. I made this reply to them: "Some of it is true, but your observation has not gone far enough. In most cases, coming from Japan, you will look at American construction and express dislike, but after a while you will find out that they are carefully managing their construction." I have made no objections yet. I think the American construction, especially in reinforced concrete, is most practical and trustworthy, and that we should learn a great deal about construction from this country.



## THE DIFFICULTIES OF HOME BUILDING.

DWELLING-HOUSE construction in Manhattan having subsided to a comparatively few operations annually, the subject now necessarily pertains to the suburbs of the city, more especially when treated of with reference to the large body of people called "homeseekers." Regret has been expressed among architects and builders that the business has fallen in so large a measure into the hands of speculative firms, and that the average investor is content to take his house ready-made, instead of undertaking to build for himself; and that the impression is going around that if he should do so he would find many unexpected conditions and circumstances conspiring against his plans.

It is said that formerly a prospective builder went to the architect, a man with whom he was generally acquainted, and told him what he wanted. The architect accepted the commission, to quote, for example, a writer in the Economist, the fee being not probably in excess of 5 per cent.; in many instances it was much lower than that. At the same time the architect was busy; he had more buildings on the boards than he felt he could give sufficient attention to.

Yet the small house was designed under the direct supervision of the architect, the work estimated by a number of responsible contractors, some of whom were acquainted with the owner and all knew the architect personally. There was competition,

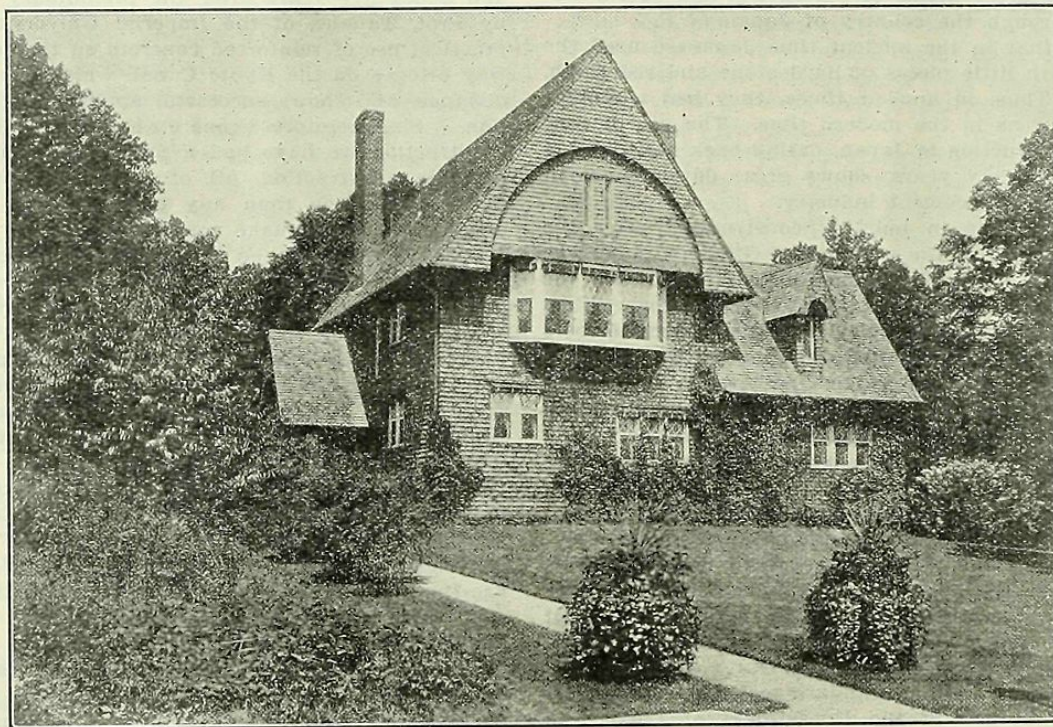
a home ready built, by making a comparatively small initial payment, are numerous, and they appeal to the majority of home-seekers for a variety of reasons. At the same time the opportunities of buying sites and building thereon have not lessened for non-professionals, and it is still the cheaper and better way, particularly for those who are so situated that they can give some attention to the details. Master mechanics are not so taken up with engagements at the present time that they are not willing to give their best services on the basis of the lowest competitive prices, and the present is a particularly favorable time to build.

### COMMENTS BY ARCHITECTS.

Messrs. Dodge & Morrison, of 82 Wall st, said when their attention was called to the assertions in the Economist, that their experience had proved it to be to the financial benefit as well as the future comfort of a client desiring to own a suburban residence costing less than \$10,000, to employ reliable architects and obtain plans containing accommodation as he desires.

"Of course in a dwelling, as in any other class of buildings, the cost depends upon the size, number of rooms, compactness and simplicity of plan, and the material employed.

"We have erected many attractive suburban dwellings, varying in cost from \$6,500 up, and while often a man may find a residence ready built by speculative builders which will satisfy



HOUSE OF HENRY V. KIRBY, ARCHITECT.

South Orange, N. J.

and the work was let to the lowest bidder, and, as a rule, was carried out to the satisfaction of the architect and owner. The result was a dwelling with which the owner had something to do, and naturally the architect had given it some individuality. Further than this he got it at the lowest market price.

Everything is changed now. An owner with anywhere from \$3,000 to \$10,000 in the bank must apologize for taking such a small job to the architect. As an architect expresses it, whenever he is called upon to plan houses of this character he always makes a charge of 10%, with a view to discouraging the prospective client and thus compelling him to go to some other architect. A great many men who have not designed any houses worth speaking of assume this attitude at the present time, and in all probability they were led to do it because of the work and detail involved in designing and constructing small dwellings.

Even though an owner succeeds in securing a good architect the hardest part is still to come. He must obtain estimates from the various local contractors, who are not infrequently banded together for the purpose of maintaining high prices. As far as the city contractor taking the work is concerned it can be said that it is decidedly to his disadvantage to do so, for there is always the uncertain item of cartage to be considered, then there are costly waits for material, labor troubles and numerous delays, all of which make suburban building a hazardous undertaking for the contractor used to city ways.

There appears to be no way out of the difficulty for the prospective home builder. In fact, the building of domiciles is rapidly becoming a business of itself, and as a result those who are in search of dwellings to purchase are compelled to buy from a man or corporation making a specialty of this class of construction.

Inquiries among architects and builders familiar with and prominent in suburban work fail to confirm the opinion the writer in the Economist has formed. Premising that the investor is reasonably equipped financially, he must expect in whatever locality he selects to encounter a greater cost of construction than prevailed a decade ago, whether it be in a distant town or within the metropolitan district. This will be his greatest "difficulty." In city suburbs the opportunities offered by speculative builders and development companies of acquiring

him, the difference in cost, if any, is generally accounted for by the difference in quality, which a few years' use of the building will make only too evident to the owner."

### THE FRANKLIN SOCIETY'S CUSTOMERS HAVE NO TROUBLE.

Mr. Alfred Kehoe, of Kehoe & Kehoe, architects, of 34 Park row, who have had thirty-five years' experience, said:

"My experience is that an owner employing an architect, who carefully prepares his plans and specifications, can obtain estimates and have his house constructed in the suburbs of New York at the very lowest cost, and I do not believe any local contractor would attempt to discourage an owner from making improvements by maintaining too high prices for construction.

"There are circumstances which at times compel a contractor to figure high, as when the specifications are imperfect and also when owners get plans from the West for a house to be constructed in the metropolitan district. Architects familiar with conditions should be employed.

"My calls as an examiner and appraiser for the Franklin Society, who are the largest holders of mortgages on suburban houses in the New York metropolitan district, compel me to say that their customers, as individuals, do not experience conditions as mentioned in the article quoted."

Mr. Herrmann Horenburger, of 422 East 159th st, the Bronx, said relative to the statements in the Economist, that he had not found such to be the case, as in most instances proposals can be obtained from builders in New York and vicinity, and when the local builders know this has been done, they will most always estimate within reason. However, if local builders should be invited without further competition, he had no doubt that they would pool issues and divide the profit to a certain extent among themselves. But in most of his out-of-town operations he has had no difficulty in obtaining reasonable estimates from New York builders of responsibility.



## SHALL THEY BE AMALGAMATED?

The Tenement House Department and the Building Department.—The Feeling on the Subject in the Interested Circles.—Views of Architects Israels and Litchfield, Commissioner Butler and President de Forest.

THE Memorial which the New York Society of Architects has sent to the Charter Revision Commission, recommending the amalgamation of the Tenement House Department with the Bureau of Buildings, has called forth remonstrances and commendations. Mr. Robert W. de Forest, the first commissioner of the Tenement House Department, and the present commissioner, Hon. Edmond J. Butler, have expressed views in opposition, while the two former members of the Building Code Commission, architects, support the main idea contended for by the Society of Architects. The society contends that each of the departments in question has to do strictly and exclusively with building construction, and that the present system, therefore, causes duplication of labor, loss of time and friction.

The Society of Architects submitted a similar brief containing the same grievances to the Charter Commission last year, but the commission took no action concerning it. This year the proposition has been renewed, and the present brief was prepared at the request of President McGowan of the Board of Aldermen as a member of the tenement house committee of the charter Commission.

### Mr. de Forest on the Need of a Special Body.

Mr. Robert W. de Forest, who was the first Tenement House Commissioner under the new law, and is now president of the Charity Organization, says the points raised by the Society of Architects relate largely to questions of administration. "They have no necessary relation," he continued, "to a question of uniting the two departments or to one regarding the requirements of the tenement house law. I have no doubt the administration of the Tenement Department can be very materially improved as a result of experience. There is equally no doubt that the Tenement Department should be maintained separately for the enforcement of the tenement house law.

"Before the creation of the Tenement House Department, when the Bureau of Buildings had charge of enforcing the tenement regulations, there was not a tenement house in Brooklyn in which the law was not being violated in some way, and the same was the case with at least a third of the tenement houses in Manhattan. In a great many cases these violations were due to ignorance, but they all certainly pointed to the inadequacy of the bureau to cope with the situation. The building regulations regarding construction are applicable, of course, to all buildings. What was needed was a special body to look after the peculiar regulations applicable only to tenement houses."

### Ex-Commissioner Israels Supports the Memorial.

Mr. Charles H. Israels, of Israels & Harder, architects, 31 West 31st st, a member of the previous Building Commission, said:

"I fully sympathize with the memorial of the Society of Architects. When the Charter Commission was first appointed I, individually, addressed the commission in relation to the same matter, but I am in favor of this consolidation only under specific conditions. It is very important that we should remember that the tenement house law is a sociological experiment, the object of which is to give the people better housing. This law, even with all its defects in administration, is certainly accomplishing this result.

"It is giving the people light and air and reducing the death rate and giving happiness to thousands of homes, and while I, as an architect, am naturally anxious that I shall be put to as little trouble as possible in securing my permits, it is of far more importance that the people should have healthful homes than that I should earn my fees in an easier way.

"I do believe, however, that these two departments of the city government could and should be properly placed under one executive under the following conditions:

"First: That such safeguards be placed in the charter as to insure absolutely that this new department be kept out of politics.

"Second: That the appointment be made directly by the Mayor, and not by the Borough President, and that the head of the department be given a salary commensurate with his responsibilities, at least \$15,000 a year. With such a salary unquestionably a good executive, who is at the same time a competent technical man, could be procured, who could be counted upon to carry out the provisions of the charter and to stay clear of all entangling alliances with the building trade.

### A Licensed System of Superintendence.

"Third: That both the Building Code and the Tenement House Acts should provide for a licensed system of superintendence, as recommended by the report of the Building Code

Revision Commission of last December, and by Commissioner Butler in his report for 1906. This system being absolutely necessary in order to place responsibility and to secure thorough compliance with the law without irritation, and mainly because a large portion of the building interests of New York, and particularly that portion concerned with the erection of tenements, is to a great extent in the hands of a speculative element. Commissioner Butler refers to this fact in his last report in answering criticisms made against his department.

### A Board of Appeal.

"Fourth: That a Board of Appeal should be created for the Tenement House Law also, surrounded by safeguards which would insure this board being kept out of politics. To attain this would, in my opinion, be best to extend the powers of the Board of Examiners both by giving them power over the Tenement House Act and by reconstructing its membership so as to insure that the divorce from politics be complete.

"Unless this programme or one which would attain similar ends is carried out, I think it best to leave things as they are.

"I admit, without question, the cumbersome methods now in vogue in the Tenement House Department. I further admit that it is impossible for an architect to make any small tenement-house job pay under any circumstances at the usual commission. I admit that the delays are intolerable, and as far as my experience goes the records are frequently so inaccurate that a man is liable to prosecution for a violation which has already been complied with. I admit that the department is more apt to be irritable than conciliatory when these defects are pointed out, and worst of all I know that the Charity Organization Society which, to its credit was mainly responsible for the creation of this department, refuses to publish any criticisms of its work in its official organ 'Charities and the Commons,' but as far as my experience goes the department is honest and is doing its work thoroughly. It is carrying out the intent and the spirit of the law, and even if the architects and the building public suffer through these faults of the administration, the people are securing most of the benefits which the framers of the law hoped for."

### Ex-Commissioner Litchfield Much Impressed.

Mr. E. D. Litchfield, of Tracy, Swartwout & Litchfield, architects, of 244 5th av, who was a member of last year's Building Commission, said:

"I have been very much impressed by the wisdom of the suggestions contained in the brief submitted by the 'Society of Architects' to Acting Mayor McGowan, in the capacity as chairman of the committee on Tenements of the New York City Charter Commission. I am absolutely in accord with the 'Society of Architects' in feeling that there is not sufficient ground for placing the planning and erection of a tenement house under the control of two departments whose functions are so largely identical.

"There is no question that the Tenement House Law has been a great success in the change which it has produced in the character of the tenements erected in the City of New York, but the features of the law which relate to its administration are not satisfactory. The present procedure is uneconomical and unreasonable. The delay which is involved is excessive; and the inflexibility of the law and the absence of a Court of Appeals provide constant temptations to graft."

Commissioner Butler is quoted by the Tribune as saying that there is no duplication of labor between the departments. "Each performs a separate function, even where the erection of tenements alone is concerned. The Building Bureau has nothing to do with the tenement house law, which it is the sole duty of the Tenement House Department to enforce.

"For instance, this department, when a new tenement house is to be erected, must see to it that certain sanitary and safety devices are installed. The Bureau of Buildings, on the other hand, merely passes on the quality and quantity of the material used in installing these devices, something with which we have nothing to do. We say that there must be a certain amount of air space for each occupant, that the staircases must be of such a width; the bureau passes on the material to be used, the method of construction and so on.

"But the bureau's function ends with the completion of the house, while our duties with respect to that building have only begun. Who would see to it that necessary repairs were made, that abuses dangerous to the health of the occupants committed by janitor, proprietor or tenants were stopped, or that any of the regulations of the tenement law relating to the houses after their completion were carried out, if we didn't have a regularly constituted body to look after such things? They don't come within the province of the Bureau of Buildings.



# LAWYERS TITLE COMPANY IN NEW BUILDING.

Where the Various Departments May Be Found—Inception and Growth of a Great Business.

THE Lawyers Title Insurance and Trust Company has at last completed the difficult task of moving its various departments from the Chamber of Commerce Building at 59 Liberty st and its own building at 37 Liberty st, to the new tall structure which it has erected at 160 Broadway. The task of completing the removal of the company's offices and plant to its new Broadway structure has been an enormous one, and has taken more than two months' time, occupying not only the company's seven hundred employees, but also an immense staff of outsiders especially competent to accomplish work of this kind.

The company's new building on the east side of Broadway, between Liberty st and Maiden lane, was practically finished more than a month ago, but it is only within the last week that it has been completely ready for occupancy. Nowhere else in the world is there to be found a building more completely equipped and scientifically planned for the accommodation of a Title Insurance and Trust Company.

The company was founded by Edwin W. Coggeshall, who has filled the office of President from 1887, when it began business with a capital of \$500,000, until the present time. It occupied at that time only a small suite of rooms in the Equitable Building, and had at first no larger field than to assist a large number of lawyers of high standing engaged in real estate work by simplifying their work of examining titles and giving to their clients the benefit of title insurance. Its business was confined to making searches and issuing policies to practically the entire real estate bar of the city, who were permitted to become examining counsel of the company, and its stock was held by such lawyers. From these small beginnings it has advanced without a single setback, until it now insures a large percentage of the titles transferred in the City of New York and its vicinity, and does this service for the real estate bar as well as the general public.

With its growth during its 21 years of existence, real estate men and lawyers are generally familiar, but some of them are not aware of the great improvement in its facilities which has been brought about by the construction and occupation of its new building on Broadway. Here have been brought together not only the enormous plant of the company and all its business departments but also a staff of lawyers, examiners, searchers, appraisers, surveyors and experts which could hardly be duplicated anywhere in the world.

In the new building, the ground floor, with a direct entrance from the street, is given to the Trust department of the company, which although it was only operated since 1905, already has deposits exceeding \$10,000,000. The front of the building facing the street, is occupied by the offices of the President, Edwin W. Coggeshall, and the two Vice-Presidents, Louis V. Bright and Thorwald Stallknecht. In the rear of their offices is the Trust department and in different parts of the great room which really constitutes the entire first floor are the various bureaus occupied with the active work of the title business. Among these are the Application department, with which are connected the city solicitors; the Bureau of Investment, where applications for loans are made; the Bond and Mortgage department, where records are kept of all the lending business of the company, and the office of the Appraiser of the company, who has a general supervision of the matters connected with the enormous lending business which the company has built up.

The new building is sixteen stories in height, and the company itself occupies one-half of the space thus afforded. Not the least important of the sixteen stories is a story which is not included among them and which is not called the 17th story, but is really a little house built independently on the roof of the great building. This story is all in one room not occupying the entire space on the roof, because the purposes for which it is used require the use of part of the roof itself. It is the Blue Print Room, and is furnished not only with a complete outfit or plant for making reproductions of the surveys and maps produced for the use of the company's customers, but also with a set of trainways by which the photographs and drawings of the company's surveyors can be run out into the sun on the part of the roof not occupied by this little structure, and kept facing the best light all day.

Coming down from the roof, the company has installed on the 16th floor its surveying department, which is under the charge of Mr. E. B. Lovell, head of the engineering department of Columbia University. This department has a staff of more than 75 employees, and the plant more than duplicates the largest offices in New York. A correct survey is kept of practically every block in the Greater New York. The files for this purpose, like all the rest installed in the new building, are built of steel and fireproof.

On the 16th floor also is the board room for the use of the directors, counsel and stockholders of the company, which is magnificent in proportion, but, like all the rest of the building, is severely plain in decoration; for although the company is

sparing no expense on necessities, it has wasted no money on luxuries. Throughout its great plant the severest simplicity of decoration prevails and forms a fine contrast to the elaborate detail with which safety has been provided.

The other floors in the new building, from the 16th down to the 7th, are to be rented to outside tenants, who will, of course, largely include lawyers engaged in real estate practice, real estate brokers and agents to whom the convenience of having an office in the Lawyers Title Building will appeal. From the 7th floor to the street, the company requires the use of the entire building for its own departments.

On the 7th floor are the offices devoted to title insurance for the Examining Counsel of the company, a form of insurance which this company alone handles and which has been, to a great extent, the foundation of its success. The next two floors, the 6th and 5th, are given up to the Law Department of the company, and contain suites for its counsel, its Library, the examiners, searchers, and the department devoted to litigation such as arises when titles are disputed or when foreclosures become necessary. On the 4th floor are found what are technically known as the Plant or Records of the company. The Plant consists of a duplication in miniature of the libers in the Register's Office, reproduced here not only in the original order but also under a library system of cross indexing under owners' names and also under block and lot numbers. Here also are found the records of all the titles issued by the company and abstracts of every lot it has examined, as well as copies of all the policies that it issues.

What is known as the Search department of the company occupies the third floor of the building, and also makes use of part of the 4th floor and part of the floors below it. From the Search department, the company can issue within a few hours a complete record of the documents affecting the title to any piece of property in New York.

The second floor of this great building is given up to the business of closing titles; here instead of one great room are to be found a number of comparatively small compartments, each supplied with the complete office furniture necessary for the closing of a title. The plant is so elaborate that no less than twenty titles can be closed at one time on this floor, and probably over 100 in every business day.

Both the first and second floors of the building have unusually high ceilings, making it possible to install mezzanine floors in the rear of each. On these mezzanine floors are kept the Indexing Bureau of the Search department, where everything that the company does in regard to any piece of property can be looked up almost at a glance, and also portions of the book-keeping work entailed by the company's operations.

The directors of the Lawyers Title Guarantee and Trust Company, besides the President and Vice-Presidents already mentioned, are:

J. Arbuckle,  
Richard G. Babbage,  
Lucius H. Beers,  
George F. Butterworth,  
Dumont Clark,  
William A. Day,  
William P. Dixon,  
Julian D. Fairchild,  
Henry E. Howland,  
J. Frederick Kernochan,  
John T. Lockman,

K. Lawrence Marcellus,  
Payson Merrill,  
Henry Morgenthau,  
David B. Ogden,  
Eugene A. Philbin,  
George L. Rives,  
James Stillman,  
James N. Wallace,  
John Webber, and  
Henry Rogers Winthrop.

The Committee of Counsel of the company, before whom difficult questions of law are brought, and who pass upon doubtful titles, is composed of:

George F. Butterworth,  
Frederick de P. Foster,  
Richard T. Greene,  
Theo. F. Jackson,  
Frederick H. Man,  
Payson Merrill,  
Henry F. Miller,

Hoffman Miller,  
David B. Ogden,  
B. Aymar Sands,  
George L. Shearer,  
J. Evarts Tracy,  
George Waddington, and  
William F. Wyckoff.

## Contrast in Brick Work.

Those who are interested in the comparative appearance of brick after it has passed through the hands of the mason and is on view in the completed building, will find a noteworthy contrast in the new apartment houses erected by Paterno Bros. on the south side of 116th st, between Broadway and Riverside drive. There are four houses in all, two on either side of a small private dwelling.

The two apartment houses immediately west of the dwelling have a front of white Kitanning brick, and the two immediately east have a façade of New England Harvard brick, with limestone used in every instance up to the second floor. As the bond is the same throughout, being Flemish, with the joints raked to the same depth, as the same architects (Schwartz & Gross) designed all four, and as the builders are identical, being the owners, the opportunity for a good comparison between the appearance of different kinds of face brick is afforded. All the material was supplied by one firm, Houghtaling & Wittepen.



## POINTS IN PLANNING AN APARTMENT HOUSE.

In laying out a block of apartments the most important features are, first, a well laid out plan, having little or no waste space; second, the maximum amount of light and air; and, third, the individual rooms so arranged as to give as much privacy as possible. It is not alone the apartment which makes a pleasant home, the surroundings must be congenial, else the most perfect structure loses its chief charm, in all that goes to make a good-paying investment.

A house in which a number of noteworthy features have been well attained, is now nearing completion at the southwest corner of St. Nicholas av and 165th st, in the Washington Heights section, from plans by J. C. Cocker, of 2010 5th av.

To obtain the necessary light and ventilation, and thereby make the interior rooms desirable, the architect struck on the idea of two interior courts, which are planned to be 25 ft. square. Intervening between these two courts will be the main elevator and staircase, both amply lighted.

The building stands on an irregular plot, the eastern frontage being 86 ft., the northern 120 ft., the rear dimension 150 ft., and on the driveway, or western side, the dimension is 99 ft. The building is six stories in height, and another feature is its

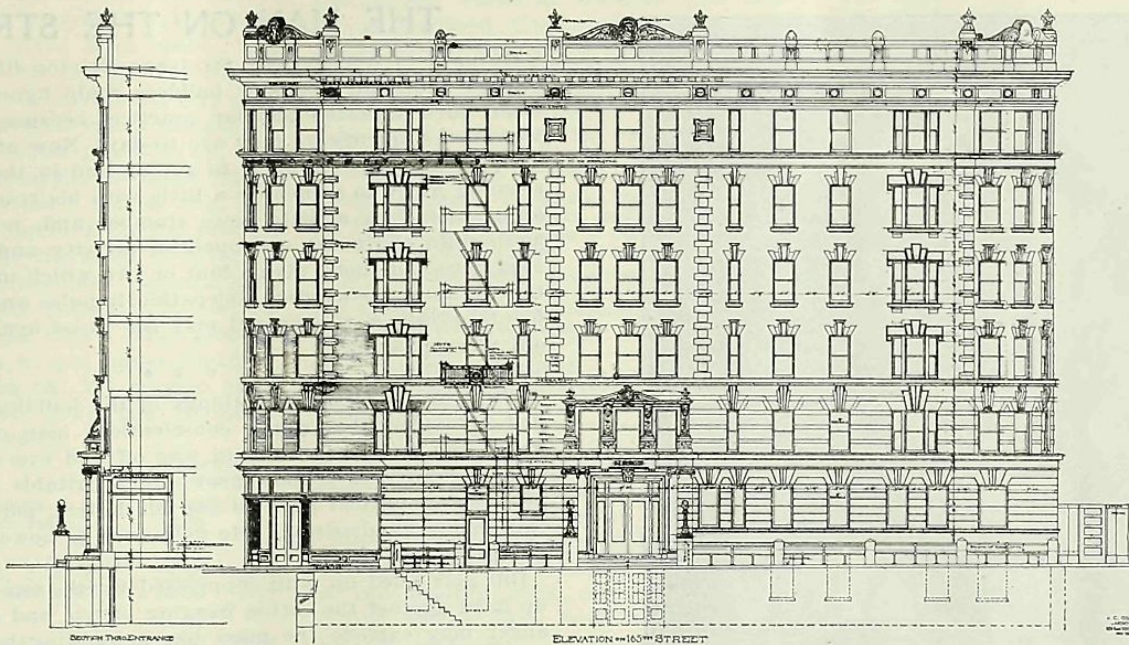
finished in hardwood, with one-panel doors, double oak and maple flooring, and is absolutely soundproof. Parlors and libraries are finished in mahogany and fitted with console mirrors 7 ft. 9 ins. high. Between the chambers of the seven and eight-room apartments are wash basins. Dining-rooms have oak panel wainscoting 6 ft. 6 ins. high, capped with Dutch shelving.

### NEW IDEA FOR THE DRYING-ROOM.

At the southwest corner of the plot there is an additional piece of property 26 ft. square which the owners secured and which has been utilized by them for a steam-drying room for the use of all the tenants. Usually drying-rooms are in the basements of the main buildings, and oftentimes are dark, whereas the room under consideration, though on the same level as the basement, is detached and exceptionally well lighted. The building will be known as the "Abercrombie," and is owned by Messrs. Murray & Hill.

## CENTRAL STATION CURRENT OR LOCAL PLANTS.

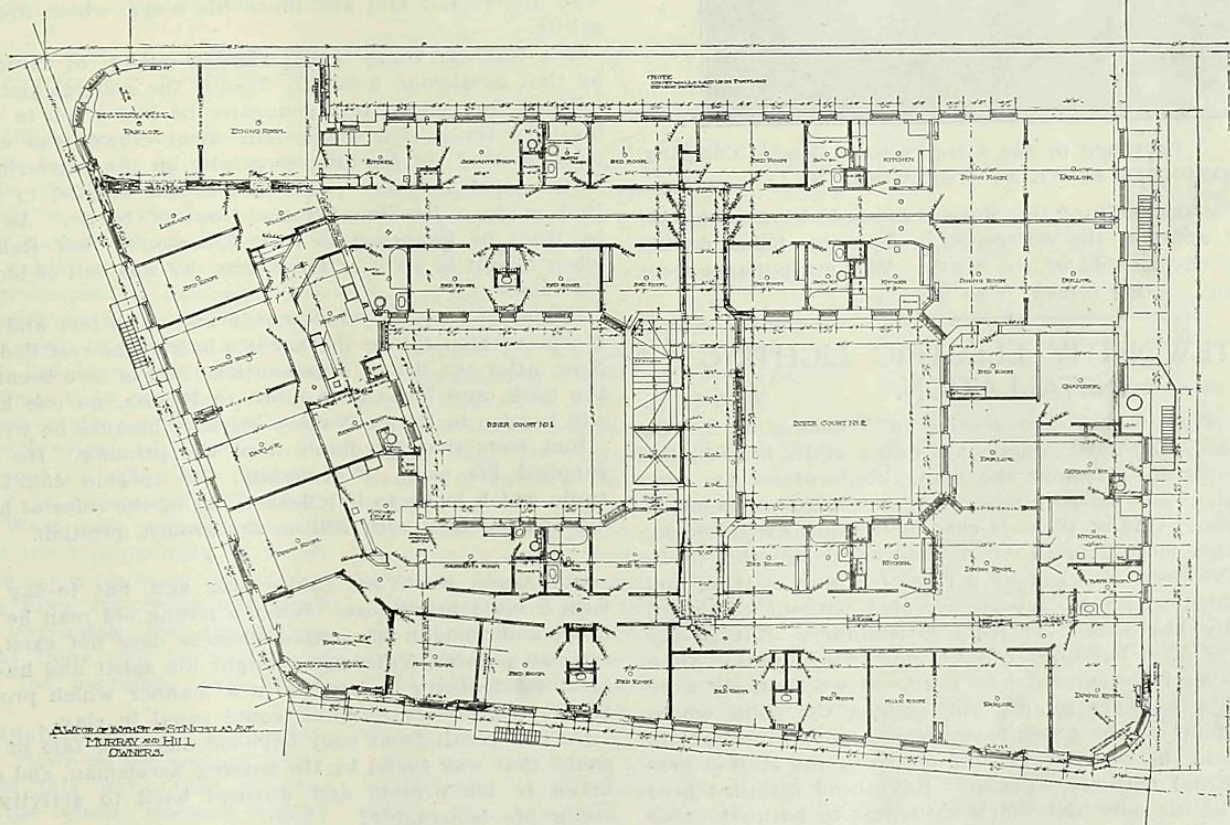
The small power plants which are part of the mechanical equipment of many office buildings and shops are coming in for considerable discussion now, which seems likely to increase during the next year or two, as to their value to the owner



St. Nicholas av, s. w. cor. 165th st.

"THE ABERCROMBIE."

J. C. Cocker, Architect.



FLOOR PLAN OF THIRD, FOURTH, FIFTH AND SIXTH STORIES.

massive entrance, which is filled with ornamental wrought-iron doors. The vestibule and reception hall are floored in mosaic tile, and the side walls lined with Italian and onyx marbles from floor to ceiling. The furnishings of the hall include an antique mantel and a hall clock of solid bronze, with two huge candlesticks of solid bronze on either side.

The apartments are in suites of four, five, seven and eight rooms, with separate servants' toilets. Every apartment is

in comparison with central station service. There are engineers with experience in the design and operation of these small isolated plants who hold emphatically that they are more economical than the purchase of current from central stations, while the representatives of the latter point in refutation of such statements to the large number of owners of buildings and shops who have thrown out their plants in order to buy current. In the view of the Engineering Record, the



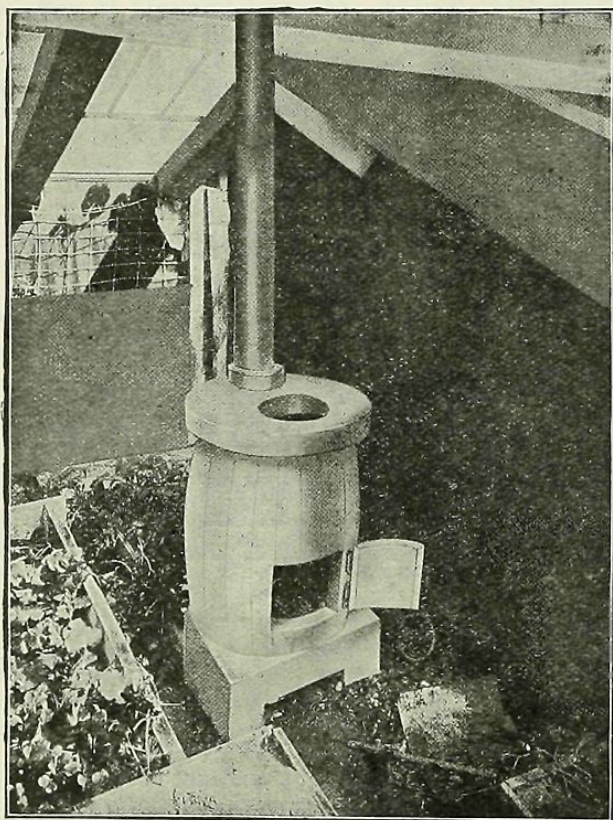
man who pays the bills is likely to be pretty confused if he listens to all the arguments that reach him.

The only way to find out whether it will pay to substitute central station current for an isolated plant, the latter being already installed, is to keep an accurate record of the total cost of operating the latter. It often happens that the engine room force attends to work which will be necessary even if current is purchased from a central station, for the heating of the building must be provided for, and the wiring, elevators and plumbing require some maintenance. The number of men necessary for this work in a given building or shop ought to be estimated pretty liberally, and the division of their time between the actual management of the isolated plant and this other work should be ascertained carefully. The expenses for oil, fuel, water and other supplies and the depreciation of the plant can be figured if records are accurately kept, and having these figures the owner will then be able to decide whether it is worth his while to make a change.

Possibly reforms might be effected in the engine room by capable engineering supervision which would be more economical than a change to central station current.

### STOVE MADE OF CONCRETE.

Cement has been used for many novel purposes, but from the standpoint of the unique the construction of an ordinary house stove of concrete can hardly be surpassed. The accompanying illustration reproduces a photograph of a concrete stove, built for a greenhouse at Westwood, N. J.



Copyright by the Atlas Portland Cement Company.  
CONCRETE STOVE AT WESTWOOD, N. J.

The form for the body of the stove was made by placing one barrel within another, the difference in diameter being double the thickness of the side of the stove. The other parts were cast separately. Atlas cement was used.

### A NOTEWORTHY ELECTRIC LIGHTING INSTALLATION.

The Union Station put into service in Washington, D. C., recently probably the most complete building of its kind in the world. Not only its size, but the many kinds of service connected with it, presented a number of engineering problems of unusual interest. One of these is that of lighting satisfactorily all parts of this large structure. A year or so ago this problem would have been attacked by a rule-of-thumb method, and the result, which would have been accepted without comment, would probably have been far from satisfactory. But to-day few features of such buildings receive more consideration than the lighting. We have learned how negligent we formerly were in such matters, and are rapidly approaching the point where the general public will be quick to appreciate good illumination.

The lighting in the small rooms and offices of the station presented no unusual features. Fixtures have been installed here enabling any of the new high-efficiency lamps to be used. One interesting part of the lighting system is that in the ticket lobby, which is lighted by skylights during the day. Here high-candle-power tungsten lamps have been placed above the skylights so as to give an illumination representing, as nearly as possible, that provided during the day. This plan has been tried elsewhere with good results.

Another difficult room to light is the main waiting room, a room 120 feet wide by 230 feet long, with an arched ceiling 98 feet above the floor at the highest point. The architectural design of this room offered an opportunity for indirect lighting

by means of lamps placed behind the galleries on the sides of the room and over colonnades connecting the galleries at the ends of the room. By using inverted open arc lamps with screens of tinted glass, corrugated reflectors and magnetic deflectors throwing the arc toward the room, which produce a uniform illumination of the ceiling, a very fine effect has been secured. There is ample illumination for reading at every part of the room, so that no other fixtures have been necessary. The objection so often found with such systems of illumination, namely that the intensely lighted ceiling is hard on the eyes, will hardly hold in this room, because of the shape of the ceiling and its height above the floor.

A third difficult room to light is the main concourse, a space 755 feet long by 150 feet wide. This is lighted during the day by skylights, and the same scheme found satisfactory in the ticket lobby was tried. Due, however, to the structural steel work supporting the roof, this was unsuccessful, there being too many shadows cast upon the skylights. The plan finally adopted was the hanging of direct-current arc lamps seven feet below the ceiling. The height of these lamps above the floor enabled a uniform distribution to be obtained, and places them out of the direct line of vision. There are other interesting features about this installation which are well worthy of careful study.—Electrical Review.

### THE MAN ON THE STREET.

He used to wonder why Sir Isaac Newton liked best to work around midnight, and how builders could figure plans at night when such was the popular practice, because duplicate plans were not so plenty as they are to-day. Now after a few hours' sleep, it is a great scheme to get up and in the serenity of the sleeping world to sermonize a little with his readers (if there are any); and then a little more slumber and, refreshed to enter again into the great metropolitan activity and scatter a little seed here and there, give a hint or two which may be caught on the fly by some wireless, telepathic impulse and borne to some mental receiver, wherever it may be. Good-bye, just now. Ring off, please, Central.

\* \* \*

There are a good many things in the building trades and allied industries that put a conscientious man on the raw, and make him feel as if his skin was off and every nerve exposed. One efficient man I know grows very irritable as an important job reaches critical periods, and his letters, personal ones, show this in his handwriting. He gets over it, however, and always makes good.

Bill gets filled up with suppressed wrath, especially if he goes up hard against the cotton bagging bunch, and a small flame of anger may explode the mass like a bursting balloon, and then look out for skyrocket effects. When it is all over and the stick has come down, he laughs at himself. So do other people who understand him and know his ways, which are preferably gentle.

The funniest thing lately was the recital of "Bud's Grouch" by that gentleman himself. This is the general gist of it.

When Bud was a real youngster he had a job in a neighboring city for a rich man. The local crowd was envious and made a dead set for him, especially on the plastering. A lick-spittle local architect was called in and started to condemn it. Bud made a bee-line for the front of battle. As he went by train he happened to read Emerson's "Self Reliance," and when he got in sight of the enemy, he was full of blood and out for more.

He jumped on the whole outfit with both feet and clawed out a sofa-cushion full of the nabob's hair. The rest fled for safety. Now, after the life of a generation, Bud is sore because he read the book, and if he goes down to Boston, no one knows what will happen to Ralph Waldo's memory because he wrote it.

Bud feels that he didn't need the priming. He could have supplied his own. Fortunately, the episode didn't affect his smile which looks as if it leaked out of the soles of his feet. It's leg and leg now with Bill on the grouch question.

\* \* \*

Old Aesop wrote his fables long ago, but to-day they burn with a vivid brightness. What a strong old man he must have been, and, though his actual likeness does not exist, the great Spanish painter, Valesquez, caught his spirit and has given his idealized features on canvas in a manner which probably only Rodin, the French sculptor, could equal in clay.

Do you recall from your boyhood days the tale of the frozen snake that was found by the passing woodsman, and after being taken to his fireside and warmed back to activity promptly stung his benefactor?

Never should I desire to be like unto that crawler. If a man ever does me a kind act, can I ever turn on him, no matter what he may do afterward? Ingratitude and infidelity are seen on every side, and the hand that in time of necessity gives bread is often bitten by the ingrate.

How many tales of befriended ones in our constructive activities could the average builder tell,—who has been done good and plenty by those who should have given back their earnest aid. "None for me," says Bill. He would rather be put behind a different glass cover than the front of a reptile house first.



# BUILDING MATERIAL AND EQUIPMENT.

## And News Regarding Source of Supply

### PRICES CURRENT.

**BRICK.**—More than the usual arrivals of common brick have made a larger surplus this week, as the requirement has not expanded. About two-thirds of the works on the Hudson River are still moulding. The current demand in this city is estimated at sixty to sixty-five per cent of normal, and by the amount of common brick going into consumption is probably the best way of estimating the amount of new construction. The improvement is slow.

But there are elements of strength in the market which furnish a cession on which manufacturers and dealers can build hopes for a revival. The real estate market is not oversupplied with apartments and rents have been well maintained, to speak in a general way, though some concessions have been made. The houses completed this fall on Washington Heights, for example, have been very successful. Of commercial space the supply is not enough to deflect prices at all, and if there is a surplus in office buildings this will cure itself before long, and the advantage of building on the present basis of cost turns the scale in favor of continued and immediate construction. Political doubts will presently be settled, and it is understood that a large amount of work will then be put under contract.

The Canandaigua (N. Y.) pressed brick factory was closed down last Saturday until demand improves.

BRICK.	Cargo Lot, Per M.	Per M.
Hudson River, Common.....	\$4.50@	\$5.00
Hudson River, Light Hard.....	3.00	....
Hudson River, Pale .....	....	....
New Jersey, Hard.....	....	....
Croton Point—Brown, f. o. b.....	12.50	....
Croton Point—Dark and red.....	12.50	....
<b>Fronts:</b>		
Bufs, No. 1 (delivered at bldgs.)..	21.00	26.00
Greys, various shades & speckled..	25.00	31.00
White, No. 1.....	27.00	30.00
White, No. 2.....	20.00	25.00
Old Gold .....	28.00	30.00
<b>Enameled:</b>		
English size .....	70.00	75.00
American size .....	60.00	65.00
Seconds, etc. ....	40.00	45.00

**CEMENT.**—Manufacturers and agents have returned from the quarterly conference of the Portland Cement Association at Detroit in a good frame of mind. Reports there received from all parts of the country exhibited in the aggregate a marked improvement in business. This does not amount to a return of normal conditions, though in exceptional cases it does. Such has been the improvement in the far West, it is expected that an advance of ten cents per barrel will be made in the mill price. Conditions in the territory referred to will amply warrant the change, it is understood. Prices in the Central West will probably not be changed until the improvement in building operations takes up more of the surplus, and the same statement will apply to all other territories. But the indications are that there will be a stronger adherence to the prevailing rate in all sections.

Eastern manufacturers are not unanimous in their views on the state of trade. One remarked this week that he considered that the cement business was at a very low level, that he was not looking for business at the minimum figures and preferred to go without it. Another manufacturer said that trade was unquestionably improving, that dealers might expect no more blood-letting on the part of the producers, and if the end of the season were a little farther away the trade would see an advance from current quotations before freezing weather.

A Portland cement combination is indicated in the certificate filed September 18 at the office of the Secretary of State, at Albany. It announces that the capital stock of the Knickerbocker Portland Cement Company has been increased from \$10,000 to \$10,000,000, that the number of directors has been increased from three to eleven, and that the principal office has been removed from New York to Catskill. The certificate is signed by S. H. Bassett, of Milford, Conn.; Thomas F. Stevenson of Brooklyn and J. D. Dalton of St. Louis.

Mr. Stevenson has an office at 120 Liberty st, Manhattan. It is understood that the intentions of the Knickerbocker Cement Co. are to build a mill on the Dean farm at Catskill, N. Y., and to revive the cement works at Hudson. The Seaboard Portland Cement Company, with offices in the Brunswick Building, is also building a mill at Catskill.

**CEMENT.**

Rosendale, or Natural, in wood, per bbl .....	....@	\$0.95
Portland, Domestic, in cloth* .....	....	1.48

(\*All standard American Portland Cement Companies repurchase cloth sacks at the rate of 7½ cents each, or 30 cents a barrel.)

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figures given:

Atlas Portland .....	\$1.48@	\$1.55
Alsen (American) Portland .....	1.48	....
Vulcanite .....	1.48	1.53
Trowel Portland .....	1.48	....
Nazareth .....	....	....
Dragon Portland .....	1.48	....
Atlantic .....	1.48	....
Dyckerhoff (German) Portland.....	2.46	....
Alsen (German) Portland.....	2.35	....

**IRON, STEEL, ETC.**—It is understood in the steel industry that representatives of the leading steel companies in the United States have been holding meetings in this city to discuss ways and means of stimulating business and that a shading of the quotations on rails and some other products has been under consideration. General contractors act as if they felt that nothing would be lost by waiting a few weeks, but it has nowhere been stated that the big manufacturers contemplate making any changes in quotations for structural shapes. Political influences are also operating to retard new business for the time being. A considerable amount of work is being estimated upon, but fewer contracts are being placed.

The contract for furnishing the structural steel for the highway bridge over the Hackensack River in Hudson County, N. J., 2,000 tons, has gone to F. M. Stillman, a local contractor, and it is expected that the American Bridge Company will furnish the steel. A railroad bridge for the Pennsylvania, also over the Hackensack River, will take 2,000 tons, which will be furnished by the Pennsylvania Steel Company.

Current structural business the country over amounts to about 60 per cent. of the tonnage at the corresponding time in 1907. September's business will probably amount to 40,000 tons, to compare with 60,000 in September of last year.

The steel plates for the new steamboat to be built at Newburgh for a Hudson River line has been awarded to the Lukens Steel Co. The new "Belnord" apartment house at Broadway, Amsterdam av, 86th and 87th sts, will require 18,000 tons.

For tin plate the big seasonable demand is over, but the mills will be busy for several months on old contracts. In the local sheet metal shops there is a fair amount of jobbing, but contract work is slow in coming ahead. In black and galvanized sheets, the local trade is dull,

but outside of New York much improvement is noticeable. The base price on sheet copper is unchanged, at 18 cents, and the comparative cheapness is one of the reasons for the fair amount of business that is going around in the general trade, which is estimated as being up to the level of normal years.

Quiet buying is reported in the general trade on builders' and allied hardware lines. Orders are small, but the aggregate very satisfactory. This month's trade will show a gain over the business for August. It is recognized that a small buying movement at the present time means a big one in the future. Prices are reported as firm. Locally, demand shows slow improvement with prices firm.

### PIG IRON.

The following are the nominal delivered prices at tidewater for shipment during the next few months. Southern prices delivered, New York, Brooklyn or Jersey City, include lighterage:

<b>Northern:</b>		
No. 1 x Jersey City..	.....	\$17.25@ \$17.75
No. 2 Foundry x Jersey City.....	.....	16.75 17.00
No. 2 Plain .....	.....	15.75 16.25
<b>Southern:</b>		
No. 1 Foundry, steamship dock...	.....	17.50 17.75
No. 2 Foundry, spot.....	.....	16.75 17.25
No. 3 Foundry .....	.....	15.75 16.25

### STRUCTURAL.

	From store.
Beams and Channels, 15-in. and under .....	\$1.76@ \$2.25
Angles .....	1.76 2.25
Tees .....	1.81 2.35
Zees .....	1.81 ....

### BAR IRON FROM STORE (National Classification).

<b>ROUND AND SQUARE IRON.</b>		
1 to 1½, base price.....	....@	\$1.90
¼ to ¾ in.....	....	1-10c. extra
1 to 1½, base price (nominal)....	....@	\$1.75

<b>FLAT IRON.</b>		
1½ to 4 in. x ½ to 1 in., base price .....	....	1.90
1½ to 4 x ¼ x 5-16.....	....	2-10c extra
2 to 4 in. x 1½ to 2 in.....	....	5-10c extra
4½ to 6 in. x 11-16 to 1½ in.....	....	4-10c extra
Norway Bars .....	3.60	8.75
Norway Shapes .....	3.75	4.00
Machinery Steel, Iron finish, base .....	....	1.90
Soft Steel Bars, base or ordy sizes .....	....	1.90
Tool Steel, regular quality.....	7.00	....
Tool Steel, extra quality.....	13.00	....

<b>SOFT STEEL SHEETS.</b>		
¼ and heavier .....	....	2.55
3-16 .....	....	2.65
No. 8 .....	....	2.65

<b>Blue Annealed:</b>		
No. 8 .....	2.50	....
No. 10.....	2.50	....
No. 12.....	2.55	....
No. 14.....	2.60	....
No. 16.....	2.70	....

<b>(One Pass R.G. cleaned—Cold Rolled. American.)</b>		
No. 16 .....	\$2.90	\$3.80
No. 18 .....	2.95	3.40
No. 20 .....	....	....
No. 22 .....	3.00	3.35
No. 24 .....	....	....
No. 26 .....	3.05	3.40
No. 27 .....	3.10	3.45
No. 28 .....	3.20	3.50

<b>RUSSIA, PLANISHED, ETC.</b>		
Genuine Russia, according to assortment, per lb.....	....	11¼@14
Patent Planished, per lb.....	A, 10c.; B, 9c., net	....
Galvanized iron jobbing, price.....	....	.70 and 10%
Metal Laths, per sq. yd.....	....	.22@.24

<b>SOLDERS.</b>		
Half and Half .....	10½@	20
No. 1 .....	17½	18

<b>SPELTER.</b>		
Ton lots .....	5½	5¾

<b>TERNE PLATES.</b>		
N. B.—The following prices are for 1C 20x23, the rate for 144x20 being half as much. IX is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:		
About 40-lb. coating.....	....@	\$17.10
About 30-lb. coating.....	....	15.00
About 20-lb. coating.....	....	13.50
About 15-lb. coating.....	10.70	11.25
About 8-lb. coating, box.....	....	8.70

<b>PIG LEAD.</b>		
Ton lots .....	4¾	4
Less .....	5	5¾

**LIME.**—Participating in the movement toward normal levels, lime is the subject of a gradually improving demand. The new work is accumulating to such an extent that it is beginning to require a very regular supply. The field under consideration includes the country around the metropolis, as well as the city itself.



Prices long ago reached bottom levels and for standard brands have not notably changed. The Rockland-Rockport Company has made no change in two years.

Mr. Clifford L. Miller, of 110 East 23d st, said: "The lime market outside of New York has been very good. Our West Stockbridge plant is running under full time, so that in order to take care of our usual New York business when it comes, we are planning to double up on our output this fall."

LIME. 500-bbl. lots delivered to the trade in Greater New York. Pennsylvania, common, per bbl... \$0.75@ \$0.80 State common, cargo rate, per bbl. .80 .85 Rockland-Rockport, Com., per bbl. .... 1.02 Rockland-Rockport, L., per bbl. .... 1.12 Rockland-Rockport, special, 320 lbs. .... 1.42 Select finish, per 350 lbs., net... 1.62

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots. Add 25c. to above figures for yard rates. Berkshire Finishing, large bbls... @ \$1.50

LATH. Round wood lath... \$2.90@ \$3.00 Eastern Spruce, slab... 3.15 3.25

LUMBER.—Plans filed for new building in the Bronx and in Brooklyn showed a large increase last week, an augury in which the lumber trade is interested. The opinion seems to be that with moderate winter weather there will be good business going around long before next spring. In fact, some builders have caught the thought that possibly they have hesitated too long.

Current business has a little stronger upward pressure, but it is felt that the real beginning of the bull movement is some weeks off yet. An increase in white pine inquiries is reported. Spruce is firming up under a better demand, especially on lath. Hard woods are stronger. Hemlock is better held under a good call from suburban sections. North Carolina is slightly improved under a heavier volume of business in sight. Prices are unchanged, but well maintained.

SPRUCE. 2 inch cargoes ..... \$18.50@ ..... 6 to 9 inch cargoes ..... 18.00 \$19.50 10 to 12 inch cargoes ..... 20.00 21.00 HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, \$19@ \$20 per M.

PINE, YELLOW—Long Leaf. By Sail. Building orders, 12-in. & under... \$23.00@ \$24.00 Building orders, 14-in. and up... 27.00 28.00 Yard orders, ordinary assort... 21.00 Ship stock, easy schedules... 27.00 28.00 Ship stock, 40 ft. average... 37.00 38.00 Heart face siding, 1 and 1 1/4-in... 29.00 1 in. wide boards, heart face... 36.00 1 1/2 and 1 3/4 in. wide boards... 40.00 2 in. wide plank, heart face... 40.00 Kiln dried sap siding, 4-4... 24.00 25.00 Kiln dried sap siding, 5-4... 25.00 26.00 Yellow Pine Box Boards (knotty)... 14.00 15.00 Yellow Pine Stepping... 41.00 43.00 By Steam, add \$1.00 to \$1.50.

LONG LEAF YELLOW PINE FLOORING. "A" Heart face rift, D. & M., 13-16 x 2 1/4 counted 1 x 3... \$52.00@ \$55.00 "B" Heart rift, D. & M., 13-16 x 2 1/4, counted 1 x 3... 46.00 47.00 "C" Heart rift, D. & M., 13-16 x 2 1/4, counted 1 x 3... 31.00 "A" Rift, D. & M., 13-16, counted 1 x 3... 42.00 43.00 "B" Rift, D. & M., 13-16, counted 1 x 3... 37.50 37.75 "C" Rift, D. & M., 13-16, counted 1 x 3... 26.00 29.00 "A" Flat, D. & M., 13-16, counted 1 x 3... 27.25 30.00 "B" Flat, D. & M., 13-16, counted 1 x 3... 25.50 24.75 No. 1 Com., D. & M., 13-16, counted 1 x 3... 19.25 20.50 No. 2 Com., D. & M., 13-16, counted 1 x 3... 13.75 15.00 "A" Heart Rift, 13-16 x 3 1/4, counted 1 x 4... 44.50 48.50 "B" Heart Rift, 13-16 x 3 1/4, counted 1 x 4... 39.50 42.00 "C" Heart Rift, 13-16 x 3 1/4, counted 1 x 4... "A" Rift, 13-16 x 3 1/4, counted 1x4. 36.25 40.50 "B" Rift, 13-16 x 3 1/4, counted 1x4. 32.25 34.00 "C" Rift, 13-16 x 3 1/4, counted 1x4. 25.25 29.00 "A" Flat, 13-16 x 3 1/4, counted 1x4. 25.25 28.50 "B" Flat, 13-16 x 3 1/4, counted 1x4. 24.25 25.50 No. 1 Com., 13-16 x 3 1/4, counted 1 x 4... 19.75 20.50 No. 2 Com., 13-16 x 3 1/4, counted 1 x 4... 14.00 16.00

WHITE PINE. (Rough or dressed.) Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet ..... \$90.00@ \$98.00 Shelving, No. 1, 1 x 10 in... 50.50 Shelving, No. 2, 1 x 10 in... 37.00 39.50 Cutting up, 5-4, 6-4, 8-4, 1st... 58.50 63.50 Cutting up, 5-4, 6-4, 8-4, 2ds... 48.50 52.50 No. 2 Dressing Boards, 1 x 12 in... 44.00

No. 1 barn boards, 8-in... 36.00 37.50 10-in... 36.00 36.00 12-in... 46.00 47.50 No. 2 barn boards, 8-in... 34.00 35.00 10-in... 36.00 37.00 12-in... 38.00 39.00 No. 3 barn boards, 8-in... 32.00 34.00 10-in... 32.00 34.00 12-in... 34.00 35.00

HARDWOOD FLOORING. K. D. Bored, End Matched or Butted and Bundled. 13-16 Oak, 2, 2 1/4 and 2 1/2.

Clear quartered white oak... \$36.00 Select quarter-sawed white oak... 49.00 Clear quartered red oak... 80.00 Select quarter-sawed red oak... 45.00 Clear Plain sawed white oak... 52.00 Select P. S. white oak... 42.00 Clear plain sawed red oak... 50.00 Select P. S. red oak... 40.00 Common oak, red and white... 35.00 No. 2 Factory or common oak, red and white... 23.00

Plain Oak. 4 in. 1st and 2ds... 45.00@ \$47.00 5-4, 6-4 and 8-4 in. 1st and 2ds... 47.00 52.00 4 in. Common... 34.00 37.00 5-4, 6-4 and 8-4 in. Common... 37.00 40.00 4-4 in. Culls... 24.00 27.00 5-4, 6-4 and 8-4 in. Culls... 26.00 30.00

SHINGLES. (New York Lighterage Limits.) 6 x 18 No. 1 Heart Cypress Shingles \$7.50 per M. 6 x 18 No. 1 Primes or A's... 6.50 per M. 6 x 18 No. 1 Red Cedar... \$4.50@ \$4.75 "Perfection" Red Cedar... 4.75 "Eureka" Red Cedar... 4.25

HARDWOOD. White Ash, 4-4 in., 1st and 2ds... \$52.00@ \$55.00 White Ash, Common... 36.00 38.00 Brown Ash... 38.00 40.00 Basswood... 37.00 40.00 Basswood, Common... 32.00 34.00 Red Birch... 47.00 50.00 Red Birch, Common... 29.00 31.00 White Birch... 35.00 36.00 White Birch, Common... 24.00 26.00 Cedar... 38.00 40.00 Cherry, 4-4, Nos. 1 and 2... 93.00 Cherry, Common... 52.00 Chestnut, 4-4, 1st and 2ds... 47.00 49.00 Chestnut, Common, 4-4... 33.00 36.00 Cypress, 1st and 2ds, 1 in... 46.00 Cypress, 4-4 selects... 40.50 Cypress, 4-4 shop... 29.00 Cypress, 4-4 common... 25.00 Elm... 25.00 30.50 Hazel... 35.00 50.00 Maple, 4-4, 1st and 2ds... 30.00 32.00 Walnut, Nos. 1 and 2... 85.00 115.00 Walnut, Rejects... 57.50 67.50 Culls... 35.00 Yellow Poplar, rough 5-8, 1st and 2ds, 8-in. and up... 42.00 45.00

PAINTS, OILS, ETC.—A good retail trade in paints is reported by manufacturers and jobbers, more particularly from outside the metropolitan district, but still of good proportions in the city, when the shortness of new work is considered. Linseed oil, however, is a little slower than it has been. A further improvement in the demand for turpentine is reported, with the tone of the market firm.

Interest is lacking for round lots of shellac, but quotations continue firm at old figures, except for "Diamond I," and "V. S. O.," which are somewhat lower.

OILS, City Prices. Linseed Oil, raw, 5 bbl. lots... \$0.44@ \$0.45 Linseed Oil, boiled... .46 .47

PAINTS, Dry. per lb. Lead, red, American, in kegs... .06 1/4 .07 Litharge, American, in kegs... .06 1/4 .07 Ocher, Amer., per ton... 8.50 16.00 Ocher, Amer, Golden... .02 1/2 .03 1/2 Venetian red, American... .75 1.25 Venetian, red, Eng., 100 lbs... 1.15 1.60 Tuscan red... .07 .10 Yellow chrome, pure... .13 1/2 .15 Vermillion... .07 .23 Oxide zinc, American... .05 1/4 .05 1/2 Oxide zinc, French... .08 1/2 .10 1/2

PAINTS IN OIL. Lead, white, American, in oil: Lots of 500 lbs. or over... .06 1/2 Lots less than 500 lbs... .07 1/2 Lead, English, in oil... .10 1/2 .10 3/4 Blue, Chinese... .36 .46 Blue, Prussian... .32 .36 Blue, Ultramarine... .13 .16 Brown, vandyke... .11 .14 Green, chrome... .12 .16 Sienna, raw... .12 .15 Sienna, burnt... .12 .15 Umber, raw... .11 .14 Umber, burnt... .11 .14

PLASTER.—In New York the plaster market has been uniformly dull for a year. The outside trade is now reviving, somewhat spotty, but not half bad.

New York quotations to dealers, alongside dock, harbor limits: Sanded Acme scratch mortar, \$4 per ton; Sanded Acme browning mortar, \$3 per ton; white plaster, \$7.50 per ton.

STONE.—Contractors and dealers in cut stone and granite see plenty of work ahead for everybody, but in the present the big jobs are not numerous enough to go around. It is noticeable that some interests are holding back, to be certain about the future, but others are not hesitating. The Union Dime Savings Bank project, for example, is being pushed ahead. The contract for the limestone and granite was this week given to George Brown & Co., of 1123 Broadway. As the two facades will be entirely faced with stone, the contract is a considerable one. William L. Crow is the general contractor.

Another interesting contract pending is for the stone in the new Martin building at Broadway and 31st st. The general contract has gone to Charles T. Wills.

The most notable piece of stonework of the time, the Metropolitan Tower, takes on added beauty every day. One day's work on this great building is so like another that little can be said in addition to what has gone before. The contractors have carried out a grand design in a skillful way, without a serious accident. Having to work at a great height for so many months and having to raise blocks of marble higher than ever before in this land, it is very creditable to the stone men to say they have been able to avoid every possible misfortune.

The committee in charge of the construction of the new State Library and Supreme Court at Hartford, Conn., for which Marc Eidlitz & Son have the contract, after looking over a wide range of material, the commission, of which Senator Morgan G. Bulkeley is chairman, has decided to have the building built of white granite, which will closely resemble the weathered white marble of the Capitol. The selection of the particular kind of granite to be used has been left to a sub-committee which will be appointed later.

Specifications for the new Chicago City Bank building to be erected at the southeast corner of South Halsted st and Englewood av, Chicago, Ill., call for all of the granite work to be from the Picton Island red granite quarries.

STONE.—Wholesale rates, delivered at New York. Nova Scotia in rough, per cu. ft... \$0.90@ \$1.00 Ohio freestone... .85 .90 Minnesota freestone... .75 .85 Longmeadow freestone... .85 .90 Brownstone, Portland, Conn... .60 .75 Scotch redstone... 1.05 .90 Lake Superior redstone... 1.10 .90 Granite, Maine... .45 .50 Granite, grey... .50 .90 Granite, black... .75 3.00 Granite, Milford pink... 1.00 Granite, Picton Island red... 1.20 Granite, Picton Island pink... 1.50 Limestone, buff and blue... .80 Kentucky limestone... .96 Caen... 1.25 1.75 Portage or Warsaw stone... .90 Vermont white building marble... 1.00 1.50 South Dover building marble... 1.25 .90 Bennington building marble... 1.25 .90 Georgia building marble... 1.40 2.00 Tennessee marble... 2.35 2.50 Wyoming bluestone... .90 Hudson River bluestone (promiscuous sizes, per cu. ft.)... .80

SLATE.—Prices are per square, delivered in New York in car lots. Genuine No. 1 Bangor... \$5.25@ \$6.50 No. 1 Chapman... 5.25 6.00 No. 1 Red... 10.00 12.00 Brownville and Monson Maine... 6.50 8.00 Peach Bottom... 6.00 7.50 Unfading Green... 6.00 7.00

The new ferry-house in South st, for which the cornerstone was laid Sept. 14, will cost \$1,250,000, and will cover seven ferry-slips. Walker & Morris are the architects and Snare & Triest are the builders. (See Record and Guide, June 6, 1908.)

The engineering department of the National Electric Lamp Association announces that Dr. Edward P. Hyde, now of the Bureau of Standards, after Oct. 1 will organize and direct a department of physical research, under the auspices of and at the expense of this association.



## BUILDING OPERATIONS.

**Particulars of 7th Ave. and 47th St. Theatre Project.**

7TH AV.—The report current that negotiations have been practically closed for a long lease of the Westcott estate properties at the northeast corner of 7th av and 47th st to a syndicate which will erect a theatre on the site cannot be confirmed by competent evidence that the operation will materialize. The site includes Nos. 701 to 709 7th av, and 167 to 179 West 47th st, giving a plot 100x140 feet. The Westcott estate, state that the property has been under consideration, but as yet the transaction has not been closed. It was, however, learned that a provisional contract was signed which would become operative in the event of the adjoining property being secured. Messrs. Weber & Rush, theatrical managers, 1402 Broadway, are said to have been interested, but this they denied on Wednesday to a representative of the Record and Guide.

**Contracts for B. N. Duke Residence.**

5TH AV.—C. P. H. Gilbert, 1123 Broadway, has awarded to Messrs. Eidlitz & Ross, the contract for structural steel work for the B. N. Duke residence, at the corner of 89th st and Fifth av. The excavation work is completed, and the foundations will be begun immediately. Estimates are being taken on the complete finish of building operations, and contracts for all parts of the work, including the interior finish, decorations, and furnishings, etc., will be awarded through the architect's office.

The style of architecture is classic design, and will compare with the other mansions of upper 5th av. Mr. Duke's near neighbors will be Henry Phipps, Andrew Carnegie, James A. Burden and Felix Warburg. See also issue Aug. 1, 1908.

**Eleven New Dwellings for Yonkers.**

YONKERS, N. Y.—Architects Louis Korn and Maximilian Zipkes, 353 Fifth av, Manhattan, are preparing plans and specifications for a Mr. Dammon for the erection of eleven two-family houses to be erected on a plot 533x100 feet on the south side of Park av near Lake av Yonkers.

Each building will be in the centre of a 50x100-foot lot, giving a space of about 25 feet between each house. The material will be of brick and stone, lighted by electricity and steam heated, hardwood trim and floors, latest sanitary plumbing and all modern conveniences. The cost of each house will be \$10,000, exclusive of the lots. The architects will take figures, let all contracts and superintend construction. Work will be started at once.

**New Elevator Apartment Near Grant's Tomb.**

Plans are being prepared by Architect L. A. Goldstone, 45 West 34th st, for a high-class 6-sty elevator apartment house to be erected on Riverside drive, 452 feet south of West 127th st, for the St. Paul Construction Co., owners and builders. This structure practically completes the development of the entire plot extending from 122d to 127th sts on the easterly side of the drive opposite Grant's tomb and the Claremont Inn. Of this group, the Veronique and the Bordeaux were designed by the same architect.

**New Building for Blackwell's Island.**

Raymond F. Almirall, 51 Chambers st, has plans in course of preparation for a 2-sty power house, laundry, shop and storage building to be erected at the

Metropolitan Hospital, Blackwell's Island, for the Department of Charities, foot of East 26th st. The plans specify rubble and bluestone, fireproofing, sheet iron roof, structural, architectural and ornamental iron, electric fixtures, water closets and lavatories. The cost is estimated at about \$150,000.

**Thompson-Starrett Co. to Erect Wanamaker Bridge.**

The general contract has been awarded to the Thompson-Starrett Co. 51 Wall st, for the 2-sty ornamental bridge across 9th st, to join the 14-sty new Wanamaker building on the 4th av block from 8th to 9th st with the old 8-sty Stewart building, on the block between 9th and 10th sts, at the third and fourth floors. The structure will be 60.8 feet long and 21.6 feet wide. The construction will be skeleton steel, enclosed with walls ornamented with arched windows ranged on either side of Corinthian columns. The bridge is to be erected for the Stewart Realty Co. as owner, and will cost \$20,000. Thomas Butcher is the architect.

**Chas. T. Wills Inc. to Erect Martin Building.**

BROADWAY.—The general contract has been awarded to Chas. T. Wills (Inc.), 156th 5th av, for the new store and loft building which Mr. W. R. H. Martin, head of Rogers, Peet & Co., will erect at the northwest corner of Broadway and 31st st, from plans by Townsend, Steinle & Haskell, 34th st and Broadway. The building will be Italian Renaissance in design, eleven stories and basement in height. The facade will be of Bedford buff Indiana limestone for four stories, with red front-brick and Indiana limestone and granite trimmings. (See issue Sept. 19, 1908.)

**Fifty-Six New Dwellings for Staten Island.**

WHITLOCK, S. I.—The First Building Company, of Staten Island, Mr. G. Brown, president, World Building, Manhattan, will soon begin the construction of fifty-six 2-sty dwellings, 20x55 ft., at Whitlock, Staten Island, to cost in the neighborhood of \$302,400. Messrs. Moore & Landsiedel, 148th st and 3d av, are the architects.

**Riverside Drive and 127th St. Corner.**

RIVERSIDE DRIVE.—Geo. Fred Pelham, 503 5th av, has completed plans for the 6-sty high-class apartment house to be erected on plot 86.6x irregular at the northeast corner of Riverside drive and 127th st, for the Riverside Viaduct Realty Co., 236 East 46th st. Estimated cost is \$225,000.

**Apartments, Flats and Tenements.**

MANHATTAN.—John Palmieri, 63 Park row, will alter the two 4-sty flats, No. 32 Madison st, from plans by C. B. Meyers, 1 Union sq.

MANHATTAN.—F. Baylies, Bible House, has completed plans for alterations to the 4-sty flat No. 364 West 50th st, owned by F. J. Walsch, and J. H. Ives, 566 West End av.

MANHATTAN.—E. J. Collins & Co., 175 East 116th st, have plans for interior changes to the 5-sty tenement No. 182 Av B, owned by H. & M. Behrens, 182 Av B.

MANHATTAN.—Nathan Langer, 81 East 125th st, has prepared plans for interior changes to the 5-sty tenement, No. 67 East 113th st, for G. F. Ashland, 74 West 120th st.

MANHATTAN.—W. H. C. Hornum, 360 West 125th st, has prepared plans for extensive alterations to the 5-sty tenement, No. 1522 3d av, owned by John and James Spies, 153 East 82d st.

MANHATTAN.—Young & Gronenberg, 67 West 36th st, are planning for \$7,000 worth of changes to the 5-sty tenement northwest corner of Madison av and 114th st, for the N. Z. Realty Co., 67 West 36th st.

BRONX.—Moore & Landsiedel, 3d av and 148th st, have drawn plans for six flat buildings for J. Massinino, care of architects, to be erected on the west side of Sherman av, near 164th st, Bronx, to cost about \$50,000.

MANHATTAN.—Benj. W. Levitan, 20 West 31st st, has prepared plans for a 6-sty apartment house, 99.11x135 feet, for The Sun Construction Co., 1400 5th av, to be situated at the southwest corner of Broadway and 152d st, at a cost of \$160,000.

ALBANY, N. Y.—Work has been started on the 6-sty apartment houses to be erected for the Wareham Co., 83 State st, at a cost of \$350,000. Wm. J. Obenaus is the architect. Electric elevators will be installed and the houses will be modeled after modern apartments in New York.

MANHATTAN.—The Krulevich Realty Co., 145th st and St Nicholas av, will erect in the south side of 122d st, 100 feet east of Amsterdam av, a 6-sty high-class apartment house, 100x76.11 feet, to cost about \$175,000. Neville & Bagge, 217 West 125th st, are preparing the plans.

BRONX.—Arthur Boehmer, 523 Tremont av, has prepared plans for four 5-sty flat buildings (two with stores), one 50x68 ft., one 31x72 ft. and two 40x68 ft., to be situated at the southwest corner Daly av and 178th st, for August Rehbock, 523 Tremont av. Estimated cost, \$120,000.

JERSEY CITY, N. J.—The general contract to erect three brick flat houses at northwest corner of Clinton av and Traphagen st, West Hoboken, for Mrs. Anna V. H. T. Hervey, 15 Oak st, Far Rockaway, L. I., was awarded to August Kleinke, 383 Clinton av, West Hoboken. The estimated cost is \$31,000. E. M. Patterson, Jersey City, is the architect.

**Banks.**

CAMDEN, N. J.—Newman & Harris 1414 South Penn sq, Philadelphia, Pa., have plans for remodeling 1-sty bank building for the Camden Safe Deposit & Trust Co., Camden, N. J., to cost about \$20,000.

WEEHAWKEN, N. J.—Architects Crow, Lewis and Wickenhoefer, of 160 5th av, Manhattan, have prepared plans and have taken estimates for a bank building 40x65 at Bergenline av and 4th st, Weehawken, for the Weehawken Trust Co. The estimated cost is \$75,000.

**Churches.**

NEW LONDON, CONN.—A new edifice will be erected by the Huntington Baptist Church, of which Rev. Jos. A. Elder is pastor.

MANHATTAN.—Nathan Langer, 81 East 125th st, has completed plans for remodeling the 3-sty building No. 203 Henry st into a synagogue for the Congregation Markover of Polen.

ASBURY PARK, N. J.—Workmen have started to prepare foundations for the new First Episcopal Church, at Grand and Asbury avs. The edifice will be one of the handsomest in this section.

BRISTOL, CONN.—The Granite Construction & Realty Co., of Montpelier, Vt., has secured the contract for the erection of the new church for the parish



of St. Anne. The basement of the edifice must be completed by Dec. 15.

**NEW HAVEN, CONN.**—Mrs. John T. Manson, of New Haven, has promised to give money to complete the new First Presbyterian Church in Elm st, also to purchase an organ and donate the furnishings. Work on the Presbyterian Church was stopped over a year ago because of the lack of funds.

**MANHATTAN.**—Rossell & Pfeffer, 1 Madison av, have received the masonry, and James H. Kelly, 50 East 41st st, the carpenter contract for interior changes, to floors, installing steel beams for the marble altar in the church, southwest corner of Columbus av and 60th st, for the Paulist Fathers, 415 West 59th st. H. D. Jenkins, 401 North State st, Chicago, Ill., has prepared the plans.

#### Court Houses.

Albert R. Ross, 16 East 42d st, Manhattan, has completed plans for a 3-sty court house, 266x137 ft., to be erected at Pueblo, Colo. Bids will soon be received by the Board of County Commissioners, A. T. Stewart, chairman, building committee. The estimated cost is \$400,000.

#### Depots.

**ARLINGTON, N. J.**—Architect T. C. Hughes, of 22 Clinton st, Newark, has completed plans and will receive estimates for the construction of a freight depot at Arlington for the Wells-Fargo Express Co., 51 Broadway, Manhattan. Frame construction, modern improvements; cost about \$6,000.

#### Dwellings.

**BRIDGEPORT, CONN.**—Samuel Krouse will erect a 4-family structure on Park st.

**SYRACUSE, N. Y.**—Jno. L. Barnes will erect a \$4,500 residence at 439 Cortlandt av.

**OCEAN CITY, N. J.**—Robert Bringhurst, 38 North 11th st, Philadelphia, Pa., is having plans prepared for a 3-sty summer residence to be erected at Ocean City, N. J.

**MANHATTAN.**—Charles E. Birge, 29 West 34th st, has completed plans for \$10,000 worth of alterations to the 3-sty dwelling, No. 112 East 80th st, owned by W. P. Belknap, 176 Broadway.

**MIDDLETOWN, N. Y.**—Young & Rawson have the contract to erect a 16-room dwelling, 38x52 ft., for Mrs. C. L. Miller, after plans by John H. Cady, of Providence, R. I. The structure will be frame.

**MERCHANTVILLE, N. J.**—Henry A. Macomb, 717 Walnut st, Philadelphia, Pa., has plans ready for bids for a 3-sty residence for A. Dorrance to be erected at Merchantville, N. J. Estimated cost, \$20,000.

**WEST ORANGE, N. J.**—Plans have been drawn by Charles H. Baldwin for a 1-family house to be erected for Leander F. Gardner and Patrick Regan, in the east side of Wheeler st, West Orange. The cost will be about \$5,000.

**BROOKLYN.**—John B. Snooks Sons, 73 Nassau st, have prepared plans for two 2-sty dwellings, 20x54 ft., to be erected at 54th st and 8th av, Brooklyn, for the Watt Realty Co., 547 Broome st, Manhattan.

**ROCKAWAY BEACH, L. I.**—W. T. Kennedy Co., 462 Boulevard, have prepared plans for a 2½-sty brick dwelling, 41x36 ft., on Columbus av, for Charles Trautman, Division st, Jamaica, L. I., to cost \$11,000.

**RICHMOND HILL, L. I.**—Blumenstein & McGlashan, 28 East 23d st, Manhattan, have taken estimates for a 2½-sty residence, 40x53 ft., at Richmond Hill, L. I., for E. S. Allen, care architect. Estimated cost \$12,000.

**NEW HAVEN, CONN.**—Prof. John M. Berdan is about to start on erection of

2½-sty \$20,000 dwelling at Edgehill and East Rock roads. Murphy & Pana, of New York, are the architects. The floor area will be 58x59 ft., with wing 16x7 ft.

**ELMHURST, L. I.**—R. Edwin Archibald Co., 147 East 125th st, Manhattan, has completed plans for two 2½-sty dwellings, 32x43 ft., at 4th st, Elmhurst, L. I., for P. E. Anderson, 65 4th st, Elmhurst, L. I. Bids are being received by owner.

**WATERBURY, CONN.**—The building committee of the Second Baptist Church has taken estimates for the erection of a new parsonage house in Piedmont st. John B. Tolles is chairman of the building committee.

**WESTFIELD, N. J.**—Reports received from various builders are that at least 100 houses will be in course of construction early next spring. Plans have already been drawn and contracts given out on the first 25 houses. The New York Suburban Land Co. is prominent in the movement.

#### Factories and Warehouses.

**ALBANY, N. Y.**—It is reported that the Great Bear Spring Co. will erect a concrete plant this year.

**SYRACUSE, N. Y.**—Moore & Quinn will erect a \$3,500 addition to their brewery at East Water st and South Crouse av.

**DUNDEE, N. Y.**—Plans are being prepared by the Dundee Brass Mfg. Co. for a 1-sty factory, 40x200 ft., of reinforced concrete.

**OSWEGO, N. Y.**—Plans are being prepared by the Ontario Knitting Co. for the construction of a 5-sty factory on East Second st, near Oneida st.

**CANASTOTA, N. Y.**—Rich. Heim has started work on factory for milk products. The structure will be three stories and of cement block construction.

**NEWARK, N. J.**—Andrew Peterson has awarded contracts for erection of his 2-sty brick cigar box factory at 200 and 202 Badger av. The structure will be 40x100 ft. and was designed by T. Cecil Hughes.

**TROY, N. Y.**—The Troy Bleachery Co., George Bothamley, Pres., is having plans prepared for a bleachery, to consist of a main building and a warehouse, brick and concrete, to cost \$35,000. Bids will be called for soon.

**NORTH TONAWANDA, N. Y.**—The American District Steam Co., whose plant was burned July 24, has begun work of rebuilding its plant. The buildings will be constructed of reinforced concrete and will be absolutely fireproof.

**HARTFORD, CONN.**—Plans are being drawn by Architects Meloy & Beckwith for an addition to the plant of the A. H. Nilson Machine Co., on Railroad av. No additional power will be required. Concrete floors will be laid.

**MANHATTAN.**—Bernheimer & Schwartz, Amsterdam av and 128th st, will erect from plans by Louis Oberlein, a 2-sty manufacturing building, 116.4x57.2 feet, in the south side of 129th st, 200 feet east of Amsterdam av, to cost \$25,000.

**CHARLESTON, S. C.**—Architect William Higginson, 21 Park row, Manhattan, has completed plans for a 2-sty building to be erected at Charleston, S. C., for the Charleston Bagging Manufacturing Co. Bids will be taken shortly.

**BUFFALO, N. Y.**—Ballantine & Sons, brewers, Henry W. Baumgarten, Mgr., Ellicott and Carroll sts, are preparing plans for a bottling house, warehouse and distributing depot. Bids will be called for by the manager as soon as plans are completed.

**NEWARK, N. J.**—Work has been started on 5-sty warehouse for Walsh's Sons & Co., Camfield court, to cost \$20,000. The Jos. Sharpel Construction Co. is the gen-

eral contractor. T. C. Hughes is the architect. The floors will be 44x70 ft. and will be of reinforced concrete construction.

**HARTFORD, CONN.**—The Terry Steam Turbine Co. of Hartford, will begin at once the construction of a large factory at Windsor av and Windsor st. The dimensions will be 200x82 ft., brick, with a concrete foundation. It is expected to be completed by Dec. 1. A. L. Hills, of Hartford, is general contractor and the Berlin Construction Co. will have charge of steel work. G. B. Allen is now surveying the site and will be supervisor of construction. One story, steel construction, 10-ton traveling train and fireproof.

#### Halls and Clubs.

Messrs. Denby & Nute, 333 4th av, Manhattan, have completed plans for remodeling the 4-sty residence, No. 1723 Walnut st, Philadelphia, Pa., into a club house, for the Southern Club, 1802 Chestnut st, Philadelphia.

**HACKENSACK, N. J.**—At a meeting of the Hackensack Field Club the members voted 24 to 3 to buy a plot of land on the John Weickert property along the river near Henry pl on which it is proposed to erect a club house. The plot is 30x300 ft.

**SCHENECTADY, N. Y.**—The proposition to purchase the Kinedrome Theatre in Barrett st for a club house was discussed at the regular meeting of the Schenectady Lodge of Elks, but it is not likely that any definite action will be taken at this time.

The United German Societies are planning to erect a building where all German societies may hold their meetings and social functions. While no site has been selected, the one most prominently mentioned is on the south side of Main st. If the Main st site is taken it is planned to have stores on the first floor, while the second and third floors would be given over to a lodge room, dance hall, dining-room and smaller rooms.

#### Hotels.

W. L. Stoddart, 31 Union sq, Manhattan, has completed plans for a 7-sty hotel, 95x140 ft., with a roof-garden, for the Pensacola Hotel Co., Pensacola, Fla., to cost \$275,000.

**BILLINGSPOURT, N. J.**—Chas. R. Peddle, 136 South 4th st, Philadelphia, Pa., has prepared plans and invited bids for a 5-sty hotel for J. M. Thompson, to be erected at Billingsport, N. J.

#### Hospitals and Asylums.

**PATERSON, N. J.**—A campaign is to be conducted to raise \$100,000 to erect a new building for the Paterson Orphan Asylum. Wm. M. Dufford is chairman of the committee in charge.

**MANHATTAN.**—The will of Henry J. Baker, who lived at 1006 5th av, gives \$1,000,000 to build a home for the aged. Austin B. Fletcher, Eugene C. Potter and John Anderson are the trustees of the fund.

**ORANGE, N. J.**—A 6-sty extension has been planned for St. Mary's Hospital at Orange, N. J., and the Sisters of St. Frances, who are in charge of the institution, hope to begin building operations within a short time. The extension is part of a general overhauling of the institution, the entire cost of which will probably be \$200,000. The extension will cost \$60,000.

#### Office and Loft Buildings.

**HARTFORD, CONN.**—C. B. Andrus & Son have the contract to erect a 6-sty building on Trumbull st for John J. Corning. The floor area will be 82x92 ft. Stores will be on the first floor. The estimated cost is \$200,000.



MANHATTAN. — Maximilian Zipkes, 353 Fifth av, has been commissioned by A. Segal to prepare plans for remodeling the 5-sty loft building at the northwest corner of Essex and Rivington sts. Alterations will include vault lights, iron girders, stores on first story, offices on second story and lofts on upper stories. Roof will be raised, bay windows installed and building generally overhauled. The entire cost is estimated at about \$12,000. Plans are now being prepared and will be ready for estimates in about two weeks.

#### Public Works.

WESTFIELD, N. J.—Bids are asked until 8.15 p. m., Oct. 5, by the Town Council for macadamizing, guttering and constructing culverts on certain streets. Lloyd Thompson is Town Clerk.

MARCELLUS, N. Y.—Bids are asked until Sept. 30, by the Board of Trustees for the construction of a water-works system. F. W. Knapp is Clerk of Board; Morrison & Farrington, Inc., Syracuse, N. Y., are engineers.

COHOES, N. Y.—The Board of Water Commissioners of Cohoes, N. Y., has decided upon Nov. 2 as the final date for filing of plans and specifications, with approximate estimate of cost, of a mechanical filter plant for the city of Cohoes, N. Y. H. L. Shaver, president.

BAYONNE, N. J.—Bids are asked until 8 p. m., Oct. 6, by the City Council for the improvement of Broadway from 1st st to the Morris Canal. Bids will be received for paving with either bitulithic or asphalt block pavement, approximately 73,800 sq. yds. F. W. Dalrymple is City Surveyor.

#### Schools and Colleges.

SYRACUSE, N. Y.—Chancellor Day announces that an auditorium to seat 5,000 people will be erected for the Syracuse University.

SOUTHAMPTON, L. I.—Contract to erect North Sea schoolhouse was awarded to J. W. Jagger. Walter E. Brady is the architect. Estimated cost is \$3,200.

ELIZABETH, N. J.—The M. Byrnes Bldg. Co. has the contract to erect the 3-sty public school No. 6, at South 7th st and 2d av. The floor area will be 123x95 ft. The estimated cost is \$61,428.

Pilcher & Tachau, 109 Lexington av, Manhattan, have prepared plans for a 2-sty school building for the Mikveh Israel Congregation, to be erected at Broad and York sts, Philadelphia, Pa. Estimated cost, \$30,000.

PROVIDENCE, R. I.—The plans selected by the city property committee for the Veazie st school house, drawn by Clarke, Howe & Homer, provide for a building of two stories and a basement. The central feature is to be the assembly hall on the first floor. The material will be of brick and limestone.

BAYONNE, N. J.—The efforts of the Bayonne Board of Education to provide the city with a new High School were indorsed by the City Council. The Board of Estimate recommends the erection of a new school and a resolution was passed to issue \$265,000 worth of bonds to pay for the proposed building.

#### Stables and Garage Buildings.

MANHATTAN. — Montgomery Maze, Lexington av and 44th st, will soon begin the erection of a 1-sty concrete and steel frame garage, 99x150 ft., at Nos. 206 to 210 West 101st st, to cost \$25,000. John Ellingsgard, 447 Jerome st, Brooklyn, has prepared plans.

MANHATTAN.—N. A. Cushman, Scarsdale, N. Y., has awarded to Richard Deeves & Son, 309 Broadway, the general contract to erect a new garage 40x100.5 feet, in the north side of 66th st, 260 feet

west of West End av. C. F. Rose, 1 Madison av, prepared the plans.

JERSEY CITY, N. J.—From plans prepared by Architect W. A. Tilton, 52 Broadway, Manhattan, a stable and storage building will be erected on Jersey av and Gilchrist st by the D. E. Cleary Co., of 335 Grand st. Brick construction, 3-stys, 75x85 ft., pressed brick with blue-stone trimmings, slag roof and floors of heavy mill construction.

#### Theatres.

Nat Goodwin, the actor, has announced that he will erect a new theatre in Los Angeles.

ROCHESTER, N. Y.—Plans are on foot to erect new theatre to cost \$250,000. Wm. J. Carey is one of the backers and Vaughan Glaser is one of the principal stockholders.

HOBOKEN, N. J.—Architect Frederick Steigleiter has completed plans for John Ortolano for the erection of a moving picture amusement theatre at 259 1st st, Hoboken. Brick construction, 1-sty, 25x150. Estimated cost \$12,000.

MANHATTAN.—Plans have been completed by Architect John B. Mooney, 3d av and 85th st, for a 1-sty amusement building, 46x100 ft., to be erected in the south side of 112th st, near 3d av, for the Regal Amusement Co., on premises, to cost \$18,000.

ALBANY, N. Y.—Emil Deiches, proprietor of the Star Theatre at 52 South Pearl st, will alter the 3-sty brick store at 49 South Pearl st into a first-class theatre. While the plans for the changes have not yet been determined upon and will not be executed for several months they will result in one of the best equipped theatres in Albany.

BRIGHTON BEACH.—Orlando H. Harriman, vice-president of the Brighton Beach Park, has purchased property at Brighton Beach along the water front to the western end of the Manhattan Beach Hotel grounds. Mr. Harriman is not prepared to give out details of his plans, but says that the tract will be extensively improved. An immense ocean front casino is to be erected containing a large auditorium, dining room and pavilion. It is said that \$1,000,000 will be expended in improving the property.

#### Bids Opened.

ROCHESTER, N. Y.—Bids were opened this week by the Board of Contract and Supply for the construction of additions to the Municipal Hospital.

Bids were received by the light house engineer, Wilmington, Del., for the construction of the foundation of the light station at Miah Maul light station, Delaware Bay, N. J.: The Sherwood Engineering and Construction Co., York, Pa., \$17,500, accepted. Other bidders were: Geo. W. Seward, Guilford, Conn., \$27,700; the New Jersey Foundry and Machine Co., Manhattan, \$31,970; the Franklin K. Wills Co., Wilmington, Del., \$44,500; Jno. J. Williams & Co., Chester, Pa., \$75,000.

Bids were opened by the Board of Education Sept. 21, No. 1, for moving temporary buildings from rear of Public School 84 to the corner of Church av and East 48th st, and also for alterations and repairs to the eastern District High School, Brooklyn. All bids were rejected. No. 2, for the installation of a water supply system for the buildings of the parental school, Queens. George E. Gibson & Co., \$13,997, low bidders. Other bidders were: Frank J. Fee, Nicholas Nehrbauer, Jr., Patrick Sullivan, William C. Ormond.

#### Contracts Awarded.

The T. A. Gillespie Co., 90 West st, Manhattan, received the contract for 1,821 ft. 54-in. steel pipe 5-16-in. f. o. b.

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cars Westfield, Mass., at \$10,470. E. E. Lochridge is chief engineer water board.

**BROOKLYN.**—The Wm. L. Crow Construction Co., 289 4th av, has sub-let the plumbing to Wm. C. O'Keeffe & Son, 467 5th av, Brooklyn, for the 1-sty brick church, 89x126 ft., on 2d av, between 73d and 74th sts, Brooklyn, for the Christ's Episcopal congregation.

**MANHATTAN.**—Fountain & Choate, 110 East 23d st, have obtained the general contract to erect the 9-sty office, store and club building, 63x36 feet, at No. 21 Spruce st, for the New York Press Club. To cost about \$100,000. Ernest & Greene, 5 Beekman st, are the architects.

**IRVING PL.**—J. H. Scheier, 314 Madison av, has the general contract to build on the southwest corner of 19th st and Irving pl, a 6-sty bachelor apartment house, for Mrs. O. D. Halsey. He is ready for bids on steam heating, electric wiring, roofing, galvanized ironwork, trim, plastering and plate glass.

**FIFTH AV.**—The E. R. Taylor Co., 160 Fifth av, vault lights, is doing considerable alteration work in Fifth av in connection with the widening of the roadway, at present between 41st and 42d sts, on Nos. 481-483 and 485. A new retaining wall is being built for the basement, and the vault lights are being lowered to proper grade.

The Turner Construction Co., 11 Broadway, has just received a contract from the Long Island Railroad Company for the construction of 1,800 feet of reinforced concrete fence in connection with their Atlantic av freight yards, Long Island City. This contract makes a total of one and one-half miles of concrete fence constructed for this company. Work will be undertaken at once.

The Raymond Concrete Pile Co., 140 Cedar st, has taken several noteworthy contracts recently. They include the placing of Raymond piles for the foundation of the machine shop, warehouse and stable for the Ford & Kendig Co., at 24th and Wood sts, Philadelphia; the sinking of about 1,200 Raymond piles for the foundations of the Bowen School, South Chicago, for which D. H. Perkins, architect for the Chicago Board of Education, drew the plans, and the placing of Raymond piles in the foundations of the new street railway car barn at 54th st and 9th av, Manhattan.

### Estimates Receivable.

By the Park Board at the above office of the Department of Parks, Thursday, Oct. 1, for repaving where directed the cement walks of small parks in the Borough of Manhattan.

**GOVERNOR'S ISLAND.**—Bids are asked until 11 A. M., Sept. 30, by the Constructing Quartermaster, Governor's Island, N. Y. H., for reconstruction and repairs to wharf at Governor's Island.

**FLUSHING, L. I.**—The Meridan Bldg. Co., 135 Broadway, will receive bids for the construction of twenty 2-sty family brick houses. Bids are for interior trim, plumbing, etc., on individual contracts.

**PORT JEFFERSON, N. Y.**—Plans and specifications are in readiness for bids on a timber wharf and pier at Port Jefferson (L. I.) for the Dyett Sand-Lime Brick Co., and may be seen at office of Frederick L. Smith, Industrial Engr., 5 Beekman st, Manhattan, where the bids will be received.

Bids will be received by the President of the Borough of Brooklyn, Wednesday, Sept. 31: No. 1. For labor and material required to make permanent repairs in the Kings County Court House, Borough of Brooklyn, necessitated by the fire of Feb. 14, 1908. No. 2. For constructing sewer basins in Ditmas av, at the northeast corner of Stratford road (East 11th st), at the southeast and southwest corners of Westminster road. No. 3. For

constructing sewer basins in Ditmas av, at the northwest corner of East 11th st and at the northeast corner of East 13th st. No. 4. For furnishing gates inclosing wheel pit for the Gowanus flushing tunnel, Borough of Brooklyn.

### Government Work.

Washington, D. C.—Sealed proposals will be received Oct. 1 for alterations to the U. S. Post Office and Court House at Charlottesville, Va. James Knox Taylor, Supervising Architect.

The Oil City Boiler Works, New York City, has obtained the contract for furnishing steam boilers for the power plant of the New National Museum building, Washington, D. C.

Washington, D. C.—Sealed proposals will be received Oct. 7 for lot wall, at the U. S. Post Office and Court House Building at Elmira, N. Y. James Knox Taylor, Supervising Architect.

**BOSTON, MASS.**—C. H. Belleden, Boston, Mass., was low bidder, at \$26,387, for the marine barracks at the navy yard. Other bidders were Norcross Bros. of Worcester, and the Universal Construction Co. of New York.

Washington, D. C.—Sealed proposals will be received the 6th day of October for a new vault in the office of the Comptroller of Currency of the U. S. Treasury Department, Washington, D. C. James Knox Taylor, Supervising Architect.

**Q. M. Office, West Point N. Y.**—Sealed proposals will be received Sept. 29 for erection of brick stables and construction of storm sewer at West Point, N. Y. Forms for proposals furnished upon application. Address Quartermaster, West Point, N. Y.

Proposals for rolling lift bridge will be received at the Bureau of Yards and Docks, Navy Department, Washington, Oct. 3, for constructing a steel single-leaf railway rolling lift bridge at the navy yard, Washington, D. C. R. C. Hollyday, Chief of Bureau.

Proposals for boilers will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., Oct. 10, for furnishing and installing two boilers with stokers, super-heaters and stack at navy yard, Boston, Mass. Wm. M. Smith, Acting Chief of Bureau.

Washington, D. C.—Sealed proposals will be received Sept. 29 for the construction (including plumbing, gas-piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office and Custom House at Bridgeton, N. J. James Knox Taylor, Supervising Architect.

### Brief and Personal.

Architect Geo. B. Post, who is in Europe, is expected to return to New York about November.

More confidence seems to be manifested in the certainty of the speedy return of good times. Why wait for the election?

John K. Cooke, formerly superintendent at the Passaic Steel Co., died Sept. 16, of apoplexy at his home in Paterson, N. J.

Hugh Getty, the well-known builder, 359 West 26th st, Manhattan, is erecting a brick residence at Little Silver Point, N. J., for his own occupancy.

The construction of the Everett building is being pushed night and day. The scene at night when the hole is filled with steam drillers under electric light looks like good times returning.

The lack of buying on the part of the railroads has held back to a large extent more activity on the part of many industrial plants. Better conditions have recently developed among the railroads.

The iron and steel casting plants continue to book a trifle more business, but feel greatly the absence of railroad, locomotive and machine tool builders' orders. Jobbing foundries have taken on a shade more work.



A decision of importance to the building trade was handed down this week, when it was decided that steel window frames with sashes and gunmetal handles, stays, etc., are dutiable as manufactured articles wholly of metal, not specially provided for, with a tax of 45 per cent.

Mr. Louis R. Barras, formerly superintendent of the George A. Fuller Co. in New York, and for the past two years general superintendent for the Thompson-Starrett Co. in San Francisco, has accepted the position of manager for the latter firm in Portland, Ore., with offices in the Worcester Building.

Mr. A. C. Schielinger, of George Brown & Co., cut stone, 1123 Broadway, has returned from a vacation in Delaware County. Mr. Schielinger reports a larger amount of business coming forward than in midsummer. This week his firm took the contract for the cut stone and granite of the Union Dime Savings Bank project.

On exhibition in the galleries of the Tiffany Studios, at Madison av and 45th st, is a notable window, which will be placed in the new Central Presbyterian Church at Haverstraw, to the memory of the late Denton Fowler. The window was designed by Mr. Frederick Wilson and was executed in Favre glass, under the direction of Mr. Louis Tiffany.

On Cannon's athletic grounds at Westchester Saturday, Sept. 19, a baseball team from the F. W. Dodge Co. played a team from the Record and Guide office in the presence of a large party of friends, including a proportion of young ladies. Score: F. W. Dodge Co., 18; Record and Guide, 27. Players: F. W. D.—Messrs. Hadsell, Houghton, Blake, Cook, Stanton, Ort, Taylor, Creesy, Grayson, David; R. & G.—Smith, Wichman, Knowlton, Hill, Etzel, Schrenkeisen, Russell, Thorpe, Wiggins, Walsh. After the game a dinner was served at the Cafe Boulevard, which was followed by speechmaking, recitations, singing and dancing.

The T-Square Club of Philadelphia announces in the near future the publication of Volume 2, of "American Competitions." The usual demand for and the good reception given Volume 1 by the architects prove the real value of this work in an architect's library, and the T-Square Club with considerable pride has announced the intention to continue its publication. The committee which has been appointed by the club to carry on this work consists of Adin B. Lacey, editor; Alexander M. Adams, treasurer, and Virgil L. Johnson, custodian of drawings. The character of the work will be the same as last year, the title fully indicating its contents. The tentative list of competitions include for this year the Porto Rican Capitol, the New York State Prison, the Y. M. C. A. building at Pittsburgh, and the Municipal Office Building of the City of New York. The successful presentation of the initial issue of this work was highly commended both by the practicing architect and the student.

#### Cement Manufacturers Encouraged.

Mr. W. P. Corbett, of the Alsen American Portland Cement Co., who attended the quarterly meeting of the American Portland Cement Manufacturers at Detroit, Mich., last week, states that the delegates from every section of the country report the volume of business as being good, but that the prices being received are not high enough to justify the payment of dividends. However, the manufacturers think that the condition of the cement industry is improving. The attendance at the gathering was excellent. The annual convention of the Portland cement manufacturers is to be held in New York about the middle of December. The Astor Hotel is generally the headquarters of the delegates.

#### Interesting Data About Elevators.

Mr. R. P. Bolton, the well-known authority on elevators, is collecting data from about 60 cities in the United States concerning elevator traffic. When Mr. Bolton was asked to deliver an address on the elevator problems of today at the Building Managers' Convention, in Chicago last month, he was advised that he would find conditions different in the Windy City and that what might be said about elevator traffic in New York City might not be applicable to its sister city on Lake Michigan. This friendly advice and the result of observations made in Chicago while attending the convention aroused Mr. Bolton's inquiring mind and he determined to ascertain as far as possible in what way the difficulties involved in vertical transportation differed in the leading cities of the country. He had an ingenious card printed so that the parties with whom he corresponded could supply him with the information desired without putting themselves to much inconvenience. The card calls for the number of round trips, the time, number of passengers up and down, the date, the name of the observer, etc. The observations will be made as nearly simultaneously as the efforts to secure equal conditions in all cities will permit. Mr. Bolton believes that the data secured will show that the problems of one centre are practically the same as those of another, differing principally in degree.

#### What a Little Delay Cost.

The Imperial Arms apartment house, northeast corner of Riverside drive and 138th st, is being rushed to completion to admit tenants at the earliest possible time. Already 23 of the 54 apartments are rented. Mr. Hensle, of the Hensle Construction Co., owners and builders, was asked what the demand was for the class of apartments which this handsome structure will provide. "If everything had been ready for occupancy two weeks earlier every apartment would have been rented," he said. "One of the sub-contractors held us up for three weeks during the summer and we are feeling the effect of it. This is renting time, and apartments on Riverside drive appear to be in great demand."

The Hensle Construction Co. erected the 6-sty apartment house immediately adjoining the Imperial Arms to the north. It proved such a money maker that it was purchased by an English capitalist shortly after it was entirely occupied. There are no vacant apartments in it now.

#### Does Water Soaking Before Seasoning Increase or Decrease Warping?

Various writers on the work of wood seasoning have called attention to the merits of lumber sawed from logs long submerged. They do this by speaking of the distinct advantages gained by soaking the logs or the sawed lumber in water as a preliminary step to the air seasoning.

It is pointed out that in Japan logs are kept in brackish ponds for several years before being worked up. To this treatment is ascribed the peculiar freedom from warping found in woodwork from Japan, and especially in the wood carvings which are common in that country.

The warping of woodwork is due to a change in dimension caused by the wood adjusting itself to the moisture condition of the surrounding air. In damp air wood swells but shrinks again as the air becomes drier. This property of wood cannot be overcome entirely, but the search continues for methods of reducing it and retarding it so as to lessen its damage.

Soaking does decrease the tendency to warp, but by no means overcomes it entirely. The effect of soaking as a remedy

for warping, however, is less than can reasonably be expected from some methods of steaming.

As a commercial practice the soaking of logs or lumber to remedy warping of the finished product is not to be recommended except when it can be done during storage or transportation because of the time required to produce results that fall far short of what is usually claimed.

#### Saving Time and Money.

Face bricks were being unloaded from two cars in the New York Central Railroad yards near Manhattan st early one morning last week. Three men were working in one car, one man in the other. A gentleman who was taking a walk along the brow of the hill cast a passing glance at the workmen, not being particularly interested in the work in progress. When he returned he stopped a moment to watch the men and then noted that the truck opposite the car where the man was working alone contained about as many brick as the second truck where the trio appeared to be busy. He noted also that the lone workman used a brick handler, while the three carried the brick in their arms.

His curiosity was aroused and he descended the hill to where the cars were. The brickhandler, a simple device, picked up ten brick neatly and quickly and dropped them in place on the wagon without a moment's delay. The one who used it made two trips to every one made by each of the three men in the neighboring car and, moreover, carried ten brick to the six seen in the arms of the others every trip that was made.

The brickhandler laid the brick in place with but one movement. The cruder method adopted a few feet away required each brick to be set in place separately. On the rear of the truck where the simple device for handling the brick more quickly was being used was the name, "Harbison-Walker Refractories." The brickhandler is but one of a number of ways in which time and money are saved to manufacturer and consumer.

#### Obituary Notes.

Mr. Alfred A. Raymond, who invented the pile used by the Raymond Concrete Pile Co., 140 Cedar st, died last week at Regina, Sask., where he was superintending the placing of the piles for the provincial Parliament buildings. The interment was made in Rose Hill cemetery, Chicago, Mr. Raymond having settled in that city after moving west from his native state, New York. He was 59 years old and had not been feeling well for several years. Mr. Raymond was vice-president of the Raymond Concrete Pile Co.

John Leonard, who for nearly 50 years was actively engaged in the iron trade in New York City, was accidentally shot and killed Sept. 16, in his home at Montclair, N. J. The accident occurred in handling a pistol which had been shown him by Walter C. Phillips, his secretary. Mr. Leonard was borne in County Tyrone, Ireland, Sept. 30, 1829. In 1881 he started the Manhattan Rolling Mill, at the corner of Bank and West sts, New York City. He was sole proprietor of this mill until 1899 when a corporation was formed to take it over. In 1892 the mill was removed to 23d st and Av A. Three years ago Mr. Leonard's interest in this corporation was purchased by Messrs. Blake and Cadmus.

—The city of Boston, in addition to small lists recently figured by dealers, will soon be in the market for an important lot of machine tools, which will constitute the equipment of the new addition to the Mechanics' Art School, now in process of building and approaching completion.



## PROJECTED BUILDINGS

The first name is that of the owner; ar't stands for architect; m'm for mason, c'r for carpenter, and b'r for builder.  
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.

6th st, No 512 E, 1-sty brk and stone outhouse, 6.8x22; cost, \$1,200; Alexander Stoll, 97 9th av; ar't, Frank Hausle, 81 E 125th st.—400.

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

9th av, s e cor 54th st, 5-sty brk and stone car house, 135.10x298.10; cost, \$450,000; Met St Rwy Co, 621 Broadway; ar't, A V Porter, 621 Broadway.—403.

55th st, n s, 150 w 9th av, 6-sty brk loft building, 50x100 and 105; cost, \$35,000; Patrick McEntegart, 517 W 50th st; ar't, Jas W Cole, 403 W 51st st.—406.

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

66th st, n s, 360 w West End av, 1-sty brk and stone garage, 40x100.5, plastic and slate roof; cost, \$4,500; N A Cushman, Scarsdale, N Y; ar't, C F Rose, 1 Madison av.—405.

98th st, n s, 96.11 e Riverside Drive, 8-sty brk and stone apartment house, 75x85.11; cost, \$180,000; Meteor Realty & Const Co, 220 Broadway; ar'ts, Schwartz & Gross, 347 5th av.—407.

101st st, Nos 206-210 W, 1-sty concrete and steel garage, 99x150, tar and gravel roof; cost, \$25,000; Montgomery Maze, Lexington av and 44th st; ar't, John Ellingsgard, 447 Jerome st, Brooklyn.—397.

113th st, n s, 475 e Broadway, two 8-sty brk and stone apartment houses, 149.10x85.11; total cost, \$360,000; Paterno Bros, Inc., 616 W 116th st; ar'ts, Schwartz & Gross, 347 5th av.—398.

#### BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE.

88th st, No 120 E, 6-sty brk and stone tenement and store, 25x87.8; cost, \$22,000; David Moskowitz, 644 E 14th st; ar't, Erwin Rossbach, 2010 Broadway.—401.

5th av, s e cor 89th st, 6-sty brk and stone residence, 30x100, tile and copper roof; cost, \$160,000; B N Duke, 111 5th av; ar't, C P H Gilbert, 1123 Broadway.—408.

#### NORTH OF 125TH STREET.

129th st, s s, 200 e Amsterdam av, 2-sty brk and stone manufacturing building, 116.4x57.2; cost, \$25,000; Bernheimer & Schwartz, 128th st and Amsterdam av; ar't, Louis Oberlein, 128th st and Amsterdam av.—399.

Amsterdam av, s w cor 171st st, two 6-sty brk and stone stores and tenements, 43x90 and 52x88; total cost, \$120,000; The Lincoln Holding Co, 444 E 141st st; ar't, Samuel Sass, 23 Park row.—404.

Riverside Drive, Nos 526-530, 10-sty brk and stone apartment, 68x69; cost, \$225,000; The Ardelle Realty Co, Claremont Hotel; ar'ts, Radcliffe & Kelley, 3 W 29th st.—402.

### BOROUGH OF THE BRONX.

183d st, s w cor Creston av, 1-sty frame shed, 33x15; cost, \$175; Mrs Babette Koch, 2273 Creston av; ar'ts, Schwartz & Gross, 347 5th av.—731.

242d st, n s, 66.8 w Osgood av, 2-sty frame storage and factory, 30.6 x48; cost, \$1,200; Julius Lewine, 649 E 242d st; ar't, Wm Thos Mapes, 4740 White Plains av.—730.

Kelly st, e s, 350 n Longwood av, two 5-sty brk tenements, 40x88 each; total cost, \$64,000; Longvale Const Co, Emanuel Stern, 826 Westchester av, pres; ar'ts, Daube & Kreymsborg, 830 Westchester av.—719.

Poplar st, s s, 120 w Roselle st, 1½-sty frame storage, 15x10; cost, \$200; Henry Nerenberg, premises; ar't, B Ebeling, 1136 Walker av.—715.

Simpson st, e s, 100.6 s Freeman st, 5-sty brk tenement, 40x88; cost, \$50,000; Simpson Const Co, Thos Reilly, 54 E 129th st, pres; ar't, Lorenz F J Weiher, 103 E 125th st.—709.

213th st, s s, 206.6 w Barnes av, two 2-sty frame dwellings, 12.6x39 each; total cost, \$3,500; Grimaldi & Attenasia, 762 E 213th st; ar't, Geo P Crosier, 223d st and White Plains av.—714.

Beach av, w s, 100 n Merrill st, two 2-sty frame dwellings, 21x53 each; total cost, \$10,000; Jennie Brown, Frisby av; ar't, Chas E Devermann, Wallace av.—720.

Bronxdale av, s s, 50 e Hunt av, 2-sty frame dwelling, 21x52; cost, \$4,500; Jane Kitchen, 35 Hunt av; ar't, Andrew Kitchen, 35 Hunt av.—722.

DeMilt av, n s, 175 w 2d st, 1½-sty frame dwelling, peak shingle roof, 21x34; cost, \$1,800; Dominick Leggiers, 20 North 4th av, Mt Vernon; ar't, H J Robinson, Jr, 139 North 4th av, Mt Vernon.—721.

Daly av, s w cor 178th st, 4-sty brk tenement, 72x27; cost, \$25,000; John Marx, 624 E 183d st; ar't, B Ebeling, 1136 Walker av.—718.

Eastern Boulevard, n s, 27.11 w Augusta av, 2½-sty brk dwelling, peak shingle roof, 20x45; cost, \$5,000; Felix Kosikowski, Middletown road; ar't, B Ebeling, 1136 Walker av.—717.

Glebe av, s s, 62.6 e Parker av, rear, 1½-sty frame store house, 20x15; cost, \$600; Annie F Lent, on premises; ar't, Otto C Krauss, 2318 Newbold av.—727.

Grace av, w s, 276.11 s Boston road, 1½-sty frame dwelling, 15.4x26; cost, \$2,000; Dora Maorstatt, 854 E 169th st; ar't, A Rothermel, 411 E 144th st.—733.

Hull av, e s, 232 n 205th st, 2½-sty frame dwelling, peak shingle roof, 21x35; cost, \$3,000; J W Willson, 3214 Hull av; ar't, O Benedix, 3166 Webster av.—724.

Hill av, e s, 200 n Randall st, 2½-sty frame dwelling, 20x29, peak shingle roof; cost, \$4,000; Mrs R Kelly, E 144th st; ar't, John Davidson, 638 E 227th st.—729.

Middletown road, s s, 100 e Mapes av, 2½-sty frame dwelling, peak shingle roof, 22x50; cost, \$5,000; Anna Herwig, Mapes av; ar't, Otto C Krauss, 2318 Newbold av.—725.

Mapes av, s w cor 181st st, 4-sty brk tenement, 26x90; cost, \$20,000; Mullian & Donohue, 2185 Hughes av; ar't, Albert Rothermel, 411 E 144th st.—728.

Olinville av, w s, 25 n Julianna st, three 2-sty frame dwellings, 21x52 each; total cost, \$15,000; Jos Poldow, 1228 Hoe av; ar't, Wm A Giesen, 1433 Bryant av.—723.

Vyse av, e s, 50 s 181st st, five 3-sty brk tenements, 20x55 each; total cost, \$50,000; Arc Realty Co, Jos Frish, Lawrence, L I, Secy; ar't, Thos Bennett, 3d av and 52d st, Brooklyn.—711.

Valentine av, w s, 138 s 187th st, 1-sty frame garage, 20x28; cost, \$400; John J Brady, on premises; ar't, F E Albrecht, Fordham.—732.

Webster av, w s, 163 n 180th st, two 4-sty brk tenements, 33x64 each; total cost, \$35,000; Chas Bjorkegan, 2148 Mapes av; ar't, Franz Wolfgang, 535 E 177th st.—710.

Walton av, n e cor 175th st, 2-sty frame dwelling, 21x60; cost, \$4,500; Geo W Edmundson, 248 E 121st st; ar't, Louis Falk, 2785 3d av.—712.

Walton av, e s, 25 n 175th st, three 2-sty frame dwellings, 21x50 each; total cost, \$12,000; Geo W Edmundson, 248 E 121st st; ar't, Louis Falk, 2785 3d av.—713.

Walker av, n s, 50 w Hone av, 3-sty frame store and dwelling, 25x50; cost, \$7,000; Chas Strittmatter, on premises; ar't, B Ebeling, 1136 Walker av.—716.

Westchester av, s e cor Walker av, five 1-sty frame stores; total size 151.3x105; cost, \$5,000; L E Field, 96 Broadway; ar't, Otto C Krauss, 2318 Newbold av.—726.

## ALTERATIONS.

### BOROUGH OF MANHATTAN.

Attorney st, No 84, raise front 1-sty, 2.2½ to 3-sty brk hook and ladder house; cost, \$6,000; City N Y; ar't, Alexander Stevens, 157 E 67th st.—1903.

Bank st, Nos 69 and 71, new roof to 4-sty brk loft building; cost, \$900; Rudolph & Gustave Shirmer, 69 Bank st; ar't, Howard Chapman, 1123 Broadway; b'r, Turner Const Co, 11 Broadway.—1899.

Clinton st, Nos 105 and 107, raise 6-sty brk tenement; cost, \$15,000; Morris Weinstein et al, 1966 Broadway; ar'ts, Sommerfeld & Steckler, 19 Union sq.—1898.

Delancey st, No 172, partitions, stairs, store fronts to 6-sty brk and stone tenement; cost, \$1,500; Isaac Simmonn, 104 W 114th st; ar't, H Lorenburger, 122 Bowery.—1893.

Delancey st, No 170, toilets, partitions, windows to 5-sty brk and stone tenement; cost, \$5,000; A Zwerdling, 170 Delancey st; ar't, M Zipkes, 353 5th av.—1888.

William st, No 261, new walls, new skylight, beams, walls, etc., to 3-sty brk engine house; cost, \$24,000; City N Y; ar't, Alexander Stevens, 157 E 67th st.—1902.

Wooster st, Nos 239-241, partitions to two 3-sty brk and stone store and lofts; cost, \$5,000; Alice Schmidt, care of ar't; ar't, Thomas Graham, 23 Villa av, Yonkers, N Y.—1887.

17th st, No 419 E, partitions, windows, toilets to 5-sty brk and stone tenement; cost, \$1,600; Pauline Nussbaum, 131 W 158th st; ar't, L De Lorenzo, 418 E 14th st.—1882.

30th st, No 328 E, partitions, shafts to 3-sty brk dwelling; cost, \$2,000; J A Kayan, 323 E 30th st; ar't, G Haug, 123 Liberty st.—1877.

44th st, Nos 334-344 W, partitions, stairs, fire escapes to 2 and 3-sty brk and stone dance hall; cost, \$2,500; Katherina Schmuck, 329 W 39th st; ar't, Louis C Maurer, 22 E 21st st.—1906.

51st st, No 363 W, partitions, windows, to 5-sty brk and stone tenement; cost, \$300; Catherine Milberger, 406 W 51st st; ar't, Jas W Cole, 403 W 51st st.—1889.

64th st, No 181 E, new dumbwaiter to 3-sty brk dwelling; cost, \$3,500; Marie C M Winter, 181 E 64th st; ar't, Hy Winslow, 12 W 40th st.—1896.

80th st, No 112 E, windows, partitions, interior changes to 3-sty brk and stone dwelling; cost, \$10,000; W P Belknap, 176 Broadway; ar't, Chas E Birge, 29 W 34th st.—1884.

122d st, No 215 W, build open shed in yard; cost, \$75; Kassel Simon, 40 W 119th st; ar't, L F J Weiher, 103 E 125th st.—1901.

141st st, No 40 W, windows, partitions to 1-sty dwelling; cost, \$1,000; Mary Pinkney, 140th st and Lenox av; ar't, Terrance P Kane, 40 W 141st st.—1885.

Av A, No 168, skylights, partitions to 4-sty brk and stone store and tenement; cost, \$350; Philipp Lautenschlager, 1664 Av A; ar't, Frank Hausle, 81 E 125th st.—1880.

Bowery, No 331, partitions, to 5-sty brk and stone amusement building; cost, \$400; S Calderone, 331 Bowery; ar't, L F J Weiher, 103 E 125th st.—1894.

Broadway, No 784, stairs, bridge to two 9 and 14-sty brk and stone stores; cost, \$20,000; A T Stewart Realty Co, 784 Broadway; ar't, Thomas Butcher, 784 Broadway.—1890.

Columbus av, s w cor 60th st, alter flooring, install steel beams, to 1-sty brk and stone church; cost, \$500; The Paulist Fathers, 415 W 59th st; ar't, H D Jenkins, 401 N State st, Chicago, Ill.—1891.

Park av, No 61, new entrance, stairs enlarge windows and general alterations to 4-sty and basement brk dwelling; cost, \$12,000; Geo Plimpton, 41 E 33d st; ar't, Chas A Rich, 320 5th av.—1900.

1st av, No 2048, make cellar fireproof to 5-sty brk tenement and store; cost, \$250; Patrizio Garofalo, 2161 1st av; ar't, Frank Hausle, 81 E 125th st.—1897.

2d av, No 917, partitions, windows to 2-sty brk and stone store and loft building; cost, \$500; Julius Jaffe, 919 2d av; ar't, Chas M Straub, 147 4th av.—1883.

5th av, w s, 18 s 111th st, partitions, windows to 1-sty brk and stone moving picture show; cost, \$5,000; Pastime Amusement Co, on premises; ar't, Henry G Harris, 3 E 17th st.—1881.

5th av, No 362, alter vault, walls to 1-sty brk and stone musical house; cost, \$5,000; The Aerolian Co, 362 8th av; ar'ts, Morgan & Barkhausen, 111 Broadway.—1905.

5th av, No 421, stairs, alter stoop to 4-sty brk and stone office and show rooms; cost, \$3,500; Mrs A A Anderson, 6 E 38th st; ar't, Chas A Reid, 320 5th av.—1904.

9th av, No 475, show windows, partitions to 5-sty brk and stone tenement; cost, \$3,000; Carrie Rupp, 468 9th av; ar't, A G Reclin, 233 5th av.—1892.

### BOROUGH OF THE BRONX.

Grant st, s e cor West Farms road, move three 2-sty frame stores and dwellings; total cost, \$800; Mary Gallagher, 2511 Poplar st; ar't, Thos L Newman, 41 Liberty st.—485.

Blackrock av, w s, 206 n Zerega av, 1-sty brk extension, 12x66.4 and increase 4 ins in height 1-sty brk boiler and engine house; cost, \$2,000; Bronx Gas & Electric Co, Frisby and Walker avs; ar'ts, John B Snooks & Sons, 73 Nassau st.—484.

Frisby av, n e cor St Peters av, add 1-sty to 2-sty frame store and dwelling; cost, \$1,000; Henry Kuhlke, Union Hill, N J; ar't, Otto C Krauss, 2318 Newbold av.—487.

Theriot av, s e cor Guerlain st, new foundation, new stairs, &c, to 2½-sty frame dwelling; cost, \$600; J C Forbes, on premises; ar't, H G Steinmetz, 2083 Daly av.—483.

Webster av, s w cor Woodlawn road, 1-sty frame extension, 25x50 to 1-sty frame stores; cost, \$900; Just & Raynor, 219 W 125th st; ar'ts, Neville & Bagee, 217 W 125th st.—486.



# REAL ESTATE

## 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 1907 and 1908.

### MANHATTAN AND THE BRONX.

CONVEYANCES.		1908.		1907.	
		Sept. 18 to 24, inc.	Sept. 20 to 26, inc.		
Total No. for Manhattan	141	Total No. for Manhattan	138		
No. with consideration	11	No. with consideration	10		
Amount involved	\$374,250	Amount involved	\$867,625		
Number nominal	130	Number nominal	128		
		1908.	1907.		
Total No. Manhattan, Jan. 1 to date	7,029	Total No. Manhattan, Jan. 1 to date	9,792		
No. with consideration, Manhattan, Jan. 1 to date	492	No. with consideration, Manhattan, Jan. 1 to date	663		
Total Amt. Manhattan, Jan. 1 to date	\$27,429,842	Total Amt. Manhattan, Jan. 1 to date	\$37,698,482		
		1908.		1907.	
		Sept. 18 to 24, inc.	Sept. 20 to 26, inc.		
Total No. for the Bronx	122	Total No. for The Bronx	98		
No. with consideration	5	No. with consideration	3		
Amount involved	\$30,525	Amount involved	\$20,700		
Number nominal	117	Number nominal	95		
		1908.	1907.		
Total No., The Bronx, Jan. 1 to date	5,668	Total No., The Bronx, Jan. 1 to date	7,062		
Total Amt., The Bronx, Jan. 1 to date	\$4,057,601	Total Amt., The Bronx, Jan. 1 to date	\$6,259,858		
<b>Total No. Manhattan and The Bronx, Jan. 1 to date</b>	<b>12,697</b>	<b>Total No. Manhattan and The Bronx, Jan. 1 to date</b>	<b>16,854</b>		
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$31,487,443</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$43,958,340</b>		

### Assessed Value Manhattan.

1908.		1907.	
Sept. 18 to 24, inc.		Sept. 20 to 26, inc.	
Total No., with consideration	11	Total No., with consideration	10
Amount involved	\$374,250	Amount involved	\$867,625
Assessed value	\$361,500	Assessed value	\$348,500
Total No., Nominal	130	Total No., Nominal	128
Assessed value	\$6,553,200	Assessed value	\$5,126,000
Total No. with consid., from Jan. 1 to date	492	Total No. with consid., from Jan. 1 to date	663
Amount involved	\$27,429,842	Amount involved	\$37,698,482
Assessed value	\$21,744,100	Assessed value	\$25,001,600
Total No. Nominal	5,537	Total No. Nominal	9,129
Assessed value	\$332,678,400	Assessed value	\$280,248,900

### MORTGAGES.

1908.		1907.	
Sept. 18 to 24, inc.	Sept. 20 to 26, inc.	Sept. 18 to 24, inc.	Sept. 20 to 26, inc.
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	139	Total number	105
Amount involved	\$4,778,827	Amount involved	\$753,885
No. at 6%	59	No. at 6%	45
Amount involved	\$1,109,097	Amount involved	\$369,750
No. at 5½%	12	No. at 5½%	13
Amount involved	\$259,400	Amount involved	\$96,350
No. at 5¼%	22	No. at 5¼%	6
Amount involved	\$195,810	Amount involved	\$294,000
No. at 5%	36	No. at 5%	33
Amount involved	\$1,088,000	Amount involved	\$175,885
No. at 4¾%	4	No. at 4¾%	5
Amount involved	\$2,047,000	Amount involved	\$306,380
No. at 4½%	28	No. at 4½%	23
Amount involved	\$275,330	Amount involved	\$111,900
No. above to Bank, Trust and Insurance Companies	39	No. above to Bank, Trust and Insurance Companies	6
Amount involved	\$3,742,300	Amount involved	\$67,000
		1908.	1907.
Total No., Manhattan, Jan. 1 to date	6,342	Total No., Manhattan, Jan. 1 to date	10,555
Total Amt., Manhattan, Jan. 1 to date	\$212,565,023	Total Amt., Manhattan, Jan. 1 to date	\$261,447,152
Total No., The Bronx, Jan. 1 to date	5,224	Total No., The Bronx, Jan. 1 to date	6,423
Total Amt., The Bronx, Jan. 1 to date	\$28,144,878	Total Amt., The Bronx, Jan. 1 to date	\$61,111,803
<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>11,566</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>16,978</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$240,709,901</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$322,558,955</b>

### PROJECTED BUILDINGS.

1908.		1907.	
Sept. 19 to 25, inc.		Sept. 21 to 27, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan	13	Manhattan	18
The Bronx	41	The Bronx	29
Grand total	54	Grand total	47
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan	\$1,607,700	Manhattan	\$477,250
The Bronx	328,875	The Bronx	310,844
Grand total	\$1,936,575	Grand total	\$779,094
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan	\$130,825	Manhattan	\$83,895
The Bronx	5,300	The Bronx	9,525
Grand total	\$136,125	Grand total	\$93,420
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date	469	Manhattan, Jan. 1 to date	820
The Bronx, Jan. 1 to date	1,242	The Bronx, Jan. 1 to date	1,589
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>1,711</b>	<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>2,409</b>
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date	\$58,305,521	Manhattan, Jan. 1 to date	\$68,777,810
The Bronx, Jan. 1 to date	11,544,150	The Bronx, Jan. 1 to date	16,158,269
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$69,849,671</b>	<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$79,936,079</b>
Total Amt. Alterations:		Total Amt. Alterations:	
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$9,409,777</b>	<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$15,584,168</b>

### BROOKLYN.

CONVEYANCES.		1908.		1907.	
		Sept. 17 to 23, inc.	Sept. 19 to 25, inc.		
Total number	513	Total number	501		
No. with consideration	27	No. with consideration	40		
Amount involved	\$300,041	Amount involved	\$278,090		
Number nominal	486	Number nominal	461		
<b>Total number of conveyances, Jan. 1 to date</b>	<b>19,596</b>	<b>Total number of conveyances, Jan. 1 to date</b>	<b>25,723</b>		
<b>Total amount of conveyances, Jan. 1 to date</b>	<b>\$13,936,771</b>	<b>Total amount of conveyances, Jan. 1 to date</b>	<b>\$16,325,199</b>		

### MORTGAGES.

Total number	464	Total number	457
Amount involved	\$1,761,846	Amount involved	\$1,488,770
No. at 6%	317	No. at 6%	260
Amount involved	\$925,593	Amount involved	\$589,878
No. at 5½%	115	No. at 5½%	152
Amount involved	\$746,491	Amount involved	\$680,950
No. at 5¼%	22	No. at 5¼%	27
Amount involved	\$71,192	Amount involved	\$176,100
No. at 5%	1	No. at 5%	1
Amount involved	\$6,500	Amount involved	\$6,500
No. at 4¾%	17	No. at 4¾%	17
Amount involved	\$18,570	Amount involved	\$35,342
<b>Total number of Mortgages, Jan. 1 to date</b>	<b>18,763</b>	<b>Total number of Mortgages, Jan. 1 to date</b>	<b>26,421</b>
<b>Total amount of Mortgages, Jan. 1 to date</b>	<b>\$65,331,896</b>	<b>Total amount of Mortgages, Jan. 1 to date</b>	<b>\$115,236,403</b>

### PROJECTED BUILDINGS.

No. of New Buildings	243	No. of New Buildings	152
Estimated cost	\$1,588,725	Estimated cost	\$884,370
Total Amount of Alterations	\$300,620	Total Amount of Alterations	\$150,710
<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>3,917</b>	<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>7,042</b>
<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$24,106,608</b>	<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$53,754,313</b>
<b>Total Amount of Alterations, Jan. 1 to date</b>	<b>\$4,440,803</b>	<b>Total Amount of Alterations, Jan. 1 to date</b>	<b>\$5,273,419</b>

## THE WEEK.

THE demand for private dwellings and elevator apartment houses still keeps up, and though the number of reported sales still remains small, nevertheless it is holding its own pretty well with the corresponding time last year.

Present conditions are, however, very different from those of twelve months ago. Matters are now on the mend, while at that time everybody was panic stricken, and were looking forward with dread, fearing a terrible crash. What happened is too fresh in the minds of New Yorkers to need repeating, but looking back over the remains, holders of realty were gratified with the way that this form of investment withstood the terrible strain.

That prices generally suffered is admitted, but in the main it was caused by people in need of ready money, who had to realize on their holdings. The actual intrinsic worth of property did not suffer, but the temporary lack of demand caused a nervous feeling to spread, and it was most fortunate that it did not become more contagious. Matters are gradually righting themselves, and it is well that it is not being done with a rush, for were that the case there would surely be a most serious setback that might take years to recover from.

The feeling is generally prevalent that by next spring the real estate business will be in full swing again, not necessarily a boom, but considerable business consummated. It is not to be hoped for that any large amount of buying will take place before about December first, when the election will be well out of the way, and the investing public have had a chance to recover its breath. From that time on unless something unforeseen occurs there should be a steady, normal increase in the volume of business done, which means better prices.

One of the features of the week is the large number of leases reported closed by brokers. While this is the renting season for private dwellings yet brokers earlier in the summer were sceptical as to what the outcome would be. The fact of the matter is tenants have in a large number of cases renewed their leases, because they found it difficult to better themselves. The rents demanded by the owners of houses have in the large majority of cases, either remained stationary, or advanced slightly. In comparatively few cases, have concessions been made, and even then the changes in prices were not material.



The middle West Side naturally came for the greater number reported, though dwellings on Park and Lexington avs and the 50's, 60's and 70's sts on the East Side are in demand. The fact that the building of private residences is virtually a thing of the past has caused a shortage in this class of realty, which is felt more keenly each year. Just how long this condition can last is a problem, for there are far more dwellings razed each year than new ones built, and families formerly living in private dwellings, have been forced to dwell in apartment houses.

There are more vacancies in the better class of apartment houses this year than for some time past. The large number of recently completed structures is in a large measure responsible, as well as the desire on the part of the tenant to cut down on his general expense account. The prospective tenant has a fine assortment to choose from this fall, in fact far better than ever before. With each year improvements tending to make the lessee more comfortable are being installed. The demand for store property in the upper part of the city is also fairly brisk.

Among the loans of importance put on record was one for \$1,800,000, given by the trustees of the Masonic Hall and Asylum Fund to the Bank for Savings. The property affected is the Masonic Temple at the northeast corner of 6th av and 23d st and the new building abutting in West 24th st, 95 feet east of 6th av. The mortgage has 10 years to run and bears interest at the rate of 5%. There was a considerable increase in the number of building loans recorded, not only affecting Manhattan, but also the Bronx. Builders have shown a disposition for many months past to start improving their vacant holdings, only waiting for the time when they could borrow on favorable terms. Within the last month or so, money has been plentiful, consequently applications of the better class are being favored and projected work started.

## THE AUCTION MARKET

THE number of parcels advertised for sale was large and a more lively interest was manifested on the part of intending purchasers. Interest centered in some properties that were to be sold at voluntary sale, and while the prices brought were not high, still a few months ago it would have been almost impossible to have obtained a single bid.

The sale of the Warrington apartment house, Nos. 161 and 163 Madison av, located 98.9 north of 32d st, 49.4x100, was postponed. A partial settlement was affected, as a new first mortgage of \$275,000 was arranged. The original first mortgage was for \$300,000. The second mortgagee, with a claim of \$72,000 agreed to this arrangement. The date of postponement is September 30, but it is doubtful whether it will be put up for sale.

Only one parcel was offered on Monday, and that at the stand of Joseph P. Day. The property in question was No. 43 West 24th st, located 241.8 feet east of 6th av, 20.10x98.9, a 4-sty building, and was knocked down to Herbert E. King, a party in interest, for \$44,900. It is favorably situated in a block which is in a transition state. During the past two years realty on the south side of this street west of Broadway has been in demand. This is accounted for in a measure by the fact that 23d st frontages are exceedingly high priced and difficult to obtain, while abutting property on 24th st will to a certain extent fill all requirement. The passing of the old Fifth Ave Hotel and the building of the modern 14-sty office and store building has stimulated this part of town, and the adjoining side streets naturally feel the effects.

On Tuesday at the stand of Samuel Marx a partition sale of several parcels attracted a good deal of notice. The 5-sty tenement No. 9 Hamilton st, 25x65, located about 100 feet east of Catherine st, was purchased by Daniel J. Kane, a party in interest for \$14,700. The same party bid \$18,600 for No. 96 Hamilton st, a 5-sty tenement, 25x100. This price is considered ridiculously low, considering that an offer of something over \$28,000 was made about a year ago for this property. The man who made the offer at that time was present at the sale. When asked by the auctioneer why he was unwilling to make an offer, he merely replied: "I don't want it. Times have changed." The properties on the northwest corner of Bassford av and 185th st, 25x135, to Washington av, vacant, went to Otto Wagner, who owns the adjoining property, for \$9,000, as well as the southwest corner of Bassford av and 185th st 25x135, for a similar amount.

At the stand of Samuel Goldsticker the property No. 12 Gramercy Park, a 4-sty dwelling, 26.8x92, was sold at foreclosure sale to Charles C. Bull for \$52,000. This sale was the result of an action brought by the New York Life Insurance Co. against W. L. Oakley et al. The amount due on the judgment was \$11,570.70. The building is built to a depth of 54 feet. The National Art Club is 26.8 feet to the east of the premises just sold. The 5-sty tenement No. 22 East 106th st, 25x100.11, was sold to William Greenbaum at the stand of Joseph P. Day for \$25,600. The amount due on the judgment was \$4,495.57; taxes and other charges aggregating \$492.22. The property is subject to a prior mortgage of \$22,000.

## SCHOOL BUDGET APPROPRIATION.

Four years ago when ex-Mayor Low and ex-Comptroller Grout were anathematized for cutting down the board of education's budget, the school authorities declared that at no point was retrenchment possible without injuring the schools. Later the annual report of the superintendent of schools stated that contrary to expectations, the reduced budget had not injured the schools. Since that time, activity on the part of the supply department has saved enough money each year to endow in perpetuity any two school positions.

In discussing the nearly fifty million dollars that will be spent by the board of education the next twelve months, is it not worth while to ask two questions: (1) Has the economy effected in the department of supplies been to the disadvantage of the public schools? (2) Is the board of education applying similar principles to the salary fund, to the curriculum, to the part time question, to vacation schools, to cost of construction? One intelligent question asked by the press and by the taxpayer between now and the voting of the budget is worth a thousand questions or protests after January 1st.

The board of education asked for \$20,060 to increase salaries and \$9,150 for additional services. Of this total increase the board of estimate refused \$12,799.99. This sum the board of education subtracted not from additional help, but from the proposed increases, distinctly pledging itself in writing to use \$9,150 for additional help and only \$7,260.01 for increasing salaries. The budget estimate for 1909 shows that not \$9,150 but \$9,990 was used for additional help, and not \$7,260 but \$19,205 for salary increases was used.

In the city superintendent's office they increased salaries \$1,575 beyond their request, but failed to spend \$900 given for additional help. In the bureau of audit, although they spent only \$370 less than the total amount requested (before \$12,800 reduction by Board of Estimate) for increasing salaries, and \$300 less for additional help than they were given, they state their intention on p. 402 of their estimate to make one increase of \$1,000 on the ground that it was "allowed for 1908."

### COMMUNICATIONS INTERESTING.

These discrepancies are of special interest in view of the closing paragraphs of two communications dated November 2 and 18, 1907, signed by Commissioners John Green, Hugo Canzler and Rupert T. Thomas: "The board of education will adhere to the apportionment of funds made for it by the board of estimate and apportionment except in one instance hereinbefore stated, where it will be necessary in order to cover the contractual liabilities existing for salaries of teachers of a certain grade;" and "Unless some additional funds can be given the board of education for school purposes, it is deemed inexpedient to vary from the disposition of school monies as made by the board of estimate and apportionment." As throwing further light on this declaration may be stated the fact that of \$18,000 given for attendance officers, only \$600 was used for that purpose, and that while \$30,000 was added to the vacation school appropriation in spite of the emergency supposed to exist in the elementary schools.

Allan Robinson, the chairman of the executive committee of the Greater New York Taxpayers' Conference, stated that the president of the board of education has acknowledged the receipt of a letter from the conference and would soon submit answer bearing upon the argument of the board of education that unnecessary expenses and obstruction are entailed upon the school fund by the present requirement of separating into boroughs estimates for salaries and supplies. Of special interest will be the illustrations that it is hoped will be given to show that in the long run it is short-sighted economy to delay necessary repairs to school buildings. Mr. Robinson's letter raises one question which the Record and Guide hopes will be discussed during the budget hearing: "What evidence is there that the large amount voted for repairs, \$1,320,000, was distributed among school buildings according to urgency of need? Only by statements of fact can the board put effectual stop to charges that favored schools get more than their share of the repair fund as well as of the supply fund."

Edgerton L. Winthrop, Jr., President,

Department of Education,

Dear Sir:

On behalf of the Greater New York Taxpayers' Conference, I am writing to secure from you if possible an elaboration of four points made on page one of the budget estimate of the Department of Education for the year 1909. While planning to take an active part in the budget deliberations of next month, the Taxpayers' Conference does not wish to oppose any necessary expenditure; least of all does it wish to approve of methods that undoubtedly increase the burdens of taxation. Therefore the following questions, which we trust you will have answered at an early date.

Very truly yours,

ALLAN ROBINSON,  
Chairman Executive Committee.

### I. As to Repairs.

1. Is there definite evidence that repairs which could have been made in 1906 or 1907 for \$1,000 will cost in 1909 two, three or five times that sum?
2. Can you estimate the annual depreciation of property for which the repair allowances of the last three years have not provided?



**II. As to Boroughizing Supplies.**

1. What are the "difficulties in management and handling"?
2. What is the unnecessary expense that will be entailed during 1909?
3. To what should be attributed the decrease of \$367,565 in the supplies appropriation?
4. What would have been the cost of supplies for 1909 had the rate for 1904 been maintained?

**III. As to Boroughizing the General School Fund.**

1. Since the charter says "The general school fund shall be raised in bulk and for the city at large," what are the conditions that make necessary the boroughizing of this fund?
2. In what definite ways does the segregation prevent "proper management and business elasticity?"

**IV. As to Instruction Issued by the Financial Authorities of the City.**

1. Will you kindly explain by one or two illustrations how complying with the uniform blanks would have "distorted the facts and conveyed wrong impressions?"
2. How could estimates as to costs of material affect proposals yet to be solicited?

**LAW DEPARTMENT**

**LANDLORD AND TENANT AGAIN!**

The fight is still on, and the genius of the tenant in seeking sustaining pleas in the avoidance of paying rent is not yet exhausted. Bad plumbing, poor heating, deafening noise, falling plaster, unkept promises, all have been again and again urged, and probably not without reason in many if not most of the cases—"Why did you give a verdict for the plaintiff at all in the face of all our evidence for the defense?" said an attorney once to an Irishman on the jury which had just tried his case. "Why, sure," was the quick reply, "he wouldn't be suin' of yez if he hadn't been damaged some."

And so, there is generally some ground for complaint in these defenses to start action. But the tenants forget in their eagerness to hit the landlord, or perhaps justify in the eyes of the world their own failure to pay rent, that one wrong act does not justify another, and also that the courts are open to the voice of their complaint in a properly brought proceeding—by setting up a legal defense of "eviction," which cannot be sustained by the facts alleged, however worthy of redress in some other way urged.

It is not long since that we stated the view of the courts with respect to broken promises of the landlord to repair fallen plaster as not constituting an eviction, however much he might be liable in damages in an action properly brought for breach of promise. But fools rush in where angels fear to tread, and this time the tenant does not confess to wheels in his brain, but bugs in his flat, as a defense to an action for rent. "On behalf of the defendants evidence was given that the apartment, including the beds and closets and all the rooms, was overrun with waterbugs and bedbugs," says the judge! And there on general principles states the law first with respect to the old principle of caveat emptor (let the buyer beware)—"the apartment in suit was not under the control of the plaintiff, and no evidence was given of any express covenant in the lease to keep the apartment free from vermin; and in the absence of such a covenant, the lessee, under the circumstances detailed above, and in the absence of fraud, deceit or wrongdoing on the part of the plaintiff, ran the risk of the condition of the property in that regard," and, again, as to the defense of "eviction" that "vermin or noxious smells in or about the house do not constitute eviction so as to justify abandonment of the premises by the tenant. \* \* \* A bad smell in the pantry, the kitchen being too hot with the stove in it, bad smells from the front window, a stagnant pond of water near the place, bad smell from fish, and vermin in the bedrooms, were all matters that might have given some trouble to eradicate, yet none of them could be held sufficient to relieve the tenant from his liability, or to come within the rule that defines an eviction."

Such a situation and attempt to evade payment of rent in consequence, under the plea of "eviction," was once and somewhat humorously characterized by the late Chief Justice McAdam in the following language:

"The Legislature has passed a statute relieving tenants from their common law obligations, where the demised premises have been destroyed by fire, tempest or other sudden and unexpected event (Laws 1860, Chap. 345; *Suydam vs. Jackson*, 54 N. Y. 453), but the legislative sense of relief to tenants has not as yet reached the case of rats, mice, bugs, roaches or other vermin, and all questions as to them must be decided according to the wisdom of the common law. The inconvenience is one to which all more or less are subject at times; but which, with ordinary skill and attention, may be abated by the tenant."

**A COAL BIN QUESTION.**

To the Editor of the Record and Guide:

Wooden coal bins in a tenement cellar being destroyed by fire, in making repairs, does the Tenement Department permit the bins to be made of wood as before, or must they be of fire-proof materials.

SUBSCRIBER.

Answer.—Coal bins may be rebuilt of wood as before the fire.—Editor.

**SANITARY CONDITIONS OF WASHINGTON HEIGHTS.**

By L. A. RODENSTEIN, M. D.\*

**D**URING the past forty-eight years, in which I have been in active medical practice in the upper part of the City of New York, I have made a study of the local sanitary conditions affecting the health of the population, especially as regards typhoid epidemic outbreaks. Some of the facts and observations of the past may be of interest, not only from an historical standpoint, but by their bearing on certain present conditions.

As far back as 1871, when fevers were prevalent in this region, I made a report to the Taxpayers' Association as regards sewers, swamp lands, water-courses and water supply—the sewer system being at that time entirely inadequate to carry off the sewage and stagnant water, and many of the natural water-courses being already dammed up by the progress of new streets and avenues then being constructed. At that period also, an inadequate supply of pure water was available, and the health of the inhabitants of the upper end of Manhattan Island was seriously endangered. It was many years before the present complete systems of sewers were either adopted or constructed, and the low lying lands drained of stagnated and infected water, detrimental to health.

It has been my observation that the general health of the district is directly traceable to these improvements, but that there are dangers existing to-day, and dangerous practices, which should be corrected and prohibited. To bear out my statement, I will relate a few facts that came under my personal observation in by-gone times:

A good many years ago boys used to go fishing at the foot of 152d st, which was one of the first cross streets developed and sewered. Each boy had his favorite spot for fishing, where each one would try his luck. One of them was far more successful than the others, and would never fail to catch a string of fish, whilst the others scarcely had a nibble. The successful boy would not divulge the secret of his success, but shortly after he became ill with typhoid fever, and in his delirium he would work his hands as pulling in fish, muttering to himself, "another." I suspected the cause of his actions as the source of his illness, and on his recovery I learned from him that he had been in the habit of fishing at the sewer outlet at the foot of the street. We can see this same dangerous practice going on to-day in numerous instances, especially along the Hudson shore front.

When the Bloomingdale Asylum for the Insane stood upon the hill where Columbia University now stands, to the rear of the asylum there was little developed in the way of streets, save Amsterdam av and 116th st. On both sides of the avenue the hillside down to Manhattan st was occupied by a squatter population, who were dependent for their drinking water on a number of small springs, the water of which oozed out of the rock and ran down the avenue.

So many cases of typhoid fever developed in this shanty district as closely to resemble an epidemic. I was interested in endeavoring to find out the cause of the fever, and I noticed that the flow of water down the avenue had the appearance of soap-suds. I followed it up, and found that it flowed from a 6-inch earthen drain-pipe which led towards the avenue from the asylum. I then called upon Dr. Brown, the medical superintendent of the asylum, and learned that the system of sewerage of the institution, which housed about 400 persons, consisted of a series of cesspools, the overflow of each draining into the next one. The whole system had become overcharged, and overflowed down the hill. Another cesspool was built, and the drain-pipe cut off, and from that time no further cases of typhoid developed. In both the instances I have described the outbreak of typhoid was due to imbibing the polluted water.

An epidemic of typhoid fever broke out at one time in the New York Institution for the Deaf and Dumb, and no less than seventy inmates were stricken down by the fever. This outbreak I attributed to lack of proper sewers, as all the sewage of the institution was emptied into a pond which existed just east of the Hudson River R. R. tracks, down the hill immediately in front of the institution. It is also noticeable that the drinking water of the institution at that time was drawn from a well just above which was located an outdoor closet for the use of the boys. This was a case where a contributing if not original cause was the open stagnation of the sewage and partly by pollution of the water supply. Most of such dangers have been removed by the present system of modern sewers. Most of the old ponds and low-lying and swamp lands have been drained, and we have a supply of pure water in every dwelling.

But while we are thus relieved of direct dangers to health, we have by this very method of relief polluted the rivers which surround our locality and, ignoring the fact, numbers of the public, especially young people, are permitted to continue to bathe in polluted water, and numbers of persons may be seen

\*From an address delivered at the meeting of the Washington Heights Taxpayers' Association, Friday, Sept. 25.



daily fishing at polluted points, and no doubt eating thereafter the fish taken from the sewer outlets.

If the body be immersed in this polluted water while millions of sudamina are throwing out the perspiration of the body, the system absorbs and is filled with these impurities, and we have the same condition of absorption of germs as when taken into the system by respiration, by inhalation of impure air, or by digestion, when drinking impure water or infected milk, or by eating oysters which have been whitened and fattened artificially in the very water our sewage and drainage has helped to pollute. So that while we have overcome the great difficulties menacing the health of the community by the best of sanitary measures, we have allowed these practices to continue and to contribute many cases of infectious illness.

No one more than a medical man appreciates the advantages of open air exercises, and particularly of bathing in pure waters, as a healthful recreation for all classes, and no one more than myself regret the fact that the beautiful shores of our locality are no longer safe or proper places for such recreation. But the time has come when the use of diluted sewage as a medium for such enjoyment must be prohibited, and these bathing places closed, as well as the practice of fishing near sewer outlets. If it be possible to establish some large bathing place supplied with pure water, the attraction of this locality in this respect might be continued, and it is interesting to learn that a project is in hand for providing a means of solving this problem by the building of a large natatorium at 145th st.

The details of the project have much interested me, and as I consider that the establishment of such an institution on the Heights would be of general benefit, I have asked Mr. F. M. Blake, who is the author of the project, to describe it fully to the members of the Washington Heights Taxpayers' Association.

## TRANSIT IN EAST BRONX.

Taxpayers in the neighborhood of Throgg's Neck express their approval of the petition of the New York, Westchester and Boston Railroad Company for a change of route so as to take in a branch line which will tap that locality. The line as originally granted in 1905 covered a route between the Bronx and Harlem Rivers. The change now under consideration is a result of the opposition to the old lines. It is believed that the construction of the road as originally proposed would result in the destruction of so much property that the expense of the undertaking would be prohibitive.

The new route suggested by the company is said to be through a territory where the right-of-way can be purchased within a short time and at a price consistent with the figures paid for other vacant property in that section. A projected branch is also proposed through Throgg's Neck beginning at a point in West Farms road, near the southeast corner of Bronx Park, and continuing southward almost to the Bronx River, where it will turn eastward to Clason Point Park. Running northward from that point along the East River the line as proposed will finally cross Baxters Creek and ends at Fort Schuyler road and East 177th st.

If the changes under consideration are carried out property interests in the extreme easterly section of the Bronx will be considerably benefited thereby.

## HOTEL GOTHAM TO BE AUCTIONED.

By order of the Supreme Court the Hotel Gotham, at the southwest corner of 5th av and 55th st, is going to be sold at public auction on Oct. 13 by Joseph P. Day in the Exchange salesroom in Vesey st. The Knickerbocker Trust Co. secured a judgment for \$455,000 on a third mortgage. The property is subject to prior liens aggregating \$1,950,000, held by the Metropolitan Life Insurance Co. The 51st St. Co. is the owner of record of the property.

On Aug. 7 Charles Wetherbee and William R. Wood, of the Hotel Buckingham, took active charge of the management of this hotel, and their tenure will remain undisturbed, as provisions have been made to this end. It will be remembered that this hotel has never been granted a liquor license on account of the opposition of the Fifth Av. Presbyterian Church, which is located within the statutory limitation of 200 ft. From a financial standpoint the hostelry has always been a failure. The building has a frontage of 100 ft. on the avenue and 125 ft. on 55th st, and is 18-stys in height, of modern fireproof construction.

IN AN ELEVATOR APARTMENT HOUSE the elevator boy plays an important role. Higher prices are paid for apartments in this class of house compared with a non-elevator structure, and the families that live there naturally demand better and prompter service than could be expected in a cheaper grade house. As a rule the elevator boy is not an impressive sight. He is usually more dead than alive, but a boy who will jump up from his seat when a prospective tenant appears, and show some interest in what is happening, greatly increases the chances of the apartment being leased.

## PRIVATE SALES MARKET

### SOUTH OF 59TH STREET.

CITY HALL PL.—Eliza Arnold sold the 4-sty building 19 City Hal pl, 24.6x99.5. The property adjoins the Deutscher Press Club, and is 131 ft. north of Duane st.

### Block Front Sold.

DOVER ST.—The Charles F. Noyes Co. has sold for Mrs. Ida M. Otz the entire block front on the southerly side of Dover st, from Front to South, consisting of 4 buildings, namely, 269 Front, 36 Dover, 38 and 160 South st. The total property has a st frontage of about 144 ft. on Dover st, with direct north light, and the plot contains about 4,000 sq ft. The property is purchased by an investor. It has been in the family of the sellers for about 50 years. The purchase is a cash one, though there is a clause permitting a purchase money mortgage to remain, should the purchaser so elect. The date of closing is also elastic. There is some doubt just what will be done with the property, and, in fact, until an accurate survey is made nothing definite can be decided. One of the buildings is a substantial structure. There is a possibility of a new modern 6-sty building being erected on the site.

9TH ST.—John G. Folsom sold for a client to the 9th Street Co. 233 East 9th st, a 6-sty tenement, 39.6x68.11x irregular. There was a mortgage of \$37,250 on the property.

15TH ST.—The Duross Co., in conjunction with H. M. Weill and Joseph Burke, sold 330, 332 and 334 West 15th st, a 6-sty elevator apartment house, 68x100, to Nestine Marks.

26TH ST.—S. B. Goodale & Son sold for Josephine Mullee to a client 241, 243 and 245 West 26th st, near 7th av, two 4 and 5-sty stores and tenements, 63x98.9. The present seller bought this property from Jefferson M. Levy on March 26, 1908, subject to a mortgage of \$57,000.

27TH ST.—Robert Alexander resold 45 and 47 West 27th st, two 5-sty dwellings, 50x98.9. This property was acquired on Sept. 12, 1908, from Elmer A. Darling in a trade. Last April the building 43 West 27th st was sold to J. B. Thompson. It is a 9-sty fireproof office structure, 25x98.9, and was held at \$190,000. It was mortgaged for \$105,000, and the gross rentals aggregated \$22,000. The Wilmurt Realty Co. sold to Andrew F. Gilsey and the Investors' & Traders' Realty Co. the 5-sty loft and office building 20 West 27th st, across the street from the property just sold, on May 15 last. It has been reported that the Astor Estate acquired this latter property, which abuts their holdings in 26th st.

### Buys Handsome Dwelling.

48TH ST.—The McVickar-Gaillard Realty Co. sold for a client of Pease & Elliman the 4-sty dwelling with elevator at 19 East 48th st. The buyer is Mrs. Frank P. Mitchell, who for the last two years has occupied Admiral Dewey's house in Washington.

51ST ST.—Col. John H. Wood bought from the Striker Estate for occupancy 337 West 51st st, 3-sty private dwelling, 17.6x100.5. Alexander Wilson was the broker in the transaction. The adjoining house, 335 West 51st st, a similar house, was sold at an executors sale to Wm. H. Kilgannon in October, 1907, for \$19,000. Before the city was laid out on the present plan an old road ran through this property.

54TH ST.—Francis B. Robert sold for Daniel Guggenheim to Frederick W. White, of Peters, White & Co., the 5-sty American basement dwelling 12 West 54th st, 25x100. This house is on the south side of 54th st. The residence of Alexander Walker adjoining the home of John D. Rockefeller is on the east, and Mrs. Mary E. Bloodgood owns the house directly on the west. The University Club is across the street on the northwest cor of 5th av. This block is one of the choicest residential blocks south of 59th st.

57TH ST.—Henry D. Winans & May sold 113 East 57th st, a 5-sty American basement residence, 20x100.5, for Mr. H. D. Morrison, of 121 East 79th st, on private terms. The purchaser, Martin W. Littleton, will occupy as his home. The house is 75 ft. deep, with a 3-sty extension. A 12-sty apartment occupies the southeast cor of Madison av, 90x100.5, built 90 ft. deep.

2D AV.—J. E. Brande, as attorney, bought for R. Lucatorti 197 2d av, a 4-sty dwelling, 21x96.

8TH AV.—The Gem Realty Co. and the Amsterdam Realty Co. sold through Herman Reinheimer the northeast cor of 8th av and 43d st, known as 680 to 686 8th av and 265 to 269 West 43d st. The size of the plot is 75x100. The asking price for the property has been \$275,000. Montgomery Maze is the buyer. This sale is of especial importance, and is the largest transaction since the famous Doherty sale in March, 1907.

### NORTH OF 59TH STREET.

70TH ST.—Pease & Elliman sold for Monroe & Simon 262 West 70th st, a 3-sty brownstone dwelling, 17x100. The buyer will occupy the house. The present sellers took title June 20, 1903. The house is 50 ft. deep.

71ST ST.—Pease & Elliman sold for Charles Mayne 274 West 71st st, a 3-sty dwelling, 20x100.5. The new owner will occupy the house.

71ST ST.—Otto Gendau sold 320 West 71st st, a 3-sty and basement stone front dwelling, 17.6x100.5.

82D ST.—Paul M. Warburg sold through S. Osgood Pell & Co. 3 East 82d st, a 5-sty whitestone and brk dwelling, 25x102.2. The buyer is Robert Hager, Jr. The house adjoins the cor plot owned by the Trask estate, which is vacant. This property at one time was part of the old Abraham Schermerhorn.

### 92d Street Activity.

92D ST.—Richtmeyer & Irving sold to a client for the estate of Maria T. Waters the 4-sty dwelling 48 West 92d st, 18x100.8.

92D ST.—Slawson & Hobbs sold for W. E. D. Stokes to a client the vacant lot on the north side of 92d st, 200 ft. east of West End av, 25x100.8.

119TH ST.—I. Kashare sold for Gross & Herbner 28 East 119th st, a 4-sty brownstone dwelling, 15.8x100. This completes the resale of the row of houses which the sellers took in trade from ex-Gov. Levi P. Morton on Apr 8, 1908. The properties involved in that trade were 97 Crosby st, a 7-sty loft and store building, 25.3x66; the 4-sty dwelling 55 West 95th st, 19x100.8, given by Mr. Morton, who received 20, 24, 28 and 32 East 119th st, four 3-sty dwellings, 15.8x100 each. Across the street is a row of 9 flat houses occupying the block front.



**Investor Purchases Block Front.**

**BROADWAY.**—Dennis & Preston sold for Heilner & Wolf and for Klien & Jackson the block front on the west side of Broadway, between 82d and 83d sts. The plot has a frontage of 204.4 ft. on Broadway and 107.7 ft. and 104 ft. frontages on the respective side streets. All told there is about 22,000 sq. ft. in the plot. There are two 2-sty buildings on the property, which rent for approximately \$40,000. The buyer is Herbert Du Puy, of Pittsburgh, who is 2d vice-president of the Crucible Steel Co., and is also interested in the Pittsburgh Rubber Co., the Connellsville Coke & Coal Co. and various other corporations. Mr. Du Puy last February purchased the northeast cor of 12th st and Broadway, a 11-sty business building with a frontage on Broadway of 42.11 ft. and 153.6 ft. on the st. This transaction was said to have involved something over \$1,000,000. Some Pittsburgh property was given in part payment. Klien & Jackson and Heilner & Wolf bought the property just sold from the late Chas. T. Barney in July, 1907. The purchaser takes the property out of the market. The price is said to be over \$700,000. As this is one of the largest individual holdings in this vicinity, and in view of the notable improvement to be made by the John Sherman Hoyt Estate at Broadway and 86th st, following the example of the Astor Estate at Broadway and 79th st, it would not be surprising to see this property improved in a similar manner at some future time. On the southwest cor of Broadway and 82d st is the Saxony, a 7-sty high-class apartment, 90.4x102, and on the northwest cor of 83d st and Broadway is another 7-sty structure, 70.2x110. On the west of the premises just disposed of is Public School 9. It will be remembered that Dennis & Preston, the brokers in this transaction, were the means of closing the largest lease of the season, that of Hotel Gotham.

**BROADWAY.**—Wm. J. Casey sold the southwest cor of Broadway and 113th st, 100.11x100. The property is sold free and clear. On March 9, 1906, Mr. Casey bought from Annie J., wife of J. Romaine Browne, 50x100, located 50.11 ft. south of 113th st, subject to a purchase money mortgage of \$41,000 for 3 years at 5%, and on June 25, 1906, the cor plot of 50x100 from George L. Slawson, subject to a mortgage of \$54,000. Franklin Pettit is the new owner.

**LENOX AV.**—The Butler & Herrman Co. sold for Wm. J. Hamilton the 7-sty elevator apartment house known as the Placid, at 20 and 22 Lenox av, between 111th and 112th sts, 33.6x100. The Lenox Hall, at the northwest cor of 112th st, a 6-sty building, 90.5x100, was recently sold, as was the Hotel Balmoral, covering the entire block front between 113th and 114 sts, on the east side of the av.

**WEST END AV.**—Arnold, Byrne & Baumann resold for Frank Jaeger 834 and 836 West End av, two 5-sty flats, each 25x100. This property has been sold three times in the last month.

**WASHINGTON HEIGHTS.****Apartment Changes Hands.**

**133D ST.**—Joseph P. Day sold for Max Levitz 523 West 133d st, a 6-sty apartment house, 37.6x99.11.

**142D ST.**—S. Marcus sold for the St. Nicholas Realty Co. to Mrs. Blanche Kaufman 476 West 142d st, a 4-sty dwelling, 17x99.11. This is one of a row of houses erected by Sonn Bros. and sold by them to the St. Nicholas Realty Co. last May.

**Large Heights Sale.**

**WADSWORTH AV.**—David Stewart sold for the New York & Long Island Realty Co. the 15 lots in the west side of Wadsworth av, commencing 90 ft. northeast of 190th st, if extended, a plot 370x100, to Wm. C. Trull. These lots overlook the Hudson and Harlem valleys. The subway extension south through St. Nicholas av to 190th st, on the surface from Dyckman st, will rapidly improve this section.

**BRONX.**

**EDGEWATER ROAD.**—The Hunt's Point Realty Co. sold to John Gallagher a plot of 4 lots running through from Edgewater road to the Bronx River. This property is bulkheaded, and will be used by its new owner as a building material yard.

**GLOVER ST.**—F. M. Weiss & Co. sold 2 lots, 50x130, on the east side of Glover st, 67 ft. northeast of Westchester av, to Amelia Steinmetz.

**LORING PL.**—Edmund McRickard & Co. sold a plot on the east side of Loring pl, 345 ft. north of 183d st, 75x100, vacant, to Katharine Kasser.

**PARKER ST.**—F. M. Weiss & Co. sold a lot on the west side of Parker st, 68 ft. north of Westchester av, for Marcus Nathan to Henry Nerenberg.

**POPLAR ST.**—F. M. Weiss & Co. sold to David Zoglin the 1-family dwelling on the north side of Poplar st, 100 ft. east of Forest av, to Philip Klein, who gives in exchange 2 lots on the north side of Hilton av, 100 ft. west of Deane pl.

**175TH ST.**—George A. Devine sold for Victor Pohjola to a Mrs. Schmidt a 2-family frame dwelling on 175th st, near Westchester av.

**ANDREWS AV.**—Edmund McRickard & Co. sold the dwelling on the west side of Andrews av, 130 ft. south of 183d st, to Ellen Lowen.

**BARNES AV.**—Andrew Hally sold for Mr. Zacharzowsky a cor plot, 50x100, at 239th st and Barnes av.

**BATHGATE AV.**—Edmund McRickard & Co. sold the semi-detached dwelling 2086 Bathgate av, south of 180th st, to Ada H McDermott.

**BOSTON ROAD.**—Richard Dickson sold for Wm. L. Shinar to Frederick Goepfert 999 Boston road, a 1-family frame house, 16.8x100, with a frontage on 3d av.

**BRUNER AV.**—The Whitehall Realty Co. sold 50x97.5 on the east side of Bruner av, 175 ft. south of Nereid av.

**CHATTERTON AV.**—F. M. Weiss & Co. sold for Marcus Nathan 2 houses on the south side of Chatterton av, 130 ft. west of Av C, or Castle Hill av, to the Commercial Finance Co.

**Two-Family Houses in Demand.**

**FULTON AV.**—Richard Dickson sold for J. C. Dam 1400, 1402 and 1404 Fulton av, three 2-family houses, 20x73 each. Title will be taken in the latter part of October.

**GLEASON AV.**—F. M. Weiss & Co. sold to the Commercial Finance Co. a 2-family house on the north side of Gleason av, 130 ft. east of Havemeyer av.

**GREEN AV.**—F. M. Weiss & Co. sold 3 lots, 75x100, on the north side of Green or Roebling av, Throgg's Neck, 100 ft. west of Mapes av, for George Buckenham to Wm. J. Purdy, builder, who intends to erect 2-family houses on the property.

**STEBBINS AV.**—I. Kashare sold for G. W. Godward 72x135 on the east side of Stebbins av, about 250 ft. north of 169th st to builders who will erect two 6-sty flats.

**VYSE AV.**—Cahn & Cahn sold for M. B. Noone to Charles Bellows 1486 Vyse av, a 2-sty, 2-family brk house, 25x100.

**WATERLOO PL.**—Warch & White sold for the German Construction Co. to G. Strauss a 2-family frame house on the west side of Waterloo pl, 25x70.

**WHITE PLAINS ROAD.**—F. M. Weiss & Co. sold for Amelia Steinmetz lots 347 and 348 in the McGraw estate, on the east side of White Plains road, 325 ft. north of McGraw av, to David Brown, who gives in exchange a 2-family brk house on the east side of Glover st, 100 ft. south of Lyon av.

**LEASES.**

Harrell W. Peck leased for James Hind the dwelling 145 West 95th st.

Leon S. Altmayer leased for a long term for Dr. John A. Wyeth the dwelling 172 West 88th st.

Frederick T. Barry leased for H. W. Vogel to George L. Shearer the 4-sty dwelling 73 East 80th st.

The Wm. S. Anderson Co. leased 133 East 74th st to Dr. Fred. Levenson, formerly of the Hotel Premier.

Benjamin R. Lummis leased the private dwelling 356 Lexington av to a doctor for occupancy for a long term.

T. Sherwood Boyd leased for the Rhinelander estate to Lord & Taylor 102-110 East 32d st, for a long term of years.

The Ludlow-Day Realty Co. leased for A. H. Landeker the 3-sty dwelling 67 West 90th st, to a client for a term of years.

The Charles F. Noyes Co. leased 42 Gold st to W. S. Smith; 19 John st to S. Norring, and 203 Front st to the Wilshire Magazine.

Folsom Bros. leased for Mary A. Bryson the 4-sty and basement private house 47 West 12th st for a term of years to a client for occupancy.

Joseph A. Dwyer leased for a long term the building to be erected on the north side of 66th st, west of West End av, to Arthur Coombs and Ernest Gogin, who will use the building as a garage.

S. B. Goodale & Son leased the following dwellings: For Laura A. Cregan to T. M. Yarnell 237 West 38th st; for E. M. Ricketts to Amy Stair 23 West 11th st, and for E. E. Horn to John Wilson 245 West 38th st.

Barnett & Co. leased for Miss E. Madighan the 3-sty dwelling 71 East 124th st to a Mrs. Coughlan; also the dwelling 4 West 128th st for L. Duschess to George Rosenthal, and for Daniel P. Hays the 4-sty dwelling 9 West 21st st.

Wm. C. Flanagan leased 309 West 138th st, a dwelling, for the Germania Life Insurance Co.; 307 West 139th st, a dwelling, for James C. Farge; 315 West 139th st, a dwelling, for James C. Farge, and 320 West 140th st, for the Association for Relief of Indigent Families.

T. Scott & Son report that they have leased the following dwellings: For L. J. Salomon 1064 Lexington av; for J. S. Butler 155 East 80th st; for Emanuel S. Cahn 161 East 79th st; for E. Kassel 1129 Lexington av, and, in conjunction with E. De Forest Simmons, for ex-Judge Rufus B. Cowing 136 East 78th st.

The Duross Co. leased the 3-sty dwelling 245 West 16th st to Wm. W. Hallahan; also 163 8th av to a Mrs. Callahan; 60 Perry st for R. L. Davis; 148-150 West 27th st, 2 dwellings, to Paul Gasparino; 267 West 10th st to A. J. McHugh; and the 3-sty dwelling 223 West 12th st to Mrs. Catharine Schwardt for a term of years.

Duross Co. leased the 3-sty business building, 119 West 17th st, for Catharine McVey to Max A. Feuerlicht for a term of 5 years; also for Helen W. Seamans the 3-sty private dwelling, 120 West 13th st, 20x103, to Richard Pastor for 5 years, and 141 West 81st st, a 4-sty dwelling, for Lev G. Rosenblatt to Jennie B. Schlessing for a term of 5 years.

S. Osgood Pell & Co. report the following leases: For Henry B. Anderson, 466 Park av, for a term of years; for Mrs. Abbey Story Marshall, 101 and 109 East 62d st; for Henry K. Brower, 46 West 11th st, for a term of years; for P. J. Cuskley to Conde Nast, 126 East 22d st, and for Mrs. Oscar Livingston, 108 East 30th st, to Albert J. Akin for a term of years.

T. Scott & Son report the following residential leases: For ex-Judge Rufus B. Cowing, 136 East 78th st, in connection with E. de Forest Simmons, for a term of 5 years; for L. J. Salomon, 1064 Lexington av, 3-sty and basement; for J. S. Butler, 155 East 80th st, 3-sty and basement; for Emanuel S. Cahn, 161 East 79th st, a 3-sty and basement, and for E. Kassel, 1129 Lexington av, 4-sty and basement.

The Interborough Rapid Transit Co. has taken a 10 years' lease of the entire 6th and 12th floors in the new City Investing Building, Broadway and Cortlandt st, to be used for its general and executive offices, now in the Park Row Building and at 115 Broadway. The lease, which covers about 36,000 sq. ft. of floor space, dates from May 1, 1909, although the Interborough Co. will probably take possession before that date. Negotiations for the lease were conducted by Herbert J. Spyr.

Post & Reese leased 11 East 9th st for Mrs. Harriet Bronson Hoffman to Mrs. Howard Gibb; 140 East 62d st, for Mrs. E. Maitland Armstrong to Wm. B. Franklin; 136 East 65th st, for the Billings estate to Louis V. Bright; 18 East 70th st, for Charles G. Curtis to Miss Florence Stevenson; 604 Park av, for Mrs. Morton C. Nichols to Mrs. A. D. Porter; 606 Park av, for Mrs. Morton C. Nichols to Madame J. Dunand; 723 Park av, for Mrs. John A. Vander Poel to E. Hicks Herrick; 948 Lexington av, for Geo. B. Post to Chalmers Wood, and 950 Lexington av, for Geo. B. Post to Ford Huntington.

Pease & Elliman report the following leases: For Mrs. Robert Graham, 163 East 64th st, a 5-sty American basement dwelling; for E. K. Trowbridge 118 East 38th st, a 4-sty dwelling; for the Astor estate 236 West 76th st; for the estate of Mary C. Wallace, 249 Madison av, a 5-sty dwelling; for the estate of K. T. Schermerhorn, 61 East 76th st, a 3-sty stable, to C. V. Brokaw, who will alter it into a garage; 50 West 133d st to C. A. Cole; for Arthur K. Bourne, 117 East 55th st, a 5-sty dwelling; 176 West 72d st, to Mrs. Mary K. Jackson; 48 West 11th st, to Philip Hiss; for Mrs. L. D. Davis, 123 East 56th st, a 5-sty dwelling; 227 Riverside Drive, to George E. Nelson.

Slawson & Hobbs leased the following houses: 266 West 72d st to W. J. Norris, 308 West 36th st to J. F. Flynn, 217 West 78th st to E. F. Werner, 246 West 76th st to E. J. Lennot, 267 West 71st st to J. E. Kroedner, 463 West 140th st to F. E. Fitzgerald, 248 West 76th st to J. F. Konlin, 257 West 88th st to Dr. S. Sims, 148 West 87th st to R. E. Sinauer, 315 West 87th st to O. E. Connolly, 146 West 65th st to Mr. Ferra, 105 West 87th st to Mrs. J. E. Cox, 43 West End av to J. Rothschild, 135 West 81st st to R. J. Meyer, 69 West 89th st to John E. Jones, 137 West 78th st to M. Botnester, 280 West 71st st to F. J. Miller, 157 West 87th st to Com. Spooner, 146 West 87th st to F. J. Miller, 157 West 87th st, 156 West 87th st, 166 West 87th st, 102 West 86th st, 107 West 87th st, for the estate of D.



Willis James; also 144 and 146 West 78th st to J. C. Donnell, 568 West End av to F. K. Holmes, 180 West 76th st to Mrs Stodtmuller, 131 West 94th st to E. K. Schmidt, 161 West 86th st to H. N. Johnston, and 325 West 78th st to N. E. Keller.

### SUBURBAN.

LEONIA, N. J.—Joseph P. Day sold for the Brinckerhoff estate a 3-sty dwelling, 75x200, on Park st, at Leonia, N. J. The buyer will occupy.

DEAL, N. J.—L. J. Phillips & Co. sold for the Elmore Realty Co. a plot of over 8 lots on Runyan av at Deal, N. J., to Julius Kayser, who owns adjoining property.

RUTHERFORD, N. J.—The Carlton Realty Co. sold 9 out of the 14 houses at Carlton Terrace, Rutherford, N. J., which were begun last April. The company now has under way 5 houses which will be ready for occupancy by Nov. 1.

PLAINFIELD, N. J.—The Central Park Realty Co. sold to J. Philip Bird, business manager of the National Association of Manufacturers, a 12-room house on Evergreen av, Plainfield, N. J. Edmond Rushmore was the broker in the deal.

ELMHURST HEIGHTS, L. I.—The following sales have been made by the Bankers' Land Corporation: To James Dougherty, a 2-sty brk house in Penfold road; to A. Duncan, 40x100, in Belmont av; to James T. Brownson, 40x100, in Prospect av; to Jessie Moulton, 40x100, in Colonial Parkway, and to Thomas Quigley, a lot in Woodside av.

PARK HILL, N. Y.—Theodore Kemm bought at Park Hill on the Hudson 2 large plots in Van Cortlandt Park av; Leon O. Fisher, general auditor of the Equitable Life Assurance Society, purchased a large semi-bungalow in Rockland av, and Edward C. Cullinan bought the large dwelling in Lakeside Drive, near Van Cortlandt Park av.

SCARSDALE PARK, N. Y.—Bloomington Bros. report the following sales in Scarsdale Park: To Nellie L. King, 2 lots on Madison road; to F. H. Lubben, 7 lots on Drake road and Madison road; to W. H. Hogan, 2 lots on Cambridge road; to John Wright, 2 lots on Rodney terrace; to Edward M. Cassidy, 2 lots on Cambridge road, and to Edwin R. Wall, 3 lots on Madison road.

MORRISTOWN, N. J.—S. Osgood Pell & Co., in conjunction with W. J. Romaine, sold to a client, for occupancy, the Emory McClintock place on the Bernardsville road, at Morristown, N. J. The property consists of a large stone residence, with stable, garage and outbuildings. There are about 300 acres of land, all high and wooded, and having many fine drives. The asking price was \$100,000 for the property.

MT. VERNON, N. Y.—Neason Jones sold in Mt. Vernon to Dr. Peter Roberts, of Philadelphia, a dwelling on a cor plot at 424 East 5th st, Vernon Heights; to W. A. Billingham, of Albany, N. Y., a residence, 50x105, 549 South 6th av; to H. Ludwig, an 11-room brk house, 536 East 3d st, Vernon Heights; to A. G. Brooks, plot in Urban st, Chester Hill, on which he will build a dwelling, and to C. A. Hoffman, of Manhattan, 351 South 1st av, a dwelling.

SANDS POINT, L. I.—S. Osgood Pell & Co. sold to Albert G. McDonald a track of about 10 acres in the O'Gorman estate property at Sand's Point, L. I. Mr. McDonald will erect on the site a handsome residence. The rest of the O'Gorman holdings will be cut up into plots of from 2 acres upward and placed on the market. This is one of the most attractive tracts of water frontage on the Sound, with long stretches of beach both on the east and west sides of Sands Point.

### STATEN ISLAND.

PRINCE'S BAY, S. I.—The Prince's Bay Realty Co. sold a plot of 12 lots at Prince's Bay, S. I., for the Swade estate to a Mr. Stevenson.

WEST NEW BRIGHTON, S. I.—Cornelius G. Kolff has sold for John Gavenda his house and 22 lots on the south side of Cherry lane, near Jewett av, West New Brighton, S. I., to Theodor Schwaninger.

## UNCLASSIFIED SALES

The total number of sales reported is 49, of which 12 were below 59th st, 16 above, and 21 in the Bronx. The sales reported for the corresponding week last year were 50, of which 12 were below 59th st, 15 above, and 23 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 139, as against 155 last week, and in the Bronx 140, as against 112 last week. The total amount involved is \$5,478,827, as against \$4,493,544 last week.

The amount involved in the auction sales this week was \$812,566, and since January 1, \$43,125,698. Last year the total for the week was \$227,141, and from January 1, \$31,182,005.

20TH ST.—Joseph P. Day sold for Chas. S. Furst 242 West 20th st, a 4-sty dwelling, 21.6x93.2x irregular.

140TH ST.—Duff & Brown sold for Mrs. Gertrude A. Gorman to a syndicate organized by Frederick M. Blake, 150x99.11 on the south side of 145th st, 100 ft. west of Broadway. The buyers will erect on the plot, from plans that have been prepared by Wm. H. Day, an amusement building of original design. The front of the plot, 150x30, will be occupied by a 6-sty building, containing bowling alleys, billiard room, restaurant and private rooms, with a sun parlor on the roof. In the rear will be the baths, a feature of which will be an enormous swimming pool 50 ft. in width and nearly 150 ft. long, with rooms for Russian and Turkish baths of the latest and most elaborate design. Mrs. Gorman also owns the adjoining Broadway cor facing the subway station, and partly covered with a 1-sty taxpayer. The Blake syndicate has arranged to secure a portion of this plot also, in case it is found that the new building can be advantageously made larger.

DAVIDSON AV.—Klein & Jackson sold to John Massinino 22 lots on both sides of Davidson av, and on 177th st, between Davidson and Tremont avs. The buyer will build 19 2-family brk houses.

OLMSTEAD AV.—Joseph Zacharzowsky bought through Andrew Holly a 2-family house at the cor of Olmstead and Blackrock avs, Unionport.

## WHY THE BARBER MOVED TO THE BRONX.

The tonsorial artist was feeling in a communicative mood and as his patron had just satiated a ravenous appetite with a substantial repast everything was propitious for a monologue by the knight of the razor.

"I have just moved from the Tenth Ward to the Bronx," remarked the hair trimmer, as he flecked some lather on the shaving knife. Ridges of froth around the edges of the mouth of the victim in the chair prevented any articulation from that source, and the conversation (?) continued. "You see I am married and have two babies that have to be kept warm in the winter. It is difficult to do that when the temperature in the apartment flirts with the freezing point for days at a time, and this was our experience in January and February of this year. I had heard of the new steam-heated apartments with modern conveniences which have been going up in the Bronx to meet the demands of men like myself who cannot pay over \$20 a month, and the other day I took a few hours off to see if the reports were true. I had no special place in view, but just got off the elevated in the hundred and forties and started along one of the streets. I did not have to go far before I saw a sign which stated that new apartments could be had at a price that was within my reach. I was not in ten minutes before I rented. We have three rooms and a kitchen, gas, dumbwaiter and steam heat. The babies will be warm all winter, everything is clean, the carfare is the same as I paid before, five cents, and I am paying only \$18 a month, which is \$2 less than I paid last winter for three rooms where we shivered half the time. It takes a little longer to go home, but think of the comforts. It's a great thing for a married man with babies, isn't it?" asked the barber, as he put the final touch to the powder.

The shavee having to acknowledge his inexperience in such matters, the newly adopted Bronxman added:

"Well, I was an unmarried man once, and every time I moved I had to pack up 53 pieces—a pack of cards and a collar. Now I have only four, my wife, my babies and myself, and it is much easier, don't you see?"

## REAL ESTATE NOTES

The Greater New York Taxpayer's Association met Thursday evening at Liberty Hall, 257 East Houston st.

John D. Rockefeller transferred to the Rockefeller Institute for Medical Research the property at the northwest corner of 65th and Exterior sts.

Francis X. Bannon secured a building loan from James G. Wentz of \$30,000 on the property, 40x72.3, in the south side of Home st, 91.9 ft. west of Prospect av.

The Germania Life Insurance Co. made a building loan of \$80,000 to the Leo. Co. on the property at the southwest corner of Minford pl and 172d st, 105x100.

A building loan of \$200,000 was made by the City Mortgage Co. to Cohen Realty Co. on the property 259.11x99.11, on the north side of 160th st, 150.1 feet west of Amsterdam av.

Mary D. Gerard has begun suit in the Supreme Court against E. Rollin Morse and Marion R. Morse, his wife, to foreclose a mortgage of \$30,000 on the property in the north side of 51st st, 222.6 ft. east of 5th av, 30x100.5. The plaintiff is represented by Middleton S. Borland.

Joseph E. Marx, who for the past five years was associated with his brother, Max Marx, at 128 Broadway, has opened an office at 152 Broadway, where he will conduct a general real estate and brokerage business. The new office is located in the "Huyler" building, near Liberty st.

Nathan Fernbach has been appointed receiver of rents of 210 and 212 Eldridge st, by Judge Gerard, pending a suit brought by the Mutual Alliance Trust Co. against Philip Mandelbaum and others to foreclose a mortgage of \$20,000. There is a prior mortgage on the property amounting to \$42,000.

Moore & Smith, of 9 East 33d st, are making a specialty of realty in which their office is located, as well as doing a general brokerage business. They believe that values in that zone have not reached the top notch as yet and that investors who place money there, using ordinary judgment, will be well repayed.

A mortgage for \$50,000 to run one year bearing interest at the rate of 6 per cent. was recorded during the current week. Timothy D. Sullivan and Nellie, his wife, Frank Farrell and Hattie J., his wife, borrowed this sum on the Savoy Theatre, located on the south side of 34th st, about 125 ft. west of Broadway.

Attempts are being made by members of the West End Association to compel the removal of an advertising sign at 107th st and Riverside drive. Through its counsel, John C. Coleman, the association has called upon the Mayor to aid in removing the bill board. "All that the West End Association asks is that advertising sign boards in its territory shall conform to the law," recently remarked Mr. Coleman. The present sign is nearly 30 feet in height and is in direct violation of the law.

When you have occasion to estimate the value of an improved property and the building is suitable for the land, the parcel



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STENOGRAPHER, young lady, experienced, real estate, desires position. BOX 110, Record and Guide.

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WANTED—Bound volumes of Record and Guide; also latest edition Bronx map and map case. REMBRANDT REALTY CO., 152 Broadway. Phone 1690 Cort.

WANTED—Connection with responsible Real Estate Office or Realty Co., where hard, intelligent work and results are appreciated; 19 years' experience in all branches, renting, selling, etc.; can draw all kinds leases, contracts, etc. Present position, manager renting department, 5th Ave. section. Age 35, married; salary and commission. Address BOX 105, Record and Guide.

AN EXPERIENCED, steady, reliable man desires position as superintendent, collector or renting man. BOX 55, Record and Guide.

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should be worth the market value of the ground, plus the actual cost of the building, including a fair builder's profit, less, of course, a reasonable percentage for depreciation caused by wear and tear, besides any damage sustained by the elements. This is not a fixed rule, but it will greatly assist in determining the mean value of a parcel of improved real estate.

The Century Holding Co. secured a building loan of \$600,000 on the property Nos. 1182 and 1184 Broadway, 53x114, adjoining the Hotel Breslin on the south. The Metropolitan Life Insurance Co. was the lender. The present owners bought this property on March 31, 1908, from Charles Laue subject to a mortgage of \$230,000 and a purchase money mortgage of \$45,000 for 3 years at 5 per cent. Plans for a 16-story brick and stone store and office building were filed to cost \$500,000. William L. Rouse is the architect. This is only one of many operations under way in this section.

The Public Service Commission was visited on Thursday last, by a committee of Staten Islanders who presented a petition for the building of a subway under the Narrows to connect Staten Island with Brooklyn. This will give the residents of the Borough of Richmond an all-rail route from Manhattan to that borough through the Borough of Brooklyn. This will be of great advantage to the "islanders," who will save a great deal of time in coming to Manhattan in stormy and foggy weather. At present there is no direct communication between Staten Island and Brooklyn.

Several lots were recently purchased at Throgg's Neck Gardens under unusual conditions. A prospective buyer challenged the operating company to give him the opportunity to prove at their expense whether or not the prices placed on their holdings were arbitrary. The proposition of the buyer was for the realty company to give him an option on a small block of lots, allow him to secure an appraisal of the parcel, and if the property stood the test he would close the purchase. The challenge was accepted and resulted in a sale. It is understood that the development company was so pleased with the result that it is now offering short term options under like conditions.

It may well be said that there is no place where courtesy has more weight in the relations between apartment managers and tenants. There are innumerable examples as proof of this assertion in every municipality. If the manager is agreeable and insists upon engaging men to work for him of the same optimistic nature, his troubles with tenants are reduced to a

minimum. It is policy to continually bear in mind that misunderstandings can usually be explained in such a manner as to speedily restore tranquility in the angry tenant. Managers with records as tenant holders are invariably genial and reasonable individuals. Courtesy is their keynote to success.

Edwin K. Martin, one of the founders of the American Real Estate Co. and for the last 14 years its president, resigned Tuesday from that office and retired from his active connection with the company. He was largely responsible for the purchase 10 years ago of much land along the line of the projected subway in the Bronx and Upper Manhattan, where the company has operated most profitably. Mr. Martin is succeeded as president of the company by Edward B. Boynton, its second vice-president, who has been identified with it for 12 years. Mr. Boynton's position as second vice-president is to be filled by Harold Roberts, recently publisher of McClure's Magazine. Francis H. Sisson, assistant secretary, succeeds William B. Hinckley as secretary of the company.

The Charles F. Noyes Co. recently engaged as office manager F. P. Weaver, formerly in charge of the Western Electric Co.'s insurance in America, and at a prior date in charge of that company's New York real estate department. Robert A. Martin, for four years with Porter & Co., and recently with A. W. McLaughlin & Co., has taken charge of the company's mortgage investment department. The company also enlarged its outside staff by the acquisition of C. H. Downie, formerly of M. & L. Hess; A. V. McDermott and W. R. Winans, and its office and steadily augmented its force in all departments during the summer, expects a renewed and increased activity in all departments of the real estate business in the near future, and reports that business conditions at the present time are much better than they were a year ago.

### MUCH ANNOYANCE SAVED.

Many property owners in the Bronx are unaware that by sending a requisition to the "Notification Registry" of the Collector of Assessments and Arrears that a bill for assessments will be mailed as soon as entered.

The requisition should describe the property by section, block and lot numbers and should be directed to the Deputy of the Borough in which the land is located.

By taking advantage of this system much trouble and annoyance is apt to be avoided, besides which the owner of realty is kept in touch more closely with his property.



# PROPERTY OWNERS' SECTION.

## CONDEMNATION PROCEEDINGS.

177TH ST.—Acquiring title from Amsterdam av to St. Nicholas av, and from Broadway to Riverside drive. Commissioners Jos. Ullman, John J. Quinlan and Wm. P. Schmitt give notice that the bill of costs, charges and expenses in this proceeding will be presented for taxation to the Supreme Court on Oct. 6, and that the bill mentioned has been deposited in the office of the County Clerk as provided by the charter.

## ASSESSMENTS.

109TH ST.—Repairing sidewalk at Nos. 19-21 East. Proposed assessment completed and ready for examination.

131ST AND OLD BROADWAY.—Repairing sidewalk at northeast corner. Proposed assessment completed and lodged in office of Board of Assessors.

143D ST.—Repairing sidewalk on north side, commencing 113 ft. east of Lenox av. Proposed assessment completed.

MADISON AV.—Repairing sidewalk in front of No. 350. Proposed assessment completed and lodged in office of Board of Assessors.

MONTGOMERY ST.—Repairing sidewalk at No. 43. Proposed assessment completed and ready for examination.

98TH ST.—Repairing sidewalk at Nos. 223 and 225 East. Proposed assessment completed and lodged in office of Board of Assessors.

ALLEN ST.—Repairing sidewalk at No. 257. Proposed assessment completed and ready for examination in office of Board of Assessors.

BROOME ST.—Repairing sidewalk at No. 523. Proposed assessment completed and ready for examination.

DYCKMAN ST.—Repairing sidewalk at northeast corner Prescott av. Proposed assessment completed and ready for examination.

3D AV.—Receiving basin on east side, between 129th and 130th sts. Proposed assessment completed and ready for examination.

WASHINGTON ST.—Repairing sidewalk at No. 104. Proposed assessment completed and lodged in office of Board of Assessors.

CROSBY AND SPRING STS.—Restoring asphalt pavement on southeast corner. Area of assessment: Southeast corner of Crosby and Spring sts. Assessment entered Sept. 19. Payable within 60 day to the Collector of Assessments and Arrears, 280 Broadway, Manhattan.

52D ST.—Restoring asphalt pavement in front of premises No. 355. Area of assessment: North side of West 52d st, between 8th and 9th avs, known as Lot No. 11, in Block 1043. Assessment entered Sept. 18. Payable within 60 days.

## PLAN BRONX TOUR.

President John F. Steeves, of the North Side Board of Trade, has extended invitations to the mayors and other prominent official and civic representatives of the cities of New Rochelle, Mt. Vernon and Yonkers to a reception and tour of the Bronx on Thursday, Oct. 15, in return for courtesies extended to the board by those cities.

The chairmen of the various standing committees have been constituted a Tri-City Reception Committee, with ex-President James L. Wells as chairman and ex-President Albert E. Davis as chairman of a sub-committee on plan and scope. As now contemplated, assembly will be in the 138th st plaza, opposite the board rooms, where automobiles will be in waiting to take the visitors through the tenement, factory, business and residence sections of the borough, visiting the parks, botanical and zoological gardens, schools and universities and concluding with a banquet at Huber's Casino.

The reception committee consists of Charles W. Bogart, Matthew Anderson, Albert E. Davis, Frederick W. Hottenroth, James L. Wells, Arthur Knox, William J. Williamson, Herman G. Friedmann, Seward Baker, Alphonse Weiner, Harold C. Knoepfel, E. B. Boynton, George Price, Dr. Wm. A. Boyd, Herbert A. Knox and Chas. B. Lawson.

HARLEM ASSOCIATION ELECTS OFFICERS.—The annual gathering of the Harlem Property Owners' Association was held on Thursday evening. At this meeting the election of all the officers of the Association and delegates to the United Body for the ensuing year were held. The results of the election were as follows: President, Dr. Abraham Korn; 1st vice-president, Morton H. C. Forster; 2d vice-president, John T. Martin; secretary, Edward V. Madden; treasurer, C. Schildwacher; recorder, W. Forbes Murray. Delegates to the United Body are Herman Kaplan, Dr. Abraham Korn, Senator Jos. Schwarb, John Rosenweig and M. O'Brien.

## SYSTEM SHOULD BE CHANGED.

PRESENT METHOD OF NUMBERING PROPERTY INADEQUATE AND REMEDY SHOULD BE SPEEDILY FOUND.

The street numbering of property is a problem that has caused the city officials and property owners in general much worry in times past, and while many difficulties have been satisfactorily overcome, there remain a number of problems yet to be worked out.

Alexander U. Mayer, a resident of the Bronx, who has given considerable thought and attention to this matter, said to a representative of the Record and Guide:

"It has impressed me as a grave deficiency in our city scheme of street numbers that no general provision is made for numbering both frontages of corner premises. Take a corner lot 25 ft. front x 100 ft. deep, the frontage will bear an avenue number in the regular course, but no provision is made for a street number for the frontage on the cross street. Yet there may be an entrance to the building on the cross street and, in many cases, that may be the most important frontage. Or take a large apartment or tenement house, with stores on the avenue and the entrance to the apartments on the cross street, or vice versa. This becomes of material importance in the business districts of the city.

"The writer ventures, in the draft of the subjoined proposed city ordinance, to submit what he believes to be an automatic, self-operative and practical scheme, applicable to any city and which, he further ventures to believe, would be of great advantage to New York in particular. In explanation, he prefers the "C" as a prefix rather than following the number, because it there seems more definite and striking and is not so likely to be omitted in correspondence, etc. Have also purposely limited the scope of the proposed ordinance to erected buildings and not extended it to vacant lots.

"Any building situate on the corner of intersecting highways and streets in the City of New York may also bear a street number on the side of such building abutting on the highway and street, on which such building shall not have been otherwise authorized to bear a street number in the regular course. Such street number shall correspond to the next lowest street of the premises below such corner building on such highway and street; such street number for such corner building, however, to be prefixed by the letter C, standing for 'corner.' Provided, however, that if the street number of the premises adjoining such corner building on such highway and street be either one or two, such street number may likewise be used as aforesaid for such corner building, with the letter C prefixed thereto."

## PROTECT THE TREES.

Several thousand of trees have recently been planted in the Bronx. The North Side Board of Trade appeals to the public in general and Bronx boys in particular to guard and protect them from injury. To this end a pamphlet has been published giving good advice as to how trees should be cared for. The following are some excerpts:

A tree is a living creature, and air and water are essential to its life.

The health of the visible portion of a tree, that is, its trunk, branches and leaves, depends upon the invisible portion, its roots. If there is not sufficient good soil for the roots to spread and absorb nourishment, the whole tree suffers. The roots not only send nourishment through the tree, but they reach out and anchor it to the ground so that it can withstand violent storms. Leaks from gas mains poison the roots. Cement or stone sidewalks laid tightly against the trunk of a tree prevent air and water from getting to the roots, and choke the tree. A boy or man with a knife heedlessly cutting the bark from a tree, or a horse with his teeth chewing it away, exposes the living tissues of the tree and creates a dangerous wound, especially so in the spring when the flow of sap is greatest.

Builders of new houses tying guy ropes or piling material and driving teams against trees, seriously injure and frequently kill them. Contractors for sewers, water and gas pipes and subway conduits cut away the roots and correspondingly rob the trunk and branches of nourishment. Linemen stringing telegraph, telephone and trolley wires, cut off large branches and do not paint the wounds.

Incompetent pruners ruthlessly cut off limbs and branches without painting the wounds, and thus aiding nature to heal them over. Beetles, caterpillars and other insects destroy the leaves.

What saves trees? Good soil for the roots, an open space in the sidewalk for water and air, and a strong iron guard to protect the trunk, and spraying and other protection against ravages of insects and fungi.



## ORGANIZING FOR IMPROVEMENTS.

### TAXPAYERS UNITING FOR EMBELLISHMENT—A MOVEMENT TO SECURE BETTER TRANSIT FACILITIES.

The movement for beautifying and improving the Upper Central Park West section has assumed interesting proportions. That locality, although advantageously placed, bounding Central and Morningside Parks, through lack of organized effort, has not received the consideration to which

those interested in this movement believe it entitled; and some of the largest holders of real estate in that district formed a committee, which recently issued a call for a meeting of those concerned for last Tuesday evening at Colonial Hall, corner 101st st and Columbus av. The committee is composed of Messrs. Louis Keane, of Sobel & Keane; Rudolph Hollander, M. Edward Downey, A. M. Baumann, of Arnold, Byrne & Baumann; P. Dugan, Edward A. Davis, Adolph B. Rosenfield, John Kafka, Mrs. Lillian W. Moers, Mrs. Edward J. Brennan, Mrs. Fanny Greenbaum, Mrs. Rosa Schmidt, Mrs. Mary Fisse and a number of others.

The Record and Guide's representative called upon Adolph B. Rosenfield, Esq., secretary of the Quadriborough Land & Development Company, who have large interests in the section in



ADOLPH B. ROSENFELD.

question, for information regarding the proposed organization. Mr. Rosenfield, who started the movement, seemed much gratified over the success with which he and his associates are meeting.

"What are the objects of your organization?" he was asked.

#### MANY OBJECTS UNDERTAKEN.

"Our objects," Mr. Rosenfield replied, "are too numerous to detail. Every neighborhood, you know, has its troubles and problems, and we propose to deal with all those of our immediate section and overcome them, and not only that, but we are going to make a section which has been too long neglected one of the most attractive residential purposes in the city. We intend to beautify and improve that territory between 100th and 110th sts, Central Park West and Columbus av. Among other things, as a beginning, we are getting ready to plant trees upon, and probably plot, Manhattan av as far as 110th st, and possibly some of the intersecting streets if the owners there desire to have that done. Three-fourths of the property owners on Manhattan av are already pledged to the plan, and most of the others have not yet been spoken to on the subject. There is no doubt of its going through."

"How soon do you expect to act in the matter?" was asked.

"We expect to take definite action this fall."

"What other plans have you in view?"

"Among other things, we are going to take up again at the proper time the question of a subway station at Central Park West and 104th st, and an elevated station at 99th st and Columbus av, and hammer away at them until we get them. Our section has not had the recognition it deserves, and we simply propose to get everything that is due us. There are a number of minor and incidental matters which in the aggregate are important, with which we propose to deal for the benefit of the neighborhood."

#### PROPERTY OWNERS INTERESTED.

"What response did your committee have to the call for a meeting on Tuesday evening?"

"Most encouraging. There were between 50 and 60 property owners present, representing the largest interests in that section. With the exception of only two parties, who had not yet made up their minds, they all agreed to unite with us. We sent those present out on missionary work, and we are going to hold another meeting on October 20, at the same place, and reach every one of the 500 property owners in the interim, and then we will organize permanently and give every one a chance to select the permanent officers."

"Are you going to wait until the next meeting before inaugurating any of your projects?"

"No, indeed. Our course is one of action. We are going ahead with our tree planting on Manhattan av at least in the meantime."

"What do you think will be the special advantage of planting trees on Manhattan av?"

"Trees will not only prove an attraction for a desirable class of residents, but will deter others who are not desirable from

coming into the neighborhood. We believe it will also add to the value of the property and give tone to the entire vicinity."

"Do you expect any aid from the city?"

"We shall make every effort to get it. We understand the Park Department favor the plan and will help us all in its power."

"How has renting been in that section?"

"Property owners tell me that while the season has started later than last year, the demand is satisfactory and houses are filling up. At our houses 4 and 8 Manhattan av, which are new law, non-elevator, we had only one vacancy this summer out of thirty-six apartments."

#### REASONS FOR SUCCESS.

"How do you account for your success this summer?"

"In the first place, we have been particular in the selection of our tenants. We allow no furnished apartments. This enables us to deal with the tenants direct. We keep the houses scrupulously clean and in first-class repair, and we do everything the return from the property permits for the comfort of the tenants, whom we find appreciate what we do and takes as much pride in the houses as we do. If by chance any undesirable parties should get in, it doesn't take us long to find it out and we part company immediately. We are rapidly putting out properties on a lease basis, giving leases where we are satisfied of the responsibility of the tenant. I find most of the property owners of that vicinity are as careful and attentive as we are, but some of them are not, and one of our principal purposes is to convince them that their interests and that of their tenants will be best subserved by pursuing the same course as ourselves."

"Do you propose to get the tenants together?"

"Yes, as soon as the property owners' organization is working effectively, we intend to organize the tenants, and with such a large support we feel assured of accomplishing everything that we set out to do."

## TAXPAYERS BANDING TOGETHER.

More than usual significance is attached to the multiplication of taxpayers' associations of late, and while they have chiefly arisen in the suburban districts where most of the property is owned by homeseekers of moderate means many new organizations have recently sprung up within the limits of the older parts of Manhattan and the Bronx. The question is frequently asked: What is the reason for this increased activity among property owners, and what factor is responsible for this banding together of so many interests? In answer to this it can be said that its immediate cause may be chiefly attributed to the increase in municipal expenditures.

The increased cost of city government signifies the imposition of a larger tax rate which must be paid by the property owners, and every addition to the tax rate means another degree of hardship to those who are obliged to bear the burden. In order to seek more light on the subject, taxpayers are uniting with their neighbors to the end that they may proceed wisely in effecting some satisfactory adjustment of the situation. Not only are the neighborhood associations taking an active interest in the movement but larger bodies of taxpayers are giving similar attention to the matter, as evidenced by the recent formation of the Greater New York Taxpayers' Conference.

If the plans of the new organization meet with the success hoped for much good will likely result. It fact it is generally believed by property owners and others that the exhibit which is to be held in October under the auspices of the conference will give intelligent reformers the necessary wapons, besides furnishing them with an enlightened public ready to exert intelligent efforts along the indicated line. In the past, ignorance and the extreme complexity of the subject referred to have barred the way to a reform such as is now earnestly counted upon.

## REAL ESTATE MEN GATHER.

An informal gathering of the members of the New Jersey-New York Real Estate Exchange took place on Thursday afternoon in the Hudson Terminal Building. All told the attendance numbered 75. The greater part of the session was taken up by an address by Mr. Luis Jackson, Industrial Commissioner of the Erie R. R., who took occasion to urge the co-operation of real estate interests in allaying unjust discrimination against that railroad. In pointing out the way to stimulate the sale of small homes Mr. Jackson said:

"I do not wish to enter into a discussion of the 8-hour day, but the real estate agents all over the country must endeavor to bring about a movement so that factories in the large cities will open at 8 o'clock in the morning. At present the factories open at 7, and the workman must live in some tenement house near the factory to be there when the bell rings. If he is working near the Battery and is offered a better job uptown, he must still live in some tenement to be at the works at 7 o'clock. If the factories opened at 8 o'clock, he could move into the country and own his own home, and as a home-owner be a real sovereign citizen."



### MODERN BROKERAGE METHODS.

THE business of real estate broker in New York City has become a profession of large proportions. The methods of doing business have changed, and very naturally so, with the times. This seems to be an age of "systems." Get everything down in the smallest space and on the ready reference plan, is the watchword. Thousands of dollars are spent each year by the brokers of this city in trying to perfect their office systems.

Probably the first radical change occurred when the "card system" was introduced. Later, when it was possible to secure a vast amount of information by subscribing to a service, it was found expedient to again alter the method of handling the office business. The brokers found out that there must be some plan adopted whereby the description of any piece of property could be found without delay, as it was often necessary to make up a plot from lands owned by different people.

Each real estate man has his own particular idea as to how all this should be worked out, and as a rule he has a cipher code in his office, the secret of which is jealously guarded. If one unfamiliar with the business should see an index card, describing a piece of property, it would be unintelligible to him. Abbreviations are commonly used, such as, 4-sty, B. S. H. S. D., meaning 4-story brownstone high stoop dwelling; or 5-sty. dble. S. H. H. W. O. P. 7 r. & b., meaning 5-story, 2 families on a floor, steam heated, hot water supply, open plumbing, with 7 rooms and bath to an apartment. There is much additional information given on the card, as a rule, such as the size, individual rents per floor, allowance for taxes, coal, repairs, janitor, water, gas, vacancies, etc.

#### NOTEBOOK BROKERS.

In Manhattan there are in round numbers 1,200 real estate offices, and about 600 in the Bronx. There are at least 5,000 men and women employed by these firms. Added to these are a very large number of men and women who have no permanent office, but do business from their notebook. This is the class of broker that is most feared by the man paying office rent. He is not a desirable customer as a rule, though, of course, there are exceptions. This class of man as a general thing knows of the intending purchaser and is anxious to get something to offer him. The average real estate man is very reluctant to give him information, unless he is well acquainted with him.

The real estate business during the last few years has changed, from a broker's standpoint. Not so very long ago it was the custom for a given broker to have exclusive charge of a certain piece of property, and any one wanting to purchase that particular parcel would have to apply at this broker's office. Though many think that this old way is the best, still in a large majority of cases property is given to any broker who applies for the permission to sell it. The usual result is that property is peddled about and in many instances the impression gets around that the owner is in need of money, hence he must sell. Consequently, offers for it are not so attractive as they otherwise might be. Much has been said and written on this subject, but opinions differ so widely that no really satisfactory conclusion has been reached. About two years ago there was a movement on foot to have a bill presented in Albany, and in fact Mr. Murphy, of Brooklyn, introduced a bill to compel brokers to pay a license fee of \$250 and give a bond of \$5,000 for the protection of their clients. This caused some little discussion at the time, but nothing ever came of it, and the bill died a very natural death—loss of vitality.

Real estate operators and realty companies have grown in numbers during the last few years, until now there are something like 2,700 of them in the field. The amount of realty held by these corporations is astounding. They create a market for property, and they are willing to buy anything that shows a reasonable margin of profit.

#### BROKERS' COMMISSIONS.

The commissions of brokers are fixed by law, and as a general rule in the East the rates are lower than in the Middle West or West. For example, the legalized commissions in Chicago are as follows: 5% on a sale of \$2,000 or less, \$120 on a sale over \$2,000, up to and including \$3,000, \$140 on a sale over \$3,000, up to and including \$4,000, \$160 on a sale over \$4,000, up to and including \$5,000, \$180 on a sale over \$5,000, up to and including \$6,000, \$200 on a sale over \$6,000, up to and including \$7,000, \$220 on a sale over \$7,000, up to and including \$8,000, \$240 on a sale over \$8,000, up to and including \$9,000, \$250 on a sale over \$9,000, up to and including \$10,000, 2½% on a sale exceeding \$10,000. Double commissions are allowed on all exchanges.

In San Francisco, Cal., 5% on sales under \$2,000 is allowed, 2½% on sales from \$2,000 to \$50,000, 2% on sales from \$50,000 to \$100,000, 1½% on sales from \$100,000 to \$500,000, and 1% on sales from \$500,000 to \$2,500,000.

At first glance it might seem as though brokers in the West had the best of the argument, but such is not the case. The difference is made up by the volume of business done. There is no city in the world where there is so much transfer of real estate as in New York.

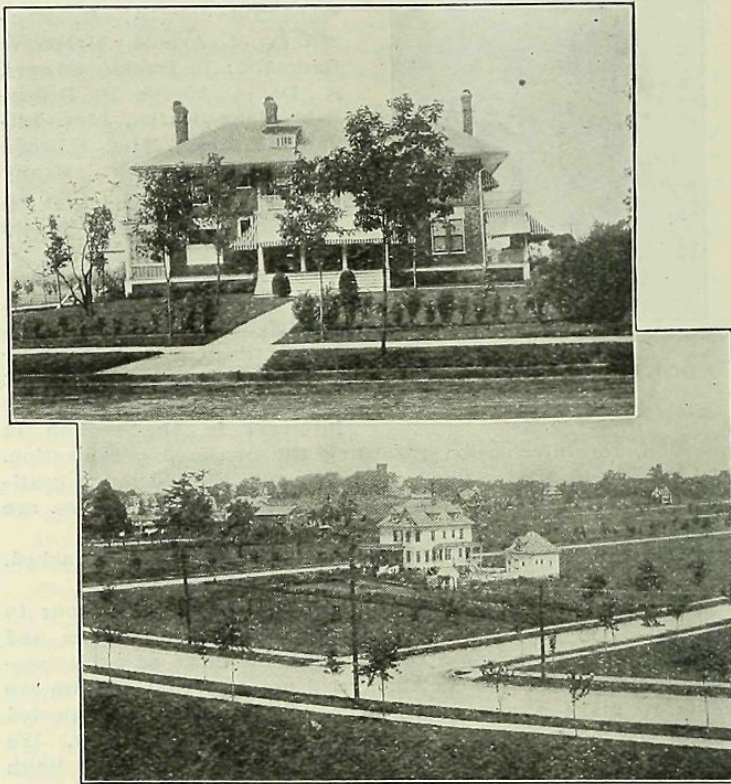
### DEVELOPING SUBURBAN PROPERTY.

MUCH CARE AND JUDGMENT MUST BE EXERCISED IN ORDER TO INSURE SUCCESS.

In selecting a large tract of acreage property for development as home sites, there are many points to take into consideration, if it is to appeal strongly to the prospective purchaser. To be a success, it must possess such attractive features as to cause the public to prefer that particular development over the several others offered, perhaps in the immediate vicinity.

The Rickert-Finlay Realty Co. in its selection of the various properties it has developed and placed upon the market owe their success to the care with which they have selected them, and the painstaking way in which they have been developed. Each separate property was carefully picked out with the distinct view of catering to a special class of people, and then developed along the lines best suited to attract that class.

Only two years ago the tract at Broadway-Flushing owned by this company, which comprises 4,000 lots and is as large as all of that part of Manhattan south of City Hall, was a waste of vacant farm and grazing land. It was an uncompromising looking section, too, where now is located a beautiful plaza



HOME OF MR. C. H. RICKERT AT BROADWAY-FLUSHING.

BIRD'S-EYE VIEW OF BROADWAY-FLUSHING.

and business blocks, was a low marshy tract enclosing a stagnant pond of considerable area, with a high hill in the back ground. Local wise-acres shook their heads and declared it impracticable to get such a property into shape for residence purposes.

First the hill was graded down into the hollow, then many tons of rock from the Pennsylvania tunnel excavations were utilized to fill in the pond. Streets were laid out, graded and macadamized, sidewalks of concrete laid, shade trees planted and the property began to take form. On May 30 of the same year the property although unfinished, was opened and even in its comparatively crude condition appealed strongly to the public.

Houses began to go up, lots sold rapidly, a new station, one of the finest on the North Shore Division, was built, a beautiful plaza laid out with park drives, and flower beds and business buildings to the value of \$60,000 erected on the plaza park.

Still development work went on unceasingly until the company, it is stated, has actually expended over \$400,000 on the property in permanent street improvements. This includes 10 miles of beautifully macadamized streets, or a distance equal to Broadway from the Battery to Ft. Washington, or from the property clear to Herald sq. It has 20 miles of concrete sidewalks and 5,000 shade trees have been set out. In addition to this there has been installed water mains and gas, electric light and telephone service, and drainage system.

In the 24 months since operations actually began, it has become a settled community of homes. Residences to the value of nearly \$300,000 have been erected, and many more are projected.

—A broker prominently identified with lower Broadway affirmed on Wednesday that the demand for old buildings for improvement in the section west of Broadway and south of Chambers st has increased twofold since the completion of the Hudson Tunnel Company's twin building on Cortlandt and Fulton sts. "The difficulty is to find parcels for sale," he said.



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**NOTICE TO PROPERTY OWNERS.**

**HEARINGS FOR THE COMING WEEK.**  
 At 90-92 West Broadway.  
 Monday, Sept. 28.  
 Unnamed street (Bennett av), opening, at 2 p m.  
 Bronx st, opening, from 177th to 181st st, at 2 p m.  
 Boston rd, opening, from White Plains rd to northern boundary city, at 2 p m.  
 Pleasant av, opening, from Gun Hill rd to 219th st, at 1 p m.  
 West Farms rd, opening, from Bronx River to Westchester Creek, at 3 p m.  
 Butler av (Richmond), opening, at 11 a m.  
 Lane av, &c, opening, at 11 a m.  
 Tuesday, Sept. 29.  
 Trafalgar pl, opening, from 175th to 176th st, at 3 p m.  
 St Nicholas Park, addition, from Hamilton Terrace to 141st st, at 11 a m.  
 Lyman av (Richmond), opening, at 2 p m.  
 Northern av, opening, north of 181st st, at 12 noon.  
 Exterior st, opening, from 164th to 181st st, at 11 a m.  
 Lyman av (Richmond), assessment, at 3 p m.  
 Fifth new street north of 181st st, at 3 p m.  
 West 163d st, opening, from Amsterdam av to St Nicholas av, at 10 a m.  
 Rosedale av, &c, opening, at 12 noon.  
 Wednesday, Sept. 30.

Depew pl, closing, at 1 p m.  
 Glebe av, &c, opening, at 10 a m.  
 Seaview av (Richmond), opening, at 2 p m.  
 East 180th st, opening, from Bronx River to West Farms rd, at 11 a m.  
 West 163d st, assessment, at 11 a m.  
 Thursday, Oct. 1.  
 West 176th st, opening from Amsterdam av to St Nicholas av, at 2 p m.  
 Riverside Drive, opening, from 139th to 142d st, at 2 p m.  
 City Island Bridge, approaches, at 1 p m.  
 Bronx Boulevard, opening, from Boston rd to 242d st, at 3 p m.  
 Gun Hill rd, widening, from Webster av to Elliott av, at 1 p m.  
 Friday, Oct. 2.  
 Broadway (Richmond), extending, at 11 a m.

At 258 Broadway.  
 Monday, Sept. 28.  
 Hamilton pl, school site, at 1 p m.  
 Bridge 4, No 3, at 3 p m.  
 Tuesday, Sept. 29.  
 Broome st, loop, at 3 p m.  
 Clinton st, police station, at 9.30 a m.  
 Brooklyn Bridge, at 10.30 a m.  
 East Houston st, library, at 12.30 p m.  
 Wednesday, Sept. 30.  
 Broome st, loop, at 2 p m.  
 Centre, White and Canal sts (Loop No 2), at 3 p m.  
 West 20th and West 21st sts (objections), at 3.30 p m.

Thursday, Oct. 1.  
 Fort George, rapid transit, at 10.30 a m.  
 Brooklyn Bridge, at 2 p m.  
 15th to 18th st, dock, at 10.30 a m.  
 Friday, Oct. 2.  
 Pier Old No 14, E R (objections), at 10.30 a m.  
 Pier Old No 53, E R (objections), at 11 a m.  
 168th st, armory, at 2 p m.  
 Borden av, bridge approach, at 2 p m.  
 15th to 18th st, dock, at 2.30 p m.

**AUCTION SALES OF THE WEEK.**

The following is the complete list of the property sold, withdrawn or adjourned during week ending Sept. 25, 1908, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.  
 \*Indicates that the property described was bid in for the plaintiff's account.

**JOSEPH P. DAY.**  
 24th st, No 43, n s, 241.8 e 6th av, 20.10x 98.9, 4-sty stone front building. (Partition.)  
 Herbert E King, party in interest...\$44,900  
 \*136th st, Nos 504 to 508, s s, 100 w Amsterdam av, 150x99.11, four 6-sty brk tenements. (Amt due, \$22,260.48; taxes, &c, \$1,829.48; sub to mortg aggregating \$165,000.) Morris Levy .....170,000  
 Kingsbridge road or Broadway, w s, 9220.11 n s s 155th st, 138.2x458.6x138.9x464, vacant.  
 Kingsbridge road or Broadway, w s, 9359.2 n s s 155th st, 50x240x67.5x240.6, vacant. (Amt due, \$52,026.35; taxes, &c, \$2,004.84.)  
 Adj sine die .....  
 \*Baychester av, w s, 363.4 s Kingsbridge rd, run w 100 x s 25 x w - x s 25.6 x e 99.11 x n 50 to beg. (Amt due, \$747.74; taxes, &c, \$11.87.) Gustave Bihldorff.....500

Park av, No 1487, e s, 74 s 109th st, 26.11x76, 4-sty brk tenement. (Amt due, \$10,006.26; taxes, &c, \$447.18.) Celia Goldwater...10,950  
 108th st, No 22, s s, 120 w Madison av, 25x 100.11, 5-sty brk tenement. (Amt due, \$4,495.57; taxes, &c, \$492.22; sub to a mortg of \$20,000.) Wm Greenbaum .....25,600  
 \*170th st, n s, 100 w Amsterdam av, 100x100, vacant. (Amt due, \$27,060.71; taxes, &c, \$1,102.89.) Robert B Roosevelt, Jr, gdn, &c .....25,000  
 \*137th st, No 243, n s, 470 w 7th av, 18x99.11, 5-sty brk dwelling. (Amt due, \$15,948.35; taxes, &c, \$287.99.) Caroline S Hewlett.....10,000  
 141st st, No 461, n s, 160 e Amsterdam av, 18 x99.11, 4-sty brk dwelling. (Amt due, \$709.63; taxes, &c, \$—; sub to two mortg aggregating \$23,000.) Adj to Oct 7.....17,055  
 7th av, No 2259s e cor 133d st, 25x100, 5-sty 133d st, No 172 brk tenement and store. (Amt due, \$11,286.01; taxes, &c, \$742.49; sub to a first mort of \$45,000.) L K Ray, party in interest .....52,500  
 \*63d st, No 411, n s, 181 e 1st av, 25x100.5, 5-sty brk tenement and store. (Amt due, \$2,409.18; taxes, &c, \$—; sub to two mortg aggregating \$14,750.) Josephine Vehrlen.....17,055  
 22d st, No 441, n s, 350.2 w 9th av, 20x98.8, 4-sty brk and stone dwelling (voluntary). Bid in at \$25,500.....  
 96th st, No 42, s s, 389 e Columbus av, 18x100.8, 5-sty and basement brk dwelling. (voluntary). James V Kersey.....28,000  
 109th st, No 306, s s, 138 w Broadway, 25x 100.11, 5-sty and basement brk dwelling (voluntary). Myndert A Vosburgh.....47,000  
 Edgcombe av, No 46, s e cor 137th st, 19.10x 89.11, 3-sty and basement brk and stone dwelling (voluntary). Maxwell Lustig.....19,500  
 165th st, No 475, n s, 150 e Amsterdam av, 25x 77x25x88.8, 3-sty frame tenement and 2-sty frame tenement in rear.  
 166th st, No 464, s s, 150 e Amsterdam av, 25x 102.8x25.3x99, 1-sty frame dwelling. (Sheriff's sale of all right, title, &c.) Withdrawn .....  
 \*Riverside Drive, No 524, e s, 600.2 s 127th st, 75x86, 6-sty brk tenement. (Amt due, \$66,723.94; taxes, &c, \$4,171.09; sub to a previous judgment in foreclosure amounting to \$58,149.85.) Commonwealth Mort Co.....131,861

**BRYAN L. KENNELLY.**  
 3d av, No 999, e s, 80.4 n 59th st, 20x100, 3-sty brk loft building (voluntary). R A Lau .....34,400  
 Lexington av, No 1742, w s, 61 s 109th st, 20x62, 4-sty brk tenement, with store (voluntary). I Strauss .....13,600  
**JAMES L. WELLS.**  
 \*Bryant av, No 1343, w s, 100 s Jennings st, 25x 100, 3-sty brk tenement.  
 Bryant av, No 1337, w s, 175 s Jennings st, 25x 100, 3-sty brk tenement.  
 Bryant av, No 1333, w s, 225 s Jennings st, 25x 100, 3-sty brk tenement.  
 (Amt due, \$8,696.75; taxes, &c, \$—; sub to a first mort of \$24,500.) Max Hirsch.35,200  
**SAMUEL GOLDSTICKER.**  
 20th st, No 112 or 1s s, 206.8 e 4th av, 26.8x Gramercy Park, No 121 92, 4-sty brk dwelling. (Amt due, \$11,570.70; taxes, &c, \$—.) Chas C Bull .....52,000

**SAMUEL MARX.**  
 Hamilton st, No 9, n s, abt 100 e Catherine st, 25x65, 5-sty brk tenement and store. (Partition.) Daniel J Kane, party in interest.....14,700  
 Madison st, No 96, s s, abt 299 e Catherine st, 25x100, 3-sty brk tenement. (Partition.) Daniel J Kane, party in interest.....18,600  
 Madison st, No 108, s s, 188 w Market st, 25x 100, 5-sty st ft tenement and store. (Partition.) Daniel J Kane, party in interest.30,100  
 Peck Slip, No 43, n s, abt 25 w South st, 20x 36.10x—x36.4, 4-sty brk loft and store building. (Partition.) Daniel J Kane, party in interest .....13,100  
 Bassford av n w cor 185th st, 25x135 to Washington av Washington av, vacant. (Partition.) Otto Wagner .....9,000  
 Bassford av s w cor 185th st, 25x135 to Washington av Washington av, vacant. (Partition.) Otto Wagner.....9,000  
 Total .....\$812,566  
 Corresponding week, 1907.....227,141  
 Jan. 1st, 1908, to date.....43,125,698  
 Corresponding period, 1907.....31,182,005

**ADVERTISED LEGAL SALES.**  
 Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.  
 Sept. 26.  
 No Legal Sales advertised for this day.  
 Sept. 28.  
 49th st, Nos 337 and 339, n s, 385 e 2d av, 40x 100.5, 6-sty brk tenement and store. Caroline Harris agt David Lena Cohen Co et al; J Sidney Bernstein, att'y, 320 Broadway; Adam Wiener, ref. (Amt due, \$18,739.64; taxes, &c,

\$—; sub to a first mort of \$35,000.) Mort recorded June 10, 1907. By Samuel Marx.  
 Sept. 29.  
 Hoffman st, No 2473s w cor 189th st, 30x89.11, 189th st | vacant. Colonial Bank agt William Wainwright et al; R G Babbage, att'y, 111 Broadway; James A Light, ref. (Amt due, \$1,838.32; taxes, &c, \$2,234.63.) Mort recorded Feb 20, 1907. By Samuel Marx.  
 127th st, No 56, s s, 285 e Lenox av, 25x99.11, 3-sty stone front dwelling. Chas G Silverberg et al agt Felicia Schapira et al; William Bondy, att'y, 149 Broadway; Francis W Pollock, ref. (Amt due, \$12,253.70; taxes, &c, \$242.74.) Mort recorded Dec 3, 1906. By Joseph P Day.

Sept. 30.  
 Gouverneur st, Nos 59 to 71s w cor Cherry st, Cherry st, Nos 369 to 373 | 68x71.2x65x69.6, 5-sty brk stable and vacant. Henry W J Bucknall et al agt Minnie Riordan et al; Frederick T Hill, att'y, 56 Wall st; Francis X McCollum, ref. (Amt due, \$30,312.78; taxes, &c, 2,619.10.) Mort recorded March 1, 1904. By Joseph P Day.  
 Belmont av, No 2451n w cor 188th st, 50x87.6, 188th st | vacant. Zeltner Brewing Co agt Wm H Zeltner et al; Kenneson, Emley & Rubino, att'ys, 15 William st; Alexander Brough, ref. (Amt due, \$1,479.25; taxes, &c, \$2,032.75.) Mort recorded Oct 21, 1895. By Joseph P Day.  
 Av A, No 1418, e s, 51.7 n 75th st, 25x98, 3-sty frame tenement and store. Teresie Zilka agt Abraham Nevins et al; Saul H Immergluck, att'y, 128 Broadway; Millard H Ellison, ref. (Amt due, \$8,885.91; taxes, &c, \$325.24.) Mort recorded Dec 12, 1905. By Joseph P Day.

West Broadway, No 141, on map No 267, e s, 91.2 s Lispenard st, runs e 100 x s 8.8 x w .04 x s 23.1 x w 99.8 x n 31.1 to beg, 6-sty brk loft and store building. U S Trust Co of N Y agt Conveyancer's Realty Co et al; Stewart & Shearer, att'ys, 45 Wall st; Arthur J Cohen, ref. (Amt due, \$68,521.99; taxes, &c, \$2,657.78.) Mort recorded Jan 26, 1894. By Chas A Berrian.  
 98th st, No 25, n s, 325 w Central Park West, 25x100.11, 5-sty brk tenement. Ida L Opdycke agt Walter A Stryker et al; J C Levi, Weil & Newhouse, att'ys; Sylvester L H Ward, ref. (Partition.) By Joseph P Day.  
 Bronx Park av, w s, 125 n 177th st, 50x150, Westchester. James J Dixon et al agt Myron W Cuddeback et al; Earl J Bennett, att'y, Rockville Centre, N Y; Alfred T Davison, ref. (Amt due, \$5,894.01; taxes, &c, \$233.78.) Mort recorded Sept 26, 1907. By Joseph P Day.  
 Madison av, Nos 161 and 163, e s, 98.9 n 32d st, 49.4x100, 11 and 12-sty brk and stone hotel, sub to lease. Ranald H MacDonald individ and exr agt Howard N Potter et al; Harold Swain, att'y, 176 Broadway; Samuel Strasbourger, ref. (Amt due, \$73,397.78; taxes, &c, \$448.30.) Mort recorded June 28, 1904. By Joseph P Day.  
 Park av, No 2910n e cor 151st st, 63.6x61.4x 151st st, No 221 | 59.3x83.7, 5-sty brk tenement and store. Nellie A Murphy agt Guseppi Landi et al; Herbert A Knox, att'y, 198 Broadway; James T Brady, ref. (Amt due, \$8,255.01; taxes, &c, \$270.00.) By Hugh D Smyth.

Oct. 1.  
 22d st, No 261, n s, 262.6 e 8th av, 18.9x98.9, two 1-sty brk and frame buildings. John D Van Buren exr, &c, agt Geo P Macready et al; Harold Swain, att'y, 176 Broadway; Sylvester L H Ward, ref. (Amt due, \$11,059.69; taxes, &c, \$164.12.) Mort recorded Nov 3, 1906. By D Phoenix Ingraham.  
 Morris av | n e cor 164th st, 100x104.9, 3-164th st, No 271 | sty frame dwelling and vacant. Mutual Life Ins Co of N Y agt D Sylvan Crakow et al; James McKeen, att'y; Thos W McKnight, ref. (Amt due, \$13,514.50; taxes, &c, \$13.) Mort recorded Jan 22, 1907. By Joseph P Day.  
 Cathedral Parkway, Nos 235 to 239, n s, 175 e 8th av, 125x70.11, two 6-sty brk tenements. Benjamin J Weil agt Harry Lehr et al; Arnstein & Levy, att'ys, 128 Broadway; Russell L Tarbox, ref. (Amt due, \$90,125.62; taxes, &c, \$1,449.50.) Mort recorded Jan 26, 1894. By Joseph P Day.  
 43d st, Nos 514 and 516, s s, 216.8 w 10th av, 33.4x100.5, two 3-sty brk tenements and 3-sty brk tenement in rear. Louis Nef et al agt Susanna N Suppes et al; Alfred R Bunnell, att'y, 76 William st; Sylvester L H Ward, ref. (Partition.) By Joseph P Day.  
 Washington st, Nos 719 and 721n e cor 11th st, 11th st, Nos 337 to 345 | runs n 75 x s e 11.5 x e 86.8 x s 60 x w 115.10 to beg, 6-sty brk loft and store building. William Carter agt Builders' Construction Co et al; Geo A Stearns, att'y, 150 Nassau st; Sampson H Weinhandler, ref. (Amt due, \$7,816.87; taxes, &c, \$—; sub to three mortg aggregating \$177,000.) By Joseph P Day.  
 Oct. 2.  
 47th st, No 15, n s, 120 w Madison av, 25x100.5, 4-sty stone front dwelling. Sheriff's sale of (Continued on page 618, 3d column.)



# OFFICIAL LEGAL NOTICES

## NOTICE TO TAXPAYERS.

DEPARTMENT OF FINANCE, BUREAU FOR THE COLLECTION OF TAXES, NEW YORK, September 1, 1908.

TAXPAYERS WHO DESIRE TO OBTAIN their bills promptly should make immediate written requisition (blanks may be procured in the borough offices), stating their property by section or ward, block and lot or map number, making copy of same from their bills of last year.

If a taxpayer is assessed for personal tax, the requisition should also request bill for such tax.

Each requisition should be accompanied by an envelope bearing the proper address of the applicant, and with return postage prepaid.

In case of any doubt in regard to ward, section, block or lot number, taxpayers should take their deeds to the Department of Taxes and Assessments and have their property located on the maps of that Department, and forward to the Deputy Receiver of Taxes, with the requisition, a certified memorandum of their property, which will be furnished by the Department of Taxes and Assessments.

Taxpayers in this manner will receive their bills returned by mail at the earliest possible moment, and avoid any delay caused by waiting in lines, as required in case of personal application.

The requisition must be addressed and mailed to the Deputy Receiver of Taxes in whichever borough the property is located, as follows:

John J. McDonough, No. 57 Chambers street, Borough of Manhattan, New York.

John B. Underhill, corner Third and Tremont avenues, Borough of The Bronx, New York.

James B. Bouck, Municipal Building, Borough of Brooklyn, New York.

George H. Creed, corner Jackson avenue and Fifth street, Long Island City, Borough of Queens, New York.

John De Morgan, Borough Hall, St. George, Staten Island, Borough of Richmond, New York.

After receiving the bills, the taxpayer will draw a check for the amount to the order of the Receiver of Taxes and mail bill and check, with an addressed envelope, with the return postage prepaid, to the Deputy Receiver in whichever borough the property is located.

No rebate allowed on bills paid during October.

Checks should be mailed as soon as possible after the bills have been received by the taxpayer.

DAVID E. AUSTEN,  
Receiver of Taxes.

AND BELMONT AVENUE; all four corners of JEROME STREET AND SUTTER AVENUE; southwest corner of JEROME STREET AND DUMONT AVENUE; all four corners of JEROME STREET AND LIVONIA AVENUE; and northeast and northwest corners of JEROME STREET AND NEW LOTS ROAD. 29TH WARD, SECTIONS 5 AND 15. UTICA AVENUE—REGULATING, GRADING, CURBING, GUTTERING AND LAYING CEMENT SIDEWALKS, between East New York Avenue and Church Avenue. 29TH WARD, SECTIONS 5 AND 16. MAPLE STREET—SEWER, between Rogers and Nostrand Avenues. 30TH WARD, SECTION 18. 4TH AVENUE—SEWER, both sides, between 60th and 61st Streets, and 4TH AVENUE—OUTLET SEWER, westerly side, between 61st and 64th Streets. 5TH AVENUE—SEWER, between 60th and 64th Streets. 61ST STREET—SEWER, between 3d and 4th Avenues; and THIRD AVENUE—SEWER, between 61st and 62d Streets. 83D STREET—SEWER, between 4th and 5th Avenues.

HERMAN A. METZ,  
Comptroller.

City of New York, September 22, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 25 to October 9, 1908, 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 BROOKLYN:

29TH WARD, SECTION 16. EAST 22D STREET—SEWER, between Clarendon Road and Canarsie Lane. 30TH WARD, SECTION 17. 47TH STREET—SEWER, between 13th and 14th Avenues. 30TH WARD, SECTION 18. OVERTON AVENUE—SEWER, between 5th and 6th Avenues. 3D AVENUE—SEWER, between 77th and 79th Streets.

HERMAN A. METZ,  
Comptroller.

City of New York, September 24, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 22 to October 5, 1908, 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 streets in the BOROUGH OF BROOKLYN:

8TH WARD, SECTIONS 3 AND 4. 19TH STREET—OPENING, from High Water Mark to Bulkhead Line. Confirmed June 30, 1908; entered September 19, 1908. 29TH WARD, SECTION 16. EAST 25TH STREET—OPENING, from Foster to Flatbush Avenues. Confirmed June 11, 1908; entered September 19, 1908. 32D WARD, SECTION 23. EAST 35TH STREET—OPENING, from Kings Highway to Flatbush Avenue. Confirmed June 11, 1908; entered September 19, 1908.

HERMAN A. METZ,  
Comptroller.

City of New York, Sept. 19, 1908. (5935)

## PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF MANHATTAN.  
List 207, No. 1. Repairing sidewalk at No. 257 Allen street.

List 208, No. 2. Repairing sidewalk at No. 523 Broome street.

List 209, No. 3. Repairing sidewalk at the northeast corner of Dyckman street and Prescott avenue.

List 210, No. 4. Repairing sidewalk in front of No. 350 Madison avenue.

List 211, No. 5. Repairing sidewalk at No. 43 Montgomery street.

List 212, No. 6. Repairing sidewalk at Nos. 223 and 225 East Ninety-eighth street.

List 213, No. 7. Repairing sidewalk at Nos. 19 and 21 East One Hundred and Ninth street.

List 214, No. 8. Repairing sidewalk at the northeast corner of One Hundred and Thirty-first street and Old Broadway.

List 217, No. 9. Repairing sidewalk on the north side of One Hundred and Forty-third street, commencing 113 feet east of Lenox avenue.

List 219, No. 10. Receiving basin on the east side of Third avenue, between One Hundred and Twenty-ninth and One Hundred and Thirtieth streets.

List 220, No. 11. Repairing sidewalk at No. 104 Washington street.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before October 27, 1908, at 11 a. m., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,

PAUL WEIMANN,

JAMES H. KENNEDY,

Board of Assessors.

WILLIAM H. JASPER,

Secretary,

No. 320 Broadway.

City of New York, Borough of Manhattan, September 25, 1908.

## ADVERTISED LEGAL SALES.

(Continued from page 617.)

all right, title, &c, which John B Ireland had on May 20, 1908, or since; Forster, Hotaling & Klinke, att'ys, 59 Wall st; Thomas F Foley, sheriff. By Joseph P Day.

119th st, No 134, s s, 285 e Park av, 27x100.11, 5-sty brk tenement and store. Sheriff's sale of all right, title, &c, which Jacob Tropp had on July 11, 1908, or since; L & J Weinberger, att'ys, 119 Nassau st; Thomas F Foley, sheriff. By Joseph P Day.

166th st, Nos 428 and 430, s s, 97.7 e Park av, runs s 238.4 x e 12 x s 25 x e 38 x n 263.2 x w 50 to beg; right, title, &c, 1 and 2-sty frame dwelling and store and 2-sty frame dwelling. Mary Solari agt Charles Ahrenfeld Estate of the City of N Y et al; Bernard J Kelly, att'y, 915 Brook av; Alfred H Townley, ref. (Amt due, \$222.18; taxes, &c, \$—.) By Herbert A Sherman.

181st st, No 60's e cor Harrison av, 37.11x120.2 Harrison av, x59.4x125.11, vacant. John P Markham agt James McMullan et al; Cheney, Schenck & Stockell, att'ys, 32 Broadway; S Howard Cohen, ref. (Amt due, \$1,423.19; taxes, &c, \$700.) Mort recorded Jan 10, 1903. By Joseph P Day.

Oct. 3 and 5.

No Legal Sales advertised for these days.

# REAL ESTATE RECORDS

## Key to abbreviations:

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found,

do not correspond with the existing ones, owing to their having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1908.

## CONVEYANCES

September 18, 19, 21, 22, 23 and 24. (No. 13.)

### BOROUGH OF MANHATTAN.

Bank st, Nos 117 to 121. Agreement correcting descriptions in several deeds and mortgages. John Schreyer et al with Mutual Life Ins Co of N Y. 2 papers dated July 17 and Aug 31, 1908. Sept 22, 1908. 2:635. nom

Cherry st, No 408, n s, 267.10 e Scammel st, 27.3x97.4, 6-sty brk tenement and store. Michael Forman to Annie Forman. All liens. Sept 21. Sept 22, 1908. 1:261—18. A \$12,500—\$34,500. nom

Cherry st, No 244, n s, abt 110 w Rutgers st, 25.3x138, 5-sty brk tenement and store and 3-sty brk tenement in rear. Max Mandel to Jacob Finkelstein. ½ part. Mort ½ of \$19,000. Feb 18, 1907. Sept 21, 1908. 1:255—20. A \$15,000—\$19,000. other consid and 100

Commerce st, No 5, n s, 81 w Bleecker st, 21x40, 3-sty frame (brk front) dwelling. Sampson H Schwarz to Antonio Pascale. Mort \$4,000. Sept 17. Sept 18, 1908. 2:587—60. A \$4,000—\$5,000. other consid and 100

Christie st, No 218, e s, 224.3 s Houston st, 25x75.

Christie st, No 220, e s, 199.3 s Houston st, 25x75.

two 6-sty brk tenements and stores.

The German Exchange Bank to Italian Union Realty & Security Co. B & S. All liens. Sept 16. Sept 24, 1908. 2:422—3 and 4. A \$38,000—\$58,000. nom



Elizabeth st, No 123 (113), w s, 148.3 s Broome st, 25x80x25.5x80, 5-sty brk tenement and store.

Elizabeth st, No 125 (115), w s, 121.3 s Broome st, 25.2x81.3x25.1x81.5, 5-sty brk tenement and store and 3-sty brk tenement in rear.

Italian Union Realty & Security Co to The German Exchange Bank of N Y. Morts \$56,000. Sept 24, 1908. 2:470-19 and 20. A \$30,000-\$49,000. nom

Same property. Release mort. The Prudential Bond & Mortgage Co to Italian Union Realty & Security Co. Sept 24, 1908. 2:470. nom

Goerck st, Nos 71 and 73, w s, 100 s Rivington st, 50x100, one 3 and one 4-sty brk tenements and stores and 3-sty frame tenement in rear. Martin Goldfarb to Lipman Abele. Morts \$36,500. Sept 18, 1908. 2:328-58. A \$28,000-\$30,000. 50,000

Grand st, No 391 | s e cor Suffolk st, 20.1x80.1, 5-sty brk tenement and store. Hyman Werner et al to Rebecca I Goldsmith, of Newark, N J. Morts \$60,000. Sept 1. Sept 18, 1908. 1:313-13. A \$35,000-\$50,000. other consid and 100

Same property. Paul Mogilewsky by Meyer Bernstein GUARDIAN to same. All title. Sept 3. Sept 18, 1908. 1:313. 400

Houston st, Nos 497 and 501, s s, 80 w Mangin st, 40x75, 7-sty brk loft and store building. Herman Baum to Leo Roth. All liens. Sept 21. Sept 22, 1908. 2:325-15. A \$18,000-\$45,000. other consid and 100

Mott st, Nos 124 and 126, e s, 125 n Hester st, 50x94, 6-sty brk tenement and store. Joseph Fagelle to Catherine and Philip Florie. All liens. Sept 17. Sept 21, 1908. 1:238-4. A \$35,000-\$82,000. other consid and 100

Stanton st, No 241 | s e cor Willett st, 25x75, 6-sty brk Willett st, Nos 100 and 102 | tenement and store. John J Fay to Frank Quinn. Mort \$32,500. Sept 17. Sept 18, 1908. 2:339-52. A \$28,500-\$50,000. nom

Stanton st, No 247, s s, 75 e Willett st, 25x75, 5-sty brk tenement and store and 4-sty brk tenement in rear. Abraham Hayden to Joseph Gottlieb. Mort \$16,500. Sept 23, 1908. 2:339-55. A \$19,000-\$24,000. nom

Sylvan pl, Nos 3 and 5, w s, 46 n 120th st, 40.5x95.1, two 6-sty brk tenements. Saml Williams et al to Annie M Harrison. Mort \$35,000. Sept 22. Sept 23, 1908. 6:1769-25 and 47. A \$31,000-\$96,000. exch

Water st, No 248, w s, abt 85 s Peck slip, 15.10x82.2 to alley | x25.10x80.11 s s.

Water st, No 246, w s, abt 100 s Peck slip, 15.11x80.11 to alley | x14.7x80.10 w s, with all title to alley.

two 4-sty brk loft and store buildings.

Ethel A Terhune et al to Julius and Bernhard Lichtenstein. 3/4 parts. All title. Aug 25. Sept 21, 1908. 1:98-6 and 7. A \$22,500-\$31,500. other consid and 100

Same property. John A Lyon by Geo P Lyon to same. 1/4 part. All title. Sept 18. Sept 21, 1908. 1:98. 7,375

Same property. James G Lyon to same. Q C. Sept 18. Sept 21, 1908. 1:98. nom

Whitehall st, Nos 57 and 58, e s, 82.2 s Front st, 40.4x40.7x39x37.6, 5-sty brk hotel. Patrick A Dollard to John V Dollard. All title. All liens. Sept 22, 1908. 1:4-9 and 10. A \$81,000-\$93,000. other consid and 100

William st, Nos 103 and 105, w s, 27.2 s John st, runs w 54.7 x again w 20.4 x s 18.1 and 18.1 x e 18.5 and 58.9 to st x n 41.9 to beginning, 6-sty brk loft and store building. Maurice Wendell to City Real Estate Co. Morts \$172,500. Sept 18. Sept 21, 1908. 1:67-2. A \$136,800-\$175,000. other consid and 100

Wooster st, Nos 201 and 203, w s, 149.1 n Bleecker st, 36.9x100, 6-sty brk loft and store building. Adolph M Bendheim to Cath Moulton, Percy P Lewis, Frederic E Lewis and Stephen S Palmer EXRS Mary Lewis. All title. Q C. All liens. Sept 23. Sept 24, 1908. 2:536-34. A \$33,000-\$72,000. nom

Wooster st, Nos 201 and 203, w s, 149.1 n Bleecker st, 36.9x100, 6-sty brk loft and store building. Cath T Moulton et al EXRS, &c, Mary Lewis to Herman Wronkow. June 15. Sept 24, 1908. 2:536-34. A \$33,000-\$72,000. 62,500

Wooster st, Nos 201 and 203, w s, 149.1 n Bleecker st, 36.9x100, 6-sty brk loft and store building. Herman Wronkow to Fannie Hamlin. Sept 23. Sept 24, 1908. 2:536-34. A \$33,000-\$72,000. other consid and 100

2d st E, Nos 214 and 216, n s, 74.9 e Av B, 60x111.10, 3 and 6-sty brk hall.

2d st E, Nos 218 and 220, all title in this parcel to party wall agreement, &c.

Benjamin Kaufman to Solomon and Michael Henig. 1/4 part. All title. All liens. June 23. Sept 19, 1908. 2:385-63. A \$50,000-\$75,000. 6,700

2d st, Nos 218 and 220, n s, 134.9 e Av B, runs e 60 x n 105.11 x w 54.9 x n 5.11 x w 5.3 x s 111.10 to beginning, two 4-sty brk tenements and stores and 2-sty brk hall in rear. Samuel Gross et al to Ike Isler. Morts \$70,000. Sept 4. Sept 21, 1908. 2:385-60 and 62. A \$46,000-\$70,000. 100

3d st E, No 246, s w s, 174.3 n w Av C, 24.9x105.11, 3-sty brk tenement and store and 3-sty brk tenement in rear. PARTITION. July 23, 1908. Samson Lachman referee to Magdalena Sieke. Sept 9. Sept 19, 1908. 2:385-28. A \$18,000-\$23,000. 18,500

3d st E, No 276, s s, 69.9 e Av C, 23.3x87, 5-sty brk tenement and store. Tobias Korn to Samuel Levy and Joseph Kreinik. Mort \$26,250. Sept 21. Sept 22, 1908. 2:372-11. A \$15,000-\$24,000. nom

4th st E, Nos 377 to 381, n s, 172.7 e Av D, 67.10x96, two 4-sty brk tenements and stores and two 4-sty brk tenements in rear. Joseph J Meaney to Lucille R Hayman. Mort \$60,000. July 6. Sept 19, 1908. 2:360-30. A \$30,000-\$44,000. other consid and 100

5th st E, No 331, n s, 375 e 2d av, 25x97, 6-sty brk tenement and store. Celia Mendelson to Abraham Treibitz. Mort \$30,750. Sept 22. Sept 23, 1908. 2:447-43. A \$19,000-\$28,000. other consid and 100

6th st E, No 807, n s, 125 e Av D, 24.11x90.10, 4-sty brk loft and store building. Julius J Kauder et al to Mary Murray. Mort \$8,000. Sept 21, 1908. 2:363-27. A \$10,500-\$17,000. other consid and 100

8th st E, No 304, s s, 140 e Av B, 24.9x97.4.

8th st E, No 306, s s, 164.9 e Av B, 24.9x97.4.

two 6-sty brk tenements and stores.

Shapiro, Levy & Starr, a corpn, to Maybelle Realty Co. Mort \$76,637.72. Sept 14. Sept 18, 1908. 2:390-9 and 10. A \$36,000-\$76,000. other consid and 100

9th st E, No 233, n s, 105 w 2d av, runs n 39.6 x w 20 x n 36.2 x s w 25.10 x s 68.11 to st x e 45 to beginning, 6-sty brk tenement. Carrie A Taneyhill et al to The Ninth St Co, a corpn. Morts \$37,250. Aug 19. Sept 22, 1908. 2:465-57. A \$22,000-\$45,000. nom

10th st E, No 216, s s, 250 e 2d av, 25x92.3, 4-sty brk tenement.

Henry Tishman to The Composite Realty Co. Mort \$22,500. Sept 1. Sept 22, 1908. 2:451-19. A \$17,000-\$29,000. other consid and 100

10th st E, Nos 466 to 472, s s, 231.8 e Av D, 101x92.3, two 6-sty brk tenements and stores. FORECLOS, Sept 17, 1908. Elek J Ludvigh ref to Pincus Lowenfeld and Wm Prager. Sept 22. Sept 23, 1908. 2:366-15. A \$30,000-\$120,000. \$2,000 over encumbrances

22d st, W, No 32, s s, abt 491.10 w 5th av, 32.8x98.9x31x98.9, 6-sty brk loft, office and store building. Louis Sachs to Ida C Bracher. Sept 22. Sept 23, 1908. 3:823-61. A \$95,000-\$135,000. other consid and 100

22d st W, No 32, s s, 491.10 w 5th av, 32.8x98.9x31x98.9, 6-sty brk loft, office and store building. Ida C Bracher to Louis Sachs. Q C. Morts \$120,000. Sept 24, 1908. 3:823-61. A \$95,000-\$135,000. nom

22d st W, No 32, s s, 491.10 w 5th av, 32.8x98.9x31x98.9, 6-sty brk loft and store building. Ida C Bracher to Louis Sachs. All liens. Sept 22. 1908. 3:823-61. A \$95,000-\$135,000. other consid and 100

24th st W, No 223, n s, 283.4 w 7th av, 16.8x80, 4-sty brk tenement. Theo Trepp to Matilda and Abraham M Frank. Q C. Mort \$— Aug 27. Sept 17, 1908. 3:774-24. A \$8,500-\$10,000. Corrects error in last issue, when st No was 233. nom

Same property. Blanche H wife Theodore Trepp to same. Q C. Mort \$— Sept 12. Sept 17, 1908. 3:774. nom

24th st W, No 223, n s, 283.4 w 7th av, 16.8x80, 4-sty brk tenement. Matilda wife Samuel Frank to Abraham M Frank. Mort \$8,400. Sept 22. Sept 23, 1908. 3:774-24. A \$8,500-\$10,000. nom

26th st E, No 153 | n s, 125 w 3d av, 20x98.9, with all tilte Broadway alley, No 3 | to said alley, 8-sty brk hotel. John J McQuaide to Margt T Johnston. All liens. Feb 7. Sept 23, 1908. 3:882-39. A \$16,000-\$54,000. other consid and 100

39th st W, No 539, n s, 250 e 11th av, 25x98.9.

39th st W, No 541, n s, 225 e 11th av, 25x98.9.

39th st W, No 543, n s, 200 e 11th av, 25x98.9.

7-sty brk factory covers the above.

39th st W, No 551, n s, 125 e 11th av, 25x98.9, 1-sty frame store.

40th st W, Nos 542 and 544, s s, 175 e 11th av, 50x98.9, 4 and 7-sty brk factory.

Christian A Jacob to Jacob Bros Co, a corpn. All liens. Aug 31. Sept 24, 1908. 3:711-6, 9 and 57. A \$59,000-\$109,000. nom

39th st W, No 441, n s, 250 e 10th av, 25x98.9, 5-sty brk tenement and store. Samuel Harris et al to Rebecca Hast. Mort \$14,500. Sept 1. Sept 18, 1908. 3:737-12. A \$10,000-\$16,000. other consid and 100

40th st W, No 551, n s, 125 e 11th av, 25x98.9, 5-sty brk loft and store building. Christian A Jacob to Jacob Bros Co, a corpn. All liens. Aug 31. Sept 24, 1908. 4:1069-6. A \$9,000-\$18,000. nom

41st st E, No 308, s s, 108.9 e 2d av, 16.3x74.3x17.10x67, 4-sty brk dwelling. Edw Murphy to John S Murphy. Mort \$3,500. Sept 14. Sept 21, 1908. 5:1333-48. A \$4,500-\$6,500. other consid and 4,000

44th st E, Nos 213 and 215, n s, 186.8 e 3d av, 43.4x100.5, 5-sty brk loft and store building. Christian D Meyer to Robert E Kelly. Mort \$18,000. Sept 22. Sept 23, 1908. 5:1318-9. A \$19,000-\$33,000. other consid and 100

45th st E, No 131, n s, 65 e Lexington av, runs n 29 x e 5.6 x n 31 x e 15.6 x s 60 to st x w 21 to beginning, 4-sty brk dwelling. Chas S Faulkner to Realty Purchasing & Mortgage Co. Sept 18, 1908. 5:1300-23 1/2. A \$12,500-\$21,000. other consid and 100

47th st W, No 76, s s, 41 e 6th av, 19x70, 3-sty stone front dwelling. Fred M Will to Wm P Simpson. Mort \$37,000. May 16. Sept 23, 1908. 5:1262-73. A \$30,000-\$34,000. other consid and 100

51st st W, No 337, n s, 368.3 e 9th av, 18x100.5, 3-sty stone front tenement. Philip B Low and ano EXRS, &c, Letitia M Striker to John H Wood. Sept 21, 1908. 4:1042-15 1/2. A \$10,500-\$16,000. 18,500

61st st E, No 347, n s, 132.4 w 1st av, 23x100.5, 5-sty brk tenement. Abraham Treibitz to Celia Mendelson. Mort \$25,500. Sept 22. Sept 23, 1908. 5:1436-20. A \$8,000-\$20,000. other consid and 100

62d st E, No 132, s s, 94 w Lexington av, 20x100.5, 4-sty and basement stone front dwelling. Nettie wife August Milius to said August Milius. B & S. Mort \$12,000. Sept 23. Sept 24, 1908. 5:1396-60. A \$27,000-\$32,000. other consid and 100

65th st E, No 302, s s, 64 e 2d av, 18x76.2x18.2x73.4, 3-sty brk dwelling. Emma F Garnsey to Mary O'Donnell, of Brooklyn. Mort \$6,600. Aug 25. Sept 21, 1908. 5:1439-48b. A \$5,500-\$8,000. nom

65th st E | n w cor Exterior st, runs w — to pt 275 e Av A, Exterior st | x n 100.5 x e 187.7 to w s Exterior st, x s — to beginning, vacant. John D Rockefeller to The Rockefeller Inst for Medical Research, a corpn. July 7. Sept 23, 1908. 5:1477-part lot 1. nom

65th st E, No 302, s s, 64 e 2d av, 18x76.2x18.2x73.4, 3-sty brk dwelling. Mary O'Donnell to Emma F Garnsey. Mort \$7,000. Aug 26. Sept 23, 1908. 5:1439-48B. A \$5,500-\$8,000. nom

66th st E, Nos 205 to 211, n s, 100 e 3d av, 90x100.5, two 6-sty brk tenements and stores.

67th st E, Nos 202 to 208, s s, 100 e 3d av, 90x100.5, two 6-sty brk tenements and stores.

Solomon Frank and Louis Danowitz, of Brooklyn, to D & D Realty Co, a corpn. All liens. Sept 18. Sept 19, 1908. 5:1421-5 and 7. A \$42,000-\$112,000; and 42 and 44. A \$42,000-\$112,000. other consid and 100

69th st W, No 323, n s, 308.4 w West End av, 41.8x100.5, 6-sty brk tenement and store. Lizzie Flig to Macy Halperin. Mort \$40,000. Sept 19. Sept 21, 1908. 4:1181-19. A \$12,000-P \$37,000. other consid and 100

69th st W, Nos 319 and 321, n s, 266.8 w West End av, 41.8x100.5, 6-sty brk tenement and store. Lizzie Flig to Macy Halperin. Mort \$40,000. Sept 19. Sept 21, 1908. 4:1181-21. A \$12,000-P \$37,000. other consid and 100

69th st W, No 315, on map Nos 315 and 317, n s, 225 w West End av, 41.8x100.5, 6-sty brk tenement and store. Lizzie Flig to Harry Schiffman. Mort \$40,000. Sept 19. Sept 21, 1908. 4:1181-23. A \$12,000-P \$37,000. other consid and 100

71st st W, No 336, s s, 347 w West End av, 18x100.5, 3-sty and basement stone front dwelling. Bernard Crystal to Selda Crystal. Mort \$19,500. Sept 22, 1908. 4:1182-47. A \$9,000-\$21,000. other consid and 100

71st st W, No 336, s s, 347 w West End av, 18x100.5, 3-sty and basement stone front dwelling. Toch Realty Co to Bernard Crystal. Mort \$15,000. Sept 14. Sept 22, 1908. 4:1182-47. A \$9,000-\$21,000. other consid and 100



- 72d st E, No 150 s e cor Lexington av, 24x74.4, 4-sty and base-  
Lexington av | ment stone front dwelling. Cornelius W Clark  
to B Farquhar Curtis. Morts \$30,000. Sept 18, 1908. 5:1406—  
54. A \$40,000—\$52,000. other consid and 100
- 74th st W, No 235, n s, 290 e West End av, 20x102.2, 3-sty and  
basement brk dwelling. Otis A Mygatt to Blanche W Walton.  
Mort \$20,000. Sept 3. Sept 22, 1908. 4:1166—12. A \$15,000—  
\$21,000. other consid and 100
- 75th st E, No 442, s s, 100 w Av A, 25x102.2, 6-sty brk tenement  
and store. August Keller to William Keller. ½ part. Mort  
\$23,450. Sept 8. Sept 18, 1908. 5:1469—29. A \$8,000—\$30,000.  
nom
- 78th st E, Nos 145 and 147 | n e cor Lexington av, 38x82,  
Lexington av, Nos 1121 to 1127 | 7-sty brk tenement and store.  
Moritz L and Carl Ernst to Jeremiah Donovan. Mort \$75,000.  
Sept 24, 1908. 5:1413—20. A \$45,000—\$100,000.  
other consid and 100
- Same property. Jeremiah Donovan to Moritz L and Carl Ernst.  
Morts \$90,000. Sept 24, 1908. 5:1413. other consid and 100
- 80th st E, Nos 503 to 515, n s, 98 e Av A, 175x102.2, 3-sty brk  
tenement, 2-sty brk stable and 1-sty frame sheds. Fanny Heil-  
brunn to Louvre Realty Co. All liens. Sept 22. Sept 23, 1908.  
5:1577—5 to 11. A \$52,500—\$57,500. other consid and 100
- 81st st E, No 209, n s, 101.8 e 3d av, 25.5x102.2, 6-sty brk tenement  
and store. Rebecca I Goldsmith to Hyman Werner, Pessie  
R Mogilewsky and Jennie Polowe. Mort \$30,000. Aug 19. Sept  
22, 1908. 5:1527—5. A \$11,000—\$32,000. other consid and 100
- 81st st E, No 209, n s, 101.8 e 3d av, 25.5x102.2, 6-sty brk tenement  
and store. Nathan Burnstine to Rebecca I Goldsmith, of  
Newark, N J. Mort \$33,000. May 27. Sept 22, 1908. 5:1527  
—5. A \$11,000—\$32,000. other consid and 100
- 81st st E, No 216, s s, 203.4 e 3d av, 25.5x102.2, 5-sty brk tenement.  
John Muth to Charles Rubinger and Morris Kittenplan.  
Mort \$33,300. Sept 19. Sept 24, 1908. 5:1526—40. A \$11,-  
000—\$23,000. nom
- 85th st E, No 517, n s, 173 e Av A, 25x102.2, 5-sty brk tenement.  
Charles Stern to Ferdinand Stern. ½ part. All title. Mort  
\$19,500. Sept 22. Sept 23, 1908. 5:1582—8. A \$8,000—\$17,-  
500. other consid and 100
- 88th st E, No 156, s s, 62.3 e Lexington av, 25.6x100.8, 5-sty brk  
tenement. Louis Livingston et al to Lilly Blum. Mort \$26,-  
500. Sept 4. Sept 21, 1908. 5:1516—50. A \$13,000—\$24,000.  
other consid and 100
- 88th st E, No 206, s s, 127 e 3d av, 33x100.8, 6-sty brk tenement  
and store. FORECLOS, Aug 18, 1908. Harriette M J Wood refer-  
ee to Rosehill Realty Corp. Sept 18, 1908. 5:1533—43½. A  
\$13,000—\$42,000. 5,500 over and above morts for 32,500
- 90th st E, No 163, n s, 225 w 3d av, 25x100.8, 3-sty frame dwell-  
ing. Julianna Dill widow et al HEIRS, &c, Otto Dill to Geo M  
Fitzpatrick. Sept 18, 1908. 5:1519—27. A \$14,000—\$14,500.  
15,000
- 91st st E, No 121, n s, 210 e Park av, 15x100.8, 3-sty stone front  
dwelling. Mary E Duncan to Martin Steinthal. Sept 21, 1908.  
5:1520—9½. A \$9,000—\$11,000. other consid and 100
- 91st st E, No 404, s s, 74 e 1st av, 20x50.8, 5-sty brk tenement.  
Sigmund Gass to Jacob Freeman. Mort \$8,000. Sept 21. Sept  
22, 1908. 5:1570—46. A \$4,000—\$9,000. other consid and 100
- 95th st W, n s, 167.10 w Amsterdam av, 29.4 to e 1 old Bloom-  
ingdale road x100.9x30.8x100.9, vacant. Adolph Behn to Henry  
Springhorn, Jr. 1-9 part. Mort \$5,500 and all liens. Aug 20.  
Sept 24, 1908. 4:1243—28. A \$18,000—\$18,000. nom
- 96th st W, No 29, n s, 375 w Central Park West, 18x100.11, 4-sty  
and basement stone front dwelling. Isaac H Peller to Frances  
I wife of Isaac H Peller. All liens. Sept 21. Sept 23, 1908.  
7:1832—17½. A \$10,000—\$23,000. nom
- 103d st W, No 241, n s, 183 e West End av, 17x100.11, 3-sty and  
basement stone front dwelling. Wm A Miles & Co to Joseph F  
Snipes. Mort \$17,000. Sept 18, 1908. 7:1875—8. A \$9,500  
—\$18,000. nom
- 104th st E, Nos 21 and 23, n s, 200 e 5th av, 50x100.11, 6-sty  
brk tenement and store.
- 104th st E, Nos 29 and 31, n s, 300 e 5th av, 50x100.11, 6-sty  
brk tenement and store.  
Solomon Frank and Louis Danowitz, of Brooklyn, to D & D  
Realty Co, a corp. All liens. Sept 18. Sept 19, 1908. 6:1610  
—9. A \$24,000—\$67,000; and 13. A \$24,000—\$67,000.  
other consid and 100
- 105th st E, No 62, s s, 230 w Park av, 25x100.11, 5-sty stone front  
tenement. Max Rosenthal of Jersey City, N J, to Jennie Rosen-  
thal, of N Y. Morts \$23,600. Jan 13. Sept 21, 1908. 6:1610  
—48. A \$11,000—\$23,000. other consid and 100
- 107th st E, No 164, s s, 196 w 3d av, 28.3x100.11, 4-sty stone front  
tenement. Laurence W Lloyd to Juliana R Lloyd. All liens.  
Sept 18, 1908. 6:1634—44. A \$11,000—\$17,000.  
other consid and 100
- 109th st E, No 337, n s, 200 w 1st av, 25x100.11, 6-sty brk tenement  
and store. Louis Leiman to Lewis M Ginsberg. Mort \$28,-  
000. Sept 15. Sept 21, 1908. 6:1681—18. A \$7,000—\$30,000.  
other consid and 100
- Same property. Lewis M Ginsberg to Julia Sherowitz. Mort \$28,-  
000. Sept 15. Sept 21, 1908. 6:1681. nom
- 109th st E, No 211, n s, 168.6 e 3d av, 19.4x100.11, 4-sty brk  
tenement. Henrietta Zodikow to Gertrude R Mittleman. B & S.  
Sept 10. Sept 18, 1908. 6:1659—7. A \$6,000—\$12,000.  
other consid and 100
- 110th st E, Nos 10 to 18, s s, 100 w Madison av, 128x100.11, five  
5-sty brk tenements, stores in Nos 16 and 18. Arthur H Sanders  
to Oscar Lowenstein. Mort \$137,500. Mar 20. Sept 23, 1908.  
6:1615—60 to 64. A \$71,500—\$133,000. nom
- 111th st W, No 502, s s, 50 w Amsterdam av, 75x99.2x102.4x95.11,  
2-sty frame dwelling. Wm P Dixon and ano EXRS Hannah E  
Dixon to Gross & Herbener, a corp. Sept 23. Sept 24, 1908.  
7:1882—35, 36½ and 37. A \$45,500—\$46,500. 65,000
- 111th st W, Nos 136 to 142, s s, 250 e 7th av, 75x100.11, two 5-sty  
brk tenements. Mary B Schramm to Raymond F Druhan, of  
Brooklyn. Morts \$70,000. Sept 2. Sept 22, 1908. 7:1820—51  
and 53. A \$36,000—\$96,000. other consid and 100
- Same property. Raymond F Druhan to Chas R Hubert, of Yonkers,  
N Y. Morts \$70,000. Sept 21. Sept 22, 1908. 7:1820.  
other consid and 100
- 112th st E, Nos 218 to 222, s s, 215 e 3d av, 40x100.10, 6-sty brk  
tenement and store. FORECLOS, Sept 9, 1908. Walter B  
Walker refereee to Ernestine Harris ¾ parts, and I Henry Harris  
¼ part. Sept 22. Sept 23, 1908. 6:1661—40. A \$13,000—\$50,-  
000. 2,000
- 117th st E, No 171, n s, 225.6 w 3d av, 19x100.11, 4-sty brk tenement.  
PARTITION, July 30, 1908. Thos A McKennell refereee  
to Joseph L Kahle. Sept 19. Sept 22, 1908. 6:1645—27. A  
\$7,500—\$9,500. 10,000
- 117th st E, Nos 70 and 72 | s w cor Park av, 90x50.5, 6-sty brk  
Park av, Nos 1652 and 1654 | tenement and store. PARTI-  
TION, June 30, 1908. Edwin A Watson refereee to Lillie Bern-  
heim. Morts \$55,000. July 30. Sept 22, 1908. 6:1622—40. A  
\$25,000—\$72,000. 61,750
- 118th st W, No 319, n s, 95 e Manhattan av, 25x100.11, 5-sty brk  
tenement. Morris Lazar et al to Irvine Realty Co. Morts \$24,-  
500. Aug 28. Sept 18, 1908. 7:1945—22. A \$11,000—\$24,000.  
other consid and 100
- 119th st E, No 28, s s, 122.1 w Madison av, 15.7x100.11.
- 119th st E, No 20, s s, 184.5 w Madison av, 15.8x100.11.  
two 3-sty stone front dwellings.  
Conrad R Gross et al to Joseph Kashare. Sept 16. Sept 18,  
1908. 6:1745—61 and 63½. A \$13,000—\$19,000.  
other consid and 100
- 119th st E, No 28, s s, 122.1 w Madison av, 15.7x100.11.
- 119th st E, No 20, s s, 184.5 w Madison av, 15.8x100.11.  
two 3-sty stone front dwellings.  
Joseph Kashare to Geo W Godward. Morts \$16,000. Sept 17.  
Sept 18, 1908. 6:1745—61 and 63½. A \$13,000—\$19,000. nom
- 119th st W, No 157, n s, 98 e 7th av, 27x100.11, 5-sty brk tenement.  
Edgar H Ryan EXR and TRUSTEE Florence B Ryan  
to Frederick B Ryan. Sept 22, 1908. 7:1904—6. A \$13,000—  
\$30,000. nom
- 121st st W, Nos 503 to 507, n s, 100 w Amsterdam av, 75x95.11,  
6-sty brk tenement. Wm L O'Connell to Hector A Robichon.  
Mort \$95,000. Sept 18, 1908. 7:1976—26. A \$37,500—\$120,000.  
other consid and 100
- 123d st W, No 363, n s, 100 e Morningside av East, 16.8x100.11,  
3-sty and basement brk dwelling. Sophia C Keller to Catherine  
Gracey and John Maher, both of Salina, Kan. Mort \$7,000. Sept  
17. Sept 18, 1908. 7:1950—5. A \$7,300—\$10,500.  
other consid and 100
- 126th st W, No 120, s s, 231.3 w Lenox av, 18.9x99.11, 3-sty and  
basement stone front dwelling. FORECLOS, July 13, 1908. Will-  
iam Klein refereee to Frank Wanier. July 16. Sept 24, 1908.  
7:1910—43. A \$12,000—\$16,000. 20,000
- 131st st W, No 227, n s, 452 e 8th av, 16x99.11, 3-sty stone front  
dwelling. Isaac Breakstone to Geo A Molleson. Morts \$10,-  
800. Sept 21, 1908. 7:1937—19. A \$6,400—\$10,000. nom
- 131st st W, No 127, n s, 291 w Lenox av, 17x99.11, 3-sty stone  
front dwelling. Stella wife Solomon Cohn by GUARDIAN to Fan-  
nie F Abeles. All title. Mort \$11,000. Sept 23, 1908. 7:1916  
—20. A \$7,400—\$13,000. 1,000
- Same property. Solomon Cohn to Fannie F Abeles. Mort \$11,-  
000. Sept 22. Sept 23, 1908. 7:1916. other consid and 100
- 133d st E, No 63, n s, 86 w Park av, 27x99.11, 5-sty brk tenement.  
Mechanics National Realty Co to John P Wulff. Mort \$22,000.  
Sept 21, 1908. 6:1758—32. A \$7,500—\$20,000. other consid and 100
- 133d st W, No 251, n s, 258.4 e 8th av, 16.8x99.11, 3-sty stone front  
dwelling. Chas H Lockwood to Bessie and William Ten Eyck.  
Morts \$9,250. Sept 15. Sept 24, 1908. 7:1939—11. A \$6,600  
—\$8,000. other consid and 100
- 135th st W, No 508, on map Nos 514 and 516, s s, 237.6 w Am-  
sterdam av, 45.10x99.11, 6-sty brk tenement. Chas E Murtha  
Jr to Emandess Holding Co. Sept 23. Sept 24, 1908. 7:1988  
—42. A \$20,000—\$60,000. other consid and 100
- 136th st W, Nos 620 to 626, s s, 287.6 w Broadway, 87.6x99.11,  
two 5-sty brk tenements. Celia Uhlfelder and ano to Louvre  
Realty Co. Mort \$113,000. Sept 22. Sept 23, 1908. 7:2002—  
93 and 95. A \$35,000—\$100,000. other consid and 100
- 139th st W, No 27, n s, 320 w 5th av, 50x99.11, 6-sty brk tenement.  
Louis B Wasserstrom and ano to Helen Trifield. Morts  
\$58,000. Sept 19, 1908. 6:1737—23. A \$19,000—\$65,000. 100
- 141st st W, Nos 313 and 315, n s, abt 92 e Edgecombe av, 50x  
99.11, two 3-sty frame tenements and stores and 2-sty frame bldg  
in rear. Release dower. Rachel wife Isaac Liberman to Joseph-  
ine B Buchanan. Q C. All title. Sept 18. Sept 24, 1908.  
7:2043—5. A \$10,000—\$14,000. nom
- 141st st W, Nos 313 and 315, n s, abt 95 e Edgecombe av, 50x99.11,  
two 3-sty frame tenements and stores and 2-sty frame building  
in rear. Laura Dreher to Josephine B Buchanan. Mort \$19,000.  
Sept 15. Sept 19, 1908. 7:2043—5. A \$10,000—\$14,000. nom
- 142d st W, No 476, s s, 303 w Convent av, 17x99.11, 4-sty stone  
front dwelling. Wm L Levy to Blanche Kaufman. Mort \$12,-  
000. Sept 16. Sept 22, 1908. 7:2058—27. A \$3,500—\$10,500.  
other consid and 100
- 144th st W, Nos 553 to 559, n s, 150 e Broadway, 105x99.11,  
two 5-sty brk tenements. Ben Cohen to Fredericka Cohen.  
Mort \$100,000. Sept 18. Sept 21, 1908. 7:2076—7 and 10.  
A \$31,000—\$104,000. nom
- 149th st W, No 527, n s, 317 w Amsterdam av, 16.6x99.11, 3-sty  
stone front dwelling. Mary E Fogarty or Fogarty to Christian  
Roeser. Mort \$10,500. Sept 17. Sept 18, 1908. 7:2081—19½.  
A \$6,500—\$13,000. other consid and 100
- 173d st W, No 552, s s, 17 w Audubon av, 16.6x50, 4-sty brk  
dwelling. Rosa Kruger to North Side Bank of Brooklyn, N Y.  
Sept 17. Sept 19, 1908. 8:2129—16. \$2,900—\$9,000. nom
- Av B, Nos 155 and 157 s e cor 10th st, runs e 93 x s 69.3 x w 22  
10th st, Nos 346 and 348 | x n 23 x w 71 to Av B x n 46.3 to begin-  
ning, three 5-sty brk tenements and stores. Henry Tishman to  
The Composite Realty Co. Mort \$75,000. Aug 10. Sept 22, 1908.  
2:392—7. A \$60,000—\$85,000. nom
- Av C, Nos 117 and 119, w s, 58.8 s 8th st, 38.8x83, 7-sty brk tenement  
and store. Henry Goldberg to Sam Biller. All liens. Sept  
18. Sept 22, 1908. 2:390—32. A \$30,000—\$60,000.  
other consid and 100
- Amsterdam av, Nos 502 and 504, w s, 40 n 84th st, 40x100, 6-sty  
brk tenement and store. Joseph J Meaney to Fredk W Fieder,  
Jr. Mort \$68,400. Sept 17. Sept 18, 1908. 4:1232—31. A  
\$33,000—\$68,000. other consid and 100
- Same property. Fredk W Fieder, Jr, to Frank A Jaeger. Mort  
\$68,400. Sept 17. Sept 18, 1908. 4:1232. other consid and 100
- Amsterdam av, Nos 502 and 504, w s, 40 n 84th st, 40x100, 6-sty  
brk tenement and store. Lillie Pfeiffer to Joseph J Meaney, of  
Brooklyn. Mort \$68,400. Nov 26, 1907. Sept 18, 1908. 4:1232  
—31. A \$33,000—\$68,000. other consid and 100
- Amsterdam av, Nos 1340 to 1344 | n w cor Manhattan st, runs w 72.8  
Manhattan st, Nos 63 to 67 | x n 100 x e 21.9 to av x s 112.8  
to beginning, three 5-sty brk tenements and stores, one 3-sty  
brk tenement and store and 3-sty brk stable. Joseph S Marcus  
to Morris Weinstein. ½ part. Q C. Sept 15. Sept 23, 1908.  
7:1982—24. A \$40,000—\$65,000. other consid and 100
- Amsterdam av | s w cor 111th st, 95.11x22.8x—x50.3, vacant.  
111th st, No 500 | Wm P Dixon to Gross & Herbener, a corp.  
Mort \$19,000. Sept 23. Sept 24, 1908. 7:1882—36. A \$45,000  
—\$45,000. other consid and 100
- Audubon av | s e cor 179th st, 100x85, two 5-sty brk tenements  
179th st | and stores. Meyer Schwartz to Abraham Ruth.



Morts \$93,750. June 19. Sept 19, 1908. 8:2152-5 and 7. A \$31,000-\$105,000. 100  
 Audubon av, No 26, w s, 63 n 166th st, 37x70, 5-sty brk tenement. Joseph J Meaney to Henrietta Prager. Mort \$34,000. Aug 11. Sept 19, 1908. 8:2124-11. A \$7,000-\$28,000.  
 other consid and 100  
 Broadway n e cor 163d st, 199.10 to s s 164th st x100, vacant. 163d st | Speedway Realty Co to Medford Realty Co. Mort 164th st | \$100,000. Sept 21, 1908. 8:2122-58. A \$110,000-\$110,000.  
 other consid and 100  
 Same property. Abraham Stern to same. Q C. Sept 21, 1908. 8:2122. nom  
 Broadway, Nos 2128 and 2130, e s, 52.3 s 75th st, 52.3x81.7x50x 96.9, 4-sty brk loft, office and store building. The Aphorp Co, a corpn, of N J, to Mary E Dalton, Mary Norton and John J Mooney. Mort \$150,000. Sept 18, 1908. 4:1166-40. A \$80,000-\$115,000.  
 other consid and 100  
 Lenox av | s w cor 144th st, 40x100, 6-sty brk tenement and 144th st, No 100 | store. Emanuel Strauss to Dean Holding Co. All liens. Sept 1. Sept 21, 1908. 7:2012-36. A \$32,500-\$80,000.  
 other consid and 100  
 Madison av, Nos 312, w s, 36.7 s 42d st, runs w 28 x s 7.5 x w 0.9 x s 16 x w 23.3 x s 18.9 x e 18.9 x n 11.5 x e 4.6 and 28.9 to av x n 30.9 to beginning, 5-sty stone front building and store. Alfred Schiffer to Emma E Cattus, Jr. B & S. Oct 17, 1907. Sept 22, 1908. 5:1276-57. A \$115,000-\$120,000. 100  
 Park av, e s, 80 s 58th st, 0.5x74. Wm F Upson as ASSIGNEE in bankruptcy of Terence Farley to Densmore-Compton Building Co. B & S. All title. Sept 16. Sept 17, 1908. 5:1312. 185  
 Park av, Nos 1248 to 1254 | s w cor 97th st, 100.11x100, two 6-sty 97th st, Nos 68 to 74 | brk tenements and stores. Philip Leizerkowitz of Brooklyn to Philips Realty & Construction Co, a corpn, of Brooklyn. Mort \$160,000. Sept 18. Sept 21, 1908. 6:1602-38 and 40. A \$65,000-\$165,000. nom  
 Pleasant av, Nos 301 to 307 | n w cor 116th st, 86x48, 6-sty brk 116th st, Nos 455 and 457 | tenement and store. Hyman Kaplan to Morris Kulok. Mort \$67,600. Sept 22, 1908. 6:1710-24. A \$25,000-\$75,000. other consid and 100  
 St Nicholas av, e s, 508.9 s 145th st, 50x100, vacant. Markus Pollak to Theo A Grasmuck. Q C. Mort \$16,000 and all liens. Feb 19, 1907. Sept 19, 1908. 7:2051-33 and 34. A \$10,000-\$10,000. nom  
 Seaman av | s e cor Hawthorne st, 100x100, vacant. FORE-Hawthorne st | CLOS, Sept 18, 1908. Samuel Hoffman referee to Trim Realty Co. Mort \$12,000. Sept 22. Sept 23, 1908. 8:2240-1. A \$13,500-\$13,500. 5,000  
 Sherman av, w s, 175 n e Isham st, runs n w 124.7 x n e 140.11 x s e 59.6 to av x s w 125 to beginning, vacant. FORECLOS, Sept 16, 1908. Arthur D Truax referee to Geo J, Edwin, Helen M and Howard Gould EXRS, &c, Jay Gould. Sept 17. Sept 18, 1908. 8:2228-37. A \$20,000-\$20,000. 15,000  
 Wadsworth av, n w s, 459 n e 190th st, if projected, 339.6x98x-98, vacant. N Y & Long Island Realty Co to Max Marx. Morts \$70,800 and all liens. Sept 23. Sept 24, 1908. 8:2170-part of lot 252. other consid and 100  
 Wadsworth av, n w s, 90 n e 190th st, if projected, 369x98x-x 98, vacant. N Y & Long Island Realty Co to Wm C Trull. Morts \$75,700 and all liens. Sept 23. Sept 24, 1908. 8:2170-part of lot 252. other consid and 100  
 West End av, Nos 160 to 166 | n e cor 67th st, 100.5x125, 5-sty brk 67th st, Nos 251 and 253 | factory. Graham Ryle to The Century Realty Investment Co, a corpn. Apr 21. Sept 23, 1908. 4:1159-1. A \$55,000-\$115,000. order of court  
 Same property. Margt D De La Fosse et al by Elliot S Benedict GUARDIAN to same. Apr 22. Sept 23, 1908. 4:1159. order of court  
 Same property, with machinery, &c. Century Realty Investment Co to Manhattan Screw & Stamping Works, a corpn. Apr 23. Sept 23, 1908. 4:1159. other consid and 100  
 West End av, Nos 834 and 836, e s, 50.11 s 101st st, 50x100, two 5-sty stone front tenements. Keystone Investing Co to Morris B Abeles and Fanny Levy. Mort \$50,000. Sept 17. Sept 22, 1908. 7:1872-63 and 64. A \$40,000-\$78,000. other consid and 100  
 West End av, Nos 205 to 211, w s, 75.5 s 70th st, 75x100.  
 West End av, No 213, w s, 50.5 s 70th st, 25x100. 3 and 6-sty brk garage.  
 White Sewing Machine Co to The White Co, a corpn, of Ohio. B & S. Mort \$50,000. Dec 12, 1906. Rerecorded from Dec 18, 1906. Sept 24, 1908. 4:1181-31. A \$53,000-\$113,000. nom  
 West End av, No 895, w s, 40.11 s 104th st, 20x82, 3-sty and basement stone front dwelling. Walter J M Donovan to Janet E Patterson. Sept 24, 1908. 7:1890-59. A \$13,500-\$24,000. other consid and 100  
 Same property. Release dower. Mary T Donovan widow to same. Sept 24, 1908. 7:1890. nom  
 1st av, No 1788, e s, 75.8 s 93d st, 25x94, owned by party 1st part. 1st av, adj above on north, owned by party 2d part.  
 Party wall agreement. Thomas Montgomery to Adam Happel. Sept 21. Sept 22, 1908. 5:1572. nom  
 1st av, Nos 210 and 212, e s, 42 s 13th st, runs e 80 x s 24.2 x s w 7.11 x s e 9.9 x w 77.8 to av x n 37 to beginning, 6-sty brk tenement and store. Charles Stern to Ferdinand Stern. 1/2 part. All title. Mort \$46,400. Sept 22. Sept 23, 1908. 2:440-7. A \$25,000-\$50,000. other consid and 100  
 1st av, Nos 1965 and 1967 | s w cor 101st st, 63.11x100, two 6-sty 101st st, Nos 338 and 340 | brk tenements and stores. Louis Livingston et al to Stuyvesant Mfg & Imp Co. Mort \$101,000. Sept 4, Sept 21, 1908. 6:1672-27. A \$48,000-\$150,000. other consid and 100  
 2d av, No 1959 | s w cor 101st st, 25.8x90, 5-sty brk tenement and 101st st, No 250 | store. Isaac A Samuels to Stuyvesant Mfg & Imp Co. Mort \$32,000. Sept 4. Sept 21, 1908. 6:1650-28. A \$17,000-\$28,000. other consid and 100  
 2d av, No 71, w s, 24 n 4th st, 24.1x77, 5-sty brk tenement. Ray Altschuler to Max Raymond. Mort \$35,500. Sept 17. Sept 18, 1908. 2:460-41. A \$20,000-\$33,000. 100  
 2d av, No 1449, w s, 78.9 s 76th st, 25x105, 5-sty brk tenement and store.  
 1st av, Nos 1135 and 1137, on map No 1137, w s, 68.5 n 62d st, 32x64, 5-sty brk tenement and store.  
 Alfred Frankenthaler et al to Rachel Crystal. C a G. All liens. Sept 22. Sept 23, 1908. 5:1430-25. A \$15,000-\$27,000; and 1437-26. A \$12,500-\$26,000. nom  
 7th av, No 1964, w s, 50.11 n 118th st, 25x100, 5-sty brk tenement and store. Sigmund B Heine to Angelo Abbott. Mort \$30,000. Sept 24, 1908. 7:1921-31. A \$19,000-\$30,000. other consid and 100  
 7th av, No 2289, e s, 87.2 s 135th st, 12.9x75, 3-sty brk dwelling. Sarah J Molloy to Frances H Molloy. All liens. Sept 14. Sept 18, 1908. 7:1919-64. A \$6,500-\$8,500. nom

10th av, No 513, w s, 74.3 s 39th st, 24.6x75, 5-sty brk tenement and store. Martin Beckmann and ano EXRS, &c, Margt Linder to Chas A Beckmann. 1-3 of 1/2 part. Aug 17. Sept 18, 1908. 3:710-33. A \$12,000-\$17,500. nom  
 10th av | n w cor 211th st, 99.11x100. 211th st |  
 211th st W, n s, 150 w 10th av, 350x99.11.  
 Broadway | n e cor 211th st, 133.11x50x99.11x139.3, vacant. 211th st |  
 Release judgment. Michael Shannon EXR Patrick Maher to John J Mooney. Aug 31. Sept 21, 1908. 8:2229-29 to 32, 35 to 48, 1 to 4 and 51 and 52. A \$94,200-\$94,200. nom  
 10th av | n w cor 211th st, 99.11x100. 211th st |  
 211th st, n s, 150 w 10th av, 350x99.11.  
 Broadway | n e cor 211th st, runs n e 133.11 x e 50 x s 99.11 to 211th st | n s 211th st x w 139.3 to beginning, vacant.  
 John J Mooney et al to The Aphorp Co, a corpn of N J. Morts \$98,864.24. Sept 18, 1908. 8:2229-1 to 4, 29 to 32, 35 to 48, 51 and 52. A \$94,200-\$94,200. other consid and 100  
 12th av | s e cor 131st st, runs e 125 x s 99.11 x w 25 131st st, No 646 | x n 25.1 x w 100 to av x n 74.10 to beginning, 2-sty frame building and store and 1-sty frame building. Emlen N Lawrence et al HEIRS, &c, Thos N Lawrence to Geo F Hinrichs & Co, a corpn. June 19. Sept 21, 1908. 7:1997-60 to 63. A \$23,500-\$23,500. nom  
 Same property. Caroline T Lawrence to same. All title. June 19. Sept 21, 1908. 7:1997. nom  
 Interior strip, in rear of No 334 East 47th st, begins 99 s 47th st and 160 w 1st av, runs w 20 x s 1.5 x e 20 x n 1.5 to beginning. Isaac Geringer to Ernst Keil. Q C. Sept 10. Sept 23, 1908. 5:1339. nom

MISCELLANEOUS.

Assignment of bankrupts effects. Robt A B Dayton register in bankruptcy of Terence Farley to Wm F Upson ASSIGNEE in bankruptcy for Terence Farley bankrupt. Aug 29. Sept 21, 1908.  
 General assignment of all right, title and interest to a legacy under will of Wm H Montanye, dec'd. Geo E Montanye to Charlotte J Montanye. Jan 10, 1903. Sept 18, 1908. nom  
 Power of attorney. Henne Metzger to Louis Metzger. Sept 23, 1907. Sept 21, 1908.  
 Power of attorney. Julius Lichtenstein to Bernhard Lichtenstein. June 23. Sept 21, 1908.  
 Power of attorney. Carl W Tiemesmann et al HEIRS, &c, Carl W Vorwerck to Theodore Sutro and Boardman Wright. July 25, 1907. Sept 23, 1908.  
 Power of attorney. John J McQuade to Owen Costello. Apr 20. Sept 23, 1908.  
 Power of attorney. John Ryan to Jennie I Ryan, of Brooklyn. June 29, 1907. Sept 21, 1908. 4:1151.

BOROUGH OF THE BRONX.

Under this head the \* denotes that the property is located in the new Annexed District (Act of 1895).  
 \*Chauncey st, e s, 150 n West Farms road, 25x100. Fredk Kessler to Annie L Kessler. 1/2 part. Mort \$500. Sept 21. Sept 22, 1908. nom  
 \*Catherine st, e s, - n 238th st, and being n 1/2 of lot 79 map of South Washingtonville, 25x100. Mary Q Speer widow to Thomas McGrain. Sept 19. Sept 21, 1908. other consid and 100  
 \*Forest st, w s, 400 n West Farms road, old line, 25x100. Westchester. Emilie Goldmann to J Warren Clark. Mort \$1,800; also P M mort \$-. Sept 19. Sept 21, 1908. other consid and 100  
 \*Fulton st, n w s, lot 169 map Washingtonville, 50x100. St Johns German Methodist Episcopal Church to TRUSTEES of the East German Conference of the Methodist Episcopal Church. Mort \$2,000. Sept 11. Sept 18, 1908. nom  
 \*Garfield st, e s, 150 s Morris Park av, 25x100. Charles Ringelstein to Albert Keller and Sophie M his wife tenants by entirety. Mort \$3,500. Sept 22. Sept 23, 1908. other consid and 100  
 \*Green lane, w s, 50 n Lyon av, 25x100. Fredk Kessler to Annie L Kessler. Mort \$500. 1/2 part. Sept 21. Sept 22, 1908. nom  
 Home st, s s, 91.9 w Prospect av, runs s 72.2 and 47.11 x n w 64.1 x n e - to st x e 40.1 to beginning, vacant. James G Wentz to Francis X Bannon. July 20. Sept 21, 1908. 10:2680. nom  
 Hoffman st, n w cor 188th st, 39.7x97.5, vacant. FORECLOS, Sept 16, 1908. James T Brady referee to Archibald H Murdock. Mort \$1,500. Sept 24, 1908. 11:3058. 1,000  
 Irvine st, w s, 129.4 s Garrison av, runs s 150 x w 38.2 x n 50 x w 11.10 x n 100 x e 50 to beginning. John Reendall to Anna M Packer. Mort \$6,500 and all liens. Sept 1. Sept 21, 1908. 10:2761. other consid and 100  
 Irvine st, Nos 890 to 898, e s, 82.5 s Garrison av, 125x100, five 2-sty brk dwellings. Irvine Realty Co to Adolph Lowy. Mort \$30,000. Sept 17. Sept 18, 1908. 10:2761. other consid and 100  
 Irvine st, No 888, e s, 175 n Seneca av, 25x100, 2-sty brk dwelling. Morris Lazar to Robert H Hassard. Mort \$6,000. Sept 17. Sept 18, 1908. 10:2761. other consid and 100  
 Irvine st, Nos 886 and 888, e s, 207.5 s Garrison av, 50x100, two 2-sty brk dwellings. Irvine Realty Co to Morris Lazar. Mort \$12,000. Sept 17. Sept 18, 1908. 10:2761. other consid and 100  
 Jennings st, Nos 951 and 953, n s, 50 w Vyse av, 50x75, 5-sty brk tenement. Charlotte Rippel to Michl J Brown. Mort \$33,000. Sept 21. Sept 22, 1908. 11:2988. nom  
 Kelly st, e s, 50 s 163d st, runs e on curve of Kelly st 103.8 x s 40.1 x w 4.8 x s 176.5 x again s 184.1 x w 105.11 to st x n on curve 337.6 to beginning, vacant. Elmore Realty Co to Meehan Construction Co. B & S. Sept 23, 1908. 10:2711. other consid and 100  
 Lyman pl, e s, 302 s Freeman st, 44.11x80x46.1x80, vacant. David Robinson to Max Arndtstein. All liens. Sept 23. Sept 24, 1908. 11:2970. other consid and 100  
 Lyman pl, e s, 302 s Freeman st, 44.11x80x46.1x80, vacant. Max Arndtstein to Moser Arndtstein. Mort \$6,250. Sept 24, 1908. 11:2970. other consid and 100  
 Minford pl | s w cor 172d st, 125x100, vacant. John P Leo to The 172d st | Leo Co, a corpn: C a G. Aug 21. Sept 22, 1908. 11:2977. other consid and 1,000  
 \*Poplar st, s s, 277.2 n e Forest st, 25x112.11x25.2x111.8. Fredk Kessler to Annie L Kessler. 1/2 part. Sept 1. Sept 22, 1908. nom  
 Ritter pl, Nos 826 and 828, old Nos 19 and 21, s s, 92.11 w Prospect av, 42x77.2x42x77.8, two 2-sty frame dwellings. The Twelfth Ward Bank of City N Y to Louis Solomon. Mort \$7,000. Sept 21, 1908. 11:2968. other consid and 100



- \*Tacoma st | s s, 175 e St Lawrence av, 25x85.6 to n s Tremont av  
Tremont av | x27.2x75. FORECLOS, Sept 15, 1908. M Cleiland  
Milnor referee to Martin L Henry. Mort \$1,000 and all liens.  
Sept 15. Sept 18, 1908. 750
- \*Washington st, e s, abt 287 s Washington pl, 25x111.4x56.9x105.2,  
Carlo Cordani to Ottario Drago. Sept 16. Sept 24, 1908. 825
- \*7th st, s s, 180 w Av C, 25x108, Unionport. Marcus Nathan to  
Marcus L Weissman. Mort \$3,300. Sept 14. Sept 19, 1908.  
other consid and 100
- \*9th st, n s, 155 w Av C, 25x108, Unionport. Chas A Laumeister et  
al to Catharina Toppel. Sept 17. Sept 18, 1908.  
other consid and 100
- \*9th st, n s, 130 w Av C, 25x108, Unionport. Same to Margaret  
Zentgraf. Sept 17. Sept 18, 1908. other consid and 100
- \*9th st, n s, 180 w Av C, 25x108, Unionport. Chas A Laumeister  
and Teasdale Realty Co to Margt Zentgraf and Catharina Toppel.  
Sept 17. Sept 18, 1908. 100
- 136th st, No 613 (877), n s, abt 400 w Cypress av, 775 w Home  
av, 25x100, 4-sty brk tenement. Bernard Nevelson to Nevelson-  
Goldberg Realty Co. All liens. Sept 1. Sept 24, 1908. 10:2549.  
other consid and 100
- 139th st, Nos 556 to 562 East. Assignment of all title to trust  
fund of 15%, &c, under will of John Demarest dec'd and held by  
Farmers Loan & Trust Co. John Demarest to Chester A Luff,  
of Newark, N J. Sub to life estate of Marie L Sturtz. Sept 17.  
Sept 18, 1908. 9:2314. nom
- 146th st, No 366, s s, 124.5 e 3d av, runs s 75 x w 0.9 x s 25 x e  
25 x n 100 to st x w 24.3 to beginning, 3-sty brk stable.  
146th st, No 370, s s, 147 e 3d av, 25x100., 2-sty brk stable.  
Geo F Harriman to Builders Hoist & Machine Co. B & S and  
C a G. Morts \$23,000. Sept 1. Sept 21, 1908. 9:2307. nom
- 148th st, Nos 334 and 338, s s, 150 w Courtlandt av, 50x106.6,  
one 2 and one 3-sty frame dwellings. Genaro Carozza to Mau-  
rice Muller. Mort \$58,500. Sept 23. Sept 24, 1908. 9:2330.  
100
- 152d st, No 811, old No 981 | n e cor Tinton av, late Beach av, 100  
Tinton av, No 658 | x25, 4-sty brk tenement and store.  
Henry Harlib to Isidor Harlib. 1/2 part. Mort \$21,000. June  
30, 1905. Sept 19, 1908. 10:2665. other consid and 100
- 158th st, Nos 562 and 564, s s, 100 w St Anns av, 66.8x100, two  
6-sty brk tenements. Leopold Polatschek to Valerie Frank.  
Morts \$52,000. Sept 18. Sept 21, 1908. 9:2360. 100
- 165th st, No 771, old No 955, n s, 183 e Forest or Concord av, 20x  
102.10x20x102.9, 2-sty frame dwelling. Timothy F Sullivan to  
Barbara Thoretz. Sept 21. Sept 22, 1908. 10:2660.  
other consid and 100
- 166th st, n s, 100 w Union av, old line, 75x150, except part for st,  
vacant. City Real Estate Co to Greenwich Mortgage Co. B & S.  
Sept 16. Sept 21, 1908. 10:2671. other consid and 100
- 166th st, n s, at medium line of blk, runs n e — along medium  
line of blk to e l of Bremer av x s — to n s 166th st x w —  
to beginning, gore, vacant. Louisa L Riley INDIVID et al as  
EXRS Wm H Riley to Eliz J Bagot, Mary J Hindley and Alice J  
Harris. Aug 11. Rerecorded from Aug 26, 1908. Sept 21, 1908.  
9:2513. 20
- \*175th st, w s, 300 n Gleason av, 25x100. Victor Pohjola to Alice  
K Schmidt. Mort \$5,000. Sept 18. Sept 19, 1908.  
other consid and 100
- 179th st, No 710, late Lebanon st, s s, 100 s e Crotona (Franklin)  
av, 22.10x95x22.2x95, 2-sty frame dwelling. Edward Houlihan  
to Michael H O'Brien. Mort \$6,300. Aug 26. Sept 22, 1908.  
11:3092. nom
- 188th st, No 450, s s, 100 e Park av, 25x100, 2-sty frame dwell-  
ing. Geo L Suttie to Frank A Skiffington. Mort \$3,500. Sept  
22. Sept 24, 1908. 11:3041. other consid and 100
- 195th st, No 706 | s e cor Decatur av, 40x100, vacant. Ernest  
Decatur av | Hammer to George Jung. 1/2 part. Sept 21.  
Sept 23, 1908. 12:3277. other consid and 100
- 207th st, n s, 556.10 s e Woodlawn road, runs n e 31.4 x s e 119.9  
to st x n w 115.7 to beginning, vacant. James F Halpin to Margt  
V Halpin. Mar 15, 1905. Sept 18, 1908. 12:3343.  
other consid and 100
- 207th st, s s, 430.1 w Perry av, 25x100, 2-sty frame dwelling.  
Stephen McBride to Mary M Garrecht. Mort \$5,333. Sept 21.  
Sept 22, 1908. 12:3342. 100
- \*211th st, s s, 157.8 e White Plains road, runs s 36.7 x w 57.10  
to point 100 e White Plains road x n 24.2 to st x e 57.8 to be-  
ginning, Williamsbridge. Release mort. Wm A Cameron to  
Adelaide Burlando. Sept 17. Sept 19, 1908. 100
- \*211th st, s e cor White Plains road, —x—, and being lots A, B,  
C, D, E and F map of Wm F Duncan at Williamsbridge. J Al-  
fred Burlando to Adelaide Burlando. All liens. Sept 8. Sept  
19, 1908. other consid and 100
- \*217th st, s s, 375 e 6th av, 25x109, Laconia Park. Arthur J Mace  
and ano EXRS Malinda G Mace to Emma E Van Horn. All liens.  
July 15. Sept 18, 1908. 129.50
- \*217th st, s s, 125 w 4th av or st, 25x114, Wakefield. May Rosen-  
blatt to A Shatzkin & Sons. Mort \$750. Sept 22, 1908.  
other consid and 100
- \*217th st, s s, 125 w 4th av, or st, 25x114, Wakefield. James  
Tempia to May Rosenblatt. All liens. Sept 22, 1908.  
other consid and 100
- \*217th st, s s, 100 w 4th av or st, 25x114, Wakefield. May Rosen-  
blatt to A Shatzkin & Sons. Mort \$800. Aug 28. Sept 22,  
1908. other consid and 100
- \*220th st, late 6th av, n s, 155 w 4th av, 50x114, Wakefield.  
Kate E Young to Emile Robiole. Mort \$3,600. Sept 23, 1908.  
other consid and 100
- \*220th st (6th av), s s, 255 e 4th av, 50x114, Wakefield. Barnett  
Kligerman and Chaye his wife to Jeanette Kligerman. Mort \$2,-  
500. Sept 23. Sept 24, 1908. other consid and 100
- \*222d st (8th av), n s, 505 e 4th av, 71.6x100x75x114 w s, except  
part for 222d st, Wakefield. Mercer Ramsay to Maria R Friedhoff.  
B & S. Sept 11. Sept 22, 1908. nom
- \*223d st, late 9th av, n s, 606.10 e White Plains road, 25x100.  
223d st, late 9th av, n s, 681.10 e White Plains road, 25x100.  
Wakefield.  
Joseph J Silver to Martin Saxe. All liens. Sept 3. Sept 23,  
1908. 100
- \*223d st | s s, abt 250 w Laconia av, 25x127.7 to Corsa lane x30.2  
Corsa lane | x144.5. A Shatzkin & Sons to Antonia Duva. Mort  
\$951. Sept 18. Sept 21, 1908. other consid and 100
- \*228th st, late 14th st, s s, 155 w Prospect Terrace, 50x114, Wake-  
field. Frederic E Gunnison to William Burke. All liens. June  
15, 1905. Rerecorded from June 19, 1905. Sept 24, 1908. nom
- \*235th st, n s, 100 e Byron st, 27.2x114, Fridolin Weber to Alfred  
Bauhofer. Sept 19. Sept 24, 1908. other consid and 100
- 236th st, s s, 50 e Oneida av, 25x100, vacant. Inevstors Mort-  
gage Co to Cushing Realty Co. Sept 18. Sept 22, 1908.  
12:3370. nom
- 236th st, n s, 300 e Oneida av, 50x100, two 2-sty frame dwellings.  
Ernst Keller to Chas H Zumbuehl. Mort \$9,000. Sept 21. S pt  
22, 1908. 12:3371. other consid and 100
- \*Av C, n e cor 12th st, 33x105, Unionport. Edward A Schill to  
Vernon Park Realty Co. Mort \$9,000. Sept 12. Sept 19, 1908.  
other consid and 100
- \*Av D, w s, 53.6 n 5th st, 50x100, Unionport. Katie F Butler to  
Regent Realty Co. Sept 21. Sept 23, 1908. other consid and 100
- Alexander av | s w cor Southern Boulevard, or 133d  
133d st, Nos 306 and 308 | st, runs s 100 x w 157.4 x s 51.4 x w  
42.8 x n 151.4 to s s Southern Boulevard x e 200 to beginning.  
Alexander av | n w cor 132d st, runs n 100 x w 157.4  
132d st, Nos 305 to 323 | x s 51.4 x w 42.8 x-s 48.8 to n s  
132d st x e 200 to beginning, one 4 and 5-sty brk factory.  
Christian A Jacob to Jacob Bros Co, a corpn. All liens. Aug  
31. Sept 24, 1908. nom
- Aqueduct av E, No 2338, e s, 182.4 s 184th st, 16.2x86.10x16x84.3,  
3-sty brk dwelling.  
Aqueduct av E, No 2342, e s, 149.11 s 184th st, 16.2x81.8x16x79.1,  
3-sty brk dwelling.  
Aqueduct av E, No 2340, e s, 166.1 s 184th st, 16.2x84.3x16x81.8,  
3-sty brk dwelling.  
Francis J N Connor to Edmund O Cox. All liens. Sept 24,  
1908. 11:3209. nom
- Aqueduct av E, No 2336, e s, 198.6 s 184th st, 30.11x94.8x7.2x  
86.10, 3-sty brk dwelling. Frank J N Connor to Thomas Car-  
roll. All liens. Sept 24, 1908. 11:3209. nom
- Arthur av, No 2415, w s, 127.7 n 187th st, 25x113.3x25x113.5, 2-  
sty frame dwelling.  
Arthur av, No 2421, w s, 175 n 187th st, 25x122x25x122.1, 2-sty  
frame dwelling.  
Dominic A Trotta to Giovanina Damiano. 1/2 part. Mort \$4,000.  
Sept 19, 1908. 11:3066. other consid and 100
- Briggs av, No 2855, w s, 177.4 n 198th st, 25x100, 2-sty frame  
dwelling. Margt E Glynn to Martin J Earley. All liens. Sept  
22, 1908. 12:3302. nom
- Briggs av, No 2855, w s, 177.4 n 198th st, 25x100, 2-sty frame  
dwelling. Martin J Earley to Patrick H Glynn and Margt E his  
wife tenants by entirety. All liens. Sept 22, 1908. 12:3302.  
nom
- \*Bassett av, w s, 300 s Saratoga av, 25x100.  
Stillwell av, e s, abt 325 n Saratoga av, 25x100.  
Bassett av, w s, abt 250 n Saratoga av, 24.7x100.  
Release mort. John J Brady to Hudson P Rose Co, a corpn.  
Sept 23. Sept 24, 1908. 900
- Bryant av | s w s, at n w s 167th st, 100x75, vacant. Charlotte  
167th st | F wife Miner Trowbridge to Belindia T wife Samuel  
Lyttle. July 7. Sept 23, 1908. 10:2754. other consid and 100
- \*Baychester av, w s, 300 n Westchester av, 25x90.  
Lot 2 blk 33 map Pelham Park.  
Johann A Wolf to Agnes K Mulligan. Nov 16, 1906. Sept 18,  
1908. nom
- \*Cottage Grove av, e s, 325 n McGraw av, runs n 50 x e — x s e —  
x s — x w 125 to beginning, Van Nest. Jennie Brown to Amelia  
Steinmetz. Sept 21. Sept 22, 1908. exch and 100
- Canal av or Canal st W, w s, 425 n 135th st, 56.7x100x56.11x100,  
vacant. Otis J Stephens to Bradley L Eaton. Mort \$5,000. June  
26. Sept 23, 1908. 9:2332. nom
- Courtlandt av | s w cor 151st st, 59.2x100, vacant. Annie M wife  
151st st | of and John B Harrison to Samuel Williams and  
Isaac Haft. Sept 23. Sept 24, 1908. 9:2410. other consid and 100
- \*Columbus av, s s, 25 e Hancock st, 25x100. Ernst Deile to Wil-  
helmina wife Ernst Deile. All liens. Sept 23. Sept 24, 1908.  
nom
- Crotona Park South, s s, 151.1 w Clinton av, runs s e 101.5 x s  
w 5.6 x n 15 x s w 1 x n w 46 x s w 16 x n 39.3 to st x n e 23.9 to  
beginning, vacant. Sarah J Murgatroyd to John Damm. Mort  
\$1,000 and all liens. Sept 14. Sept 19, 1908. 11:2936.  
other consid and 100
- Daly av | s e cor 180th st, runs e 351.8 to w s Vyse av x s 278.5  
Vyse av | x w 327 to Daly av x n 284.9 to beginning, vacant. Syl-  
180th st | vanus Purdy to Hans F N Truelsen. Sept 21, 1908.  
11:3127. other consid and 100
- \*Dean av, e s, 125 s Fairmount av, 50x100. Lohbauer Park Impt  
Co to Elsie M Greer. June 18, 1908. Sept 23, 1908.  
other consid and 100
- \*Eastchester road, e s, abt 527 s Saratoga av, 25x123x25x121.  
Hudson P Rose Co to Maria D Sabatini. Sept 21. Sept 24, 1908.  
nom
- \*Ellison av, e s, 275 n Marrin st, 75x100, Westchester. Marcus  
L Weissman to Marcus Nathan. Mort \$950. Sept 14. Sept  
19, 1908. other consid and 100
- \*Franklin av, s s, at mean high water line on e s City Island,  
runs s 100 x e 400 x n 100 x w 400 to beginning, being land  
under water L I Sound on e s City Island. Eliz D De Lancey  
EXTRX Elias D Hunter to B Franklin Wood. Sept 15. Sept  
23, 1908. 3,000
- \*Same property. The City Island Land & Dock Co to same. B & S.  
Sept 15. Sept 23, 1908. nom
- \*Grace av, e s, 100 s Lyon av, 25x130, Westchester. Amelia Stein-  
metz to Jennie Brown. Mort \$5,000. Sept 21. Sept 22, 1908.  
exch and 100
- \*Grace av, w s, 175 s Lyon av, 25x100, Westchester. Lucy M  
Arnold, N Y, to Harry Arnold, of Staatsburg, N Y. 1/2 right,  
title and interest. Mort \$6,520. Dec 31, 1907. Sept 18, 1908.  
nom
- \*Hill av, w s, 125 n Randall av, 25x100. Land Co C of Eden-  
wall to Peter O Hultmark. Apr 17. Sept 21, 1908. nom
- Hughes av | n e cor 188th st, 20x87.6, 4-sty brk tenement and  
188th st | store. Annie P N Hurlburt to Tommaso Giordano.  
Q C. Sept 14. Sept 18, 1908. 11:3076. nom
- Inwood av | w s, 125 s Goble pl, 100x122.10 to e s Macombs  
Macombs road | road late Macombs Dam road x100.5x128.11, vac-  
cant. Edmund S Ashworth to Builders Hoist & Machine Co.  
Mort \$10,000. Sept 21, 1908. 11:2865. nom
- Jackson av, No 984, e s, 289.7 s 165th st, 27.4x75x27.3x75, 5-sty  
brk tenement. Valerie Frank to Leopold Polatschek. Morts  
\$20,000. Sept 18. Sept 21, 1908. 10:2649. other consid and 100
- Jerome av, e s, 231.2 s Burnside av, 75x100, vacant. Nathan Sick-  
le to Whitehall Realty Co. Mort \$10,000. Sept 16. Sept 22,  
1908. 11:2854. other consid and 100
- Jackson av, No 758, e s, 154 n 156th st, 26x87.6, 2-sty frame  
dwelling. Benjamin Perlman to Dora Perlman. Mort \$—.  
Sept 22. Sept 23, 1908. 10:2646. nom
- Jerome av, e s, 25 s 212th st, 25x100, vacant. Annie O'Dwyer to  
Patrick H Comerford. Sept 14. Sept 18, 1908. 12:3328. nom
- Same property. Patrick H Comerford to Annie O'Dwyer. Mort  
\$1,420. Sept 18, 1908. 12:3328. nom



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Kingsbridge av, No 3407, w s, 43 n 234th st, as proposed, 37x117, 2-sty frame dwelling. Peter Delaney to Katharine Delaney his wife. B & S and C a G. Sept 22, 1908. 13:3406.
Lind av, e s, abt 351.9 s 169th st, 49.9x79.6x62, gore.
Merriam av, w s, 45.3 s 169th st, 25x100, vacant.
Michael McCourt to Mary E McCourt. Sept 12, Sept 22, 1908. 9:2529.
\*Lyon av, s s, 130 e Grace av, and being lots 28 and 29 and part of lot 30 blk C map Dore Lyon property. Assign CONTRACT. Samuel Steinmetz to Amelia Steinmetz. Aug 25, Sept 24, 1908.
Longfellow av, n s, 37.10 s e from n s Longfellow av and s s Ludlow av, proposed, runs n e 48.6 x n e 18 x s 65.5 to Longfellow av x n w 10 to beginning, contains 637 sq ft.
Whittier st, s s, 100.3 n e Whitlock av, runs n e 20 x s 120.3 to n s Ludlow av, proposed, x s w 26.1 x n 134.8 to beginning, contains 2,549 sq ft.
Whittier st, n s, 108 n e Whitlock av, runs n 60.3 x n e 13.3 x w 66.10 to st x s w 12, vacant.
Release mort. Eliz T Watson to William Simpson, of New Hudson, N Y. Sept 24, 1908. 10:2755 and 2759.
Longfellow av, n s, 37.10 s e Ludlow av, runs n e 48.5 x n e along s s of Ludlow av 18 to w s Harlem River & Portchester R R x s on curve 65.5 to n s Longfellow av x n w 10 to beginning.
Whittier st, s s, 100.3 n e Whitlock av, runs n e 20 to w s of said railroad x s on curve 120.3 to n s Ludlow av x s w 26.1 x n on curve 134.8 to beginning.
Whittier st, n s, 108.3 n e Whitlock av, runs n on curve 60.3 x n e 13.3 to w s said railroad x s on curve 66.10 to st x s w 12 to beginning.
William Simpson, of New Hudson, N Y, to The Harlem River & Portchester R R Co. July 23, Sept 24, 1908. 10:2755 and 2759.
Martha av, n w cor 241st st, 100x100.
241st st
Katonah av, n e cor 241st st, 100x100.
241st st
vacant.
Chas H Zumbuehl to Ernst Keller. Mort \$4,950. Sept 21, Sept 22, 1908. 12:3390.
Morris av, Nos 1975 to 1979, w s, 200 s 179th st, 60x100, three 3-sty brk dwellings. Release mort. Lambert Suydam to August Jacob. Sept 16, Sept 19, 1908. 11:2829.
Mapes av, w s, 249.4 n 180th st, 26 to 181st st x145.3, vacant.
181st st
Thomas Mulhare et al to The T Mulhare Construction Co, a corpn. Sept 18, Sept 19, 1908. 11:3110.
\*Monaghan av, w s, 200 s Jefferson av, 50x100, Edenwald.
Monaghan av, w s, 100 s Jefferson av, 50x100.
Louis Weiman to David Weiman, of Toronto, Can. Morts \$990 and all liens. Sept 10, Sept 21, 1908.
\*Oakes av, w s, 263.8 s Kingsbridge road, 25x100. Land Co B of Edenwald to David J Rosen. Sept 5, Sept 21, 1908.
Perry av, No 3068, e s, 125 s Woodlawn road, 25x110, 2-sty frame dwelling. James Johnstone to Edward Breslin, of Yonkers, N Y. Mort \$5,500. Sept 21, 1908. 12:3333.
\*Pleasant (2d) av, w s, 75 n 1st st, 25x75, Olinville. Joseph Scordato to Edward Brennan. Sept 15, Sept 22, 1908.
Quarry road, No 2010, e s, abt 60 n 181st st, 29.9x87.6x26.3x95.7, 2-sty frame dwelling. Johann A Wolf to Agnes K Mulligan. Aug 9, 1907. Sept 18, 1908. 11:3063.
Riverdale av, w s, at n e cor land Saml D Babcock, runs w 100 x n 50 x e 100 to Riverdale av at point 212 s River st x s 50 to beginning. Louis W Olms to Lena Bacon. Sept 16, Sept 21, 1908. 13:3424.
Stebbins av, No 1154, s e s, 213 n e 167th st, 25x147.11, 3-sty frame dwelling and 1 and 2-sty frame building in rear. Tillie Schierenbeck to Minny Glaser. Mort \$2,000. Sept 18, Sept 21, 1908. 10:2692.
Stebbins av, s e s, 250 n 169th st, runs s 131.4 x e 71.6 x n 135.4 to av x w 71.5 to beginning, vacant. Geo W Godward to Gross & Herbener, a corpn. Mort \$9,000. Sept 14, Sept 18, 1908. 11:2973.
Shakespeare av, e s, 987.6 s Featherbed lane, 125.2x97.6x125x99.5, vacant. Michael Tiernan to Bridget Tiernan. All liens. Sept 14, Sept 18, 1908. 11:2872.
Trinity av, s e cor 158th st, 105x98.6x105x98.7, vacant. FORE-158th st
CLOS, July 15, 1908. S L H Ward referee to Isidore D Morrison. All liens. Sept 24, 1908. 10:2636.
Tiebout av, w s, 262 n 180th st, 27.5x100.1x31.5x100, 2-sty frame dwelling. Elias Scheuer to Carrie Heitlinger. Mort \$1,000. Oct 15, 1906. Sept 18, 1908. 11:3144.
Valentine av, No 2218, e s, 22.11 n 182d st, 16.8x61.9x16.9x60.6, 2-sty brk dwelling. David Klein to Paul Gross. Mort \$5,000. Sept 18, Sept 19, 1908. 11:3145.
Vyse av, No 1145, w s, 240 n 167th st, 20x100, 3-sty brk dwelling. Anna Edelman to Chas F Mitchell as ATTY for Garfield Assur Fire Lloyds of N Y. Mort \$9,500 and all liens. Apr 3, Sept 24, 1908. 10:2752.
Walton av, n e cor Marcy (Findlay) pl, 105x97.8x104.7x97.8, ex-Marcy pl
cept part for pl, vacant. Lewis M Ginsberg to Louis Leiman. Mort \$3,000. Sept 15, Sept 21, 1908. 11:2841.
Walton av, n e cor 175th st, 100x95, vacant. Geo E Buckbee to 175th st
Geo W Edmondson. Sept 17, Sept 23, 1908. 11:2825.
Willis av, No 310, e s, 75 s 141st st, 25x100, 5-sty brk tenement and store. Amelia Moesch widow to Kathie Danzeisen widow. Mort \$16,000. Sept 22, Sept 23, 1908. 9:2285.
Willow av
s w cor 136th st, runs w 200 x s 100 x e 135th st, Nos 729 to 739
25 x s 100 to n s 135th st x e 125 x n 136th st, Nos 728 to 748
100 x e 50 to av x n 100 to beginning, 1 and 6-sty brk factory. Albertine E Ericsson to Ludwig & Co, a corpn. Morts \$22,313. Sept 23, 1908. 10:2564.
Webster av, No 1343, w s, abt 450 s 170th st, if extended, and 171.1 n land of Wm H Morris, 20x90, 3-sty frame tenement and store. Maria A D Wuytack to Thomas Conroy. Mort \$4,500. Sept 17, Sept 23, 1908. 11:2887.
Westchester av, n w s, 437 n e Prospect av, runs n w 123.4 x n 29.5 x s e 44.2 x n e 19.1 x s e 98.1 to av, x s w 50.8 to beginning, vacant. Annie Jennings to Geo F Johnson. Mort \$8,000. Sept 22, 1908. 10:2690.
Webster av, w s, 158.7 s 193d st, 25x86.7 to Decatur av x25.2x89.8, Decatur av
vacant. Johann A Wolf to Agnes K Mulligan. Dec 19, 1907. Sept 18, 1908. 12:3275.
\*Zuette av, s s, 125 w Mapes av, 25x100, Westchester. Wm D Howell to Henry B Howell. Mort \$3,000. Sept 16, Sept 24, 1908.
3d av, No 4284, e s, 205.2 n 178th st, 50x106.1x49.11x104.
3d av, No 4288, e s, 255.2 n 178th st, 50x108.1x49.11x106.1. two 6-sty brk tenements.
Wolf Goldberg to Nevelson-Goldberg Realty Co. All liens. Sept 1, Sept 24, 1908. 11:3061.
3d av, No 3318, e s, 195.11 n 164th st, 30x66x28.6x60, 5-sty brk tenement and store. Sarah J Molloy to Frances H Molloy. All liens. Sept 14, Sept 18, 1908. 10:2607.
\*Lots 24 to 27 amended map No 1131 of Adeo Park. Edward Brennan to David G and John O'Hara. Mort \$1,500. Sept 2, Sept 22, 1908.
\*Lot 194 map (No 1106) of Arden property at Eastchester and Westchester, 100x—. City Real Estate Co to Rolland T Vietch, of Reading, Pa. B & S. Sept 15, Sept 23, 1908.
\*Parcels 33, 34 and 35 on damage map to open White Plains road from Morris Park av to West Farms road. Release mort. John Eichler Brewing Co to The City of N Y. Sept 19, Sept 21, 1908.
\*Plot begins at s w cor lot 693, runs w 7.6 x n 59.6 x w 7 x s 58, being part of lot 693 map Wakefield. Adelaide Burlando to Fred P Ballard. Sept 21, 1908.
\*Plot begins 690 e White Plains road at point 1075 n along same from Morris Park av, runs w 100 x n 25 x e 100 x s 25 to beginning, with right of way over strip to Morris Park av. East Borough Impt Co to Eric and Carl J Ericson. Sept 21, Sept 22, 1908.
Plot in mortgage recorded Feb 21, 1906, and made by party 2d part, begins at west end of a private road, runs n w 86.10 to point 16.4 from s line land of 2d part, x w 110.5 x s e 52.8 and 110.3 x n e 34 to said road, x — 0.2 to beginning, contains 1,837.5 sq ft. Spuyten Duyvil. Release mort. Lewis H Lapham to Emma M Radley. Aug 19, 1908. Sept 22, 1908. 13:3411.
Same property. Emma M Radley to Dean H Lightner. B & S. Sept 18, Sept 22, 1908. 13:3411.
Plot begins 122 w Union av and 122.11 n 165th st, runs w 69.5 x n 74.2 x e 69.5 x s 74.5 to beginning, vacant, with all title to strip bet above and n line of lot 64 on map of Eltona, strip extending from above premises to w s of Union av, being 2.9 on Union av and 2.3 in rear used as alleyway.
\*228th st, late 14th st, s s, 405 e 4th av, 75x114, Wakefield. John J Barrett to Geo F Schneider. B & S. All liens. Sept 18, Sept 19, 1908. 10:2670 and A T.
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.
September 18, 19, 21, 22, 23 and 24.
BOROUGH OF MANHATTAN.
Clinton st, No 230, double store. Isidore I Pottlitzer to Joseph Davidson; 3 years, from May 1, 1908. Sept 23, 1908. 1:269....
Grand st, No 284, all. Fredk W Langford ADMR, &c, Sarah H Brooke to Aaron I Binsky; 10 years, from May 1, 1909. Sept 19, 1908. 2:418.....
Henry st, No 35, store and basement. Chas G Pattebaum to Joseph Schneider; 5 years, from May 1, 1908. Sept 19, 1908. 1:280.....
Houston st, No 117 West. Assign lease. Joseph Tomasulo to John Sinibaldi. Sept 18, Sept 21, 1908. 2:517.....
Maiden lane, No 133, store, &c. Robert Connor to Mary Kinney; from Aug 15, 1908, to May 1, 1913. Sept 23, 1908. 1:70....
Market st, No 37, store, &c. Nathan Roggen to David Posner; 3 years, from May 1, 1909. Sept 23, 1908. 1:277.....
Montgomery st, No 29, all. Basche Sarasohn to The Hebrew Kindergarten and Day Nursery; 3 years, from May 1, 1908. Sept 22, 1908. 1:268.....
Mott st, Nos 274 and 276. Assign lease. Paolo Monaco to Sabato Di Lorenzo. Sept 19, 1908. 2:508.....
Roosevelt st, Nos 3 and 3 1/2. Assign lease. Charles Costa to Davies J Marshall. Morts \$2,757.58. Sept 14, Sept 18, 1908. 1:118.....
Same property. Reassign lease. Davies J Marshall to Charles Costa. Sept 15, Sept 18, 1908. 1:118.....
West st, No 45, all. Le Roy Edgar et al to Maurice Quinlan; 3 1-12 years, from Apr 1, 1908. Sept 23, 1908. 1:17.....
West st, No 45. Assign lease. Maurice Quinlan to Patrick J Kenny. Sept 10, Sept 23, 1908. 1:17.....
West st, No 45. Assign lease. Patrick J Kenny to John D Haase. Mort \$2,000. Sept 10, Sept 24, 1908. 1:17.....
Same property. Reassign lease. John D Haase to Patrick J Kenny. Sept 21, Sept 24, 1908. 1:17.....
4th st, No 257 East, store and basement. Dr I Wengraf to Alex Rosenberg; 2 years, from Sept 1, 1908. Sept 24, 1908. 2:387.
6th st, No 807 East. Cancellation of lease, &c. Julius J Kauder, of Brooklyn, with Chas B Ruebenack. Aug 19, Sept 21, 1908. 2:363.....
6th st, No 513 East. Assign lease. Michael Rosenkranz to Abraham Berkman. Sept 19, Sept 23, 1908. 2:402.....



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14th st, No 444 West, all. Mary E Gallagher to Edward Bransgrove; 10 years, from Sept 1, 1908. Sept 23, 1908. 2:646..2,000  
 16th st, No 240 West. Assign lease. Mary J Murphy to Thomas Conville Brewing Co. Sept 18, 1908. 3:765.....700  
 20th st, No 507, n e s, 100 n w 10th av, 25x91.11.....  
 10th av, Nos 169 to 175 | s w s, at n e s 20th st, 100x100.....  
 20th st, Nos 501 and 503 | .....  
 Assign 2 leases. Philip E Haag to Ferruccio Vazzana et al. Sept 21, Sept 24, 1908. 3:692.....nom  
 Same property. Consent to assign above leases. General Theological Seminary of the P E Church in the U S to Philip E Haag. Sept 21, Sept 24, 1908. 3:692.....nom  
 24th st, No 452, s w s, 240 s e 10th av, 20x80, all. Katharine E Moore to Carl W, Gustav H and Anna Tiemesmann and Martha Willenbeucher and Maria Martzoff; 21 years, from May 1, 1908, with privilege of 21 years renewal. Sept 23, 1908. 3:721.....  
 ..... taxes, &c, and 350 and 480  
 37th st, No 520 West. Assign lease. Arthur M Von to New York Herald Co. Sept 17, Sept 18, 1908. 3:708.....nom  
 37th st, No 518 West. Assign lease. Arthur M Von to New York Herald Co. Sept 17, Sept 18, 1908. 3:708.....nom  
 37th st, No 516 West. Assign lease. Arthur M Von to New York Herald Co. Sept 17, Sept 18, 1908. 3:708.....nom  
 37th st, No 4 West, 6-sty building. Albert F Jammes to Henry Siede; from Sept 11, 1908, to Aug 1, 1927. Sept 23, 1908. 3:838.....  
 ..... taxes, &c, and 10,100 to 12,100  
 43d st, Nos 643 to 649 West, ground floor. Conrad Hubert to Geo M Buttle; 5 years and 1½ months, from Mar 15, 1906. Sept 18, 1908. 4:1091.....1,800  
 45th st, No 205 East. Agreement to cancel clause No 9 in lease dated June 26, 1907. Morris and Celia Frohmann with Charles Kallmeyer. Sept 12, Sept 23, 1908. 5:1319.....nom  
 50th st, No 446, s s, 195 e 10th av, 25x100.5, the lot. Henry L Morris et al TRUSTEES for Henry Astor to Philip Stremel; 21 years, from May 1, 1906, with renewal. Sept 21, 1908. 4:1059.....  
 ..... taxes, &c, and 500  
 Same property. Assign lease. Louis Stremel EXR Philip Stremel to Louis and Mary Stremel and Emma Meckert HEIRS, &c, Philip Stremel. July 8, 1908. Sept 21, 1908. 4:1059.....nom  
 51st st, No 12 West. Consent to assign lease. The TRUSTEES of Columbia College to Elias C Benedict. Aug 21, Sept 22, 1908. 5:1266.....  
 58th st, Nos 215 to 219, n s, 225.5 e 3d av, 50x100.5, all. Emily D Van Wagenen et al as TRUSTEES John M Dodd to Walter Hartwig; 5 years, from Jan 1, 1908. Sept 21, 1908. 5:1332.....  
 ..... taxes in excess of \$375 and \$500 and \$1,000  
 64th st, No 153 West. Agreement to buy lease and furniture, &c, for \$1,500. Isabella Ford with Robt W Beck, AGENT. Aug 6, Sept 18, 1908. ....nom  
 69th st, Nos 315 to 323 West, all. Surrender lease. Harry Schiffman to Lizzie Flig. Aug 13, Sept 21, 1908. 4:1181.....nom  
 76th st, No 230 East. Surrender lease. Vincent Roschella to Morris L Cohen. May 9, Sept 18, 1908. 5:1430.....nom  
 97th st, No 142 East, s e cor Lexington av, store. Henry M Zendheim to Daniel Desmond; 5 years, from July 1, 1907; 5 years renewal. Sept 22, 1908. 6:1624.....1,500  
 98th st, No 35 West. General release, especially as to lease. Richard G Wiener to Benjamin Ehrlich. Sept 17, Sept 18, 1908. ....nom  
 125th st, No 454 West, store. Hyman Kantor and ano to Max Zaslowsky; 5 years, from Jan 1, 1908. Sept 21, 1908. 7:1965.....660  
 Amsterdam av, No 1481 | store, &c. Edw V Holland et al INDIVID  
 133d st, No 499 West | and as TRUSTEES Edward Holland to  
 James Creamer; 3 years, from Oct 1, 1908. Sept 21, 1908. 7:1971.....1,200  
 Amsterdam av, Nos 880 and 882. Assign lease. John P McDonald to Barney Smith. 7:1875.....nom  
 Same property. Assign lease. Arthur H Carling and ano to John P McDonald. Mar 17, Sept 23, 1908. 7:1875.....nom  
 Amsterdam av, No 1725, 2d floor. William Hobson to Alcide Pinard; 11 years, from Aug 1, 1908. Sept 23, 1908. 7:2060.....  
 .....1,500 and 1,800  
 Amsterdam av, No 971, north store. Solomon Oppenheimer to Isidor and Morris Feinstein; 3 years, from May 1, 1908. Sept 23, 1908. 7:1862.....660 and 720  
 Bowery, No 42, all. Toch Realty Co to Jacob Finkelstein; 3 3-12 years, from Feb 1, 1907. Sept 18, 1908. 1:202.....1,500 and 1,700  
 Bowery, No 135, all. John Somarindyck to Bernhard Cutter; 10 years, from May 1, 1910. Sept 18, 1908. 2:423.....2,700  
 Bowery, No 42, w s, 141.8 n Bayard st, 16.7x120x16.4x120. Subordination of lease to mort. Toch Realty Co and Jacob Finkelstein with Citizens Savings Bank. Sept 11, Sept 18, 1908. 1:202.....nom  
 East End av, No 64, store, &c. Frank Lechner to Henry Paetow; 3 years, from Oct 1, 1908. Sept 22, 1908. 5:1579.....840  
 Lenox av, No 120. Assign lease. Julius Rosenhain to Morris Mager. Aug 25, Sept 22, 1908. 6:1600.....nom  
 Lexington av, No 2028, s w cor 124th st, store, &c. Daniel F Carroll to William Lloyd and ano; 5 years, from Nov 1, 1908, with 5 years renewal at \$1,500. Sept 24, 1908. 6:1772.....1,200  
 Park av, s e cor 116th st, cor store, &c. Sun Construction Co to Sol Berger; 2 8-12 years, from Oct 1, 1908. Sept 23, 1908. 6:1643.....1,000.08 and 1,100.04  
 Park av, s w cor 119th st, store and 5 rooms above store. Henne Metzger to Fredk Reinert; 5 years, from Sept 1, 1908. Sept 21, 1908. 6:1745.....1,500  
 West End av, No 116. Assign lease. William McDowell to Martin Mathison. Sept 22, Sept 23, 1908. 4:1156.....nom  
 1st av, No 2165. Assign lease. Florigi Imerso to Antonio Melfi. Sept 23, 1908. 6:1683.....nom  
 1st av, No 831, store, basement and ½ of 1st floor, n s. Wilhelmina Bayer to Ida Wunsch; 5 years, from Sept 1, 1908. Sept 18, 1908. 5:1339.....840  
 2d av, No 1159, s w cor 61st st, 1st floor, &c. Rose M O'Brien to Peter J Molloy and Patrick Murtha; from June 15, 1908, to May 1, 1914. Sept 21, 1908. 5:1415.....1,200 and 1,800  
 2d av, No 848, store and bake shop. John C Eidt to Henry Braun and ano; 5 years, from Sept 1, 1908. Sept 22, 1908. 5:1338.....960  
 5th av, Nos 236 and 238, 9th loft and part of 8th loft. J C Lyons Building & Operating Co to The Manhattan Shirt Co; 5 years, from Feb 1, 1909. Sept 23, 1908. 3:829.....7,500

5th av, No 1356, south store, &c. Ludwig Traube to Morris Rosen; 3 years, 10 months and 18 days, from Sept 22, 1908. Sept 23, 1908. 6:1596.....900  
 5th av, No 374, w s, 37 n 35th st, 37x100. Leasehold. Disclaimer of TRUSTEES to title. Samuel Goldsticker et al as TRUSTEES in bankruptcy of the J C Lyons Building and Operating Co, bankrupt, to Charlotte A Haig. All title. Mar 14, 1908. Sept 22, 1908. 3:837.....order of court  
 6th av, No 392. Assign lease. John Heise to George Mueller. Sept 17, Sept 18, 1908. 3:825.....20,000  
 6th av, No 151, cor 11th st, Assign lease. Anna Solling to Wm A Solling. May 26, 1908. Sept 21, 1908. 2:607.....nom  
 Same property. Assign lease. Wm A Solling to John Cawein. May 26, Sept 21, 1908. 2:607.....nom  
 8th av, No 2651, double store, &c. Frank Tozzi to John Feindt; 3 years, from Oct 1, 1908. Sept 21, 1908. 7:2043.....1,400 and 1,500  
 8th av, No 678, s e cor 43d st, 20.4x80. Assign lease. Diedrich Ardler to A Finck & Son. Sept 11, Sept 22, 1908. 4:1014.....nom  
 10th av, No 889. Assign lease. Patrick McStravick to James McGuigan. Sept 9, Sept 23, 1908. 4:1086.....nom  
 11th av, n e cor 34th st, 3d and 4th floors. Surrender lease. Geo J Hoster to John F Rousar. July 20, Sept 23, 1908. 3:706.....nom

**BOROUGH OF THE BRONX.**

138th st, No 371 East, west store, &c. Louis Schmidt to Nathan Greenbaum; 3 years, from May 1, 1908. Sept 24, 1908. 9:2301.....570  
 138th st, s s, 75 w Alexander av, 25x100, all. Frank Cecil to Benjamin Newman and Jonas A Koerpel; 1½ years, from Jan 1, 1909. Sept 22, 1908. 9:2313.....3,000  
 143d st, No 420 East, all. Emma E Gross EXTRX Rudolph Gross to Thos F Burgoyne; 5 years, from Sept 1, 1908. Sept 23, 1908. 10:2287.....600  
 Brook av, s e cor 162d st. Assign lease. John Bartels to John D Haase. Mort \$4,130. Sept 17, Sept 22, 1908. 9:2366.....nom  
 Same property. Re-assign lease. John D Haase to John Bartels. Sept 19, Sept 22, 1908. 9:2366.....nom  
 Forest av, No 756, n e cor 156th st, —x—. Surrender lease. Saml Cowen to Morris Lazar. Sept 1, Sept 18, 1908. 10:2655.....nom  
 Forest av, No 756 | n e cor 156th. Adolph Lowy to Samuel Cowen; 156th st, No 751 | 4 8-12 years, from Sept 1, 1908. Sept 18, 1908. 10:2655.....3,900  
 Jackson av, No 934, s e cor 163d st, ground floor, &c. Eva B C Reeber to Geo L Wedemeyer; 3 years, from Feb 1, 1909. Sept 24, 1908. 10:2648.....1,080  
 St Anns av, No 336, store, &c. Frederica Marquardt to Karl Ross; 5 years, from Oct 1, 1908, with renewal. Sept 21, 1908. 10:2556.....1,020 and 1,080  
 Southern Boulevard, No 1283, n w cor Freeman st. Assign lease. Michael J Brown to Charlotte Rippe. Mort \$8,108. Sept 21, Sept 22, 1908. 11:2976.....nom

**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.

September 18, 19, 21, 22, 23 and 24.

**BOROUGH OF MANHATTAN.**

Abele, Lipman to Martin Goldfarb. Goerck st, Nos 71 and 73, w s, 100 s Rivington st, 50x100. P M. Sept 18, 1908, 1 year, 6%. 2:328. 8,500  
 Amsterdam, Morris to U S TRUST CO of N Y. Ridge st, No 124, e s, 150 s Stanton st, 25x100. Sept 14, due Oct 1, 1913, 5%. Sept 18, 1908. 2:344. 21,000  
 Same and Wolf Rosen with same. Same property. Subordination agreement. Sept 11, Sept 18, 1908. 2:344. nom  
 Amendola, Alberto to Adolph Kiel. 1st av, No 2062, e s, 60.11 s 107th st, 20x93. Prior mort \$12,000. Sept 17, demand, 6%. Sept 21, 1908. 6:1700. 1,000  
 Aliano, Grazio wife Antonio Aliano to National Operating Co. Marion st, No 23, e s, abt 85 n Delancey st, 25.4x99.3x25.6x99.3. Prior mort \$—. Aug 27, due, &c, as per bond. Sept 21, 1908. 2:481. 3,000  
 Abbott, Angelo to Sigmund B Heine. 7th av, No 1964, w s, 50.11 n 118th st, 25x100. P M. Prior mort \$30,000. Sept 24, 1908. 3 years, 6%. 7:1924. 5,000  
 Bransgrove, Edward to Lion Brewery. 14th st, No 444 West. Saloon lease. Sept 15, demand, 6%. Sept 23, 1908. 2:646. 3,111  
 Baird, James exr Chas T Parry with Josephine Bonne. West End av, No 255, w s, 62.1 s 72d st, 25.3x100x28.10x irreg. Extension mort. Aug 31, Sept 24, 1908. 4:1183. nom  
 Beth Hamidrosh Hagodol of Harlem, a corp, to Margt L Zborowski. 105th st, Nos 110 and 112, s s, 100 e Park av, 37.6x100.11. Aug 31, 5 years, 5½%. Sept 24, 1908. 6:1632. 25,000  
 Bernhardt, Philip, of Brooklyn, N Y, to TITLE INS CO of N Y. 123d st, No 520, s s, 233.8 w Amsterdam av, 33.2x100.11. Sept 24, 1908, 5 years, 5%. 7:1977. 28,000  
 Brandt, Albert with Hyman Block. 102d st, No 215 East. Extension mort. Sept 22, Sept 24, 1908. 6:1652. nom  
 Beringer, Caroline to FIFTH AVENUE BANK of N Y. 74th st, No 108, s s, 72 e Park av, 18x74. Sept 22, 1908, due Jan 22, 1909, 4½%. 5:1408. 2,000



**HECLA IRON WORKS****Architectural Bronze**

North 10th, 11th and 12th STREETS

AND

**BROOKLYN,****NEW YORK****IRON WORK**

Bruder, John F to Central Brewing Co. West st, No 327. Saloon lease. Sept 21, demand, 6%. Sept 24, 1908. 2:598. 2,958.13

Buchanan, Josephine B to TITLE GUARANTEE & TRUST CO. 141st st, Nos 313 and 315, n s, abt 95 e Edgecombe av, 50x99.11. Sept 23, due, &c, as per bond. Sept 24, 1908. 7:2043. 13,000

Birnbaum, Samuel to Woldemar Dorfman. 103d st, No 210, s s, 180 e 3d av, 25x100.9; Madison st, No 328, s w cor Scammel st, No 27, 25x90.6. Prior mort \$23,000. Sept 21, installs, 6%. Sept 24, 1908. 6:1652, 1:266. 1,800

Bracher, Ida C to SEAMENS BANK FOR SAVINGS in City of N Y. 22d st, No 32, s s, abt 491.10 w 5th av, 32x98.9x31x98.9. Sept 22, 1908, 5 years, 5%, until Sept 22, 1910, and 4½%, thereafter. 3:823. 120,000

Baum, Rosie wife of and Louis to Jonas Fishel. Houston st, No 158, n s, abt 160 w 1st av, 25x78.1x25.3x81.2 w s. Prior mort \$20,000. Sept 18, 3 years, 6%. Sept 19, 1908. 2:442. 5,000

Brown, Gilbert C, of Newark, N J, to WASHINGTON TRUST CO of City of N Y. 24th st, Nos 262 and 264, s s, 100 e 8th av, 41.8x98.9. Sept 17, 5 years, 5%. Sept 18, 1908. 3:773. 50,000

Becker, Cornelia D and Joseph W indiv and as trustees Joseph Becker with SEAMENS BANK FOR SAVINGS in City of N Y. Franklin st, Nos 90, 92 and 94. Extension mort at increased interest from 4% to 4½%. Apr 30. Sept 21, 1908. 1:175. nom

Baker, Susan to TITLE GUARANTEE & TRUST CO. 49th st, No 227, n s, 296 w 2d av, 18x103.3x—x102.2. Sept 17, due, &c, as per bond. Sept 18, 1908. 5:1323. 8,000

Cohen, Morris L with Vincent Roschella. 76th st, No 230 East. Agreement that upon sale of said premises party of 2d part shall be entitled to receive \$200 or upon expiration of lease, &c. May 9, 1908. Sept 18, 1908. 5:1430. nom

Century Holding Co to METROPOLITAN LIFE INS CO. Broadway, Nos 1182 and 1184, e s, 105.9 s 29th st, runs s 52.10 x e 94.7 x n 49.4 x w 113.5. Sept 16, due Nov 1, 1911, 6%. Sept 18, 1908. 3:830. 600,000

Same to same. Same property. Certificate as to above mort. Sept 16. Sept 18, 1908. 3:830. —

Cohen, Fredericka to Wm W Cohen. 144th st, Nos 553 to 559, n s, 150 e Broadway, 2 lots, each 52.6x99.11. 2 morts, each \$8,500; 2 prior morts, \$50,000 each. Sept 18, due Feb 19, 1910, 6%. Sept 21, 1908. 7:2076. 17,000

Cashman, Esther to Jacob Cashman. 84th st, No 210, s s, 196 w Amsterdam av, 25x102.2. Prior mort \$25,000. Sept 21, 1908, due, &c, as per bond. 4:1231. 4,000

Cornell, Robert C to Wm F Warden. Liberty st, Nos 127 and 129, n w cor Greenwich st, No 148, 86x25x87.11x24.8, with rights to 9 ft cartway adj on w s. ½ part. All title. Sept 18, 1908, due Dec 10, 1908, 5%. 1:58. 2,000

Curtis, B Farquhar to Cornelius W Clark. Lexington av, s e cor 72d st, No 150, 74.4x24. P M. Sept 18, 1908, 1 year, 6%. 5:1406. 3,000

Coleman, Harriet A wife John C to Edw E Black. 98th st, s s, 250 e 5th av, 25x100.11. Sept 18, 1908, due, &c, as per bond. 6:1603. 10,000

City Mortgage Co with Frederick W Loew. Park av, Nos 1731 to 1737, s e cor 121st st, Nos 100 to 104, 75.7x90. Subordination agreement. Sept 17. Sept 18, 1908. 6:1769. nom

Costello, John F to Carrie Frankenthaler. 7th av, No 2192, w s, 74.11 s 130th st, 25x75. May 22, 1907, due May 22, 1909, 6%. Sept 22, 1908. 7:1935. 1,000

Carey, Henry D with Adolph H Urban. 115th st, Nos 207 and 209 West. Extension two morts. Sept 16. Sept 22, 1908. 7:1831. nom

Crystal, Bernard to Toch Realty Co. 71st st, No 336, s s, 347 w West End av, 18x100. P M. Prior mort \$15,000. Sept 14, 3 years, 6%. Sept 22, 1908. 4:1182. 4,500

Crystal, Rachel to Prudential Bond & Mortgage Co. 2d av, No 1449, w s, 78.9 s 76th st, 25x105; 1st av, Nos 1135 and 1137, o nmap No 1137, w s, 68.5 n 62d st, 32x64. Sept 22, due Feb 17, 1909, 6%. Sept 23, 1908. 5:1437 and 1430. 1,000

Carter, Ada E, of Brooklyn, N Y, to William Miles. Gold st, No 78, s s, abt 185 e Beekman st, 15.3x78x15x78. 1-3 part. All title. Sept 15, 1 year, 6%. Sept 24, 1908. 1:99. 1,500

Campbell, James E, Andrew M and Annie E, of Brooklyn, N Y, to EMIGRANT INDUSTRIAL SAVINGS BANK. Madison st, No 99, n s, abt 245 w Market st, 25x100. Sept 24, 1908, 5 years, 5%. 1:277. 8,000

Cohen, Simon to Isaac Blumberg. Norfolk st, No 80, e s, abt 25 s Delancey st, 25x100. Prior mort \$27,000. Sept 24, 1908, installs, without interest. 2:352. nom

Cohen, Simon to Irving D Speyer. Norfolk st, No 80, e s, abt 25 s Delancey st, 25x100. Sept 24, 1908, 5 years, 5%. 2:352. 23,000

Same to Simon Hammerstein. Same property. Prior mort \$23,000. Sept 24, 1908, 3 years, 6%. 2:352. 4,000

Callanan, Lawrence J to DRY DOCK SAVINGS INSTN. Thompson st, No 62, e s, 150.1 n Broome st, 24.5x93.11x24.3x94.1. Sept 24, 1908, 2 years, 5%. 2:488. 20,000

Donovan, Jeremiah to Burghard Steiner and ano. Lexington av, Nos 1121 to 1127, n e cor 78th st, Nos 145 and 147, 32x38. Prior mort \$75,000. Sept 24, 1908, due June 28, 1910, 6%. 5:1413. 15,000

Dalton, Mary E, Mary Norton and John J Mooney to Geo F Gunther. 10th av, n w cor 211th st, 99.11x100; 211th st, n s, 150 w 10th av, 350x99.11; Broadway, n e cor 211th st, 133.11x50x99.11x139.3. Prior mort \$87,200. Sept 18, 1908, demand, 6%. 8:2229. 11,664.24

Dean Holding Co to Flora Wallach et al exrs Emanuel Wallach. Lenox av, s w cor 144th st, No 100, 40x100. Sept 2, 5 years, 5½%. Sept 21, 1908. 7:2012. 58,000

Same and George Ricard with same. Same property. Subordination agreement. Sept 2. Sept 21, 1908. 7:2012. nom

Dean Holding Co to Flora Wallach et al exrs Emanuel Wallach. Lenox av, s w cor 144th st, No 100. Certificate as to mort for \$58,000. Sept 2. Sept 21, 1908. 7:2012. —

Dalton, Mary E, Mary Norton and John J Mooney to The Athorp Co. Broadway, Nos 2128 and 2130, e s, 52.3 s 75th st, 52.3x81.7x50x96.9. P M. Prior mort \$150,000. Sept 18, 1908, due, &c, as per bond. 4:1166. 19,330.90

Donnelly, Margt and Mary S as trustees John E Kaughran to EMIGRANT INDUSTRIAL SAVINGS BANK. 8th av, No 406, s e s, 25 n e 30th st, 25x100. Sept 18, 1908, 3 years, 5%. 3:780. 27,000

Elliot, Minnie to TITLE GUARANTEE & TRUST CO. Edgecombe av, No 114, e s, 66 s 140th st, 17.6x85. Sept 21, 1908, due, &c, as per bond. 7:2042. 8,500

EMPIRE CITY SAVINGS BANK with John J Mooney, Mary Norton and Mary E Dalton. 10th av, n w cor 211th st, 99.11x125. Extension of \$18,000 mort at 5%. Sept 1. Sept 21, 1908. 8:2229. nom

EMPIRE CITY SAVINGS BANK with John J Mooney, Mary Norton and Mary E Dalton. 211th st, n s, 375 w 10th av, 75x99.11. Extension of \$6,600 mort at 5%. Sept 1. Sept 21, 1908. 8:2229. nom

EMPIRE CITY SAVINGS BANK with John J Mooney, Mary Norton and Mary E Dalton. 211th st, n s, 450 w 10th av, 75x99.11. Extension of mort for \$6,600 at 5%. Sept 21, 1908. 8:2229. nom

EMPIRE CITY SAVINGS BANK with John J Mooney, Mary Norton and Mary E Dalton. 211th st, n s, 125 w 10th av, 100x99.11. Extension of mort for \$6,600 at 5%. Sept 21, 1908. 8:2229. nom

EMPIRE CITY SAVINGS BANK with John J Mooney, Mary Norton and Mary E Dalton. 211th st, n s, 525 w 10th av, runs n 99.11 x w 75 to e s Broadway, x s 133.11 to 211th st, x e 164.3 to beginning. Extension of mort for \$18,400 at 5%. Sept 1. Sept 21, 1908. 8:2229. nom

EMPIRE CITY SAVINGS BANK with John J Mooney, Mary Norton and Mary E Dalton. 211th st, n s, 300 w 10th av, 75x99.11. Extension of \$6,600 mort at 5%. Sept 1. Sept 21, 1908. 8:2229. nom

EMPIRE CITY SAVINGS BANK with John J Mooney, Mary Norton and Mary E Dalton. 211th st, n s, 225 w 10th av, 75x99.11. Extension of mort for \$6,600 at 5%. Sept 1. Sept 21, 1908. 8:2229. nom

Emaness Holding Co to Clarissa Hegeman, of Hempstead, L I. 135th st, No 508, s s, 237.6 w Amsterdam av, 45.10x99.11. Prior morts \$—. Sept 23, 1 year, 6%. Sept 24, 1908. 7:1988. 5,000

Same to same. Certificate as to above mort. Sept 23. Sept 24, 1908. 7:1988. —

Ernst, Moritz L and Carl to THE SEAMENS BANK FOR SAVINGS. 78th st, Nos 145 and 147, n e cor Lexington av, Nos 1121 to 1127, 38x82. Sept 23, 1908, 5 years, 5%. 5:1413. 75,000

Elliott, Robert H E to LAWYERS TITLE INS & TRUST CO. 74th st, No 141, n s, 17.6 w Lexington av, 17x72.2. Sept 23, 1908, 5 years, 5½%. 5:1409. 15,000

Edgar, Helen M to Richard E Thibaut. 92d st, No 66, s s, 184.4 e Columbus av, 20x100.8. Prior mort \$16,000. Sept 22, due, &c, as per bond. Sept 23, 1908. 4:1205. 5,000

Fischman, William to Israel Lippmann. Grand st, Nos 425-429. Certificate as to reduction of mort. Sept 17. Sept 19, 1908. 1:315. —

Frank, Abraham M and Matilda wife Saml Frank to EMIGRANT INDUSTRIAL SAVINGS BANK. 24th st, No 223, n s, 283.4 w 7th av, 16.8x80. Sept 22, due, &c, as per bond. Sept 23, 1908. 3:774. 8,400

Farese, Thomas to Henry De F Weekes. Mulberry st, Nos 110 and 112, e s, 200 s Hester st, 50x100. Aug 15, due Nov 1, 1911, 5%. Sept 19, 1908. 1:205. 16,000

Faulkner, Chas S to Lawyers Realty Co. 78th st, No 177, n s, 125 w 3d av, 37x102.2. Prior mort \$24,500. Sept 17, demand, —. Sept 18, 1908. 5:1413. 500

Falabee, John J to Priscilla T P Starin and ano exrs, &c, Ransom Parker. 114th st, No 618, s s, 225 w Broadway, 25x100.11. Sept 22, 1908, 3 years, 5%. 7:1895. 35,000

Fitzpatrick, Geo M to Emma Fricke and ano. 90th st, No 163, n s, 225 w 3d av, 25x100.8. P M. Sept 18, 1908, 5 years, 5%. 5:1519. 10,000

Fleischmann Baths to CARNEGIE TRUST CO. 6th av, n e cor 42d st, leasehold of 2 top floors; also all furniture, apparatus, &c. Sept 1, installs, 6%. Sept 24, 1908. 5:1258. gold bonds, 190,000

Same to same. Same property. Consent to above mort. Sept 1. Sept 24, 1908. 5:1258. —

Gorgers, Bernadina to Packard & Co. 44th st, No 557, n s, 100 e 11th av, 25x100.4. Assign rents to extent of \$500. Sept 21, 1908. 4:1073. 500

Grossman, Herman B to THE N Y TRUST CO. 116th st, Nos 109 and 111, n s, 131 e Park av, 35.8x100.11. Sept 8, 3 years, 5%. Sept 21, 1908. 6:1644. 36,000

Same and Louis Seidman and Jennie Adler with same. Same property. Subordination agreement. Sept 9. Sept 21, 1908. 6:1644. nom

Goldberg, Isaac to Trustees of Columbia College, N Y. Av B, Nos 90 and 92, s w cor 6th st, Nos 544 and 546, 40.2x76x42.2x89.1. Sept 21, 1908, 5 years, 5%. 2:401. 62,000

Gordon, Jennie E to THE NIAGARA FIRE INS CO. 42d st, No 230, s s, 155 w 2d av, runs w 25 x s 98.9 x w 25 x s 31.2 x s e 139.7 x n 94.1 x w 75 x n 98.9 to beginning. Sept 21, 1908, due Oct 1, 1911, 5%. 5:1315. 35,000

Gottlieb, Adolph to Ignatius M Schwartz. 102d st, No 161, n s, 74.6 e Lexington av, 27x100.11. Aug 30, due Sept 1, 1910, 6%. Sept 18, 1908. 6:1630. 5,000

Grossman, Jonas to N Y Protestant Episcopal Public School. Houston st, Nos 398 and 400 East. Consent to extension of mort. June 16. Sept 22, 1908. 2:371. —

Goldberg, Isaac and Herman M Weaver with Trustees of Columbia College in the City of N Y. Av B, Nos 90 and 92. Subordination agreement. Sept 16. Sept 22, 1908. 2:401. nom

Gillespie, David N to Emma A Behre, of Brooklyn. 33d st, No 224, s s, 312.6 w 2d av, 18.9x98.9. Sept 19, 3 years, 5½%. Sept 22, 1908. 3:913. 6,400

Grosner, Samuel with Bernard Galewski. 100th st, No 67 West. Extension of mort for \$6,000 at 6%. Sept 4. Sept 24, 1908. 7:1836. 10,111

Gross & Herbener, a corpn, to TITLE GUARANTEE & TRUST CO. Amsterdam av, s w cor 111th st, 99.11x125. Building loan. Sept 23, 5 years, 6% until completion of building, and 5% thereafter. Sept 24, 1908. 7:1882. 225,900



# THE GEORGE A. JUST CO.

239 VERNON AVENUE  
LONG ISLAND CITY

# IRON WORK FOR BUILDINGS

- Same to same. Same property. Certificate as to above mort. Sept 23, 1908. 7:1882.
- Goldberg, Isaac and Moses Hochster with same. Same property. Subordination agreement. Sept 16, 1908. 2:401. nom
- Hubert, Chas R, of Yonkers, N Y, to Raymond F Druhan, of Brooklyn. 111th st, Nos 136 to 142, s s, 250 e 7th av, 2 lots, each 37.6x100.11. 2 P m mort, each \$6,000. Sept 21, 2 years, 6%. Sept 24, 1908. 7:1820. 12,000
- Hollister, Georgia T to Saml T Hollister. 91st st, No 61, n s, 210 w Park av, 17x100.8. Prior mort \$18,000. Sept 23, due Apr 1, 1910, 6%. Sept 24, 1908. 5:1503. 3,000
- Hamlin, Fannie to EMPIRE CITY SAVINGS BANK. Wooster st, Nos 201 and 203, w s, 149.1 n Bleeker st, 36.9x100. P M. Sept 23, 1 year, 5%. Sept 24, 1908. 2:536. 50,000
- Hoertel, Emile E and Amelia J Von der Heide to UNION DIME SAVINGS INSTN. 7th av, No 343, e s, 24.9 n 29th st, 24.8x75. Prior mort \$—. Aug 29, due Nov 1, 1911, 5%. Sept 18, 1908. 3:805. 4,500
- Same and Fanny E Hoertel with same. Same property. Subordination agreement. Aug 29, Sept 18, 1908. 3:805. nom
- Halsey, Moses E, of Livingston, Essex Co, N J, to Wm H Ely. 9th av, No 282, e s, 66 s 27th st, 22x98. Sept 18, 1908, 3 years, 5%. 3:750. 4,500
- Hanley, James M to Thomas Doyle. 34th st, No 408, s s, 100 w 9th av, 20x98.9. Prior mort \$20,000. Sept 19, 1 year, 6%. Sept 21, 1908. 3:731. 3,000
- Henig, Solomon and Michael to Benjamin Kaufman. 2d st, Nos 214 and 216, n s, 74.9 e Av B, 60x111.10; also all title to party wall agreement bet above premises and Nos 218 and 220 East. See Cons. Prior mort \$94,750. Sept 15, due Mar 15, 1910, 6%. Sept 19, 1908. 2:385. 6,700
- Hawes, James A to FARMERS LOAN & TRUST CO. Madison av, No 801, e s, 82.5 n 67th st, 18x84; 56th st, No 76, s s, 100 w Park av, 18x100.5. Sept 18, 3 years, % as per bond. Sept 19, 1908. 5:1291-1382. 65,000
- Hoertel, Emile E and Amelia J Von der Heide. 7th av, No 343 (299), e s, 24.9 n 29th st, 24.8x75. Extension mort. Aug 29, Sept 18, 1908. 3:805. nom
- Hebron, James to James Hebron, Jr. 53d st, Nos 127 and 129, n s, 68 w Lexington av, runs n 62.8 x w 2 x n 62.9 x w 20 x s 25 x w 10 x s 100.5 to st x e 32 to beginning. Prior mort \$—. Sept 17, due Dec 17, 1909, 6%. Sept 18, 1908. 5:1308. 5,000
- Heather Realty Co to Herman Warendorff. 29th st, Nos 101 and 103, n s, 80 e 4th av, 45x irreg, known as Hatfield House. All title. Assign rents as collateral security for payment of notes aggregating \$8,000. Sept 14, 16 mos, 6%. Sept 22, 1908. 3:885. nom
- Hamilton, Alex H to Albert Taubert. 26th st, No 360, s s, 110 e 9th av, 20x98.9. Aug 26, due, &c, as per bond. Sept 22, 1908. 3:749. 10,000
- Hersfield, Estelle with TITLE GUARANTEE & TRUST CO. Monroe st, No 219, n w cor Scammel st, No 31, 25x79. Subordination agreement. Sept 17, Sept 22, 1908. 1:266. nom
- Haims, Rebecca with METROPOLITAN LIFE INS CO. 12th st, Nos 323 and 325, n s, 329.6 w 1st av, 40x103.3. Extension mort. Sept 21, Sept 24, 1908. 2:454. nom
- Italian Union Realty & Security Co to Paul Vitale. Chrystie st, No 220, e s, 199.3 s Houston st, 25x75. Prior mort \$38,750 on this and other property. Sept 23, 1908, 3 years, 6%. 2:422. 6,000
- Italian Union Realty & Security Co to Paul Vitale. Chrystie st, No 220(?), e s, 224.3 s Houston st, 25x75, should be No 218. Prior mort \$38,750 on this and other property. Sept 23, 1908, 3 years, 6%. 2:422. 6,000
- Italian Union Realty & Security Co to Paul Vitale. Chrystie st, Nos 218 and 220. Certificate as to 2 mort, for \$6,000 each. Sept 23, Sept 24, 1908. 2:422.
- Janowitz, Ignatz to City Real Estate Co. 82d st, No 302, s s, 64 e 2d av, 18x51.2. Sept 23, due, &c, as per bond. Sept 24, 1908. 5:1544. 6,500
- Janpole & Werner Construction Co to Chas H Freeman. 142d st, Nos 541 to 543, n s, 137.6 e Broadway, 37.6x99.11. Prior mort \$37,000. Sept 22, due, &c, as per bond. Sept 23, 1908. 7:2074. 13,000
- Same to same. Same property. Certificate as to above mort. Sept 22, Sept 23, 1908. 7:2074.
- Janowitz, Ignatz and Hellen his wife to Lena Levy. 82d st, No 302, s s, 64 e 2d av, 18x51.2. Prior mort \$7,500. Sept 17, 1 year, 6%. Sept 18, 1908. 5:1544. 1,466.65
- Kurzrok, Max, of Brooklyn, N Y, to Matilda Martin et al. 108th st, Nos 335 and 337, n s, 100 w 1st av, 50x100.11. Sept 18, 1908, 5 years, 5½%. 6:1680. 40,000
- Kashare, Joseph to LAWYERS TITLE INS & TRUST CO. 119th st, No 28, s s, 122.1 w Madison av, 15.7x100.11. P M. Sept 17, 5 years, 5%. Sept 18, 1908. 6:1745. 8,000
- Kashare, Joseph to LAWYERS TITLE INS & TRUST CO. 119th st, No 20, s s, 184.5 w Madison av, 15.8x100.11. P M. Sept 17, 5 years, 5%. Sept 18, 1908. 6:1745. 8,000
- Kurzrok, Max and Isidore Jackson, Abraham Stern to Matilda Martin et al. 108th st, Nos 335 and 337, n s, 100 w 1st av, 5½x 100.11. Subordination agreement. Sept 18, Sept 21, 1908. 6:1680. nom
- Kaufold, Louise to N Y Protestant Episcopal Public School. Houston st, Nos 398 and 400 East. Consent to extension of mort. June 17, Sept 22, 1908. 2:371.
- Klausner, Saml to Samuel Prince. 4th st, No 96, s w s, 175 s e 2d av, 25x96.2. Sept 14, 3 years, 6%. Sept 21, 1908. 2:445. 300
- Kiessling, George to John Jaburg and ano. 8th av, No 2815, w s, 25 s 150th st, 24.11x80. Sept 22, due Oct 1, 1909, 6%. Sept 23, 1908. 7:2045. 4,500
- Kelly, Robert E to Christian D Meyer. 44th st, Nos 213 and 215, n s, 186.8 e 3d av, 43.4x100.5. P M. Prior mort \$18,000. Sept 22, 5 years, 5½%. Sept 23, 1908. 5:1318. 19,000
- Kinney, Mary to Lion Brewery. Maiden lane, No 133. Saloon lease. Sept 12, demand, 6%. Sept 23, 1908. 1:70. 947.75
- Klein, Helene to Bernhard Natt. 57th st, No 49, n s, 19 w Park av, 20x85.10. Sept 23, 2 years, 6%. 5:1293. 10,000
- Kaldrovics, Stephan with City Real Estate Co. 82d st, No 302 East. Subordination agreement. Sept 23, Sept 24, 1908. 5:1544. nom
- Lipman, Samuel to Samson Lachman. Bank st, Nos 65 and 67, n s, 152.9 w 4th st, 50x100. Building loan. Prior mort \$33,-800. Sept 22, due July 25, 1909, 6%. Sept 23, 1908. 2:624. 25,000
- Lausser Realty Co to Clara E Lausser. Certificate as to mort for \$16,000 covering land in Kings Co. Sept 21, Sept 22, 1908. nom
- Liberty Storage & Warehouse Co to SEAMENS BANK FOR SAVINGS IN City N Y. 64th st, Nos 43 to 47, n s, 500 w Central Park West, 75x100.5. Sept 22, 1908, 3 years, 4½%. 4:1117. 125,000
- Same to same. Same property. Consent as to above mort. Sept 9, Sept 22, 1908. 4:1117.
- Same to same. Same property. Certificate as to above mort. Sept 22, 1908. 4:1117.
- Leizerkowitz, Philip to David Kidansky and Louis J Levy. 97th st, Nos 68 and 70, s s, 50 w Park av, 50x100.11. Prior mort \$48,-000. Sept 17, 1 year, 6%. Sept 18, 1908. 6:1602. 15,336.82
- Same and Nancy Krakower with same. Same property. Subordination agreement. Sept 17, Sept 18, 1908. 6:1602. nom
- Leizerkowitz, Philip to David Kidansky and ano. Park av, Nos 1248 to 1254, s w cor 97th st, Nos 72 and 74, 100.11x50. Prior mort \$63,000. Sept 17, 1 year, 6%. Sept 18, 1908. 6:1602. 22,500
- Liebenthal Construction Co to Frederick W Loew. Park av, Nos 1731 to 1737, s e cor 121st st, No 100, 75.7x40. Sept 1, 5 years, 5½%. Sept 18, 1908. 6:1769. 40,000
- Same to same. Certificate as to above mort. Aug 31, Sept 18, 1908. 6:1769.
- Liebenthal Construction Co, N Y, and Charles Finkelstein, of Cold Spring, N Y, with Frederick W Loew. Park av, Nos 1731 to 1737, s e cor 121st st, Nos 100 to 104, 75.7x90. Subordination agreement. Sept 17, Sept 18, 1908. 6:1769. nom
- Leizerkowitz, Philip, of Brooklyn, N Y, to ALBANY SAVINGS BANK. Park av, Nos 1248 to 1254, s w cor 97th st, Nos 72 and 74, 100x50. Sept 17, 5 years, 5%. Sept 19, 1908. 6:1602. 63,000
- Same and Nancy Krakower with same and David Kidansky and Louis J Levy. Same property. Subordination agreement. Sept 17, Sept 19, 1908. 6:1602. nom
- Levy, Abraham I, and Mayer and Chaya Sumer to Louis I Rosenberg. Pitt st, No 51, w s, 100 n Delancey st, 28x74.9. Prior mort \$15,500. Sept 10, 2 yrs, 6%. Sept 21, 1908. 2:343. 1,000
- Lichtenstein, Julius and Bernhard to City Real Estate Co. Water st, No 246, w s, abt 100 s Peck slip, 15.11x80.11 to alley x14.7 x80.10 w s, all title to alley. P M. Sept 18, due, &c, as per bond. Sept 21, 1908. 1:98. 10,000
- Lichtenstein, Julius and Bernhard to City Real Estate Co. Water st, No 248, w s, abt 85 s Peck slip, 15.10x82.2 to alley x15.10x 80.11 s s, all title to alley. P M. Sept 18, due, &c, as per bond. Sept 21, 1908. 1:98. 10,000
- Liebenthal Construction Co to Charles Finkelstein. 16th st, Nos 522 and 524, s s, 308 e Av A, 37.6x103.3, Given as collateral for mort of \$15,000 covering Park av, s e cor 121st st, 75.7x90. Prior mort \$43,500. Sept 17, due, &c, as per bond. Sept 18, 1908. 3:973. 3,500
- Same to same. Same property. Certificate as to above mort. Sept 18, 1908. 3:973.
- Marsicano, Mary, of Hoboken, N J, to Emilio Repetto. Macdougall st, No 14, s e s, abt 175 n Spring st, 25x100. ½ part. Sept 23, due Jan 1, 1912, 5%. Sept 24, 1908. 2:504. 2,000
- Marks, Eva to Cora E Booth, of Atlantic City, N J. 101st st, No 184, s s, 125 e Amsterdam av, 25x100.11. Sept 24, 1908, 5 years, 5%. 7:1855. 23,000
- Melia, Mary to TITLE GUARANTEE & TRUST CO. 52d st, No 161, n s, 107.9 w 3d av, 12.3x100.5x17x100.6. Prior mort \$10,-000. Sept 23, due, &c, as per bond. Sept 24, 1908. 5:1307. 1,000
- Muscato, Maria to Myron Sulzberger. 25th st, Nos 336 and 338, s s, 350 e 9th av, runs e 50 x s 74.9 x e 25 x s 24 x w 75 x n 98.9 to beginning. Building loan. Prior mort \$—. Sept 23, due Feb 1, 1911, 6%. Sept 24, 1908. 3:748. 7,000
- Same to Chas S Lippner. Same property. Prior mort \$57,000. Sept 23, 1 year, 6%. Sept 24, 1908. 3:748. 500
- Marasco, Rocco M to Mary G Richardson. Spring st, No 57, n s, abt 50 e Lafayette st, 25.3x106.6x25x112.3. Sept 18, 1908, 5 years, 5%. 2:495. 26,000
- Same with Thomas Rosson. Same property. Subordination agreement. Sept 18, 1908. 2:495. nom
- Murray, Mary to Julius J Kauder and ano. 6th st, No 807, n s, 125 e Av D, 24.11x90.10. P M. Prior mort \$—. Sept 21, 1908, 5 years, 6%. 2:363. 10,500
- Molleson, Geo A to Isaac Breakstone. 131st st, No 227, n s, 452 e 8th av, 16x99.11. P M. Prior mort \$8,000. Sept 21, 1908, due Oct 1, 1911, 6%. 7:1937. 2,800
- Mensching, Charles to Elizabeth F Gregory. 29th st, No 522, s w s, abt 325 w 10th av, 25x98.9. Sept 21, 1908, 1 year, 5%. 3:700. 1,000
- Mager, Morris to A Hupfels Sons. Lenox av, No 120. Saloon lease. Aug 26, demand, 6%. Sept 22, 1908. 6:1600. 5,000
- Mabon, Elise H S with BOWERY SAVINGS BANK. 70th st, No 59 West. Extension mort. Sept 18, Sept 22, 1908. 4:1123. nom
- Mitchell, Donald with POUGHKEEPSIE SAVINGS BANK. 42d st, Nos 226 to 232 West. Subordination agreement. July 15, Sept 18, 1908. 4:1013. nom
- McGuire, Joseph H with Markus Weil. 54th st, No 333 East. Extension mort. Sept 21, Sept 23, 1908. 5:1347. nom
- Manhattan Screw & Stamping Works to Francis L Leland. West End av, Nos 160 to 166, n e cor 67th st, Nos 251 and 253, 100.5 x125. P M. Sept 22, demand, 6%. Sept 23, 1908. 4:1659. 42,000
- Same to Century Realty Investment Co. Same property. P M. Sept 22, 3 years, 5%. Sept 23, 1908. 4:1159. 90,000
- N Y TRUST CO with Florentine M Fuld. 128th st, Nos 28 and 30, s s, 310 w 5th av, 75x99.11. Extension mort. Sept 21, Sept 24, 1908. 6:1725. nom
- N Y Protestant Episcopal Public School with Sarah Rappaport. Houston st, Nos 398 and 400 E. Extension mort. June 18, Sept 23, 1908. 2:371. nom
- O'Donnell, Mary to TITLE GUARANTEE & TRUST CO. 65th st, No 392, s s, 64 e 2d av, 18x76.2x18.2x73.4. P M. Aug 25, due, &c, as per bond. Sept 21, 1908. 5:1439. 7,000



**MAPLEDORAM & CO.****Bay Ridge Property****FIFTH AVE. AND 79th ST.  
BROOKLYN, N. Y.****REAL ESTATE BROKERS****Our Specialty**

TELEPHONE, 724 BAY RIDGE

- Patterson, Janet E to Walter J M Donovan. West End av, No 895, w s, 40.11 s 104th st, 20x82. P M. Sept 24, 1908, 3 years, 5%. 7:1890. 20,000
- Pooler, Louis J with SEAMENS BANK FOR SAVINGS in City N Y. 65th st, No 19 East. Extension mort at increased interest from 4% to 4½%. Sept 22. Sept 24, 1908. 5:1380. nom
- Plaza Realty & Construction Co to Celia R Marcus. 107th st, No 68, s s, 100 w Park av, 25x100.11. Sept 18, due July 2, 1909, 6%. Sept 23, 1908. 6:1612. 6,500
- Pascale, Antonio to Herman Schwarz. Commerce st, No 5, n s, 81 w Bleeker st, 21x40. P M. Prior mort \$4,000. Sept 17, due Sept 17, 1912, 5½%. Sept 18, 1908. 2:587. 2,000
- Paretti, Joseph and Catherine Bisso to EMIGRANT INDUST SAVINGS BANK. Spring st, No 191, n s, 82.8 e Sullivan st, runs w 16.9 x n 100 x e 16.9 x s 100 to beginning. Sept 21, 5 years, 5%. Sept 22, 1908. 2:503. 10,000
- Paretti, Joseph and Cath wife of Victor Bisso to Geo Ehret. Spring st, No 191, n s, 82.8 e Sullivan st, runs n e 100 x n w 16.9 x s w 100 to Spring st, x s e 16.9 to beginning. P M. Prior mort \$10,000. Sept 21, 1 year, 6%. Sept 22, 1908. 2:503. 4,500
- Quinn, Frank to John J Fay. Stanton st, No 241, s e cor Willett st, Nos 100 and 102, 25x75. P M. Prior mort \$32,500. Sept 17, 3 years, 6%. Sept 18, 1908. 2:339. 9,000
- Ricard, Geo with Flora Wallach et al exrs Emanuel Wallach. Lenox av, s w cor 144th st, No 100, 40x100. Subordination of judgment in foreclosure sale to mort. Sept 2. Sept 21, 1908. 7:2012. nom
- Roth Co to Jules Weil. Houston st, Nos 497 to 501, s s, 80 e Goerck st, 40x75. Sept 21, installs, 6%. Sept 22, 1908. 2:325. 3,000
- Rose, Rose wife of and Richard Rose to FRANKLIN SAVINGS BANK in City N Y. 23d st, No 238, s s, 162.6 w 2d av, 20.10 x 98.9. Sept 22, 1908, 5 years, 5%. 3:903. 10,030
- Rothstein, Moritz to TITLE GUARANTEE AND TRUST CO. Pitt st, No 27, w s, abt 128 n Broome st, 25x100. Sept 22, 1908, due, &c, as per bond. 2:342. 25,000
- Regan, Michael with John J Mooney et al. 10th av, n w cor 211th st, 99.11x100; Broadway, n e cor 211th st, —x68.2x99.11x 156.9; 211th st, n s, 100 w 10th av, 500x99.11. Extension mort. Sept 1. Sept 19, 1908. 8:2229. nom
- Rosson, Thomas with Rocco M Marasco. Elizabeth st, No 237, w s, 121 n Prince st, 20.2x91.2x20.6x91.3; Mott st, No 284, e s, 50.8 s Houston st, 25x86.10; Broome st, Nos 365 to 369, s e cor Mott st, Nos 164 and 166, 72.9x103.8x irreg x133.11; Spring st, No 55, n s, abt 75 e Lafayette st, 25.3x118x25x112.3; Spring st, No 57, n s, abt 50 e Lafayette st, 25.3x106.6x25x112.3 Extension mort. Sept 18, 1908. 2:495-508. nom
- Rosenzweig, Victor to TITLE GUARANTEE & TRUST CO. Scammel st, No 31, n w cor Monroe st, No 219, 79x25. Sept 21, 1908, due, &c, as per bond. 1:266. 25,000
- Robichon, Hector A to Wm L O'Connell. 121st st, Nos 503 to 507, n s, 100 w Amsterdam av, 75x99.11. P M. Prior mort \$95,000. Sept 18, 1908, due July 23, 1911, 6%. 7:1976. 25,000
- Ramazzotti, Luigia to Andrea Lertora. Barrow st, No 31, s s, abt 70 e Bleeker st, 18.9x80. Sept 23, due, &c, as per bond. Sept 24, 1908. 2:590. 6,000
- Rowan, Margt A to TITLE INS CO of N Y. 91st st, No 205, n s, 127.6 w Amsterdam av, 34.10x—x24.9x100.8. Sept 24, 1908, 3 years, 5%. 4:1239. 26,000
- Solomon, Max and State Realty & Mortgage Co with Marie F Powell individ and as guardian Robt I Powell and ano. 22d st, Nos 136 and 138 West. Subordination agreement. Sept 24, 1908. 3:797. nom
- Seideman, Morton and Mary A Kaufman with Abraham Bernheimer. 114th st, No 203 East. Subordination agreement. Sept 10. Sept 24, 1908. 6:1664. nom
- Smith, Cornelia B, of Litchfield, Conn, to Geo H Jones. 148th st, No 618, s s, 170 w Broadway, 15x99.11. Prior mort \$8,500. Sept 8, 2 years, 6%. Sept 18, 1908. 7:2094. gold, 1,350
- STATE BANK with TITLE GUARANTEE & TRUST CO. Monroe st, No 219, n w cor Scammel st, No 31, 25x79. Subordination agreement. Sept 8. Sept 22, 1908. 1:266. nom
- Scudi, Michael A and Vincenzo Caggiano to Lincoln Mortgage Co. 116th st, Nos 438 and 446, s s, 144 and 224 w Pleasant av, 2 lots, each 20x100.10. 2 morts, each \$10,000. Sept 22, 3 years, 5½%. Sept 23, 1908. 6:1709. 20,000
- Scudi, Michael and Vincenzo Caggiano to Lincoln Mortgage Co. 116th st, Nos 440 and 444, s s, 164 w Pleasant av, 2 lots, each 30x100.10. 2 morts, each \$17,000. Sept 22, 3 years, 5½%. Sept 23, 1908. 6:1709. 34,000
- Scudi, Michael A and Vincenzo Caggiano to Otto Loewenthal. 116th st, No 440, s s, 194 w Pleasant av, 30x100.10; 116th st, No 438, s s, 224 w Pleasant av, 20x100.10. Prior morts \$27,000. Sept 21, 2 years, 6%. Sept 23, 1908. 6:1709. 4,000
- Scudi, Michael and Vincenzo Caggiano to Chas S Lippner. 116th st, No 446, s s, 144 w Pleasant av, 20x100.10; 116th st, No 444, s s, 164 w Pleasant av, 30x100.10. Prior mort \$27,000. Sept 22, 2 years, 6%. Sept 23, 1908. 6:1709. 4,000
- Sullivan, Timothy D and Nellie his wife and Frank J Farrell and Hattie J his wife to Robert McGill, of Hoboken, N J. 34th st, No 112, s s, 625 e 7th av, runs s 98.9 x w 25 to point 600 e 7th av x s 98.9 to n s 33d st, Nos 109 and 111, x e 50 x n 98.9 x w 7 x n 98.9 to 34th st x w 18 to beginning. Prior mort \$—. Sept 22, 1908, 1 year, 6%. 3:809. 50,000
- Schreyer, John et al with MUTUAL LIFE INS CO of N Y. Bank st, Nos 117 to 121. Agreement correcting descriptions in several deeds and morts. 2 papers dated July 17, and Aug 31, 1908. Sept 22, 1908. 2:635. nom
- Samilson, Rebecca, Jennie Bachrach, Minnie Rogers, Sarah M Bernstein, Ray Steinberger, Annie Turkeltaub, Flora Samilson, and Mortimer Samilson infants by Jacob Bernstein their guardian to American Mortgage Co. East Broadway, No 61, s s, abt 140 w Market st, 25x75. Sept 16, 5 years, 5%. Sept 22, 1908. 1:280. 24,000
- Schlesinger, Berdie V to Jules Weil. Av A, No 203, w s, 80.4 s 13th st, 28x100; also plot begins 99.11 n 13th st and 100 w Av A, runs w 1.7 x n 46.6 x n 32.3 x s 57.3 to beginning. Sept 21, installs, 6%. Sept 22, 1908. 2:441. 3,000
- Sinibaldi, John to Joseph Doelgers Sons. Houston st, No 117 Bella, Jesse M and Mortimer Samilson the said Belle, Jesse M West. Saloon lease. Sept 12, demand, 6%. Sept 21, 1908. 2:517. 526
- Shannon, Wm N with John J Mooney et al. 10th av, n w cor 211th st, 99.11x100; 211th st, n s, 150 w 10th av, 350x99.11; Broadway, n e cor 211th st, runs n e 133.11 x e 50 x s 599.11 x w 139.3 to beginning. Extension mort. Sept 18. Sept 19, 1908. 8:2229. nom
- Scheer, Gertrude to Adolph Bloch. 83d st, No 433, n s, 325 e 1st av, 25x102.2. Prior mort \$10,000. Sept 19, 3 years, 6%. Sept 21, 1908. 5:1563. 3,000
- Steinthal, Martin to TITLE GUARANTEE & TRUST CO. 91st st, No 121, n s, 210 e Park av, 15x100.8. P M. Sept 21, 1908, due, &c, as per bond. 5:1520. 9,000
- STATE BANK with Flora Wallach et al exrs Emanuel Wallach. Lenox av, s w cor 144th st, No 100, 40x100. Subordination agreement. Sept 2. Sept 21, 1908. 7:2012. nom
- Sirota, Herman to STATE BANK. 12th st, No 220, s w s, 308.2 n w 2d av, 23.4x106.6. Sept 14, 20 months, 6%. Sept 21, 1908. 2:467. notes, 4,000
- Strauss, Clara to STATE BANK. 7th av, No 2181, n e cor 129th st, No 167, 25x96. Sept 10, demand, —%. Sept 21, 1908. 7:1914. note, 5,000
- Sieke, Magdalena to Goldie Metzger guardian Helen C Metzger. 3d st, No 246, s w s, 174.3 n w Av C, 24.9x105.11. P M. Sept 9, 5 years, 5%. Sept 19, 1908. 2:385. 11,000
- Trustees of the Masonic Hall and Asylum Fund, a corpn, to BANK FOR SAVINGS in City N Y. 24th st, Nos 46 to 54, s s, 95 e 6th av, 89x98.9; 23d st, Nos 71 to 79, n e cor 6th av, Nos 376 to 382, 141x98.9. Building loan. Sept 18, 1908, 10 years, 5%, until completion of buildings, and 4½% thereafter. 3:825. 1,800,000
- Townsend, J Allen with Mary Giehsen. 40th st, No 454, s s, 125 e 10th av, 25x98.9. Extension mort. Sept 21. Sept 23, 1908. 3:737. nom
- Toplitz, Harry L to VAN NORDEN TRUST CO. Riverside av, No 38, e s, 25.4 s 76th st, 18.9x92.6x18.6x95.8. Prior mort \$30,000. Sept 19, 1 year, 6%. Sept 23, 1908. 4:1185. 25,000
- Tarrytown Building Co to Edmund J O'Connor. 28th st, Nos 131 and 133, n s, 400 w 6th av, 53.4x98.9. Prior mort \$127,500. Sept 17, 1 year, 6%. Sept 18, 1908. 3:804. 7,500
- Toch Realty Co to CITIZENS SAVINGS BANK. Bowery, No 42, w s, 141.8 n Bayard st, 16.4x120x16.7x120. Sept 18, 1908, due Nov 15, 1913, 5%. 1:202. 18,000
- Same to same. Same property. Resolution as to above mort. Sept 14. Sept 18, 1908. 1:202.
- Same to same. Same property. Certificate as to above mort. Sept 17. Sept 18, 1908. 1:202.
- Same to same. Same property. Consent to above mort. Sept 14. Sept 18, 1908. 1:202.
- Same and Harris Mandelbaum and Fisher Lewine with same. Same property. Sept 15. Sept 18, 1908. 1:202. nom
- Uthe, Emily to ROYAL BANK of N Y. Wadsworth av, s e cor 182d st, 70x50. Assign rents to extent of \$1,800. Sept 15. Sept 18, 1908. 8:2165. 1,800
- Vincent, Pauline R extrx, &c, Chas R Vincent with Hattie L C Daily. 149th st, No 525 West. Extension mort. Sept 16. Sept 18, 1908. 7:2081. nom
- Vazzana, Ferruccio, Francesco Chirico and Vincenzo Garramone to Philip E Haag. 20th st, No 507, n e s, 100 n w 10th av, 25x 91.11; 10th av, Nos 169 to 175, n w cor 20th st, Nos 501 and 503, 100x100. Leasehold. P M. Sept 21, 10 years, 5%. Sept 24, 1908. 3:692. 30,240
- Same to same. Same property. Leasehold. P M. Prior mort \$30,000. Sept 21, 1 year, 6%. Sept 24, 1908. 3:692. 5,750
- White Co to BOWERY SAVINGS BANK. West End av, Nos 205 to 213, w s, 50.5 s 70th st, 100x100. Sept 1, 5 years, 5%. Sept 24, 1908. 4:1181. 65,000
- Same to same. Same property. Consent to above mort. Sept 1. Sept 24, 1908. 4:1181.
- Same to same. Same property. Certificate as to above mort. Sept 1. Sept 24, 1908. 4:1181.
- Weekes, John A and Bernard Golden to Bernard F Golden. New Bowery, No 9, s e s, at s w s New Chambers st, Nos 52 and 54, runs s e 36.4 x s 18 x w 22.5 x n 30.10 x w 17.6 x n e 20.2 to beginning. Sept 21, 1908, due Nov 1, 1911, 6%. 1:115. 4,000
- Wolff, Louis to Algernon S Frissell. 4th st, No 347, n s, 146 w Av D, 22x97. Sept 21, 1908, 5 years, 5%. 2:374. 11,000
- Webster, Lena wife of and Jacob to Sydney W Stern. Lexington av, No 1453, e s, 37.8 n 94th st, 18x95. Prior mort \$9,000. Sept 22, 1908, due Feb 1, 1909, 6%. 5:1523. 1,500
- Weber, Rose to Peter J Devine. 65th st, Nos 218 and 220, s s, 250 w Amsterdam av, 50x100.5. Prior mort \$—. Sept 23, 1908, due &c as per bond. 4:1156. 2,000
- Weinstein, Morris to Joseph S Marcus. Amsterdam av, Nos 1340 to 1344, n w cor Manhattan st, Nos 63 to 67, 112.8x21.9x100x 72.8. P M. Prior mort \$55,000. Sept 15, 2 years, 6%. Sept 23, 1908. 7:1982. 16,000
- Williams, Mary A, of Bensonhurst, N Y, to Bond & Mortgage Guarantee Co. 174th st, s s, 150 w Amsterdam av, 25x100. Sept 23, 1908, due, &c, as per bond. 8:2130. 3,000
- Weil, Frederica to Emanuel Katz. Park av, No 1211, e s, 120.8 n 94th st, 20x69. Prior mort \$—. Sept 23, 1908, 2 years, 6%. 5:1523. 2,000

**BOROUGH OF THE BRONX.**

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

- Arndtstein, Max to David Robinson. Lyman pl, e s, 302 s Freeman st, 44.11x80x43.1x80. Prior mort \$—. Sept 23, 1 year, 6%. Sept 24, 1908. 11:2970. 750
- Arc Realty Co to Joseph L Young. 180th st, n s, 108.7 e Daly av, 100x154.1x99.11x152.1. Sept 17, due Mar 17, 1909, 6%. Sept 18, 1908. 11:3128. 7,000
- Same to same. Same property. Certificate as to above mort. Sept 17. Sept 18, 1908. 11:3128.
- Aldrich, Charlotte P with Eugene T Woolf. Stebbins av, No 1033, 19x100x19.10x—. Extension mort at increased interest from 5% to 5½%. Sept 10. Sept 21, 1908. 10:2691. nom
- Auskulat, Herman to FRANKLIN SAVINGS BANK in City N Y. 176th (Mott) st, No 457, n s, 100 w Washington av, 50x100.8. Sept 22, 1908. 5 years, 5%. 11:2909. 4,000
- Brown, Margt M with Ella L Kimball and Florence J Drumm as admrxs Eliza M Currier. Ryer av, w s, 520.1 n Burnside av, 22.11x123.9x25.11x123.9. Extension of mort for \$3,000 at 5%. July 6. Sept 23, 1908. 11:3149. nom



# JOHN C. ORR CO., India, Java and Huron Sts. and East River City of New York, Borough of Brooklyn

**SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS** Telephone 948 Greenpoint

- \*Bauhofer, Alfred to Fridolin Weber. 235th st, n s, 100 e Bryant st, 27.2x114. P M. Sept 19, 3 years, 5%. Sept 24, 1908. 550
- \*Broschart, Christian with Mary Ott extrx George Ott. Green lane or av, e s, lot 145 map of Sec 2 St Raymond Park, 25x105.4x25x104. Extension of mort for \$3,000. Sept 18. Sept 22, 1908. nom
- \*Brenneis, Jerome F to BROADWAY SAVINGS INSTN of City N Y. 12th st, n s, 155 w Av C, 50x108, Unionport. Sept 22, due Nov 1, 1909, 5%. Sept 23, 1908. 3,800
- \*Buhmann, Leo to Marcus Nathan. Pugsley av, w s, abt 122 s Westchester av, 23.7x105.2x23.7x104.3. Prior mort \$3,500. Sept 22, 1 year, 6%. Sept 23, 1908. 1,000
- \*Belton, Christopher to TITLE GUARANTEE & TRUST CO. Washington av, e s, abt 301 s Westchester av, —x—. Sept 16, due, &c, as per bond. Sept 23, 1908. 2,500
- Bannon, Francis X to James G Wentz. Home st, s s, 91.9 w Prospect av, runs s 72.2 x again s 47.11 x n w 64.1 x n e — x e 40.1 to beginning. Building loan. Sept 19, due Apr 1, 1909, 6%. Sept 21, 1908. 10:2680. 30,000
- Same to Robt H Mathews Co. Same property. Prior mort \$30,000. Sept 19, demand, 6%. Sept 21, 1908. 10:2680. 12,500
- Breslin, Edward, of Yonkers, N Y, to James Johnstone. Perry av, No 3068, e s, 125 s Woodlawn road, 25x110. P M. Sept 21, 1908. 2 years, 6%. 12:3333. 1,900
- Bacon, Lena to Louis W Olms. Riverdale av, w s, at n e cor land Saml D Babcock, runs w 100 x n 50 x e 100 to Riverdale av at point 212 s River st x s 50 to beginning. P M. Sept 16, due Feb 16, 1913, 4%. Sept 21, 1908. 13:3424. 3,850
- \*Burlando, Adelaide to Goodwin Brown as committee Marian Strickland. 211th st, s s, 157.8 e White Plains road, runs s 36.7 to n s Briggs st x w 57.10 to e s White Plains road x n 24.3 to s s 211th st x e 57.8 to beginning. Sept 17, 3 years, 5½%. Sept 19, 1908. 2,500
- \*Burlando, Adelaide to Wm A Cameron. 211th st, s s, 157.8 e White Plains road, runs s 36.7 to Briggs st x w 57.10 to point 100 e White Plains road x n 24.2 to st x e 57.8 to beginning, Williamsbridge. Prior mort \$2,500. Sept 17, 1 year, 6%. Sept 19, 1908. 500
- Cushing Realty Co to Mary Patterson. 236th st, s s, 50 e Oneida av, 25x100. Sept 18, due Mar 1, 1909, 6%. Sept 22, 1908. 12:3370. 4,000
- Same to same. Same property. Certificate as to above mort. Sept 18. Sept 22, 1908. 12:3370.
- Same to Investors Mortgage Co. Same property. P M. Prior mort \$4,000. Sept 18, due Mar 1, 1909, 6%. Sept 22, 1908. 1,500
- Cademartori, Joseph to LAWYERS TITLE INS AND TRUST CO. Arthur av, w s, 614.8 s 187th st, 25x120.2x25x119.11. Sept 21, 5 years, 5½%. Sept 22, 1908. 11:3065. 3,500
- Clark, Mary to LAWYERS TITLE INS & TRUST CO. Rogers pl, e s, 582.4 n Westchester av, 30x82.4x22.10x81. Sept 24, 1908. 3 years, 5½%. 10:2699. 3,000
- \*Co-operative Construction Co of Williamsbridge to Mary R Dolan and ano. Maple st, e s, 100 n Av A, or 214th st, as on map of New Village of Jerome, 25x100. Prior mort \$—. July 17, 5 years, 6%. Sept 18, 1908. 10,000
- \*Same to Katie Herold. Same property. Prior mort \$—. July 17, 3 years, 6%. Sept 18, 1908. 2,000
- Conroy, Thomas to Maria A D Wuytack. Webster av, No 1343, w s, abt 450 s 170th st, if extended, 20x90. P M. Prior mort \$4,500. Sept 17, 5 years, 5½%. Sept 23, 1908. 11:2887. 1,250
- Chappell, George to Alice F Brown. 3d av, e s, 194.5 n 164th st, runs s 30 x e 108 to w s Boston road or av x30x120.2. Prior mort \$11,500. Sept 17, 5 years, 5%. Sept 23, 1908. 10:2607. 1,000
- Comerford, Patk H to John S Daly as exr John B McKean. Jerome av, s e cor 212th st, 50x100. Sept 18, 1908, due July 1, 1910, 6%. 12:3328. 2,500
- \*Clark, J Warren to Emilie Goldman. Forest st, w s, 400 n West Farms road, old line, 25x100, Westchester. Prior mort \$1,800. Sept 19, installs, 5%. Sept 21, 1908. 1,000
- Cohen, Myer and Morris B Evens to Sydney H Herman. Robbins av, s e cor 141st st, 100x111.4x101x98.9. Prior mort \$10,000. Sept 18, 1908, 1 year, 6%. 10:2570 and 2569. 1,940
- Danzeisen, Kathie widow to Amelia Moesch widow. Willis av, No 310, e s, 75 s 141st st, 25x100. Sept 22, 5 years, 5½%. Sept 23, 1908. 9:2285. 9,500
- Dewsnap, Marie L as extrx, &c, John Dewsnap with John Diehl. Cambreleng av, w s, 125 s 189th st, 25x100. Extension mort. July 17. Sept 24, 1908. 11:3075. nom
- Same with Jane A Wolf. Cambreleng av, w s, 150 s 189th st, 25x100. Extension mort. July 20. Sept 24, 1908. 11:3075. nom
- \*Ericson, Eric and Carl J to East Borough Impt Co. Plot begins 690 e White Plains road at point 1075 n along same from Morris Park av, runs w 100 x n 25 x e 100 x s 25 to beginning, with right of way over strip to Morris Park av. P M. Sept 21, 5 years, 5%. Sept 22, 1908. 2,600
- \*Same to same. Same property. P M. Prior mort \$2,600. Sept 21, installs, \$25 monthly, 6%. Sept 22, 1908. 800
- Edmondson, Geo W to Geo E Buckbee. Walton av, n e cor 175th st, 100x95. P M. Sept 17, 1 year, 6%. Sept 23, 1908. 11:2825. 1,000
- Enterprise Amusement Co to Alicia F Whitbeck. 3d av, No 2865, Certificate of consent to mortgage chattels for \$750. Sept 16. Sept 19, 1908.
- \*Ferago, Maria wife Felix to Eliz B Lynde guardian Augusta H Lynde. Morris Park av, s w cor Hancock st, 25x—x25x105.9, except part for Morris Park av. Sept 18, 1908, due Feb 1, 1912, 5½%. 12,000
- \*Fisher, John C to Lemuel Skidmore trustee for Laura A Maclay. Westchester av, s s, 344 w Av D, 66x124.1x66x122.9, Unionport. Sept 17, 3 years, 5½%. Sept 18, 1908. 6,600
- Forster, Thomas W with Anna W Cummings. 177th st, s s, 166.4 w Grand Boulevard and Concourse, 50x125. Extension mort. July 29. Sept 21, 1908. 11:2805. nom
- Glynn, Eliza to Eleanor J Porter. 182d st, n s, 175 w Southern Boulevard, 50x100, South Belmont. Aug 28, 3 years, 5½%. Sept 24, 1908. 11:3112. 2,000
- \*Ganly, James V to Chas Wynne. Westchester av, n s, 647.3 w Unionport road, runs n 49.1 x n w 192.11 x n 20 x w 40 x s 20 x s e 242.1 to av x e 37.7 to beginning. Sept 22, due, &c, as per bond. Sept 23, 1908. 1,000
- \*Greer, Elsie M to Lohbauer Park Impt Co. Dean av, e s, 125 s Fairmount av, 50x100. P M. June 18, 3 years, 5½%. Sept 23, 1908. 910
- \*Ginsburg, Abram and Chas Rogin to Rebecca L Ziemer. Plot begins 840 e White Plains road at point 170 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Sept 22, 3 years, 6%. Sept 23, 1908. 3,000
- Giordano, Tommaso to LAWYERS TITLE INS & TRUST CO. Hughes av, n e cor 188th st, 20x87.6. Sept 10, 5 years, 5½%. Sept 18, 1908. 11:3076. 10,000
- \*Goldman, Emilie with Frank C Mayhew and ano trustees. Forest st, w s, 400 n West Farms road, 25x100, Westchester. Extension mort. May 9, 1907. Sept 21, 1908. nom
- Garrecht, Mary M to Stephen McBride. 207th st, s s, 430.1 w Perry av, 25x100. P M. Sept 21, due July 1, 1911, 5%. Sept 22, 1908. 12:3342. 1,667
- Hahn, Joseph (and Max H Newman in bond only) to MIDDLE-TOWN SAVINGS BANK. Union av, s w cor 158th st, runs w 113.11 x s 50 x e 101.5 to n s Westchester av, x n e 18.6 to Union av, x n 36.3 to beginning. Sept 22, 1908, due Oct 1, 1913, 5½%. 10:2655. 70,000
- Heitlinger, Carrie to John J Brown. Tiebout av, w s, 262 n 180th st, 27.5x100.1x31.5x100. Prior mort \$—. Sept 22, 3 years, 6%. Sept 23, 1908. 11:3143. 2,500
- Hahn, Joseph to Joseph Schwartz. 3d av, w s, 120.5 s 165th st, runs w 121.1 x s 23.10 x e 62.1 x s 1.2 x e 61.8 to av x n 25.2 to beginning. Sept 22, 1 year, 5%. Sept 23, 1908. 9:2369. 19,000
- Harbourne, John E to Henry C Gerhards. Topping av, No 1655, w s, 115 s 173d st, 20x95. Sept 23, 3 years, 6%. Sept 24, 1908. 11:2791. 2,000
- \*Hornecker, Fredk and Mary Kordula to Wm J Wilson and ano exrs, &c, Cornelius Van Benschoten. Commonwealth av, e s, 75 n Mansion st, 50x100. Sept 16, 3 years, 5½%. Sept 18, 1908. 2,500
- Hassard, Robt H to Morris Lazar. Irvine st, No 888, e s, 175 n Seneca av, 25x100. P M. Prior mort \$6,000. Sept 16, 3 years, 6%. Sept 18, 1908. 10:2761. 1,750
- \*Hickox, Sidney to Isaac Butler. Westchester av, n s, 51.4 e Taylor st, 51.4x74.3x50x86.1, Van Nest. Aug 7, due Aug 1, 1911, 6%. Sept 18, 1908. 3,500
- \*Handibode, Peter, Jr, to Caspar J Hake. Av C, e s, 58 s 12th st, 50x105, Unionport. Sept 17, due, &c, as per bond. Sept 18, 1908. 5,000
- Irvine Realty Co to COSMOPOLITAN BANK. Irvine st, e s, 257.5 s Garrison av, 50x100. Sept 18, due, &c, as per bond. Sept 19, 1908. 10:2761. 6,500
- Same to same. Same property. Consent to above mort. Sept 18. Sept 19, 1908. 10:2761.
- Kellwood Realty Co to TITLE GUARANTEE & TRUST CO. Kelly st, w s, 266 n Longwood av, 2 lots, each 40x100. 2 morts, each \$25,000. Sept 21, due, &c, as per bond. Sept 23, 1908. 10:2702. 50,000
- Same to same. Same property. 2 certificates as to above morts. Sept 21. Sept 23, 1908. 10:2702.
- Kiehle, Wm V to Sarah B Chamberlin. Stebbins av, w s, 170.6 n 165th st, 46x34.7x59.5x50.1. Sept 23, 2 years, 6%. Sept 24, 1908. 10:2691. 1,700
- \*Kligerman, Jeanette to Michael Faulhaber and ano exrs Kate Faulhaber. 220th st (6th av), s s, 255 e 4th av, 50x114, Wakefield. Sept 24, 1908, 3 years, 6%. 2,966.68
- Kramer, Jacob J to N Y Protestant Episcopal Public School, a corpn. 155th st, late Mary st, s s, 425 e Courtlandt av, 25x100. Sept 18, 1908, 3 years, 5½%. 9:2401. 6,500
- \*Kessler, Frederick to Annie L Kessler and ano. Frisby av, n w s, 200 s w St Peters av, 25x100. Sept 21, 3 years, 5½%. Sept 22, 1908. 1,500
- \*Krol, Stanislaus to Armenia H Ives. 220th st, late 6th st, n s, 280 w 5th av, 25x114, Wakefield. Oct 10, due Nov 1, 1910, 6%. Sept 22, 1908. 220
- Kauffman, Jacob, of Brooklyn, N Y to Josephine M Crow. 136th st, n s, 625 w Home av, 50x100. Prior mort \$4,000. Sept 17, 3 years, 6%. Sept 18, 1908. 10:2549. 1,500
- Kleban, Louis E to Morris Levison and ano. Wendover av, s e cor Park av, 150x85.3x150x86.5. Leasehold. Prior mort \$10,000. Sept 19, demand, 6%. Sept 21, 1908. 11:2903. 4,500
- Jacob, August to Virginia Littauer. Morris av, Nos 1975 to 1979, w s, 200 s 179th st, 3 lots, each 20x100. 3 morts, each \$8,000. Sept 18, due, &c, as per bond. Sept 19, 1908. 11:2829. 24,000
- Lyttle, Belindia T wife of Saml to Charlotte F wife Miner Trowbridge. Bryant av, s w s, at n w s 167th st, 100x75. P M. July 7, 5 years, 5½%. Sept 23, 1908. 10:2754. 8,000
- Leiman, Louis to Lewis M Ginsberg. Marcy pl, n s, 335 e Jerome av, 97.8x104.7x97.8x105, except part for pl. Sept 15, due Jan 1, 1909, —. Sept 21, 1908. 11:2841. 4,000
- Leo Co to GERMANIA LIFE INS CO. Minford pl, w s, 31.6 s 172d st, two lots, each 31x70. Two morts, each \$15,000. Sept 22, 1908, due, &c, as per bond. 11:2977. 30,000
- Same to same. Minford pl, w s, 93.6 s 172d st, 31.6x100. Sept 22, 1908, due, &c, as per bond. 11:2977. 15,000
- Same to same. 172d st, s s, 70 w Minford pl, 30x93.6. Sept 22, 1908, due, &c, as per bond. 11:2977. 15,000
- Same to same. Minford pl, s w cor 172d st, 31.6x70. Sept 22, 1908, due, &c, as per bond. 11:2977. 20,000
- Same to same. Minford pl, s w cor 172d st, 125x100. Certificate as to five morts aggregating \$80,000. Aug 28. Sept 22, 1908. 11:2977.
- \*Lista, James to Hudson P Rose Co. Bassett av, w s, 300 s Saratoga av, 25x100. P M. Sept 14, due Dec 14, 1911, 5½%. Sept 22, 1908. 400
- Leader, Isaac, Jacob Bloom and Morris Silverman to Emily H Moir. Washington av, e s, 160 s 172d st, 50x109.8. Sept 22, 1908. 5 years, 5%. 11:2913. 35,000
- Lord, Hester P or Hessie C to John McCafferty trustee for Dennis McCafferty. Ryer av, w s, 164.11 s 182d st, 25x253 to Anthony av x25x255.3, except part for Ryer av. Sept 23, 2 years, 5½%. Sept 24, 1908. 11:3157. 5,000
- Same to Frank S Gannon, Jr, trustee. Same property. Prior mort \$5,000. Sept 23, 1 year, 6%. Sept 24, 1908. 11:3157. 2,000



# KING'S WINDSOR CEMENT

## For Plastering Walls and Ceilings

Elastic in its nature, can be applied with 25 per cent. less labor and has 12½ per cent. more covering capacity than any other similar material.

**J. B. KING & CO., No. 1 Broadway, New York**

- Lowy, Adolph to Irvine Realty Co. Irvine st, e s, 82.5 s Garrison av, 3 lots, each 25x100. 3 P M morts, each \$2,100; 3 prior morts, \$6,000 each. Sept 17, due, &c, as per bond. Sept 18, 1908. 10:2761. 6,300
- Same to same. Irvine st, e s, 157.5 s Garrison av, 2 lots, each 25x100. 2 P M morts, each \$1,500; 2 prior morts, each \$6,000. Sept 17, due, &c, as per bond. Sept 18, 1908. 10:2761. 3,000
- Mahoney, Michl to John Parsons. Heath av, w s, 237 n Boston av, 25x91.3x25x92.2. July 1, 3 years, 6%. Sept 18, 1908. 12:3261. 5,000
- \*Mack, Conrad to Mary J wife Geo H Brown. Fulton st, n e s, 230 from n e s Becker av and n e s Fulton st, runs n e 28 x s e 125 x s w 28 x n w 125 to beginning. Sept 22, 3 years, 6%. Sept 24, 1908. 1,000
- \*McGrain, Thomas to Mary Q Speer. Catherine st, e s, — n 238th st, n ½ lot 79 map Washingtonville, 25x100. P M. Sept 19, due, &c, as per bond. Sept 21, 1908. 3,000
- Meltzer, Sarah wife of and Harry to Adam Bocher. 161st st, No 768, s s, 75.2 w Tinton av, 22x76.2. Sept 15, 1 year, 6%. Sept 24, 1908. 10:2657. 550
- Morrison, Isidore D to American Mortgage Co. Trinity av, s e cor 158th st, runs e 98.9 x s — x w 98.6 to av, x n 105 to beginning. P M. Sept 24, 1908, 3 years, 5½% for first year and 6% thereafter. 10:2636. 14,000
- McCreery, Hugh to Mary Montgomery. Intervale av, s e s, at s s Freeman st, runs e 18.8 x s 50 x w 17.8 x s 3 x w 38.10 to av, x n e 65.2 to beginning. Sept 22, 1908, due, &c, as per bond. 11:2974. 5,000
- \*Maccarone, Francesco to Augusta Thierbach. 215th st, late 1st av, s s, abt 355 w 5th av, 34.8x87.6, Wakefield. Sept 21, 4 yrs, —%. Sept 22, 1908. 2,500
- Martin, Patrick to BOWERY SAVINGS BANK. 137th st, n s, 720.10 e Willis av, 16.8x100. Sept 21, 1908, 3 years, 5%. 9:2282. 5,000
- Miner, Gerda to Adrian H Jackson. 236th st, late Opdyke st, s s, 285 w Katonah av, 25x100. Sept 18, due Sept 1, 1911, 6%. Sept 21, 1908. 12:3376. 1,000
- \*McCarthy, Samuel to Bernardina F E Hake and ano. Gleason av, n s, 50 e 173d st, 25x100. Sept 18, 1908, installs, 5½%. 3,750
- \*Nathan, Marcus with POUGHKEEPSIE TRUST CO. Westchester av, n s, 80 w Parker av, 50x67. Agreement modifying description in mort. Sept 16. Sept 23, 1908. nom
- O'Brien, Michael H to Edward Houlihan. 179th st, No 710, late Lebanon st, s s, 100 s e Crotona av, 22.10x95x22.2x95. P M. Aug 26, 5 years, 5½%. Sept 22, 1908. 11:3092. 6,300
- \*O'Hara, David G and John to Edw Brennan. Lots 24 to 27 amended map Adee Park. P M. Sept 2, 2 years, 6%. Sept 22, 1908. 1,600
- Oppenheimer, Leopold to Albert Weiss. Washington av, e s, old line, 229.4 n Quarry road, 18.8x100, except part for av. Prior mort \$2,000. Sept 17, due July 1, 1911, 6%. Sept 18, 1908. 11:3046. 500
- Powell, Henry M to Vincenzo Palmieri. Kelly st, e s, 171.3 n 165th st, 59x100. Sept 22, 1908, due Jan 12, 1911, 6%. 10:2716. 1,500
- Poillon, Clara L to DRY DOCK SAVINGS INST. Rider av, s w cor 138th st, 75x100. Sept 24, 1908, 1 year, 5%. 9:2332. 6,000
- Pacher, Anna M to John Rendall. Irvine st, proposed st, 50 ft wide w s, which lies between Hunts Point av and Faile st, w s, 129.4 s Garrison av, runs s 150 x w 38.2 x n 50 x w 11.10 x n 100 x e 50 to beginning. P M. Prior mort \$6,500. Sept 1, due, &c, as per bond. Sept 21, 1908. 10:2761. 4,000
- \*Rusoski, Michael to Mabel Bedient. 225th st, n s, 50 w 4th av, 55x100, Wakefield. Sept 16, 1 year, 6%. Sept 21, 1908. 1,000
- Rauh, John M to Augustus Gareiss. 201st st, n s, 46.7 e Decatur av, 50x121.1 to Mosholu Parkway x51.3x132.4. Sept 17, due, &c, as per bond. Sept 23, 1908. 12:3281. 12,000
- Ries, Peter to GERMAN SAVINGS BANK in the City N Y. St Anns av, No 680, e s, 528 s 156th st, 26.1x90x25.6x90. Sept 24, 1908, 1 year, 5½%. 10:2617. 9,000
- \*Rappolt, Frank X to Frederike Helfrich. Cornell av, n e cor Mapes av, 25x100, Westchester. July 17, 5 years, 5%. Sept 24, 1908. 3,000
- \*Rosenblatt, May to James Tempia. 217th st, s s, 125 w 4th av, 25x114. P M. Sept 22, 1908, 3 years, 6%. 750
- \*Sabatini, Maria D wife of and Giuseppe E Olivia T Olcott trustee. Eastchester road, e s, abt 527 s Saratoga av, 25x123x25x121. Sept 23, due, &c, as per bond. Sept 24, 1908. 5,000
- \*Steinmetz, Amelia to Jennie Brown. Cottage Grove av, e s, 325 n McGraw av, runs n 50 x e — x s e — x s — x w 125 to beginning. P M. Sept 21, 3 years, 5%. Sept 22, 1908. 2,000
- \*Seminara, Mario to John Bell Company. Ruskin st, s s, lots 204 and 205 map J S Wood at Williamsbridge, 50x92.10x50x94.3. Sept 18, installs, due, &c, as per bond. Sept 22, 1908. 450
- Stegmann, Mary M with Eugene T Woolf. Stebbins av, No 1031, 19x100x19.10x99. Extension mort. Sept 10. Sept 21, 1908. 10:2691. nom
- Schwartz, Joseph with MIDDLETOWN SAVINGS BANK. Union av, s w cor 158th st, runs w 113.11 x s 50 x e 101.5 to Westchester av, x n e 18.6 to Union av, x n 36.3 to beginning. Subordination agreement. Sept 22, 1908. 10:2655. nom
- Schwartz, Joseph, of Atlantic City, N J, with MIDDLETOWN SAVINGS BANK. Union av, s w cor 158th st, runs w 113.11 x s 50 x e 101.5 to Westchester av, x n e 18.6 to w s Union av, x n 36.3 to beginning. Subordination agreement. Sept 22, 1908. 10:2655. nom
- Shatzkin, Abraham and Beckie his wife and Sarah Shatzkin to Fred A Wurzbach. Washington av, No 1685, w s, 50 n 173d st, 25x90. Sept 18, demand, 6%. Sept 22, 1908. 11:2906. Secures note. 2,000
- Spearing, Jane C to Marie Sonntag et al. Woodycrest av, e s, 143.10 s 168th st, runs s e 100 x n w 22.5 x again n w 30.4 x w 88 to av x s 29 to beginning. Sept 18, 1908, 3 years, 5½%. 9:2510. 20,000
- Solomon, Louis to THE TWELFTH WARD BANK, N Y. Ritter pl, Nos 826 and 828, old Nos 19 and 21, s s, 92.11 w Prospect av, 42x77.2x42x77.8. Prior morts \$6,000. Sept 21, 1908, due Mar 21, 1909, 6%. 11:2968. 2,100
- Solomon, Louis to LAWYERS TITLE INS & TRUST CO. Ritter pl, Nos 826 and 828, s s, 92.11 w Prospect av, 42x77.2x42x77.8. Sept 21, 1908, 3 years, 5%. 11:2968. 6,000
- Schaefer, Wm H to Eleanor A Morrison et al. Whitlock av, No 849, w s, 450 s Tiffany st, 25x100. Sept 1, 3 years, 5%. Sept 19, 1908. 10:2732. 8,500
- \*Sorgenfrei, Emil N to Julius H Giese. Unionport road, s w cor Morris Park av, 35x—x—, gore. Prior mort \$5,000. Sept 19, 1908, due Jan 2, 1910, 6%. 3,000
- Schneider, Geo F to James Dowds. Plot begins on s line lot 64 revised map of Eltona, distant 122 w Union av, said point being 122.11 from n s 165th st, runs w 69.5 x n 74.2 x e 69.5 x s 74.5 to beginning, with all title to any strip which may lie bet above described premises and the n line lot 64 map Eltona; also a strip extending from above premises to w s Union av, being 2.9 on Union av and 2.3 in rear, used as alleyway; 228th st, late 14th st, s s, 405 e 4th av, 75x114, Wakefield. P M. Prior mort \$17,000. Sept 18, demand, 6%. Sept 19, 1908. 10:2760 and \*. 7,000
- \*Schneider, Geo F to Thos B Bowne & Son Co. 228th st, late 14th st, s s, 405 e 4th av, 75x114, Wakefield. Prior mort \$24,000. Sept 18, demand, 6%. Sept 19, 1908. 1,545
- \*Same to Addie A Sullivan. 228th st, late 14th av, s s, 430 e 4th av, 25x114.6x24.9x114.6, Wakefield. P M. Sept 18, 3 years, 6%. Sept 19, 1908. 6,000
- \*Schneider, Geo F to John J Bresnan. 228th st, late 14th st, s s, 405 e 4th av, 24.11x114.6, Wakefield. P M. Sept 18, 3 years, 6%. Sept 19, 1908. 6,000
- Storm, Grace S wife Edwin S to Mendel Ackerman. Bathgate av, No 2244 (Madison av), e s, abt 100 n 182d st, 42.8x100, except part for av. Prior mort \$6,500. Sept 19, 1908, due Mar 19, 1909, 6%. 11:3051. 1,000
- \*Troiano, Giovanni to Filomeno Troiano his wife. Pilgrim av, e s, 175 n Mildred pl, 25x100. Sept 17, 1 year, 6%. Sept 18, 1908. 200
- \*Tulare Realty Co to Wm Nelson. 236th st, s s, 125 w Byron st, 50x114. Sept 18, due, &c, as per bond. Sept 19, 1908. 1,500
- Truelsen, Hans F N to Sylvanus Purdy. Daly av, s e cor 180th st, 100.10x42.11x100x55.10. P M. Sept 21, 1908, 3 years, 5%. 11:3127. 6,000
- Same to same. Vyse av, s w cor 180th st, 100.1x50x100x45.9. P M. Sept 21, 1908, 3 years, 5%. 11:3127. 6,000
- Same to same. 180th st, s s, 55.10 e Daly av, 50x100. P M. Sept 21, 1908, 3 years, 5%. 11:3127. 6,000
- Same to same. 180th st, s s, 105.10 e Daly av, 2 lots, each 50x125. 2 P M morts, each \$6,000. Sept 21, 1908, 3 years, 5%. 11:3127. 12,000
- Same to same. 180th st, s s, 45.9 w Vyse av, 50x100. P M. Sept 21, 1908, 3 years, 5%. 11:3127. 6,000
- Same to same. 180th st, s s, 95.9 w Vyse av, 50x125. P M. Sept 21, 1908, 3 years, 5%. 11:3127. 6,000
- Same to same. Vyse av, w s, 225.2 s 180th st, 53.2x167.3x53.4x165. P M. Sept 21, 1908, 3 years, 5%. 11:3127. 3,500
- Same to same. Daly av, e s, 176.5 s 180th st, 60.6x165.10x60x173.7. P M. Sept 21, 1908, 3 years, 5%. 11:3127. 3,500
- Same to same. Daly av, e s, 126 s 180th st, 50.5x173.7x50x180. P M. Sept 21, 1908, 3 years, 5%. 11:3127. 3,500
- Same to same. Vyse av, w s, 175.2 s 180th st, 50x165x50x162.11. P M. Sept 21, 1908, 3 years, 5%. 11:3127. 3,500
- Same to same. Daly av, e s, 236.11 s 180th st, 47.10x159.9x45.4x165.10. P M. Sept 21, 1908, 3 years, 5%. 11:3127. 3,500
- Same to same. Vyse av, w s, 125.11 s 180th st, 50x162.11x50x160.10. P M. Sept 21, 1908, 3 years, 5%. 11:3127. 3,500
- Same to same. Vyse av, w s, 100.1 s 180th st, 25x101x25x100. P M. Sept 21, 1908, 3 years, 5%. 11:3127. 2,000
- Same to same. Daly av, e s, 100.10 s 180th st, 25.2x89.9x25x92.11. P M. Sept 21, 1908, 3 years, 5%. 11:3127. 2,000
- Turner, Alicia A to TITLE GUARANTEE & TRUST CO. Creston av, No 2439, w s, 95.10 s 189th st, 25x120. Sept 21, 1908, due, &c, as per bond. 11:3173. 3,500
- \*Tulare Realty Co to William Wilson. 236th st, s s, 125 w Byron st, 50x114. Certificate as to mort for \$1,500. Sept 18. Sept 21, 1908. —
- Thoretz, Barbara to Christian Goepfert and ano. 165th st, No 771, old No 955, n s, 183 e Forest or Concord av, 20x102.10x20x102.9. P M. Sept 21, due, &c, as per bond. Sept 22, 1908. 10:2660. 4,000
- Same to Timothy F Sullivan. Same property. P M. Prior mort \$4,000. Sept 21, 3 years, 6%. Sept 22, 1908. 10:2660. 1,640
- Vonden, Driesch, Albert to TITLE GUARANTEE AND TRUST CO. Grand Boulevard and Concourse, n w cor Buckhout st, runs n e 78.2 x w 56.4 x n 25 x w 25 x s 100 to st, x e 59.1 to beginning. Sept 21, due, &c, as per bond. Sept 22, 1908. 11:2808. 10,000
- Williams, Saml and Isaac Haft to Augustus F Holly. Courtlandt av, s w cor 151st st, 59.1x100. Building loan. Sept 22, 1 year, 6%. Sept 24, 1908. 9:2410. 50,000
- Williams, Richard D to LAWYERS TITLE INS & TRUST CO. 178th st, at intersection of Walker st or Bryant av, runs s e along 178th st 50 x s w 133 x n w 50 to Bryant av x n e along same 133 to beginning, except part for 178th st. Sept 18, 1908, 5 years, 5½%. 11:3135. 11,000
- \*Wood, B Franklin, of City Island, to The City Island Land & Dock Co. Franklin av, s s, at e s of City Island at high water mark of L I Sound, runs s 100 x e 400 x n 100 x w 400 to beginning, being land under water at City Island. P M. Sept 22, 3 years, 6%. Sept 23, 1908. 1,500



<b>GERMAN AND AMERICAN</b> Sales Offices 45 B'way, N. Y. City WORKS HAMBURG - GERMANY ALSEN ON HUDSON RIVER, N. Y.	<b>ANNUAL CAPACITY 3,000,000 BBLS</b>	<h1>ALSEN</h1> <p>"THE ABSOLUTELY SAFE CEMENT"</p>	<b>This Brand</b> of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.
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**JUDGMENTS IN FORECLOSURE SUITS.**

Sept. 17.  
 5th av, s w cor 55th st, 100.5x125. Knickerbocker Trust Co agt The Fifty-fifth Street Co; Alexander T Mason, att'y; Adam Wiener, ref. (Amt due, \$452,447.12.)

Sept. 18.  
 Greenwich st, No 533. Earl A Smith agt Charlton Contract Co; Geo A Macdonald, att'y; Lee Phillips, ref. (Amt due, \$4,653.75.)  
 Av A, s w cor 67th st, 40.5x100. Clementine M Silverman et al agt Dora Bernstein et al; Action No. 1; J Chas Weschler, att'y; Adam Wiener, ref. (Amt due, \$22,067.08.)  
 Av A, w s, 40.5 s 67th st, 40x100. Same agt same; Action No 2; same att'y; same ref. (Amt due, \$12,452.83.)  
 Av A, w s, 80.5 s 67th st, 40x100. Same agt same; Action No 3; same att'y; same ref. (Amt due, \$12,452.83.)  
 147th st, No 526 East. Sarah E Van Riper agt John W Boehmert et al; J Wilson Bryant, att'y; Louis F Doyle, ref. (Amt due, \$1,066.67.)

Sept. 21.  
 74th st, No 410 East. Jonas Fishel agt John J Jaffin et al; Fleischman & Fox, att'ys; Louis F Doyle, ref. (Amt due, \$8,342.66.)  
 Belmont av, n w cor 186th st, 50x87.6. James G Wentz agt Ignatz Rosenzweig; Boothby, Baldwin & Hardy, att'ys; S L H Ward, ref. (Amt due, \$5,777.75.)

Sept. 22.  
 16th st, No 653 East. Joseph H Lawrence agt Margaret M D Killalea et al; Edw J McGuire, att'y; Roger A Pryor, ref. (Amt due, \$5,212.28.)  
 65th st, n s, 223 e of 11th av, 25x100.5. Mary A Henshaw agt Israel H Goldberg; John H Henshaw, att'y; S L H Ward, ref. (Amt due, \$12,457.92.)

Sept. 23.  
 No Judgments in Foreclosure filed this day.

**LIS PENDENS.**

Sept. 19.  
 29th st, s w s, 300.6 n w 7th av, 16.7x68.3x 16.7x68.1. Alexander Murray agt Georgiana Booth et al; partition; att'ys, Arrowsmith & Dunn.

Sept. 21.  
 Eastern Boulevard, n e cor Av B, 50x116. Ellen Egen et al agt John Morrissey et al; partition; att'ys, Lindsay, Kalish & Palmer.

Sept. 22.  
 18th st, No 38 West.  
 17th st, No 41 West.  
 Chas E Eickhoff agt Samuel P Tull; notice of attachment; att'y, E Miehlung.  
 Broome st, n s, 50.1 e Mott st, runs n 119.10 x e 44.6 x s 25 x e 16.7 x s 111.2 x w 65.3 to beg. Mary J Clark agt Morris Kittenplan et al; partition; att'y, I N Williams.  
 Park av, No 471. Lillie Lawlor agt Densmore-Compton Building Co et al; specific performance; att'ys, Cushing & Cushing.

Sept. 23.  
 Lenox av, w s, 26 n 135th st, 27x100. Frank Genninger agt Frederick H Schwiebert et al; action to foreclose mechanics lien; att'y, B J Kelly.  
 Bronx Park East, n e cor Waring av 50x110.7 x 50x111.10. Benjamin W Homans agt Domestic Co; specific performance; att'y, D Mathewson.

Sept. 24.  
 Washington st, s e cor Murray st, 26.6x80. Abraham Thomas et al agt Maria Haley et al; partition; att'y, W H Hamilton.  
 Orchard st, No 156. Louis Winckler agt Friederike Winckler et al; partition; att'y, W P Banigan.  
 Monroe st, No 286. Chas I Weinstein agt Kassel Oshinsky; specific performance; att'ys, Freyer, Hyman & Jarmulowsky.

Sept. 25.  
 107th st, n s, 450 w Amsterdam av, 50x100.11. Isaac R Theise agt Carrie Herzig et al; action to declare deed void; att'y, H J Goldsmith.  
 9th st, n s, 100 w 1st av, 25x92.3. Henry Molthan agt Louis Singer et al; partition; att'y, J J Speth.  
 97th st, No 157 East.  
 126th st, No 229 East.  
 Joseph Becker agt Charles Gerlich et al; action to set aside deeds, &c; att'y, B H Arnold.  
 95th st, n s, 167.10 w Amsterdam av, 29.4x100.9 x 30.8x100.9. Adolph Behn agt Gustav Disch; partition; att'ys, Skinner & Bermant.

**FORECLOSURE SUITS.**

Sept. 19.  
 Lots 114, 115 and 116, map of property of Sisters of Charity, Bronx. Union Exchange Bank agt James P Keenan et al; att'y, S H Herman.  
 Ave A, n e cor 80th st, 25.8x73. Frank Volz agt Max M Pullman et al; amended; att'y, F P Hummel.  
 51st st, n s, 222.6 e 5th av, 30x100.5. Mary D Gerard agt El Rollins Morse et al; att'y, M S Borland.  
 Hughes av, w s, 382.7 s 180th st, 25.1x100. Joseph Rosenzweig agt Magdalena Marx et al; att'y, F D W Searing.

18th st, No 534 East. Paul Hellmann et al agt Walter J Salomon et al; att'y, A A Hovell.  
 18th st, No 532 East. Thomas Crump agt Walter J Salomon et al; att'y, A A Hovell.  
 84th st, No 155 East. Chas B Gumb agt George A Hoffmann et al; att'y, H Levis.

Sept. 21.  
 Cambreling av, e s, 28.4 s 188th st, 16.8x80. Sarah T Umpleby, extrx, agt Nicholas Hodes et al; att'y, F W Pollock.  
 133d st, No 61 East. Giovanni Deluchi et al agt Louis Benjamin et al; att'y, C Zerbarini.  
 56th st, s s, 174 w 4th av, 20x100.5. Augusta Forsyth agt James P Farrell, Jr, et al; att'ys, Armstrong, Brown & Boland.  
 Lexington av, No 1839. Wm H Ruland agt Jacob Sganga et al; att'y, W M Sullivan.  
 107th st, s s, 212.6 w 1st av, 37.6x100.11. Harris Mandelbaum et al agt Sadie Blooming et al; att'ys, Eisman, Levy, Corn & Lewine.  
 138th st, Nos 615 and 617 East. Adrian H Jackson agt Lucette D Springer; att'y, S H Jackson.

Sept. 22.  
 112th\*st, Nos 318 and 320 East; two actions. Jacob Kingenstein agt David Eisler et al; att'y, I S Heller.  
 99th st, n s, 192 w Broadway, 17x100.11. Germania Life Ins Co agt Frank L Smith et al; att'ys, Dulon & Roe.  
 98th st, No 287 East. Samuel Mayers agt Morris H Feder et al; att'ys, Arnstein & Levy.

Sept. 23.  
 136th st, n s, 775 w Home av, 25x100. Nathan Lacher agt Bernard Nevelson et al; att'y, S N Tuckman.  
 Madison st, n s, 144 e Scammel st, 24x96. Philip Bachrach agt Michael Weisberg et al; att'y, I Cohen.  
 47th st, s s, 60 w 1st av, 20x84.11. Jed Fyre agt Mary Zisola et al; att'ys, Quackenbush & Adams.  
 Broome st, n s, 85 e Chrystie st, 22.6x100. David L Einstein et al agt David Cohen et al; att'y, M Marks.

Sept. 24.  
 Washington av, w s, 75 n 173d st, 25x90. James Buchanan et al agt Margaret McAner et al; att'y, S G Gibboney.  
 White Plains rd, e s, 600 n Morris Park av, 50x 100. Emma Falter agt Leodegar Siebert et al; att'y, J S Strahl.  
 120th st, n s, 226.5 e Av A, 65.3x100.11. Louisa Michael agt Siegfried Lowenthal et al; att'y, E Jacobs.  
 37th st, n s, 260 e 8th av, 18x98.9. Florence E Pelletreau agt Clarence G Whitehead et al; att'y, V M Stilwell.  
 37th st, n s, 250 e 8th av, 18x98.9. Florence E Pelletreau agt Elias E Whitehead et al; att'y, V M Stilwell.  
 128th st, n s, 193.4 w 3d av, 41.8x99.11. Jennie W Schiffer et al agt Maurice Silverman et al; att'ys, Liebmann, Naumburg & Tanzer.  
 Lewis st, Nos 88 and 90. Nathan Levy agt Morris Nudelman et al; att'ys, Goldfogle, Cohn & Lind.  
 201st st, s w s, 94.1 n w Marion av, runs s w 76.6 x s w 45 x n w 71.3 x n e 137.8 x s e 57.11 to beg. Mount Morris Co-operative Building & Loan Assn agt Geo D Smith et al; att'ys, Reeves, Todd & Swain.  
 Mangin st, w s, 85 n Grand st, 100x125.10x100x 126.3. Mary Connolly agt Julius Miller et al; att'ys, Earley, Weaver & Earley.  
 14th st, No 540 East. Marguerite E Rees agt Carmelo Albanese et al; att'y, D J Early.

Sept. 25.  
 150th st, n s, 95.3 e Morris av, 75x118.5. Carlo F Tommasi agt Alliegro & Spallone Construction Co et al; amended; att'ys, Fraser & Oshlag.  
 117th st, No 304 East. Louis Beerman agt Marziano Marino et al; att'y, S H Immergluck.  
 La Fontaine av, s w cor 179th st, 97.6x100x irreg. Mutual Life Ins Co of N Y agt Samuel Mandel et al; att'y, J McKeen.  
 Av A, e s, 118.6 s 17th st, 19.6x95.6. Abraham Roffman agt Helen Trifield et al; att'ys, Schenkman & Brown.  
 Ludlow st, No 67. Julius R Loeb agt Kotzen Realty Co et al; att'ys, Kurzman & Frankenhaimer.  
 Lots 36 to 39, map of property William O Giles, Kingsbridge Heights, 24th Ward. James Sullivan agt Dexter M Swaney extr et al; att'y, H Swain.

**JUDGMENTS.**

Sept.  
 19 Acritelli, Peter P—M A Franklin...\$1,212.54  
 21 Anderson, George—M S Shill...43.26  
 21 Agranoff, Morris—H Agranoff...211.40  
 21 Avolis, Gaetano—E Schalomowitz...44.91  
 21 Andrews, James D—W S S Pickford...214.31  
 21 Ackerman, C Fred—G N Crouse...357.97  
 22 Alpert, Max & Ida Kurlandzik—Barker & Co...421.01  
 22 the same—the same...122.46  
 22 Asmus, Adolph E—E Asmus...4,420.96  
 22 Appleton, Frank O—Scarsdale Pub Co, The Colonial Press...64.67  
 22 Adler, Sig—F D Shaper...35.71  
 23 Altieri, Carmine—John Simmons Co...388.11  
 23 the same—the same...386.66  
 24 Ackerman, Henry M—D Appleton & Co...42.17  
 24 Anderson, Andrew—M Fogarty...208.79  
 24 Atkin, Abraham & Joseph H Rosenberg—E Junger et al...188.53  
 24 Ave, Louis—J J Moriarty...189.58  
 24 Andrews, Frank M—G Barrie et al...251.36

24 Abramson, Jacob & Herman Bloch—B Shapiro et al...115.31  
 25 Altman, Henry—G H Bruce...92.07  
 25 Altschiller, Sam or Schulman Altschuller or Schulman Altschuller—F Folk et al...50.15  
 19 Bubnis, Peter—I W Gruenberg...77.97  
 19 Bergman, Morris—Adams Express Co...costs, 7.41  
 19 Bloom, Louis—L C Weir...costs, 12.41  
 19 Berlin, Solomon—the same...costs, 57.65  
 19 Berkman, David—the same...costs, 7.65  
 19 Bensamon, Max E—G R Read & Co...108.91  
 21 Bourke, William—M M Hopkinson...49.65  
 21 Bjork, Marie L & Joel J, Chas L & Nellie Obergfoll—Weisberg—Mark Co...1,036.42  
 21 Bernstein, Samuel—W F Mattes...168.36  
 21 Betz, John W—O Lowinson...114.15  
 21 Bickart, Henry—J Blum...29.31  
 21 Bergrin, Morris & Davis Berkowitz—Michael Cohen & Co...1,946.43  
 21 Bruno, Nicola—F Antonacchio...9.78  
 21 Blunt, Thomas—Crescent Auto Co...77.38  
 21 Brennan, Mary—I Sommers...354.19  
 21 Bock, Henry—C Bolz...11.57  
 21 Bristol, George—E C Hazelhurst...31.31  
 22 Brambill, Geo A—K Kaufman...28.42  
 22 Bonforto, Paolo—P S Saitta et al...234.41  
 22 Borgos, Louis—A Goldman...423.41  
 22 the same—the same...519.41  
 22 Bernstein, Michael & Joseph Abramson—Lafayette Trust Co...540.46  
 22 Bissell, Catherine—B G Howell et al...257.87  
 22 Brown, Lizzie J—D M Lazarus et al...122.05  
 22 Bach, Myer—N Yannet...139.11  
 22 Bishop, Webster—American Lithographic Co...165.66  
 22 Bayles, James C—M Heyman...241.18  
 22 Baccari, Pasquale—Consumers Brewing Co, N Y, Ltd...1,183.44  
 23 Barash, Jacob—S Herschowitz...28.61  
 23 Black, Samuel—A Rosenthal et al...123.70  
 23 Brothers, Wm F—C P Browning...152.97  
 23 Berliner, Julius & Max Greenberg—Kertscher & Co...325.59  
 23 Boyer, Wilbur S—J H Cornell et al...48.17  
 23 Berg, Louis S—Carnegie Trust Co...15,114.03  
 23 Bernstein, Mark—I Vogelman...32.15  
 23 Berger, Amelia & David—R Guyle...94.67  
 24 Bloom, Benjamin—Cox Brass Mfg Co, Ltd...264.72  
 24 Bloom, Benjamin & Louis H Saltzman—the same...235.60  
 24 the same—the same...129.72  
 24 Bunte, John M—M L Gomperts...117.26  
 24 Brown, Geo M L—J N Hunn et al...207.20  
 24 Bernstein, Michael & Aaron Wolpert—Syra-cuse Co of N Y...413.77  
 24 Bellmer, Edw F—E Burggroff...301.90  
 24 Brand, Harry L—P Rosenwasser...19.15  
 24 Bartle, Wm A—A Cook...2,745.72  
 24 Butterworth, Frank—R S Ramson...269.66  
 25 Benz, Fred—T D Foster et al...125.01  
 25 Bernatsky, Abraham—S Bangser...164.46  
 25 Burckel, Jacob—G Cook...755.01  
 25 Benisch, Louis & Morris Meyer—Detwiler & Street Fireworks Mfg Co...1,525.31  
 19 Creager, Abraham H—R Kanner...71.15  
 19 Carlsen, Charles—M Rosenfield et al...180.28  
 21 Cox, Chas P—B A Myers...45.52  
 21 Cost, Georganiss & Vassarotis—G Chabotzaris...57.00  
 21 Cohen, Louis—M S Shill...17.52  
 21 Cosgrove, John—Engel Heller Co...223.17  
 21 Conforti, Nicola—J Kind...142.24  
 21 Carey, Robert J—Flood & Conklin Co...115.31  
 22 Cohn, Charles—B Jacobson...31.31  
 22 Coumeigt, Jean—National Drug Co...98.65  
 22 Cotrell, John W—American Exchange Cigar Co...584.48  
 22 Clark, Abraham—W Brooks...59.41  
 22 Cahill, Matthew J—M A Cunningham et al...1,490.02  
 23 Christman, Carl—B Pritz et al...346.44  
 23 Cotter, John L—F J Fleck...140.34  
 23 Colborne, Arthur S—Alphonse Major Cement Co...26.58  
 23 Chamberlain, Isabel—A K Hellis...945.15  
 24 Connelly, Hannah S—N Foster...1,576.01  
 24 Collins, Sewell—H Dick...439.41  
 24 Cudgin, Guy W—A Cerussi...1,100.88  
 24 Cadigan, Agnes—C T Tennille...229.38  
 24 Clarke, Wm H C—N D Stern...243.18  
 24 Curtis, Winthrop H—Gorham Co...29.25  
 24 Conforti, Nichola—H Lancaster & Co...184.09  
 24 Caccavajo, Joseph—W Brooks et al...69.65  
 24 Craven, James B—G Barrie et al...104.88  
 24 Conforti, Nicholas—American Forge & Iron Co...278.15  
 24 Cohen, Anna & Paula Steinik—J Hogan et al...45.30  
 25 Carrassat, Francis & Mary—A Eligi et al...179.67  
 25 Campbell, James A—P Rebecchi...55.00  
 25 Cohen, Max & Herman—F N Du Bois et al...203.04  
 25 Conforti, Nicholas—Ballou-Dickson Co...209.63  
 25 Cohn, Michael—J Levy...48.71  
 19 Dede, Herman—Acker, Merrall & Condit Co...194.59  
 19 Dickson, Jacob—Dagle White Lead Co...120.99  
 19 Duggan, William Jr—Harlem Bottling Works...259.11  
 19 De Lorenzo, Vincent—M Rosenfield et al...89.29  
 21 De Waltoff, Samuel A—W E Brown...44.23  
 21 Dugan, Edward—J Watson...86.77  
 21 Denker, Frank—J Martinson...94.76  
 21 Daly, James F—J Sarnier...70.65  
 22 De Angelo, Sally—H B Clafin Co...106.61  
 22 Drees, William—B K Bloch...171.05  
 22 Davis, Alva E or Eugene—R Brill...19,991.96  
 22 Dempsey, Wm J—A Sueskind et al...32.41  
 24 Duncan, Henry S—North River Improvement Co...430.91  
 24 Duff, James C—E J Schenck et al...123.09  
 24 Durgin, Wm E—P Korn...565.02  
 24 Duffy, John E—A C Cass...150.80  
 24 Dolan, Peter & Bernard—S Sonn et al...218.38



# ATLAS PORTLAND CEMENT

## 30 BROAD STREET, NEW YORK

24 Demer, Constantine & Peter Vasilaki—Mc Dermott Dairy Co. .... 141.04	24 Hershkowitz, Nathan—J S Sills et al. .... 75.86	21 Miller, Edward—F F Kunkelman et al. .... 100.41
25 Dalberg, Melvin H—Millward & Cook Inc. .... 153.54	24 Hynson, Geo G—E S Gushee. .... 161.91	21 McCarthy, Ellen—H Falk et al. .... 71.36
25 Donovan, Richard J—H Hahnenfeld. .... costs, 68.04	25 Harsen, Frederick—M E Halley. .... 69.72	22 Mandlovitz, Samuel—W R Elfers. .... 256.51
25 the same—S T Thomas et al. .... costs, 86.95	25 Hennigar, Frank—A Bernstein. .... 189.61	22 Mandel, Samuel—F Beck & Co. .... 103.88
19 Englander, Beethoven—Hencken & Willenbrock Co. .... 1,140.74	25 Hemming, Henry G—D O Mills. .... 175.62	22 Miller, Joseph—J Goldstein. .... 216.90
22 Elliott, Gertrude—F J C Riese. .... 104.36	25 Hess, Augustus J & Joseph Kries—H W Fairfax. .... 155.90	22 Monsees, George—J Campano et al. .... 62.11
22 Edwards, Lewis—Riverhead Savings Bank. .... 2,834.75	25 Heiberger, Louis G—Title Guarantee & Trust Co. .... 74.41	22 Marchesi, Joseph—Columbia Phonograph Co. .... 76.96
22 Ely, Walter S—F W Smallman. .... 97.22	25 Heller, Henry—J Shyer. .... 27.84	22 Masoselli, Thomas & Henry Feldman—Gustave Rader Co. .... 245.40
23 Englander, Beethoven—M Gottschalk. .... 420.26	22 Isaacs, Gabriel—City of N Y. .... 38.56	23 Muller, William—W C Crane. .... 76.51
23 Ertz, Charles—Lord & Taylor. .... 190.00	21 Johnson, Gordon—C V Cheesman. .... 38.41	23 Morrison, Geo S—Cambridge Tile Mfg Co. .... 34.76
23 Edwards, Augustus—Howard & Childs Co. .... 357.31	22 Jones, Percival S—City of N Y. .... 79.12	23 Munz, Herman & George Danz—E Heim. .... 644.52
23 Elder, James S—O Hentschel. .... 467.64	22 Julie, Louis M—the same. .... 37.81	23 Merrill, George—Winton Motor Carriage Co. .... 19.81
21 Fotch, Benjamin—Smoot Weaver Co. .... 95.92	22 Johnson, Jacob—the same. .... 37.81	23 Mulholland, Joseph—J Matteson. .... 34.67
21 Feldman, J—S Remer. .... 30.65	22 Johnson, St Croix R—the same. .... 306.90	23 Moskowitz, Morris—H Lefkowitz. .... 79.41
21 Fritzel, William—A Berliner et al. .... 95.96	22 Jackson, Anna—W Ruschmeyer. .... 73.76	23 Monahan, John E—E C Bacon. .... 504.21
22 Farber, Max, Thomas Silberman & Joseph Abramson—Lafayette Trust Co. .... 547.70	23 Jaffe, Isaac—M Nathan. .... 105.91	23 Marks, Nathan—D B Donchian et al. .... 148.51
22 Furer, J Wm—R Fernandez. .... 113.16	24 Jacobs, Nathan—L Ullmann et al. .... 387.69	24 Metzgar, David—S Sonn et al. .... 34.66
22 Pink, Jacob E & Louis Klein—W J Saloman. .... 2,791.20	19 Kaufmann, Richard S—J M Levine. .... 333.07	24 Muller, William—J M Davis. .... 87.41
22 Franzella, Frank—A F Young & Co. .... 399.01	19 Krusky, Anna—L C Weir. .... costs, 10.00	24 Michael, Oscar A—M J Olinger. .... 33.56
22 Frawley, Martin M—F Sternberg. .... 10.66	21 Kohlreiter, Nathan—I Sunkovitch. .... 50.20	24 Mendes, Rebecca—A Feltman. .... 22.00
23 Fenwick, Richard W—Sholola Falls Co. .... 161.71	21 Krietes, John—M S Shell. .... 39.32	25 Mullaney, Luke—I C Bishop. .... 80.36
23 Fisher, John—Belmont Realty & Construction Co. .... 22.41	21 Krietowitz, Isaac—H Turetzky. .... 89.66	25 Morrison, Wm D—H E Ward. .... 37.90
23 Fersichman, Dora—H Koehler & Co. .... 478.90	22 Klute, Louis N—R J Hahn. .... 100.70	25 Miteldorf, Isidor—A Melker. .... 37.90
23 Freidfeld, Harry & Rosie Schwartz—A Reiss. .... 331.61	22 Kremer, Geza—S Bell. .... 528.18	25 Mushkowitz, Joseph & Elka also Harris Romer—S M Israel et al. .... 142.01
24 Frank, Samuel—M E Fox et al. .... 142.28	22 Kay, Geo J—Phoenix Soapstone Co. .... 209.91	25 Metchik, Max—J Barron et al. .... 33.49
24 Freedman, Goodman—P M Martin. .... 502.73	22 Kelly, Bernard J—Colwell Lead Co. .... 215.83	25 Mushkowitz, Joseph & Harris Romer—S M Israel et al. .... 173.01
24 Foad, Richard S—Northern Bank. .... 94.96	22 Kelly, Frederick M—the same. .... 218.35	25 McGowan, James—J Hallinan. .... 2,273.77
24 Firsichbaum, Edw M—J Liebling. .... 119.41	22 Kelsch, Martin—the same. .... 218.35	25 Mooney, Edw H—M Brett. .... 593.84
24 Friedman, Morris—Edward Smolka & Co. .... 189.66	22 Keiser, Robert A—the same. .... 403.00	25 McBride, Walter B—J Hay. .... 131.48
24 Fuchs, Philip—Knifgin & Demarest Co. .... 29.51	22 Kientsch, Frederick—the same. .... 76.25	19 Nemser, Solomon—S Spiro. .... 30.57
24 Fodor, Joseph—G Ehret. .... 564.74	22 Klein, Max—the same. .... 218.35	25 Nash, Harry P—W J Boesch. .... 162.35
25 Friedman, Robert—R Gordon et al. .... 195.44	22 Klein, Malachi—the same. .... 114.70	23 Nemeth, John—F Domagle. .... 134.41
25 Flynn, Dennis T—G H Bruce. .... 91.01	22 Kelly, Philip—the same. .... 210.80	23 Nutt, Samuel F—Scarsdale Pub Co and The Colonial Press. .... 67.67
25 Fortescue, Hubert M—E La Montague's Sons. .... costs, 103.88	22 Kerrigan, Maria—the same. .... 210.80	24 Neumann, Ignac—M Harris. .... 75.41
25 Forney, Mobrai W—A Oliver. .... 75.42	22 Keller, Boyd H—the same. .... 403.00	25 Newmark, Maurice—G H Bruce. .... 142.91
25 Flam, Israel—R Marder. .... 37.46	22 Kirschhofer, Louis J & Alfred—D J Dinsmore et al. .... 427.65	19 O'Mara, Patrick B—C F Boland. .... 133.41
19 Gere, Harry G—Staten Island R T Co et al. .... costs, 15.00	22 Kroonsky, Benjamin & Joseph—J Kirchbaum. .... 239.65	21 O'Sullivan, John J—Meyer Bros Co. .... 102.09
19 Glaser, Abe—L C Weir. .... costs, 12.65	22 Kotzen, Max & Louis & Kotzen Realty Co—L Ranzenhofer. .... 299.89	25 Oristan, Enrique—H Goldberg. .... 60.94
19 Goldman, William—S Spiro. .... costs, 206.45	23 Kopple, Jacob—W R Ellison et al. .... 547.63	25 O'Hanlon, Philip F—F B Lord et al. .... 106.50
19 Greenberg, Morris—Adams Express Co. .... costs, 12.41	23 Kleinschmidt, William & Geo H Howland—Broadway Building Co. .... 322.46	19 Posner, Louis—S Spiro. .... 45.74
21 Gunderson, Peter J & George—Van Nest Wood Working Co. .... 198.61	23 Klute, Louis N—Corn Exchange Bank. .... 483.69	19 Pollack, Marcus—L C Weir. .... costs, 12.41
21 Gulligan, Patrick F & James Purcell—People, &c. .... 500.00	23 Krohe, John J—Scarsdale Pub Co, The Colonial Bank Press. .... 483.69	19 Plitnick, Abraham J & Anna—J Seeman et al. .... 83.37
21 Goldberg, Maurice—B Mainzner. .... 323.98	23 Kaufmann, Richard S—A Rabinowitz. .... 487.04	21 Powell, Nicholas M—J Watson. .... 116.30
21 Gudenrath, William—C Cahn. .... 51.72	23 Kossman, Joseph—E S Alpaugh et al. .... 47.41	22 Price, Benjamin M—M E Howlett et al. .... 70.63
21 Gumprecht, Gustav—N E Cowles. .... 635.68	23 Kosower, Abraham—Curtis Blaisdell Co. .... 103.71	23 Phelan, John—Belmont Realty & Construction Co. .... 53.24
22 Gross, William & Chas L Gallusser—G Palmer. .... 39.16	23 Klemme, Charles—W Ulmer Brewery. .... 146.73	23 Paris, Samuel—Schwarzschild & Sulzberger et al. .... 284.72
22 Gianakakos, Constantine & Thomas Mackris—Kulenkampff & Co. .... 132.82	24 Kramer, Max J & Henry Rockmore—S White. .... 40.72	24 Paletz, Jacob—S Abramson et al. .... 161.62
22 Gingold, David—I S Vought et al. .... 142.76	24 Koffler, Solomon—J L Zuckerkandel. .... 66.75	24 Peters, Lena F—H Bendel. .... 628.57
22 Green, Abraham—Chilton Paint Co. .... 88.02	24 Kelly, John—G F Coshland & Co. .... 106.87	24 Pollicino, Rosario—J Alles. .... costs, 17.72
23 Gabriel, Abraham—H M Falk. .... 39.41	24 Kesner, Myron A—W M Alberti. .... costs, 27.41	24 Phillips, Samuel W—B Lipsky et al. .... 12.77
23 Gardes, William—J O'Leffler et al. .... 506.56	24 Kenney, James—S Sonn et al. .... 117.32	24 Povill, Morris—J Levy. .... 161.90
23 Grossman, Abraham exr—M Goldstein. .... 591.43	25 Katz, Morton P—G H Bruce. .... 91.01	25 Poillon, John E—M E Chatry. .... 4,820.59
23 Gerstein, Morris—M Nathan. .... 38.91	25 Klein, Emanuel—I Cohen. .... 39.65	25 Polata, Frank—F N Du Bois et al. .... 203.04
23 Goldinger, Sam & Tillie, Edwin Tate & Frank Polata—F N DuBois et al. .... 169.66	25 Klein, Adam & Nicholas—Ballou-Dickson Co. .... 125.58	25 Packard, Jay T—North American Mercantile Agency Co. .... 19.62
23 Gordon, Mrs. Pauline—S Gordon. .... 35.41	25 Knight, Edw W—Charter Construction Co. .... 61.79	25 Prober, Morris—Kirkman & Son. .... 51.92
24 Galiani, Giosue—D Kraus. .... 329.31	25 Kaliski, Louis—Block Light Co. .... 184.09	25 Price, Joseph J—J F Meader et al. .... 401.72
24 Golomb, Henry & Charles Maged—P Feldman et al. .... 65.03	25 Kester, George—J E Faitonte. .... 397.83	22 Quinn, John C—Colonial Development Corp. .... 99.67
24 Graff, Jacob—J Haberman. .... 59.65	25 the same—the same. .... 279.56	19 Rosenberg, Reuben—J Dreyfuss. .... 211.89
24 Glaeser, Emanuel—D W Peterson. .... 342.55	25 Klein, Max & George Lowy—J Marsamer. .... 317.15	19 Rosenblatt, Samuel—L C Weir. .... costs, 7.65
24 Guarimiri, Maria—A Gash. .... 124.56	25 Kalman, David—Burns Bros. .... 259.03	19 Rothman, Sam—the same. .... costs, 17.72
24 Gernstein, Harry—S Buchman et al. .... 35.60	19 Langan, Patrick—Cook & Bernheimer Co. .... 136.62	19 Rudner, Samuel & Peter Roth—J E Nichols et al. .... 184.54
24 Gamble, Joseph—I Morimura et al. .... 82.59	19 Liebenthal, Joseph, Jacob & Louis—M Litowich. .... 294.74	19 Ruge, William—B Millison. .... 4,272.98
25 Graham, Robert—M Orlean. .... 68.22	19 Leschner, Danis—S Spiro. .... 68.81	21 Reich, David & Louis—A Rockmore. .... 25.62
25 Goodman, Frederick F Inc—A Wallerstein. .... 1,452.57	19 Lautz, Carl—L C Weir. .... costs, 32.67	21 Rafalovitz, Joseph—A W Cherrinton. .... 120.15
25 Golomb, Isaac M—W H Penny et al. .... 161.91	21 Lipson, Chas P—I Weisbader. .... 44.01	23 Rowe, A Tennyson—H Knepper. .... 69.31
25 Galbreath, R H—L E Lea. .... 209.04	21 Levison, Ira—L Reinhardt. .... 49.37	23 Richardson, Leander—L Englander. .... 58.41
25 Grossman, Rosie—Asil Putzel & Co. .... 86.53	21 Ludwick, Margaret—Davenport & Treacy Piano Co. .... costs, 27.41	23 Reader, Ella R—P Clemens. .... 327.41
19 Horowitz, Rebecca—M Valinsky. .... 250.65	21 Lizenbaum, Morris—M S Shell. .... 31.92	23 Reed, Samuel J—Scarsdale Pub Co & Colonial Press. .... 72.67
19 Hall, Benjamin S—O C Moore et al. .... 38.23	21 Leizerkowitz, Philip—J J Shornstein. .... 519.40	23 Resht, Edw D—J L Wells. .... 25.16
19 Haynes, Henry C—L Levy. .... 44.94	21 the same—H Schackman. .... 316.90	23 Reeber, Frank—J Friedman. .... 33.65
19 Hendry, Frank W—Consolidated Wrapping Co. .... 61.17	22 Lyle, Andrew J, treasurer—M Boyle. .... 767.59	23 Rau, Seymour E—R Whyte. .... 69.97
19 Harvey, Wm J—Law Reporting Co. .... 25.51	22 Levy, Louis—J P Day. .... 59.65	23 Rodgers, John M—J P Schuchman. .... 95.95
21 Heffernan, Michael—C H Mayer. .... 102.38	22 Levy, Etta J—E Abrahams. .... 882.91	23 Reich, Herman—J R Arbiter. .... 32.73
21 Hughes, James—I Sommers. .... 70.71	22 Levy, H Ernest—A Abrahams. .... 882.91	23 Rechmitzer, David—A H Fried. .... 24.86
21 Hill, James C & Globe Pub Co—Cosmopolitan Bank. .... 6,051.25	22 Lieberman, Jacob—S Davidson. .... 231.06	24 Rowe, Wm H—T H McKee. .... 269.98
22 Hertle, Hugo E—B Leichtag. .... 35.72	23 Lahnsman, Joseph—Schwarzschild & Sulzberger Co. .... 113.69	24 Rosenthal, Isidor—D Appleton & Co. .... 59.65
22 Herrman, James F—Eaton, Crane & Pike Co. .... 26.19	23 Levin, Philip—M Monfried et al. .... 69.41	24 Robinson, Josephine—F C Turner. .... 74.17
22 Hoffbauer, Carl—C G Becker et al. .... 105.82	23 Lampel, Joseph—I Pollock. .... 28.81	24 Reichardt, Joseph—W P Murphy et al. .... 277.99
22 Holmes, Myron W—W H S Lloyd Co. .... 125.71	23 Levy, Isaac—I Koplok. .... 296.19	24 Rosen, Samuel S—M Rosenberg. .... 269.02
22 Herrnhutter, Bernhard—J T Barry. .... 49.90	23 Longfellow, Arthur H—W G Crum. .... 181.15	24 Runes, Isidor—W C Low. .... 123.40
22 Hodkin, Morris—J Martinson. .... 129.31	23 Lyons, Elizabeth—T & Elizabeth Lyons Co—Central Chandelier. .... 69.00	24 Richardson, Thomas A & Anna L—Duparquet, Huot & Moneuse Co. .... 172.26
22 Hornaday, John P—K Burke. .... 144.40	24 Laxer, Max—M Wolfer. .... 59.41	24 Rains, J Lewis—Ben Spier Co. .... 215.28
22 Hubbell, Chas G—G C Schlusing. .... 19.12	24 the same—the same. .... 59.41	25 Rehberger, Morris—G H Bruce. .... 23.31
22 Hoagland, Chas D—S W Greene. .... 475.13	24 the same—the same. .... 223.37	25 Rothenberg, John W—the same. .... 60.83
23 Hawthorne, Charles—Knepper Realty Co. .... 29.41	24 Lilly, Alex P—D Appleton & Co. .... 96.25	25 Rousseau, John M—Olin J Stephens Inc. .... 39.17
23 Healy, Sommers—S Wolfs' Sons. .... 168.49	24 Leg, Arnold G & Henry Plate—J Schneps. .... 114.71	25 Risbrough, Edw P—T F Kearney. .... 264.41
23 Himmelstein, Ike—C A Miller et al. .... 284.74	24 Long, James L—J O Barton. .... 47.85	19 Shipley, Jay R—Williamson Law Book Co. .... 277.48
23 Hill, James A & Globe Pub Co—W J Falls. .... 253.26	24 Leslie, Boniford—German Fire Ins Co of Freeport, Ill. .... costs, 121.37	19 Spaiser, Sam—L C Weir. .... costs, 7.65
23 Hiserad, Edw D—P W Engs & Sons. .... 440.12	25 Langenberger, Otto—I Langenberger. .... 92.41	19 Staib, Wm F—City of N Y. .... 218.35
23 Hoffman, Louis—E L Holihan. .... 465.36	25 Levy, Joseph—J Rheinfrank Co. .... 98.57	19 Schwartz, Herman—the same. .... 37.81
23 Herman, Joseph P—T A Hill. .... 272.53	25 Lefkowitz, Hyman B & Solomon T Brody—Foster Hose Supporter Co. .... costs, 24.85	19 Schnabel, John E W—the same. .... 218.35
23 Hirshfield, Jacob S—M Nathan. .... 51.01	25 Lohr, Fred W—J Wittner. .... 46.41	19 Sanderson, John E W—City of N Y. .... 37.81
23 Haug, Robert—M Adelman. .... 96.42	25 Lobar, Arthur—R McBratney et al. .... 46.69	19 Schaefer, Herman F—the same. .... 218.35
23 Halpern, Morris J—Kumberger & Vreeland. .... 164.77	25 Levy, Abraham—Tarrytown Wall Paper Co. .... 210.03	19 Shapiro, Abraham S—the same. .... 218.35
23 Hammond, Howard D—H E Taylor & Co. .... 162.12	25 Leizerkowitz, Philip—L Greenberg. .... 271.55	19 Simmons, Charles—the same. .... 76.25
24 Howard, Phocion—Onward Construction Co. .... 1,141.45	19 McKenzie, William—B J Rogers et al. .... 163.45	19 Shannon, Henry C—the same. .... 76.25



21 Schwenke, Geo J—Greater N Y Film Rental Co .....112.90  
 21 Shary, Adolph J—P J McMahon.....252.46  
 21 Silverman, Philip—A Shapiro et al.....76.77  
 21 Schnelle, Louise—K Becker et al.....1,190.19  
 21 Sands, Phillip—F Lugar .....218.36  
 21 Smith, Chas B—John L Dixon & Co. 798.09  
 22 Salto, Edmond—Globe Lithographing Co. ....159.41  
 22 Schlesinger, Samuel—G Palmer .....125.90  
 22 Sternlicht, David & Moses Poppel—M Rosenkranz .....136.95  
 22 Sternberger, Morris S—E G Vail.....111.74  
 22 the same—the same .....111.74  
 22 the same—the same .....345.26  
 22 Spelman, Wm H—D Rich et al.....336.52  
 22 Singer, Benjamin—D Rich et al.....336.52  
 22 the same—L C Weir.....costs, 120.59  
 22 Steiner, Morris—Central Crosstown R R Co. ....costs, 170.88  
 22 Salt, Luke R—City of N Y.....111.48  
 22 Scharf, Robert—the same .....118.44  
 22 Scharf, Robert—the same .....78.62  
 22 Sweeney, James—the same .....218.35  
 22 Smith, De Witt—the same .....114.70  
 22 Stackpole, Chas B—A C Martin.....601.40  
 23 Sullivan, Frank L & Edward A—Standard Oil Co of N Y.....52.56  
 23 Schneider, Peter—J Feldman .....65.15  
 23 Salzano, Caterina D M & Luccia D Mattia—A Narici .....402.70  
 23 Schneider, Max L—H B Claffin Co.....167.10  
 23 Stanley, Walter F—J B Millet Co.....81.76  
 23 Studley, Leo J—A Freund .....37.68  
 23 Simmons, James A—M B Field .....547.86  
 23 Sanderson, John—City of N Y.....218.35  
 23 Schoensiege, Adolph—the same.....57.03  
 23 Scheer, Joseph—the same .....57.03  
 23 Schenck, John—the same .....218.35  
 23 Schaller, David—the same .....218.35  
 23 Scott, Robert—the same .....403.00  
 23 Schley, George—the same .....118.44  
 23 Seidel, Alma—City of N Y.....218.35  
 23 Slaughter, Clayton—the same .....210.80  
 23 Slater, Wm J P—the same .....403.00  
 23 Spall, John A—the same .....218.35  
 23 Spear, Wm I—the same .....218.35  
 23 Stronger, G Franklin—the same .....418.12  
 23 Straham, John C admr—the same .....96.10  
 23 Strang, Herbert L—the same .....218.35  
 23 Strauss, Aaron H—the same .....118.44  
 23 Stein, Joseph R—the same .....76.25  
 23 Stern, William—the same .....218.35  
 23 Sweeney, James—the same .....218.35  
 23 Schroeder, Henry W—H Adler et al.....20.73  
 23 Schnee, Berthold—Damm Electrical Co.....59.65  
 23 Smith, Eugene—City of N Y.....218.35  
 23 Smith, Frederic—the same .....218.35  
 23 Smith, Walter—the same .....218.35  
 23 Smith, John D—American Agricultural Chemical Co.....139.91  
 23 Sucher, Samuel—N Langfelder et al.....26.75  
 23 Stephens, Clinton, Jr—M Badt .....3,296.13  
 23 Silberstein, Max, Hyman Silver & Silberstein & Silver, Inc—Reedy Elevator Co. ....312.12  
 24 Steinway, Chas H, Frederick T Steinway & Henry Ziegler, trustees, &c—J Grippenkerl .....2,530.31  
 24 the same—H Ziegler et al.....2,530.31  
 24 the same—G J Candidus .....2,530.31  
 24 the same—A S Ziegler.....4,265.30  
 24 the same—G Depperman .....4,265.23  
 24 the same—J S Cassebeer, Jr.....3,162.83  
 24 the same—H A Cassebeer Jr.....3,162.83  
 24 the same—J D Steinway .....264.59  
 24 the same—H A Cassebeer .....264.59  
 24 the same—T Cassebeer .....264.59  
 24 the same—H W T Steinway .....22,888.77  
 24 the same—P T Von Bernuth.....1,864.30  
 24 the same—W R Steinway .....1,864.30  
 24 the same—T E Steinway .....1,864.30  
 24 the same—M L Steinway .....1,864.30  
 24 the same—A C Recknagle .....718.00  
 24 the same—C B Steinway .....622.90  
 24 the same—G M Steinway .....622.90  
 24 Steinhilber, George—D Appleton & Co.....43.15  
 24 Skidmore, Thomas A—City of N Y.....218.35  
 24 Sneider, James—the same .....218.35  
 24 Summers, August M—the same .....218.35  
 24 Spiegel, Jacques—the same .....306.90  
 24 Schell, Henry E—the same .....210.80  
 24 Simon, Patrick—the same .....114.70  
 24 Singer, Jacob—the same .....218.35  
 24 Siegel, Israel—the same .....114.70  
 24 Simon, Minnie—the same .....306.90  
 24 Swenson, John—the same .....218.35  
 24 Still, Josiah—the same .....218.35  
 24 Siegfried, Jacob—the same .....218.35  
 24 Stewart, James M—the same .....158.38  
 24 Sexton, Patrick—the same .....218.35  
 24 Seifert, John—the same .....218.35  
 24 Schlessel, Nathan—the same .....210.80  
 24 Schnell, Henry—the same .....218.35  
 24 Seligman, Robert—the same .....58.54  
 24 Schiff, Charles—the same .....218.35  
 24 Speth, Theodore—the same .....218.35  
 24 Spiess, Auge—the same .....218.35  
 24 Simons, Patrick—the same .....118.44  
 24 Saxon, Walter A—K Rosenberg.....45.15  
 24 Swope, Herbert B—J B Regan.....280.15  
 24 Shapiro, Gottlieb & Harry—L M Taylor.....236.98  
 24 Sands, Louisa—Gorham Co.....33.15  
 24 Somach, Morris—J A Weser.....115.72  
 24 Stillings, Geo E—A M Stillings.....915.26  
 24 Socicero, Vonzenco—Sonn Bros Co.....511.08  
 24 Schaeffer, Henry—L Jacoby .....14.67  
 24 Sternberg, Solomon H—Z Zweig .....34.41  
 24 Simon, Rose—Billings King & Co.....68.96  
 24 Silbert, Abraham—L Hellinger .....84.60  
 24 Siegelbaum, Louis—L Greenberg.....271.55  
 24 Schlessinger, Louis—S M Israel et al.....457.95  
 24 Sandomenico, Charles—Mohawk Condensed Milk Co.....123.16  
 24 Steffen, Paul—Iron Clad Mfg Co.....552.47  
 24 Shapiro, Harry\* & Gottlieb—Clark Hutchinson Co.....189.66  
 24 Schlam, Jennie & John—R Oppenheim.....162.61  
 24 Stewart, Walter D—W J Glidden.....116.62  
 24 Shuman, Nathan—J Shyev .....554.11  
 24 Spieler, Marcus—City of N Y.....210.80  
 24 Strauss, Harry—N Y Homeopathic Medical College Hospital et al.....89.41  
 24 Stern, Wilma P—H Strauss.....87.22  
 24 Silverstein, Jacob—A Bernhard et al.....76.16  
 24 Saltzman, Louis H—Met Engineering Co. ....254.21  
 19 Townsend, Geo O—Empire Bookbinding Co. ....46.66  
 21 Tager, Louis—Fiske & Co (Inc).....138.40

22 Tolbert, Raymond B—Colonial Development Corp .....40.67  
 22 Thomson, Chas B—the same .....503.17  
 22 Talliaferro, Edwin T—J J Schmidt.....60.12  
 22 Towns, Mirabeau L—J Pullman.....379.15  
 22 Tobin, Stephen R—P W Shedd.....64.19  
 22 Tetzloff, Arthur—C Bauer .....62.92  
 22 Teska, Vladislav—L I R R.....costs, 25.27  
 22 Thompson, John M—J J Donohue.....953.71  
 22 Thede, Carl M—C A Childs.....374.03  
 22 Thynge, Chas H—City of N Y.....218.35  
 22 Thompson, John M—D D H Minassian.....25.71  
 22 Treaner, Charles—J Joseph .....36.05  
 22 Tesla, Nikola—R H Sherwood.....230.41  
 22 Thompson, John M—F P Hoffman.....262.94  
 22 Turnbull, George—City of N Y.....37.81  
 22 Tallman, Marcus M—the same .....418.12  
 22 Tate, Chas F—the same .....218.35  
 22 Thackery, Wm F—the same .....38.56  
 22 Tolley, Wm W—the same .....218.35  
 22 Toggart, Wm H—the same .....218.35  
 22 Tyson, Joseph L—the same .....218.35  
 22 Toumey, John—the same .....114.70  
 22 Tutthill, Willis—the same .....218.35  
 22 Trumble, William—City of N Y.....218.35  
 22 Troobig, Michael—the same .....306.90  
 22 Tupper, Chas H—the same .....403.00  
 22 Tyson, Abraham—the same .....218.35  
 22 Twomey, Thomas—the same .....218.35  
 22 Tobin, S Richard—the same .....403.00  
 22 Thomsen, Christian—the same .....76.25  
 22 Tonkonogy, Pearl—the same .....218.35  
 22 Trautman, Joseph—the same .....218.35  
 22 Tate, Chas S—the same .....218.35  
 22 Townsend, Geo O—the same .....218.35  
 22 Treaner, Charles—Acker, Merrill & Condit Co.....116.06  
 22 Utger, Henry—G Scharnberger .....59.41  
 22 Upjohn, Louis U—J Friedman.....68.90  
 22 Vigorito, Jack—C Schaeffer .....174.01  
 22 Vogt, John H—City of N Y.....218.35  
 22 Voorhies, Abraham—the same .....218.35  
 22 Videliz, Benjamin—I D Shlachetzki.....123.66  
 22 Van Allen, Ward—City of N Y.....76.25  
 22 Varian, James A—City of N Y.....37.81  
 22 Wallace, Geo W—O C Moore et al.....75.41  
 22 Weinberg, Pesach—Baltimore & Ohio R R Co.....costs, 32.65  
 22 Weiss, Samuel—J Holzman.....117.27  
 22 Weinblatt, Charles—Carnegie Trust Co.....44.09  
 22 Wallner, Joseph—W Sawitz.....27.31  
 21 Whittier, Rose A—Smoot Weaver Co.....45.95  
 21 Widman, Frederick & Barbara—Colwell Lead Co.....222.24  
 21 Ward, Henry M—L B Churchill.....266.31  
 21 Winn, Jasper C—St John Hotel.....277.42  
 21 Williams, Roswell D—D B Freedman.....541.48  
 21 Witte, Herman J—B Greenwald.....686.98  
 21 Weisinger, Samuel—S Fleck, Sr.....38.23  
 21 Wolowitz, Moses B—the same .....163.68  
 22 Warner, E Dixon—F T Halpine.....37.50  
 22 Wilke, Edwin—N Weiss et al.....85.95  
 22 Whitney, Frank B—E B Foss.....2,236.47  
 22 Williamson, Anna B—H Levey.....137.47  
 22 Werner, Katherine—M Rosenfeld et al.....86.41  
 22 Wren, Thomas J—City of N Y.....218.35  
 22 Wendell, Henry C—the same .....218.35  
 22 Webber, Chas G—the same .....218.35  
 22 Weeks, Isaac—the same .....218.35  
 22 Ward, Chas M—F Davis Jr.....184.17  
 22 Wohlstatter, Samuel—Sonn Bros Co.....261.11  
 22 Weiss, Louis, Louis Weinstein & Isaac Schreiber—J D Herlands.....519.41  
 24 Weintraub, Morris & Rubin—M Sparago.....128.53  
 24 Woods, William—O O'Beirne.....29.16  
 24 Wahlhelmer, George—City of N Y.....210.80  
 24 Walsh, Mary A—the same .....518.01  
 24 Walsh, Michael—the same .....114.70  
 24 Wales, Wm A—the same .....306.90  
 24 Walsh, Margaret A—the same .....114.70  
 24 Wasman, Harris—the same .....37.81  
 24 Ward, Joseph—the same .....37.81  
 24 Wagner, Walter E—J F Thompson.....72.15  
 24 Wolfman, Ephraim—Liberman Dairy Co.....77.95  
 24 Weindell, Chas F—D Mapes Jr.....70.27  
 24 Warschawsky, George—S Stoller et al.....costs, 15.22  
 21 Yard, Henry C—G Smythe.....265.74  
 21 Yosell, Henry L—J Adler.....costs, 12.41  
 19 Zaconick, Henry—S Spiro .....257.84  
 24 Zepettillo, Filomena—E De Stefano.....46.41

CORPORATIONS.

19 Harlem River Park Amusement Co—H O Dietrich .....266.28  
 19 Uneeda Ice Cream Co—E Krause.....629.72  
 21 American Life Saving Society—O Kabweller et al .....148.41  
 21 Hollis Lunch Co—R Herschman et al.....61.43  
 21 New York City Ry Co—T Walmsley.....750.00  
 21 Regent Wine Co—J E Nichols et al.....87.44  
 21 West End Hotel Co—F Brown.....27.55  
 22 Atlas Coal Co—Morrison Coal & Coke Co. ....570.14  
 22 Buchan's Soap Corp—Sackett & Wilhelm Lithographing & Printing Co.....17,775.17  
 22 Hollis Lunch Co—Hewlett & Hewlett.....190.33  
 22 Hardware Jobbers Purchasing Co—Bindley Hardware Co .....209.99  
 22 James D Johnston Co—City of N Y.....114.30  
 22 Keat Ryan Machine Co—City of N Y.....57.03  
 22 La Salle & Co—E Levinson.....47.29  
 22 Jacob Lerner & Co—E D Depew et al.....62.48  
 22 Lester Realty Co—Geo F Moore (Inc).....95.81  
 22 Novelty Clothing Co—N Whitman et al.....70.77  
 22 Tobacco Growers Society of the Antilles—J Davis .....161.65  
 22 Commercial Letters Credit Co & Wm W Flannagan—M H Morse.....265.80  
 22 the same—the same .....265.80  
 22 the same—the same .....265.80  
 22 the same—the same .....526.88  
 22 the same—the same .....1,029.13  
 22 Louis Meyer Realty Co—L A Jaffer .....89.41  
 22 Standard Waterproofing Co—White Quartz Sand & Gravel Co.....203.41  
 22 A C S Co—T E Greacen.....911.54  
 23 American Wire & Steel Bed Co—City of N Y.....114.70  
 23 American Hackney Horse Society—the same.....403.00  
 23 American Varnish Works—the same.....218.35  
 23 Atlantic Improvement Co—the same .....37.81  
 23 Armstrong Engineering Co—the same.....114.79  
 23 Coin Operating Machine Co—City of N Y.....210.80  
 23 Syndicate Construction Co & E G Gollner—American Brass & Copper Co.....215.86  
 23 George Washington Stocking Co—O Unz et al.....128.15

23 Actograph Co Inc—C E Freet .....31.41  
 23 Lentin Rubin Co—Reedy Elevator Co.....84.89  
 23 National Dairy Supply Co—F R McMann Co.....103.36  
 23 Novelty Clothing Co—C Schefer et al.....325.62  
 23 Robbins Chemical Co—John A Casey Co. ....444.13  
 23 Souvenir Pub Co—City of N Y.....114.70  
 23 Silberstein & Silver—D B Sel et al.....430.24  
 24 Oliver H Allen Co—H N Macnichol.....113.57  
 24 Blocks, Inc—R P Lumley.....23.93  
 24 Brunner Express Co—A B Greenfield.....254.72  
 24 Cafe Enterprise—S Saal .....207.12  
 24 Hardware Jobbers Purchasing Co—W A Way et al .....24.91  
 24 Peyton Paper Co—C Le Boutillier.....34.47  
 24 David M Oltarsh Iron Works—J Callahan.....309.17  
 24 Congregation Kehal Adath Jeshuram and M Yassay—Universal Building & Construction Co.....290.65  
 24 M McCormack Construction Co—Kertscher & Co.....2,670.25  
 25 Empire State Garage—D Grieme Coal Co. ....140.29  
 25 Atlas Motor Co—Olin J Stephens Inc.....222.82

SATISFIED JUDGMENTS.

Sept. 19, 21, 22, 23, 24 and 25.

Aronson, Max & Jacob Meadow—S Kaplan, 1907 .....3,020.65  
 Ainsworth, Frank H—T O'Neill, 1904.....370.90  
 Adler, Philip & Emil Manneck—Kramer & Katz, 1908 .....275.95  
 Bullis, E Elmer—Asphalt Ready Roofing Co, 1908 .....22.50  
 Becker, Joseph & John Nussbaum—Reliance Ball Bearing Door Hanger Co, 1908.....25.30  
 Breen, Eugene H & Edward Bush—Nathaniel Fisher & Co, 1908 .....355.20  
 Buckley Bros—R A Beatty, 1908.....83.74  
 Backer, Abraham & Hyman Levin—E M Arnold, 1908 .....350.24  
 Bailly, Leon P—J Dorenberg, 1906.....66.41  
 Barclay, Addie C—T Sealy, 1908.....3,623.83  
 Bonomolo, Domenico, John & Richard—S Cook, 1905 .....144.41  
 Same—J Benson, 1905 .....144.41  
 \*Bennett, Watson L—Fiss, Doerr & Carroll Horse Co, 1907 .....470.09  
 Bonomolo, Dominick—N Y Telephone Co, 1906 .....33.38  
 Coxe, Wm F, Chenango Blue Stone Co & Wm B Wightman—International Bank, 1908.....454.76  
 Cordtmeyer, George & Michael Gross—L A Tanzer, 1908 .....370.00  
 Same—J Korn, 1908 .....378.80  
 Same—E Baum, 1908 .....218.80  
 Duncan, Henry S—Downward Light Co, 1907.....\$97.62  
 Danewitz, Charles & John Holst—Berline Aniline Works, 1905 .....714.16  
 Engel, Martin & Morris Denbosky—F C Gerome, 1908 .....5,380.63  
 Flanagan, Wm W & Commercial Letters Credit Co—M H Morse, 1900 .....526.88  
 \*Fauce, John B & James Ahearn—R W Heberd, 1908 .....67.41  
 Same—same, 1908 .....136.00  
 Finman, Jacob—E Mitchell et al, 1905.....132.49  
 Goldberg, Isaac—C Williams, 1907.....169.31  
 Garrison, Wm R & Constance C Garrison—J C Harle, 1908 .....2,567.60  
 Grad, Jacob & Tobias Korn—N Thumen, 1908.....262.85  
 Grohman, Herman J—M N Clement, 1908.....27.97  
 Huber, Ernest B G—S P Goldman, 1908.....101.12  
 Hartman, David & Faerber Silberman & Co—Abramson & Potter, 1908 .....324.26  
 Helman, Bertha & Sanitary Plumbing Co—Consolidated Lead Co of N Y, 1908.....144.95  
 Hartnett, Paul A—J C Pickin, 1904.....236.11  
 Hallhelmer, Max—Press Pub Co, 1900.....87.26  
 Hutter, Leopold—Realty Buyers, 1906.....2,560.78  
 \*Henderson, Mary—N Y City Ry Co, 1908.....108.88  
 Hutter, Leopold—Realty Buyers, 1908.....76.00  
 \*Holzman, Michael—State Bank, 1906.....586.32  
 Karp, Osias & Michael—J Weil et al, 1908.....8,857.88  
 Kiersted, David H—Caesar Misch Inc, 1907.....53.05  
 Kohle, Arthur A & Annie—George Ringler & Co, 1908 .....221.41  
 \*Kroll, Max—N Abrahams, 1908 .....87.41  
 Kopolman, Simon I—C P Cohn, 1898.....61.22  
 Levy, Harry—Corn Exchange Bank, 1908.....85.10  
 Lyons, Mary—Curtis Blaisdell Co, 1908.....63.91  
 Levine, Joseph & Eugene Schiller—T Cerra, 1907 .....109.67  
 Same—T Cerra, 1907 .....29.67  
 Levy, David—Grossberg Realty Co, 1908.....137.85  
 London, Albert—T C Wood, 1908.....115.81  
 Littauer, Abraham, Solomon Littauer & Jacob Bonwitz—C S Rosenthal, 1908.....517.00  
 Murphy, Hugh C—C Geyer, 1908.....50.39  
 Merritt, Joseph H & Margaret P—W H Hennerberger et al, 1908 .....190.10  
 McIntyre, Archibald—N Y & Richmond Gas Co, 1908 .....21.31  
 Mastracchio, Antonio—F Rubano, 1908.....64.41  
 May, Lewis A—W J Garver, 1904.....630.14  
 Nulle, Julius—B Holopigian, 1908.....66.02  
 Noethiger, James A & James Foley—F W Devoe & C F Reynolds Co, 1908.....90.64  
 O'Brien, Edward—H S Schadow, 1907.....32.11  
 Oliver, Chas C—L C Raeger, 1899.....564.97  
 Peck, Eugene H—A J Richardson, 1907.....1,113.51  
 Pappas, Nicholas J—Frederick Hollender & Co, 1908 .....30.00  
 Petelli, Frank—S Mighonico, 1908.....59.81  
 Perruna, Joseph—B K Bloch, 1908.....59.41  
 Plutko, John—V Loewer's Gamberinus Brewery Co, 1908 .....654.43  
 Prendergast, John C—G Karpel, 1908.....76.91  
 Ryan, Timothy M—B Schlesinger, 1907.....71.43  
 Reynal, Nathaniel C—Udall & Ballou, 1908.....1,480.82  
 Rowse, Chas A—I T Clarke et al, 1907.....90.92  
 Salvin, Paul—L J Home, 1906.....76.65  
 \*Silverman, Isidor & Max Fuchs—I Bleich, 1908 .....536.01  
 Steinberg, Elizabeth—P Gross, 1907.....18.61  
 Shlomowitz, Jerome & Louis Shulman—Interborough Cigar Co, 1908 .....71.07  
 \*Salvin, Paul—United Electric Light & Power Co, 1900 .....197.60  
 \*Same—H Galpen et al, 1898 .....2,579.61  
 Schwenker, Wm M—J Von Lengerke et al, 1908 .....166.28  
 \*Salvin, Paul—S S Zarek, 1901.....120.41  
 Saron, David—S Koven, 1908 .....120.41



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Tonnele, Walter—R H Luthkin. 1908....218.83
Van Holten, August—M Rosenfield et al. 1908
202.83
Weill, Henry M—L I Hallett. 1908....250.44
Whittier, Romona A—Lord & Taylor. 1908.62.83
White, John J Jr & Alain C White—M W
White et al. 1908 .....64.53
Wengeroth, Adolph—J M Washburne Co. 1908.
67.61
Wahlen, John—Samuel Wilde's Sons Co. 1908.
41.56
Walsh, William—Butler Bros. 1908....39.00
Zasuly, Mollie & Louis—L Ober. 1907....113.45

CORPORATIONS.

American Surety Co of N Y—M Mackin. 1908.
517.90
Brooklyn Heights R R Co—A P De Leon. 1908.
557.70
Same—L M Moran. 1908....3,671.60
Same—G Tiscione. 1908....2,151.20
Same—A J Oishei. 1908....93.00
Same—R Schneidman. 1908....360.20
Sanitary & Municipal Supply Co—Steete &
Johnson Mfg Co. 1908 .....37.31
Coal & Iron National Bank of the City of N
Y—M N Maloff & Co. 1908....87.70
City of N Y—M Hallheimer. 1908....15,693.81
Temple Construction Co—H L Ketcham. 1908.
69.41
Same—same. 1908 .....39.41
Tonnele Co—E Schneider. 1908....99.86
Twelfth Ward Bank of N Y—C Katz. 1908.91.74
United Market Co, Joseph L Levine & Chas
H Vander Leith—E B Latham & Co. 1908.
420.76
West End Voluntary Mutual Benefit Society—
Shwitzer & Liberman. 1908....59.31
Custer Chemical Co—B Kreizer. 1908....81.07
J E Demar & Co—G T Montgomery et al. 1908
222.65
Hicks Speed Indicator Co—G A Schrock. 1908.
99.26
A William Miles & Co—J Crovil. 1902....274.50
Same—same. 1902 .....200.41

1Vacated by order of Court. 2Satisfied on appeal. 3Released. 4Reversed. 5Satisfied by execution. 6Annulled and void.

MECHANICS' LIENS

Sept. 19.

156—Bryant st, w s, 100 s 172d st, 150x100.
Jacob Lipkin et al agt Davis & Silverman.
8950.00
157—Oliver st, No 41. Max Karp agt Billim
Mares and H Bernstein.....55.00
158—James st, No 67. Same agt same.....55.00
159—61st st, No 210 West. Philip Silver-
man agt John J Bowers, and Greater New
York Builders & Contractors Co.....22.50
Sept. 21.
160—Avenue B, Nos 159 and 161.....
10th st, No 357 East.....
George Dellon agt Samuel Golding...2,540.00
161—230th st, s s, 381 e White Plains road, 25
x100. Dodge & Bliss Co agt Grace E Wil-
liamson and Mississippi Realty & Building
Co .....112.57
162—102d st, No 304 East. Mandel Beker agt
Jennie Bogard.....19.00
163—3d av, Nos 3782. Morris Goldenberg agt
Mary Frank and Greater New York Build-
ers & Contractors Co.....158.00
164—80th st, Nos 505 and 507 East. Rogers
Terra Cotta Co agt Fannie Heilbrunn and
M Perlman .....166.66
165—5th av, No 1368. Solomon Sbar agt
Thomas McMann and Morris Bogdanoff.....50.00
166—Grote st, s e cor Prospect av, 38.6x99.9x
14x94.10. Michael O'Connell agt Anna C
Klemm and Charles Campbell.....610.00
167—132d st, Nos 41 and 43 East. Raphael
Garfein agt Mt Gilead Baptist Church and
Diehl & Cohen .....125.00
Sept. 22.
168—Stanton st, No 10. Benjamin Kaplan
agt Caroline S Wilson and C Wemyss Owens.
62.50
169—Hughes av, Nos 2124 to 2128. Joseph P
Cavanaugh agt John Marx and Magdalena
Marx .....176.90
170—3d st, No 243 East. Michael Shub agt
M Hartung, F Hartung and M Feinberg.....48.00
171—Same property. Max Morris agt same...
60.00
172—241st st, n s, 150 e Katonah av, 125x100.
Giuseppe Tassoni agt Wm H Danby, Lane
Contracting Co and Payson S Lane....49.75
173—Av B, n e cor 10th st, 47.4x93. G H
Gerard Son & Co agt Samuel Golding.....2,550.00
174—47th st, No 80 West.....
6th av, Nos 826 to 830.....
James Lawlor agt Thomas J Goodwin and
Jordan Construction Co.....630.85
175—63d st, No 105 East. Eugene Gluckman
agt Emma B Lyman and Francis Eckmeyer.
265.00
176—9th st, No 426 East. Adolph Guthartz
agt Max Feinberg.....20.25
177—86th st, No 142 West. Christopher Nally
agt Mary G Pinkney and Julia M Curtis.....230.79
178—Suffolk st, No 18. John L Cotter agt
Esther Salzman .....1,126.00
179—Broadway, e s, whole front between 123d
and 124th sts, 201.10x175. Ciro Borelli agt
Jennie Davidson, August Reis, Nicholas Con-
forti and Riston Realty Co.....3,324.50
180—121st st, No 4 West. Empire Floor Tile
Co agt S Niewenhaus and Walter Kortzen...
330.00
181—110th st, No 130 East. William Brew
agt B Fuld and William Algie.....31.50

Sept. 23.

182—Avenue B, Nos 159 and 161.....
10th st, No 357 East.....
Pittsburgh Plate Glass Co agt Samuel Gold-
ing.....362.90
183—Avenue B, n e cor 10th st, 47.4x93. A
Gordon & Bro agt same .....3,388.00
184—Avenue B, Nos 159 and 161.....
10th st, No 357 East.....
Jacob Block agt same .....725.00
185—Vyse av, No 1491. Louis C Rose agt
Hugh McCreery & Walker C Martin...851.70
186—28th st, No 117 West. Griffin Roofing Co
agt John Doe and Eaton & Co.....30.00
187—Avenue B, Nos 159 and 161. Moritz J
Kandel agt Samuel Golding.....410.00
188—Tyndall av, n w cor 261st st, 150x50x irr.
Tyndall av, s w cor 261st st, 161x24x irr.
Gustavus M Roden agt F P & H A Forster,
Briggs & McLoughlin, James H Hooper and
Henry B Bagot .....119.25
189—Matilda st, w s, 125 n 239th st, 45x100.
Mt Vernon Builders Supply Co agt Jacob
Weiss, James Moore and Patterson & Nel-
son .....60.00
190—Mott st, No 185. N Y Trim Co agt John
Doe and Fox Construction Co.....1,381.00
191—61st st, No 110 West. Belden J Rogers
et al agt Anna T Duross and John T Finn
(renewal) .....62.15
192—Broadway, Nos 1874 to 1880. Same agt
Mary E A Wendel, et al and John T Finn
(renewal) .....179.13
193—Tiebout av, w s, 200 s 184th st, 50x100.
Angelo Lucchini agt John J Brown (renewal)
.....210.00
194—3d st, No 243 East. Wm A Thomas Co
agt M & F Hartung and Morris Feinberg.
53.79

Sept. 24.

195—54th st, No 323 East. Candee, Smith &
Howland Co agt Marcus & Sallie Weil and
Rosen Bros .....108.76
196—151st st, No 792 East. Harry Meltzer
agt John Crispens, John Scherer and John
Charles .....250.00
197—2d av, n e cor 103d st, 25.5x75. John H
Gault agt Jack Vigorito.....225.00
198—Courtlandt av, No 828. Peter Broertjes
agt Herman Hinck and Frank Wennemer.
30.00
199—Barrow st, Nos 130 to 142.....
Christopher st, Nos 162 and 164.....
Breen & Rinn agt New York City Ry Co.
(Renewal) .....5,086.00
200—63d st, Nos 207 to 211 West. David
Isseks agt Friedland Realty Co.....198.00

Sept. 25.

201—10th st, No 357 East.....
Av B, Nos 159 and 161.....
Harry W Bell agt Samuel Golding.....320.00
202—Riverside Drive, n e cor 94th st, 76x139.3
x irreg. Robert Rossman Co agt Freedman
& Matz and United Tile & Marble Co..1,295.55
203—Houston st, No 196 East. Joseph Klep-
per agt Klar Bros and Tobias Schwartz.....176.00
204—215th st, s s, 229.6 e Barnes av, 50x97.
Salvatore Fruda agt Dr Domenica Fazio &
Francesco Sorenisi.....168.00
205—118th st, No 156 East. Margulies & Wex-
ler agt Jacob Coffee and Kleindienst & Greiff
.....278.00
206—3d av, No 4430. Morris Marks agt Ber-
liner Bros and John Marx .....95.00
207—54th st, No 323 East. Marx Balik agt
Sallie Weil and Rosen Bros .....250.00
208—215th st, s s, 229.6 e Barnes av, 25x95.
Victor Nelson et al agt Daniel Fazio and F
Schepis & Co and Francesco Schepis...298.80
209—Same property. James J Glynn et al agt
same .....350.00
210—156th st, n s, 200 e Broadway, 275x99.11.
Nathan Reiser et al agt Louis Meryash (re-
newal) .....6,700.00
211—75th st, No 303 West. Kilpatrick Lumber
Co agt Frank Bradley and North River Wood-
working Co.....703.80
212—34th st, Nos 46 and 48 West. Schwartz
& Co agt Edward Margolies .....320.00
213—Broadway, e s, whole front between 123d
and 124th sts, 201.10x157. National Mantel
& Looking Glass Co agt Riston Realty
Co, Jennie Davidson, August Reis and Nich-
olas Conforti .....1,850.00

BUILDING LOAN CONTRACTS.

Sept. 21.

Home st, s s, 91.9 w Prospect av, 40.1x72.3.
James G Wentz loans Francis X Bannion to
erect a 5-sty apartment; 6 payments..\$30,000

Sept. 22.

Bank st, Nos 65 and 67. Samson Lachman
loans Samuel Lipman to erect a 6-sty apart-
ment; — payments .....25,000
236th st, s s, 50 e Oneida av, 25x100. Mary
Patterson loans Cushing Realty Co to erect
a 2-sty dwelling; — payments.....4,000
242d st, n s, 279.10 e White Plains road, 25x
100. John Bussing, Jr, loans Domineck &
Amy V Leggiere to erect a —sty building;
3 payments .....1,600

Sept. 23.

Minford pl, s w cor 172d st, 105x100. Ger-
mania Life Ins Co loans Leo Co to erect
five 4-sty flats; 3 payments .....80,000
160th st, n s, 150.1 w Amsterdam av, 259.11x

99.11. City Mortgage Co loans Cohen Realty
Co to erect six 5-sty flats; 12 payments.
200,000

Sept. 24.

25th st, Nos 336 and 338 West. Myron Sulz-
berger loans Maria Muscato to erect a —
sty building; — payments .....7,000
Courtlandt av, s w cor 151st st, 59.1x100.
Augustus F Holly loans Samuel Williams
and Isaac Haft to erect a 5-sty tenement; 5
payments .....50,000
Amsterdam av, s w cor 111th st, 95.11x125.
Title Guarantee & Trust Co loans Gross &
Herbener to erect a 6-sty apartment; —pay-
ments .....225,000

SATISFIED MECHANICS' LIENS.

Sept. 21.

Essex st, No 108. Morris Rabinowitz agt
Rachel Landesman. (Aug 22, 1908)...\$37.50
Clinton st, No 173. Edward Smolka & Co agt
Etta Warsawski et al. (Aug 10, 1908)...690.88
45th st, No 49 West. A Ciccarone & Co agt
Joseph Kenn et al. (Aug 22, 1908)...4,345.00
Holland av, s w cor 214th st. J Marcus Wood
Working Co agt Rosa Amelio et al. (Aug
29, 1908) .....96.65
Same property. Louis Meyn agt same. (Aug
31, 1908) .....150.00

Sept. 22.

228th st, s s, 400 e 4th av. Thomas B Bowne
& Son Co agt N L Schneider. (July 31,
1907) .....1,475.32
17th st, No 429 East. Harry Applebaum agt
Morris Feldman. (July 15, 1908)...325.00
St Nicholas av, w s, 125 n 141st st. Thomas
J McCahill agt J Romanie Brown et al.
(Dec 19, 1907) .....60.00

Sept. 23.

Claremont av, s w cor 122d st. Bart Dunn
agt Dacorn Realty Co. (July 31, 1908)..491.50

Sept. 24.

116th st, Nos 89 and 91 E. Morris Tolkow
agt Jennie Lyman et al. (March 27, 1908)
.....208.00
87th st, No 206 East. Jacob Levy agt Philip
Menschel. (Dec 3, 1907) .....250.00
43d st, No 512 West. Thomas O'Brien agt
Polstein Realty & Con Co et al. (June 22,
1908) .....80.00
Webster av, s e cor 171st st. Alberene Stone
Co agt Ella Cowman et al. (Sept 8, 1908)
.....146.25
Same property. Same agt same. (Sept 5, 1908)
.....146.25
Central Park West, No 409. T A S Sheridan
agt Nathan Marks et al. (Aug 26, 1908)50.50

Sept. 25.

Broadway, w s, 280 s 228th st. N Y Cornice
& Skylight Works agt Charles Weisbecker
et al. (Aug 7, 1908) .....400.00

ATTACHMENTS.

Sept. 17.

McWhirter Cut Stone Co; Buehler & Lauter;
\$1,260.75; Greene, Hurd & Stowell.

Sept. 18.

Kohn, Max or Louis Wilson ;Annetta Vigo;
\$16,667; H Winter.
C V Korpall & Son; Merten C Robinson et al;
\$900; J S Freedman.

Sept. 21.

Pressed Prism Plate Glass Co; David Shul-
diner; \$1,827.30; Eidlitz & Hulse.

Sept. 22.

Tull, Samuel P; Chas E Eickhoff; \$2,202.56; E
Miehling.

CHATTEL MORTGAGES.

Sept. 18, 19, 21, 22, 23 and 24.

AFFECTING REAL ESTATE.

Barton, T V. 70-2 W 46th..Electric E & M
M Co. Motor and Pump. \$175
Same...same. Elevator. 478
Banford, L. 224 E 97th..A Spiro. Chande-
liers and Globe, &c. 150
Berliner & Greenberg. 156th st near Amster-
dam av..Landau H Co. Radiator. 2,300
Fluri Const Co. 180th st and Broadway..Aben-
droth Bros. Ranges. 1,281
Henig Bros. 214 2d..Baldinger & K Mfg Co.
Chandeliers. 3,250
Irving Judis B & C Co. Amsterdam av and
Cathedral Parkway..A B See E E Co. Ele-
vator. 2,300
Smith, L R. 56 E 116th..S Klutchnick.
Plumbing Fixtures. 300
Trifield, H. 264 Av A..A Spiro. Chandeliers,
Globes, &c. 250
Trifield, H. 27 W 139th..A Spiro. Chande-
liers, Globes, &c. 500



