

**REAL ESTATE BUILDERS**  
**RECORD AND GUIDE**  
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 C. W. SWEET

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THE OBJECTIONS to carrying the roadway of Forty-second street under the roadway of Fifth avenue, which were brought out at the recent public hearing in respect to that project, seem to be insuperable. A change of this kind would cause a serious damage to property owners in Forty-second street as far east as Madison avenue and almost as far west as Sixth avenue, and it would prevent the construction of anything but a very deep subway under Fifth avenue. The advantages to be gained by the improvement are not sufficient to balance the losses, which both public and private interests would suffer. But the rejection of this attempt to solve the problem of traffic congestion at the intersection of Fifth avenue and Forty-second street must not be considered as equivalent to the renunciation of any attempt. The widening of Fifth avenue throughout the whole of its business length will do something to relieve the congestion, on condition that it is accompanied by a similar widening of Forty-second street. Now that the old stoops are disappearing from Forty-second street, as they are from Fifth avenue, the sidewalks are unnecessarily extended, and at least five feet could be transferred to the roadway. Such an increase in the breadth of the two intersecting streets would not, of course, do very much to relieve the congestion, but it would do something. The intersecting streams of traffic would be spread out at their intersection instead of being elongated, and they could consequently pass each other more quickly. In addition, an exhaustive study should be made of the nature of the traffic with a view to ascertaining whether any part of it could be ruled off during the congested hours. Measures of this kind should be sufficient to relieve the congestion for some years; but they will not, of course, permanently remove the difficulty. The congestion has been very acute of late years, largely because of the increase of motor-vehicles; and the use of motor-vehicles is even now only in its early stages. Twenty or even ten years from now the number of such vehicles will have become so numerous that the traffic congestion of the New York streets, instead of being merely distressing as it now is, will become absolutely intolerable. Its ultimate solution, however, will depend upon a comprehensive re-arrangement of the street system of Manhattan, and the specific problem of the existing congestion at the intersection of Forty-second street and Fifth avenue will have to be treated merely as one illustration of a general problem. Its solution will depend, that is, not on a local tunnel, which would interfere with the planning of a comprehensive subway system, but upon the construction of new thoroughfares, which will relieve the congestion by diverting the traffic.

THE Bureau of Municipal Research made recently a strong argument in favor of the immediate increase in the hours of labor in the municipal offices from 4 p. m. to 5 p. m., and the Record and Guide fully agrees that such an increase should eventually be made effective. We believe that the city ought to be extremely liberal with its employees, and that it should in this respect set an example to private employers. But liberality should not be permitted to become laxity. Every able-bodied individual, whether engaged in clerical or manual work, should be able to work at least from 9 to 5, omitting, of course, a suitable interval for lunch. Such a duration of labor is not excessively fatiguing, neither does it deprive an employee of sufficient leisure for other useful occupations and desirable amuse-

ments. On the other hand, a working day which terminates at four o'clock unquestionably encourages an amount of outside occupation, which diverts the mind of the employee during his working-day. There is no good reason, consequently, why the existing hour for closing the municipal offices should be retained, but there are good reasons why the addition of an hour to the day should not be made in an isolated manner. Unless it were brought about as the part of a general reorganization of the conditions of municipal employment it might do more harm than good. There would be no use in compelling employees to remain in their office an hour longer unless some assurance were obtained that the hour would be well spent, and, in case the change were made suddenly and apart from a general reorganization, we doubt whether the extra hour would be worth to the city its increased expenditure for illumination. An employee naturally resents any change for the worse in the conditions of his work—even though such a change is in itself perfectly reasonable; and the municipal employees, in case they were compelled to remain another hour, would take their revenge by making that hour, and in all probability certain other hours, as valueless as possible to their employers. Of course, in case any effective exercise of authority or any thorough system of discipline existed in the city offices, no such shirking would be permitted, but as a matter of fact, effective discipline and authority does not now exist—subordinate officials, unless guilty of flagrant misconduct, are protected from their superiors by the Civil Service Law and frequently by political influence. The conditions of their employment encourages them to perform merely a dead level of routine work—on which there is no incentive to improve and which could drop to a lower level more easily than it could rise to a higher. An increase in the hours of labor, desirable as it is, should, consequently, be postponed until the time comes for some efficient reorganization of the system of municipal employment. The existing system works contrary to the interest of the city without really benefitting its employees. It provides no motive for really energetic and competent work, because such work is not rewarded save in exceptional cases. On the other hand, it equally fails to provide any sufficient penalties for the merely perfunctory fulfillment of routine duties. As soon as a system is substituted that can both regard good service and penalize poor service, a lengthening of the hours of labor to five o'clock should assuredly constitute a part of the new system.

IN a recent letter to the "New York Times," Mr. John Martin has contributed certain facts to the discussion over municipal expenditures that deserve to be considered. He points out, for instance, that from 1899 to 1908 the total amount included in the municipal Budgets as collected from taxation amounted to \$793,729,249, while during the same period the increase in the ground value of New York amounted to \$1,582,422,754. Thus the taxpayers contributed to the city's expenditure only about half the sum which accrued to them because of the growth in population and business, and the completion of public improvements. The Record and Guide has no doubt that the foregoing calculations, although obviously open to certain objections in detail, is essentially correct. The period under consideration was one of almost constant and somewhat exceptional prosperity in New York real estate, during which the average taxpayer has found the value of his property increased much more rapidly than the public burdens placed upon it. But in estimating the bearing of this fact, two supplementary considerations must be kept in mind. In the first place, at the time of consolidation the taxpayers of at least Manhattan submitted to an increase of taxation, which for the time being meant a total loss to them, and which was accompanied by poor renting conditions and worse than stationary values. The increase in rents and values which began in 1901 was in part, at least, merely compensation for previous losses. In the second place, while taxpayers have paid out in taxes only a fraction of what they have received as increased rentals, the bill for the public improvements of the past few years is very far from being paid. Obligations have been contracted, which will necessarily result in a rapidly increasing burden of interest on the city debt; and the very increase of the city in population has created the need for a constant increase in the amount of expenditure, both for ordinary services and improvements. It is the future which is threatening and the reason why the increased tax-bills of the current year have created so much apprehension is the menace that they represent not an isolated fact, but a gathering tendency.

THE protest, which the building interests are making against the proposal to insist on the fireproofing of all commercial buildings more than fifty-nine feet high, should receive careful consideration. As their representatives have pointed out, the bulk of the rough business of the city is carried on in six-story buildings, of non-fireproof construction; and the abolition of this type of building would place before the ordinary builder of this type of structure a disastrous alternative. He would either have to erect a structure only five stories high, and so lose one-sixth of his rentable space, or on the other hand he would be obliged to fireproof his building. But if he fireproofed his building, he would be forced to double its height, in order to get back his increased expenditure on the higher class of construction, and there are many parts of the city in which the demand for space would not justify the erection of eleven-story buildings. The adoption of such a regulation would, consequently, inevitably increase the cost of space in the type of business building most popular, and most subject to competition. The inhabitants of office buildings are in the great majority of cases obliged to do business in Manhattan; and they could afford to pay rents heavier than they do at present rather than move to Newark or Jersey City. The same statement is true of the inhabitants of the ordinary loft building, who consist of manufacturers or commission merchants, and who use their lofts merely for offices and the display of samples. But it is much less true of the mechanical and manufacturing operations which are carried on in the six-story non-fireproof buildings. A small increase in the already heavy rentals which these classes of business are obliged to pay would result in their emigration to New Jersey. The proposed restriction should not be adopted without the gravest consideration. It amounts substantially to discrimination in the favor of better situated property. The owner of a lot near Fifth avenue or Broadway is permitted to erect a building which is most economically advantageous to him; but the owner of a lot near Third avenue or Ninth avenue would be forbidden to erect the type of building most advantageous to him. The worst of it is, moreover, that the chief reason urged in favor of this prohibition is the protection of the buildings erected by the favored property-owners. It is no wonder that the builders and the property-owners of the less favored class are beginning to protest.

## SUBWAY BUILDING AND THE BUDGET

To the Editor of the Record and Guide:

The controversy between Comptroller Metz and the present city administration on the one hand, and Mr. Edgar J. Levey and the taxpayers' associations on the other, concerning the present financial condition of our city, and referred to in the editorial of your paper of last week, is bound to bring great good to our city.

One point, however, does not seem to be emphasized, and yet this, I believe, to be the one thing that all taxpayers are agreed upon, and that is the necessity of a comprehensive system of public improvements having the future of the city in mind.

As I understand it, we do not object so much to the fact that our budget for the coming year is to be one hundred and fifty-six million dollars, as we do that very little, if any, of this one hundred and fifty-six million dollars is to be spent on improvements that will bring a direct return to the treasury of the city.

If at the commencement of the present Administration a subway or subways had been planned for Manhattan Island, with elevated railroad extensions to the outlying sections of Brooklyn and the Bronx, the taxpayers could have looked forward to a splendid return on some of the money invested, not so much the interest that the operating company might pay to the city, but more particularly the tremendous increase in taxable values to result from the increased transit to these outlying sections, which in some places are almost as desolate as the wild woods.

Because the city has failed to do this we find ourselves, as taxpayers, shouldering this enormous outlay for running expenses, while the towns of New Jersey, Long Island and Westchester are getting the benefit of the overflow of population that would under ordinary conditions go to the outlying sections of the Bronx, Brooklyn, Queens and Richmond.

If the old Rapid Transit Commissioners and the City Administrators of their day, instead of giving away the immensely valuable franchise to the McAdoo Tunnel people, to tap the office and business sections of the West Side of Manhattan Island, had provided for a direct West Side subway for Manhattan, with elevated extensions into the Bronx, what a different story there would be to tell at present.

The added burden of thirteen million dollars to our budget

for next year would be as nothing because of the additional income to the city, made possible by such an improvement. If the millions of money expended by the city at the behest of philanthropic societies, in taking blocks of valuable business property for small parks, etc., in the lower section of the city, had been spent on rapid transit, to get the working classes out to the outlying sections, then the old buildings would have been torn down and replaced by loft, manufacturing and office buildings, and the property, instead of being a source of expense to the city, would now be a source of valuable tax income.

We cannot go back and change what has been done, but we can learn from their mistakes. If the present Administration would join forces with the Public Service Commission and lay out a comprehensive scheme for transit into the Bronx, Brooklyn and Queens, and resolve that every dollar possible would be saved to make this plan a success at the earliest possible moment I believe a budget of two hundred and fifty-six million dollars would not be as much of a burden under those conditions as the one hundred and fifty-six million dollars will be at present.

JOSEPH HARRIS JONES  
(Of the North Side Board of Trade.)

## CITY EXPENDITURES AND POPULATION.

MR. EDGAR J. LEVEY ON THE STANDARD TO MEASURE ABILITY TO SUPPORT TAXATION.

To the Editor of the Record and Guide:

Sir—I thank you for your appreciative editorials on my letter to Senator Saxe relative to the dangerous tendency of municipal extravagance. In your issue of November 28, however, there is a criticism which I do not like to let pass unnoticed. Referring to Mr. Lawson Purdy's intelligent letter on this subject in the New York "Times" you say:

"An obvious weakness in Mr. Levey's argument was his assertion that the expenditures of a city should not increase any faster than its population, to which Mr. Purdy was able to retort that there is a world-wide tendency for municipal expenditures to increase at a larger ratio than the population."

Permit me to say, first, that the principle I laid down was made with certain important qualifications and not quite in the bald way in which you state it; and, secondly, that, assuming the entire truth of Mr. Purdy's retort, it would not constitute an answer. There are undoubtedly times when conditions justify a city in increasing its expenditures in a greater ratio than its increase in population. The problems of practical consolidation which followed the legislative creation of Greater New York and which demanded immediate attention for a few years thereafter, gave rise to such conditions. The fluctuations in the purchasing power of gold, referred to by Mr. Purdy, might be similarly regarded. But these are occasional and exceptional conditions, and in themselves do not disprove the general truth of the principle referred to. What I said in my letter to Senator Saxe was this:

"Any municipality which continues indefinitely to increase its expenditures in a greater ratio than its increase in growth, is bound, sooner or later, to become bankrupt. . . . Temporarily, conditions may exist which seem to call for some qualification of this general principle; but in the long run its inherent truth must prevail, and discussion of it, as applied to any particular instance, can turn only on two points: first, in what degree is the increase in expense larger than the increase in growth, and, secondly, for how long a period can the municipality continue such an excessive expenditure."

As my letter was particularly designed to arouse general popular interest, I purposely avoided the technical terminology of economists; but in defending its conclusions from attack on the economic side, it becomes necessary to write with more precision. It is well known that there are two entirely different concepts of the word "city," which are often confused—at times even by writers on economic subjects. It may mean the economic city—i. e., the urban district within whose bounds there are drawn by a social attraction or gravitation large numbers of people having interests in common—or it may mean the municipal corporation, the area of which is arbitrarily defined by legislation. The farther apart these two concepts lie, the farther removed from truth might be the principle we are considering.

Greater New York, as an economic fact, existed long before consolidation; and if, for the sake of better illustration, we imagine the old City of New York as comprising only Manhattan Island, with the Bronx excluded, we should have an instance where the growth in taxable wealth (which is of course the ideal standard by which to measure ability to stand increased taxation) far outran the growth in population. The wholesale and retail business districts, the hotels and the theatres of Manhattan Island obtain much of their value from the population of the neighboring territory. But he would have to be a rash economist who would deny that this and all other land on Manhattan Island derives practically its sole value from the population which is either resident or tributary—or, in other words, the population of the economic city. When, therefore,

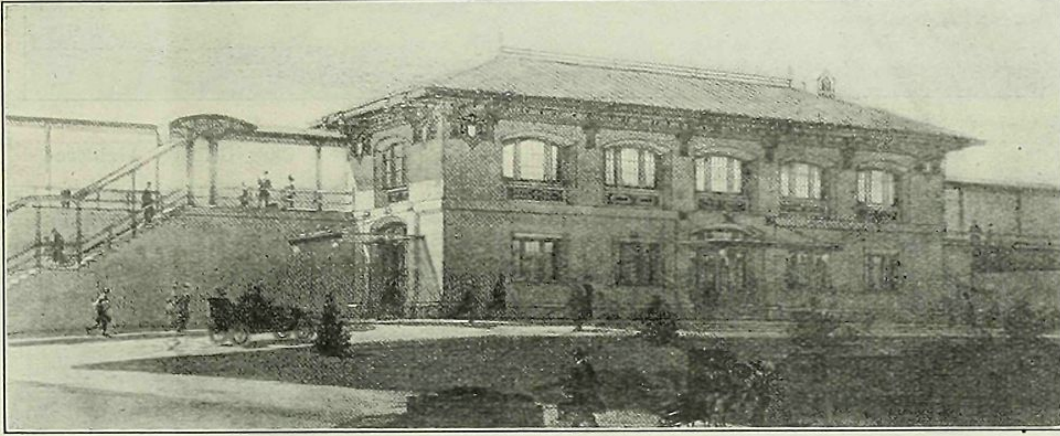
(Continued on page 1078.)

# CONSTRUCTION

## ALONG THE HARLEM RIVER BRANCH.

FROM an episodic little country road, the Harlem River Branch is to be made the sole route of the great New Haven system for freight, and apparently also for passenger service, though this latter purpose is not yet avowed. The work that has been going on for these months, evidently at a cost of millions, though the cost also is not published, will trans-

There were none of the engineering difficulties of a hilly and rocky country to be surmounted here, but the engineers had their own troubles, all the same. These arose from the "drop-sical" or estuarian character of the terrain, traversed and intersected by so many water courses, and requiring not only much bridging, but the provision of suitable foundations for



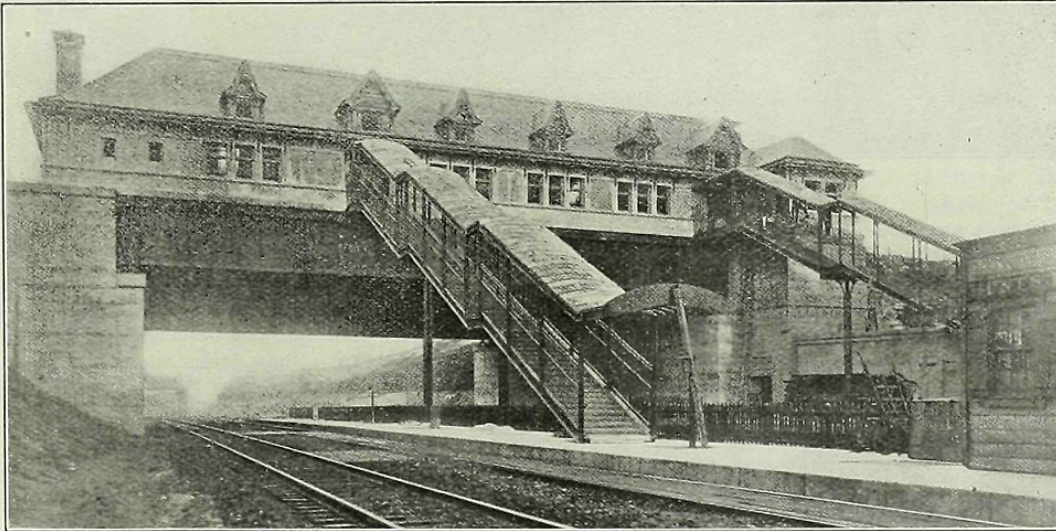
STATION AT PORT MORRIS.

Cass Gilbert, Architect.

form the Branch into a six-tracked railroad, running on its own level all the way, which is to say, obviating all grade crossings, and forming a great trunk line. This is the familiar experience of American roads, beginning with a single track

the "abutments" or retaining walls which shut the right of way from the adjoining country.

The principal examples of architecture which the actual "improvement" offer are the stations, and these are the subject of

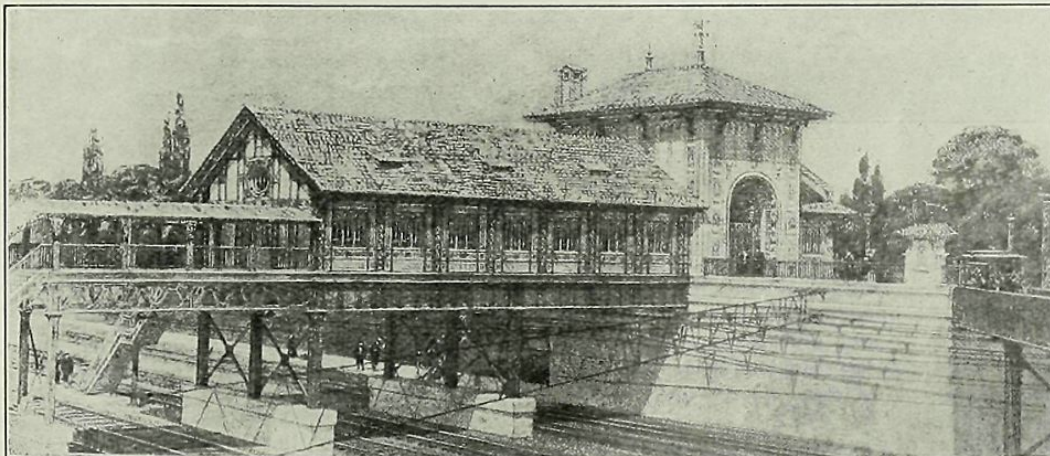


HUNT'S POINT STATION.

Cass Gilbert, Architect.

through the wilderness or the rural solitude, and gradually making betterments as they can be paid for out of earnings, until the road comes up to the standard of the European lines, which were monumentally conceived in the first instance.

an extended notice in the Architectural Record for December. The critic says that no doubt the authorities of the road are fortunate in having secured Mr. Cass Gilbert to do their stations for them. The designer has evidently enough taken the



STATION AT WESTCHESTER AVENUE.

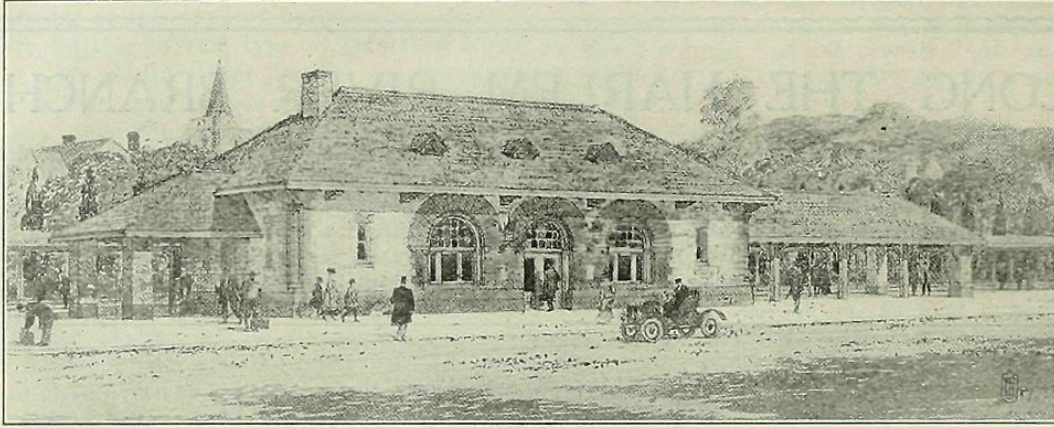
Cass Gilbert, Architect.

The road is through a section that has begun to grow tremendously, that is extremely interesting to builders and investors, and will ere long be densely populated. This rebuilt railroad will more than ever serve the section.

actual requirements as the basis of his designs, and followed them loyally. For most of the stations an identical plan "imposes itself." It is notable that this is the same plan which Richardson found imposed upon himself, when, thirty years

ago, when the demand for artistic railroad stations was much feebler than it is now, and the supply of them correspondingly meagre, he began, on the Boston & Albany and the Old Colony, to make such notable additions to the then short list of them. It is a single room, lighted by a triplet of big openings on each

not possibly equal. I persuade myself that, if the architect had seen it at that stage, he would have cancelled his contract for cement and confined his efforts to making the brickwork presentable. It is the same case as that of that big provisional building in 'Vanderbilt Square,' if that be the name of it,

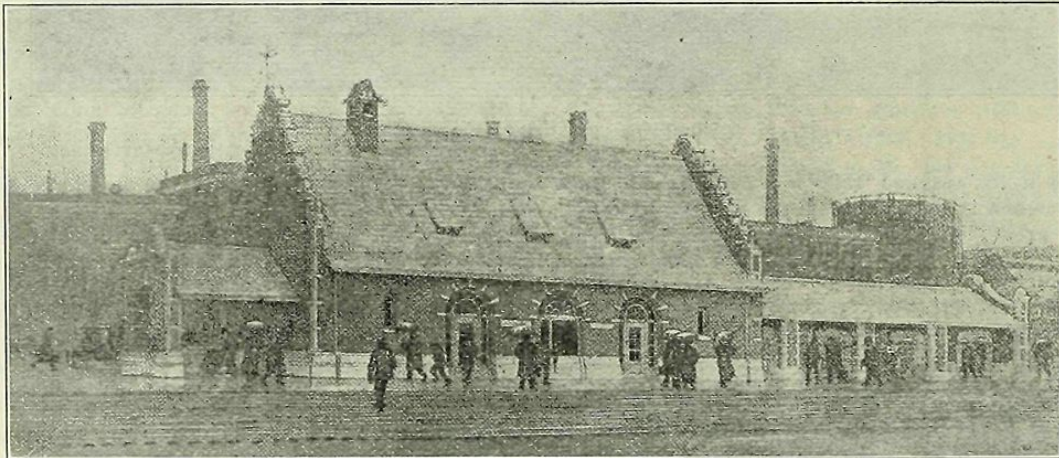


STATION AT WEST FARMS.

Cass Gilbert, Architect.

side, with the simplest and least broken pyramid of roof vigorously and umbrageously projected at the eaves for a shelter to the platform. In the station at West Farms even Richardson's favorite material, the gray rubble wall, with wrought work of dark freestone, reappears, and, with the "eyebrows"

just west of the Grand Central Station. Before the brickwork of the arches and mouldings had been smeared over that building, its rough brickwork, with its huge and powerful recessed openings, had a character and a picturesqueness which it has now utterly lost, and which, left the architect, who insisted on



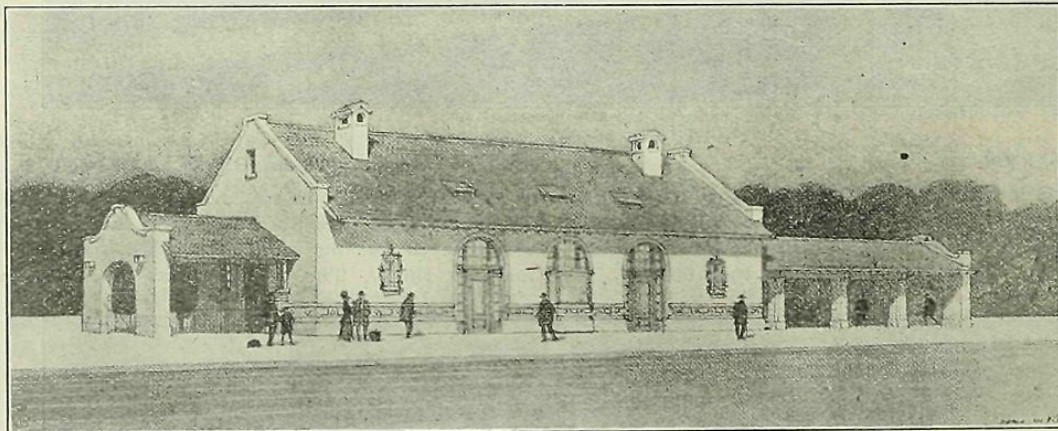
STATION AT VAN NEST.

Cass Gilbert, Architect.

in the roof, might easily make this pass as an example of that master's work. But even a common "pattern" imposed by the conditions of the problem may and must be so varied in the detail as to invest each building constructed according to it with its own interest. Thus the station at Westchester is covered with plaster instead of rubble, with the greater ele-

concealing it, in the paradoxical position of appearing to be the only spectator who was obtuse to the charm of his own work.

"Nobody is going to impute insensibility to Mr. Gilbert. But I do wish he had had the chance of seeing the effect of his brick panels before they were coated. In spite of this detail, and of other shortcomings, if such there be or are to be, the sta-



STATION AT BAYCHESTER.

Cass Gilbert, Architect.

gance of detail invited and enabled by the material; the stations of the Branch are 'great fun.' When they are done they of hipped, while possibly the Dutch name of the latter suggested the Dutch brickwork, the Dutch crowstepping of the gables and the Dutch treatment of detail. All these, it will be agreed, are appropriate, artistic and picturesque.

Referring to the Hunt's Point station, which is destined to be the centre of a most populous section, though as yet but sparsely settled, the architectural critic writes:

"When I first saw the station at Hunt's Point in process of construction, the rough brickwork of the panels was left uncovered, though it was plain, from the exposed ducts of terra cotta that traversed it, that it was meant to be covered. It will never look so well again, the exposed brickwork having a homely and vernacular attractiveness which its envelopes can-

tions of the Branch are "great fun." When they are done they promise to be well worth a leisurely trip up and down the Branch, if it were only for the satisfaction of studying them."

ARCHITECTURAL DELEGATION.—The New York Chapter of the American Institute of Architects will send a delegation to attend the 42d annual convention of that organization to be held at Washington, D. C., December 15 to 17, inclusive. The personnel of the delegation, as announced by D. Everett Ward, secretary of the New York Chapter, is composed of the following named: Wm. Rutherford Mead, Wm. Martin Aiken, John M. Carrere, Arnold W. Brunner, E. L. Tilton, Grosvenor Atterbury, S. B. P. Trowbridge, Harvey Wiley Corbett, C. Grant LaFarge, Benjamin Wistar Morris, H. V. B. Magonigle, Donn Barber, R. H. Hunt, Robert D. Kohn.

# THE ARCHITECT WHAT HE HAS DONE RECENTLY AND WHY HE DID IT.

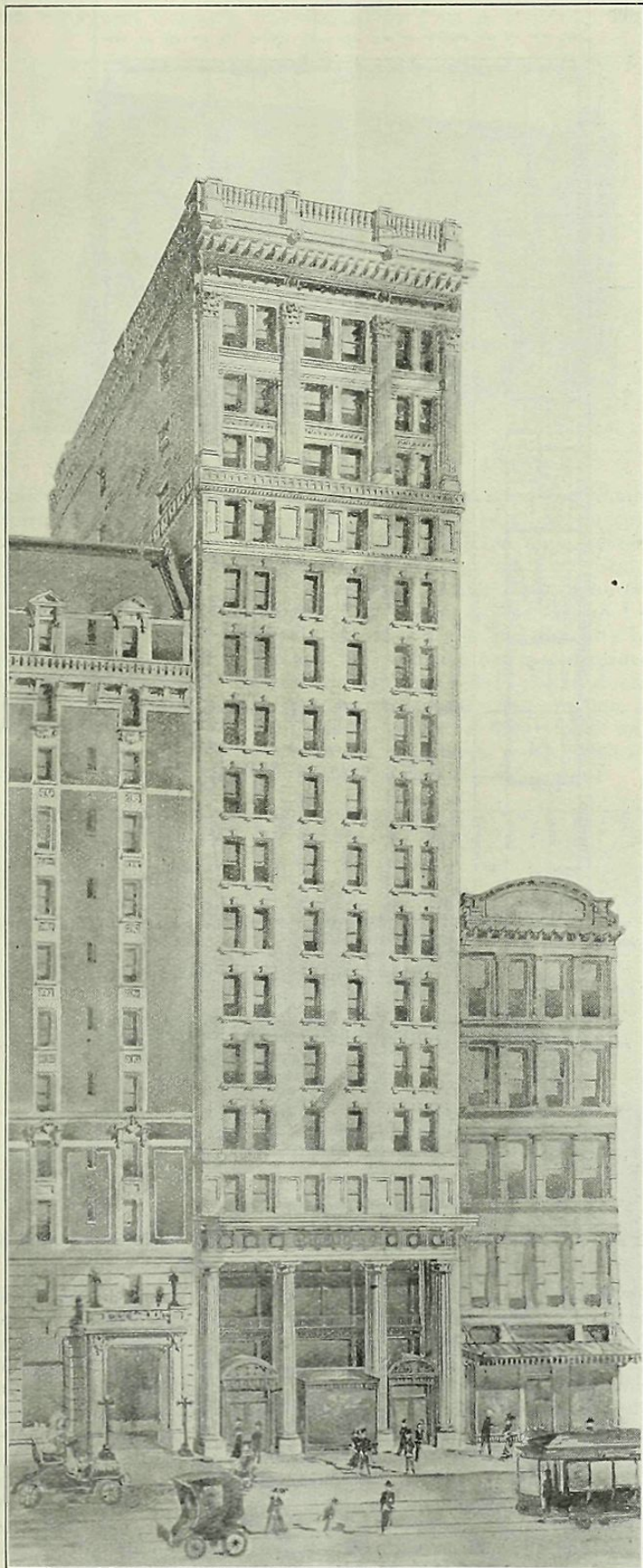
## EIGHTEEN-STORY OFFICE BUILDING FOR BROADWAY.

AMONG the buildings to be finished next spring is the new "Centurian Building," an 18-story office building now in course of erection in the east side of Broadway, between 28th and 29th sts, adjoining the Hotel Breslin, for the Century Holding Company, of which James T. Lee is president and Chas. R. Fleischman, vice-president.

The facade will be constructed of marble, brick and terra

cotta, the lower portion consisting of four free-standing white marble columns, thirty-five feet in height, backed by an ornamental bronze and glass screen. The brickwork will be laid up in Flemish bond of Norman brick, specially made for this job. The terra cotta treatment of the upper stories and face brick will be carried around all four sides of the building. The exterior windows will have bronze frames and sash, and all interior trim will be fireproof of solid mahogany.

The building has been designed for large offices, and the second story is laid out for a bank or similar institution, and will have a wide marble stairway leading up to it from the main hall. The main hall will be two stories in height, decorated in marble, and will have a dome. There will be three electric elevators and an electric power plant. William L. Rouse, 12 West 32d st, is the architect.



THE CENTURIAN BUILDING.

Broadway, south of Hotel Breslin. William L. Rouse, Architect.

## THE INTERNATIONAL COMMISSION ON REINFORCED CONCRETE.

THE International Commission on Reinforced Concrete is in session at Bale, under the chairmanship of Professor Schule, of the Zurich Technical College. The primary objects of the Commission will be to (a) prepare a summary of tests completed in different countries; (b) prepare a summary of the facts definitely established by these tests; (c) prepare a summary of the chief causes of difference of opinion on questions relating to reinforced concrete; and (d) prepare a set of standards for future tests. It is hoped to complete the work under point (a) in time for a report to be presented at the next meeting, which is to be held at Copenhagen in September, 1909, on the occasion of the Congress of the Association of Testing Materials. A sub-committee was appointed to make preliminary studies regarding standardizing the algebraical notations and standardizing the methods of testing, and the sub-committee comprises Messrs. Melan (chairman), Mesnager, Rutgers, Sachs and Schule.

The interest in reinforced concrete having increased in Great Britain since the constitution of the International Commission, it was proposed by Mr. Edwin O. Sachs that the British representation be increased by a representative of the Concrete Institute and a representative of one of the public authorities concerned, and arrangements are being made accordingly.

It is understood that the representation of the United States will also shortly be increased.

## ARCHITECTS AND SCULPTORS TO MEET.

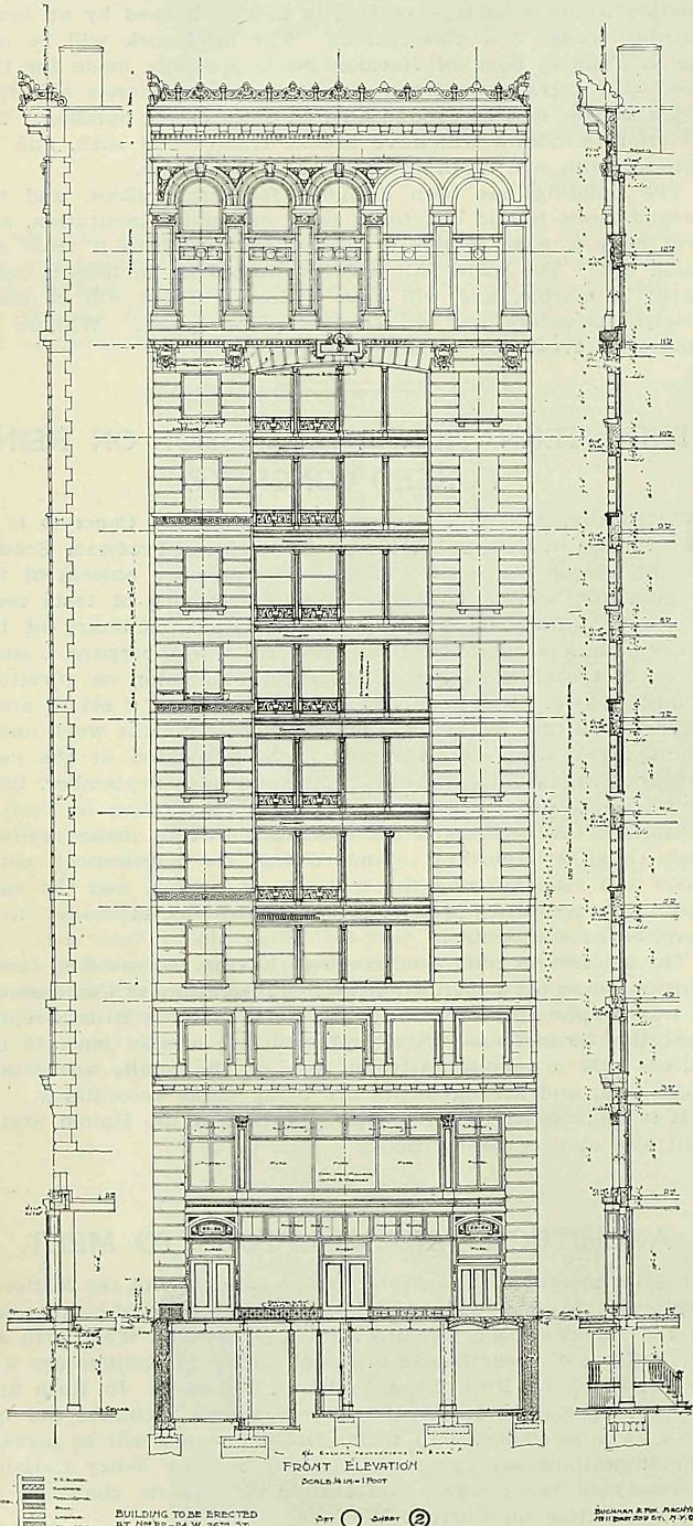
A joint meeting of the Architectural League with the National Sculptural Society will be held Friday evening of next week in the rooms of the Architectural League, 215 West 57th st. The subject of ceramic arts in their relation to architecture will be presented by Prof. Leon Volkmar, Mr. F. G. R. Roth and others. It will be illustrated by examples. Members are invited to bring ladies with them. Refreshments will be served. The invitations are being sent out by Harvey Wiley Corbett, secretary of the League, and Harold A. Caparn, chairman of the Committee on Current Work.

**PUBLIC SCHOOL HEATING.**—Mr. Snyder, the Superintendent of School Buildings in the City of New York, says the schools contain examples of nearly all forms of practice in the installation of heating and ventilating apparatus. Each operating or janitor-engineer must therefore become familiar with his plant, and perhaps receive instruction before he can obtain proper results. He adds: "Many changes take place in the personnel of those charged with the running and adjustment of the heating and ventilating apparatus in our public schools between one heating season and another, due to deaths, resignations, transfers and new appointments. There is therefore apt to be more or less trouble at just this time of the year, investigation of which shows the majority of cases to be due simply to overheating, others to overcrowding, or to changes in the use of rooms, and inefficient service in the operation of the plant."

### LOFT BUILDING TO HAVE REAR OF GLASS.

The windows in the rear of the 12-sty loft building to be erected at 22 and 24 West 26th st will be so large and so close together that between 80 and 90 per cent. of the exterior of that part of the structure will be of glass. As might be divined, the object of the architects, Buchman & Fox, is to provide the tenants with the best natural light possible. Another interesting feature is that the floor panels will be 48 feet by 23 feet, only three columns offering any obstruction on any floor.

The frontage of the lot is 50 feet and the depth 100 feet. The first floor will extend to the building line and the remaining floors will be 50 feet by 88 feet. The clear space provided for in the panels is exceeded in other classes of structures, but is unusually large for a loft building.



FAÇADE OF NOS. 22-24 WEST 26TH STREET.

The facade will be of limestone for the first three stories and the remaining nine will be of light brick, with terra cotta trimmings. The equipment will include three electric elevators, two for passengers and one for freight. The heating plant, which is so frequently installed under the sidewalk now, will be so arranged as to give the maximum light in the basement by means of vaultlights. Excavations will go down to rock.

The owner is Chas. Kaye. The improvement, exclusive of site, will cost between \$200,000 and \$225,000. The general contract has not been awarded.

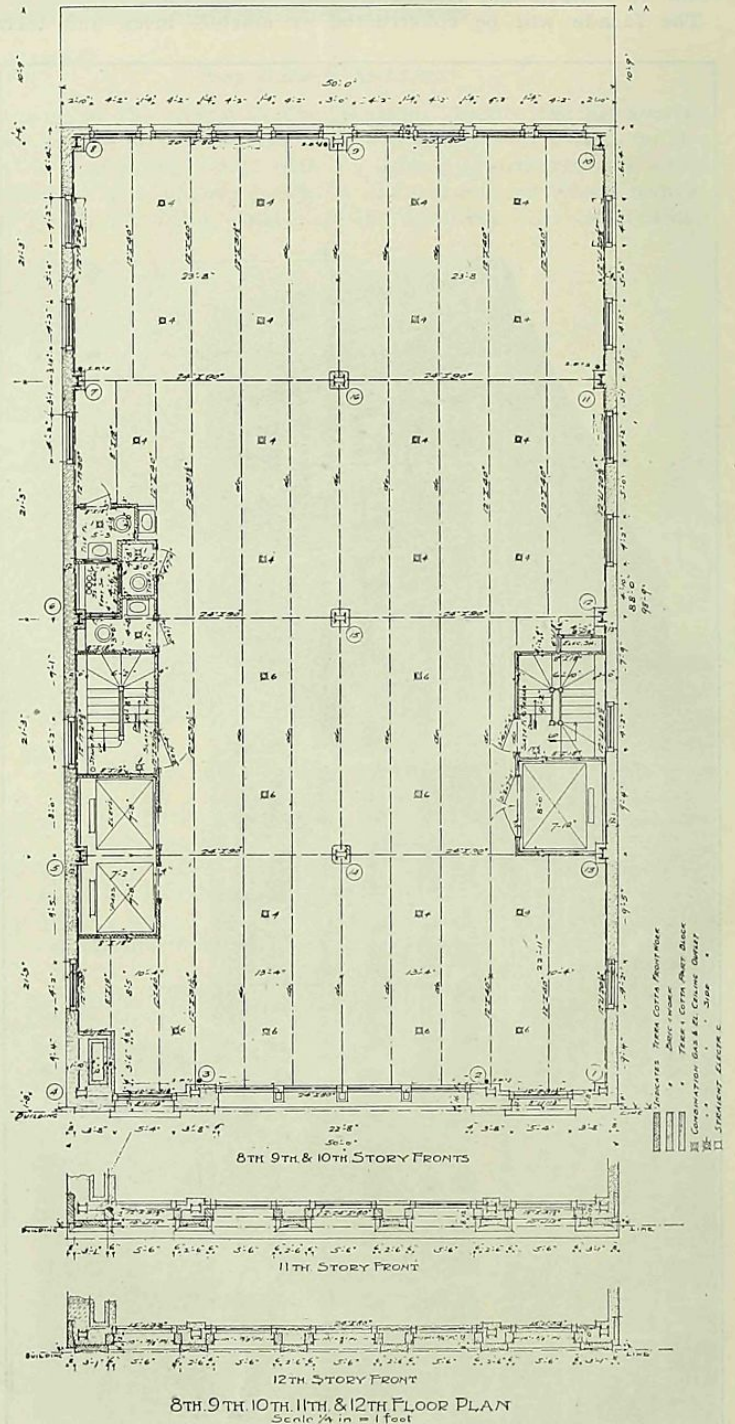
—Railroads have made fortunes. Real estate has made fortunes. These have been the two great fortune makers. There is a greater opportunity for fortune to-day in real estate than in anything else. The "Opportunity Number" of the Record and Guide will be issued December 19.

### ATLANTIC ENTRANCE TO PANAMA CANAL.

#### PROGRESS OF THE WORK FROM GATUN TO LIMON BAY.

From the veranda of the Atlantic Division office building at Gatun one can look down the line on which the ships will sail to the Gatun Locks from Limon Bay and can get an idea of what the canal in this section will look like when completed. Where the line pierces the Mindi hills the cut has been completed to sea level, and the steam shovels are carrying the work below the level of the nearby water. Only a mile from where this cut is being made the Atlantic dredging fleet is carrying its channel into the land, the ladder and dipper dredges working near the shore, while the sea-going suction dredge Ancon is making a deep water channel out to the point where the bay merges into the sea.

From the appearance of the land bordering Limon Bay it might be inferred that the channel of the canal lies through a swamp. The dredges have found it quite otherwise, for they are working in earth which, although only a few feet above mean sea-level, is very firm. Underneath this earth at varying depths is a bed of blue rock, coming close to the surface in



TYPICAL FLOOR PLAN, SHOWING THE LARGE PANELS. Nos. 22-24 West 26th Street.

several places and in others lying ten feet or more below. The method of working in this material is to blast it with dynamite and then take it out by ladder and dipper dredge. A battery of nine Star drills precedes the dredges, keeping far enough in advance not to retard the work. The bottom of the canal from the bay to Gatun Locks is to be 41 feet below sea-level, and, as the surface of the ground is from one to five feet above sea-level, the holes for the dynamite are from 45 to 50 feet deep. They are sunk at 15-foot intervals in the form known by powder men as "staggered," and are not "sprung" before the charge of dynamite is put in. At present 60 per cent. dynamite is being used and the charge varies according to the depth of the hole in rock, the object being to shatter the rock. There were some doubts as to whether the rock could be broken into pieces small enough for the dredges to handle, but so far this method has proved entirely successful.

# RECENT ACHIEVEMENTS OF THE BUILDER.

## TRANSFORMING A BUSY CORNER.

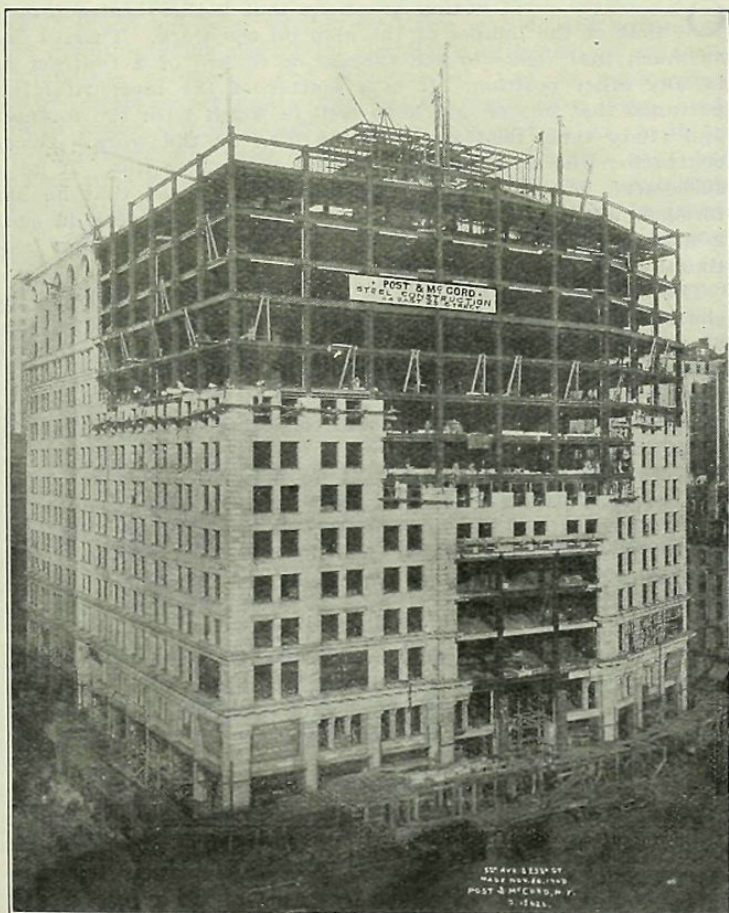
THE rapidity of the transformation of the northwest corner of Broadway and 23d st from a 6-sty hotel into a 14-sty office building of the latest type, has been watched with interest not only by those engaged in construction work but also by the public generally. As the site is in the heart of one of the busiest sections in New York, the layman has had an opportunity to see what can be accomplished nowadays when a builder is working against time.

Only last May the Broadway front of the old Fifth Avenue Hotel appeared as indicated in one of the accompanying illustrations. About two months later, or July 1, the erecting of the structural ironwork was started by Post & McCord. This



BROADWAY AND 23D ST. LAST MAY 1.

concern completed its contract this week, finishing the framework of the pent house to be located on the roof, and is now removing the rigging. In just four months 8,700 tons of steel were put in place. The tiers of floors went up as if by magic. The contract called for the completion of the work done by Post & McCord on December 1. If delays caused by an injunction during the excavating operations and the difficulty of securing certain material during the summer had not retarded the setting of the girders and beams, this sub-contract would have been executed more than a week ago. The erection of the section facing on Broadway, requiring 3,900 tons, was accomplished in about two months. This work was carried on in conjunction with that on the 24th st and 23d st sections.



BROADWAY AND 23D ST. TO-DAY.

The second illustration shows the Fifth Avenue Building practically as it appears to-day. It is to be ready for occupancy May 1, 1909, just one year after the demolition of the old hotel started. The general contractor is the Hedden Construction Co. and the architects are Maynicke & Franke.

The time set for completion is indicated in a large electric sign, which is reproduced in the photograph. It can be seen for some distance at night and is a novel method of advertising during construction.

## ELEVEN MONTHS OF MANHATTAN BUILDING.

A statistical report of building operations from the Manhattan Bureau of Buildings, Edward S. Murphy, Superintendent, covers the period of eleven months of the present year, as well as the month of November. Comparisons are made with the corresponding periods of last year. The figures were compiled by James W. Spencer, the statistician of the department. They represent the department's revised figures of the number of buildings planned and their estimated cost. The principal statistics for eleven months follow:

There were 34 dwellings planned to cost a total of \$1,318,000, against 64 last year, estimated to cost \$2,597,000; 190 tenements, estimated to cost \$23,057,500, in 1908, to compare with 304, estimated to cost \$26,633,500, in 1907; seven hotels planned this year, costing \$3,595,000, against four last year, to cost \$972,000; 129 stores, costing \$8,381,600, in 1908, against 117, costing \$10,422,700, in 1907.

Office buildings planned have totaled 44 this year, with an estimated cost of \$34,950,050, to compare with 59 for the same period last year, and an estimated cost of \$20,991,500; factories and workshops, 18, at a cost of \$921,800, in 1907, to compare with a like number (18), costing \$1,340,000, in 1908; public buildings, 13, to cost \$1,471,000, in 1907, to compare with 15, to cost \$1,783,000, in 1908; stables and garages 28 to cost \$1,260,150, in the year 1907, against 53, to cost \$2,295,700 in 1908.

The total of new buildings and alterations in Manhattan for the eleven months of this year was \$87,834,092, to compare with \$89,101,279, in 1907.

### QUEENS.

Superintendent Burger, Superintendent of Buildings in Queens Borough, has made a tabulation of the permits issued by his department for new buildings and alterations for the months of September and October. The results show more in these two months than in any other months during the year. The totals as given out by Chief Burger are:

#### NEW BUILDINGS.

Number.	Month.	Value.
462	October	\$1,468,680
423	September	1,928,842

#### ALTERATIONS.

September	\$115,000
October	117,000

During the last week thirty permits were issued. In the number of special importance are eight brick tenements to be erected in the Ridgewood section by George V. Mathews, at a cost of \$64,000, and a 3-sty building for the use of the American Collegiate Institute at Arverne to cost \$50,000.



SAMUEL B. DONNELLY.

Until recently Secretary of the General Arbitration Board of the Building Trades. Appointed Public Printer by President Roosevelt.

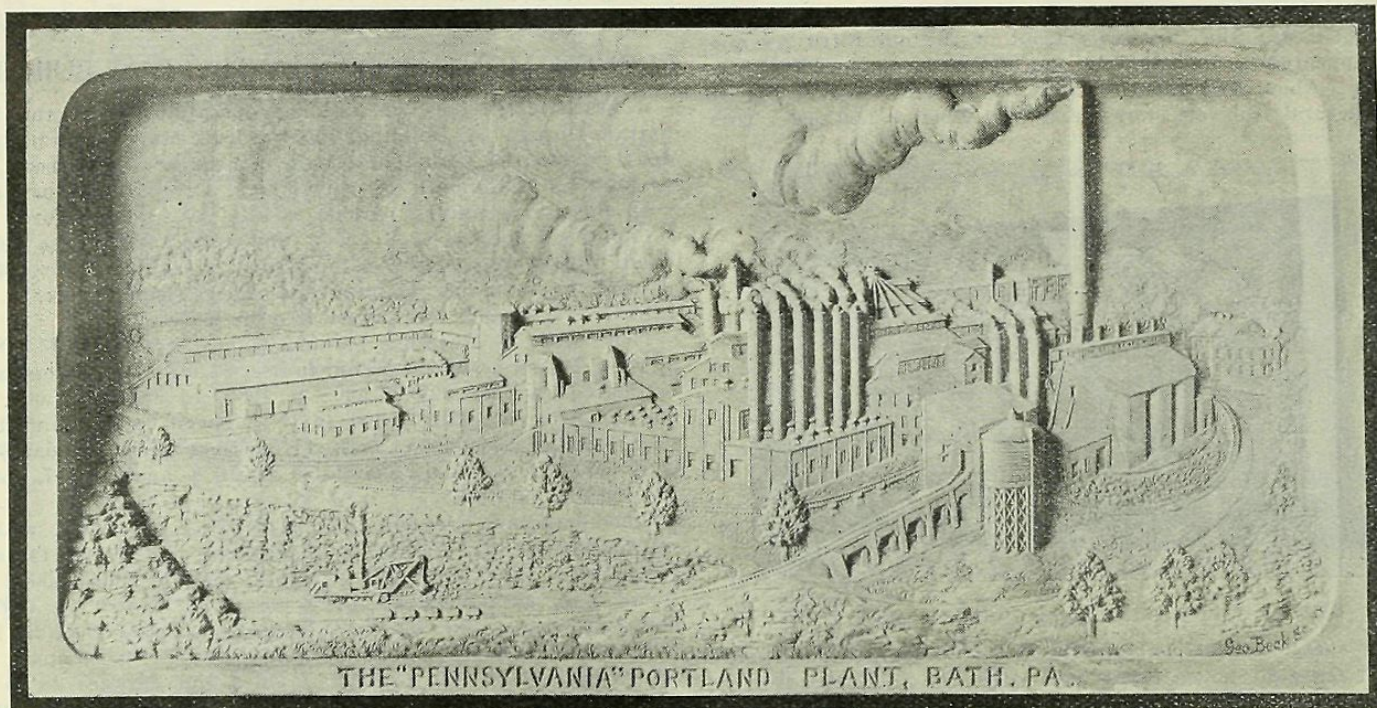
### BAS RELIEF OF A CEMENT PLANT.

A remarkable example of what can be accomplished with concrete in an artistic way is the bas relief of the plant of the Pennsylvania Portland Cement Company, a reproduction of a photograph of which is given on this page. It is the handiwork of George Beck, who is responsible for many of the exquisite features to be seen in the cement exhibits at the rooms of the Concrete Association on the eleventh floor of the Brunswick Building. The group of buildings is not the product of a fertile imagination, but the result of personal inspection of the plant at Bath, Pa., by Mr. Beck. How realistic this concrete miniature appears is well indicated by the smoke rolling away from the stacks, the natural shadows, and the fine details disclosed upon close observation. The bas relief, which has just been cast from a plaster of Paris model, is at the office of the company, 26 Cortlandt st.

The quarry, where a face of 400 square feet is blown down at one time, is in the foreground. The steam shovel and the

Locomotives," by C. J. Mellin; "Liquid Tachometers," by Amasa Trowbridge; "Training Workmen," by H. L. Gantt; "Salt Manufacture," by George B. Willcox; "Industrial Photography," by S. Ashton Hand; "Reminiscences of a Gas Designer," by L. H. Nash; "Possibilities of the Gasolene Turbine," by Prof. F. C. Wagner; "Physical Properties of Carbonic Acid and the Conditions of its Economic Storage for Transportation," by Prof. R. T. Stewart; "The Slipping Point of Rolled Boiler Tube Joints," by Prof. O. P. Hood and Prof. G. L. Christensen; "Tests on Friction Clutches for Power Transmission," by Prof. Richard G. Dukes; "An Averaging Instrument for Polar Diagrams," by Prof. W. F. Durand. Several of the lectures were illustrated with lantern slides.

The annual election of officers resulted as follows: president, Jesse M. Smith; vice-presidents, Geo. M. Bond, R. C. Carpenter, F. M. Whyte; managers, H. L. Gantt, I. E. Moulthrop and W. J. Sando; treasurer, Wm. H. Wiley. There are six vice-presidents, all of whom serve two years. The three whose term will expire next year are L. P. Breckenridge, Fred. J. Miller and



THE "PENNSYLVANIA" PORTLAND PLANT, BATH, PA.

incline railroad up which the car proceeds with its load for a No. 9 crusher are outlined very clearly. Immediately to the rear are smaller crushers, then the dryers surmounted by the three low stacks, and the stone bins with a capacity of 6,000 tons. The raw mill to which the material is sent from the stone bins adjoins the crushing plant to the left in the foreground. The next structure in order is the kiln, in the centre of the group. Then comes the finishing mill, which is the building to the left, in front of the 425-foot stock house at the rear. The plant covers between 300 and 400 acres.

### MEETING OF MECHANICAL ENGINEERS.

One of the most interesting features of the 29th annual meeting of the American Society of Mechanical Engineers, which was held this week in the Engineering Societies Building, 29 West 39th st., was discussion of aeronautics by officers of the United States Army. Last Wednesday morning Maj. Geo. O. Squier, of the Signal Corps, presented for the first time this subject before a national engineering society in America. The same evening Lieut. Frank P. Lahm, also of the Signal Corps, delivered an illustrated lecture on aeronautics. Lieut. Lahm made ascensions with Orville Wright at Fort Myer, Va.

The attendance this year was large, the members and friends aggregating over 1,200. The convention opened Tuesday morning with an address by President M. L. Holman, of St. Louis, on "The Conservation Idea as Applied to the American Society of Mechanical Engineers." This was followed by the conferring of honorary membership on Prof. John A. Brashear, who delivered a lecture on "Photography of the Stars." After the business meeting Wednesday morning, Maj. Squier delivered his address on aeronautics. At the same session Morris Llewellyn Cooke read a paper on "The Engineer and the People." Other papers read during the convention were as follows:

"A Method of Obtaining Ratios of Specific Heat Vapors," by A. R. Dodge; "The Total Heat of Saturated Steam," by Dr. H. N. Davis; "Fuel Economy Tests at a Large Oil Burning Electric Plant," by C. R. Weymouth; "Unnecessary Losses in Firing Fuel," by C. R. Weymouth; "Efficiency Tests of Milling Machines and Milling Cutters," by A. L. DeLeeuw; "Development of the High Speed Milling Cutter," by Wilfred Lewis and W. H. Taylor; "Metal Cutting Tools Without Clearance," by James Hartness; "Interchangeable Involute Gear Tooth Systems," by Ralph E. Flanders; "Spur Gearing on Heavy Railway Motor Equipments," by Norman Litchfield; "Articulated Compound

Arthur West. There are nine managers who serve three years. The remaining six who continue to serve are G. M. Basford, A. J. Caldwell, A. L. Riker, W. L. Abbott, Alex. C. Humphreys and Henry G. Stott. Social entertainments and excursions were held for both the members and ladies. The convention was regarded by many as the most successful ever held.

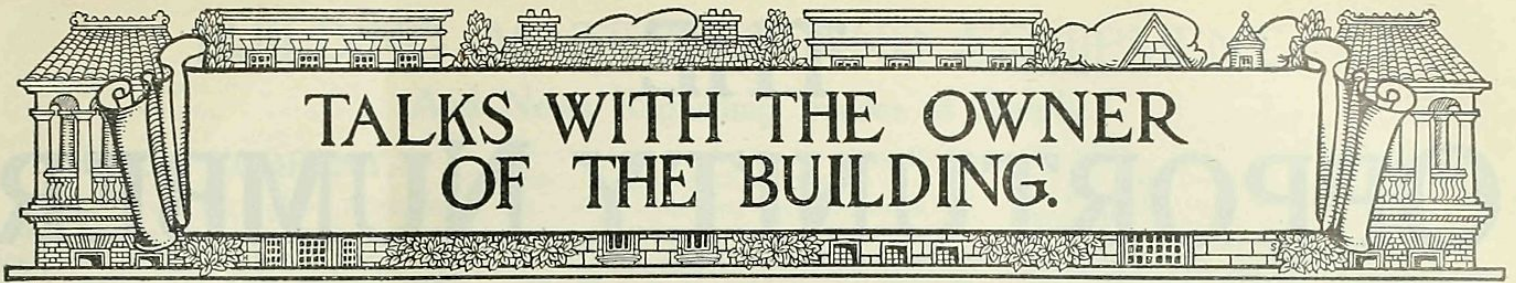
### THE FOREMAN AND THE MEN.

ONE of the most vexing questions that bother contractors is that of the temper of the men on the work. Therein lies as much that tends to the success or failure of a contract as in any other position. It is a matter of the most vital importance that one should keep well in touch with the foremen and study their relations with the men on the work. Every contractor who does a large business recognizes this. If he is successful, it can generally be taken for granted that he has foremen who know how to treat the men on the work in such a manner as to retain their loyalty and to make them continually contented with their conditions.

The foreman who succeeds is one who makes a study of the characters of the working men. He will find, perhaps, first of all, if he is of an inquiring turn of mind, that the thing a man resents more than anything else is to be shouted at. If a man is doing his work well there is no necessity to shout at him. If he is not doing it well, shouting will aggravate or make him nervous, and the result will be the opposite of the one desired. A quiet word will do more to affect a change for the better than a loud sermon. No one cares to have his fellows learn of his shortcomings, and a workman will naturally resent the shouting out of his mistakes. A foreman who makes a point of talking quietly on all occasions will find himself in most instances growing rapidly in favor with his men.

The feelings of a workman should never be overlooked. "Feelings are very important things in this world," said a boss one time. "Feelings make revolutions when they get excited enough. The man who can get good work out of a large body of men is the man who can keep them feeling good." Contractors who have made a success of their business will realize the truth of these remarks. Others perhaps may find in them the reason for some of their trouble in the past. Every contractor should make a point of keeping in touch with the relations which exist between his foremen and the working gangs. —Stone Trades Journal.





## TALKS WITH THE OWNER OF THE BUILDING.

### CLEANING PROBLEMS.

By JOHN S. THURMAN.\*

THE problem of keeping clean is almost as paramount as that of keeping alive, in fact, the two are directly related and the former regulates to a great extent the latter, but as much money has been spent effecting cleanliness as has been expended for food and warmth. Does it not seem incredible then, that some people who have been satisfied with nothing short of modern plumbing, lighting, heating and ventilating, have continued to allow in their twentieth century buildings and homes, the use of an appliance that is practically the same as that used before the Pyramids were built, namely the broom.

In the old inefficient house-cleaning, we have all experienced the inconvenience of the use of what might be called the "dusty" methods of cleaning with a broom, in company with its cousins, the feather duster, dust cloth, dust pan, carpet sweeper, rug-beater, etc. This family of dust-spreaders has been the cause of the so-called joys of cleaning, and we have all patiently submitted to being made martyrs to this dusty method of keeping our buildings and homes partly clean.

The majority of janitors and housewives realize only too keenly that the drudgery of keeping their buildings or houses clean would be tremendously lessened if the cleaning problems that so constantly occur, could be lightened in some way. Already cleaning with brooms, etc., and the many types of dust spreaders is decidedly out of date, we therefore come naturally to the consideration of the modern methods of cleaning, namely, the Vacuum System.

The beginning of the new century and the first convention of this character seems to be a peculiarly fitting time to tell of its achievements, for in no branch of the engineering profession or building management is there anything receiving more attention than the Air or Vacuum System of cleaning, or arousing more interest than its many marvelous applications. Its possibilities are almost unlimited and are often underestimated by those who advocate its use. I have data at the present time of sufficient interest and authority to warrant me in saying that the application of a mechanical cleaning system in buildings is

#### SECOND ONLY TO STEAM OR ELECTRICITY

and wherever steam has gone to create power in buildings a Compressed Air or Vacuum Cleaning System will follow. The cost of installation and maintenance and its great simplicity gives air-cleaning claims to distinction.

Air or vacuum cleaning is a most fascinating subject about which much has been written by those who do not understand the scientific principles of its simplicity of operation so easily understood, controlled and manipulated, and in consequence many crude experiments and installations have been made which ended unsatisfactorily. Those who have stuck to it are to be praised for their perseverance, and although they had a long time to wait from the architects for proper recognition, which is now so cheerfully accorded, they are to be congratulated for the present promise of gratifying and enduring success.

This Convention is meeting in a hotel that has the distinction of being the first building in the City of Chicago that used a mechanical or vacuum cleaning outfit; to be more exact, the second building in the world that had ever used one. At that time a cleaning apparatus other than a broom or carpet sweeper was unheard of, and the writer with the first machine ever invented to clean carpets, rugs and the like, shipped by express to Milwaukee a one-operator capacity, electrical compressed air and vacuum machine, to a hotel owned by Frank J. Matchettes (now vice-president of an air cleaning company) which was the first demonstration made in this country or Europe; from Milwaukee it was sent to the Auditorium Hotel, Chicago, then to Cincinnati, Columbus and other cities. Although it was in its infancy, it attracted widespread attention, and nothing but favorable comment was made. It was not the intention to then take orders for the machines, but to feel the public pulse in reference to its merits. It was several months after this before a factory was erected to commercially manufacture these machines.

The modern vacuum dustless method of cleaning is accomplished by suction produced from suitable, automatic machinery in the basement, through dust collection tanks connected

\*President of the General Compressed Air and Vacuum Cleaning Co., St. Louis, Mo. Read before the National Convention of Building Managers, at Chicago.

to a vertical pipe riser to which a rubber hose is connected which is attached to the carpet cleaning sweeper or other cleaning tools held in the hands of the up-to-date janitor and without removing any carpets, rugs, furniture, draperies, pictures, etc., from the rooms, they are thoroughly cleaned and renovated. The saving in time in large office buildings is enormous and the wear and tear on tenants and the furnishings is reduced to a minimum. No power is being used while the janitor is changing tools or going from room to room, the power being automatically shut off.

It is needless for me to say that you spend an enormous amount of money each year fighting the accumulated dust in your buildings. Your janitor can collect only about 25 per cent. of the dust, which means 75 per cent. is free to go wherever it will, in the air, on furniture, walls, ceilings, radiators and in the ventilating ducts, where it is scattered to all parts of the building. It can be easily shown that these dust particles might be likened to a million knife blades, for we have determined the fact that a great percentage of the wear and tear on floors, carpets, rugs, furniture, etc., is caused by the actual cutting of these dust particles of the fibres of the goods.

In the case of wood and tile floors, it is, as you know, customary to use sawdust, but it requires considerable judgment to use the right amount of moisture. If the sawdust is too wet or too dry, the results are most unsatisfactory, while with vacuum all the dust is conveyed to the basement, making the operation dustless.

Tenants of buildings often wonder why it is that the interior decorations become darkened so soon after the decorator leaves. If they would take a china plate and place it in the room after the janitor has swept, they would be amazed to find the amount and kind of dust that will settle on this plate. If the same test is tried after the vacuum sweeper is applied, practically no dust could be found on the plate. It is this accumulation of dust that goes into decorations, and entirely destroys their colorings and appearance.

The old style methods take a long time to accomplish results and at a considerable cost, while by the vacuum method a great saving can be effected in the janitor service and the renting to tenants, etc. It is a well-known fact from actual experience that buildings equipped with a Vacuum Cleaning System experience but little difficulty in the renting of their rooms, while those without the system have considerable trouble in securing tenants.

#### THE CLEANING OF MARBLE AND TILE FLOORS

in large buildings by vacuum is a pronounced success. There are several methods, all somewhat similar, to successfully accomplish this result. One of them is to spray the soapy concoction on the floor by compressed air, from a tank located in the basement, using a separate riser  $\frac{3}{4}$  in. in diameter. Attached to the vacuum pipe line or riser, the ordinary dust hose used, is connected to specially designed vacuum scrubbing brushes, which are passed over the marble floors, thus removing all of the dirt, dust and dirty liquids, and conveys them into the wet tank in the basement, from which it is discharged into the sewer.

Another method is a small, portable truck, rubber-tired, on which is mounted two steel tanks, one containing the soapy concoction, and the other the vacuum tank, in which the dirty water is collected. From the soap tank a  $\frac{1}{2}$ -in. line of hose is run to spray the floors with the liquid by vacuum, and from the vacuum tank a 1-in. line of hose is run, attached to which is the scrubbing device, the vacuum collecting all of the dirty water removed from the floors, leaving the floors perfectly dry and clean. The vacuum tank is connected to the main riser of the building, from which it obtains the exhaust to produce the vacuum. In the latter system no compressed air is used, it being strictly vacuum for scrubbing.

Another system of cleaning the floors by vacuum is by means of a steam jet or compressed air jet, no tanks being used in the basement. The jet that produces the vacuum discharges the dirt and water directly into the sewer, using only one riser.

#### WHAT THEY COST.

The cost of complete vacuum cleaning systems, exclusive of the pipe line and installation is about as follows:

One operator capacity with 5 horse-power motor, about.....	\$650
Two operator capacity with 5 horse-power motor, about.....	1,000
Three operator capacity with 7½ horse-power motor, about...	1,400
Four operator capacity with 10 horse-power motor, about....	1,700

The two-inch pipe line, which is the average size, costs to install from 75 cents to \$1.00 per foot. Freight, the cost of the foundation and of the machinery erection must be added.

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11 to 15 East Twenty-fourth Street, New York

# BUILDING MATERIAL AND EQUIPMENT.

## And News Regarding Source of Supply

### PRICES CURRENT.

BRICK.—Prices for Hudson River common hards are firmer on the basis of the quotations made last week. Six dollars per thousand has been obtained more easily, and, in fact, most sales have been made at that figure, and a few at a shilling higher. At this writing it looks as if a further advance is imminent. The demand steadily enlarged during the first four days of the week, and the material was going directly into use.

Cold weather set on on Tuesday night, after a long season of etherial mildness. It is average weather that we have been getting, according to the records of the government for many years; and if the whole winter is to be of the same piece there won't be much grumbling from the brick builders, for the average winter for a generation past has not been at all severe.

The Connecticut brick manufacturers expect to be able to ship material into the Bronx next year. Advices from New Britain, Conn., state that local manufacturers were asking, some days ago, \$5.25@5.50 per M. at the works. In New Hampshire and some of the other New England States a good deal of municipal building is going on.

A Chicago correspondent writes that the current year has been a satisfactory one for brick manufacturers in that district, and that the coming year promises to be the best in the history of Chicago. Architects expect to be busy all winter, and contractors say they will not have much time to lose.

BRICK.	Cargo Lot, Per M.	Lot, Per M.
Hudson River, Common.....	\$5.75@	\$6.00
Hudson River, Light Hard.....	4.00	4.50
Hudson River, Pale.....	.....	.....
New Jersey, Hard.....	5.50	.....
Croton Point—Brown, f. o. b.....	12.50	.....
Croton Point—Dark and red.....	12.50	.....
Fronts:		
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
Enameled:		
English size.....	70.00	75.00
American size.....	60.00	65.00
Seconds, etc.....	40.00	45.00

CEMENT.—A good run of cement has been going into consumption, considering the season. Prices are more firmly held than a little while ago, and in some few instances slight advances have been made over former quotations. Our quotation of \$1.48, in cargo lots to dealers, within lighterage limits, represents the market for standard product very fairly.

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.)  
Manufacturers' Quotations:

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.....	1.50	.....
Atlantic.....	1.48	.....
Dyckerhoff (German) Portland.....	2.45	.....
Alsen (German) Portland.....	2.35	.....

IRON, STEEL, ETC.—The iron market is disposed to be quiet, after a month of fine activity. A good run of small orders continues, but the large manufacturers have pretty well covered themselves for the winter.

November was an excellent month for structural steel, as orders for more than 100,000 tons of fabricated material were

placed. Last week the American Bridge Company booked 28,000 tons.

Locally, structural steel business has had another quiet week. The Cambria Steel Company has received an order for 1,100 tons, to be used in the construction of a cement mill at Alsen, N. Y. Five hundred tons for the Hudson County highway bridge over the Hackensack River have been ordered from the American Bridge Company.

For the eleven months of this year, the business in structural steel has amounted to 200,000 tons less than in the corresponding period last year, but the record of the last three months of the current year has gone beyond the mark of the corresponding period of 1907. Steel manufacturers expect lower import duties in certain lines, but actual changes are far in the future, and prices, in the face of the rising demand, cannot possibly go lower.

In the line of galvanized sheets, the volume of business is well maintained. The filing of plans for big buildings, while it means more sheets for ventilation work, does not call for a heavy tonnage. It rather is an indication of a broadening market for all kinds of sheets. Trade in terne plates is seasonably quiet. Less activity is noted in sheet copper; still, conditions are steady and prices firm on the 19c. basis.

Nearly all the hardware lines related to house building report good buying, not enough to keep every factory on full time, but many of them, and conditions are fast getting back to normal. Manufacturers of builders' hardware are particularly busy. Dealers are making up assortments with freedom, after letting stocks run down for a period.

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:

Northern:		
No. 1 x Jersey City.....	\$17.50@	\$17.75
No. 2 Foundry x Jersey City.....	17.00	17.50
No. 2 Plain.....	16.00	16.50
Southern:		
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.  
Mill prices, f. o. b. dock, N. Y.  
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).  
ROUND AND SQUARE IRON.  
1 to 1½, base price..... @ \$1.80  
¼ to ¾ in..... 1-10c. extra  
1 to 1½ base price (nominal)..... @ \$1.80

FLAT IRON.  
1½ to 4 in. x ½ to 1 in., base price..... 1.80  
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..... 3.30 .....

SOFT STEEL SHEETS.  
¼ and heavier..... 2.55  
3-16..... 2.65  
No. 8..... 2.65  
Blue Annealed:  
No. 8..... 2.50 .....

(One Pass R.G. cleaned—Cold Rolled. American.)  
No. 16..... \$2.90 \$3.30  
No. 18..... 2.95 3.40  
No. 20..... .....

RUSSIA, PLANISHED, ETC.  
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

SOLDERS. Case. Open.  
Half and Half..... @ 21½  
No. 1..... 18 18½

SPELTER.  
Ton lots..... 5¾ 6

TERNE PLATES.  
N. B.—The following prices are for 1C 20x28, 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
Ton lots.....	4% 5
Less.....	5 5%

ZINC.  
Sheet, cask lots..... per lb. 7½  
Sheet..... per lb. 8

The quotations given in this list are the wholesale prices to the retail trade on well manufactured and graded stock, according to the inspection rules at present obtaining. It is not practicable to give a line of retail quotations thoroughly reliable, because terms of sale and other factors influence prices.

LUMBER.—The wholesale lumber market continues to manifest a bullish feeling, though the actual result of the general revival of business to the local planing mills and retail yards is only beginning to be felt. Prices are steady for the time being on the new levels, but it is believed that the whole list will resume the upward movement. Spruce, North Carolina pine and yellow pine occupy strong positions. Hemlock and cypress are steadily gaining, but the demand for them is yet under the normal. Local dealers do not expect a really lifting tide of business before the turn of the year.

SPRUCE.  
2 inch cargoes..... \$20.00@ \$23.00  
6 to 9 inch cargoes..... 20.00 23.00  
10 to 12 inch cargoes..... 23.00 25.00

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, \$20.00 per M.

PINE, YELLOW—Long Leaf.  
By Sill.  
Building orders, 12-in. & under... \$25.00@ \$27.00  
Building orders, 14-in. and up... 29.00 31.00  
Yard orders, ordinary assort..... 21.00 .....

By Steam, add \$1.00 to \$1.50.

LONG LEAF YELLOW PINE FLOORING.  
"A" Heart face rift, D. & M., 13-16" x 2½ counted 1 x 3..... \$54.00@ \$56.00  
"B" Heart rift, D. & M., 13-16" x 2½, counted 1 x 3..... 48.00 50.00  
"C" Heart rift, D. & M., 13-16" x 2½, counted 1 x 3..... 32.00 34.00  
"A" Rift, D. & M., 13-16, counted 1 x 3..... 43.00 44.00  
"B" Rift, D. & M., 13-16, counted 1 x 3..... 39.00 41.00  
"C" Rift, D. & M., 13-16, counted 1 x 3..... 28.00 29.00  
"A" Flat, D. & M., 13-16, counted 1 x 3..... 29.00 31.00  
"B" Flat, D. & M., 13-16, counted 1 x 3..... 28.00 30.00  
No. 1 Com., D. & M., 13-16, counted 1 x 3..... 22.00 23.00  
No. 2, Com., D. & M., 13-16 counted 1 x 3..... 15.50 16.50  
"A" Heart Rift, 13-16 x 3¼, counted 1 x 4..... 51.00 53.00  
"B" Heart Rift, 13-16 x 3¼, counted 1 x 4..... 45.00 47.00  
"C" Heart Rift, 13-16 x 3¼, counted 1 x 4..... .....

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, 1sts..... 58.50 63.50  
Cutting up, 5-4, 6-4, 8-4, 2ds..... 46.50 52.50  
No. 2 Dressing Boards, 1 x 12 in. 44.00  
No. 1 barn boards, 8-in..... 36.00 37.50  
10-in..... 39.50  
12-in..... 46.00 49.50

No. 2 barn boards, 8-in.	34.00	35.00
10-in.	36.00	37.00
12-in.	38.00	42.50
No. 3 barn boards, 8-in.		30.50
10-in.	32.00	32.50
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	30.00
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	28.00
Plain Oak	
4 in. 1sts and 2ds	\$48.00@50.00
5-4, 6-4 and 8-4 in. 1sts and 2ds	49.00 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

**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 38.00
White Birch, Common	24.00 26.00
Cedar	36.00 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	45.00 47.00

**PREVAILING PRICES ON ROUGH NORTH CAROLINA PINE.**

F. O. B. Car or Vessel at Norfolk, Va. (Official list.)

	No. 1.	No. 2.	No. 3.	Box.
4-4 Edge, under 12 ins.	\$25.50	\$23.00	\$18.00	\$13.00
4-4 Wide Edge, over				
12 inches	39.50	32.50		
4-4 x 4 and 5 inches	27.50	24.50	16.50	
4-4 x 6 inches	29.50	25.50	17.50	13.50
4-4 x 8 inches	31.50	26.50	18.00	14.00
4-4 x 10 inches	32.50	27.50	18.50	15.00
4-4 x 12 inches	36.50	29.50	19.50	16.50
5-4 Edge, under 12 ins.	28.50	25.50	17.50	14.00
5-4 Wide Edge, over				
12 inches	40.50	33.50		
5-4 x 10 inches	34.50	29.50	19.50	16.00
5-4 x 12 inches	39.50	33.50	21.50	17.00
6-4 Edge	31.50	28.50	19.50	14.50
6-4 x 10 inches	35.50	30.50	20.50	16.00
6-4 x 12 inches	40.50	34.50	22.50	17.00
8-4 Edge	32.50	29.50	20.50	14.50
8-4 x 10 inches	36.50	31.50	21.50	16.00
8-4 x 12 inches	41.50	35.50	23.50	17.00

Red Heart Edge	\$9.50
Mill Culls, Edge	9.50
Red Heart and Mill Culls, 8 inches	11.50
Red Heart and Mill Culls, 10 inches	12.50
Red Heart and Mill Culls, 12 inches	13.50
Bark Strips, Nos. 1 and 2	18.50
Bark Strips, Box	9.00
Laths	2.50

**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
Extra Clears	3.90

**STONE.**—The following bids were received by the superintendent of construction, new National Museum building, Washington, D. C., for marble wainscoting, tiling of lavatories, stairways, etc., in the new National Museum: Davis Marble Co., New York City, \$41,700; Battersen & Eisele, New York City, \$51,930; the A. Klaber & Son Co., New York City, \$52,648; Wm. Bradley & Son, New York City, \$38,123; Vermont Marble Co., Proctor, Vt., \$36,320, \$36,720 and \$37,870.

Bids have also gone in for the addition and alterations to the United States Naval Hospital at Philadelphia. In the estimates of the chief of the United States Bureau of Yards and Docks for the coming year is one for \$300,000 with which to continue the work on the granite and concrete drydock at the Brooklyn Navy Yard.

Granite for the Bronx Court House job is being cut now at Bucks Harbor, Me., by W. Cardo & Sons. Reports from granite centers speak of busy times in some places, and the opposite condition

in a corresponding number of other places. Some firms have all they can put tools to, and some have nothing at all. Bethel, Bangor, Concord, Hartford, Hardwick, Milford, N. H.; Melrose, Northfield, Westerly and Worcester send good-times reports.

**STONE.**—Wholesale rates, delivered at New York.

Nova Scotia in rough, per cu. ft.	\$0.90@
Ohio freestone	.85
Minnesota freestone	.75
Longmeadow freestone	.85
Brownstone, Portland, Conn.	.75
Scotch redstone	1.05
Lake Superior redstone	1.10
Granite, Maine	.45
Granite, grey	.50
Granite, black	.75
Granite, Milford pink	1.00
Granite, Picton Island red	1.00
Granite, Picton Island, pink	1.00
Limestone, buff and blue	.80
Kentucky limestone	.90
Caen	1.25
Portage or Warsaw stone	.90
Vermont white building marble	1.00
South Dover building marble	1.25
Bennington building marble	1.25
Georgia building marble	1.40
Tennessee marble	2.35
Wyoming bluestone	.80
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

**Dullness in British Building Lines.**

London.—That building in the British Isles is suffering from the severest and most protracted fit of depression it has ever known is only too evident. The question is, are matters improving, or are we to reach even lower depths? Here, of course, there is ample room for divergency of opinion, and accordingly the optimist and the pessimist are expressing the opposing views appropriate and natural to their respective temperaments. A cheery optimist, writing in the Daily Chronicle of recent date has no hesitation in prophesying increased activity in the near future. Indeed, he already discerns an upward movement. "As one who knows the building trades," he writes, "I believe that the worst has been seen, and that things are on the mend." He then quotes the Board of Trade returns for October as showing that in London there was an increase of 8 per cent. in skilled tradesmen employed, and of 11 per cent. in the number of laborers compared with September, and that there is actually an increase of 14 per cent. in the number of laborers compared with a year ago.

Improved methods of transit, he points out, have also given the painters and house repairers a great deal of work. When lack of travel facilities confined people to certain areas, the landlords were in many cases indifferent to the claims of paint, whitewash and repointing. Now that the electric tram and tube have given the people a wider range of choice of houses, the landlords, in order to retain their departing tenants, are cleaning, painting and smartening up, and the effect is to give more employment than otherwise would have been available. Our optimist further writes that a great deal of reservoir, tramway and engineering work, sanctioned in the past three years of Parliament, is reaching the stage at which, now that bricks and cement and iron and steel are cheap, it will be undertaken. All over the country, the method of adapting public work to seasonal decline of general and private trade will, he declares, so far as building is concerned, go a long way to tide the laborers in that trade over the winter.

Against this determined optimism the London Builders' Journal sets some grim facts of the opposite character. Reports that have been forwarded from the secretaries of master builders' associations in every part of the country contain many references to the state of trade in given

districts, and the record of depression is unrelieved by a single gleam of hopefulness with regard to the immediate future. Most towns seem to be overbuilt; and the high rate of interest on money—which for many months was only procurable at from five to seven per cent.—had no doubt the effect of postponing a great deal of speculative building, which, now that the bank-rate shows signs of remaining normal, may be expected to recommence in those districts—if there remain any—where small buildings are still wanted.

**Annual Meeting of Cement Products Exhibition Company.**

At the annual meeting of the stockholders of the Cement Products Exhibition Co. in the Commercial Bank Building, Chicago, the following officers and directors were elected: E. M. Hagar, president; Norman D. Fraser, vice-president; C. A. Whyland, secretary-treasurer; executive committee: B. F. Affleck, chairman; William Dickinson, J. U. C. McDaniel; directors: Edward M. Hagar, president Universal Portland Cement Co.; Norman D. Fraser, president Chicago Portland Cement Co.; A. St. John Newberry, president Sandusky Portland Cement Co.; William Dickinson, sales manager Marquette Cement Mfg. Co.; D. McCool, president Newaygo Portland Cement Co.; E. W. Shirk, president United States Cement Co.; B. F. Affleck, general sales agent Universal Portland Cement Co.; J. U. C. McDaniel, sales manager Chicago Portland Cement Co.; C. H. Wood, sales manager Wolverine Portland Cement Co.

C. A. Whyland, of the Elk Cement & Lime Co., succeeded Mr. Wood as a director and J. U. C. McDaniel was elected his successor as secretary-treasurer. Mr. Wood resigned from office on account of an intended absence. He contemplates taking an extended trip abroad during the coming year. The time set for the annual meeting was changed from November to the second Tuesday in May.

**Record Lumber Cut.**

Statistics for the lumber cut of United States in 1907 just issued by the Department of Commerce and Labor show the largest production ever recorded in the United States—40,256,154,000 feet—having a value of \$666,641,367 at the place of production. In addition there were produced 3,663,602,000 lath, having a value of \$10,342,705, and 11,824,475,000 shingles, having a value of \$30,111,337, which bring the total reported value of the lumber, lath and shingle production in 1907 up to \$707,095,409. If it were possible to secure absolutely complete statistics of the production of lumber, lath and shingles, it is probable that the total value of the output in 1907 would have approached \$750,000,000, a much larger figure than that indicated for any previous year.

The year 1907 was an abnormal one in the lumber industry. During the early part of the year many mills in the yellow pine belt cut heavily because at that time conditions seemed to justify such operations. Later, when the financial disturbance came, they closed down, either partially or wholly; but in many cases this reduction was not sufficient to counterbalance the increased output earlier in the season, so that the total reported cut for the year was greater than that for 1906.

**Porcelain Brick for the New Senate Building.**

The United Porcelain Faced Brick Co., of Newark, has been awarded the contract for supplying the brick for some of the interior of the new Senate building at Washington. The material is known as the Haakon brick, and was invented by William P. Meeker, C. E.

## BUILDING OPERATIONS.

### Equitable Building Plans in Hands of Contractors.

BROADWAY.—It became known to the Record and Guide on Thursday that plans for the Equitable Building were actually in the hands of New York contractors for estimates. The question as to the height of the building seems to have been in a measure settled, as the plans that are now being figured upon are substantially the same as filed with the Bureau of Buildings some months ago. Thus, notwithstanding rumors to the contrary, the proposed building still remains 62 stories in height in the plans and covers the whole block bounded by Broadway, Nassau, Cedar and Pine sts. It is understood that two, and only two, of the largest contractors in the city are estimating on the plans. We are not able to learn definitely whether the bid that is to be submitted is to be in the nature of a preliminary estimate or a basis for the final award of the contract. It is further understood that these estimates are to be submitted early next week, and it is expected that these figures will be considered at the next meeting of the board of directors, which will be on December 17. The plans were filed in the Building Department under date of June 30, 1908. The cost was given as \$10,000,000. D. H. Burnham & Company, of Chicago, Ill., are the architects.

### A Church for Riverside Drive.

RIVERSIDE DRIVE.—As a further illustration of the northward progress of the church movement, it is to be noted that a church of Christ Scientist is soon to be erected somewhere on Riverside Drive. It is to accommodate the overflow from the present edifice located at West 96th st and Central Park West. Preliminary discussion regarding the building and other matters took place at a meeting held on Monday last, but further action was postponed until this coming Monday. From the general interest manifested, and from what could be learned from outside concerns, it would appear that the church will rival the present First Church, if not actually surpass it, and it is suggested in some quarters that it is the intention of those in charge to make this even finer than the mother church in Boston.

### November Building.

The number of new buildings for which plans were filed in the Boroughs of Manhattan, Bronx and Brooklyn, respectively, during the month of November, 1908, totals 880 structures, to cost \$15,571,313. The number of new buildings for which plans were filed in Manhattan totaled 55, amounting in cost to \$6,251,180; and for the corresponding month of 1907, 40, costing \$3,083,240, an increase of \$3,167,940 for 1908. The number of alterations in Manhattan for the month totaled 189, amounting in cost to \$454,244, against 230, costing \$614,050, in November, 1907. In the Bronx, plans for new buildings totaled 200, costing \$4,418,925. In Brooklyn, new buildings totaled 625, of an estimated cost of \$4,901,208.

### Charles Scribner to Build in 66th Street.

66TH ST.—Architect Ernest Flagg, 35 Wall st, has been commissioned to design plans and specifications for a handsome new residence for Charles Scribner, of Charles Scribner's Sons, 153 5th ave, to be erected at No. 9 East 66th st. The construction will be fireproof, probably six stories in height. At the office of the architect, on Wednesday, it was learned that no definite plans have yet been worked out. No figures have been

submitted. Mr. Flagg designed the Scribner Building, in 5th av, and the new 14-sty Scribner printing and publishing house in the north side of 43d st, 150 ft. west of 8th av, being Nos. 311 to 319.

### Theatre for the Bronx.

149TH ST.—Percy G. Williams, the well-known theatrical manager, has purchased, through the American Real Estate Co., a plot of ground 100x175 ft. at the corner of 149th st and Melrose av, Bronx. Mr. Williams proposes to begin the erection in the early spring of a handsome theatre upon this site, to be known as the Bronx Theatre, and to be devoted to high-class vaudeville. The decorations will be a special feature and it will have a seating capacity of 1,800. It will be open to theatre-goers on Dec. 1, 1909. No contracts have yet been awarded.

### Plans for Sixth Avenue Theatre.

6TH AV.—Architect George Keister, 12 West 31st st, has completed scale drawings for the new playhouse to be erected by the J. E. Olson Realty Company, of No. 39 West 25th st, at the southeast corner of 6th av and 53d st, at a cost of approximately \$200,000. The building is to cover a plot measuring 64.2x70 ft., of best fireproof construction. The facade will be of light brick, concrete and terra cotta, and the heating will be by low-pressure steam. Four old buildings on the site will be torn down. No building contracts have yet been signed.

### Bids for Walkkill Pressure Tunnel.

On Tuesday, December 1, bids were opened by the Board of Water Supply (John A. Bense, president) for the construction of the Walkkill pressure tunnel, an important section of the contemplated water-supply system from the Catskill Mountains to New York City. The lowest bid received was from the firm of Booth & Flinn, of Manhattan, who bid for the entire work the sum of \$3,365,467. Fourteen bids in all were received, four each for separate contracts and six for the whole work.

### Cathedral Parkway Improvement.

CATHEDRAL PARKWAY.—Plans are being completed for the two 12-sty elevator apartment houses which the Carlyle Realty Company, 198 Broadway, is to erect on the north side of Cathedral Parkway, 125 ft. west of Amsterdam av, to cost together in the neighborhood of \$1,000,000. The dimensions of each building is 108.3x81 ft. The architects are Schwartz & Gross, No. 347 5th av. There will be four family apartments on each floor. No contract has yet been given out, but it is probable that the project will be pushed rapidly.

### St. Luke's Hospital to Be Enlarged.

MORNINGSIDE AV.—Architect Ernest Flagg, 35 Wall st, has been engaged to prepare plans and specifications for a new 10-sty addition to St. Luke's Hospital at Morningside av and 113th st. Mr. Flagg will issue all contracts, none of which has yet been awarded. The facades will likely be of marble and granite, light pressed brick and ornamental terra cotta, and in style will be in keeping with the present hospital buildings, the plans of which were also prepared by Mr. Flagg.

### New Residence in East 58th Street.

58TH ST.—Architects Buchman & Fox, No. 11 East 59th st, have been selected to prepare plans for a new residence at No. 58 East 66th st for Mr. Arthur

Sachs, address to be given later. The construction is to be of brick and limestone, 20x85 ft., and it is probable that the architects will have their designs completed within two or three weeks.

### Ten-Story Building for Brooklyn.

BROOKLYN.—Architect Wm. Higginson, 21 Park Row, Manhattan, has completed plans for a new 10-sty building, to be erected in Brooklyn, at Plymouth and Jay sts, covering the entire block. Arbuckle Bros. are the owners. It is not expected, however, that construction will start before spring. Mr. Higginson has entire charge of the operation.

### Elevator Apartment for 112th Street.

112TH ST.—Schwartz & Gross, architects, No. 347 5th av, are making plans for a new 8-sty apartment house, 100x100 ft., to cover the north side of 112th st, 225 ft. east of Broadway, for Karpes & Whitner. The owners will have charge of construction, and the architects will have plans ready in about three weeks.

### Apartments, Flats and Tenements.

3D AV.—The 3-sty tenement No. 2256 3d av, owned by the Reformed Dutch Church, 182 East 122d st, will be improved from plans by L. A. Sheinart, 1496 Bryant av.

GOERCK ST.—Bernstein & Bernstein, 24 East 23d st, have prepared plans for \$10,000 worth of alterations to the two 4-sty tenements Nos. 145-147 Goreck st for H. B. Senft, 330 Stanton st.

119TH ST.—Moore & Landsiedel, 3d av and 148th st, Bronx, have completed plans for interior changes to the 5-sty tenement Nos. 306-308 East 119th st, owned by Isaac Brown, 1356 Teller av.

CLAY AV.—Albert J. Schwarzer, 1340 Brook av, architect and builder, has completed plans for seven 5-sty brick tenements, each 40.3x68, to be erected on the east side of Clay av, 276 ft. north of 168th st, Bronx.

BROADWAY.—Neville & Bagge, 217 West 125th st, are preparing plans for a 6-sty apartment house, to be erected at 140th st and Broadway, for C. M. Silverman & Son, of 3492 Broadway. Brick and terra cotta, semi-fireproof.

147TH ST.—Architect B. W. Levitan, 20 West 31st st, is preparing plans for a 6-sty high-class flat building, 100x84.11, for the Scheer, Ginsberg Realty Co., 198 Broadway, to be erected in the north side of 147th st, 125 ft. east of Broadway, to cost \$100,000.

NEW HAVEN, CONN.—Henry C. Bretzfelder and Harry W. Asher, of New Haven, have purchased property at Chapel and York sts, New Haven, and contemplate the erection of an entirely new business block on the site. No plans have yet been prepared.

RIDGEWOOD HEIGHTS, L. I.—Plans have been prepared for eighteen brick stores and tenements, 25x75 ft. and 27x68 ft., to be built by August M. Matthews in the north side of Gates av, 25 ft. west of Grandview av, Ridgewood Heights, at an estimated cost of \$162,800.

BROADWAY.—The Zenzendal Realty Co., 135 Broadway, will erect at the northeast corner of Broadway and 135th st a high-class 6-sty apartment house, 99.11x110, to cost about \$130,000. Messrs. Townsend, Steidle & Haskell, Marbridge Building, Broadway and 34th st, are the architects.

BRONX.—Edward J. Byrne, No. 3029 3d av, is preparing plans for two 4-sty flat houses, to be erected at the north-west corner of Fairmount pl and Clinton av, Bronx. Size, 37.6x74 ft. the inside house, and the corner 25x90. Two fami-

lies on each floor. Cost, \$60,000. Henry S. Gamp is the owner.

**ST. NICHOLAS AV.**—John E. Schar-smith, Madison av, has completed plans for the two 6-sty high-class apartment houses, 96.7x53.9 and 96.7x128.3 ft., which Jacob Herb, 198 Broadway, is about to erect at St. Nicholas av, southwest corner 164th st, and St. Nicholas av, the northwest corner of 163d st, costing about \$260,000.

**BRONX.**—Edward J. Byrne, No. 3029 3d av, is preparing plans for four 4-sty apartment houses, to be erected at the northwest corner of Minford pl and 172d st, Bronx. Size, 33x56 ft, for the three inside houses, and the corner 34x60 ft. Two families on each floor. Cost, about \$85,000. The Moorehead Realty & Construction Co. is the owner.

**NEWARK, N. J.**—Architect Hyman Rosensohn, 747 Brad st Newark, is working on plans for a 4-sty 4-family apartment house of brick construction, to be erected at Summer av, Summer pl and May st, Newark. The first story will be of limestone, bay windows will be copper as well as the cornices. The structure will be heated by steam and lighted by electricity. The estimated cost is \$75,000. Milton Lowy will be the owner.

#### Churches.

**DANBURY, CONN.**—Work on the new building for the A. M. E. Zion Church, at the corner of Rowan st and 2d av, is making fairly good progress. The frame of the building is up and enclosed. Rev. A. J. Tolbert is pastor.

**GREENWICH, CONN.**—Hoggson Bros., 7 East 44th st, Manhattan, contractors and designers, are taking estimates from contractors for the erection of Christ Episcopal Church, at Greenwich, Conn. W. E. Dominick, 3 West 29th st, Manhattan, is the architect. Building will measure 90x150, 1½-stys.

**AUBURN, N. Y.**—A new orthodox Greek Church will be organized in Auburn by the so-called "Humetsky" faction of the Greek Church. It is said that a handsome new structure will be erected on a lot in the vicinity of the Church of St. Peter and St. Paul. It will be under supervision of Archbishop Platon, of Manhattan.

**EAST ORANGE, N. J.**—Initial steps are being taken by the Elmwood Presbyterian Church, East Orange, Rev. Charles B. Bullard, pastor, toward the erection of a new edifice. The Christian Endeavor Society has pledged a fund. Tentative plans will be submitted to the board after Jan. 1. The present building is located at the southwest corner of Elmwood av and West st, and it is proposed to erect the new edifice just west and adjoining the present building.

**BRIDGEPORT, CONN.**—The trustees of the People's Presbyterian Church have opened bids for the construction of the new church on Laurel, near Park av. The mason contract was awarded to William Martin, and the carpenter contract to the W. S. Hurlburt Building Co., of Bridgeport. Work will be begun at once, and it is hoped to have the edifice ready by June 1, 1909. The seating capacity will be 400, and the Sunday school 250. The cost is estimated at about \$18,000. J. W. Northrop, Bridgeport, is the architect.

#### Competitions.

**NORFOLK, VA.**—Competitive plans will be received by Paul Gale, clerk, Norfolk, Va., for a 3-sty and basement high school building. The time set to decide on plans is Feb. 1.

**MILWAUKEE, WIS.**—Competitive plans will be received by F. O. Phelps, clerk Board of Supervisors of Milwaukee County, until 2 P. M., Jan. 14, for a detention home and juvenile court building, to be erected at the northwest corner of

Galena and 11th sts. The successful competitor will be appointed superintendent and architect of the proposed building.

**CHICAGO, ILL.**—On December 17 an architectural prize competition is to be held by the Chicago Architectural Club, in which the subject is a suburban concrete residence. Three prizes, offered by the Universal Portland Cement Co., will be awarded, \$200 for the best design, \$75 for the next best and \$25 for the third best. The building is to be on a suburban lot, 100x250 ft., is to contain at least eight rooms and two baths, must be constructed in foundations and walls, of concrete, plain, reinforced or in blocks, and in the floors of reinforced concrete. If concrete blocks are used the rock-faced type are prohibited. Further particulars of the competition may be obtained from the club, 84 Adams st, Chicago.

#### Court Houses.

**DELHI, N. Y.**—William J. Beardsley, of Poughkeepsie, has been commissioned to prepare plans for a county jail, estimated to cost \$15,000.

**TROY, N. Y.**—Hugh McLellan, architect, No. 1123 Broadway, Manhattan, son of Charles W. McLellan, who has a summer home at Champlain, has submitted plans for a new clerk's building in Clinton County. The plans were presented by County Clerk Holcombe to the supervisors a week ago, and contemplate a handsome and practical building. No estimate of the cost was made.

**HACKENSACK, N. J.**—The Bergen County Court House Commission, appointed three years ago to build a new court house at Hackensack, has been notified that the court of errors, though withdrawing its recent opinion in upholding the mandamus proceedings, does not intend to change the force of its opinion, but will merely revise some details. The commission will ask the freeholders for \$50,000 with which to purchase a site. The court house is to cost \$600,000.

#### Dwellings.

**GREENVILLE, N. J.**—Dodge & Morrison, 82 Wall st, Manhattan, have taken estimates for twelve 2½-sty residences, 35x40 ft., to be erected at Greenville, N. J., for Robt. B. Morrison, care architects.

**PEEKSKILL, N. Y.**—Architects Dar-rach & Beekman, 10 East 33d st, Manhattan, have completed plans for a residence at Peekskill, N. Y., for Geo. D. Canfield, of Peekskill. Stone and frame, 58x62 ft. The architects will have charge of all matters of construction.

**ELMIRA, N. Y.**—Thomas F. Connelly, of Elmira, head of a building company, states that it is the plan of the company to erect a total of 50 modern, good sized houses equipped with all improvements on the Cobblestone tract. The development will proceed as fast as possible.

**5TH ST.**—Geo. M. McCabe, 96 5th av, has completed plans for \$30,000 worth of alterations, consisting of a front extension, 6-stys, new front, and other interior changes to the 6-sty dwelling, No. 22 West 59th st, owned by A. I. Sire, 99 Nassau st. No contracts have yet been awarded.

**NEWARK, N. J.**—Albert Phillips, of Newark, has been commissioned by Mrs. Inslee A. Hopper, of Orange, to design a house of frame construction, covered with stucco, to be erected on Mt. Prospect av, this city. The plans have not been started yet, but the house will be a handsome one, it is said.

**BRONX.**—Niels Toelberg, 1167 Fox st, states that excavating is now under way, and estimates will be received in ten days, for two 3-sty 2-family frame dwellings with stores, 25x47 ft., each to be erected on Intervale av, west side, 50 ft.

south of Home st, Bronx, at a cost of \$16,000. The Halvorson Barmore Const. Co. is the builder.

**5TH AV.**—No contract has yet been awarded for the new residence which Mrs. Louis T. Hoyt is to erect at No. 726 5th av, between 56th and 57th sts, to cost about \$38,000. McClellan & Beadel and Arthur Dillon are the architects. The exterior is to be of limestone in the style of Louis XVI., with a mansard and second story balcony.

**NEWARK, N. J.**—Glassner & Steinberg, of Newark, will construct two more dwellings at Hunterdon st, from plans by Architect Hyman Rosensohn. Each will be of frame construction, 3-stys, 22x53 ft. The estimated cost of both is \$11,000. Mr. Rosensohn also has designed two 6-family frame dwellings for David Elin. They will be erected in Hunter st. The estimated cost for both is \$15,000.

**LOCUST VALLEY, L. I.**—Work is just about started at Locust Valley, L. I., on one of the finest country houses that has been planned for some time. Mrs. Max H. Schultze is the owner. H. Craige Severance, No. 500 5th av, Manhattan, is the architect. General contract was awarded to Harvey Murdock, of 116 Nassau st, New York, without competition. The dimensions are 200x50 ft., and will have a stucco exterior. Approximate cost, \$150,000.

**MONTCLAIR, N. J.**—John F. O'Neil, of Montclair, has the general contract for

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a cottage, now nearing completion, for William R. Renwick, architect, No. 1 Madison av, New York, from plans drawn by the owner. American radiation, Standard Sanitary plumbing fixtures, Flushometer water-closet valves, Vosburgh electric light fixtures, and Corbin hardware are being used. The architectural style is rural English, with natural finish verge boards and rafter ends, gray-green shingle roof and natural white shingle sides. The living room and first floor hall are trimmed and wainscoted in natural oak, and other rooms finished in white enamel. House contains seven rooms and two baths. Cost complete, including lot, \$7,000.

#### Engine Houses.

**RICHMOND HILL, L. I.**—The Fire Commissioner, Nos. 157-159 East 67th st, New York, will take bids Tuesday, Dec. 8, for additions and alterations to the quarters of Hook and Ladder Company 75, Spruce st, north of Atlantic av, Richmond Hill.

**RICHMOND, S. I.**—Bids will be received by the Fire Commissioner, Nos. 157-159 East 69th st, New York City, Thursday, Dec. 10, for labor and materials required for the erection and completion of a new building, hose rack and storage shed for an engine company to be located on the northerly spur of the lying-up slips of the St. George terminals, Borough of Richmond.

**JAMAICA, L. I.**—The Fire Commissioner, Nos. 157-159 East 67th st, Manhattan, will receive bids on Tuesday, Dec. 8, for labor and materials required for additions and alterations to the quarters of Hose Company 3, north side of Bandman av, west of Henry st; for additions and alterations to the quarters of Hose Company 4, east side of Rockaway road, south of Fulton st; additions and alterations to the quarters of Hose Company 5, west side of John st, north of Charles pl; additions and alterations to the quarters of Hose Company 6, west side of Herriman av, north of Fulton st; additions and alterations to the quarters of Hose Company 7, east side of Orchard st, south of Shelton av, Jamaica.

#### Factories and Warehouses.

**NEWARK, N. J.**—The Standard Leather Co., through Nathan Myers, architect, will begin immediately the erection of a brick boiler house at 84 Delancey st. It will measure 25x35 ft. in ground dimensions.

**SYRACUSE, N. Y.**—M. L. Oberdorfer will begin immediately the erection of a brass foundry building at No. 810 East Water st. Russell & King are the architects. A little later a pattern shop and office building will be erected.

**11TH ST.**—Contractors have been estimating on the construction of a new warehouse, to be situated at the corner of 11th and Drydock sts, Manhattan. Plans for this building have been designed by G. K. Thompson, of No. 66 Broadway, and provide for six stories, 40x90 ft. It is understood that bids are now about closed.

**SCHENECTADY, N. Y.**—Evidences of returning prosperity in the building trades is the announcement by the Mica Insulator Co. of the erection of a 4-sty reinforced concrete factory, to cost \$130,000. Plans have been drawn by W. L. Stoddard, architect, who will submit plans for the proposed county building. The entire four stories and basement will be of reinforced concrete. The buildings will be fireproof.

**JAMESTOWN, N. Y.**—A company has been incorporated in this city for the manufacture of hosiery. The capital stock is placed at \$50,000, and the incorporators are Harry S. King, Jr., Harry Mullen, John H. Hoard, John P. Swan-

son, F. R. Campbell and William J. Torrey, all of Jamestown, and J. H. West, of Warren. It is intended to begin operations as soon as a factory can be erected and equipped.

**SYRACUSE, N. Y.**—The Syracuse Cold Storage Co., a new corporation of interests allied with the Syracuse Cold Storage and Warehouse Co., has purchased the whole block bounded by North West, Tracy and Plum sts and the Erie Canal, and will begin immediately the erection of a 7-sty cold storage warehouse, of refrigerated stores, of a hygienic factory of capacity of 60 tons a day, and of an ice storage house. The property acquired is 325x100 ft. and the new plant will occupy the whole space. H. K. Chadwick is president of the storage company.

**BINGHAMTON, N. Y.**—Announcement has been made of the intention of the Georgian Manufacturing Co. to erect several new buildings near the Innes-Demarest plant on the West Side. The contract for the construction work, amounting to between \$40,000 and \$75,000, has been awarded to A. E. Stephens & Co., and the plans are being prepared by the firm of S. O. & H. A. Lacey. The four buildings will be constructed of fire-proof material. There will be the foundry, storage house, pattern storage house and coal, coke and sand shed. The foundry will have 8,000 square feet of floor space.

#### Halls and Clubs.

**WEST HAVEN, CONN.**—Bids have been received for the library building to be erected at Campbell av and Elm st, West Haven. It is expected that contracts will be let soon. Plans are by Architects McLean & Wright, of Boston.

**LITTLE FALLS, N. Y.**—The Country Club of Little Falls has decided to build a club house this winter and have it ready when spring opens. Plans are being prepared by Architect Kinney, of Herkimer. The building will be of handsome design, 70x74 ft., two stories high with broad overhanging roof and ample verandas.

**AUBURN, N. Y.**—Architect S. E. Hillger, of Auburn, is preparing plans and specifications for extensive changes to the Y. M. C. A. building at Auburn. The sanitary features will be predominant in the altered building. A new floor will be laid, about 100 new lockers built and the gymnasium will be refitted. C. C. Avery is president of the Board of Directors.

**BRONX.**—The Van Cortlandt Development Co. is taking estimates on a club house and ball room to be built near the end of the subway in Van Cortlandt, at 240th st. Mr. H. Schwartz, 75 Bible House, Manhattan, has charge of receiving estimates. Plans for this building were designed by Gross & Kleinberger, of 75 Bible House, and provide for a frame structure, three stories, 50x95 ft.

#### Hospitals and Asylums.

**NEW BRITAIN, CONN.**—Rev. J. F. Klingberg, manager of the Children's Home, has had plans drawn by Architect W. P. Crabtree for a fine building for the Children's Home, which it is expected to be started in the near future. The building will accommodate 300 and measure 240x50 ft. It is proposed to build of brick.

**ROCHESTER, N. Y.**—The board of managers of the Hahnemann Hospital has purchased a large strip of property between Rockingham st and Hahnemann av and next spring there will be erected an addition to the hospital in the form of a surgical pavilion and a building for patients. Justice Arthur E. Sutherland, of the board of managers, states: "The plans for the addition to the surgical

pavilion and patient building have not been perfected, nor the cost known, as yet, but the work will be begun next spring."

#### Hotels.

**COLLEGE POINT, L. I.**—Architect Wm. H. Kramer, Flushing, L. I., has prepared plans for a 2½-sty hotel to be erected at College Point for Mrs. E. Zehden, of Woodhaven, L. I.

**FAR ROCKAWAY.**—Joseph Stein, of Far Rockaway, is to build a 3-sty frame boarding house, 40x130 ft., in the north side of Fulton av, 564 ft. east of Rochester av, Far Rockaway, at a cost of \$33,000.

**ATLANTIC CITY, N. J.**—Architects Milligan & Webber, Philadelphia, Pa., are preparing plans for a 9-sty hotel for Atlantic City. Robt. M. Catts, Philadelphia, Pa., will erect the building. The cost is figured at \$1,000,000.

**NASHVILLE, TENN.**—Carpenter, Blair & Gould, 475 5th av, Manhattan, have taken figures on structural steel for the

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10-sty hotel, 120x127 ft., to be erected at Nashville, Tenn., for the Hermitage Hotel Co. The building is to cost \$450,000. Bids on other lines will soon be taken.

EDGEEMERE, L. I.—Architect John Nitchie, of 150 Nassau st, Manhattan, is completing the new summer hotel to be erected at Edgemere, L. I., for Mrs. Van Buren Holme, of Edgemere. Mr. Nitchie's designs show a frame building, 3½-stys, about 40x160 ft., with extensions.

ATLANTIC CITY, N. J.—Contractor Philip G. Hannum has the contract for the erection of a large hotel on the ground owned by Mrs. MacFarland, on South Carolina av. Work on the new building is to start at once, and will take the greater part of the winter. The building will contain several hundred rooms.

PORT CHESTER, CONN.—The Stevenson Brewing Co. contemplates the erection of a commodious and up-to-date hotel in Port Chester, at the corner of Railroad Plaza and Irving av. It is to be six stories, with modern equipment throughout, including elevator, electric light, steam heat. No contract has yet been awarded.

#### Municipal Work.

YONKERS, N. Y.—The Commissioner of Public Works, Yonkers, N. Y., has had specifications prepared and will take bids on an industrial railroad and equipment to be installed at the water works pumping station.

PLATTSBURGH, N. Y.—The Clinton County Commissioners are having plans prepared and will call for bids for a 2-span steel bridge, with concrete abutment, to be constructed opposite the Sewing Machine Works, at Plattsburgh.

Bids will be received by the Commissioner of Water Supply, Gas and Electricity, Wednesday, Dec. 9: No. 1. For furnishing, delivering and laying water mains in 16th, 17th, 18th, 19th and 20th sts and in Irving pl, Manhattan. No. 2. For furnishing and delivering miscellaneous supplies for laboratories. No. 3. For furnishing and delivering pig lead.

ST. NICHOLAS TERRACE.—Architect J. Stewart Barney, 40 West 38th st, has just completed plans for three city structures for the City of New York, consisting of a 1-sty shelter and staircase, 92x39.10 ft., to cost \$40,000, a 1-sty comfort station and staircase, 53.2x31.6 ft., to cost \$30,000, and a tool house and staircase, 28.4x22 ft., all to be erected on St. Nicholas terrace, between 139th and 140th sts, and between 135th and 137th sts. Bids will be received by the Department of Parks, Arsenal, Central Park, in the usual way.

Bids will be received by the Park Board, Manhattan, until 3 o'clock Thursday, Dec. 10, for furnishing and setting curbstones and for constructing walks of rock asphalt mastic in the addition to Riverside Park at 122d st. For regulating and grading in the northerly half of John Jay Park, and for excavating, depositing mold, sodding and installing water supply in the addition to Riverside Park at 122d st, Manhattan. The Park Board will also take bids on Dec. 10 for furnishing and delivering seven electric motors for the American Museum of Natural History; also for excavating and disposing of earth and rock from the new walk entrance to Central Park at Central Park West and 106th st, Manhattan.

#### Office and Loft Buildings.

NEW HAVEN, CONN.—Several local architects are preparing sketches for the proposed business block for R. H. Nesbit to be erected on Whitney av. It is expected that an architect will be selected soon. The details of the building will be given out later.

DELANCEY ST.—Rosenberg & Aronson, 54 Canal st, have received the contract to erect the 2-sty brick store and office building, 87.6x11.4 ft., at the southwest corner of Delancey and Ludlow sts, from plans by Max Muller, 115 Nassau st. Louis Rubenstein, 85 5th av, is the owner.

MADISON AV.—Excavating is well under way for the 16-sty office and loft building which Mrs. M. S. Cameron is to erect at the northeast corner of Madison av and 34th st, from plans by Clinton & Russell. The Whitney-Steen Co. has the general contract. Estimated cost of building is \$300,000.

24TH ST.—No contracts have yet been placed for enlarging the 11-sty loft building, Nos. 203-205 West 24th st, owned by the Franmor Realty Co., 207 West 24th st. A side extension, 43.3x87 ft., 11-stys, will be erected, costing about \$80,000. Ditmars & Brite, 111 5th av, are the architects. S. G. Rosenbaum is president of the realty company.

WHITE ST.—General Contractor H. T. Weeks, No. 18 East 42d st, has secured the contract for the new store and loft building to be erected at 123 White st. Designs have been prepared by B. Hustace Simonson, No. 234 5th av. The building will be brick and limestone (non-fireproof), 5-stys, about 20x85 ft. The general contractor has entire charge, and his contract includes all work.

NEW HAVEN, CONN.—Work will soon be commenced on the buildings at 70 Crown st, owned by the New Haven Gas-light Co. Plans have been drawn by Architect L. W. Robinson. The building will be arranged for a store on the ground floor and storerooms and offices on the upper floors. The George M. Grant Co. has the contract for the mason and carpenter work, the latter contract being sublet to Gibbud & Augur. Menzies & Menzies will do the plumbing and steam heating and the Eastern Machinery Co. will install an elevator.

#### Schools and Colleges.

LE ROY, N. Y.—J. Foster Warner, Granite Building, Rochester, has been retained to prepare plans for a high school building for the Board of Education. Walter H. Smith is secretary, Le Roy, N. Y. The cost is about \$80,000.

PASSAIC, N. J.—John F. Kelly, architect, Post Office Building, will receive estimates until Dec. 19 for a 3-sty high school, 139x207 ft., to be erected at Passaic. Brick, limestone and granite, hollow tile fireproofing, structural iron. Cost about \$200,000.

COLLINGSWOOD, N. J.—The Board of Education is discussing the advisability of erecting a new school building. The proposition was put into the hands of the Property Committee. This committee is to determine on the size, the style, the material to be used, location and probable cost.

PASSAIC, N. J.—E. M. Waldron & Co., of Newark, N. J., have signed the contract to erect a parochial school, 80x120 ft., at Jefferson and Hamilton sts, Passaic, to cost approximately \$90,000. Rev. Thomas J. Kernan is pastor. Ground has already been broken, and all other contracts will be pushed rapidly.

BUFFALO, N. Y.—The Board of Education is in favor of the erection of a 2-room temporary structure on the city's school lot at Delavan av and Brantford pl. The present school, No. 56, at Elmwood and Breckenridge, is badly overcrowded. A permanent structure will take a year or more to complete.

CHATHAM, N. J.—The question of a new school site was the subject discussed at the monthly meeting of the Board of Education. The board has secured bids for the erection of a school, and all is now practically ready to commence work, except that the board has no lot on which

to put the building. Address chairman building committee, Chatham, N. J.

NEWARK, N. J.—The Board of Education has decided that the new \$250,000 High School will be erected at Van Buren, Nichols, Sanford and Warwick sts. School Architect Guilbert and School Engineer Knight have been instructed to prepare plans for the building. The school will accommodate 600 and will be known as the East Side Commercial and Manual Training High School.

#### Stables and Garage Buildings.

ROSLYN, L. I.—Ditmars & Brite, 111 5th av, Manhattan, are receiving estimates for a 2-sty stable and garage at Roslyn, L. I., for Benjamin Stern, 7 West 53d st, New York City. The cost is placed at \$25,000.

#### Theatres.

DANBURY, CONN.—Plans are nearing completion for the new theatre to be erected in Main st, Danbury. J. P. Martin and A. Mayer are members of the syndicate building the theatre.

DEPOSIT, N. Y.—Architect C. Edward Vosbury, Savings Bank Building, Binghamton, N. Y., is preparing plans for a 2-sty brick and stone opera house, 63x120 ft., for a stock company, at Deposit. No contracts have yet been awarded.

41ST ST.—Architect C. G. Malcolm, No. 571 5th av, is taking figures on the new Comedy Theatre to be erected in the south side of 41st st, near Broadway, for Lee and Sam Shubert. This is to be a fireproof structure, 3-stys, 75 feet front.

NIAGARA FALLS, N. Y.—Plans have been prepared for the remodeling of the Niagara Theatre on Falls st. The new house will have a seating capacity of about 1,000 and it will be built in conformity with the very latest ideas with respect to theatre construction. John F. MacDonald, who lately acquired the International Theatre, is the owner of the building. The house will be elaborately decorated and fitted.

#### Bids Opened.

One bid was received by Allen N. Spooner, Comr. of Docks, for furnishing about 2,000 hours' towing service on the North and East Rivers. Contract No. 1160. The Flannery's Towing Line Co., 33 Coenties slip, was lowest bidder, at \$3.48 per hour.

Bids were received on Nov. 24 by John F. Ahearn, Pres. Boro. of Manhattan, for the erection and completion of a new heating system in the Headquarters Building and New Annex, located at Nos. 157 and 159 East 67th st; Baldwin Engineering Co., 107 West 17th st, Manhattan, \$14,900 (low bid). Other bidders were: John Hanken & Bro., William J. Olvaney, E. Rutzler, J. C. Stewart, Raisler Heating Co., Daniel J. Rice, Frank Dobson, Inc., and Blake & Williams.

Robert W. Heberd, Comr. Public Charities, opened bids Nov. 27 for the cooking service equipment (including refrigerators), gas and electric fixtures and fitting up (other than that of closets and linen rooms) and all other work as set forth in the drawings and specifications, for the erection and entire completion of a residence for the superintendent, a residence for the medical staff, and a dining hall and kitchen building, in connection with the City Hospital at Blackwell's Island: Duparquet, Huot & Moneuse, 43 Wooster st, \$32,500 (low bid). Other bidders were: J. M. Knapp, 230 West 19th st; Cowden & De Young, 1123 Broadway.

CENTRE ST.—Bids were opened on Thursday, at the Bridge Department, 21 Park Row, for the construction of the foundations of the new municipal building to be erected at Centre and Duane



sts, Tyron Row and Park Row, for the city. The lowest bid was submitted by the J. H. Gray Company, at \$697,000. The other bidders were: J. C. Rodgers, \$873,750; Gaffney & Steers, \$874,000; Arthur McMullen, \$915,000; O'Rourke Eng. and Construction Co., \$925,000; Tidewater Building Co., \$951,000; P. J. Carlin Construction Co., \$956,000; Thomas Cockerill & Son, \$959,000; Northeastern Construction Co., \$1,021,731; Richard E. Henningham, \$1,054,000.

#### Contracts Awarded.

26TH ST.—C. Hansen, 142 7th av, has received the contract for interior changes to the 3-sty store and loft building No. 108 West 26th st for Heniken & Haaren, 67 West 23d st. Plans are by Carl P. Johnson, 8 East 42d st.

32D ST.—Maximilian Zipkes, architect, No. 353 5th av, reports the following contracts let for the new loft building at Nos. 344-346 East 32d st: General contract, Mandel Bldg Co.; excavating, Charles Dempsey; steel and floor arches and finished floors, Standard Concrete Steel Co.; carpentry, Harry Rubin.

SOUTH ST.—Fountain & Choate, 110 East 23d st, have obtained a contract for rebuilding the four buildings 160 South st, Nos. 36-38 Dover st and 259 Front st. The two Dover st buildings and 259 Front st will be converted into one substantial business structure. The Charles F. Noyes Co. will manage the property.

#### Brief and Personal.

Navigation on the States canals has closed for the season.

Winter began on Wednesday with a cold snap, contrasting sharply with the summer-like days immediately preceding.

Mr. F. W. Joly, of Wittenberg, Halle, Germany, president of the National Association of Fire Brick Manufacturers in Germany, is spending a season in this country. His headquarters are at the Astor Hotel, in this city.

W. R. Renwick, architect, of No. 1 Madison av, and bride have returned from their honeymoon. Mrs. Renwick was Miss Lillian Mary Jones, daughter of Edward Phillips Jones, of Flatbush. Their future home at No. 3 Clairmont pl, Montclair, is near completion, from plans by Mr. Renwick.

W. S. Murray will read a paper entitled "The Log of the New Haven Electrification" at the 32d meeting of the American Institute of Electrical Engineers, to be held in the auditorium of the Engineers' Building, 33 West 39th st, Friday evening, Dec. 11. Mr. Murray is the electrical engineer of New Haven road.

George W. Corbin, 49 years old, died at his home in New Britain, Conn., this week of cancer. Mr. Corbin was Mayor of New Britain in 1894-5, former president of the Corbin Cabinet Lock Co., president of the Union Manufacturing

Co., president of the People's Savings Bank, and director of the New Britain Trust Co. He leaves a widow and four daughters.

The contract for the construction of the new Hudson River steamboat "Robert Fulton," which is to be a companion boat for the "Hendrick Hudson," has been undertaken by the New York Shipbuilding Co. at Camden, N. J. The vessel is to be ready May 29 of the coming year. Work was started May 25, and will be carried on "incessantly," as the time limit is unusually short.

About a year ago Mr. Herbert Du Puy, realizing the enormous volume of building to be done in the next few years in New York, and the growing importance of concrete building, organized the White Quartz Sand and Gravel Co., to utilize large deposits near Port Jefferson, L. I. This proved so successful that about a month ago he purchased the Goodwin Sand and Gravel Co. for \$2,500,000, and has consolidated it with the White Quartz Company. He now controls a large percentage of the sand and gravel used in building operations in this city. The original White Quartz deposits lie fifty feet under water, and are excavated by the same kind of a dredge, called a "gold dredge," as is used in gold mining in the Far West, a machine which is manufactured by a corporation which is also controlled by Mr. Du Puy.

## PROJECTED BUILDINGS

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

Delancey st, s w cor Ludlow st, 2-sty brk and stone store and office building, 87.6x11.4; cost, \$6,000; Louis Rutenstein, 85 5th av; ar't, Max Muller, 115 Nassau st.—514.

Rose st, No 28, 1 and 2-sty brk and stone office and loft building, 25x91; cost, \$10,000; A Schrader's Sons Inc, 32 Rose st; ar't, Howard Constable, 115 E 23d st.—519.

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

Gramercy Park East, Nos 35-38, 12-sty brk and stone apartment house, 83.4x63.10, tile roof; cost, \$400,000; Gramercy Park Const Co, 39 W 25th st; ar't, J Riely Gordon, 42 5th av.—513.

26th st, s s, 223 e 10th av, 6-sty brk and stone storage house, 52x98.9, plastic slate roof; cost, \$80,000; New York Breweries Co, Limited, 441 W 25th st; ar'ts, C F Hettinger & Co, 1140 Columbus av, Boston, Mass.—518.

32d st, Nos 329-337 E, two 6-sty brk and stone store and tenements, 50x85.9; total cost, \$100,000; Tolchester Co, 135 Broadway; ar't, Chas B Meyers, 1 Union Square.—515.

5th av, No 726, 5-sty brk and stone residence, 25x62.8; cost, \$58,000; Mrs Louis T Hoyt, 392 5th av; ar't, McLellan & Beadel and Arthur Dillon, Associate, 1123 Broadway.—512.

6th av, s e cor 53d st, 1-sty concrete and brk theatre, 64.2x70; cost, \$200,000; J E Olson Realty Co, 39 W 25th st; ar't, George Keister, 12 West 31st st.—517.

#### NORTH OF 125TH STREET.

St Nicholas Terrace, w s, in the axis of W 135th st, 1-sty concrete and stone comfort station and staircase, 53.2x31.6, granite slab roof; cost, \$30,000; City of New York, Arsenal, Central Park; ar't, J Stewart Barney, 40 W 38th st.—508.

St Nicholas Terrace, w s, bet 139th and 140th sts, 1-sty concrete and stone shelter and staircase, 92x39.10, granite slab roof; cost, \$40,000; City of New York, Arsenal, Central Park; ar't, J Stewart Barney, 40 W 38th st.—507.

St Nicholas Terrace, w s, in the axis of West 137th st, 1-sty concrete and stone tool house and staircase, 28.4x22, granite slab roof; cost, \$6,000; City of New York, Arsenal, Central Park; ar't, J Stewart Barney, 40 W 38th st.—509.

St Nicholas av, s e cor 184th st, 1-sty concrete and brk stores, 49.11x100, plastic slate roof; cost, \$7,000; P C Eckhardt, 693 9th av; ar't, James W Cole, 403 West 51st st.—516.

St Nicholas av, s w cor 164th st, 6-sty brk and stone apartment house, 96.7x53.9, slag roof; cost, \$110,000; Jacob Herb, 198 Broadway; ar't, John E Scharsmith, 1 Madison av.—510.

St Nicholas av, n w cor 163d st, 6-sty brk and stone apartment house, 96.7x128.3, slag roof; cost, \$150,000; Jacob Herb, 198 Broadway; ar't, John E Scharsmith, 1 Madison av.—511.

### BOROUGH OF THE BRONX.

Kelly st, s e cor Dongan st, 5-sty brk tenement, 50x90; cost, \$160,000; Meehan Const Co, Jas F Meehan, Hunts Point road and Lafayette av, Pres; ar'ts, Dauba & Kreymborg, 830 Westchester av.—952.

Tiffany st, e s, 180 s 169th st, two 3-sty brk dwellings, 20x52 each; total cost, \$12,000; Jas C Gaffney, 920 E 167th st; ow'r and ar't.—950.

Tiffany st, e s, 160 s 169th st, 3-sty brk dwellings, 20x52; cost, \$6,000; Jas C Gaffney, 920 E 167th st, ow'r and ar't.—959.

150th st, s s, 79 e Wales av, 2-sty frame stable, 25x25; cost, \$750; John Wilker, Wales av; ar't, Chris F Lohse, 627 Eagle av.—970.

Aqueduct av, Kingsbridge road and Tee Taw av, 4-sty brk asylum, 168.10x102.5; cost, \$320,000; The Hebrew Infant Asylum, 161st st and Eagle av, Chas Dittman, 108 E 60th st, Pres; ar't, Edw Necassulmer, 31 Union Square.—975.

Brook av, e s, 49 n 165th st, 1-sty brk substation, 100.11x49.9; cost, \$30,000; Union Railway Co, 204 E 128th st; ar't, A S Hedman, 25 W 42d st.—954.

Clay av, e s, 276 n 168th st, seven 5-sty brk tenements, 40.3x68 each; total cost, \$245,000; Albert J Schwarzler, 1340 Brook av, ow'r and ar't.—957.

Crotona av, e s, 67.4 n 181st st, two 5-sty brk tenements, 33.8x101.3½ and 94.10½; total cost, \$48,000; Chas Ast, 2072 Belmont av; ar't, Franz Wolfgang, 535 E 177th st.—967.

Decatur av, w s, 366 n 205th st, two 2-sty frame dwellings, 21x55 each; total cost, \$10,000; Mrs A De Amba, 206th st and St George's Crescent; ar't, Wm Kenny, 2600 Decatur av.—953.

Hoe av, e s, 110 s Bancroft st, five 5-sty brk tenements, 40x88 each; total cost, \$150,000; The Gaines Roberts Co, Southern Boulevard and Westchester av; ar't, Harry T Howell, 3d av and 149th st.—961.

Holland av, w s, 170 n Morris Park av, 2-sty frame dwelling, 21x50; cost, \$6,000; Ike Mellmick, 1861 Wallace av; ar't, Henry Nordheim, Tremont av and Bronx st.—972.

Kearney av, s w cor Fairmount av, two 2-sty frame dwellings, 21x50 each; total cost, \$11,000; Frank Glanz, 2010 Watson av, ow'r and ar't.—960.

Leland av, e s, 225 n Gleason av, 2-sty frame dwelling, 21.9x53.6; cost, \$5,000; Chester Const Co, Frank W Davis, 1225 Taylor av, Pres and ar't.—956.

Leland av, w s, 175.4 n Davis st, 1-sty frame stable, 25x16; cost, \$500; Valenti Speciosa, 1610 Protectory av; ar't, Henry Nordheim, Tremont av and Bronx st.—974.

Longfellow av, s s, 100 e Garrison av, two 2-sty brk dwellings, 21x52 each; total cost, \$13,000; Thos McKenna, Westchester and Leland avs; ar't, Wm Kenny, 1260 Decatur av.—955.

Lyon av, e s, 25 n Parker av, 2-sty frame dwelling, 21x50; cost, \$5,000; Martin Pletcher, Lyon av; ar't, B Ebeling, 1136 Walker av.—965.

Parker av, n s, 100 e Lyon av, 2-sty frame dwelling, 21x50; cost, \$5,000; Martin Pletcher, Lyon av; ar't, B Ebeling, 1136 Walker av.—964.

Powell av, n s, 158 e Castle Hill av, 1-sty frame shop, 16x30.6; cost, \$500; Max Hausle, 2223 Powell av, ow'r and ar't.—958.

Southern Boulevard, e s, 286.6 n Freeman st, two 4-sty brk tenements, 37.6x64 each; total cost, \$24,000; John P Leo, 770 St Nicholas av, ow'r and ar't.—951.

Steuben av Junction, 208th st, 2-sty brk dwelling, 20.6x45; cost, \$3,000; M F Norton, Jr, 110 E 159th st; ar'ts, Williamson & Maxwell, 247 W 109th st.—966.

Tremont av, n s, 161.11 e Harrison av, 2-sty frame garage, 18x21.3; cost, \$250; Philip Moersch, 125 W Tremont av; ar't, J J Vreeland, 2019 Jerome av.—969.

Van Nest av, s e cor Unionport road, five 1-sty frame stores and dwellings, total size, 44.10x111.7½; cost, \$6,000; Barbara Hahn, Unionport road; ar't, B Ebeling, 1136 Walker av.—963.

West Farms road, s e cor Bryant av, 2-sty frame dwelling, 30x55; cost, \$6,000; J H Lavelle, 795 E 176th st, ow'r and ar't.—976.

West Farms road, n e cor 172d st, 2-sty brk office bldg, 16.4x27.6; cost, \$1,000; P J Heaney Co, on premises.. ar't, Henry Nordheim, Tremont av and Bronx st.—973.

Webster av, e s, 37.4 s 187th st, three 4-sty brk tenements, 36x65; each; total cost, \$42,000; John Rendall, 859 E 156th st; ar'ts, Dauba & Kreymborg, 830 Westchester av.—968.

Walton av, w s, bet 181st st and Cameron pl, eight 2-sty brk dwellings, 19x37 each; total cost, \$40,000; Comton Con Co, 423 E 148th st; ar'ts, Dauba & Kreymborg, 830 Westchester av.—962.

Zerega av, e s, 225 s Frisby av, 2-sty brk dwelling, 20x54; cost, \$6,000; Louise Weydang, Zerega and Lyon avs; ar't, Henry Nordheim, Tremont av and Bronx st.—971.

## ALTERATIONS.

## BOROUGH OF MANHATTAN.

Allen st, No 30, toilets, partitions, windows, to 5-sty brk and stone tenement; cost, \$2,000; Bokschtizky & Rotkowitz, 36 Allen st; ar't, O Reissmann, 30 1st st.—2297.

Clinton st, No 21, toilets, windows, to 4-sty brk and stone tenement; cost, \$300; Martin Farey, on premises; ar't, Geo Haug, 123 Liberty st.—2286.

Delancey st, n w cor Norfolk st, alter show windows, partitions, to 6-sty brk and stone store and tenement; cost, \$1,000; Mrs Bertha Levy, 41 E 123d st; ar'ts, Shampan & Shampan, 772 Broadway, Brooklyn.—2278.

Delancey st, No 14, windows, doors, stairs, to 3-sty brk and stone store and dwelling; cost, \$75; M Addley, Elizabethport, N J; ar't, Herman Horenburger, 122 Bowery.—2279.

Duane st, No 55, floor, alter roof, to 8-sty brk and stone office and power house; cost, \$3,300; The New York Edison Co, 55 Duane st; ar't, W Weissenberger, Jr, 55 Duane st.—2318.

Downing st, No 64, toilets, partitions, windows, to 4-sty brk and stone tenement; cost, \$2,000; N W Ostrander, 1853 Madison av; ar't, O Reissmann, 30 1st st.—2316.

Essex st, n w cor Rivington st, toilets, partitions, windows, walls, to 6-sty brk and stone loft building; cost, \$10,000; A Siegel, 144 E 59th st; ar't, M Zipkes, 353 5th av.—2280.

Lafayette st, n w cor Worth st, partitions, plumbing fixtures, to 6-sty brk and stone store and office building; cost, \$2,000; Mercantile Realty Co, 115 Worth st; ar't, R Simmonds, 52 Gansevoort st.—2315.

Madison st, No 99, toilets, fire escapes, windows, to two 5-sty brk and stone front and rear tenements; cost, \$2,000; Andrew Campbell, 280 Broadway; ar't, F E Ryall, 220 Broadway.—2281.

Orchard st, No 22, partitions, windows, to 3-sty brk and stone tenement; cost, \$100; Baum & Rothchild, 210 E 72d st; ar'ts, Gross & Kleinberger, Bible House.—2274.

Water st, No 233, stairs, to 6-sty brk and stone loft building; cost, \$375; George D Waas, 35 State st, Flushing, L I; ar't, Henry White, 475 Myrtle av, Flushing.—2301.

Wall st, Nos 60-62, toilets, partitions, walls, to 14 and 26-sty brk and Pine st, Nos 63-67, stone office building; cost, \$3,000; Sixty Wall St Co, 60 Wall st; ar'ts, Clinton & Russell, 32 Nassau st.—2293.

10th st, No 266 East, partitions, baths, toilets, windows, to 4-sty brk and stone store and tenement; cost, \$5,000; Pauline Abeles, 109 W 111th st; ar'ts, Sommerfeld & Steckler, 19 Union sq.—2269.

17th st, No 421 East, partitions, windows, show windows, to 5-sty brk and stone tenement; cost, \$2,000; Pauline Abeles, 109 W 111th st; ar't, J F O Meyer, 411 Lenox av.—2277.

17th st, Nos 23-27 West, partitions, to 12-sty brk and stone loft buildings; cost, \$250; Susquehanna Silk Mills, 23-27 W 17th st; ar't, H Horenburger, 122 Bowery.—2270.

20th st, No 42 West, partitions, alter front walls, to 4-sty brk and stone dwelling; cost, \$500; Wald & Zeiger, 2273 3d av; ar't, Louis A Sheinart, 1496 Bryant av.—2285.

21st st, Nos 31-33 West, 1-sty brk and stone side and front extensions, 55.11x45.3, to 11-sty brk and stone loft buildings; cost, \$5,000; The Acme Building Co, 32 Union sq; ar't, Geo H Pigue-ron, 32 Union sq.—2284.

24th st, Nos 203-205 West, 11-sty brk and stone side extension, 43.3 x87, alter walls, girders, to 11-sty brk and stone loft building; cost, \$80,000; Franmor Realty Co, 207-217 W 24th st; ar'ts, Ditmars & Brite, 111 5th av.—2289.

25th st, Nos 315-317 West, partitions, windows, toilets, to four 4-sty brk and stone front and rear tenements; cost, \$2,500; C Conlon, 340 W 23d st; ar't, M Simon, 206 E 7th st.—2282.

25th st, n s, 100 e 10th av, new floor beams, girders, doors, to 3-sty brk and stone stable and storage house; cost, \$18,000; New York Breweries Co, Limited, 441 W 25th st; ar'ts, C F Hettinger & Co, 1140 Columbus av, Boston.—2313.

25th st, n s, 200 e 10th av, floors, girders, walls, to two 1 and 2-sty brk and stone boiler house and office buildings; cost, \$6,000; New York Breweries Co, Limited, 441 W 25th st; ar't, C F Hettinger & Co, 1140 Columbus av, Boston.—2314.

26th st, s s, 100 e 10th av, alter floors, stairs, floor beams, girders, to 5-sty brk and stone brew house; cost, \$10,000; New York Breweries Co, Limited, 441 W 25th st; ar'ts, C F Hettinger & Co, 1140 Columbus av, Boston.—2310.

26th st, s s, 134 e 10th av, cut openings, alter roof, to 3-sty brk and stone brew house; cost, \$1,000; New York Breweries Co, Limited, 441 W 25th st; ar'ts, C F Hettinger & Co, 1140 Columbus av, Boston.—2309.

26th st, s s, 157 e 10th av, columns, girders, floor beams, to 6-sty brk and stone malt storage building; cost, \$10,000; New York Breweries Co, Limited, 441 W 25th st; ar't, C F Hettinger & Co, 1140 Columbus av, Boston.—2307.

26th st, s s, 147 e 10th av, alter floors and roof, to 5-sty brk and stone brewery and mill house; cost, \$1,000; New York Breweries Co, Limited, 441 W 25th st; ar'ts C F Hettinger & Co, 1140 Columbus av, Boston.—2308.

26th st, No 108 West, partitions, show windows, new plumbing, to 3-sty brk and stone store and loft building; cost, \$5,000; Heniken & Haaren, 67 W 23d st; ar't, Carl P Johnson, 8 E 42d st.—2264.

31st st, No 25 East, partitions, piers, show windows, to 4-sty brk and stone store and dwelling; cost, \$1,500; Associate Owners, 60 New st; ar'ts, Buchman & Fox, 11 E 59th st.—2295.

39th st, No 355 West, toilets, partitions, to 4-sty brk and stone tenement; cost, \$800; Bahrenburg & Arras, 443 9th st, Brooklyn; ar't, O Reissmann, 30 1st st.—2290.

41st st, No 16 East, 1-sty brk and stone rear extension, 10.6x4, to 1-sty brk and stone residence; cost, \$900; J J Higginson, 16 E 41st st; ar't, Wm F Dixon, 30-32 E 20th st.—2271.

44th st, No 203 East, partitions, windows, to 4-sty brk and stone tenement; cost, \$150; Samuel Greenberg, 133 Chrystie st; ar't, Herman Horenburger, 122 Bowery.—2299.

53d st, No 454 W, windows, partitions, toilets, store fronts to 1 and 5-sty brk and stone store and tenements; cost, \$5,500; Michael Farrell, 436 W 46th st; ar't, Fred Ebeling, 420 E 9th st.—2306.

59th st, No 22 West, 6-sty brk and stone front extension, 25x8.6, new front, alter elevator shaft, stairs, to 6-sty brk and stone dwelling; cost, \$30,000; A I Sire, 99 Nassau st; ar't, G M McCabe, 96 5th av.—2288.

60th st, No 215 West, partitions, toilets, to 5-sty brk and stone tenement; cost, \$1,500; C Bianchi, 25 Wooster st; ar't, Adolph Balschun, 2023 Morris av.—2283.

64th st, Nos 153-157 West, alter windows, stairs, to three 4-sty brk and stone dwellings; cost, \$200; Norma H Barrett, 125 W 68th st; ar't, James W Cole, 403 W 51st st.—2266.

69th st, No 309 West, toilets, plumbing, to 5-sty brk and stone store and tenement; cost, \$200; Louis Wilson, 14 Washington pl; ar't, Geo P Crosier, 223d st and White Plains av.—2298.

78th st, No 145 W, alter roof, to 3-sty brk and stone residence; cost, \$2,000; Dr John H Huddleston, 145 W 78th st; ar'ts, Waid & Willauer, 156 5th av.—2305.

111th st, Nos 534-536 East, partitions, to 5-sty brk and stone tenement; cost, \$500; J Rothman, 65 Elizabeth st; ar't, O Reissmann, 30 1st st.—2291.

131st st, No 624 West, 1-sty brk and stone rear extension, 75x 20.8, alter roof, to 1-sty brk boiler house; cost, \$1,000; Crystal Hygeia Ice Co, 624 W 131st st; ar't, Frank Wennemer, 1960 Daly av, Bronx.—2272.

166th st, No 504 W, tank, skylight, to 5-sty brk and stone dwelling; cost, \$2,000; Alma J E Eller, 2501 Marion av; ar't, Geo Fred Pelham, 503 5th av.—2303.

Broadway, No 1991, erect sign, to 1-sty brk store; cost, \$110; M J Murphy, 1991 Broadway.—2294.

Edgecombe av, No 28, add 1 sty to rear extension, windows, to 3-sty brk and stone dwelling; cost, \$3,000; H Grossi, 28 Edgecombe av; ar't, Louis C Maurer.—2296.

Lenox av, n e cor 125th st, show windows, stairways, cut door, to 2 and 3-sty brk and stone store and loft building; cost, \$1,000; Peter Doelger, 407 E 55th st; ar't, Chas Stegmayer, 168 E 91st st.—2267.

Park av, n w cor 81st st, windows, girders, toilets, to 7-sty brk and stone tenement; cost, \$7,000; Mrs Alice Miller, 75 E 81st st; ar't, Adolph Mertin, 33 Union sq.—2275.

Park av, No 1672, partitions, to 5-sty brk and stone tenement; cost, \$500; E Cohn, 52 E 101st st; ar't, O Reissmann, 30 1st st.—2273.

1st av, No 70, toilets, partitions, alter windows, to 5-sty brk and stone store and tenement; cost, \$3,000; Herman Goldberg, 52 Elizabeth st; ar'ts, Gross & Kleinberger, Bible House.—2265.

3d av, Nos 502-504, partitions, iron cornices, store fronts, to two 5-sty brk and stone stores and tenements; cost, \$1,500; W W Astor estate, 21 W 26th st; ar't, Chas Gens, Jr, 165 E 88th st.—2292.

3d av, No 567, fire escapes, to 5-sty brk and stone store and office building; cost, \$800; Wendel estate, 175 Broadway; ar'ts, J B Snook's Sons, 73 Nassau st.—2300.

5th av, No 2242, erect brk work to 5-sty brk and stone store and tenement; cost, \$50; Bernard Mayer, 5 Beekman st; ar'ts, Gross & Kleinberger, Bible House.—2268.

5th av, s e cor 41st st, show windows, to 5-sty brk and stone store and office building; cost, \$2,000; 477 Fifth Avenue Co, on premises; ar't, W G Renner, 477 5th av.—2276.

6th av, No 41, store front, toilets, cut openings, steel beams to 4-sty brk and stone tenement and store; cost, \$1,000; Clara F Fenille, East Orange, N J; ar't, Louis Falk, 2756 3d av.—2304.

10th av, n e cor 37th st, 1-sty brk and stone rear extension, 19x20, skylights, windows, doors, to 5-sty brk and stone store and tenement; cost, \$2,000; A Victor Donellan, 501 W 121st st; ar'ts, Moore & Landsiedel, 3d av and 148th st.—2317.

10th av, e s, 25 n 25th st, new walls, floors to 2-sty brk and stone store, office and storage; cost, \$20,000; New York Breweries Co, Limited, 441 W 25th st; ar't, C F Hettinger & Co, 1140 Columbus av, Boston.—2312.

10th av, No 559, partitions, windows to 4-sty brk and stone store and tenement; cost, \$3,000; Catherine O'Brien, 473 W 43d st; ar't, James W Cole, 403 W 51st st.—2302.

10th av, e s, 74.6 n 26th st, alter roof, floors, beams, walls, to 3-sty brk and stone machine house and beer storage; cost, \$22,000; New York Breweries Co, Limited, 441 W 25th st; ar't, C F Hettinger & Co, 1140 Columbus av, Boston.—2311.

11th av, No 560, toilets, partitions, skylights, windows to 4-sty brk and stone tenement; cost, \$1,500; Mrs T Maibach, 560 11th av; ar't, Chas B Meyer, 1 Union sq.—2287.

## BOROUGH OF THE BRONX.

Centre st, n e cor William st, City Island, 1-sty frame extension, 20 x8, and move 2-sty frame dwelling; cost, \$300; Charles Harold, on premises, o'r and ar't.—591.

133d st, No 300, new concrete foundation, to 1-sty brk office; cost, \$1,200; Arctic Hygeia Mfg Co, 300 E 133d st; ar't, John H Friend, 148 Alexander av.—587.

146th st, No 371, new ladders, new drains, &c, to 4-sty brk tenement; cost, \$100; Borgatta Bros, on premises; ar't, Louis Falk, 2756 3d av.—588.

147th st, n w cor Brook av, 1-sty brk extension, 4.11½x17, to 5-sty brk store and tenement; cost, \$200; Sadie Silverman, 137th st and Alexander av; ar'ts, Moore & Landsiedel, 148th st and 3d av.—592.

154th st, No 384, new partitions, &c, to 5-sty brk tenement; cost, \$100; Chas M Karl, 321 E 156th st; ar't, A W Morre, 265 Audubon av.—600.

198th st, n s, 51.8 e Valentine av, 2-sty frame extension, 20x16, and new partitions, &c, to 2½-sty frame dwelling; cost, \$1,500; Charles and Sophia Lindgren, on premises; ar't, Geo P Crosier, 223d st and White Plains av.—596.

233d st, n s, 105 e 1st st, 1-sty frame extension, 16x6, to 1½-sty frame shop; cost, \$200; Mrs M Mayers, on premises; ar't, Wm S Irving, 234 E. 39th st.—585.

Inwood av, e s, 404.11 n Gerard av, new sheathing and brk filling, to 3-sty frame tenement; cost, \$250; Emil Sorgenfrei, 1193 Boston road; ar't, B Ebeling, 1136 Walker av.—594.

North Oak Drive, n s, 40 e Elm st, new partitions, &c, to 2½-sty frame dwelling; cost, \$200; Lily L Shirmer, 716 E 220th st; ar't, Geo P Crosier, 223d st and White Plains av.—586.

Spuyten Duyvil road, s s, and Harlem Ship Canal, 1-sty brk extension, 19x92, to 1-sty brk factory; cost, \$500; I G Johnson & Co, on premises; ar'ts, Ahneman & Younkheere, 3320 Bailey av.—595.

Stebbins av, No 1356, 2-sty frame extension, 21x25.4, and raise to st level 2-sty and attic frame dwelling; cost, \$1,200; Geo Hollerith, 580 Westchester av; ar't, Wm Kurtzer, Spring st and Bowery.—593.

Tinton av, No 919, new windows, to 3-sty frame tenement; cost, \$50; Robt F Weiss, Amityville, L I; ar't, Michl J Garvin, 3307 3d av.—599.

Van Nest av, junction Adams st, 1-sty frame extension, 39.6x23.6, to 2-sty frame factory; cost, \$800; Van Nest Wood Working Co, A McKinzie, on premises, president; ar't, B Ebeling, 1136 Walker av.—598.

Wales av, No 518, 1-sty frame extension, 13.7x20, to 2-sty frame dwelling; cost, \$100; Jos Buellesbach, on premises; ar't, Louis Falk, 2756 3d av.—590.

White Plains road, n w cor 240th st, 1-sty frame extension, 20x 14, to 2-sty frame store and dwelling; cost, \$200; Josephine Toepfer, on premises; ar't, Jas X Cahill, 4448 Furman av.—597.

Zerega av, No 1503, 2-sty frame extension, 16.10x17.6, to 2-sty and attic frame dwelling; cost, \$1,000; Mary McNulty, on premises; ar't, Henry Laue, 1499 Zerega av.—584.

3d av, No 4213, new wall, new beams, &c, to 4-sty brk stores and tenement, cost, \$500; Caroline Boss, 510 E 177th st; ar't Louis Falk, 2756 3d av.—589.



holdings. The principal one to be put through was that of the Hotel Empire, a 7 and 9-sty building, at the northwest corner of Broadway and 63d st; the Van Dyke and Severn, two 12-sty, high-class, fireproof apartment houses, occupying the block front on the east side of Broadway, between 72d and 73d sts, and a plot of twenty-two lots on the north side of 211th st, between Broadway and 11th av. The purchaser of these various holdings was Herbert Du Puy, vice-president of the Crucible Steel Co., of Pittsburg, who gave in part payment some Pittsburg properties, centrally located. Last January he acquired the large store and loft building located on the northeast corner of Broadway and 12th st, which was sold for an amount approximately \$1,250,000. A few months ago there was also transferred to him the block front on the west side of Broadway, between 82d and 83d sts, for a consideration stated to have been \$750,000.

A sale of more than unusual importance was that of the southwest corner of 48th st and 5th av, a dwelling, 25.5x100, known as 594 5th av. Chas. T. Cook, president of Tiffany & Co., occupied these premises as his residence for some years.

The Hotel York, located at the northwest corner of 7th av and 36th st, a 12-sty structure, 98.9x80, which was held at \$900,000, was sold by James M. and David R. Todd to the Etaloc Holding Co., of which Robert Colgate is president and Harold F. Sutton treasurer. This property is under a long lease, but the operation and the management of the hotel will remain in the present hands. The plot adjoining the southeast corner of Broadway and 57th st, owned by the United States Realty & Improvement Co., was sold to an automobile company, who will erect a new building on the plot in the near future. This property adjoins the Broadway Tabernacle on the north, and has a frontage of 70 feet on Broadway, has a depth of 92 feet, with an "L" on 57th st, 25x116.3. There are altogether about 8,000 square feet in the plot. The United States Realty & Improvement Co. retain the Broadway corner. There is a small house on this plot, which has been used for saloon purposes for some years in order to retain a license.

## THE AUCTION MARKET

THE attendance in the salesroom has been increasing each week, and considerably more interest is being manifested in the parcels put up for sale. It has been many months since the bidding has been as spirited as at the present time, and the various auctioneers are getting increased inquiries from prospective purchasers. All told, every sign points to a good market, and it will not take long at this rate before it will have recovered from its lethargy. There were many parcels put up at the stands of the various auctioneers during the week, and taken on the whole, prices obtained were satisfactory.

At the stand of Joseph P. Day on Thursday last the properties belonging to the estate of Stephen Whitney were sold. A great crowd filled the salesroom and it was noticeable that many people, evidently from the lower East Side, had come there to invest their savings in some of these properties. The regular habitues were also in evidence. The sale was in partition and those parties interested had a right to make what bids they thought fit.

Among the properties sold were Nos. 108 and 110 Norfolk st, two 5-sty brownstone cold water tenements, with two stores in each house. No. 108 has four 4-room apartments on each floor, while No. 110 has four 3-room apartments on each floor. The size of the property is approximately 50x100. No. 108 went to Wolf Karns for \$34,350, and the Hamilton Holding Co. on its bid of \$34,000 received No. 110.

The 5-sty brick loft building No. 31 West st was put under the hammer. The size of the lot is approximately 21.9x101.7. It is within close proximity to freight piers of the eastern railroads. The premises is subject to a lease expiring May 1, 1909, during a yearly rental of \$1,500, payable quarterly. It is also sold subject to the covenants as to streets contained in the grant from the Mayor, Aldermen, etc., recorded Liver 398 of Conveyances, page 30. Alfred E. Marling was the highest bidder, and received the property for \$27,000.

No. 663 Broadway, with a frontage on Mercer st, known as No. 230 in the latter thoroughfare, was also offered. This is a 5-sty brick building, and is the southerly half of Hotel Raleigh. The size of the plot is approximately 25.1 feet on Broadway by 200 feet in depth by 19.11 on Mercer st. There is an independent wall on the south side of the building, while on the north is a party wall. The premises were sold subject to a lease (which also covers the property immediately adjoining on the north) expiring May 1, 1909, the total yearly rental for all the premises (of which the building to be sold is approximately one-half) is \$12,000. The amount allotted to No. 663 Broadway is 10/21, or \$5,714.28. The tenant also pays the Croton water rents or taxes that may be imposed on the premises. Francis Guerrich, representing parties in interest, paid \$125,000 for it. All told, the sale was considered a big success.

## THE NEW LAND TITLE REGISTRATION LAW OF NEW YORK.

By CARROLL G. WALTER.

ON February 1, 1909, there will become effective in this State the "Land Title Registration Law" enacted by the Legislature at its session of 1908. This act\* makes provision for vast and fundamental changes in our system of registration of titles to real property.

Perhaps the first thing to be said about this new law is that it does not contemplate a State guarantee of land titles. As has been said by one of the members of the commission that investigated the matter and reported favorably to the passage of the bill, the title to each piece of real property in the State might be registered under this act and each title turn out to be bad without the State's losing one cent thereby. Moreover, the operation of the law is entirely permissive and not mandatory in its provisions for the registration of titles. No owner of real property is required to bring his real property under the operation of this law; it is entirely optional with him whether he shall do so or not; though, of course, when a piece of property is once registered it must remain registered and subsequent dealings with it are subject to the terms of the new law. The success of the new law will depend, therefore, upon the voluntary action of the land owners of the State; and in order that the land owners may avail themselves of the privileges of the statute, it is important that they be made acquainted with the advantages of the system here provided.

An owner desiring to bring his land under the new law must make application for that purpose. The application is made to the Supreme Court, and the proceedings upon the application are very much like an action in that court. In fact, the proceedings are called an "action," and the court renders a "judgment" of registration. The theory of the registration provided for in this law thus appears to be that of one great action establishing or foreclosing all rights, claims, liens, or charges against the real property to which it relates and rendering judgment that one certain person is the owner thereof; or, we may say, that the registration proceeding is one great action to remove all clouds and quiet the title in the rightful owner.

### OWNERS MAKE APPLICATION.

Application for registration of a title may be made by the owners of the land or by a person having a contract for its purchase. County clerks in the several counties of the State, except in the counties that have Registers, as have New York and Kings counties, and in those counties the Registers are made "Registrars" of titles in their respective counties. Application for registration is made by filing with the Registrar of the county in which the property is situated, a complaint praying that the title may be registered. There must be annexed to this the "official examiner's certificate of title," which sets forth the exact state and condition of the title sought to be registered. In short, this certificate is substantially just what an attorney or title company examining a title to-day would put into his abstract of title; and this "official examiner" himself is none other than an attorney and counselor at law who has been specially qualified under the rules of the Court of Appeals as an examiner, or a corporation incorporated under the laws of this State and by such laws authorized to guarantee or insure titles to real estate.

Inasmuch as the examination of the title that must be made for the registry proceedings is substantially the same as must now be made by any purchaser or mortgagee of real property, the most natural and convenient time for registering a title is when the property is being sold or mortgaged. Since the purchaser or mortgagee must have the title to the property examined, he may as well go to the little additional trouble of having the title registered.

All owners, lien-holders, and claimants of the property sought to be registered, who can be found by diligent inquiry, and the State of New York, must be specifically named as defendants and made parties to the action; and all possible owners and claimants, who cannot be otherwise described, are to be designated in the complaint by the expression "all other persons, if any, who have any right or interest in or lien upon said property or any part thereof."

When the court is satisfied that it appears that the plaintiff has a title that should be registered, it must make an order directing service of the summons and a notice of the object of the action. The purpose of this, of course, is to notify the defendants that the action is pending and of its object, so that they may appear and protect their rights. Any person interested in the property, whether specifically named as defendant or not, may then enter his appearance and answer the complaint, and may oppose the application for registration of the property as belonging to the plaintiff, or set up a cross-demand to have the title registered in his own behalf. The court may then find and decree in whom the title to the property is vested, whether in the plaintiff or in any other person, and may remove clouds from the title, and may determine

\*Chapter 444 of the Laws of 1908, entitled "An Act relating to registering titles to real property and facilitating and expediting its transfer."

whether or not the property is subject to any lien or incumbrance, and may declare and fix the same, and may direct the Registrar to register the title, right, or interest. In case the title is subject to any lien or incumbrance, the court may give directions as to the manner and order in which the same shall appear upon the certificate of title to be issued by the Registrar; and generally, in such an action, the court may make any and all such orders and directions as shall be according to equity and in conformity to the principles of the act. After the expiration of a short period of limitation, the judgments and orders of the court in an action for registration are made forever binding and conclusive upon all persons in the world.

It has been objected that the possibility of cutting off the rights of unknown claimants or owners by means of a published notice directed to them by the designation of "persons interested," makes it necessary for every owner of an interest in property to remain on his land and proclaim his ownership to the world or continually watch the court records to see if any proceedings be instituted by other persons to register his land as their own. But whatever force there may be in this objection is entirely destroyed by provisions of the statute applicable to such a case. Any person claiming to have any right or interest in or lien upon any real property, may file with the Registrar a written notice, to be styled a "caution," that he requires written notice to be given to him of any application for the registration of the title to that real property. Like notice may be required by the owner of any land as to the registration of the title to any of the land abutting upon his own land.

#### CERTIFICATE GRANTED.

After the final judgment directing registration of the title is duly entered and filed in the Registrar's office, the Registrar will proceed to so register it. He will make out a "certificate of registration," which is a written instrument certifying that the person named therein is the owner of the property therein described, subject to such conditions or incumbrances as are noted thereon. All mortgages, liens, charges, etc., to which the owner's title is subject are then noted on the certificate in such way as to indicate their priorities. Each certificate will be entered in the "Registration book" kept by the Registrar in his office. At the same time that a certificate is issued, the Registrar will make out an exact duplicate of it and deliver it to the owner. This is called the "owner's duplicate."

The rights of registered owners of property are set forth in Section 32 of the Act, which is directed to be printed upon each certificate of title that is issued, and which reads as follows:

Sec. 32. Rights of registered owners; exceptions; incumbrances, et cetera, to be filed.—A person who receives a certificate of title pursuant to a judgment of registration, except in case of fraud to which he is a party, and a purchaser of registered real property who takes a certificate of title for value and in good faith, shall hold the same free from all incumbrances, charges, trusts, liens and transfers, except those noted on the certificate in the registrar's office, and any of the following which may exist:

First. Liens, claims, or rights arising or existing under the laws or constitution of the United States, which the statutes of this state do not require to appear of record;

Second. Any tax, water rate, or assessment which becomes a lien on the property after initial registration and for which a sale has not been made;

Third. Any lease or agreement for a lease, made after or pending registration, for a period of not exceeding one year, where there is actual occupation of the land under the lease or agreement;

Fourth. Easements or servitudes which accrue against the property after initial registration in such manner as not to require their registration.

Except as specified in the foregoing statement of exceptions, no incumbrance, charge, trust, lien or transfer shall take effect upon or over real property, the title to which has been registered, unless the instrument creating and setting forth such incumbrance, charge, trust, lien or transfer has been filed with the registrar and a memorial or notation thereof made upon the certificate of title covering the property.

No title to registered real property, in derogation of that of the registered owner, shall be acquired by prescription or adverse possession.

#### WILL FACILITATE TRANSFERS.

It is thus seen that with four exceptions above noted, which are comparatively of minor importance, all past claims are cut off and all future ones are required to be noted on the certificate of title in order to be effective against the property. The owner of a piece of real property the title to which is registered will not be quite able to convey or mortgage his land as he would sell or pledge stocks or bonds, because it will still be necessary for an intending purchaser or mortgagee to examine the status of the title as it appears of record in the office of the Registrar; but this examination will be confined to the simple act of examining the notations on the certificate of title—two pages of one book—that is there recorded or filed, and will be nothing like the long, laborious and complicated search of many records in many offices required under the present system. The aim of land title registration has been to facilitate the transfer and dealing in real property, not by putting it into the market as a negotiable security, transferable as a block of stock, but by doing away with the necessity for successive examinations of long chains of title

and numerous other records, thereby lessening the labor and consequent expense and lapse of time involved in transactions concerning it; and we find that this new law of New York is framed along these lines.

A registered owner of real property, in order to transfer it, shall execute to the intended transferee a deed or instrument of conveyance in any form authorized by law. Deeds, mortgages, leases, and like instruments will continue to be made as heretofore and as is now done; but with this important change that title to registered property will not pass to the transferee until the transfer is registered as prescribed by the statute. To register a transfer under the new law, the deed will be filed with the Registrar and the owner's duplicate certificate of title surrendered to him. Then, if the interested parties agree upon a statement, of not more than one hundred words, as to the nature and effect of the transfer, the Registrar will enter such statement as a memorial or notation upon the original certificate. He will then make out and register a new certificate and also an owner's duplicate certifying the title to the property conveyed to the transferee, and cancel the old original and duplicate certificate. If the parties in interest fail to agree upon the statement to be entered upon the certificates, the question will be referred to the court for decision, and the court, after due notice to all parties in interest, will enter an order prescribing the form of the memorial to be made by the Registrar. As the nature and effect of an ordinary transfer of real property is well understood, there will ordinarily be no occasion for referring the matter to the court for decision.

When only a part of the property described in a certificate is transferred, a new certificate will be issued for the part so remaining and belonging to the seller. So, also, if the owner of a plot of land desire to divide it into small lots, he may surrender his certificate for the whole plot and have a number of certificates, one for each lot, issued to him in its place.

Any mortgage, lease for a term of over one year, contract to sell, or other instrument intended to create a lien, incumbrance, trust, or charge on registered property, may be registered in the same way that deeds are registered, as above described, except that the owner's certificate instead of being surrendered is merely produced and the statement as to the nature and effect of the instrument noted thereon by the Registrar.

The object of limiting these statements as to the nature and effect of instruments registered against the property to one hundred words in length, is to keep them within such bounds that they may be conveniently noted on the certificates of title; and by having the parties agree to such statement or the court determine its form after a full hearing, the necessity of recording the instruments in full is obviated.

Upon the death of the registered owner of real property, his heirs or devisees may apply for new registration and the issue of new certificates of title to them.

#### THE ASSURANCE FUND.

The last feature of this new law to which we shall call attention is the assurance fund. While, as we have said, the new law operates not by a State guarantee of titles but by the foreclosing and barring of all unfounded claims through the judgment of a court, yet, realizing the possibility of ministerial errors being committed after the judicial proceedings for registry are completed, the law provides for an indemnity for persons who sustain loss in this way. This indemnity proceeds, however, not from the State or any other governmental agency, nor from the people at large, but from the land-owners themselves who contribute to it; and such contribution is entirely voluntary upon their part. This assurance fund, therefore, is really but a sort of mutual benefit insurance society among the persons taking part in it.

Upon the registration of a piece of property there may be paid to the Registrar one-tenth of one per centum of the value thereof on the basis of the last assessment for local taxation. Thus, if a piece of real property be assessed at \$100,000, the amount to be so paid will be \$100. But any person may take property without recourse to any action to recover compensation out of the assurance fund for any loss he may sustain, in which case he is not required to make any payment on account of the fund. Any person who, without negligence on his part, sustains loss or damage or is deprived of property after its original registration, because of the registration of another person as owner of it, through fraud or in consequence of any error, omission, mistake, or misdescription in any certificate of title or in any entry or memorial in the registration book, may bring an action to recover compensation out of the assurance fund for such loss or damage (provided, of course, he has contributed to it as above indicated); but if the person who is thus deprived of such property has any other right of action or other remedy for recovery on account of such loss or damage, he shall exhaust such remedy before resorting to the action against the assurance fund.

—Would you back the growth of New York City? Compare New York of twenty years ago with the New York of to-day. Will this growth stop? If you are sure of the future, why don't you buy real estate, for the growth of New York City means increased values. See your broker about this. An unusual opportunity exists to-day.

## TAXPAYERS' CONGRESS.

Chairmen of the various divisions of the Taxpayers' Congress held their first organization meeting yesterday in the rooms of the Real Estate Board of Brokers, at No. 156 Broadway. They reported that thirty-three of the forty-one divisions into which Manhattan has been divided are ready to form permanent local organizations. The other eight divisions will be in line during the coming week.

In five of the divisions the chairmen are prominent officers of existing taxpayers' associations. They reported that the general organization plan of the Taxpayers' Congress had been received with hearty approval by influential members of those local bodies, and that existing associations undoubtedly would become affiliated with the congress. In that event, those associations will extend their membership over the entire divisions in which they are located, and will be ready to elect delegates to the congress in a very short time.

The thirty-three divisional chairmen were instructed to start at once the educational campaign preliminary to the enrollment of taxpayers. They agreed on a general plan of operations and were supplied with enough printed matter to reach all the taxpayers in their divisions. The thirty-three chairmen and their divisions are: 1st Division, Joseph P. Day; 2d, Irving Ruland; 3d, Francis E. Ward; 4th, William E. Davies; 5th, John H. Hallock; 6th, David A. Clarkson; 7th, P. M. Clear; 10th, Thomas W. Folsom; 12th, Oscar L. Foley; 13th, Louis Schrag; 14th, M. V. Lenane; 15th, Wm. P. Rooney; 16th, Charles J. F. Bohlen; 17th, P. S. Treacy; 18th, W. Hamilton McBride; 19th, Samuel H. Martin; 20th, F. R. Wood; 22d, L. M. Smith; 23d, E. A. Tredwell; 24th, A. V. Amy; 26th, George W. Short; 28th, J. E. Taylor; 29th, C. Griffith Moses; 30th, A. N. Gitterman; 31st, Charles H. Schnelle; 32d, Charles F. Duross; 33d, William Henry Folsom; 34th, Charles A. Gerlach; 35th, Wright Barclay; 36th, Bryan L. Kennelly; 38th, W. W. Reese; 39th, John J. Kavanagh; 40th, F. G. Swartwout; 41st, Edward L. King.

## EXPENDITURES AND POPULATION.

(Continued from page 1058.)

Greater New York became an accomplished fact, the relation between increase in population and increase in taxable wealth became much closer. To-day the distance between the two concepts of the economic city and the municipality is measured, practically speaking, by the suburban territory of New Jersey. Now, if the latter had in recent years exhibited a growth in population greatly exceeding and overshadowing the increase in population within the city's corporate limits (such a phenomenon as the economic city of Boston has seen), we should undoubtedly have to revise our ideas of concordance between increase in population and increase in taxable wealth, in dealing with New York, the municipal corporation. But this has not been so; and, consequently, when we speak of the growth of New York in this connection, it scarcely matters whether we mean the economic city or the municipality, and in either case the growth in population measures with approximate verity the increase in taxable wealth.

To avoid misapprehension, let me say that I do not claim that population alone is an exchangeable term for taxable wealth. Mere numbers will not suffice. The intelligence of the community, their capacity and willingness to perform efficient labor and the development of industrial conditions are necessary factors. It would not do, for example, to compare the per capita taxation of London with that of Constantinople or Timbuctoo. Industrial and commercial conditions vary to such an extent in different countries that it would be dangerous to apply such a test in comparing problems of taxation in foreign and domestic cities. Even in comparing cities of the United States with one another, the per capita taxation test should be used with care and due allowance for varying conditions of this character. But these considerations do not apply to the measurement of growth of taxable wealth in any particular city by reference to the growth of population at different times in that city. Of course, a single community may in itself show great changes in industrial character. From being a somnolent, unprogressive city, it may become, through a variety of causes, an active industrial or commercial centre. But such a change will necessarily bring about a corresponding increase in its population. The wealth of the earth is merely potential until touched by the magic hand of labor. Remove the population from one of our modern cities and its site-value dwindles into nothingness; while the accumulated capital represented in its buildings becomes as valueless as the sand-swept, ancient ruins of the deserted cities of Asia Minor. In the modern metropolis of a highly civilized nation, it is the concentration of population which creates land values and furnishes the tax assessors with the opportunity to raise revenues for municipal expenditures, and this is especially true of such a city as New York, where the value of land and improvements on it constitute almost the sole source of taxation.

It would, of course, be more satisfactory if in dealing with this subject we could treat directly of the increase in taxable wealth as a standard of measurement. The difficulty is that

economic data of any real value are wanting. To seek to utilize assessed valuations would be obviously too absurd. There is, perhaps, a way in which really valuable data might with considerable difficulty be obtained, and that would be this: Secure a sufficient number of instances of real property holdings where the improvements were properly suited to the land and compare the taxes paid thereon during a number of past years with the net income derived from the properties. The result would show whether the increase in taxation were gaining on the increase in taxable wealth, and in what degree.

In default of such data, however, I maintain that to measure the ability to support increased taxation, the best practical standard in the case of every economic city—meaning, of course, the important commercial and industrial centres of the modern civilized world—is the increase in its population, and that in the case of New York, the municipality, such a standard is approximately a true one.

Now as to Mr. Purdy's retort that the tendency for municipal expenditures to increase in greater ratio than the population, it is one which is world-wide. Is this really an answer, assuming it to be true? Would a convict in a State prison feel that he had successfully justified his crime by merely pointing to the inmates of the other cells? Whether the experiments in municipal socialism made in foreign cities during the past ten or fifteen years have justified themselves, is too large a subject for discussion here, but it may be worth while saying that of foreign cities, London, and of American cities, Boston, have now at least halted on the way, if they are not actually retracing their steps toward a much more economical expenditure. And in the case of neither of these cities have the increases in debt and taxation attained anything like the dangerous tendencies which they have exhibited in New York.

While on this subject, permit me to refer to the statement prepared by Mr. John Martin and published in the daily papers of November 29. In so far as Mr. Martin bases his argument on the notoriously misleading assessed valuations of real estate, or on the percentages which he arbitrarily assumes they bear to real values, I cannot undertake to enter into argument, for it could result only in an unproductive exchange of personal opinions. Mr. Martin's plea for expropriating the property of realty owners for the benefit of the community at large by use of the taxing power is one commonly used by advocates of municipal socialism. He apparently makes no allowance for special assessments for benefit paid for by owners of real estate; does not seem to regard investment in vacant land as entitled to even such a return as normal interest rates would provide; takes no account of fluctuations in the purchasing power of gold (an argument which Mr. Purdy properly called attention to in mitigation of my argument) and apparently believes that taxes should be levied almost to the point of confiscation in order to effect such common benefits as are promised by municipal socialism. The idea that lower taxes can be of benefit to all the members of an urban community, rentpayers as well as taxpayers, never seems to occur to writers of this school.

Mr. Martin objects to my comparison of the budgets of 1898 and 1908 and asserts that I should have used the actual tax-levies—which are substantially the budgets less available revenues of the General Fund for Reduction of Taxation. My basis of comparison was proper in comparing increases in expenditures, which was what I was chiefly dealing with; the one he prefers is the proper one to use in measuring the increase in the tax-burden. The figures he gives in support of his contention, however, will not bear analysis. By stating the amount of the tax-levy of 1899 at \$86,183,768, and comparing it with the tax-levy of 1908—nine years later—of \$116,542,896, he obtains an increase of only 35.2%. What he should have done would be to first deduct from the tax-levies of both years the appropriations for State taxes, which have nothing to do with questions of municipal taxation, and which would represent a net difference of over \$6,000,000 against his comparison. Then in order to be fair, he should have deducted from the tax-levy of 1899 the large surplus revenues of the Sinking Fund which were not then, but are now, transferred to the General Fund for the Reduction of Taxation. This represents about \$6,000,000 more. Then he should furthermore have deducted from the tax-levy of 1899 the special deficiency item of 1898 (due to the unusual method of making up the first budget of the city after consolidation), a small item amounting to over \$7,000,000, which was peculiar to the year 1899 and never appeared in subsequent budgets or tax-levies; and, finally, in order to cover a ten-year period, he should have compared 1899 with 1909, instead of 1908, which would mean another trifling difference of about \$12,000,000. Having done these things, he would not find his result vastly different from mine. His increase, instead of being 35.2%, would be over 90%; and, really, when one stops to consider it, a matter of \$31,000,000, or so, seems almost worth taking into account. Very truly yours,

EDGAR J. LEVEY.

—Most of the big fortunes have been made either in railroads or real estate. The door to fortune in real estate was never so wide open as it is to-day. Get in before the crowd.

## PRIVATE SALES MARKET

### SOUTH OF 59TH STREET.

**HENRY ST.**—Fixman & Louis, as attorneys, sold through I. Karsch to Mrs. Fanny Marcuson for improvement 262 Henry st, a 3-sty dwelling, on lot 20.7x110.4. The parcel is situated between Montgomery and Gouverneur sts.

**NEW BOWERY.**—William Buhler sold the old 4-sty business building at the junction of New Bowery and Madison st. It occupies a triangular plot 61.5x45.7x42.4, known as 27 New Bowery and 27 Madison st. It has been in the Buhler family for more than half a century. The buyer will use it for his own business.

#### Purchased for Improvement.

**RIVINGTON ST.**—Douglas Robinson, Charles S. Brown & Co. sold 321 Rivington st, southwest corner of Goerck st, 24.6x64, for Mrs. Henrietta W. S. Wilson. The buyer is a builder, who will improve the lot with a factory building.

**RIVINGTON ST.**—Louis Stockell sold for Max Gold to Wolf Nadler, 8 and 10 Rivington st, a 6-sty tenement, 39x83. In exchange for this parcel the purchaser gives the 3-sty building, 25x107, at 137 Bowery.

**WILLIAM ST.**—Charles B. Van Valen sold for Maurice Wendell the 6-sty building 103 and 105 William st, adjoining the southwest cor of John st, 42.11x75.9x37x77.11.

**11TH ST.**—Louis Stockell sold for Max Goldberg to Lipman & Gold 630 East 11th st, a 5-sty tenement house, 25x100. The building is convenient to Public School 64.

**12TH ST.**—Henry Marks and Casper Levy bought 290, 292 and 294 West 12th st, a 6-sty apartment house, 50x107x114x121, with four families on a floor, 6 rooms and bath to an apartment. The houses have all modern conveniences.

**15TH ST.**—The Convent of Jesus and Mary bought 220 and 222 West 15th st, two 3-sty and basement dwellings, 49.6x86.6. The property abuts the convent building, Nos. 225 and 227 West 14th st. The dwellings in 15th st will be replaced by an 8-sty building for use in connection with the convent.

#### Tenement Changes Hands.

**22D ST.**—F. R. Wood & Co. sold for Harriet W. Smith 121 to 125 East 22d st, a 5-sty storage warehouse, 75x98.9. The property has not been transferred since 1849. The 5 lots adjoining on the west are covered with stables.

**29TH ST.**—Douglas Robinson, Charles S. Brown & Co. sold for Jefferson M. Levy 46 to 50 West 29th st, three 3-sty buildings, 53.4x98.9.

**38TH ST.**—P. B. Brown & Son sold for the Frederick F. Jentz estate to a Mr. Heller, 347 West 38th st, a 5-sty double tenement, 25x98.9. This property has been in the Jentz family for 40 years. The new owner will make extensive alterations.

**48TH ST.**—Leo Hess sold for the Lesinsky estate to an investor a 6-sty factory, 520 and 524 West 48th st, 75x100. The building adjoins a large brick laundry establishment on the west.

**51ST ST.**—Pease & Elliman have sold for E. Rollins Morse, of Newport, R. I., 7 East 51st st, a new 5-sty fireproof English basement dwelling, 30x100.5. This lot is a portion of the old Roman Catholic Orphan Asylum property which was sold to a syndicate organized by the late Charles D. Barney. The lot was originally purchased by Walter E. Maynard and sold by him to T. R. A. Hall, who in turn sold it to Mrs. W. K. Vanderbilt, Jr., who sold it to Mr. Morse, the present seller. The purchaser will occupy the house on her return from abroad. The price asked for this property was \$350,000.

**AV. C.**—Henry Marks and Casper Levy sold 132 to 138 Av C, two 6-sty tenements with stores, 38.8x83 each, to H. M. Greenberg.

#### Bowery Parcel Traded.

**BOWERY.**—In exchange for 8-10 Rivington st Wolf Nadler gives to Max Gold 137 Bowery, a 3-sty building, on lot 25x107.10. The 3d av "L" station at Grand st is diagonally opposite.

**BROADWAY.**—United States Realty & Improvement Co. sold the southerly and westerly portions of its large plot at the southeast corner of Broadway and 57th st, adjoining the Broadway Tabernacle at 56th st. The portion sold fronts 70 ft. on Broadway, 66 ft. south of 57th st, and has a depth of 92 ft., with an L on the st 25x116.3. It embraces about 8,000 square feet. The immediate corner retained by the selling company, has frontages of 66 ft. on Broadway and 116.5 on 57th st, and contains about 6,350 square feet. The buyer of the inside plot, The Peerless Automobile Co., will improve it for their own use at once. The site sold is considered one of the best for building purposes in the automobile centre and is one of the few remaining vacant parcels in that neighborhood.

#### Prominent Corner Purchased.

**MADISON AV.**—Gilsey, Havemeyer & Jenney sold for the estate of Andrew Gilsey to the Neptune Realty Co., Adrian Iselin, Jr., president, 60 Madison av, southwest corner of 27th st, a 4-sty and basement building, 30x60, at \$115,000. The Neptune Realty Co. now owns a plot of about 5 city lots having a frontage in 26th, 27th sts and Madison av, and in the near future this plot will probably be improved. The building sold is the old home of the Jockey Club, who made their headquarters there for many years. It has been intimated that the sale in this instance may have been made as a result of the recent decision to dispose of the Madison Square Garden property, which is located immediately opposite the parcel affected.

#### Resale Near the Waldorf-Astoria.

**5TH AV.**—More than usual interest is attached to the negotiations affecting the resale of 329 5th av. The parcel was reported sold within the past 10 days by the Isham estate to Frank T. Cassidy, Albert B. Ashforth acting for the seller in the matter. During the week the property was resold through the same brokerage office at an attractive profit. The building adjoins the southeast corner of 33d st and is 5 stories in height. The lot is 24.8x100.

#### Buyer for Fifth Avenue Corner.

**5TH AV.**—Another interesting sale on middle 5th av, involving a sum approaching the half million mark, culminated on Monday as a result of negotiations for the acquisition of the southwest corner of 48th st, a 5-sty dwelling, 25.5x100, known as 594 5th av. The building was the residence of the late Charles T. Cook, President of Tiffany & Co., and was sold by his heirs to Mr. Connick only a few weeks ago. The purchaser in this instance is George G. Heye, an investor, who, it will be remembered, has operated more or less in the Times Square section within the past 10 years. The profit

in the present sale is substantial and corresponds with the percentage of increase earned on other re-sales in that section. While the closing of the transaction is interesting, since it will likely fore-shadow an alteration for business, it also furnishes another illustration of the large returns which investors in middle 5th av realty have learned to expect. The price reported in the previous sale of the parcel was about \$450,000. The broker in the present transaction was Albert B. Ashforth.

#### Columbia Professor Buys Hotel.

**7TH AV.**—Thos. P. Graham sold for the Central Realty Co. (Todd Bros.) the 12-sty Hotel York, at 482 to 488 7th av, northwest corner of 36th st. The plot is 98.9x80. The buyer is Professor William Milligan Sloane of Columbia University. Title to the property was taken by the Etagloc Holding Co. during the week. The hotel is conveniently situated to the new Pennsylvania station, 3 blocks south. The property is under a long lease and it is understood that the sale will in no way affect the present management of the hotel. While the actual consideration has not been made public it is known that the property has been held at \$900,000. The sale was in the nature of an exchange, however, for the buyer, who was represented by Robert Colgate & Co., gave in part payment properties in Philadelphia.

### NORTH OF 59TH STREET.

#### Buys West Side Flat.

**64TH ST.**—Emma wife of Henry Denn, of 342 West 30th st, sold 154 West 64th st, a 5-sty stone front flat, 20x100.5. This property is located 200 ft. east of Amsterdam av. The present seller acquired the premises for Joseph L. Buttenwieser on Nov. 1, 1906, subject to a mortgage of \$18,000. A 2d mortgage of \$6,000 was allowed to remain by Mr. Buttenwieser for 3 years at 6%.

**68TH ST.**—John N. Golding sold for Isaac Stern of Stern Bros., drygoods merchants, to James J. Hill, 164 East 68th st, a 3-sty brick stable, 25x100.5. This is one of a row of 3 stables. Across the st is the New York Foundling Hospital which occupies the block bounded by 68th and 69th sts, Lexington and 3d avs, Normal college is located on the block square to the west. In the rear of the premises just sold is a synagogue 70x100.5 built to full depth of the plot. Mr. Hill bought last week 9 East 64th st, a 4-sty high-stoop brownstone house, 70x100. His residence is directly in the rear at 8 and 10 East 65th st. He also owns 12 and 14 East 65th st, adjoining.

**69TH ST.**—Ella E. Schmidt sold 30 West 69th st, a 4-sty and basement stone front dwelling, 21x100.5. The house is built to a depth of 60 ft. Both sides of this st are built up with handsome private dwellings. The seller has been using the premises just sold as her residence.

#### Plot to Be Improved.

**72D ST.**—The West 72d St Co. sold to T. J. McLaughlin, 105 to 109 West 72d st, three 4-sty dwellings, 59x102.2. This property is located about 68 ft. west of Columbus av, and has been used as boarding houses for some years. It is stated that the new owner is going to erect a 12-sty apartment house on the site. The West 72d St Co. (Slawson & Strange) were active in the movement to take this block out of the hands of the Park Department, and remove existing restrictions, so that stores could be profitably built on the thoroughfare, but up to the present have not been successful. The property just sold is opposite the Hargrave, a high-class apartment hotel, with a frontage on 71st st. At the present time there is only one store in the block, which is used as a florist shop. There is an elevated railroad station at Columbus av and a subway express station at Broadway. The st is 100 ft wide.

**74TH ST.**—Hiram Rinaldo & Bro. sold for the estate of Isaac Rinaldo to Margaret T. McCormack, 148 East 74th st, a 3-sty and basement dwelling, 18.9x69. The buyer will make extensive alterations to the house for her own occupancy. The Rinaldos have occupied the premises since 1885. The property is located 37.8 ft. east of Lexington av and is built to a depth of 45 ft. It is one of a row of 12 dwellings.

**76TH ST.**—L. J. Phillips & Co. sold for Mrs. Frederick Parks of Glens Falls, N. Y., 10 West 76th st, a 5-sty American basement dwelling, 25x102.2. The property is located 175 ft west of Central Park West.

#### Hospital Sells Dwelling.

**88TH ST.**—George Macculloch Miller, president of St. Luke's hospital sold 18 West 88th st, a 4-sty dwelling, 20x100.8. The buyer Mrs. Louis Levi, will occupy. The block on both sides is completely built up with private residences. The Minnewaska apartment, an 8-sty building, 75.10x125, is on the southwest cor of Central Park West, and the Progress Club, a 4-sty structure, 75.6x100, occupies the northwest corner. The building just sold is 58 ft. deep.

**90TH ST.**—W. J. Nolan sold for G. Gitterman to John J. Barry, 121 East 90th st, a 5-sty flat, 26x100.8. It is built to a depth of 81 ft.

**92D ST.**—Robert C. MacElrath sold 43 West 92d st, a 3-sty dwelling, 20x100.8. The present seller bought this property on Sept. 1 last from Mary Muir, subject to a 3-year mortgage of \$14,000, bearing interest at 5%, and expiring Sept 1, 1911. This was a purchase money mortgage.

#### Buys for Investment.

**105TH ST.**—L. A. Reiser sold to a client of Lewis M. Thiery for Peter Wolfe the 5-sty double flat 69 West 105th st, 32x100.11. Title will pass Dec. 15. The property has been held at \$45,000. There is a 1st mortgage of \$28,000 at 5% and a 2d mortgage will be placed of \$7,000 at 6%. There are 14 rooms and 2 baths on a floor.

**105TH ST.**—Louis Stockell sold for Samuel Newman 331 East 105th st, a 6-sty tenement, 25x100, to Gustav J. Fox, who gives a parcel on 2d av in exchange. The present seller acquired this from Aron Levitan on Sept. 16, 1908. It is located 350 ft. east of 2d av. It is mortgaged for \$29,500. Adjoining on the east is the Liberty Steam Laundry plant. Across the street is Public School 168, a 5-sty fireproof structure, 150x201.10, with a frontage on 104th st.

**110TH ST.**—E. Califano & Co. sold for A. Attoma 250 East 110th st, 16.8x100.

**113TH ST.**—Gibbs & Kirby sold for the Society of the New York Hospital a plot of three lots on the south side of 113th st, known as 534, 536 and 538 West 113th st, 75x100.11. Before the city adopted the present system of laying out the streets there was an old lane that ran diagonally through this property. Across the street there is a large building in the course of construction.

**115TH ST.**—E. Califano & Co. sold for A. Borstein 225 East 115th st, a 3-sty dwelling, 16.4x100.11.

**115TH ST.**—Hall J. How & Co. sold for Mrs. Isaac Conklin to the State Realty & Mortgage Co. 50x100.11 on the north side of 115th st, 160 ft. east of Riverside Drive.

116TH ST.—E. Califano & Co. sold for H. Max 348 East 116th st, a 3-sty brownstone dwelling, 16.8x100.

116TH ST.—E. Califano & Co. sold for Loewe Bros. 422 East 116th st, a 3-sty single flat, 19x100.

#### Institution Sells Plot.

118TH ST.—The Institution of Mercy sold the 3-sty building known as St. Thomas' Academy at 139 to 143 West 118th st, 60x100.11, between Lenox and 7th avs. The institution acquired the property in 1904 and has been using it for school purposes. Across the st are two 6-sty new-law apartment houses 75x100.11 each, built to a depth of 88 ft. Adjoining on the east and west are rows of private dwellings.

136TH ST.—Samuel A. Kelsey sold for Simon Epstein to Julia A. Whitehorne 46 West 136th st, a 5-sty triple flat, 38.9x99.11. Mr. Kelsey recently leased the house for three years to James Hawkins. In exchange Mrs. Whitehorne gives to Mr. Simon 2163 5th av, a 5-sty double flat, 22x90, near 132d st.

#### Morningside Heights House Sold.

AMSTERDAM AV.—Charles E. Hess sold 1181 Amsterdam av, a 6-sty apartment house at the northeast corner of 118th st, known as the Mandeline, 74.10x100. The seller bought this house last week at auction for \$158,930. The amount due on the judgment was \$31,552.55. Adjoining on the north is one of the water gates of the city which insures permanent light and air. The size of the plot owned by the city is 50x127. Adjoining on the east is Elizabeth Court, a 5-sty apartment house, 50x100, built to a depth of 87 ft. On the southeast corner of 118th st is the Melville, an 8-sty high-class apartment structure, 100x100. One of the advantages of the property just sold lies in the fact that Columbia University is located on the west side of Amsterdam av at this point, which makes the immediate outlook exceedingly attractive as well as giving a view of the Hudson River in the distance.

AMSTERDAM AV.—Irving Judis purchased for immediate improvement the northwest cor of Amsterdam av and 105th st, five 2-sty dwellings, 75x100. Mr. Judis has just completed the Irving Court apartments at the southwest cor of Cathedral Parkway and Amsterdam av.

#### Hotel Empire Bought by Capitalist.

BROADWAY.—Herbert Du Puy, vice-president of the Crucible Steel Co., bought through Dennis & Preston from Robert E. Dowling the Hotel Empire, a 7 and 9-sty structure at the southwest corner of Broadway and 63d st. This property has frontages of 116.2, 128.2 and 75.4 ft. on Broadway, 63d st and Columbus av, respectively, the southern line being irregular, measuring about 186 ft. It is most favorably located, facing as it does Empire Square. On the south is the Colonial Theatre. It is in the heart of the automobile section. The asking price has been \$1,000,000. Mr. Dowling, who is president of the City Investing Co., bought the property just disposed of from the Dime Savings Bank, of Brooklyn, for a price said to have been about \$715,000. The bank acquired this house at foreclosure on July 30, 1904, for \$420,000. This deal also involved a plot of 22 vacant lots on 211th st, between Broadway and 10th av, in the Dyckman section. The Empire was sold subject to a mortgage of \$600,000.

#### Pittsburgher Buys Large Apartments.

BROADWAY.—Dennis & Preston sold for the Ripley Realty Co. (James N. and David R. Todd) to Herbert Du Puy, vice-president of the Crucible Steel Co. of Pittsburgh, Pa., the two 12-sty high class apartment houses, the Van Dyke and Severn, occupying the block front on the east side of Broadway between 72d and 73d sts (Sherman Square). These properties have been held at \$2,600,000 and are among the finest of their type on the West Side. They are respectively 102.2x119 and 102.2x118 each in size and are considered absolutely fireproof. This property is exceedingly favorably located, there being a subway express station in front of the door as well as the Park. In part payment for the Van Dyck and Severn the Messrs. Todd take over properties in the business and theatre district of Pittsburgh, including the old First Presbyterian Church plot at Pennsylvania av and 7th st, 120x100, said to be worth a million dollars, and 132 and 136 6th st, small business buildings held at \$400,000. This deal is closely related to that which includes the Hotel Empire and the plot of 22 lots on the north side of 211th st, between Broadway and 10th av. The relation between these deals exists in the fact that Mr. Robt. E. Dowling originally owned the land on which the Van Dyck and Severn were built and has a large interest in it at the present time in the form of mortgages. He was largely responsible for the deals being brought to a successful conclusion.

ST. NICHOLAS AV.—Edward C. H. Vogler sold 9 St. Nicholas av, northwest corner of 111th st, a 5-sty triple flat, 29.7x121.11x irregular. There is a 1st mortgage of \$25,000 bearing interest at the rate of 4% and a 2d mortgage at 5½% interest. The gross rentals amount to a trifle under \$6,000.

5TH AV.—Julia A. Whitehorne sold to Simon Epstein 2136 5th av, a 5-sty double flat, 22x90, near 132d st. In exchange Simon Epstein gives 46 West 136th st, a 5-sty triple flat, 38.9x99.11.

8TH AV.—August Brakman, of 1980 7th av, sold 2546 and 2548 8th av, two 5-sty flats, 50x100, located 24.11 ft south of 136th st. There is an elevated railway station at 135th st.

#### WASHINGTON HEIGHTS.

EMERSON ST.—Maurice W. Halpin sold for Frank A. K. Boland 100x100 at the southwest cor of Emerson st and Seaman av.

143D ST.—The West Side Construction Co. sold the three new 6-sty elevator apartment houses, each on plot 70.10x99.11, on the north side of 143d st, 312.6 ft east of Broadway. The houses occupy part of an old colored orphan asylum tract. A similar plot, 212.6x100, adjoining the above, was recently improved with 3 houses by Joseph H. Davis, and the 2 westerly ones were sold to Herman Cohen.

146TH ST.—The Washington Heights Realty Co. sold 602 and 604 West 146th st, a 5-sty flat, 50x99.11. The present sellers acquire this property from the New York Operating Co. on March 16, 1907, subject to a first mortgage of \$50,000 and a second mortgage of \$21,000. It is located 100 ft west of Broadway.

147TH ST.—Scheer-Ginsberg Realty and Construction Co. bought from Isaac M. Bernstein, 100x99.11, on the north side of 147th st, 125 ft east of Broadway, and will erect thereon a 6-sty elevator apartment house on the west of the premises and on the northeast cor of Broadway is a 6-sty apartment with stores 125 ft on the st and 99.11 on the av. It is built 110x115 ft deep. In the rear are two 5-sty apartments, 50x99.11, built 88 ft deep each.

#### Speculator Increases Holdings.

170TH ST.—L. J. Phillips & Co. sold for G. W. and W. H. Van Allan to Daniel B. Freedman 125x90 on the south side of 170th st, 90 ft. west of Broadway. Mr. Freedman recently bought the adjoining Broadway cor and now controls a plot fronting 111 ft. on Broadway and 215 ft. on 170th st.

180TH ST.—Fort Washington Syndicate sold to the Ferguson Brothers Engineering Co., 55x100, on the south side of 180th st, 255 ft. west of Broadway.

180TH ST.—Fort Washington Syndicate sold to Robert Ferguson & Sons, 55.5x100, on the south side of 180th st, 310 ft. west of Broadway.

210TH ST.—A. J. Larkin sold, 100x125, on the north side of 210th st, 100 ft. east of Columbus av. The longer dimensions is the depth.

211TH ST.—Dennis & Preston sold a plot of 22 lots on the northerly side of 211th st, between Broadway and 10th av for Robert E. Dowling to Herbert Du Puy, of Pittsburgh. The Hotel Empire, at the southwest corner of Broadway and 63d st also figured in this deal.

#### Buys Block Front.

215TH ST.—Hall J. How & Co. sold for the Lawyers Title Insurance & Trust Co. to Daniel Freedman and E Clifford Potter the block front on 215th st between 10th av and Broadway. The size of the plot is 125 ft. on 215th st, 817 on Broadway and 99.11 on 10th av. The property sold is on good high ground, sandy in texture, and on a street 100 ft. in width. In many respects it is considered one of the choicest parcels in the Dyckman tract, as it has frontages on the two most important thoroughfares in that zone. The subway station is directly in front of the premises, which adds greatly to its value. Title will pass in about 30 days.

BROADWAY.—McDowell Construction Co. sold the 5-sty apartment house 4228 Broadway, northeast cor of 179th st, 75x100. The present sellers bought this property last February from the Reliance Realty Co.

BROADWAY.—L. J. Phillips & Co. sold for Daniel B. Freedman to James F. McGarry, 76x81x75x96.8, on the east side of Broadway, 25 ft. north of 178th st. Adjoining on the south is a 5-sty flat, 25.6x101.9, built 90 ft. deep. In the rear of the plot just sold is another 5-sty structure, 50x100, with a depth of 87 ft.

#### St. Nicholas Avenue Activity.

ST. NICHOLAS AV.—Hall J. How & Co. sold for Leo J. Kreshover to Daniel B. Freedman 2 lots, 50x100, at the southeast cor of St. Nicholas av and 187th st. On Nov. 21 Mr. Freedman also purchased the southwest cor of St. Nicholas av and 181st st from the State Realty & Mortgage Co. This property is 119x100 in size. Formerly it was owned by the Reilly estate.

#### BRONX.

LAFAYETTE ST.—Clarence Davies sold for John H. Scudder the plot 200x100, at the northwest cor of Lafayette and Bryant sts.

142D ST.—Paul Weber sold, in conjunction with Henry W. Fedden & Co., for the Benda estate, the 4-sty and basement double flat, 429 East 142d st, 25x100. Henry C. Fedden, of the latter firm, buys as agent for a Mr. H. Baumann.

146TH ST.—Kurz & Uren sold for a client 269 East 146th st, a 2-sty frame dwelling, 25x110.

#### Corner Changes Ownership.

148TH ST.—M. Wendling sold to Adolph Kronengold 805 East 148th st, northwest cor of St. Ann's av, a 5-sty tenement, 99.4x25.

ANDREWS AV.—Fleischmann Realty and Construction Co. sold to builders 9 lots on the east side of Andrews av, 300 feet south of Fordham road, for improvement with 1-family detached dwellings. B H Weisker, Jr., of James L. Libby's office, negotiated the deal.

AQUEDUCT AV.—Fleischmann Realty and Construction Co. sold to a builder 7 lots on the east side of Aqueduct av, south of Fordham road.

BATHGATE AV.—John A. Steinmetz sold to the Adamant Real Estate Co. 1685 Bathgate av, corner of 173d st, a 6-sty tenement with stores, 44.5x100.

CONCORD AV.—Eugene J. Busher sold for the Adamant Real Estate Co. the northeast corner of Concord av and 147th st, a plot 118.6x100, to a builder, who will build flats.

CORSA AV.—Melrose Realty Co. sold a plot at Corsa av and 225th st for immediate improvement.

CRESTON AV.—Edward M. Tessier sold to a purchaser for investment 2741 Creston av, a 2-sty frame 2-family dwelling, 25x100.

EAGLE AV.—Margaret J. Ellis sold 3 lots on the west side of Eagle av, 300 ft. south of 156th st.

#### Bronx Corner Plot Sold.

EDGEWATER ROAD.—Hunts Point Realty Company sold to R. W. Curtis the lot, 25x105x irregular, at the southwest corner of Edgewater road and Garrison av.

EDGEcombe AV.—Edward C. H. Vogler sold for Mrs. Minnie Ricker 117 Edgcombe av, a 5-sty tenement, 25x85, to E. W. Sherwood. The consideration was \$24,500. There is a first mortgage on the property of \$16,000 at 5% and a second mortgage of \$4,500 at 6%. The gross rentals amount to \$2,328.

ELY AV.—Whitehall Realty Co. sold to Olga Katzenmayer the plot 75x95 on the east side of Ely av, 175 ft. south of Nereid av, in the Bathgate estate property.

FT. WASHINGTON AV.—Bernard Smyth & Sons sold to Charles M. Rosenthal for John Dreyer, the northwest corner of Fort Washington av and 170th st, 50.5x97.

#### Movement in Hunt's Point Section.

GARRISON AV.—Hunt's Point Realty Co. sold through S. Cowen 2 lots at the southeast cor of Garrison av and Irvine st.

HUNT'S POINT AV.—Geo. F. Johnson's Sons Co. sold through Warren & Skillen 3 lots at the southeast cor of Hunt's Point and Seneca avs, and 2 lots adjoining on Seneca av.

HUNT'S POINT AV.—Jacob Leitner sold for James F. Meehan a lot on the east side of Hunt's Point av, 25 ft. south of Seneca av, to the Geo. F. Johnson's Sons Co., which gives in exchange a lot on the east side of Hunt's Point av. The Johnson Co. now controls a plot 75 ft. on Hunt's Point av and 173 ft. on Seneca av.

HUNT'S POINT AV.—In exchange for a lot on the east side of Hunt's Point av, 25 ft. south of Seneca av, the Geo. F. Johnson's Sons Co. give to Jas. F. Meehan a lot on the east side of Hunt's Point av, 100 ft. south of Seneca av.

HUNTS POINT AV.—Jacob Leitner has sold for the estate of Frederick C. Fiske, of New Haven, a plot of 12 lots—4 on Hunt's



Point av, 3 on Gilbert pl and 4 on Faile st—being the entire frontage on Gilbert pl from Faile st to Hunt's Point av.

**JEFFERSON AV.**—Edenwald Land Companies sold to Mary E. Lenahan 4 lots on Jefferson av, cor of Amundson av; also two lots at Jefferson av and Comfort av to A. Figarsky, and an adjoining lot to Hyman Figarsky.

**LAFAYETTE AV.**—J. Clarence Davies sold for John H. Scudder 200x100 at the northwest cor of Lafayette av and Bryant st.

**LONGFELLOW AV.**—Jacob Leitner sold for the Hunt's Point Realty Co. 2 lots on the east side of Longfellow st, 100 ft. south of Seneca av.

#### Investors Buy Bronx Lots.

**LONGWOOD AV.**—American Real Estate Company sold to investors the plot, 150x200, at the northeast corner of Longwood and Westchester avs. The sellers paid \$39,000 for this plot previous to the 1905 boom in the Bronx. The price they obtained in this sale was something less than \$150,000.

**MERRIAM AV.**—James Ryder sold 2 lots on the east side of Merriam av, 257 ft. north of 169th st, to a builder for improvement.

**QUARRY ROAD.**—Eugene J. Busher sold for Jacob A. Frank the plot, 50x100, on the east side of Quarry road, 118 ft. south of 182d st, to a builder for improvement with flats.

**ROSEDALE AV.**—John A. Steinmetz sold for Henry Barge to John Hellwig 1472 Rosedale av, a 2-family house, 25x100, in the Mapes estate.

**RESERVOIR PLACE.**—Eugene J. Busher sold for Joseph Paldow his new 2-family house, on lot 22x100, at the southeast corner of Reservoir place and Reservoir oval to a physician.

**SEDGWICK AV.**—S. Edmund McRickard & Co. sold for N. F. Vought to M. Miles a 2-sty and attic residence on a large plot on Sedgwick av, near Perot st, overlooking the completed half of Jerome Park Reservoir.

**SENECA AV.**—Hunt's Point Realty Co. sold a plot of 3 lots on the south side of Seneca av, 25 ft. east of Bryant st.

#### Block Front Changes Hands.

**SOUTHERN BOULEVARD.**—Warch & White sold for a client the block front on the west side of Southern Boulevard, from 175th to 176th sts, a plot 271.5x128.7, with an additional frontage of 49 ft on Trafalgar pl. The same brokers have also sold to G. Hill, for improvement, the southeast cor of Honeywell av and 178th st, a plot 60x100.

**SOUTHERN BOULEVARD.**—A. Lawrence Kerker sold the block front on the west side of Southern Boulevard, from 175th to 176th st, 271.5x128.7, with an additional frontage of 40 ft. on Trafalgar pl.

**WEBSTER AV.**—Ernst & Cahn and J. J. Pittman sold for Mary J. Milks the plot 56x90 on east side of Webster av, about 106 feet south of 170th st. The new owners intend to improve the parcel.

#### LEASES.

Fickling & Co. leased for a term of years the 7-sty building, 304 and 306 West 49th st.

J. B. English leased for Juliet Turner the 3-sty brownstone dwelling at 224 West 48th st.

Duross Co. leased the 3-sty dwelling 157 West 15th st to Mary Donnelly for a term of years.

Henry M. Weill leased for the Daly estate the northwest corner of 7th av and 35th st for 10 years.

F. Morris & Co. leased the 3-sty brownstone dwelling 164 West 64th st for 2 years to William C. Anderson.

Van Vliet & Place leased for a term of years the dwelling 210 West 14th st and the 3-sty dwelling 152 West 15th st.

Barnett & Co. leased for Judge Henry Furlong, of Brooklyn, the 3-sty dwelling 117 West 136th st to Francis M. L. Dermott.

The Gross & Gross Company leased for the United States Trust Co. to Jean Le Pori the building 110 West 54th st. for a term of years.

Joseph Oatman leased for Mrs. Ann Errett the 5-sty building 246 West 65th st to the Albany Garage for the term of 10 years at an aggregate rental of \$30,000.

John N. Golding leased for Mrs. Henry B. Barnes to Arthur S. Avant-Vernat the 4-sty dwelling 12 East 45th st for a long term of years. The tenant will make extensive alterations to the house.

A. N. Gitterman leased for Solomon R. Guggenheim to the City Athletic Club 48-50 West 54th st, an 8-sty and basement building, 45x100, for 21 years at an aggregate rental of over \$350,000. The building is to be extensively altered by Hertz & Tallant and Albert S. Gottlieb, architects.

The Gross & Gross Co. leased for H. A. Robbins to Hoyt & De Mallie the building 50 West 93d st for a term of years; also for Charles E. Appleby to the Lozier Motor Car Company, for a term of years, a plot of 5 lots on 58th st near 11th av, and for F. S. Godfrey to the Cities Motor Service Co. the building 735 and 737 7th av.

#### SUBURBAN.

**MONTCLAIR, N. J.**—F. Morris & Co. sold to a client for a Mrs. Stewart her residence on Forest av, Montclair, N. J.

**TARRYTOWN, N. Y.**—Col. Robert C. Clowry, president of the Western Union Telegraph Co., bought the Mary E. Lewis place on Broadway, Tarrytown, consisting of a large mansion with outbuildings and about 22 acres of ground.

**TOKENEKE, CONN.**—Chas. F. Noyes Co. sold for \$30,000 to a client a country place at Tokeneke, Conn., comprising 1½ acres, with a new and modern residence erected in 1907 by Dr. Ross McPherson, the seller. The property is delivered free and clear.

**SCARSDALE, N. Y.**—Fish & Marvin sold for James G. Cannon, vice-president of the 4th National Bank, his country place at Scarsdale, Westchester County. The buyer is Lewis G. Herzog. The property, which has been held at \$125,000, consists of a large Colonial mansion with about 16 acres of land.

**SOUTH ELIZABETH, N. J.**—L. J. Phillips & Co. sold for Conrad Hubert and Edward Stern to the Standard Oil Co. a large tract at South Elizabeth, which was formerly the Linden race track, thus completing the purchase of several hundred acres of land, part of which is already under development by the company as a great refining and storage plant.

**MAMARONECK, N. Y.**—Charles Field Griffen & Co. sold 3 water front places between Mamaroneck and New Rochelle. For Charles Holt they have sold his shore front plot, including house and stable, to Stephen J. Leonard; for Henry Holt, the site of his former home, which includes only a stable, the house having burned a few years ago. The purchaser is Harry G. Tobey, who will build a home from plans by E. W. Bruns.

## UNCLASSIFIED SALES

The total number of sales reported is 103, of which 22 were below 59th st, 44 above, and 37 in the Bronx. The sales reported for the corresponding week last year were 44, of which 7 were below 59th st, 17 above, and 20 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 242, as against 128 last week, and in the Bronx 154, as against 110 last week. The total amount involved is \$7,754,631, as against \$3,968,895 last week.

The amount involved in the auction sales this week was \$2,258,282, and since January 1, \$53,520,917. Last year the total for the week was \$783,849, and from January 1, \$37,406,327.

**BROADWAY.**—Henry H. Dreyer and Hall J. How & Co. sold for the Fort Washington Syndicate to Charles Lowen 103x149 at the southwest cor of Broadway and 179th st. Mr. Lowen, who was an active and successful builder on the west side 10 years ago, will improve the plot by the erection of a high-class elevator apartment house. The plot is part of the old Perkins estate.

**DYCKMAN ST.**—Chas. E. Goodhue bought from the St. Clair Realty Co. the southeast cor of Dyckman st and Sherman av, 100 x100.

**116TH ST.**—Huberth & Gabel sold for Charles Simon and others the 3-sty and basement dwelling 155 East 116th st, 17x100.11.

**RIVERSIDE DRIVE.**—The Mary J. Hoyt estat esold the lot 26x100 on Riverside Drive, 26 ft. south of 114th st, to Maria Garlic, owner of the adjoining cor. The plot thus formed, 52x110x irregular, has been sold for Maria Garlic by Richtmyer & Irving to a well-known real estate man, who has not hitherto been an investor.

**17TH ST.**—N. A. Berwin & Co. sold for Beard & Paret as attorneys, the 4-sty and basement dwelling 36 West 17th st, 25x98.9, to Samuel Bergman, who owns adjoining property.

**117TH ST.**—Wm. C. Cahn sold for A. Samuels the flat 235 and 237 East 117th st, on plot 50x100.11, to Andrew F. Murray.

**43D ST.**—P. A. Goeghegan sold for Max Marks 108 to 116 West 43d st, five 4-sty dwellings, 100x100.5, just west of 6th av. The buyer is New York Lodge No. 1, Benevolent and Protective Order of Elks, which will erect on the site a 12-sty clubhouse. It is to contain all modern conveniences, including a theatre, bowling alleys and a large restaurant. The new building is to be completed and decorated Christmas eve, 1909.

**HONEYWELL AV.**—G. Hill bought 60x100 at the southeast cor of Honeywell av and 178th st.

**BRIGGS AV.**—Agostino Montegriffo sold the 2-sty dwelling, 25.10 x104x irregular, on the east side of Briggs av, 25 ft. north of 199th st. In part payment Mr. Montegriffo takes property on 143d st.

## REAL ESTATE NOTES

The Ralph M. Holzman Co. removed its offices to 1451 Broadway, corner 41st st.

Cuozzo & Gagliano Co., real estate and insurance brokers, have moved their offices from the World Building to 150 Nassau st, Suite 611.

Representatives of the Clark estate deny the reported sale of their property at the southeast corner of St. Nicholas av and 170th st.

The Seamen's Bank for Savings made a loan to Bohem & Coon of \$300,000 on the property 832 and 834 Broadway for three years at 5 per cent.

The Zengendal Realty Co., James A. Deering, president, recently incorporated at Albany, will improve the northeast corner of Broadway and 135th st.

Jacob J. Tabolt bought the real estate business of D. J. McDonald at 401 West 47th st, corner of 9th av, and has removed his office to that address.

The Germania Life Insurance Co. loaned the Elias Gussaroff Realty & Construction Co. \$100,000 on the property 75x100, at the southeast corner Wadsworth av and 180th st.

Max Solomon borrowed from the State Realty & Mortgage Co. a building loan of \$63,000 on the property Nos. 147 and 149 West 22d st. A 9-sty building is going to be erected on the site.

The Bedford Boulevard Construction Co. secured a building loan of \$21,000 from the Title Guarantee & Trust Co. on the property, 75x100, on the east side of Bedford Park Boulevard, 35 ft. north of Briggs av.

Chas. B. Barkley and others have begun petition proceedings against Marietta Ludington and others, involving the properties Nos. 273 to 277 8th av, No. 146 West 24th st, No. 253 3d av and No. 370 Broome st.

A building loan of \$100,000 has been made to W. Axelrod Realty Co. by the Title Insurance Co. of New York on the property 91.1x146.6x irregular, on Morningside Av West, located 200 ft. east of Amsterdam av.

A partnership has been formed under the firm name of O'Connor & Ellison for the transaction of the general real estate business, with offices at 95 Liberty st. The firm consists of Charles H. O'Connor and Bennett W. Ellison.

Joseph E. Cosgrove was appointed receiver of rents of the property Nos. 520 to 534 East 120th st, by Justice McCall, pending a suit brought by the State Bank against the Florence Realty & Construction Co. and others to foreclose a mortgage of \$10,500.

# WANTS AND OFFERS

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

DESK ROOM, or share in suite of offices, to let to Engineer or Architect on reasonable terms. Address "ARCHITECT," c/o Record and Guide.

WANTED properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., cor. 86th St.

HALF LARGE OFFICE. Tract Society Building. \$12 a month. Room 426-150 Nassau.

WANTED—Position as manager of an estate, or with realty corporation. Ten years' experience; excellent character; American. Box 48, care Record and Guide.

MAN WANTED (Gentile) to lease business property on commission, rare chance, for right man, faithful and persistent. REALTY, BOX 57, HERALD, DOWNTOWN.

WANTED—Position as salesman in the mason material business. Address BOX 15, Record and Guide.

LEASE DEPARTMENT MANAGER, well known for ability and probity; connected with well-known firm for long period, would consider proposal for such position from established high-grade firm. "L. D.," care Record and Guide.

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Francis P. Pace was appointed receiver of rents of the property No. 351 West 60th st, a tenement, 25x100. This receivership is due to a suit being instituted by James D. Clarendon, executor, against the Moss Realty Co. et al, to foreclose a mortgage of \$7,500.

John J. Mackin was appointed receiver of rents of the property in the south side of 143d st, 462.6 ft. west of 10th av, 37.6x99.11, pending a suit brought by William F. Morgan, Jr., et al, executors, against Barnett Evans et al to foreclose a mortgage of \$40,000.

The real estate firm of Dennis & Preston has been appointed sole agents for the management of the properties in Manhattan owned by Herbert Du Puy, of Pittsburg, Pa. Mr. Du Puy has acquired between \$5,000,000 and \$6,000,000 worth of realty during the past year, selling a large percentage of his holdings in Pittsburg.

A building loan of \$37,500 was made by Max Marx to the Helen Realty and Construction Co. on the property, 75x90, in the north side of 174th st, 150 ft. west of Amsterdam av. Mr. Marx also made a building loan of \$52,500 to the same company on the property, 100x100, in the north side of 170th st, 100 ft. west of Amsterdam av.

In the office of the Hudson County Register a deed conveying 296 acres of land in Secaucus, N. J., from Abel I. Smith estate to V. M. Shanley's Sons' Co., of Newark, and the H. S. Korbaugh Co., of West Virginia, was filed. The land is on both sides of the Secaucus road, between the Paterson Plank road on the north, the Penn Horn Creek on the east, the lands of S. Jacobs on the south and the old Secaucus race track on the west. Part of this land is meadow and part upland. The reported price was \$255,000.

At the regular meeting of the Property Owners' Association of the Vyse Estate and Vicinity, held recently at the Home Hotel, Home st and Hoe av, the anti-noise ordinance of Alder-

man Marx was endorsed. The executive committee of that body recommended that the Interborough Rapid Transit Co. be compelled to provide better transportation facilities above Harlem. The committee directed attention to the necessity of securing a better exit and entrance at the 149th st station. At the present moment the accommodations at that point afford little protection to women and children, particularly during inclement weather.

Washington Heights held its own this week, vacant property coming in the foreground. The movement on the part of speculative builders has not receded any, and there is no question that next spring will see activity in that zone such as has never before been witnessed. This is due to the fact that those houses which were completed during the past two years are splendidly tenanted, and the supply does not approach the demand. It must be taken into consideration that builders have got to work one year in advance. Houses that are started now are not ready for tenancy until a year from date; consequently they are the ones to anticipate movements. The Bronx also came in for its share of the general activity, especially in the Hunt's Point square.

M. & L. Hess successfully negotiated the following transactions: For Henry Corn the new 12-sty and basement mercantile building at 56-58 West 22d st, 46x98.9, to Mrs. Mary A. Chisholm for investment. Mrs. Chisholm gives in part payment the property, 54-58 West 21st st, 64x98.9, upon which Mr. Corn will at once begin the erection of a 12-sty and basement mercantile building, for which he has already secured a building loan from the Title Guarantee & Trust Co. Mr. Corn purchased 56-58 West 22d st a little over a year ago from the Realty Holding Co. through the same brokers, having in advance for a tenant for the major part of the building the glass and china house of Higgins & Seiter, for whom the building is named. The consideration in the above transaction is \$650,000.

# PROPERTY OWNERS' SECTION.

## PUBLIC WORKS.

**236TH ST.**—Opening and extending from 1st st to Barnes av; and of East 237th st, from Bullard av (1st st) to Barnes av. Board of Estimate will consider the following proposed area of assessment on Dec. 18: Beginning at a point on westerly side of Bullard av where it is intersected by prolongation of a line midway between East 235th st and East 236th st, and running thence northwardly, westerly and northwardly along the said westerly line of Bullard av to the intersection with the prolongation of a line midway between East 237th st and Nereid av; thence southeastwardly along the said line midway between Nereid av and East 237th st and the prolongation thereof, to the intersection with a line bisecting the angle formed by the intersection of the prolongations of the northeasterly line of East 237th st and the southwesterly line of Nereid av, as these streets are laid out between White Plains road and Byron av; thence southeastwardly along the said bisecting line to a point distant 100 ft. southeasterly from the southeasterly line of Barnes av, said distance being measured at right angles to the line of Barnes av; thence southwardly and parallel with Barnes av to intersection with a line midway between East 234th st and East 235th st; thence northwestwardly along the said line midway between East 234th st and East 235th st to a point distant 100 ft. northwesterly from the northwesterly line of White Plains road; thence northeastwardly and parallel with White Plains road to intersection with a line midway between East 235th st and East 236th st; thence northwestwardly along said line midway between East 235th st and East 236th st and the prolongation thereof to the point or place of beginning.

**184TH ST.**—Opening and extending from Amsterdam av to first new avenue easterly therefrom. Board of Estimate will consider the following proposed area of assessment on Dec. 18:

Bounded on the north by a line always midway between West 184th st and West 185th st, and by the prolongation of the said line; on the east by a line distant 100 ft. easterly from and parallel with the easterly line of the first new avenue east of Amsterdam av, the said distance being measured at right angles to the line of the new avenue; on the south by a line midway between West 183d st and West 184th st, and by the prolongation of the said line, and on the west by a line midway between Audubon av and St. Nicholas av.

**157TH ST.**—Laying out from Audubon pl to Broadway. Board of Estimate favors change as follows: The northerly line of West 157th st, between Audubon pl and Broadway is to be a straight prolongation of the northerly line of West 157th st as at present laid out westerly from Audubon pl, the intention being to incorporate in the street system the triangular area bounded by the prolongation of the said northerly line of West 157th st, the westerly line of Broadway and the north-easterly line of Audubon pl.

## CONDEMNATION PROCEEDINGS.

**129TH ST.**—Opening and extending from Convent av to Amsterdam av. Commissioners Harold E. Nagle and Albert P. Massey will present final reports in this proceeding to Supreme Court on Dec. 8.

**BRIGGS AV.**—Opening and extending from Bronx River to Pelham Bay Park. Commissioners Frank Gass and Jas. F. Smith will present final supplemental and amended report in this proceeding to Supreme Court on Dec. 8.

**PIER (OLD) NO. 53.**—Dock proceeding. Commissioners John W. Russell, Patrick J. Conway and Louis Leavitt will present final report in this proceeding to Supreme Court on Dec. 8.

**20TH-22D STS.**—Dock proceeding. Commissioners Wilbur Larremore, Michael B. Stanton and Nathan Fernbacher will present revised and corrected report in this proceeding to Supreme Court on Dec. 8.

**18TH-23D STS.**—Dock proceeding, between West 18th and 23d sts and the easterly side of the marginal street, wharf or place, adopted by Board of Docks and approved by the Commissioners of the Sinking Fund. Commissioners Wilbur Larremore, Stanley W. Dexter and Jas. A. Allen will present revised and corrected report in this proceeding on Dec. 8.

**140TH ST.**—Opening and extending from Park av to Morris av. Commissioners Maurice S. Cohen, Geo. A. Devine and Martin C. Dyer will present bill of costs, charges and expenses in this proceeding to Supreme Court on Dec. 15.

**3D AV.**—Widening, opposite 159th st. Commissioners John P. Cohalan and Pierre G. Carroll give notice that they have completed their supplemental and amended estimate and assessment. Objections may be presented in writing at 90-92 West Broadway on or before Dec. 17. Objecting parties will be heard at above address on the day following at 11 A. M.

**PLEASANT AV.**—Opening and extending from Gun Hill road to East 219th st. Commissioners John P. Cohalan, William Sexton and Wm. F. Burrough will present bill of costs, charges and expenses in this proceeding to Supreme Court on Dec. 17.

## ASSESSMENTS.

**WATERLOO PL.**—Sewer, between 176th and 175th sts. Proposed assessment completed and ready for examination.

**181ST ST.**—Sewer, between Valentine and Ryer avs. Proposed assessment completed and ready for examination.

**COLLEGE AV.**—Paving with asphalt blocks from 163d to 164th sts. Proposed assessment completed and ready for examination.

**ST. ANNS AV.**—Paving with granite block pavement and curbing between 132d st and Southern boulevard. Proposed assessment completed and ready for examination.

**SCAMMEL ST.**—Sewer, between Cherry and Water sts. Area of assessment: Both sides of Scammel st, between Cherry and Water sts. Assessment entered Dec. 1. Payable within 60 days to the Collector of Assessments and Arrears.

**170TH ST.**—Regulating, etc., from Jerome av to Cromwell av. Area of assessments: Both sides of 170th st, from Jerome av to Cromwell av, and to the extent of half the block at the intersecting streets and avenues. Assessment entered Dec. 3. Payable within 60 days.

**BAILEY AV.**—Regulating, etc., from a line north of West 233d st to its junction with Fort Independence st. Area of assessment: East side of Bailey av, from 231st st to Albany road; both sides of Bailey av, from Albany road to Fort Independence st; east side of Albany road and west side of Fort Independence st, between Bailey av and 238th st. Assessment entered Dec. 3. Payable within 60 days.

**201ST ST.**—Paving, etc., from the easterly line of Academy st to a point 200 ft. east of the easterly line of 9th av. Area of assessment: Both sides of 201st st, from Academy st to a point about 200 ft. easterly of the easterly line of 9th av. Assessment entered Dec. 3. Payable within 60 days.

**202D ST.**—Paving, etc., from the easterly line of 10th av to a point 200 ft. east of the easterly line of 9th av. Area of assessment: Both sides of 202d st, from 10th av to a point about 200 ft. east of the easterly line of 9th av. Assessment entered Dec. 3. Payable within 60 days.

## HAND BILLS IN FLATS.

There is no renting manager of apartment house property who has not received complaints from tenants regarding advertising circulars in the mail boxes and corridors. This evil, says Building Management (Chicago), is apparently becoming worse each year and it is almost impossible to successfully combat it. This is about the situation: A tenant comes home in the evening and finds his mail box full of circulars of various kinds from fortune telling dodgers to grocery hand bills. A good apartment house has an attractive entrance and most tenants will not throw these hand bills out of the box upon the floor of the entrance.

The alternative is to carry them up stairs from one end of the house to the other and dispose of them in the waste basket. Indeed it is not uncommon for a tenant to throw them on the floor of the hall, but it can be readily seen that this gives the apartment a cheap appearance, which should not be. Very often these industrious bill passers ring the bell of the tenants who are deceived by thinking it the postman. Advertising that antagonizes a prospective customer is undoubtedly poor and we believe there is few if ever a sale due to this form of abuse.

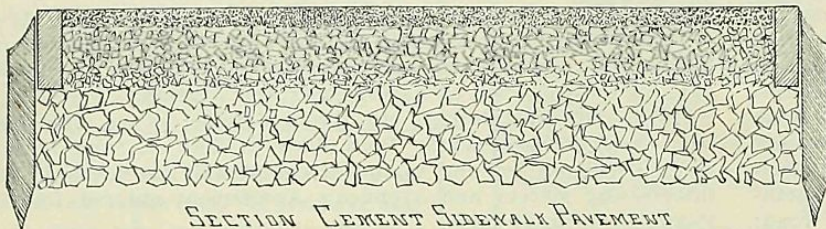
It is impossible for the manager to keep a man in every entrance to pick up this literature as it comes in, and at present there is no law preventing the imposition. The only practical solution undoubtedly is to make laws and enforce them regarding this growing annoyance.

**DAMPNESS IN CHIMNEYS.**—A German professor, M. Nussbaum, calls attention to the influence of the weather on the exposed walls of chimneys. He points out that great injury is caused to the draft by the percolation of moisture, and by the neglect of precautions to render the outer walls impervious. He advocates the employment of a damp proof coating on the exterior of all chimneys, and the addition of a hood or covered cap at the top, so as to exclude the rain. It is argued that when moisture reaches the inner wall of the chimney much of the useful effect of the up-rush of hot-air current is expended in converting the water into vapor, and, owing to the lateral cooling of one side more than the other, in the case of lofty chimneys, eddies and counter currents are liable to be formed which greatly reduce the draft.

## GOOD SIDEWALKS BENEFIT VALUES.

The question of sidewalk paving is of vital interest to every owner of real property. A good pavement not only aids in the ready renting of improved realty but is an important factor in helping to maintain established prices as well. Taken as a whole, the pavements in Manhattan and the Bronx are at present in a much better state of preservation than formerly. This condition has resulted more from the increased supervision by the authorities rather than from personal interest on the part of individual owners in the matter. Still, there is plenty of room for improvement, and it has been suggested that great good would result from the work already accomplished if all owners could be induced to join in a movement toward securing uniformity in both quality and type of pavements.

Much can be said in favor of and against the old-fashioned flagwalk, but the modern pavement of concrete is fast superseding it, and were it not for the tendency of the latter to crack its use would undoubtedly become more general. When proper and good materials have been employed and correct workmanship effected, a cement sidewalk can be so artistically and economically laid that the wearing surface will show greater efficiency than stone. In pointing out the reason for this, Albert Moyer, an authority on cement, asserted that the



surface of a concrete walk can be composed of crushed flint and such other hard wearing stones as are not economically possible to obtain in natural stone.

Why do so many cement sidewalks in New York City show objectionable disfigurements such as cracks, peeling off of top, crazing, etc.?

"This is due entirely to improper and inaccurate proportioning of material, carelessly prepared foundation, no proper provision made for contraction joints entirely dividing the walk into slabs, and ignorance on the part of the contractor in not protecting the concrete by keeping it from being exposed to the rays of the sun, and from allowing the top to dry out before ultimate crystallization has taken place," said Mr. Moyer. "Selected materials and good workmanship under intelligent supervision will result in a pavement, which should under the heaviest traffic, last 100 years without showing one-half the wear that the natural stone pavement of the character usually employed will show in 25 years.

"Cement sidewalk paving is not artificial. It is positively a natural cement stone, artificially manufactured. The same materials are used as are used by nature, and the analysis of the stone thus formed is identical. A properly laid cement sidewalk of the best workmanship is a decided ornament to any building. A bad looking pavement detracts from the body of the building, whereas a well laid pavement adds to its attractiveness. I have never yet seen a natural stone sidewalk in front of a building which had an attractive appearance. In fact when an architect desires an ornamental pavement he seldom if ever uses natural stone, except for division bands or curbing. A cement sidewalk serves all these purposes, as the division bands can be made in one color and the intervening spaces in another."

What does it cost to lay a good cement sidewalk?

"An excellent cement sidewalk can be laid, including foundation, base and top, for from 16 to 20 cents per sq. ft. in New York City. In the country districts it might be somewhat cheaper, and if large areas are laid at one time the cost would be reduced. There are a number of contractors who will do the work for less. Cheap work, however, is generally very expensive. There can be no criticism whatever against a properly laid Portland cement sidewalk, as it serves every purpose required for a permanent path for pedestrians, evenness, neatness, durability and permanency."

**UNSIGHTLY CLOTHES POLES.**—A concerted movement should be made by real estate agents and owners toward the abolishment of unsightly and dangerous pulley lines and clothes poles so commonly used on tenement property. This method of drying clothes is primitive and tends to cheapen any section, besides often being the means of loss to neighboring owners and tenants. There are several substitutes for these ungainly poles now on the market which are practical, easily reached and above all safe. Among the most earnest advocates of the abolition of the nuisance referred to is Fire Chief Croker, who recently affirmed that firemen are fearfully handicapped by the poles and pulleys. Many lives have been sacrificed and much property destroyed because these poles or lines prevented the prompt raising of ladders and fire hose. In some cities clothes poles and pulleys are recognized as so great a menace that they are prohibited by law.

## CHEAP PLUMBING AND VACANCIES.

Sooner or later you, as a property owner, will doubtless direct your thoughts toward building. When the supreme moment arrives, and before finally awarding your contract, run your eye carefully through the list of improvements called for in the specifications and note with more than ordinary care every detail relating to the matter of plumbing. It is important, in order to have a building constructed with a due regard for proper sanitary and hygienic principles, that the arrangements for work of this character be carried out in a thorough manner. Every feature in the installation of plumbing, such as the location of closets and lavatories, should be studied. If you are wise you will see to it that your specifications call for high-grade material. Cheap piping and supplies are invariably the dearest in the end.

Commencing with the outside, the features to be considered are the roof work and conductors leading therefrom, and waste pipes from closets, bath rooms and sinks. The ridges, hip rafters, valley gutters and platform roofs are not infrequently laid with zinc or galvanized iron, but a more durable job can be executed with lead. It is necessary that care be exercised in making proper junctions at the overlaps of either zinc, iron or lead, for upon this depends the prevention of water finding its way into the roof, causing ultimate decay. In this respect the "National Builder" points out that frequently certain parts of a roof are greatly exposed to stormy winds and are liable to be stripped by their violence. For this reason reason straps about 12 inches long, are fixed to the lead, iron or zinc ridges and hip rafters with galvanized iron nails. Or is solder joints are required to be done at the overlaps of the lead, care must be taken that they are finished smooth and thoroughly watertight.

The eave gutters and down pipes, made of cast iron, should have the requisite clips at the joints and be properly secured and supported. It is preferable, from a sanitary point of view, that all soil and waste pipes be erected outside the walls of the building. Water closets may be so arranged that they be next the back wall, or either of the side walls of the house, and the branch soil pipes carried through the thickness of the wall and inserted into a "branch horn," cast on the upright soil pipe, and jointed thoroughly with red lead and rope yarn.

Look well to the location of the bathroom. Many apartments are rendered practically untenable by the bathroom being too close to bedrooms. See that your specifications call for gun metal or nickel-plated fittings where exposed. If common iron piping is used it should be painted. Piping above the flooring should not be covered, but left exposed so that any leakage may be detected readily, and in its arrangement the law of gravitation should be carefully taken into consideration. Regarding the latter suggestion, it has been pointed out that this is not only important, but very necessary. The location of hot-water tanks and their various piping connections calls for the most scientific handling, and unless installed in a practical manner satisfactory results cannot be obtained.

More losses through depreciation in rentals are directly traceable to careless and cheap plumbing installations than to any other cause. Evidences of this are frequently to be seen in the newer sections of the city, where numerous dwellings and apartments are unoccupied one-half the time.

## LARGER CLOSETS NEEDED.

It may not have occurred to flat owners that the increasing wardrobe of the gentler sex has much to do with the renting of apartments, but such, however, may be said to be the rule in these days.

"Do you know the reason for the objection to these apartments?" inquired the manager of a large apartment structure, recently.

"High rents, I suppose," answered the agent.

"On the contrary, no. The objection is due to the lack of closet room—large, wide closets. Women's hats and dresses, and the demands of fashion makes the apartment owner pay the fiddler nowadays. One woman recently informed me that in times gone by she could easily put her wearing apparel in an ordinary clothes press. It is different now. I always shrug my shoulders when they complain, and recommend the use of a small room for their increased needs, but inwardly I reason that there would be fewer vacant apartments in the metropolis if owners would only devote more attention to the closet question."

**THE LOT OWNERS CHANCE.**—Information obtained from real estate brokers in the outlying districts of the metropolis indicates a shortage in the supply of small comfortable dwellings that can be purchased for from \$5,000 to \$7,500. The demand for homes at these figures appears to be more heavy in the better neighborhoods, and the style of house that attracts buyers is the one built to wear rather than for showy effect. All things considered, the present may be deemed an opportune time to improve nearby lots and plots, and the small property owner would do well to make the best of it.



# OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 4 to 18, 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:

30TH WARD, SECTION 18. 76TH STREET—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between 3d and 4th Avenues. SILLIMAN PLACE—REGULATING, GRADING, CURBING, PAVING AND LAYING CEMENT SIDEWALKS, between 2d and 3d Avenues.

HERMAN A. METZ,  
Comptroller.  
City of New York, December 3, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 3 to 17, 1908, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD, GRAHAM AND 6TH AVENUES—CATCH BASINS on the northeast and northwest corners. 3D WARD, TEMPORARY SEWER IN CHESTNUT STREET, from a point 150 feet west of Parsons Avenue to Whitestone Avenue; WHITESTONE AVENUE—TEMPORARY SEWER, from Chestnut to State Streets. 4TH WARD, UNION AND SHELTON AVENUES—CATCH BASIN, on the southeast corner.

HERMAN A. METZ,  
Comptroller.  
City of New York, December 1, 1908. (7826)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 4 to 18, 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 MANHATTAN:

12TH WARD, SECTION 8. WEST 201ST STREET—PAVING, CURBING AND RECURBING, from the easterly line of Academy Street to a point 200 feet east of the easterly line of 9th Avenue. WEST 202D STREET—PAVING, CURBING AND RECURBING, from the easterly line of Tenth Avenue to a point 200 feet east of the easterly line of 9th Avenue.

HERMAN A. METZ,  
Comptroller.  
City of New York, December 3, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 4 to 18, 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 THE BRONX:

23D AND 24TH WARDS, SECTION 11. WEST 170TH STREET—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND ERECTING FENCES, from Jerome to Cromwell Avenues. 24TH WARD, SECTION 12. BAILEY AVENUE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND ERECTING FENCES, from a line north of West 233d Street to its junction with Fort Independence Street.

HERMAN A. METZ,  
Comptroller.  
City of New York, December 3, 1908.

## ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.

### Dec. 5.

Hazel st, e s, 300 n Syracuse av, 100x100, Eastchester. Annie V Taylor agt Julia A Woodson et al; De La Mare & Morrison, att'ys; Henry G K Heath, ref. (Amt due, \$700.31; taxes, &c, \$250.) By Henry G K Heath on premises at 10 o'clock A. M.

### Dec. 7.

47th st, No 15, n s, 120 w Madison av, 25x100.5, 4-sty stone front dwelling. Sheriff's sale of all right, title, &c, which John B Ireland had on May 20, 1908, or since; Forster, Hotaling & Klenke, att'ys, 59 Wall st; Thomas F Foley, sheriff. By Joseph P Day.

Walton av, w s, 68 s 183d st, 200x95, vacant. Augusta Isaacs et al agt Frank B Doughty et al; J C Levi, Weil & Newhouse, att'ys; Emanuel Blumenstiel, ref. (Amt due, \$14,659.63; taxes, &c, \$282.89.) Mort recorded June 13, 1905. By Joseph P Day.

### Dec. 8.

Cherry st, No 15, s s, 149.7 e Dover st, 25x65.6 x24x73, 4-sty brk tenement. Katherine R Payne agt James J Fitzgerald et al; F X Donoghue, att'y; Chas L Hoffman, ref. (Partition.) By Joseph P Day.

Arthur av, No 2331, w s, 244 n Belmont pl, 25x118, 4-sty brk tenement and store. Joseph E Butterworth et al agt Francesco De Voto et al; Wm D Cameron, att'y, 1901 Bathgate av, Bronx; Lester W Eisenberg, ref. (Amt due, \$7,573.67; taxes, &c, \$279.31; sub to a first mort of \$8,000.) By Joseph P Day.

Undercliff av, w s, 597.8 n 176th st, 50x100, vacant. Regent Realty Co agt Henry Kuntz et al; Lachman & Goldsmith, att'ys, 35 Nassau st; Lowen E Ginn, ref. (Amt due, \$4,107.59; taxes, &c, \$249.77.) Mort recorded June 28, 1905. By Hugh D Smyth.

Belmont av, No 2539, w s, 270.6 n Pelham av,

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 2 to 16, 1908, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named avenue in the BOROUGH OF BROOKLYN:

29TH WARD, SECTIONS 15 AND 16. AVENUE D—OPENING, between Rogers Avenue and East 34th Street. Confirmed November 2, 1908; entered November 28, 1908.

HERMAN A. METZ,  
Comptroller.  
City of New York, November 28, 1908. (7814)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 4 to 18, 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 QUEENS:

1ST WARD, JAMAICA AVENUE—PAVING, from Steinway to Newtown Avenues. CONSTRUCTING A SEWER IN BORDEN AVENUE, from East Avenue to Dutch Kills Creek.

HERMAN A. METZ,  
Comptroller.  
City of New York, December 3, 1908.

## PUBLIC NOTICES.

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

### NOTICE TO TAXPAYERS.

UNDER THE PROVISIONS OF SECTION 919 of the Greater New York Charter, notice is hereby given to all persons or corporations who have omitted to pay their taxes, "To pay the same in the borough in which the property is located," as follows:

Borough of Manhattan, No. 57 Chambers street, Manhattan, N. Y.;  
Borough of The Bronx, corner Third and Tremont avenues, The Bronx, N. Y.;  
Borough of Brooklyn, Rooms 2, 4, 6 and 8, Municipal Building, Brooklyn, N. Y.;  
Borough of Queens, corner Jackson avenue and Fifth street, Long Island City, N. Y.;  
Borough of Richmond, Borough Hall, St. George, Staten Island, N. Y.

—and that under the provisions of section 917 of said Charter, "If any such tax shall remain unpaid on the first day of November it shall be the duty of the Receiver of Taxes to charge, receive and collect upon such tax so remaining unpaid on that day, in addition to the amount of such tax, seven per centum per annum upon the amount thereof from the day on which said taxes became due and payable (October 5, 1908) as provided by section nine hundred and fourteen of this act, to the date of payment.

DAVID E. AUSTEN,  
Receiver of Taxes

### HOTEL BUILDING.

#### NOTICE TO CONTRACTORS.

Pensacola, Florida.  
Sealed proposals for the general construction of an eight-story fireproof Hotel Building for the Pensacola Hotel Company, Pensacola, Florida, will be received by the Building Committee at the office of the Secretary, F. F. Bingham, Pensacola, Florida, on or before 3 P. M. on the 16th day of December, 1908, when they will be opened and publicly read. Plans and specifications will on and after December

1st, 1908, be on file at the Chamber of Commerce, Pensacola, Florida, or at the office of the Architect, W. L. Stoddart, 31 Union Square, New York City.

Proposal shall be accompanied by a certified check for an amount equal to 3% of the total amount of the bid as required by the specifications, and the Contractor to whom the award is made will be required to furnish Surety Company Bonds within the time and under the conditions named in the specifications.

The right is reserved to reject any and all bids or any part or parts thereof.

The proposal shall be placed in a plain sealed envelope and addressed "Proposal for Building a Hotel for the Pensacola Hotel Company, Pensacola, Florida," and addressed to the Secretary of the Board of Directors, F. F. Bingham, Pensacola, Florida (together with all drawings and specifications), on or before the time set for receiving the bids.

Blank forms of proposals, drawings and specifications for the exclusive use of the bidders may be obtained only upon written request or telegraph application accompanied by a cash or draft deposit of Twenty-five (\$25.00) Dollars to the Architect, W. L. Stoddart, 31 Union Square, New York City, on and after the 28th day of November, 1908, said draft or deposit to be refunded less the cost of production upon return of the drawings and specifications in good order. Drawings and specifications will be forwarded by express immediately upon receipt of deposit required, and bidders are requested to make early application for same.

Plans and specifications for the use of sub-bidders will be on file as above noted.

F. F. BINGHAM, Secretary,  
Pensacola Hotel Company,  
Dated at Pensacola, Florida, November 26, 1908.

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 THE BRONX.

List 282, No. 1. Sewer in East One Hundred and Eighty-first street, between Valentine and Ryer avenues.

List 304, No. 2. Paving with asphalt blocks College avenue, from East One Hundred and Sixty-third street to East One Hundred and Sixty-fourth street.

List 345, No. 3. Paving with granite block pavement and curbing St. Ann's avenue, between East One Hundred and Thirty-second street and Southern Boulevard.

List 353, No. 4. Sewer in Waterloo place, between East One Hundred and Seventy-sixth and East One Hundred and Seventy-fifth streets.

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 January 5, 1909, 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, December 3, 1908.

&c, \$6,456.28.) Mort recorded March 27, 1906. By Joseph P Day.

So Boulevard, e s, 175 n Barretto st, 75x100, vacant. Lawyers Title Ins & Trust Co agt Abraham Greenberg et al; Action No 3; Philip S Dean, att'y, 160 Broadway; Edwin A Watson, ref. (Amt due, \$11,335.29; taxes, &c, \$2,000.) Mort recorded Feb 11, 1905. By Joseph P Day.

So Boulevard, e s, 250 n Barretto st, 75x100, vacant. Same agt same; Action No 4; same att'y; same ref. (Amt due, \$11,335.29; taxes, &c, \$2,000.) Mort recorded Feb 11, 1905. By Joseph P Day.

Bassford av, No 2325, w s, about 108 n 184th st, 19.10x46x19.10x45.10, 2-sty frame dwelling. Emilia B Hendrickson agt Mosholu Realty Co et al; Moss, Laimbeer, Marcus & Wels, att'ys, 299 Broadway; Chas L Hoffman, ref. (Amt due, \$2,789.64; taxes, &c, \$1,600.) Mort recorded Jan 14, 1902. By Joseph P Day.

Prospect av, No 701, w s, 26.7 s Dawson st, or 155th st, 21x95x21x94.10, 4-sty brk tenement. Italian Savings Bank of the City of N Y agt Ernest V Bonagur et al; Robert W Bernard, att'y, 258 Broadway; Richard H Clarke, ref. (Amt due, \$16,120.90; taxes, &c, \$85.54.) Mort recorded Sept 11, 1905. By Bryan L Kennelly.

Washington Square South, No 63's s, 25 w West 4th st, No 72 | Broadway, 25x 55.3, 3-sty brk loft and store building. Isabella T Nelson admrx agt John B Ireland et al; Chas F Tuttle, att'y, 83 North 10th st, Brooklyn; Peter Zucker, ref. (Amt due, \$15,573.92; taxes, &c, \$1,288.43.) Mort recorded June 30, 1899. By Bryan L Kennelly.

### Dec. 9.

73d st, No 213, n s, 400 w 2d av, 25x102.2, 5-sty stone front tenement. Moritz Jurkovitz agt Marcus Lichtman et al; Samuel G Geller, att'y, 132 Nassau st; Phoenix Ingraham, ref. (Amt due, \$5,597.31; taxes, &c, \$900; sub to two morts aggregating \$17,000.) Mort recorded March 26, 1906. By D Phoenix Ingraham.

4th st, No 147, n s, 162.11 e 1st av, 25x96.2, leasehold, 5-sty brk tenement & store. Charles Urz agt Samuel Augenblick et al; Charles Schwick, att'y, 11 Av A; Wm H Law, ref. (Amt due, \$3,471.89; taxes, &c, \$747.32.) By Hugh D Smyth.

6th st, No 740, s s, 221 w Av D, 22x97, 3-sty brk tenement. Tillie Moskowitz agt Joseph Klein et al; Herman Gottlieb, att'y, 280 Broadway; Edw J Dunphy, ref. (Amt due, \$5,760.12; taxes, &c, \$703; sub to a mort of \$8,000.) By Joseph P Day.

158th st, Nos 529 and 531, n s, 375 w Amsterdam av, 50x99.11, vacant. Mutual Life Ins Co of N Y agt Isaac Helfer et al; James McKeen, att'y, 55 Cedar st; Frederick P James, ref. (Amt due, \$15,078.16; taxes, &c, \$322.80.) Mort recorded April 8, 1905. By Joseph P Day.

2d av, Nos 1920 and 1922, n e cor 99th st, 40.11x99th st, No 301, 106, 6-sty brk tenement and store. Wm H Schmohl et al exrs, &c, agt Jacob J Schwartz et al; Wilson, Barker & Wager, att'ys, 48 Wall st; Edw D Dowling, ref. (Amt due, \$27,436.32; taxes, &c, \$1,328.79; sub to a mort of \$46,000.) Mort recorded March 25, 1907. By Joseph P Day.

Dec. 10.

Park av, n e cor 187th st, 102.6x100, vacant. 187th st, Henry Humphreys agt Robert E Humphreys; Walter H Dodd, att'y, 20 Broad st; Francis W Pollock, ref. (Amt due, \$2,697.21; taxes, &c, \$2,420.88.) Mort recorded April 15, 1905. By Joseph P Day.

133d st, No 221, n s, 240 w 7th av, 20x99.11, 5-sty brk tenement. John S Bussing agt Lizzie Paley et al; Stitt & Phillips, att'ys, 113 Fulton st; Warren Leslie, ref. (Amt due, \$17,879; taxes, &c, \$400.) Mort recorded Jan. 9, 1907. By Joseph P Day.

133d st, No 123, n s, 246 w Lenox av, 27x99.11, 5-sty brk tenement. Morris Bloch agt Chas B Fraade et al; Kurzman & Frankenhaimer, att'ys, 25 Broad st; G M Speir, ref. (Amt due, \$6,051.75; taxes, &c, \$501.51; sub to a mort of \$20,500.) Mort recorded Aug 16, 1906. By D Phoenix Ingraham.

Washington av, No 1830, e s, 156.9 n 175th st, 46x110, 2-sty frame dwelling. Grace A Crosby, admr, &c, agt Julius Hammer et al;

Wyatt & Trimble, att'ys, 34 Pine st; Abraham R Lawrence, ref. (Amt due, \$9,080.91; taxes, &c, \$912.45.) Mort recorded Jan 11, 1905. By John L Parish.

Garfield st, No 1641, w s, 325 s Columbus av, 25 x100, Van Nest. Cyrus Hitchcock agt Elizabeth Smithson et al; Herbert S Ogden, att'y, 82 Beaver st; Alvin Untermeyer, ref. (Amt due, \$3,351.86; taxes, &c, \$283.88.) Mort recorded Nov 15, 1904. By Joseph P Day.

Kelly st, n e cor 167th st, 99.2x15.4x97.6x23.7, v-167th st cant. Julia Schneider agt Chas M Gray Marble & Slate Co et al; Henry Brill, att'y, 350 Broadway; Edw C Crowley, ref. (Amt due, \$2,507.47; taxes, &c, \$529.45; sub to a mort of \$3,000.) Mort recorded June 1, 1906. By Joseph P Day.

Warren st, No 9, s s, about 138 w Broadway, 25x75, 6-sty brk loft, office and store building.

Warren st, No 7, s s, about 115 w Broadway, 25x75, leasehold, 6-sty brk loft, office and store building.

Ferdinand R Bischoffsheim agt William Paine et al; Couderdt Bros, att'ys, 2 Rector st; Wallace S Fraser, ref. (Partition.) By Joseph P Day.

Dec. 11.

Kelly st, n w cor Av St John, runs n 185.6 to Av St John, Prospect av, x s w 228 to Kelly st, Prospect av, x e 132.7 to beg, gore, vacant. Pin-cus Lowenfeld et al agt Penates Realty Co et al; A Stern, att'y, 31 Nassau st; Alfred J Talley, ref. (Amt due, \$33,857.27; taxes, &c, \$4,535.) By Joseph P Day.

135th st, No 313, n s, 100 w Alexander av, 25x100, 4-sty brk tenement. Charles Schaefer agt Leopold Kaufmann et al; Henry W Webber, att'y, 52 Broadway; Arthur R Walsh, ref. (Amt due, \$8,758.83; taxes, &c, \$580.30.) Mort recorded July 3, 1901. By Joseph P Day.

Brook av, No 1006, e s, 123.10 s 165th st, 26.6x155.11x25x164.8, 4-sty brk tenement. Jacob Metzger agt Armor Realty Co et al; Robert H Bergman, att'y, 3219 3d av, Bronx; Roger A Pryor, ref. (Amt due, \$11,801.82; taxes, &c, \$463.56.) Mort recorded Oct 5, 1897. By Joseph P Day.

114th st, Nos 135 & 137, n s, 87.6 w Lexington av, runs n 100.11 x w 26.9 x s .01 x w 17.10 x s 100.10 x e 44.7 to beg, 6-sty brk tenement. Barbara Mayer et al agt Lena Wisan et al; Parker & Ernst, att'ys, 170 Broadway; Elik J Ludvig, ref. (Amt due, \$8,232.57; taxes, &c, \$2,093.75; sub to a mort of \$45,000.) Mort recorded June 28, 1905. By Joseph P Day.

100th st, No 231, n s, 450 e 3d av, 25x100.8, 5-sty brk tenement. John M Knox trustee agt Peter J Groll et al; Adolphus D Pape, att'y, 95 Liberty st; Chas L Hoffman, ref. (Amt due, \$16,615.63; taxes, &c, \$2,500.) Mort recorded April 19, 1893. By Joseph P Day.

104th st, Nos 111 to 117, n s, 137 w Columbus av, 88x100.11, 6-sty brk tenement. Henry Borges agt Joseph Rosenberg et al; Harold Swain, att'y, 176 Broadway; Elihu B Frost, ref. (Amt due, \$21,529.73; taxes, &c, \$2,967.20.) Mort recorded Dec 16, 1905. By Herbert A Sherman.

79th st, n s, 223 e Av A, 225x102.2, 1-sty brk and frame building and vacant. Joseph Hammerslag agt Abraham Ruth et al; Nash & Jones, att'ys, 63 Wall st; Edw J Maroney, ref. (Amt due, \$17,590.21; taxes, &c, \$1,252.71.) Mort recorded June 15, 1905. By Herbert A Sherman.

Ridge st, No 55, w s, 150 s Delancey st, old line, 25x100, 5-sty brk tenement and store and part 5-sty brk loft building on Delancey st, 3d av, No 2918, e s, 51.3 s 152d or Rose st, 30x87.

George Eckhardt agt Henry Eckhardt et al; Henry W Helfer, att'y; Rudolph A Seligmann, ref. (Partition.) By H C Mapes & Co.

Dec. 12.

No Legal Sales advertised for this day.

Dec. 14.

60th st, No 207, n s, 125 w Amsterdam av, 25x100, 5-sty stone front tenement and store. Herman Baker agt Jacob Hyman et al; Rabinowitz & Perlo, att'ys, 99 Nassau st; Edw J Gavegan, ref. (Amt due, \$4,382.32; taxes, &c, \$1,024.35; sub to two morts aggregating \$12,500.) Mort recorded Oct 17, 1906. By Joseph P Day.

# 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

November 27, 28, 30, December 1, 2 and 3. (No. 49.)

### BOROUGH OF MANHATTAN.

Allen st, No 31, w s, 124.11 s Hester st, 25.1x87.6, 5-sty brk tenement and store. Fallak Millman et al to Jennie Geller and Sarah Cohen. Mort \$26,400. Dec 1. Dec 3, 1908. 1:300—22. A \$19,000—\$26,000. other consid and 100

Bleecker st, No 303, e s, 64.2 n Barrow st, 25.1x75, two 3-sty brk tenements and stores. Jacob E Ryttenberg to Nicola Mesce. Mort \$11,000. Nov 30. Dec 2, 1908. 2:591—3. A \$13,500—\$15,000. other consid and 100

Broome st, No 30, n s, 25 e Goerck st, 25x75, 5-sty brk tenement and store. Gussie Hessberg to Beckie Miller. Morts \$25,400. Dec 1. Dec 2, 1908. 2:322—32. A \$14,000—\$24,000. nom

Broome st, No 206, n s, 50 e Norfolk st, 25x100, 5-sty brk tenement and store and 5-sty brk tenement in rear. Bertha Berlinger to Benjamin Kutner. All liens. Nov 30. Dec 3, 1908. 2:352—69. A \$25,000—\$38,000. other consid and 100

Cathedral Parkway, n w cor Amsterdam av, 125x95.11, vacant. Amsterdam av, John D Crimmins to Holland Holding Co. Nov 30. Dec 1, 1908. 7:1882—28. A \$100,000—\$100,000. other consid and 100

Cherry st, No 80, n e cor James st, 25x59.10x25.7x60, 5-sty brk tenement and store.

Cherry st, No 90, n s, abt 110 e James st, 16.10x100x16.8x100, 3-sty brk tenement and store.

Cherry st, No 96 (105), n s, abt 160 e James st, 19x100, 3-sty brk tenement and store. Patrick Farrell to Margaret wife of Patrick Farrell. Mort \$3,000 and all liens. Dec 1. Dec 2, 1908. 1:252—1, 6, and 9. A \$25,000—\$36,500. nom

Christopher st, No 35, n s, 21.4 w Waverly pl, 21.4x72.9x21.4x74.

Christopher st, No 37, n s, 42.9 w Waverly pl, 21.4x72x21.4x72.9.

Christopher st, No 39, n s, 64.1 w Waverly pl, 21.4x72.9x21.4x70.1, w s, two 6-sty brk tenements and stores. Dominick Abbate and Pietro Alvino to A & A Realty Co, a corp. Morts \$70,000. Nov 23. Dec 3, 1908. 2:610—28 and 30. A \$30,000—P \$50,000. nom

Delancey st, No 246, n w cor Sheriff st, 25x75, 7-sty brk loft and Sheriff st, No 45, 1/2 store bldg. Aaron Ratner to Erna Englander. 1/2 part. All liens. Nov 30. Dec 1, 1908. 2:338—72. A \$26,000—\$48,000. other consid and 100

Delancey st, No 220, n s, 76.3 e Pitt st, runs n 73 x w — x n 27 x e 27 x s 100 to st, x w 25.9 to beginning, 5-sty brk tenement

and store. Wolf Limmer et al to Joshua Meltzer. Morts \$29,000. Nov 27. Nov 28, 1908. 2:338—35. A \$20,000—\$27,000. other consid and 100

Division st, No 187, s s, 78.8 e Jefferson st, 26.1x54.5x26.1x54.11, 5-sty brk tenement and store.

East Broadway, No 200, n s, 104.6 e Jefferson st, 26.1x— to s s, Division st, No 189, Division st, 5-sty brk tenement and store on Division st and 4-sty brk school in East Broadway.

Bessie Levy et al HEIRS, &c, Abraham Newmark to Esther Newmark. All title. B & S. All liens. Nov 2. Dec 2, 1908. 1:285—35, 54 and 55. A \$47,000—\$70,000. nom

Division st, No 243, s s, 46 w Montgomery st, 23x48.6x23x48.7, 6-sty brk loft and store building. Victor Herbert et al to Abraham Kipp. Mort \$20,900 and all liens. Nov 16. Nov 27, 1908. 1:286—63. A \$11,000—\$21,000. nom

Duane st, No 76, s s, 189.4 w Elm st, 24.9x79x24.9x78.11, with Manhattan pl 5-sty brk loft and store building, with all title to Manhattan pl adj.

Duane st, No 78, s w s, abt 214.1 w Elm st, 24.8x79 to n e s Manhattan pl Manhattan pl or Republican alley, x25x78.8, 5-sty brk loft and store building.

Henry O'Heuer et al EXRS, &c, Henry Heuer to Joseph T B Jones. All liens. Nov 23. Nov 28, 1908. 1:154—13 and 14. A \$86,000—\$112,000. 200,000

Duane st, No 76, s s, 189.4 w Elm st, 24.9x79x24.9x78.11 with Manhattan pl all right, title and interest to Manhattan pl adj, 5-sty stone front loft and store building.

Duane st, No 78, s w s, abt 214.1 w Elm st, 24.8x79 to n e s Manhattan pl hattan pl of Republican alley, x25x78.8, 5-sty stone front loft and store building.

Joseph T B Jones to Henry O Heuer, Ottilie M Boschen, Albertine M Melius and Diedrich Heuer as EXRS and TRUSTEES Henry Heuer decd. Morts \$105,000. Nov 27. Dec 2, 1908. 1:154—13 and 14. A \$86,000—\$112,000. 200,000

Elizabeth st, No 165 (153), w s, 132.5 s Spring st, 25x94, 5-sty brk tenement and store and 3-sty brk tenement in rear. FORECLOS, Nov 10, 1908. Sidney Harris ref to Edward F Burke, of Baltimore, Md. Nov 20. Nov 30, 1908. 2:479—24. A \$17,000—\$26,500. 27,300

Elm st, Nos 30 and 32, n w s, at s w s Pearl st, 49.7x73.2

Pearl st, Nos 535 and 537, x50x73.3, 5-sty brk loft and store building. Abram M Clonney to Henry T Scott and Francis B Harrison TRUSTEES Mary B Harrison for Virginia R and Barbara Harrison. Dec 1, 1908. 1:156—17. A \$70,000—\$90,000. other consid and 100

Franklin st, Nos 54 and 56, n e cor Cortlandt alley, 50x100, 6-Cortlandt alley 1/2 sty brk loft and store building.

Francis S Hoyt to The Greyrock Land Co, a corp under laws of Connecticut. Mort \$100,000. Feb 23, 1904. Dec 3, 1908. 1:172—30. A \$75,000—\$120,000. 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. Lipman Abele to Abraham Brill. Mort \$45,000. Nov 25. Nov 27, 1908. 2:328-58. A \$28,000-\$30,000. 100
- Goerck st, No 111, on map No 103, w s, 99.11 s Stanton st, 25x100, 6-sty brk tenement and store. FORECLOS, Nov 25, 1908. Geo B Hayes ref to Joseph Spivack. Dec 1. Dec 3, 1908. 2:329-58. A \$—\$. 30,124
- Goerck st, No 109, on map No 105, w s, 74.11 s Stanton st, 25x100, 6-sty brk tenement and store. FORECLOS, Nov 25, 1908. Geo B Hayes ref to Joseph Spivack. Dec 1. Dec 3, 1908. 2:329-60. A \$—\$. 30,124
- Grand st, No 594, n s, 25.9 e Mangin st, 25.9x75, 5-sty brk tenement and store. Bettie Simon to Giovanni Barbera. Mort \$28,000 and all liens. Dec 1. Dec 2, 1908. 2:321-50. A \$11,000-\$26,000. other consid and 100
- Grand st, Nos 484 to 488 | n e cor Willett st, 50x62, 6-sty brk tenement and store. Esther Friedman to Henry I Jacobs. Mort \$91,150 and all liens. Dec 1. Dec 3, 1908. 2:336-61. A \$46,000-\$85,000. other consid and 100
- Grand st, Nos 484 to 488 | n e cor Willett st, 50x62, 6-sty brk tenement and store. Samuel Weinstock et al to Esther Friedman. Mort \$91,150. July 16. Aug 18, 1908. 2:336-61. A \$46,000-\$85,000. Corrects error in issue of Aug 22, when grantees address was Borough of Richmond. nom
- Grand st, No 462 | n w cor Pitt st, 25x100, 6-sty brk tenement and store. Isidor Leipzig to Victor Muller. Mort \$70,000. Nov 25. Nov 27, 1908. 2:341-58. A \$40,000-\$75,000. other consid and 100
- Henry st, No 320, s s, 225.7 w Jackson st, 25x95.3x25x95.2, 6-sty brk tenement and store. Julius Salzstein to Emma Meller of Brooklyn. 1/2 part. Mort \$26,800 and all liens. Aug 26. Nov 30, 1908. 1:267-61. A \$16,000-\$30,000. nom
- Henry st, No 214, s s, 70.7 e Clinton st, 23.7x100, 5-sty brk tenement. Samuel J Shekter to Ovey Livovitsch. Mort \$38,000. Oct 19. Nov 30, 1908. 1:269-82. A \$18,000-\$34,000. other consid and 100
- Houston st, Nos 109 to 117 | s w cor Thompson st, runs w 125 x Thompson st, Nos 157 and 159 | s 95 x e 50 x n 25 x e 75 to w s Thompson st, x n 70 to beginning, five 5-sty brk tenements and stores. Nazareno Gazzale to Raffaele Gargiulo. 2-3 parts. Mts \$199,000. May 29, 1907. Dec 2, 1908. 2:517-17 to 21. A \$89,000-\$138,000. 100
- Houston st, No 40 | n w cor Mulberry st, 35.1x100.5x25.5x98.9, Mulberry st, No 299 | 5-sty brk loft and store building. Samuel Schwarzschild to Fanny Joseph. 1/2 part. Mort \$50,000. Dec 2. Dec 3, 1908. 2:522-43. A \$53,000-\$75,000. other consid and 100
- Jackson st, No 39, w s, 50 n Cherry st, 25x100x28.4x100, 5-sty brk tenement and store. Samuel Jaffe HEIR Philip Jaffe to Ida Jaffe of Brooklyn. Q C. Mort \$20,000. Dec 1. Dec 2, 1908. 1:261-33. A \$12,000-\$24,000. nom
- Jackson st, Nos 18 and 20 (rear portion), e s, abt 50 s Madison st, 41x25.6x41x25.2 s s, with right of way to Jackson st, 2-sty brk stable. Max Kaufman to Isaac Kaufman of Brooklyn. Dec 27, 1907. Dec 1, 1908. 1:265-part of lot 55. A \$—\$. nom
- Jackson st, No 37, or 37 and 37 1/2, w s, 89.6 s Monroe st, runs w 50.3 x n 10.6 x w 23.9 x s 10.5 x w 25 x s 30.9 x e 100 to st, x n 31.4 to beginning, 5-sty brk tenement and store and 4-sty brk tenement in rear. Julius Eichman to Abraham Lippman of Brooklyn. All title. All liens. Nov 23. Dec 1, 1908. 1:261-34. A \$18,000-\$30,000. nom
- Jumel pl, w s, 241.3 n 167th st, 125x100, vacant. Albert W Pross to Emily M Roemer. C a G. All liens. Aug 17. Aug 18, 1908. 8:2112-41 to 45. A \$20,000-\$20,000. Corrects error in issue of Aug 22 when grantees address was Brooklyn. other consid and 100
- Lewis st, No 30, e s, 125 n Broome st, 24.9x100, 6-sty brk tenement and store. Fannie Parnis to Fani Schiffman. Mort \$34,500. Dec 1. Dec 2, 1908. 2:327-37. A \$13,000-\$33,000. nom
- Lewis st, No 53, w s, 150 n Delancey st, 25x100, 4-sty brk tenement and store and 3-sty brk tenement in rear. Ray P Blau to Selma Alexander. Mort \$23,000 and all liens. Nov 23. Nov 27, 1908. 2:328-26. A \$16,000-\$20,000. nom
- Ludlow st, No 154, e s, 75 s Stanton st, 25x89.1x25x89.2, 5-sty brk tenement and store. Max Goldwasser to Hyman Marks. 1-3 part. All title. Mort \$33,894. Nov 19. Dec 1, 1908. 2:411-50. A \$23,000-\$32,000. nom
- Madison st, No 351, n s, 168 e Scammel st, 24x96, 5-sty brk tenement and store. Philip Morgenstern to Rosa Gold. Mort \$25,500. Dec 1. Dec 3, 1908. 1:267-27. A \$14,000-\$25,000. other consid and 100
- Market st, Nos 31 and 33, w s, 50 n Madison st, 50x88, 6-sty brk tenement and store. Davis Berkman to Rachel and Joseph F Cohen and Julius H Reiter. All title. Mort \$81,300. Nov 9. Nov 30, 1908. 1:277-22. A \$30,000-\$65,000. nom
- Monroe st, Nos 246 and 248, s s, 316 w Jackson st, 39x97.6, 5-sty brk tenement and store. Abraham Lippman to Julius Eichman. All title. All liens. Nov 23. Dec 1, 1908. 1:261-50. A \$25,000-\$53,000. nom
- Monroe st, No 277, n s, 25 e Jackson st, 25x95, 5-sty brk tenement and store. Morris J Feinberg to Bucky Steinberg. Mort \$21,000. Nov 25. Nov 27, 1908. 1:265-2. A \$13,000-\$20,000. other consid and 100
- Monroe st, No 255, n s, 225.8 w Jackson st, 25x93.11, 6-sty brk tenement and store. Morris J Feinberg to Rynna Yosolefsky. Mort \$24,000. Nov 25. Nov 27, 1908. 1:266-29. A \$17,000-\$36,000. nom
- Monroe st, No 168, s s, 163.4 w Montgomery st, 23.4x98.4, 5-sty brk tenement and store. Release dower. Fannie Scheintag to Yetta Stone. Dec 2. Dec 3, 1908. 1:258-24. A \$14,000-\$26,000. 100
- Same property. Yetta Stone to Bernard L Scheintag. Mort \$26,000. Dec 2. Dec 3, 1908. 1:258. nom
- Monroe st, Nos 26 and 26 1/2, s s, 225.2 (?) should be abt 255 w Market st, 29.10x52x30.1x49.5, 6-sty brk tenement and store. Solomon Rothman to Jacob Pick. All title. Mort \$23,325. Nov 25. Dec 3, 1908. 1:253-94. A \$12,000-\$27,000. other consid and 2,000
- New Bowery, No 9 | s e s, at s w s New Chambers New Chambers st, Nos 52 and 54 | st, runs s e along New Chambers st, 36.4 x s 18 x w 22.5 x n 30.10 x w 17.6 to New Bowery, x n e 20.2 to beginning, 5-sty brk tenement and store. Sam Kotler et al to Fannie Greenberg. B & S. All liens. Nov 28. Nov 30, 1908. 1:115-part lot 26. A \$—\$. nom
- Norfolk st, No 167, w s, 68.9 n Stanton st, 29.5x47.6x29.7x47.6, 5-sty brk tenement and store. Samuel Siser to David Caesar. All liens. Dec 1. Dec 2, 1908. 2:355-28. \$19,000-\$30,000. 100
- North Moore st, Nos 99 and 101, n s, 95 w Washington st, 40x50, two 5-sty brk loft and store buildings. Anna Haaker of Verona, N J, widow and HEIR Wm Haaker to the William Haaker Company, a corpn. Mort \$20,000. Nov 21. Dec 2, 1908. 1:186-2 and 3. A \$19,000-\$29,000. nom
- Old slip, No 23, w s, abt 65 n Front st, 26.8x19.2, 4-sty brk loft and store building. Rudolf A Breidenbach to Ella C Cammann. Dec 1, 1908. 1:32-17. A \$7,800-\$10,000. other consid and 100
- Orchard st, No 143, w s, 50 s Rivington st, 27x50.2, 5-sty brk tenement and store. Aron Reitman to Dora Reitman. Mort \$15,000. Dec 1. Dec 2, 1908. 2:415-65. A \$16,000-\$21,000. other consid and 100
- Perry st, Nos 50 and 52 | s e cor 4th st, 50x73.5x50x73.3, 6-sty brk 4th st, Nos 259 to 263 | tenement and store. Jacob Busch to David Eliowich, of Brooklyn. All liens. Oct 26. Nov 27, 1908. 2:612-5. A \$28,000-\$81,000. other consid and 100
- Pine st, No 7, s s, 125.6 e Broadway, 21.1x73.9x21x74.5, 10 and 11-sty brk and stone office building and store. Jeremiah Donovan to Chas S Cosgrove. Mort \$225,000. Oct 10. Dec 2, 1908. 1:46-5. A \$192,400-\$245,000. nom
- Pine st, No 81, s s, 67.4 w Water st, runs s 40 x w 30.9 x n 40 to st, x e 30.6 to beginning, 7-sty brk loft and store building. Water st, No 128, n w s, 40.7 s w Pine st, 23.2x68.8x23x69.8, 7-sty brk and stone loft and store building. Eugene R Shotwell to Sarah C Fulton of Atlantic City, N J. B & S and C a G. Nov 25. Dec 3, 1908. 1:39-37. A \$35,200-\$80,000. exch
- Pitt st, No 94, e s, 200 s Stanton st, 25x100, 5-sty brk tenement and store and 3-sty brk tenement in rear. CONTRACT. Katie and Joseph Silberfeld with Aaron J Friedman. Mort \$31,875. Nov 27, 1908. 2:339-7. A \$18,000-\$27,000. 32,850
- Pitt st, No 94, e s, 200 s Stanton st, 25x100, 5-sty brk tenement and store and 3-sty brk tenement in rear. Katie and Joseph Silberfeld to Aaron J Friedman. Mort \$31,825. Nov 25. Nov 28, 1908. 2:339-7. A \$18,000-\$27,000. other consid and 100
- Platt st, Nos 22 to 28 | s w s, 151.7 s e William st, runs s w Gold st, No 15 | 65.11 x s e 28.7 x n e 23.3 x s e 79.7 to n w s Gold st, x n e 27.2 to Platt st, x n w 103.3 to beginning, one 4 and one 5-sty brk loft and store buildings. Maurice J Hymes to Seig Goldstein. Dec 1. Dec 2, 1908. 1:68-27 and 28. A \$75,400-\$92,500. other consid and 100
- Platt st, Nos 22 to 28 | s w s, 151.7 s e William st, runs s w 65.11 Gold st, No 15 | x s e 28.7 x n e 23.3 x s e 79.7 to n w s Gold st, x n e 27.2 to Platt st, x n w 103.3 to beginning, one 4 and one 5-sty brk loft and store buildings. Anne C Rogers to Maurice J Hymes. Nov 30. Dec 1, 1908. 1:68-27 and 28. A \$75,400-\$92,500. other consid and 100
- Renwick st, No 45, w s, 75 s Spring st, 20x75, 3-sty frame brk front tenement. Frederick Frehm to Fannie B Elting of Brooklyn. Dec 2, 1908. 2:594-36. A \$5,500-\$6,500. nom
- Rivington st, No 263, s s, 50 w Columbia st, 25x100, 5-sty brk tenement and store, 2-sty frame tenement in rear. Samuel Jaffe HEIR Philip Jaffe to Ida Jaffe of Brooklyn. 1-9 part. B & S. and C a G. Mort \$16,500. Dec 1, 1908. Dec 2, 1908. 2:333-18. A \$18,000-\$23,000. nom
- Rivington st, No 5, s s, 119.5 e Bowery, 28.9x99.10x22.6x99.11, 5-sty brk tenement and store. Emanuel Raunheim to Sarah Raunheim. Mort \$35,000. Nov 24. Dec 3, 1908. 2:425-19. A \$22,000-\$33,000. other consid and 100
- Rivington st, Nos 325, s s, 24.2 e Goerck st, 37.5x75, 6-sty brk tenement and store. Samuel Gross et al to Anna V Sullivan. Mort \$40,750. Nov 27. Nov 30, 1908. 2:323-11. A \$20,000-\$38,000. 100
- Rivington st, Nos 8 and 10, n s, 102 w Chrystie st, and at w s of 10 ft alley, runs n 83 x w 19 x n 2 x w 19 x s 85 to st, x e 38 to beginning, with all title to alleys on side and rear, 6-sty brk tenement and store. Max Gold to Wolf Nadler. Mort \$52,000. Nov 30. Dec 1, 1908. 2:426-44. A \$35,000-\$60,000. other consid and 100
- Rivington st, No 36 | n e cor Forsyth st, 26.3x100x25.5x Forsyth st, Nos 168 and 170 | 100, two 5-sty brk tenements and stores. Jastrow Alexander to Barbara Porges. 1/2 part. All title. Mort \$53,000. Nov 30. Dec 1, 1908. 2:421-82. A \$33,000-\$55,000. other consid and 100
- Sheriff st, No 63, w s, 125 s Rivington st, 25x100, 5-sty stone front tenement and store. Harry P Herzog and ano to Gabriel Neustadter, of Brooklyn. 1-3 part. All title. Mort \$25,500. Jan 2. Dec 1, 1908. 2:338-63. A \$18,000-\$28,000. 100
- Spruce st, No 42, s s, 269.10 e William st, 25x75, 5-sty brk loft and store building. Cecilia C d'Andigne to Benj V Harrison, of Montclair, N J. B S. Oct 29. Nov 27, 1908. 1:100-27. A \$32,100-\$41,500. other consid and 1,000
- Spring st, No 264, s s, 50.2 w Varick st, runs s 75 x w 8.1 x s 13.8 x w 17.10 x n 88.7 to st, x e 25 to beginning, 7-sty brk loft and store building. Timothy G Sellow to Union Heights Realty Co, a corpn. Mort \$35,000. Nov 30. Dec 2, 1908. 2:579-21. A \$14,500-\$42,000. nom
- Stanton st, No 12 (10), n s, abt 125 e Bowery, 25x100, 5-sty brk tenement and store and 5-sty brk tenement in rear. Nathan Kohn to Anna C Storer. Mort \$42,500. Dec 1. Dec 2, 1908. 2:427-50. A \$22,000-\$30,000. other consid and 100
- Stanton st, No 263, s s, 100 w Columbia st, 25x100, 5-sty brk tenement and store and 4-sty brk tenement in rear. Victor Muller to Isidor Leipzig. Mort \$32,250. Nov 25. Nov 27, 1908. 2:334-17. A \$20,000-\$32,000. other consid and 100
- Suffolk st, No 146, e s, 125.1 s Stanton st, 25x100, 6-sty brk tenement and store. Samuel Dublin et al to Bernard Galewski. Mort \$36,000 and all liens. Nov 28. Nov 30, 1908. 2:349-8. A \$20,000-\$36,000. other consid and 100
- Suffolk st, Nos 65 and 67, w s, 59.10 n Broome st, runs n 40.2 x w 75 x s 32 x e 25 x s 8.1 x e 50 to beginning, 6-sty brk loft and store building.
- Suffolk st, No 69, w s, 100 n Broome st, 25x100, 5-sty brk tenement and store and 3-sty brk tenement in rear. Davis Michelson to Lena Michelson. All title. All liens. Nov 30. Dec 2, 1908. 2:352-60 and 61. A \$56,000-\$91,000. other consid and 100
- Thompson st, Nos 40 and 42 | s e cor Watts st, runs s 41 to n s Watts st | 5 ft alley, x e 94 x n 41 x w 94 to s s Watts st, x w — to beginning, 7-sty brk tenement and store. Archibald E Isaacs to Lena Sovier. All liens. Nov 12. Nov 23, 1908. 2:476-61. A \$26,000-\$65,000. Corrects error in last issue when grantees name was Lena Soviers. nom
- Warren st, No 119, s s, 134.3 w Washington st, 25.2x93.2x24.9x92.11, 4-sty brk loft and store building. Etagloc Holding Co to Cornelius F Kingsland of Babylon, L I. Dec 1, 1908. 1:131-34. A \$19,000-\$27,500. other consid and 100
- Washington st, No 812, w s, 48.2 s Gansevoort st, 24x75.6x24x77.6 with all title to strip on s 0.3 x 75.6 3-sty brk tenement and store. John H Stegman to Daniel Schade. Nov 23. Dec 3, 1908. 2:643-21. A \$10,000-\$12,500. other consid and 100
- Water st, Nos 233 and 235, s s, 66.7 e Beekman st, 33.2x74.10x33.3x72.11, two 5-sty brk loft and store buildings. David Keane et al to Henry Leerburger. Mort \$23,000. Nov 12. Dec 2, 1908. 1:97-49 and 50. A \$22,000-\$33,000. other consid and 100















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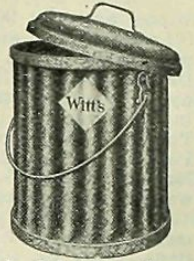
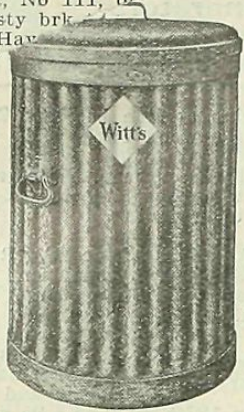
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Crotona av, e s, 90 s 187th st, 20x100, 3-sty brk dwelling. O'Leary Realty and Construction Co to Samuel Abraham, Herman Solomon and Samuel M Wertheimer. Mort \$8,500. Dec 1. Dec 2, 1908. 11:3102. other consid and 100
Clay av, No 1689, w s, 230 s 174th st, 50x95, 2-sty frame dwelling and vacant. John E Eustis and ano EXRS, &c, Josephine Turner to Beniamino Ianuccilli, Giuseppe Bassano and Michele Pezzullo. Nov 24, Nov 30, 1908. 11:2790. 7,000
\*Doon av, w s, 275 s Jefferson av, 25x100. Land Co B of Edenwald to Hugh Doon. Oct 30. Nov 28, 1908. nom
Elton av, No 763, w s, 25 s 157th st, 39.6x100, 6-sty brk tenement. Alice Anderson to William Keil. B & S and C a G. All liens. Nov 27, Nov 30, 1908. 9:2378. nom
Eagle av, No 727, w s, 20 s 156th st, 18x99.2, 2-sty brk dwelling. Frank H Wolff to Annie M Majewsky. Mort \$7,750. Nov 28. Dec 1, 1908. 10:2617. other consid and 100
Eagle av, No 892, e s, 25 n 161st st, 18.9x100, 4-sty brk tenement. Charles Pinzka to John J Short. Mort \$10,500. Nov 9. Dec 3, 1908. 10:2627. other consid and 100
Eagle av, No 727, w s, 20 s 156th st, 18x99.2x18x99.1, 2-sty brk dwelling. Philip Leve et al to Frank H Wolff. Mort \$6,000. Nov 25. Nov 28, 1908. 10:2617. other consid and 100
\*Grace av, w s, 76.6 s Lafayette st, runs s 25 x w 37 x w 37 to Lafayette st, x n 25 x e 27.11 x e 27.11 to beginning. Louis F Salathe to Adolphus L Rake, of East Stroudsburg, Pa. Oct 15. Nov 30, 1908. 1,000
\*Gleason av, s s, 75 e 171st st, 50x106. Henry F Muller to Henry F Muller Company, a corpn. All title. Mort \$1,290. Nov 24. Nov 28, 1908. other consid and 100
\*Gleason av, No 2141, n s, 380 w Castle Hill av, 25x103. East Rahway Land Co to John J Welsh. Mort \$3,750. Dec 1. Dec 2, 1908. other consid and 100
\*Grace av, w s, 175 n Lyon av, 25x100, Westchester. Martin Pletscher to Marcus Nathan. Mort \$3,000. Nov 30. Dec 1, 1908. other consid and 100
\*Grace av, e s, 350 s Lyon av, 25x130, Westchester. Release mort. Marcus Nathan to Amelia Steinmetz. Nov 23. Nov 27, 1908. nom
\*Grace av, e s, 367.4 s Lyon av, 7.8x130x7.5x130. Release mort. Sound Realty Co to same. Nov 23. Nov 27, 1908. nom
\*Grace av, e s, 67 n Westchester av, 33x130, Westchester. Release mort. John Riegelman to Marcus Nathan. Sept 5. Nov 27, 1908. 1,000
Hoe av, e s, 125 s 173d st, 75x100, vacant. Harry G Rouse to Jennie Reichman. Mort \$2,520. Oct 14. Dec 3, 1908. 11:2889. 100
Hughes av, No 2422, e s, 71.8 s 188th st, 24.10x87.6, 2-sty frame dwelling. Joseph Rosenzweig to Wm S Patten. Mort \$5,000. Nov 27, 1908. 11:3076. other consid and 100
Intervale av, e s, 365 s 167th st, 50x100, vacant. Robert Garcewich to Matthew Farrell. Mort \$3,000. Nov 28. Dec 1, 1908. 10:2705. other consid and 100
Same property. Release mort. The State Bank to Robert Garcewich. Nov 27. Dec 1, 1908. 10:2705. nom
Intervale av, Nos 1146 to 1152, s s, 57.5 n from e s Kelly st, runs s e 80.3 x s 18.8 x e 29.11 x n 18.10 x e 10.4 x n 25 x w 10.4 x n 25 x e 18.1 x n 7.2 x n w 80 to av x s w 100 to beginning, two 5-sty brk tenements and stores. FORECLOS. Oct 9, 1908. John H Judge referee to Grace Hardie. Dec 1, 1908. 10:2706. 64,500
Inwood av, No 1362, e s, 404.11 n Clarke pl, late Gerard av, runs n 25 x e 100 x s 25 x w 100, 3-sty frame tenement. FORECLOS. Nov 4, 1908. Edward Browne ref to Emil N Sorgenfrei. Nov 30, 1908. 11:2856. 3,725
Inwood av, n e cor 170th st, 25x97.9, except part for 170th st or Inwood av, 1-sty frame shop. Mary Rosciano to Sophie Amsler. Mort \$5,000. Apr 24, 1907. (Re-recorded from May 16, 1907). Dec 3, 1908. 11:2857. nom
Jerome av, No 1361, w s, 404.11 n from easterly cor of Inwood av and Clarke pl, late Gerard av, runs n 25 x w 125 x s 25 x e 125 to beginning, 3-sty frame tenement and store. FORECLOS. Nov 4, 1908. Edward Browne ref to Emil N Sorgenfrei. Nov 30, 1908. 11:2856. 6,900
Jerome av, late Central av, e s, 325 n 3d st or 183d st, 125x100, with all title to strip bet above and e s of Jerome av, vacant. Joseph Hamerslag to Herbert M Brod. B & S and C a G. Mort \$20,000 and all liens. Dec 1. Dec 3, 1908. 11:3187. 100
\*Lampport av, n s, 125 e Rosedale lane, 25x100. Lampport Realty Co to Charles Seifert. All liens. Dec 1. Dec 3, 1908. other consid and 100
Lind av, w s, 324.3 n 168th st, 25x144.11x25.6x139.6, vacant. Angelo De Julio to Romeo Martire. Nov 30. Dec 1, 1908. 9:2530. 1,300
Lafayette av, s s, 310 e Whittier st, 50x92x50x93, vacant. Catherine Goldschmidt to William Goldschmidt. Nov 30. Dec 1, 1908. 10:2765. nom
Same property. Sarah E Le Compte to Catherine Goldschmidt. Nov 30. Dec 1, 1908. 10:2765. nom
Lind av, No 1140, e s, abt 200 s 167th st, —x—, 2-sty frame dwelling. Christian Donges to Laura R wife of Christian Donges. B & S. Dec 1. Dec 2, 1908. 9:2526. nom
Lind av, w s, 324.3 n 168th st, 50x150.2x51x139.9, vacant. Hattie Seligsberger to Angelo De Julio. Mort \$1,260. Nov 10. Nov 30, 1908. 9:2530. other consid and 100
Merriam av, n e cor 171st st, runs n 116.2 x e 100 x s 25 x w — x s 120.3 x w 49.11 to beginning, vacant. Ferdinand R Minrath to the Debenture Corporation. B & S. Mort \$10,000. Nov 23. Nov 30, 1908. 9:2536. other consid and 100
\*Middletown road, n w cor Edison av, 51x104.5x50x94.4, Tremont terrace. Jacob Stumpf to Jennie wife of Jacob Stumpf. B & S. Dec 1. Dec 2, 1908. nom
\*North Oak Drive, n s and being lot 41 map (No 1038) of Bronxwood Park. Geo P Crosier et al to Lily L wife Geo P Shirmer. Q C. Nov 6. Dec 1, 1908. nom
\*Nelson av, n w cor Amundson av, 50x100. Harriet L Whittle to John H Whittle, of Mt Vernon, N Y. Nov 5. Dec 3, 1908. 100
Norwood av (Decatur av), e s, 330.8 s Gun Hill road, 50x80, two 3-sty frame tenements. Release mort. James G Wentz to Vincent Avallone. Dec 1, 1908. 12:3355. 12,250
\*Nelson av | n w cor Amundson av, 50x100, Edenwald. Harry D Amundson av | Whittle and Isabell D his wife to Harriet L Whittle, of Mt Vernon, N Y. Jan 24, 1907. Dec 1, 1908. other consid and 100

\*North Chestnut Drive, part lot 90, begins at line bet lots 90 and 91 amended map (No 1038) of Bronxwood Park, runs n 96.8 x w 8 x s 96.8 to Drive x e 8 to beginning.
South Chestnut Drive, part lots 100 and 101 same map, begins at line bet lots 101 and 102 at point 5 w of west line lot 124, runs e 5 x s 80 to Drive x w 5 x n 80 to beginning.
All of lots 91 and 124 same map.
Marcus Nathan to Martin Pletscher. All liens. June 16. Recorded from June 17, 1908. Dec 1, 1908. other consid and 100
\*North Chestnut Drive, n s, lot 89 and part lot 90 same map, 72 x96.8x72x96.4. Same to same. All liens. Nov 30. Dec 1, 1908. other consid and 100
Park av, No 4465, w s, 111 s 182d st, 18x87.2x18x86.6, 2-sty frame dwelling. New York Operating Co to Jennie E Teichman. Nov 30, 1908. 11:3030. other consid and 100
Prospect av, Nos 2446 and 2448, e s, 460 n 187th st, runs e 95 x n 34 x n e 6.6 x w 98.6 to av x s 40 to beginning, two 2-sty frame dwellings. Solomon C Powell to Geo C Turner. All liens. Nov 28. Dec 2, 1908. 11:3115. other consid and 100
Prospect av, No 2446, e s, 460 n 187th st, 20x95, 2-sty frame dwelling. Geo C Turner to Solomon C Powell. All liens. Oct 13. Dec 2, 1908. 11:3115. other consid and 100
Prospect av, No 2448, e s, 480 n 187th st, runs e 95 x n 14 x n e 6.6 x w 98.6 to av, x s 20 to beginning, 2-sty frame dwelling. Geo C Turner to Solomon C Powell. All liens. Oct 13. Dec 2, 1908. 11:3115. other consid and 100
Robbins av, No 572, e s, 25 s 150th st, late Uncas st, 25x105, 2-sty frame dwelling. John J McCormick to Lillian McCormick. Aug 11. Nov 27, 1908. 10:2641. nom
Ryer av, e s, 50 n 180th st, 25x104.10x25x105.2, vacant. Irving Construction Co to Joseph E Douglass. All liens. Nov 30. Dec 1, 1908. 11:3144 and 3149. other consid and 100
\*Road from Westchester Village to Old Ferry at Whitestone, e s, at s w cor land now or late Geo B Brown, runs n e — to a ditch x n e — to Weir or Wire Creek x s — x n e 293 to w s Pennyfield lane x s e 140.9 x s e 6.5 to n s Pennyfield av x s w 670 x s w 796.10 to said road x n w 244.10 and 249.8 and 231.8 x s w 2.6 x n w 489.3 to beginning, all title to land under water Weir or Wire Creek, contains 36 666-1.000 acres. John F Jacobs to Jackson Estate Impt Co. Mort \$136,120. Confirmation deed. June 11. Dec 3, 1908. other consid and 100
Sedgwick av, w s, and being lots 39 and 40, map 272 lots Bailey Estate, 50x100, vacant. Wm J Edwards to The Fordham Realty Co. Morts \$2,380 and all liens. Dec 1, 1908. 11:3237. other consid and 100
Southern Boulevard | n e cor Longwood av, 75x100, except part for Lafayette av | Lafayette av, vacant. Clarence D Baldwin to Longwood av | Frank B French. All liens. Nov 18. Dec 3, 1908. 10:2732. other consid and 100
Stebbins av, w s, 100 n Jennings st, 200x100, vacant. Harris Friedman et al to Joseph Alexander. Mort \$13,500. Nov 27. Dec 3, 1908. 11:2964. other consid and 100
St Anns av, No 419, w s, 74.10 n 144th st, 24.11x97, 5-sty brk tenement. Henry J Grupe to Geo W Eccles, of Bayside, L I. Mort \$17,750. Dec 1, 1908. 9:2271. other consid and 100
Summit av, e s, 125 n 162d st, 50x95, vacant. Friedrika Zenker to Cornelius J Reilly. Mort \$4,000. Nov 30. Dec 1, 1908. 9:2524. nom
Southern Boulevard | n w cor 184th st, 25.3x117x25x120.11, vacant. 184th st
Southern Boulevard, w s, 25.3 n 184th st, 25.3x113.1x25x117, vacant.
Southern Boulevard, w s, 50.6 n 184th st, 25.3x109.3x25x113.1, vacant.
FORECLOS Nov 19, 1908. Henry W Unger referee to Augustus Gareiss. Nov 25. Nov 27, 1908. 11:3113. 10,000
Southern Boulevard, w s, 193.4 s 182d st, 139.11x135.10x132.2x 90.2, vacant. FORECLOS (Oct 29, 1908). Theron R Strong (ref) to Milton S Hoffman. Nov 27, 1908. 11:3111. 17,250
Southern Boulevard | s w cor 186th st, 30.4x118.2x30x108.6, vacant. 186th st
186th st, s s, 108.6 w Southern Boulevard, 75x130, vacant.
FORECLOS (Nov 19, 1908). Henry W Unger (ref) to Augustus Gareiss. Nov 25. Nov 27, 1908. 11:3114. 9,500
\*St Lawrence av, e s, 75 s Merrill st, 25x100. Jacob Schwartz to Mary McLaughlin. Mort \$3,500. Nov 24. Nov 27, 1908. other consid and 100
Southern Boulevard, w s, 193.4 s 182d st, 139.11x135.10x132.2x90.2, vacant. Milton S Hoffman to The Superior Corporation, a corpn. Nov 27. Nov 28, 1908. 11:3111. other consid and 100
Stebbins av, No 1275, n w s, 54.1 s w Chisholm st, runs n w 91.9 x n 17.2 x w 29.6 x s 24.10 x s e 109.3 to av, x n e 25 to beginning, 1-sty frame building. Victor Gerhards to Edward Sauber. Nov 25. Dec 2, 1908. 11:2970. other consid and 100
Seneca av, s s, 25 e Bryant av, 75x100, vacant. Hunts Point Realty Co to Margaret Bradley. Dec 1. Dec 2, 1908. 10:2761. other consid and 100
Tremont av, No 469 | n w cor Washington av, new Washington av. Nos 1919 to 1923 | lines, runs n 110.10 x w 59.7 x s 20 x e 39.10 x s 93.11 to n s Tremont av, x e 20.5 to beginning, 3-sty frame tenement and store and two 1-sty frame stores on Washington av. J C Julius Langbein to Thos J Higgins. 1-3 part. Mort \$37,500 and all liens. Feb 5, 1908. Nov 28, 1908. 11:3034. nom
Same property. Thos J Higgins to Clement H Smith. 1-3 part. Morts \$37,500 and all liens. Nov 25. Nov 28, 1908. 11:3034. other consid and 100
\*Timpson av, w s, 641.6 n 203d st, 100x100.
Timpson av | e s, 641.6 n 203d st, 100x200 to Post av x100x200.
Post av |
Stern-Wolf Realty Co to John J O'Hara. Mort \$5,500 and all liens. Nov 9. Nov 30, 1908. other consid and 100
Tinton av, Nos 488 and 490 | e s, 51.11 s 147th st, 50x115, to w s late Beach av | Southern Boulevard, x60.4x148.9, 2-Southern Boulevard | sty frame dwelling and vacant. Geo W Eccles to Henry J Grupe. Mort \$6,000. Dec 1, 1908. 10:2582. other consid and 100
Valentine av, w s, 170.9 n 187th st, 18.9x100, 2-sty frame dwelling. Wm C Bergen to Samuel Ulmer. Mort \$5,000. Nov 30, 1908. 11:3152. other consid and 100

Goerck st, Nos 71 and 73, w s, 100 s Rivington and one 4-sty brk tenements and store...
Nov 25, Nov 27, 1908. 2:20
Goerck st, No 111, or 100, 6-sty brk...
Geo B Hav...

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THE WITT CORNICE COMPANY,

2118-2124 Winchell Ave. CINCINNATI, OHIO

Look for the yellow label "Witt's" (Pail) WITT'S PAIL, 3 SIZES

\*Virginia av, n w cor Walter st, 50x101.3, and being lots 67 and 68 map Pugsley estate, Van Nest. Edward J Quinn to Cogswell-Taylor Impt Co. Mort \$1,500. Nov 23, Nov 27, 1908. other consid and 100
Westchester av, Nos 953 to 959 n w s, at w s Kelly st, runs Kelly st n along Kelly st, 36.11 x w 100 x s 10.9 x s e 78.9 to av, x n e 68 to beginning, three 3-sty frame tenement and stores. Jennie E Teichman to Henry Morgenthau Co. B & S' Nov 30, 1908. 10:2704. other consid and 100
Woodycrest av e s, 299.2 n 164th st, 53x200, to w s Anderson av, Anderson av vacant. FORECLOS (Oct 29, 1908). Francis W Pollock (ref) to Adolph Hirsch. Nov 25, Nov 27, 1908. 9:2508. 9,400
\*Westchester av, s s, abt 25.2 w Hammond av, 25.9x110x25x116.2. Henry F Muller to Henry F Muller Co, a corpn. Nov 24, Nov 28, 1908. other consid and 100
\*Westchester av, s w cor Hammond av, 25.9x116.2x25x122.3. Same to same. Nov 24, Nov 28, 1908. other consid and 100
\*Westchester av new s s, 50.11 w Virginia av, now Public pl, Virginia av runs s 66.11 x e 50.7 to w s Virginia av, now Public pl Public pl, x s 25.3 x w 101.3 x n 93.11 to av, x e 50.11 to beginning, Van Nest. Henry F Muller to Henry F Muller Co, a corpn. Nov 24, Nov 28, 1908. other consid and 100
\*Westchester av, s s, 148.4 e Public pl, 50x144.5 to Tremont av, x 57.7x116.5. Henry F Muller to Henry F Muller Co, a corpn. Mt \$4,380. Nov 24, Nov 28, 1908. other consid and 100
Willis av, No 463 s w cor 146th st, 25x107.9, 4-sty brk 146th st, Nos 372 to 382 tenement and store with 1-sty brk extension. Henry F Muller to Henry F Muller Co, a corpn. Mort \$21,000. Nov 24, Nov 28, 1908. 9:2307. other consid and 100
Wendover av, No 496, s s, 151.7 e Washington av, 25.3x169.7x25x 173.2, 4-sty brk tenement. Olga Balaban to Joseph Balaban. Morts \$26,000. Nov 25, Nov 28, 1908. 11:2912. other consid and 100
\*White Plains road, w s, 168.5 s 237th st, 72.2x152.9x72x147.3. Commonwealth Real Estate Co to Harry J Douglas of Mt Vernon, N Y. Nov 30, Dec 2, 1908. other consid and 100
Washington av, No 1484, e s, 75.2 s 171st st, 25x98.5x25x100.2, except part for av, 2-sty frame dwelling. Martha Neumann to Jacob Mayers. Mort \$6,000. Dec 1, Dec 2, 1908. 11:2911. nom
Webster av, Nos 1522 and 1524, e s, 172.1 n 171st st, 37.6x113 to w s Mill Brook x 38.3x105.8, 5-sty brk tenement. Samuel Hess to Lena Simon. Mort \$30,000. Nov 25, Dec 1, 1908. 11:2896. nom
West Farms road cor Rodman pl, late Cross st, runs s along road Rodman pl 109.6 x w 180 x s 71.6 x w 43 x n 183 to Cross st x e 230 to beginning, except part for road, 2-sty frame dwelling and vacant. Frederick Rieper to Edward H and Louis F Scofield. All liens. Oct 29, Dec 1, 1908. 11:3016. other consid and 100
Walton av, No 615, w s, 250 n 150th st, 25x92.10x25x93.1, 2-sty frame dwelling. Anna Newett widow to Cath A Rudden widow. Mort \$4,500. Mar 20, 1906. Dec 1, 1908. 9:2353. nom
Willow av s e cor 133d st, 210 to n s 132d st x 100, 2-sty brk 132d st, No 781 factory and 2-sty brk stable. Samuel Grossman 133d st, No 780 man et al to Grossman Bros & Rosenbaum. B & S. Mort \$28,000. Dec 1, Dec 3, 1908. 10:2584. other consid and 100
Westchester av, No 714, s s, 55.11 w Wales av, runs s 22.7 x e 4.1 x s 40 x w 35.9 x n 48.7 to av x e 33.2 to beginning, 5-sty brk tenement and store. Samuel E Jacobs to Alfred E Hanson, of Brooklyn. Dec 2, Dec 3, 1908. 10:2644. other consid and 100
Wendover av, No 492, s s, 126.3 e Washington av, 25.3x113.2x25x 126.10, 4-sty brk tenement and store. Madison Square Realty Co to Sophie Newhouse. B & S. Mort \$26,330 and all liens. Dec 2, Dec 3, 1908. 11:2912. 100
3d av s e cor 175th st, 138.1x108.8x134.8x113.10, vacant. 175th st Rose Pomerantz to Kath D Storer. B & S. All liens. Nov 30, Dec 1, 1908. 11:2930. other consid and 100
\*Lot 65 map (No 1087) of Tremont Terrace. D Roy Shafer to Steven B Ayres Q C. May 27, 1907. Dec 3, 1908. nom
\*Plot begins 340 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. Regent Realty Co to Ike Melnik. Nov 23, Nov 27, 1908. nom
\*Plot begins at n e cor lot 391 amended map (No 1131), Adeo Park, runs s — x n e — to line, which would be s lines of lots 387 to 390 if extended east x w — to beginning. Michael J Mack to Eliz J Walker, of Elmhurst, L.I. Nov 25, Dec 1, 1908. nom
\*Same property. Adeo Syndicate to Michael J Mack. Nov 11, Dec 1, 1908. nom

LEASES

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

November 27, 28, 30, December 1, 2 and 3.

BOROUGH OF MANHATTAN.

Baxter st, No 19. Assign lease. John D Haase to Paul Bacigalupo. Nov 24, Nov 27, 1908. 1:161.....nom
Cherry st, Nos 172 and 172 1/2. Assign lease. Wolf Abramowitz to John Sternecker. Dec 2, Dec 3, 1908. 1:254.....1,500
Clinton st, No 251, n w cor Cherry st, store, &c. John A Anger to Patrick Conlan and Michel Touhey; 5 years, from May 1, 1908. Nov 28, 1908. 1:257.....840
Crosby st, No 133. Assign lease. Leo Hitz to Frederick Rasser. Nov 28, Dec 1, 1908. 2:510.....nom
Delancey st, No 114, corner Essex st, store and basement. Morris A Freedman and ano to Hyman and Max Rubin; 1 5-12 yrs, from Dec 1, 1908. Nov 30, 1908. 2:410.....1,560
East Broadway, No 211, basement store. Annie F Haber to Saml Remes; 2 5-12 years, from Dec 1, 1908. Nov 30, 1908. 1:285. ....960
Eldridge st, No 88, store, 13x35. Herman Moore and ano to Moritz Tolk; 5 years, from Aug 1, 1908. Nov 27, 1908. 1:307. ....1,000
Same property. Assign lease. Moritz Tolk to Charles Kalmanovitz. July 28, Nov 27, 1908. 1:307.....800
Goerck st, No 33, all. Barnet Kliensky et al to Jacob Goldstein; 3 years, from July 1, 1907. Nov 27, 1908. 2:327.....3,200
Henry st, No 30, west store and bakery, &c. Ida Weinstein to Isaac Kohen and Samuel Cohen; 1 10-12 years, from Nov 1, 1908. Nov 27, 1908. 1:277.....600
Mulberry st, No 246 (?). Assign lease. Angelo Paradiso to Caterina Paradiso. Dec 1, 1908. 2:494.....100
Same property. Assign lease. Angelo Paradiso to Caterina Paradiso. Dec 1, 1908. 2:494.....100
Orchard st, w s, space for stand at 2d window from n w cor Grand st. Julius Prince and ano to Morris Yudelowitz; 1 11-12 years, from June 1, 1908. Dec 3, 1908. 2:413.....720
Pitt st, Nos 1 and 3. Surrender lease. Annie Kapit to Isidor Leipzig. All title. Nov 25, Nov 27, 1908. 2:341.....nom
Rivington st, No 325. Surrender lease. Esther Mautner to Samuel Gross et al. All title. Dec 26, 1907. Dec 1, 1908. 2:323.....100
Stanton st, n e cor Cannon st. Assign lease. Paul Medvedev to Lewis Bailin. Nov 28, Dec 1, 1908. 2:330.....other consid and 100
West st, No 143, all, except roof and all land lying 10 ft east of rear wall. Albert Joske to George Kasner; 5 5-12 years, from Dec 1, 1908. Nov 30, 1908. 1:84.....2,400 and 2,800
White st, No 123. Surrender lease. James Calcaterra to Serafino Piana. All title. Nov 19, Dec 1, 1908. 1:167.....other consid and 100
Wooster st, Nos 201 and 203, 36.9x100, 6-sty building. Charles Buck to Herman Wronkow; 3 years, from Feb 1, 1909. Dec 1, 1908. 2:536.....8,500
2d st, Nos 175 and 177, store, also rear part of store of No 179 2d st, with basement of Nos 175 to 179 2d st, yard, &c. Mathilda White to Elias Gottfried; 10 years, from Dec 1, 1908. Dec 3, 1908. 2:397.....2,700 and 3,000
3d st, No 131 East. Assign two leases. Benedict Bockar to Rosie Bockar and Rachel Metzner. Nov 13, Dec 2, 1908. 2:431.....nom
11th st, No 644 East, all. Herman Frisch to Solomon Buder; 3 years, from Nov 5, 1908. Dec 3, 1908. 2:393.....1,800
14th st, No 5, n s, 125 w 5th av, 25x103.3. Assign lease. Fairfield Realty Co to Herman Wronkow. Nov 30, 1908. 3:816. ....other consid and 100
21st st, n s, 200 e 11th av, 75x98.9. Assign lease. Maria Moss to Fred S Myers. Jan 15, 1889. Dec 3, 1908. 3:693.....nom
22d st, No 125 West, all. Charles Reichenbach to Morris S Siegel; 5 years, from Nov 1, 1908. Dec 3, 1908. 3:798.....2,100 and 2,200
22d st, Nos 136 and 138 West, 5th loft. Max Solomon to Martin and David T Potsdamer; 5 years, from Feb 1, 1908. Dec 2, 1908. 3:797.....1,800
33d st W. Nos 35 to 39, n s, 277.3 e Broadway, 67.9x98.9, 6-sty brk loft, office and store building. Subordination of lease to mort for \$330,000. Maria L Fahys and Eldaen Realty and Construction Co with County Holding Co. Nov 30, Dec 1, 1908. 3:-835.....nom
33d st, Nos 35 to 39 West. Subordination of lease to mortgage. Eldaen Realty & Construction Co and Maria L Fahys with County Holding Co. Nov 12, Dec 1, 1908. 3:835.....nom
39th st, Nos 231 to 241 West, 103x85.3, 1st floor and room in basement. McGraw Realty Co to United States of America by Chas P Grandfield, acting Postmaster; 10 years, from Dec 1, 1907. Dec 3, 1908. 3:789.....21,500
44th st, No 350 West, all. Adelbert Huber to George Schwartz and ano; 5 years, from Jan 1, 1909. Dec 2, 1908. 4:1034.. 1,200



# HECLA IRON WORKS

# Architectural Bronze

North 10th, 11th and 12th Streets

AND

BROOKLYN,

NEW YORK

# IRON WORK

45th st, No 213 West. Assign lease. James P Robertson to Minetta C Marsh. All title. Nov 11. Dec 2, 1908. 4:1017.....nom

45th st, No 445 West, all. Mary E Kelaher to Young Bros & Boss; 5 years, from Dec 1, 1906, with option to purchase before May 1, 1911, for \$25,000. Dec 3, 1908. 4:1055.....1,100

47th st, No 260 West, store, &c. Catherine Hartigan to Edward Rooney; 2 years, from Oct 1, 1908. Dec 3, 1908. 4:1018.....720 and 900

53d st, Nos 421 to 427 West, all. John F Gerdes et al to Louis Rosenstein; 5 years, from Nov 1, 1904. Re-recorded from Oct 25, 1904. Nov 30, 1908. 4:1063.....12,750

Same property. Surrender lease. Louis Rosenstein to John F Gerdes et al. Dec 26, 1906. Nov 30, 1908. 4:1063.....426.75

71st st, No 413 East. Catharine Bohlman to Anton Peroutha; 3 years, from May 1, 1909. Dec 3, 1908. 5:1466.....240

73d st, No 502 East. Surrender lease. Anton Baborsky to Ignatz Mantler. All title. Dec 1. Dec 2, 1908. 5:1484.....nom

73d st, No 182 East. Assign lease. Simon and Abraham L Kayton to Kayton Taxicab & Garage Co. Nov 24. Nov 27, 1908. 5:1407.....25,000

84th st, No 124 West. Assign all profits and deposit in lease recorded July 19, 1907. Vincent Roschella to Christiana Roschella. Dec 2, 1908. 4:1214.....nom

101st st, No 217 East, all. Regina Neilinger to Max Turner; 3 years, from Dec 1, 1908. Dec 2, 1908. 6:1651.....600

102d st, No 100 East. Extension of lease for 5 years, from May 1, 1911. Louis Harris and ano with Patrick McGovern. Nov 21. Dec 3, 1908. 6:1629.....nom

108th st, Nos 116 and 118 East, two easterly basement stores. Matilda Bettmann to Clarissa Mayer; 5 years, from Nov 30, 1908. Dec 1, 1908. 6:1635.....240

114th st, No 317 East, west store, &c. Vincenzo Bracco to Pasquale Caputo; 5 2-12 years, from Mar 1, 1908. Dec 2, 1908. 6:1686.....540

Av A, s e cor 63d st, 100.5x— to East River, all the lots with n 1/2 of bulkhead between 62d and 63d sts. The Standard Gas Light Co to Wm P Kreykenbohm et al doing business as Marina Coal Co; 6 5-12 years, from Dec 1, 1908. Nov 30, 1908. 5:1475.....taxes, in excess of \$650 and 5,500

Av A, No 184. Assign lease. Jozef Koller to Jozef Hutira. Nov 25. 2:405.....nom

Amsterdam av, No 494. Assign lease. James R Haney or John J Gordon to John D and Jere J Morley. Mort \$3,500. Nov 28, 1908. 4:1231.....nom

Bowery, No 271, all. Michael J Adrian Corpn to Samuel Tischler; 4 7-12 years, from Oct 1, 1908. Dec 1, 1908. 2:427.....2,000

Bowery, No 271. Assign lease. Samuel Tischler to William Zoll. Nov 24. Dec 2, 1908. 2:427.....nom

Broadway, s w cor 37th st, lease of part of Hotel Marlborough. Revocation of power of atty. Lillian A Bradley to Samuel W Weiss. Nov 27. Nov 28, 1908.

Broadway, Nos 204 and 206 | s e cor Fulton st, 62.8x159.9x58.2x Fulton st, Nos 148 to 150 | 160.2. Assign lease. International Trust Co to Brooklyn Bank. Mort \$20,000. June 22. Nov 28, 1908. 1:79.....nom

Broadway, No 179, 3d floor. Geo E Keith to J G Seigling; 5 yrs, from Sept 1, 1908. Nov 28, 1908. 1:63.....2,200 and 2,350

Broadway, No 4220, n e cor 179th st, store. McDowell Construction Co to Otto Schrader; 5 years, from Oct 1, 1908. Dec 1, 1908. 8:2163.....1,000 and 1,200

Broadway, Nos 1457 to 1461 | begins 7th av, e s, 49.5 s 42d st, runs 7th av, Nos 589 to 593 | e 99.11 to w s Broadway, x s 92 x w 53.3 x s 0.4 1/2 x w 71.4 to av, x n 89 to beginning, all of.

7th av, No 587, e s, 39.1 n 41st st, 20x71.4x20.2x73.10, all of. Henry Phipps to United States Restaurant & Realty Co; 21 years, from Sept 1, 1908. Nov 27, 1908. 4:994. 1st parcel, taxes, &c, and net \$75,000 for 1st 10 years and thereafter \$81,000, and 2d parcel \$6,000 net per annum during said term. \$300,000 is to be expended on alterations, etc.....

Broadway, Nos 2182, 2184, 2186. .... order of court

77th st, Nos 225 to 231 West. .... Surrender lease. Lindsay Russell as RECVR Chas A Duerr & Co, Inc to Howard Paschal. All title. Nov 16. Nov 30, 1908. 4:1169.....

Columbus av, No 815 | Assign lease. Geo C Kienzle to Maurice M 100th st, No 74 West | McCormick. All title. Mort \$4,500. Nov 19. Nov 27, 1908. 7:1835.....nom

Lenox av, s e cor 126th st, 99.11x85, all. The Tailfer Co to Park & Tilford, a Corpn; 21 years, from Aug 23, 1907. Dec 1, 1908. 6:1723.....taxes, &c, and 22,000

Lexington av, No 802, s w cor 62d st, all. Arthur L Newman to John L Tonnele, Jr.; 5 years, from May 1, 1907. Nov 30, 1908. 5:1396.....3,900 and 4,000

Madison av, No 1550. Assign lease. Thos J Brennan to Wm F McGowan and Timothy S O'Brien. Nov 21. Nov 27, 1908. 6:1610.....nom

Pleasant av, Nos 375 and 377. Surrender lease. Pasquale Fasano to Joseph Kantrowitz. All title. Nov 27. Nov 28, 1908. 6:1807.....300

1st av, Nos 632 to 634. Assign lease. Thomas Todd to Frank R Abbey. All title. Nov 25, Dec 1, 1908. 3:968.....nom

1st av, No 1349, south store, &c. Jacob Rabiner to Frank Smejkal; 2 years, from May 1, 1908. Nov 27, 1908. 5:1447.....720

2d av, No 1975, store, &c. Theresa Michael to H Schneider; 5 years, from May 1, 1909. Nov 30, 1908. 6:1651.....720 and 744

3d av, n e cor 97th st, store, &c. Jacob Klein (as recvr in proceedings Well & Mayer agt Beckelman) to Isidor Horowitz; 5 years, from Oct 15, 1908. Nov 30, 1908. 6:1647 1,020 and 1,080

5th av, No 92, w s, 77.5 s 15th st, 25.9x100. Assign lease. Brown Realty Co to Rose Brown. Nov 27. Nov 28, 1908. 3:816.....nom

5th av, No 1399. Assign lease. Benj A Abraham to H Koehler & Co. May 26. Nov 28, 1908. 6:1621.....nom

6th av, s w cor 39th st, 100x99.11. Assign lease. Emil W Klapert and ano to William McDonald. Mort \$4,000. Dec 1. Dec 2, 1908. 3:814.....other consid and 100

7th av, No 209, n e cor 22d st. Assign lease. Davies J Marshall to Thomas Kiernan. All title. Nov 25. Nov 30, 1908. 3:798.....nom

8th av, No 893. Assign lease. Wm Zoll to Thomas Malone. All title. Mort \$1,870. Nov 25. Nov 30, 1908. 4:1044.....nom

8th av, No 791, n w cor 48th st. Assign lease. Davies J Marshall to Andrew Finnegan. All title. Mort \$6,599.18. Nov 18. Nov 27, 1908. 4:1039.....nom

9th av, No 719, store, &c. H Wm Schmidt to Isaac C Bishop; 5 years, from May 1, 1909. Dec 2, 1908. 4:1058.....2,000

10th av, No 411, store, &c. Catherine Meagher to Charles McDermott; 10 years, from July 1, 1908. Dec 1, 1908. 3:704.....1st 5 years \$1,200 for store, &c; for last 5 years for whole building .....2,200

Assign of lease or grant dated Dec 20, 1800 and recorded in Book E of grants page 44. Ann E Coggill widow and Henry Coggill, Jr, as EXR Henry Goggill to Henry Coggill. Aug 10, 1870. Dec 3, 1908 .....1,500

### BOROUGH OF THE BRONX.

\*Westchester sq, No 70, or West Farms road (Main st), s e cor Fink st (Grant st), Westchester, all. Mary T Gallagher to Adam Hoffmann; 5 years, from Dec 1, 1908. Dec 3, 1908.....900 to 1,200

138th st, Nos 628 and 630 East, all. Ignazio Lupo to Antonio Rizzo; 1 year, from Dec 1, 1908. Nov 30, 1908. 9:2550...4,800

Alexander av, No 127, cor store. Johanna Schwenker to George Vogelsanger; 5 years, from May 1, 1909. Dec 3, 1908. 9:2309. ....1,440

Boston road, No 1390, north store, bake shop, &c. John H Tienken to Chas Mayer; 5 7-12 years, from Dec 15, 1908. Dec 3, 1908. 11:2962.....1,380

Boston road, No 2003. Assign lease. Clement H Smith to J C Julius Langbein. 1/2 part. Dec 1. Dec 2, 1908. 11:3135.....other consid and 100

Cypress av, n w cor 138th st, store. Harry Goodstein to Richard Kine; 7 years, from May 1, 1906. Nov 27, 1908. 10:2553...1,800

Jackson av, No 984, all. Samuel J Downing to Annie Sugarman; 1 year, from Dec 1, 1908. Nov 30, 1908. 10:2649....1,200

Park av, No 4532, store, &c. Herman N Meyer to John H Lanser; 5 years, from Nov 1, 1908. Dec 3, 1908. 11:3038...360 and 480

Prospect av, w s, 175 n 160th st, 23x—, store and basement. James F Meehan to Wm F Reimer and Henry Schaefer; 5 years, from Oct 1, 1907. Dec 1, 1908. 10:2677.....2,400

Prospect av, Nos 1049 and 1051, all. Victor Merrill to John Renzel; 5 years, from Dec 1, 1908. Dec 2, 1908. 10:2679.....3,000

St Anns av, No 158 | Assign lease. Geo C Kienzle to John Jack- 135th st, No 570 East | son. All title. Mort \$3,975. Nov 25. Dec 1, 1908. 10:2547.....nom

St Anns av, No 158 | Assignment of money that will become 135th st, No 570 East | due on surrender of lease. John Jack- son to Bernheimer & Schwartz. Nov 28. Dec 3, 1908. 10:2547. ....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.

November 26, 27, 28, 30, December 1 and 2.

### BOROUGH OF MANHATTAN.

Alexander, Joseph M to James Conway. 8th av, No 2123, w s, 25.5 s 115th st, 25.2x100. Prior mort \$23,000. Nov 27, 1908, 5 yrs, 6%. 7:1848. ....5,000

Atterbury, Mary S, of Trenton, N J, with Edmund J Levine et al exrs, &c, Julius Levine. 58th st, No 238, s s, 420 e 3d av, 30x 100.5. Subordination agreement. Nov 25. Nov 27, 1908. 5:1331. ....nom

Anderson, Victor H to Julius Helmann and ano. Columbus av, Nos 351 to 357, s e cor 77th st, No 64, 102.2x50. Prior mort \$112,500. Nov 27, 3 years, 5 1/2%. Dec 1, 1908. 4:1129. 25,000

Axelrod, Jacob with TITLE INSURANCE CO of N Y. Morningside av West, or 122d st, s w s, 200 e Amsterdam av, runs s 91.1 x e 146.9 to Morningside av West, x n w 179.2 to beginning. Subordination agreement. Nov 30. Dec 1, 1908. 7:1963. ....nom

Axelrod (W) Realty Co to TITLE INS CO of N Y. Morningside av West, or 122d st, s w s, 200 e Amsterdam av, runs s 91.1 x e 146.9 to Morningside av West, x n w 179.2 to beginning. Building Loan. Nov 30, 1 year, 6%. Dec 1, 1908. 7:1963. ....100,000

Same to same. Same property. Certificate as to above mortgage. Nov 30. Dec 1, 1908. 7:1963. ....

Same to Jacob Axelrod. Same property. P M. Nov 30, 1 year, 6%. Dec 1, 1908. 7:1963. ....15,000

A & A Realty Co to Dominick Abbaté and ano. 1st av, Nos 1325 to 1343, n w cor 71st st, Nos 357 to 365, 204.4 to 72d st, Nos 356 to 362, x200. P M. Nov 30, 3 years, 6%. Dec 3, 1908. 5:1446. ....60,000

Same to same. Same property. Certificate as to above mort. Nov 23. Dec 3, 1908. 5:1446. ....

# THE GEORGE A. JUST CO. || IRON WORK.

**239 VERNON AVENUE** **FOR BUILDINGS**

**LONG ISLAND CITY** **NEW YORK**

Adolphe, Pa and Barnet Turner to Yetta Lefkowitz. 112th st, Nos 56 to 60, on map Nos 54 and 56, s s, 162.6 w Park av, 39x100.11. P M. Prior mort \$40,500. Dec 1, due June 1, 1911, 6%. Dec 2, 1908. 6:1617. 12,000

Broadway & Sixty-Third St Co with THE DIME SAVINGS BANK of Brooklyn. Broadway, Nos 1889 to 1895, s w cor 63d st, runs w 128.2 to e s Columbus av, Nos 69 to 75, x s 100.5 x e 186.6 to w s Broadway x n w 116 to beginning. Extension of mort for \$600,000 for 4 years, from Mar 1, 1912, or until Mar 1, 1916, at 4%. Nov 30, 1908. Dec 2, 1908. 4:1115. nom

Barkin, Samuel to Cornelia G Chapin. 1st av, Nos 8 and 10, s e cor 1st st, No 75, runs s 44.4 x e 83.2 x n 10.6 x n 28.2 to st x w \$1.9 to beginning. Dec 1, 5 years, 5%. Dec 2, 1908. 2:428. 82,000

Same to Pincus Lowenfeld and ano. Same property. Prior mort \$82,000. Dec 1, demand, 6%. Dec 2, 1908. 2:428. 23,400

Borea, Guglielmo and Carmelo Sanfilippo to Giuseppe Montana. 15th st, No 536, s s, 195 w Av B, 25x103.3. Dec 3, 1908, 3 years, 6%. 2:406. 2,200

Blair, Geo R, Sarah B McAdam, Jennie B Ferguson, Hugh H Blair and Chas D Blair to TITLE GUARANTEE & TRUST CO. 8th av, No 359, w s, 16.5 s 28th st, 16.5x65. Nov 30, due, &c, as per bond. Dec 3, 1908. 3:751. 13,000

Bond & Mortgage Guarantee Co with Theo M Ives. 69th st, No 51, n s, 285 e Columbus av, 20x100.5. Extension of \$30,000 mort until Jan 29, 1910, at 4 1/2%. Jan 22, 1907. Dec 1, 1908. 4:1122. nom

Buttenwieser, Jos L to N Y Protestant Episcopal Public School. 6th st, No 340. Certificate as to priority of mort. Dec 1. Dec 2, 1908. 2:447.

Barnes, Hannah E wife of and Henry B to Henry B Barnes guard Thomas S Barnes. 45th st, No 12, s s, 225 e 5th av, 20x100.5. Dec 4, 1903, 1 year, 4%. Dec 2, 1908. 5:1279. 20,000

Beres, Samson to LAWYERS TITLE INS AND TRUST CO. 80th st, Nos 218 and 220, s s, 250 e 3d av, 2 lots, each 25x102.2. Two morts, each \$20,000. Dec 1, 5 years, 5%. Dec 2, 1908. 5:1525. 40,000

Bachman, Alfred C to MUTUAL LIFE INS CO of N Y. Lexington av, Nos 861 and 863, s e cor 65th st, 34.5x80. Dec 2, 1908, due, &c, as per bond. 5:1399. 35,000

Bolton Road Realty Co to Eliz J Mead. Plot begins 100 n Dyckman st and 225 w Prescott av, runs n 100 x w 25 x s 100 x e 25. Nov 25, 3 years, 5%. Dec 2, 1908. 8:2247. 6,000

Same to same. Same property. Certificate as to above mort. Nov 25. Dec 2, 1908. 8:2247.

Bader, Robert to LINCOLN TRUST CO. 152d st, Nos 259 and 261, n s, 150 e 8th av, 50x99.11. Dec 2, 1908, 5 years, 5%. 7:2038. 39,000

Same and STATE BANK with same. Same property. Subordination agreement. Dec 2, 1908. 7:2038. nom

Bader, Robt and STATE BANK with N Y TRUST CO. 152d st, Nos 263 and 265 West. Subordination agreement. Dec 2, 1908. 7:2038. nom

Bader, Robert to N Y TRUST CO. 152d st, Nos 263 and 265, n s, 100 e 8th av, 50x99.11. Dec 2, 1908, 5 years, 5%. 7:2038. 39,000

Buek, Chas to Herman Wronkow. Wooster st, Nos 201 and 203, w s, 149.1 n Bleecker st, 36.9x100. P M. Prior mort \$50,000. Nov 30, 3 years, % as per bond. Dec 1, 1908. 2:536. 12,500

Burkelman, Chas to Henry Buch. Waits st, No 47, s s, 250.2 e Varick st, runs s 46.6 x s e 10 x n e 12 x e - x n 38 to Waits st, x w 21.2 to beginning. P M. Nov 30, 5 years, 5%. Dec 1, 1908. 2:477. 6,500

Bullowa, Jesse G M to Sophie L Duer, extrs, &c. Beyerly C Duer and ano. 87th st, No 62, s s, 682 w Central Park West, 18x 100.8. P M. Nov 30, 5 years, 5%. Dec 1, 1908. 4:1200. 20,000

Bachrach, Wm and Julius to American Mortgage Co. 129th st, No 117, n s, 240 e Park av, 24.10x99.11. Dec 1, 1908, 3 years, 5%. 6:1778. 8,000

Same and Isidore Jackson and Abraham Stern with same. Same property. Subordination agreement. Nov 30. Dec 1, 1908. 6:1778. nom

Barzaghi, Leopold L to LINCOLN TRUST CO. Broadway, No 2640, n e cor 100th st, No 219, 26.10x90. P M. Dec 1, 1908, 5 years, 4 1/2%. 7:1872. 48,000

Bachman, Alfred C to State Realty & Mortgage Co. St Nicholas av, s w cor 181st st, 119.6x100. P M. Prior mort \$117,000. Dec 1, 1908, due June 14, 1910, 5%. 8:2162. 18,000

Bockar, Anetta to BOWERY BANK of N Y. Stanton st, No 270 (268), n w cor Columbia st, No 103, 24.5x59.10. Dec 1, 1908, due June 1, 1909, 6%. 2:335. 2,000

Bennett, Josephine S to Ludwig M Wilson. 51st st, No 239, n s, 205 e 8th av, 15x100.5. Prior mort \$10,000. Dec 1, 1908, 2 years, 6%. 4:1023. 4,450

Baldwin, Clarence D to Mina Nordlinger et al trustees Jacob D Nordlinger. 65th st, No 12, s s, 180 w Central Park West, 20 x100.5. Nov 28, 3 years, 5%. Nov 30, 1908. 4:1117. 22,000

Same to Walter F Entz. Same property. Prior mort \$22,000. Nov 28, 3 years, 5%. Nov 30, 1908. 4:1117. 1,500

Bruno, Amelia to Louis Levi and ano. 132d st, No 166, s s, 125 e 7th av, 20.3x99.11. Prior mort \$10,000. Nov 25, 3 years, 5%. Nov 30, 1908. 7:1916. 2,500

Browne, Jay P to Adolph J Vogel. 119th st, No 7, n s, 95.5 w 5th av, 14x57.9x14.6x53.11. Prior mort \$—. Nov 25. Nov 30, 1908. Due Nov 28, 1909, 5 1/2%. 6:1718. 600

Betjeman, Anna H to BOWERY SAVINGS BANK. 47th st, No 154, s s, 95 w 3d av, 20x100.5. Nov 30, 1908, 3 years, 4 1/2%. 5:1301. 5,000

Blum, Albert L with Bertha Schiff. 2d av, No 2265, w s, 40.10 n 116th st, 20x70. Extension of \$6,000 mort until Nov 16, 1913, at 5%. Nov 27, 1908. 6:1666. nom

Blodget, Sarah E to whom it may concern. Av B, No 165, e s, 71 n 10th st, 23.8x93. Certificate as to reduction of mort. Nov 21. Nov 27, 1908. 2:393.

Birch Realty Co to North American Mortgage Co. 183d st, s s, 270 w Amsterdam av, 100x104.11. Nov 25, 1 year, 6%. Nov 27, 1908. 8:2155. 105,000

Same to same. Same property. Certificate as to above mort. Nov 25. Nov 27, 1908. 8:2155.

Boehm, Abraham and Lewis Coon to Surety Realty Co. Broadway, Nos 832 and 834, e s, 100.6 s 13th st, 48x95.3. Prior mort \$300,000. Nov 25, due, &c, as per bond. Nov 27, 1908. 2:564. 25,000

Bodenheim, Gabriel S, Simon H, Addie S and Bertha S Baer heirs Hannah Bodenheim to N Y & Wakefield Co-operative Bldg & Loan Assoc. 19th st, No 236, s w s, 180 n w 2d av, 20x84. Nov 16, installs, 6%. Nov 27, 1908. 3:899. 3,000

Cavallo, Anna, Domenico Grieco and Sebastiano Crecca to Leone Pecoraro. Sullivan st, No 231, e s, 400 n Bleecker st, 15x100. Prior mort \$10,000. Nov 27, 1908, 2 years, 6%. 2:539. 3,000

Cohen, Samuel to Maurice Schwarz. 36th st, Nos 603 to 607, n s, 75 w 11th av, runs w 75 x n 98.9 x e 50 x n 23.4 x e 25 x s 122.1 to beginning. Prior mort \$50,000. Feb 5, 2 years, 6%. Feb 6, 1908, 3:682. Corrects error in issue of Feb 8, 1908, when st Nos were 205 to 211. 6,500

Cuba, Isidore to Mary Glasheim. East Broadway, No 179, s s, abt 132 w Jefferson st, 26.1x100. Nov 28, 1 year, 6%. Nov 30, 1908. 1:284. 3,000

Congregation Pincus Elijah, a corpn to Mani Weiss. 99th st, No 146, s s, 294.2 e Amsterdam av, 15.4x82.3x15.4x81.6. P M. Prior mort \$5,500. Dec 1, 1908, 1 year, 6%. 7:1853. 500

Callan, John H to Edw A Kerbs. 123d st, Nos 449 to 453, n s, 100 e Amsterdam av, 75x100.11. Dec 1, 1908, 5 years, 5%. 7:1964. 103,000

Carpenter, Jacob J to Louise F Runk and ano trustees Thomas F Jeremiah. 132d st, No 281, n s, 100 e 8th av, 16.8x99.11. P M. Dec 1, 1908, 3 years, 5%. 7:1938. 9,000

Capek, John and Frank to DRY DOCK SAVINGS INSTITUTION. 1st av, No 1539, w s, 49.9 n 80th st, 16.6x80. Dec 1, 1908, due Dec 1, 1913, 5%. 5:1543. 10,000

Connolly, Ellen M B to GREENWICH SAVINGS BANK. 6th av, No 452, e s, 69.4 n 27th st, 20x100. Nov 30, 2 years, 4 1/2%. Dec 1, 1908. 3:829. 2,500

Carreau, Cyrille to LAWYERS TITLE INS & TRUST CO. St Nicholas av, No 206, e s, 89.1 n 120th st, 29.4x118.11x25x103.7. Dec 1, 1908, 5 years, 4 1/2%. 7:1926. 20,000

Cohen, Abraham and Harris to Wm H Beam trustees Julia S Bryant. Lenox av, No 165, w s, 67.4 n 118th st, 33.6x97. Dec 1, 1908, 5 years, 4 1/2%. 7:1903. 38,000

Corn, Henry to TITLE GUARANTEE AND TRUST CO. 21st st, Nos 54 to 58, s s, 146 e 6th av, runs s 100 x e 22.11 x n 8 x e 40.8 x n 92 to st, x w 64 to beginning. Building loan. Dec 1, due Feb 1, 1911, 6%. Dec 2, 1908. 3:822. 300,000

Callan, John H to Thomas B Nichols. 123d st, Nos 449 to 453, n s, 100 e Amsterdam av, 75x100.11. Dec 1, due June 1, 1908, 6%. Dec 2, 1908. 7:1964. 5,000

City Investing Co with Ripley Realty Co. Amsterdam av, Nos 261 to 267, n e cor 72d st, No 169, 102.2x118. Extension of \$125,000 mort until Dec 1, 1911, at 4 1/2%. Nov 30. Dec 2, 1908. 4:1144. nom

City Investing Co with Ripley Realty Co. Amsterdam av, Nos 269 to 275, s e cor 73d st, Nos 170 and 172, 102.2x119.2. Extension of \$100,000 mort until Dec 1, 1911, at 4 1/2%. Nov 30. Dec 2, 1908. 4:1144. nom

Central Realty Co with METROPOLITAN LIFE INS CO. 7th av, Nos 482 to 490, n w cor 36th st, No 201, 98.9x80. Extension of mort for \$525,000 for 3 years, from Sept 1, 1908, at 5%. Nov 20, 1908. Dec 2, 1908. 3:786. nom

Clothier, Isaac H with Edw Sachs et al exrs. &c. Saml Sachs. 23d st, Nos 119 and 121, n s, 175 w 6th av, 50x197.6 to s s 24th st, Nos 112 and 114 w. Extension of \$100,000 mort until Jan 15, 1910, at 6%. Nov 18. Dec 3, 1908. 3:799. nom

Doyle, John F to John A Stewart et al trustees of LIVERPOOL, LONDON & GLOBE INS CO in N Y. 87th st, No 14, s s, 190 w Central Park West, 20x100.8. Equal lien with mort recorded in Liber 191 map 56. Nov 25, due April 27, 1909, 5%. Nov 28, 1908. 4:1200. 5,000

Donellan, Albert V to GREENWICH SAVINGS BANK. 109th st, No 208, s s, 140 w Amsterdam av, 40.6x100.11. Nov 30, 1908, 3 years, 5%. 7:1880. 10,000

Donellan, Albert V to GREENWICH SAVINGS BANK. 109th st., No 206, s s, 100 w Amsterdam av, 40x100.11. Nov 30, 1908, 3 years, 5%. 7:1880. 10,000

Dineen, Hannah to Mamie Sullivan. Cherry st, No 159, s w cor Market st or slip, No 83, 51x20. Nov 24, 3 years, 6%. Dec 1, 1908. 1:250. 5,000

Dondero, Louis to Cath Foley. 133d st, No 506, s s, 150 w Amsterdam av, 25x99.11. Prior mort \$20,500. Nov 30, due, &c, as per bond. Dec 1, 1908. 7:1986. 1,500

Dean Holding Co to TITLE GUARANTEE & TRUST CO. 118th st, No 217, n s, 212.6 e 3d av, 18.9x100.5. P M. Dec 2, due, &c, as per bond. Dec 3, 1908. 6:1783. 9,000

Same to same. Same property. Certificate as to above mort. Dec 1. Dec 3, 1908. 6:1783. nom

Doyne, Simon to Etta Potter. 99th st, No 62, s s, 262.6 e Madison av, 37.6x100.11. P M. Prior mort \$—. Dec 1, installs, 6%. Dec 3, 1908. 6:1604. 2,550

Dailey, Walter A to Morris S Thompson. West st, Nos 403 and 404, s e cor Charles st, No 172, 49.4x70x43.1x81.11, s s. 74 part. May 1, 5 years, 5%. Dec 3, 1908. 2:636. 1,000

DIME SAVINGS BANK of BROOKLYN with Eugene R Shotwell. Pine st, No 81, s s, 67.4 w Water st, 30.6x40x30.9x40; Water st, No 128, n w s, 40.7 s w Pine st, 23.2x68.8x23x69.8. Extension of \$75,000 mort until Nov 1, 1911, at 4%. Dec 3, 1908. 1:39. nom

Domestic and Foreign Missionary Society of The Protestant Episcopal Church in U S of America with Claire A Darling. 57th st, No 344, s s, 208.4 w 1st av, 16.8x69.11x16.8x71.1. Extension of \$6,000 mort until June 30, 1913, at 5 1/2%. Oct 19. Nov 30, 1908. 5:1349. nom

de Hierapolis, Emilie S to Clarence F Hoffman. 111th st, No 120, s s, 203.9 w St Nicholas av, 15x100.11. Prior mort \$9,500. Nov 25, 2 years, 6%. Nov 30, 1908. 7:1820. 3,000

Ehrmann, Mary to Adolf Mandel. 137th st, Nos 13 to 21, n s, 245 w 5th av, 5 lots, each 40x99.11. 5 morts, each \$13,000; 5 prior morts, each \$32,400. Dec 2, due Mar 5, 1916, 6%. Dec 3, 1908. 6:1735. 65,000

Eagen, Anna M wife Thos F to TITLE GUARANTEE & TRUST CO. Lexington av, No 461, e s, 20 n 45th st, runs e 65 x n 9 x e 5.6 x n 11 x w 70.6 to av x s 20 to beginning. Dec 2, due, &c, as per bond. Dec 3, 1908. 5:1390. 13,000

Ehrmann, Mary wife Leopold to ALBANY SAVINGS BANK. 137th st, Nos 13 to 21, n s, 245 w 5th av, 5 lots, each 40x99.11. 5 morts, each \$32,400. Dec 2, 5 years, 5%. Dec 3, 1908. 6:1735. gold, 162,000

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EQUITABLE LIFE ASSUR SOC of the U S with Edw Moss. Bond st, No 50. Extension of \$50,000 mort until Jan 1, 1912, at 4 1/2%. Nov 17, Dec 2, 1908. 2:530. nom

Eccles, George W to Emilie Gebhard. 27th st, No 154, s s, 125 w 3d av, 20x98.9, with all title to Broadway, alley, adj above on east. P M. Prior mort \$15,000. Dec 1, 2 years, 6%. Dec 2, 1908. 3:882. 3,000

Same to American Mortgage Co. Same property. P M. Dec 1, 3 years, 5%. Dec 2, 1908. 3:882. 15,000

Eckardt, Louise with N Y LIFE INS CO. 50th st, No 39 East. Subordination agreement. Dec 1, Dec 2, 1908. 5:1286. nom

Ernst, Alois L with Moritz L and Carl Ernst, Plot begins 88.6 s 184th st, and 100 w Amsterdam av, runs s 11.5 x w 270 x n 20.7 x e 270.1 to beginning. Extension of \$6,500 mort until Feb 21, 1911, at 5%. Nov 27, 1908. 8:2155. nom

EMIGRANT INDUSTRIAL SAVINGS BANK with Sol Haas. 3d av, Nos 363 and 365. Extension of mort for \$45,000 to Nov 19, 1911, at 5%. Nov 19, 1908. 3:907. nom

Errett, Ann or Anne wife of Wm H to Harvey J Ubort. 65th st, No 246, s s, 225 e West End av, 25x100.5. Prior mort \$15,000. Nov 27, 1908, 2 years, 6%. 4:1156. 2,000

Errett, Ann or Anne to UNION DIME SAVINGS INSTN. 65th st, No 246, s s, 225 e West End av, 25x100.5. Nov 27, 1908, due Nov 1, 1913, 5%. 4:1156. 15,000

Fitzgerald, Olive A to Harry Furst. Morningside av East, Nos 120 and 122, n w cor 124th st, No 401, 50.5x100. Prior mort \$50,000. Nov 13, 2 years, 6%. Nov 14, 1908. 7:1965. Corrects error in issue of Nov 21, when location of property was Morningside av East, s w cor 124th st. 7,500

Fox, Louise wife Julius B to K Frances Coleman. Av B, No 295, e s, 36 n 17th st, 37.4x100. P M. Nov 25, 2 years, 5%. Nov 27, 1908. 3:985. 25,000

Fox, Louise wife Julius B to K Frances Coleman. Av B, No 297, e s, 73.4 n 17th st, 37.4x100. P M. Nov 25, 3 years, 5%. Nov 27, 1908. 3:985. 25,000

Forrest, Alex S and Charlotte R Barry with Ferdinand Elbogen. 61st st, No 123 West. Agreement as to time mort may become due in case of default, &c. Nov 25. Nov 27, 1908. 4:1133. nom

Friedlander, Albert to MANHATTAN SAVINGS INSTN. Bond st, Nos 1 to 5, s e cor Cross lane or Jones alley, 76x114.6x76x114.5 e s. Nov 20, due, &c, as per bond. Nov 27, 1908. 2:529. 30,000

Faulkner, Chas S to London Realty Co. 78th st, Nos 175 and 177, n s, 125 w 3d av, 37x102.2. Assign rents to secure \$800. Nov 27, installs, 6%. Nov 28, 1908. 5:1413. 800

Faggell, Joseph to W Bennett Marx. Mott st, No 116, n e cor Hester st, No 175, 45.5x25.10x45.2x26.6. Prior mort \$26,000. Nov 30, 1908, due Mar 1, 1909, 6%. 1:238. 1,100

Finkelstein, Herman to Louis Gordon et al. 2d st, No 12, n s, 163.2 e Bowery, 25x65.3x25x64.6. Prior mort \$17,500. Oct 27, due Apr 27, 1909, 6%. Dec 1, 1908. 2:458. 1,500

Foy, John and Thomas to TITLE GUARANTEE & TRUST CO. 105th st, Nos 213 to 217, n s, 125 w Amsterdam av, 75x100.11. P M. Dec 1, 1908, due, &c, as per bond. 7:1877. 70,000

Florence Realty & Construction Co to THE STATE BANK. 120th st, Nos 520 to 534, s s, 250 e Pleasant av, 150x100.11. Certificate as to mortgage for \$10,500 at 6%. July 15. Dec 1, 1908. 6:1816. nom

Fox, Isaac to Lazar Rosenblum. 117th st, No 45, n s, 335 e Lenox av, 25x100.11. Prior mort \$21,000. Dec 1, 1908, 3 years, 6%. 6:1601. 6,000

Fulton, Sarah C and Elisha M to Emanuel Newman. 21st st, No 117, n e s, 341 s e 4th av, 26x98.9. Prior mort \$40,000. Nov 24, due May 24, 1910, 6%. Dec 2, 1908. 3:877. 10,000

Friedland Realty Co to Maurice Dornbusch. 62d st, Nos 212 to 216, s s, 200 w Amsterdam av, 75x100.5; 62d st, No 225, n s, 375 w Amsterdam av, 25x100.5. Prior mort \$—. Dec 2, due June 2, 1909, 6%. 4:1153 and 1154. 4,000

Finlay, Ellen L of Mt Vernon, N Y, to Hermann G Eggers. 108th st, No 149, n s, 225 e Amsterdam av, 25x100.11. P M. Prior mort \$—. Dec 1, due, &c, as per bond. Dec 2, 1908. 7:1863. 7,000

Fox, Benj to John A Aspinwall and ano trustees for Louisa Minturn will John W Minturn. 7th av, No 2244, n w cor 132d st, No 201, 25x100. Dec 2, 1908, 5 years, 4 1/2%. 7:1938. 37,000

Freyer, Martin to Robt B Roosevelt, Jr. 170th st, n s, 100 w Amsterdam av, 100x100. P M. Oct 12, 2 years, 5%. Dec 3, 1908. 8:2127. 23,000

Fahys, Maria L to County Holding Co. 33d st, Nos 35 to 39, n s, 345.1 e Broadway, 67.9x98.9. Nov 30, 3 years, 4 1/2%. Dec 1, 1908. 3:835. 330,000

Same and Eldaen Realty & Construction Co and M C Rosenbaum Co with same. Same property. Subordination agreement. Nov 30. Dec 1, 1908. 3:835. nom

Fleischmann Realty & Construction Co and Bridget Kearney and Albany Brewing Co with ALBANY SAVINGS BANK. 130th st, No 526 West. Subordination agreement. Dec 1. Dec 3, 1908. 7:1984. nom

Fetsch, Carl to Henry Lutz. 124th st, No 146, s s, 250 e 7th av, 25x100.11. Nov 27, 1 year, 6%. Dec 3, 1908. 7:1908. 1,000

Fleischmann Realty & Construction Co and Fredk W Marks and Asher Holzman with ALBANY SAVINGS BANK. Old Broadway, s e cor 130th st, —x—. Subordination agreement. Nov 25. Dec 3, 1908. 7:1984. nom

Fleischmann Realty & Construction Co to ALBANY SAVINGS BANK. Old Broadway, Nos 2348 and 2350, s e cor 130th st, No 526, 45x100.1. Dec 1, 5 years, 5%. Dec 2, 1908. 7:1984. gold, 48,000

Fleischmann Realty & Construction Co to ALBANY SAVINGS BANK. Old Broadway, Nos 2340 to 2346, e s, 45 s 130th st, 2 lots each 40x100.1. 2 morts, each \$34,000. Dec 1, 5 years, 5%. Dec 2, 1908. 7:1984. gold, 68,000

Same to same. Certificate as to above 3 morts. Dec 2, 1908. 7:1984. nom

Furey, John B to Fannie W Phyfe. 112th st, No 241, n s, 150 w 2d av, 17.6x190.11. Dec 3, 1908, 3 years, 5%. 6:1662. 7,000

Farrell, Margaret to Isidor Kronacher. Cherry st, No 80, n e cor James st, No 102, 25x59.10x25.7x60. Dec 3, 1908, 5 years, 5%. 1:252. 5,000

Goldberg, Schalam and Abram Jaffer and Saml Levin with Caroline A Suydam. 7th st, No 204, Subordination agreement. Dec 2, 1908. 2:389. nom

Groszypor, Minna J L to N Y LIFE INS CO. 50th st, No 39, n s, 193 w Park av, 22x100.11. Dec 1, 3 years, 5 1/2%. Dec 2, 1908. 5:1286. 75,000

Gray, Helen G to BOWERY SAVINGS BANK. 123d st, No 526, s s, 300 w Amsterdam av, 33.2x100.11. Dec 1, 1908, 5 years, 4 1/2%. 7:1977. 25,000

Gussaroff (Elias) Realty & Construction Co to GERMANIA LIFE INS CO. Wadsworth av, s e cor 180th st, 75x100. Nov 30, due, &c, as per bond. Dec 1, 1908. 8:2162. 100,000

Same to same. Same property. Certificate as to above mortgage. Nov 30. Dec 1, 1908. 8:2162. nom

Gordon, Morris to Lena Rosenbloom. 1st av, No 24, e s, 44 s 2d st, runs s 25 x e 100 x n 17 x n 6.2 x w 99.1 to beginning. Prior mort \$25,000. Nov 6, due Jan 1, 1910, 6%. Dec 1, 1908. 2:429. 4,600

Glassheim, Nathan to MUTUAL LIFE INSURANCE CO of N Y. Greenwich av, No 44, e s, 291.11 n 10th st, runs — 102.2 x n w 31.2 x s e 4 x w 79.9 to av, x s 22.6 to beginning. Nov 30, due, &c, as per bond. Dec 1, 1908. 2:606. 12,000

GREENWICH SAVINGS BANK with Albert V Donellan. 109th st, No 206, s s, 140 w Amsterdam av, 40.6x100.11. Extension of \$30,000 mort until Nov 30, 1911, 5%. Nov 30, 1908. 7:1880. nom

GREENWICH SAVINGS BANK with Albert V Donellan. 109th st, No 204, s s, 100 w Amsterdam av, 40x100.11. Extension of \$30,000 mort until Nov 30, 1911, at 5%. Nov 30, 1908. 7:1880. nom

Ginsburg, Harry to Moses Feltenstein and ano. 66th st, No 247, n s, 125 e West End av, 25x100.5. Prior mort \$15,400. Oct 28, installs, —%. Nov 28, 1908. 4:1158. Notes, 500

Geffers, Geo with Celia Lent. 2d av, No 935, w s, 65.9 s 50th st, 21.3x80. Extension of \$2,500 mort until Mar 1, 1911. Nov 25. Nov 27, 1908. 5:1323. nom

Gassenheimer, Sidney and Emanuel Hoffmann to American Mortgage Co. 143d st, No 231, n s, 200 w 7th av, 25x99.11. Nov 25, 5 years, 5%. Nov 27, 1908. 7:2029. 15,000

GREENWICH SAVINGS BANK with Edmund Randolph. 48th st, No 6 East. Extension of \$43,000 mort until July 1, 1911, at 4 1/2%. Nov 27, 1908. 5:1283. nom

Goldsmith, Rebecca I wife Leo with Max Seligman and ano. Cannon st, Nos 93 to 95 1/2, w s, 225 n Rivington st, 50x100. Extension of \$13,000 mort until May 18, 1917, Nov 24. Nov 27, 1908. 2:486. nom

Harper, L Sonora H to Wm C Hyde. 117th st, No 115, n s, 194 w Lenox av, 19x100.11. Prior mort \$18,000. Nov 24, due, &c, as per bond. Nov 27, 1908. 7:1902. 3,000

Hayes, Joseph P to LAWYERS TITLE INS & TRUST CO. 9th av, No 135, w s, 48.4 n 18th st, 22.4x100. Nov 25, 5 years, 5%. Nov 27, 1908. 3:716. 11,000

Hecht, Rosa to Emanuel Heilner et al. Broadway, n e cor 180th st, runs n 122 x e 90.6 x s 44.6 x w 10 x s 75 to n s 180th st x w 105 to beginning. P M. Nov 27, 1908, due, &c, as per bond. 8:2163. 75,000

Hogan, James A to Maximilian Fraade. 55th st, No 540, s s, 225 e 11th av, 25x100.5. Prior mort \$—. Nov 25, due Mar 15, 1909. 6%. Nov 27, 1908. 4:1083. 1,230

Harrison, Benj V, of Montclair, N J, to MUTUAL LIFE INS CO of N Y. Spruce st, No 42, s s, 269.10 e William st, 25x75. P M. Nov 25, due, &c, as per bond. Nov 27, 1908. 1:100. 28,000

Heydt, Herman A with TITLE INS CO of N Y. St Marks pl, No 54. Subordination agreement. Nov 18. Nov 27, 1908. 2:449. nom

Hamilton Holding Co to Paul Fuller and ano as joint tenants. 77th st, Nos 307 to 311, n s, 75 e 2d av, 50x102.2. Nov 27, 5 yrs, 4 1/2%. Nov 28, 1908. 5:1452. 45,000

Same to same. Same property. Certificate as to above mort. Nov 27. Nov 28, 1908. 5:1452. nom

Herman, Fannie with Elsie Powell. Bowery, Nos 334 and 336, w s, 52 n Bond st, 35.3x irreg. Subordination agreement. Nov 23. Nov 28, 1908. 2:530. nom

Hoffman, Wm and John Kress with GERMAN SAVINGS BANK. 55th st No 215 East. Subordination agreement. Oct 16. Nov 30, 1908. 5:1395. nom

Hill, Harry L to Seitz Realty Co. 185th st, s s, 150 e Amsterdam av, 50x79.11. Prior mort \$4,500. Nov 30, 1908, 2 years, 6%. 8:2149. 1,000

Hyman Realty Co to Robert Ferguson & Sons, a corpn. 178th st, n s, 101.9 e Broadway, 50x100. P M. Prior mort \$42,500. Nov 30, 1908, 5 years, 6%. 8:2163. 14,100

Herzog, Nelson H with Barney Goldman and Michl Mayer. Park av, No 1261. Extension of \$4,500 mort until July 1, 1910, at 6%. July 7. Nov 30, 1908. 6:1625. nom

Hymes, Maurice J to Anne C Rogers. Platt st, Nos 22 to 28, s w s, 151.7 e William st, runs s w 65.11 x s e 28.7 x n e 23.3 x s e 79.7 to n w s Gold st, No 15, x n e 27.2 to Platt st, x n w 103.3 to beginning. P M. Dec 1, 1908, 5 years, 4 1/2%. 1:68. 85,000

Harmon, John W and Frances R Curr to Constance A Beatty. 136th st, No 246, s s, 285.10 e 8th av, 16.8x99.11. Prior mort \$—. Nov 27, 2 years, 6%. Dec 1, 1908. 7:1941. 1,000

Hyman, Gerson and Emanuel Oppenheimer to ALBANY SAVINGS BANK. 139th st, Nos 31 to 41, n s, 400 e Lenox av, 3 lots, each 41.8x99.11. Three morts, each \$36,000. Dec 1, 1908, 5 years, 5%. 6:1737. gold, 108,000

Holland Holding Co to John D Crimmins. Amsterdam av, n w cor Cathedral Parkway, 95.11x125. P M. Dec 1, 1908, due June 1, 1910, 5 1/2%. 7:1882. 132,500

Holzmann, Ralph M to Oscar Lowinson. Lexington av, n w cor 23d st, —x—. Assign rents to secure \$1,500, to become due in 3 months at 6%. Nov 30. Dec 1, 1908. 3:879. nom

Hotel Holding Co to KNICKERBOCKER TRUST CO. 5th av, s w cor 55th st, Nos 2 and 4, 100.5x125. P M. Prior mort \$1,950,000. Nov 30, 5 years, 6%. Dec 1, 1908. 5:1270. 685,000

Same to same. Same property. Certificate as to above mortgage. Nov 30. Dec 1, 1908. 5:1270. nom

Hermes Realty Co to LAWYERS TITLE INS & TRUST CO. 83d st, No 217, n s, 125 w Amsterdam av, 24.4x102.2. Nov 27, 5 yrs, —%. Dec 2, 1908. 4:1231. 25,000

Same to Geo Daiker with same. Same property. Subordination agreement. Nov 30. Dec 2, 1908. 4:1231. nom

Hermes Realty Co to LAWYERS TITLE INS AND TRUST CO. 83d st, No 215, n s, 100 w Amsterdam av, 25x102.2. Nov 27, 5 years, 5%. Dec 2, 1908. 4:1231. 25,000

Same and Geo Daiker with same. Same property. Subordination agreement. Nov 30. Dec 2, 1908. 4:1231. nom

# 3-WAY PRISMS

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Hermes Realty Co to LAWYERS TITLE INS AND TRUST CO. 83d st, Nos 215 and 217, n s, 100 w Amsterdam av, 49.4x102.2. Certificate as to two mortgs for \$25,000 each. Nov 27. Dec 2, 1908. 4:1231.

Haaren, John H exr, &c, Ernest A Haaren with John A Aspinwall and ano trustees for Louisa Minturn will John W Minturn and Benj Fox. 7th av, No 2244, n w cor 132d st, No 201, 25x100. Subordination agreement. Dec 2, 1908. 7:1938. nom

Heights Garage & Storage Co to N Y Operating Co. Riverside Drive, w s, 100 n 161st st, runs w 162.5 x n 65.2 x e 163.2 x s 8.3 x s e 25 to Drive, x s w 56.10 to beginning. Prior mort \$70,000. Nov 28, 5 years, 6%. Dec 2, 1908. 8:2135. 3,000

Same to same. Same property. Certificate as to above mort. Nov 30. Dec 2, 1908. 8:2135.

Helene Realty & Construction Co to Max Marx. 170th st, n s, 100 w Amsterdam av, 100x100. Building loan. Dec 2, 1 year, 6%. Dec 3, 1908. 8:2127. 52,500

Same to same. Same property. Certificate as to above mort. Dec 2. Dec 3, 1908. 8:2127.

Same to same. Same property. P M. Prior mort \$23,000. Dec 2, 1 year, 6%. Dec 3, 1908. 8:2127. 14,500

Helene Realty & Construction Co to Max Marx. 174th st, n s, 150 w Amsterdam av, 75x90. Building loan. Dec 2, 1 year, 6%. Dec 3, 1908. 8:2131. 37,500

Same to same. Same property. Certificate as to above mort. Dec 2. Dec 3, 1908. 8:2131.

Same to same. Same property. P M. Prior mort \$10,000. Dec 2, 1 year, 6%. Dec 3, 1908. 8:2131. 13,500

Hyman, Maurice S to Benj H Stern. 101st st, No 64, s s, 130 w Park av, 25x100.11. Prior mort \$23,000. Nov 27, installs, 6%. Dec 3, 1908. 6:1606. 525

Hyman, Maurice S to Bessie Wischanski. 101st st, No 64, s s, 130 w Park av, 25x100.11. P M. Prior mort \$—. Nov 27, 1 year, 6%. Dec 3, 1908. 6:1606. 1,000

Hutira, Jozef to A Hupfels Sons. Av A, No 184. Saloon lease. Nov 25, demand, 6%. Dec 3, 1908. 2:405. 1,750

Holmes, Emma R to LAWYERS TITLE INS & TRUST CO. Lexington av, No 726, w s, 40.5 n 58th st, 20x69.11. Dec 1, 3 years, 4½%. Dec 2, 1908. 5:1313. 20,000

Hyman, Gerson and Manuel Oppenheim with Sender Jarmulowsky. 139th st, Nos 31 to 41, n s, 400 e Lenox av, 125x99.11. Subordination agreement. Dec 1. Dec 2, 1908. 6:1737. nom

Innella, Gianovario to Irma Coryan. 97th st, No 216, s s, 260 e 3d av, 25x100.11. Nov 27, 5 years, 6%. Nov 30, 1908. 6:1646. 13,000

Innella, Gianovario to Flora V Bandler. 97th st, No 214, s s, 235 e 3d av, 25x100.11. Prior mort \$10,000. Nov 27, 3 years, 6%. Nov 30, 1908. 6:1646. 3,500

Innella, Gianovario to Chas M Freeman. 97th st, No 214, s s, 235 e 3d av, 25x100.10. Nov 27, 3 years, 5%. Nov 30, 1908. 6:1646. 10,000

Independent Realty Co to LAWYERS TITLE INS & TRUST CO. 86th st, Nos 422 and 424 East. Certificate as to two mortgages for \$12,500 each. Dec 1, 1908. 5:1565.

Independent Realty Co to LAWYERS TITLE INS & TRUST CO. 86th st, Nos 422 and 424, s s, 219 e 1st av, two lots, each 25x 102.2. Two mortgages, each \$12,500. Dec 1, 1908, 5 years, 5%. 5:1565. 25,000

Isaacs, Reuben to Esperanto Mortgage Co. Wooster st, s e cor Bleeker st, Nos 120 and 122, 75x50. Nov 16, 1 year, 5%. Dec 2, 1908. 2:524. 7,000

Jacobs, Abraham and Louis Wolf to Fredk J Stimson and ano guard Fredk B Stimson et al. 90th st, Nos 423 and 425, n s, 344 e 1st av, 50x100.8. P M. Dec 1, 5 years, 5½%. Dec 2, 1908. 5:1570. 18,000

Jaffer, Abram S and Saml Levin and August Ruff and Moses Hochster with Caroline A Suydam. 7th st, No 204 East. Subordination agreement. Nov 27. Dec 2, 1908. 2:389. nom

Jacobs, Abraham and Louis Wolf. to Pincus Lowenfeld and ano. 90th st, Nos 423 and 425, n s, 344 e 1st av, 50x100.8. P M. Prior mort \$18,000. Dec 1, 5 years, 6%. Dec 2, 1908. 5:1570. 5,000

Jaffer, Abram S and Saml Levin to Caroline A Suydam. 7th st, No 204, s s, 318 e Av B, 25x90.10. Nov 30, due, &c, as per bond. Dec 2, 1908. 2:389. 28,000

Jaffe, Chone to Joseph Zarowitz. 6th st, No 746, s s, 155 w Av D, 22x97. Prior mort \$16,200. Nov 30, 1 year, 6%. Dec 1, 1908. 2:375. 650

Jones, Joseph T B to Cooper Union for the Advancement of Science and Art. Duane st, Nos 76 and 78, s s, 190.2 w Elm st, 49.2x 79.2 to Manhattan pl, x50.3x79.1. Nov 27, 5 years, 4½%. Nov 28, 1908. 1:154. 100,000

Same to Henry Hartman. Same property. Prior mort \$100,000. Nov 27, 2 years, 6%. Nov 28, 1908. 1:154. 5,000

Jones, Viola L to Max Lowenstein. 128th st, No 18, s s, 200 w 5th av, 17.6x99.11. P M. Nov 27, 3 years, 5%. Nov 28, 1908. 6:1725. 12,000

Krause, Adolph and Nathan Coleman to James A Hennessy. 29th st, No 513½, n s, 200 w 10th av, 50x98.9. Prior mort \$35,000. Nov 30, 1908, 1 year, 6%. 3:701. 12,000

Keogh (William T) Amusement Co to Mitchel Valentine. Lexington av, No 1710, w s, 17.7 s 107th st, 16.8x75. Nov 1, 3 years, 6%. Nov 30, 1908. 6:1634. 8,000

Same to same. Same property. Certificate as to above mort. Nov 1. Nov 30, 1908. 6:1634.

Kress, John to GERMAN SAVINGS BANK in City N Y. 55th st, No 215, n s, 190 e 3d av, 20x100.5. Nov 30, 1908, 3 years, 5%. 5:1329. 8,500

Karlf, Ignatz to NORTH RIVER INS CO. Houston st, No 507, s s, 20 w Mangin st, 20x75. Dec 1, 1908, 5 years, 5%. 2:325. 9,200

Kittenplan, Morris and Chas Rubinger and Joseph L Buttenwieser with GERMAN SAVINGS BANK. 15th st, Nos 234 to 242 West. Subordination agreement. Dec 1, 1908. 3:764. nom

Kraus, Morris and Gabriel Schwab with LAWYERS TITLE INS & TRUST CO. 145th st, Nos 506 and 508, s s, 142 w Amsterdam av, 2 lots, each 29x99.11. Two subordination agreements. Nov 30. Dec 1, 1908. 7:2076. nom

Kittenplan, Morris and Chas Rubinger to GERMAN SAVINGS BANK. 15th st, Nos 238 to 242, s s, 485.4 w 7th av, 49x103x49x 103.1. Dec 1, 1908, 3 years, 4½%. 3:764. 55,000

Kittenplan, Morris and Chas Rubinger to GERMAN SAVINGS BANK. 15th st, Nos 234 and 236, s s, 444.4 w 7th av, 41x103.1 x41x103.3. Dec 1, 1908, 3 years, 4½%. 3:764. 45,000

Klein, Amelia to Jacob Hoffmann Brewing Co. 71st st, Nos 524 and 526, s s, 373 e Av A, 50x100.5. P M. Dec 1, 3 years, 5%. Dec 2, 1908. 5:1482. 10,000

Krieg, Lucy, of Jersey City, N J, to Harry Held. 133d st, Nos 536 and 538, s s, 380 w Amsterdam av, 35x99.11. P M. Prior mort \$—. Dec 1, installs, 5%. Dec 2, 1908. 7:1986. 7,307

Kraus, Maurice J to BOWERY SAVINGS BANK. 76th st, No 34, s s, 308 e Columbus av, 20x102.2. Dec 2, 1908, 3 years, 4½%. 4:1128. 22,000

LAWYERS TITLE INS & TRUST CO with Barnet Perlman. 35th st, No 247, n s, 80.6 w 2d av, 19.6x49.4. Extension of \$6,500 mort until Dec 31, 1913, at 5%. Dec 3, 1908. 3:916. nom

Loewi, Joseph to Wm H Russell and ano as receivers MUTUAL RESERVE LIFE INS CO. 76th st, No 46, s s, 182 w Park av, runs s 102.2 x w 18 x n 38.2 x w 0.6 x n 64 to st x e 18 to beginning. P M. Nov 25, due, &c, as per bond. Nov 30, 1908. 5:1390. 24,000

Lambrecht, Charlotte to Rosie Krieger. 83d st, No 120, s s, 250 e Park av, 25x102.2. Prior mort \$26,500. Dec 3, 1908, 3 years, 6%. 5:1511. 2,000

Levine, Joseph and Rubin to Louis Levine. 4th st, Nos 234 and 236, s s, 103 w Av B, 48x96.2. Prior mort \$50,000. Nov 25, due Jan 5, 1914, 6%. Dec 3, 1908. 2:399. 15,000

Lion, David to Rufus I Shea. 60th st, No 220, s s, 273 w Amsterdam av, 27x100.5. Prior mort \$—. Dec 2, 5 years, 5½%. Dec 3, 1908. 4:1151. 18,500

Larrabee, Cath P to Morris S Thompson. West st, Nos 403 and 404, s e cor Charles st, No 172, 44.9x70x43.1x81.11 s s. ¼ part. May 1, 5 years, 5%. Dec 3, 1908. 2:636. 1,000

Lemke, Julia F to General Synod of the Reformed Church in America. Jane st, No 42, s s, 68.6 w 8th av, 22.6x50.2x27x35.3. Dec 1, demand, 5½%. Dec 2, 1908. 2:625. 500

Leerburger, Henry with BANK FOR SAVINGS in City N Y. Water st, No 233, s s, 66.7 e Beekman st, 16.8x73.11x16.7x72.11; Water st, No 235, s s, 83.3 e Beekman st, 16.6x74.10x16.8x73.11. Agreement apportioning mort. Dec 1. Dec 2, 1908. 1:97. nom

Laue, Lena wife of Chas with BOWERY SAVINGS BANK. Water st, No 194. Extension of \$15,000 until Nov 23, 1911, at 4½%. Nov 23. Dec 2, 1908. 1:75. nom

Lindner, Esther to TITLE GUARANTEE & TRUST CO. 3d av, Nos 2328 and 2330, w s, 50 n 126th st, 25.1x90. Nov 30, due, &c, as per bond. Dec 1, 1908. 6:1775. 22,000

LAWYERS TITLE INS & TRUST CO with Ester, Morris and Saml May and Sarah Bennett. Rutgers st, No 33, s e cor Madison st, Nos 202 and 204, 22x104.6. Extension of \$50,000 mortgage until Nov 27, 1913, at 5%. Nov 27. Nov 30, 1908. 1:271. nom

Levy, Harris to UNION TRUST CO of N Y. Clinton st, No 64, e s, 100 n Rivington st, 25x100. Nov 30, 1908, 5 years, 4½%. 2:349. 24,000

Lien, Philip and Hyman Levy to Stephen Duncan. Forsyth st, No 157, w s, 75 s Rivington st, 25x100. Nov 30, 1908, 5 yrs, 5%. 2:420. 23,000

Lawson, Daniel D and Wm G Christe to LAWYERS TITLE INS & TRUST CO. 145th st, Nos 506 and 508, s s, 142 w Amsterdam av, two lots, each 29x99.11. Two mortgs, each \$32,000. Nov 30, 1908, 5 years, 5%. 7:2076. 64,000

Leonard, Michl J to John Hardy. 38th st, No 554, s s, 100 e 11th av, 25x98.9. Nov 27, 3 years, 5%. Nov 28, 1908. 3:709. 7,000

Land and Mortgage Co Bohemia, of N Y City, with Abraham Goldsmith and Samson Lachman exrs and Saml Scholle. 1st av, No 1446, e s, 23 n 75th st, 28.1x68. Extension of \$14,000 mort until Nov 27, 1913, at 5%. Nov 25. Nov 27, 1908. 5:1470. nom

Ludecke, Max H to Delia Doyle. 98th st, No 46, s s, 450 w Central Park West, 25x100.11. P M. Nov 25, 1 year, 6%. Nov 27, 1908. 7:1833. 3,000

Levy, Lazarus to Viola Hahn. Sheriff st, No 61, w s, 150 s Rivington st, 25x100. Prior mort \$—. Nov 26, due Dec 1, 1909, 6%. Nov 27, 1908. 2:338. 2,500

Loeser, Vincent with TITLE INS CO of N Y. St Marks pl, No 54. Subordination agreement. Nov 19. Nov 27, 1908. 2:449. nom

McGowan, Wm F and Timothy S O'Brien to Lion Brewery. Madison av, No 1550. Saloon lease. Nov 21, demand, 6%. Nov 27, 1908. 6:1610. 3,000

Mestaniz, Emma M S to New Jersey Portland Cement Co. Lexington av, No 1839, e s, 21.5 s 114th st, 19.9x78. Prior mort \$17,500. Mar 20, installs, 6%. Nov 27, 1908. 6:1641. 1,400

Mandel, Rosa to Chas E Hess. Central Park West, No 241, n w cor 84th st, No 1, 25x100. Prior mort \$60,000. Nov 27, 1908, due Feb 1, 1909, 6%. 4:1198. 25,000

Morison, Andrew P, of Montclair, N J, to Wm A White & Sons. 115th st, No 402, s w cor Morningside av West, 100x100.11x125.9 x104. Nov 25 due Dec 1, 1911, % as per bond. Nov 27, 1908. 7:1867. 205,000

Same and Henry L Wardwell with same. Same property. Subordination agreement. Nov 13. Nov 27, 1908. 7:1867. nom

Morison, Andrew P and Harry B Davis and Chas Helborn with same. Same property. Subordination agreement. Nov 25. Nov 27, 1908. 7:1867. nom

Mahoney, Louise F to BOWERY SAVINGS BANK. 68th st, No 76, s s, 25 e Columbus av, 20x100.5. Nov 27, 1908, 3 years, 4½%. 4:1120. 15,000

Mayers (Samuel) Realty Co to EQUITABLE LIFE ASSUR SOC of the U S. 104th st, Nos 3 and 5, n s, 100 w Central Park West, 50x100.11. Nov 27, 1908, due Jan 1, 1914, 5%. 7:1840. 65,000

Michelson, Libbie A to Marcus L Alexander. 137th st, Nos 118 and 120, s s, 233.4 w Lenox av, 41.8x99.11. Prior mort \$32,000. Nov 28, 1908, 2 years, 6%. 7:1921. 2,500

Meyer, Margt to Cath Brechtel. 152d st, No 527, n s, 375 w Amsterdam av, 25x99.11. Prior mort \$20,000. Nov 27, 2 years, 6%. Nov 28, 1908. 7:2084. 2,000

Mandel, Rosa to BANKERS LIFE INS CO of City N Y. Central Park West, No 241, n w cor 84th st, No 1, 25x100. P M. Nov 27, 3 years, 5%. Nov 28, 1908. 4:1198. 60,000

Mayers (Samuel) Realty Co to EQUITABLE LIFE ASSUR SOC of the U S. 104th st, Nos 3 and 5 West. Certificate as to mort for \$65,000. Nov 28, 1908. 7:1840.

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Marks, Ernestine to Prudential Real Estate Corpn. 15th st, Nos 330 to 334, s s, 400 e 9th av, 50x80. P M. Prior mort \$65,000. Nov 30, 1908, 4 years, 6%. 3:738. 10,000

Molea, Giuseppe, Michael M Lint, Wm Butcher, Peter Ross and Buscemi Bldg & Const Co with BANKERS LIFE INS CO of N Y. 110th st, No 336 East. Subordination agreement. Nov 17. Nov 30, 1908. 6:1681. nom

Murray, Thomas to George Ehret. 9th av, Nos 643 nad 645, n w cor 45th st, Nos 401 and 403, 40x80. P M. Dec 1, 1908, 1 year, 5%. 4:1055. 30,000

Murray, Thomas to Wm Stube et al exrs, &c, Henry Stube. 9th av, No 643, n w cor 45th st, Nos 401 and 403, 25x80. P M. Dec 1, 1908, due Dec 1, 1913, 5%. 4:1055. 40,000

Murray, Thomas to Wm Stube et al exrs, &c, Henry Stube. 9th av, No 645, w s, 25 n 45th st, 15x80. P M. Dec 1, 1908, 5 years, 5%. 4:1055. 20,000

McDermott, Charles to George Ehret. 10th av, No 411. Saloon lease. Dec 1, 1908, demand, 6%. 3:704. 6,200

Michelson, Lena with Stephen Duncan. Forsyth st, No 157, w s, 75 s Rivington st, 25x100. Subordination agreement. Nov 23. Dec 1, 1908. 2:420. nom

Montgomery, David C to Saml Dalsimer. 71st st, No 126, s s, 255 w Columbus av, 20x105. P M. Nov 28, 1 year, 5%. Dec 2, 1908. 4:1142. 15,000

Manheim, Louis to Sender Jarmulowsky. 124th st, No 409, n s, 125 e 1st av, 25x100.11. P M. Dec 2, 1908, 1 year, 6%. 6:1812. 12,000

Meurer, Annie widow to FARMERS LOAN AND TRUST CO. 153d st, No 508, s s, 175 w Amsterdam av, 25x99.11. Dec 2, 1908, 3 years, % as per bond. 7:2084. 6,000

Maloney, Edw F to Ellen Ingram et al trustees Maria Thompson. 165th st, No 460, s s, 325 e Amsterdam av, runs s 73.9 x n w 25.2 x s 32.1 x e 50 x n 102.6 to st, x w 25 to beginning. Dec 1, 3 years, 5%. Dec 2, 1908. 8:2111. 5,000

Mesce, Nicola to Jacob E Ryttenberg. Bleecker st, No 303, e s, 64.2 n Barrow st, 25.1x75. P M. Prior mort \$11,000. Nov 30, 3 years, 6%. Dec 2, 1908. 2:591. 3,000

Mullen, Maude E to Drayton Burrill trustee James L Bogert for Mary A Steward. 124th st, No 230, s s, 425 e 8th av, 25x100.11. P M. Nov 30, due Dec 1, 1911, 4 1/2%. Dec 3, 1908. 10,000

McDonald, William to Emil W Klappert and ano. 6th av, Nos 665 to 677, s w cor 39th st, Nos 100 to 106, 100x99.11. Leasehold. P M. Prior mort \$4,000. Dec 1, due Jan 15, 1911, 5 1/2%. Dec 2, 1908. 3:814. 21,000

Mack, Therese with Fallak Millman and ano. Allen st, No 31, w s, 124.11 s Hester st, 25.1x87.6. Extension of \$15,000 mort until Oct 22, 1909, at 5%. Dec 3, 1908. 1:300. nom

New Amsterdam Eye & Ear Hospital to Gertrude S Davis. 38th st, No 232, s s, 275 w 7th av, 17.10x98.9. Dec 2, 3 years, 5%. Dec 3, 1908. 3:787. 1,000

New Amsterdam Eye & Ear Hospital to Susan E Sammis. 38th st, No 230, s s, 254 w 7th av, 21x98.9. Dec 2, 3 years, 5%. Dec 3, 1908. 3:787. 1,000

Noyes, Wm B with Joseph Barsky. 69th st, No 308, s s, 175 w West End av, 25x100.5. Extension of \$15,000 mort until Feb 5, 1914. Nov 30. Dec 2, 1908. 4:1180. nom

Neuman, Lena to Marks Kirshbaum. Pitt st, Nos 21 and 23, w s, 60 n Broome st, 40x50. Dec 2, 1908, 2 years, 6%. 2:342. 400

Nadler, Wolf to Max Gold. Rivington st, Nos 8 and 10, n s, 102 w Chrystie st, runs n 83 x w 19 x n 2 x w 19 x s 85 to Rivington st, x e 38 to beginning. All title to right to pass through 10 ft alley on east. P M. Prior mort \$52,000. Nov 30, 10 years, 6%. Dec 1, 1908. 2:426. 24,000

Nonnenbacher, John, of Brooklyn, N Y; Appolonia B, Hyeronimus, Ambrosia, Hugo and Bertha A Nonnenbacher, Louisa Mitchell and Amelia E Ams, all of N Y City; Martha Wagner, of Mt Vernon, N Y, and Geo T Nonnenbacher, of Seattle, Washington, to General Synod of The Reformed Church in America. 13th st, No 232, s w s, 256.5 n w 2d av, 21.5x103.3. Prior mort \$7,000. Nov 30, due July 9, 1910, 5 1/2%. Dec 1, 1908. 2:468. 3,200

Nix, Frederick to Eduard Leissner. 61st st, No 328, s s, 381.8 e 2d av, 26.8x100.5. Dec 1, 1908, installs, 5%. 5:1435. 15,000

Same to same. Same property. Dec 1, 1908, installs, 6%. 5:1435. 2,500

N Y LIFE INS AND TRUST CO as trustee for the ROYAL INS CO with Rachel wife of Marks Michaelson. Rivington st, No 30, n s, 50.1 w Forsyth st, 25x100x25.2x100. Extension of mort for \$28,000 to Dec 1, 1913, at 5%. Nov 27, 1908. 2:421. nom

Olmsted, Willard H to Thos H O'Connor. 148th st, n s, 225 w Broadway, 50x99.11. P M. Nov 27, 1908, 3 years, 5%. 7:2095. 18,000

130 West 57th Street, a corpn, to T M R Meikleham and Wm B Dinsmore. 57th st, No 130, s s, 390 e 7th av, 80x100. Prior mort \$475,000. Nov 23, due, &c, as per bond. Nov 27, 1908. 4:1009. 40,000

Same to same. Same property. Certificate as to above mort. Nov 23. Nov 27, 1908. 4:1009. —

One Hundred and Seventy-First Street Realty Co to LAWYERS TITLE INS AND TRUST CO. 172d st, No 506, s s, 125 w Amsterdam av, 48.4x95. Nov 25, 5 years, 5%. Nov 28, 1908. 8:2128. 36,000

Same to same. Same property. Certificate as to above mort. Nov 27. Nov 28, 1908. 8:2128. —

One Hundred and Seventy-First Street Realty Co and Manhattan Mortgage Co with LAWYERS TITLE INS AND TRUST CO. 172d st, No 506 West. Subordination agreement. Nov 27. Nov 30, 1908. 8:2128. nom

Oshinsky, Joseph, Saml Valentine, Moses M Valentine and Joshua Silverstein to McKinley Realty and Construction Co. Lenox av, Nos 508 and 510, e s, 50 n 135th st, 49.11x110. P M. Prior mort \$63,000. Nov 27, 3 years, 6%. Nov 30, 1908. 6:1733. 15,000

O'Connor, Beatrice S, of Brooklyn, N Y, to Minna G Goddard. 116th st, No 207, n s, 115 e 3d av 30x100.10. Dec 1, 1908, 5 years, 5%. 6:1666. 24,000

Orlando, Bernarda and Paolo and Ira L Bamberger and ano as exrs or trustees Hattie B Croner with American Mortgage Co. 106th st, No 337 East. Subordination agreement. Nov 25. Dec 2, 1908. 6:1678. nom

Orlando, Bernarda to American Mortgage Co. 106th st, No 337, n s, 100 w 1st av, 25x100.11. Nov 25, 5 years, 5%. Dec 2, 1908. 6:1678. 12,000

Same to Max Borek. Same property. Prior mort \$12,000. Nov 25, 1 year, 6%. Dec 2, 1908. 6:1678. 1,000

Phelps, Ethel M to Nellie White. 99th st, No 136, s s, 400 e Amsterdam av, 25x87x25x86.10. P M. Prior mort \$16,000. Nov 27, 1908, 3 years, 6%. 7:1853. 3,000

Quinlan, Daniel J with Henry Goodwin. 132d st, No 274 West. Extension of \$10,000 mort until Dec 1, 1911, at 5 1/2%. Oct 30. Dec 2, 1908. 7:1937. nom

Ramos, Ada M and Nora A and Gertrude Titley to Oliver T Ramos. 50th st, No 227, n s, 294 w 2d av, runs n 100.5 x w 3 x n 20.5 to e l former Old Boston road x s w 31.2 x s 107 to 50th st x e 31 to beginning. Prior mort \$42,500. Oct 19, due July 1, 1910, 6%. Dec 3, 1908. 5:1324. 8,000

Rosenfeld Realty Co to Ignatz H Rosenfeld. 2d av, Nos 156 to 160, s e cor 10th st, Nos 198 to 204, 65.7x125. P M. Dec 1, 5 years, 5 1/2%. Dec 3, 1908. 2:451. 48,000

Same to same. Same property. Consent as to above mort. Dec 1. Dec 3, 1908. 2:451. —

Same to same. Same property. Certificate as to above mort. Dec 1. Dec 3, 1908. 2:451. —

Rosdestvensky, Platon to Hans Rabenstein. 14th st, No 347, n s, 101.6 w 1st av, 22.6x103.3. Nov 30, 5 years, 6%. Dec 2, 1908. 3:921. 5,800

Rothstein, William to Annie Peysler. Madison st, Nos 77 and 79, n s, abt 125 e Catharine st, 50x100. Prior mort \$69,000. Dec 1, due Feb 1, 1911, 6%. Dec 3, 1908. 1:277. 3,000

Roehrich, Wm G, Jr, to Josephine Roehrich and ano. Wadsworth av, e s, 44.6 n 180th st, 37.6x100. P M. Dec 1, 5 years, 5%. Dec 2, 1908. 8:2162. 30,000

Roehrich, Wm G, Jr, to John A Aspinwall and ano trustees for Louisa Minturn will John W Minturn. Wadsworth av, e s, 82 n 180th st, 37.6x100. P M. Dec 1, 5 years, 5%. Dec 2, 1908. 8:2162. 30,000

Ray, Leah K to LAWYERS TITLE INS & TRUST CO. 100th st, No 203, n s, 100 e 3d av, 25x100.8. Nov 30, 5 years, 5%. Dec 1, 1908. 6:1650. 17,000

Rauchfuss, Alfred to Emanuel Congregation of City N Y. 145th st, No 504, s s, 113 w Amsterdam av, 29x99.11. Dec 1, 1908, 3 years, 5%. 7:2076. 30,000

Rauchfuss, Alfred to Ury Danenberg et al trustees Isaac Danenberg and Ury Danenberg individual. 145th st, No 502, s s, 84 w Amsterdam av, 29x99.11. Dec 1, 1908, 5 years, 5%. 7:2076. 30,000

Reis, Karolina to John J Bell. Stanton st, Nos 184 and 186, n w cor Attorney st, Nos 145 and 145 1/2, 34x65.6. Prior mort \$48,000. Dec 1, 1908, 2 years, 6%. 2:350. 5,335.92

Renwick, Harold S to Harry Lichtenstein. Park row, No 31. 1/2 part. Assignment of rents for quarter due Feb 1, 1909, amounting to \$875. Nov 18. Nov 30, 1908. 1:90. 875

Roeder, Simon M with Matilda Sohst. 107th st, No 65, n s, 174.6 e Columbus av, 38x100.11. Extension of \$8,000 mort until Nov 15, 1910, at 6%. Nov 28, 1908. 7:1843. nom

Rullman, Caroline to Chas A Gould. 55th st, No 41, n s, 500 w 5th av, 25x100.10. P M. Nov 27, due, &c, as per bond. Nov 28, 1908. 5:1271. 50,000

Roux, Mary to Wm Morgan. 84th st, No 441, n s, 175.3 w Av A, 18x102.2. Prior mort \$4,000. Nov 27, due, &c, as per bond. Nov 28, 1908. 5:1564. 3,500

Rosenthal, Chas M with NEW YORK MORTGAGE & SECURITY CO. Claremont av, s w cor 122d st, 100x100. Subordination agreement. Nov 25. Nov 27, 1908. 7:1991. nom

Stigeler, Emelius with TITLE INS CO of N Y. St Marks pl, No 54. 2 subordination agreements. Nov 5. Nov 27, 1908. 2:449. nom

Stein, Fred M with N Y TRUST CO. Cherry st, No 335 and Water st, No 582. Agreement as to ownership in mort. Nov 30, 1908. 1:245. nom

Stone, Morris to METROPOLITAN SAVINGS BANK. East Broadway, No 226, n s, 70 e Clinton st, 23.4x55. Nov 30, 1908, due June 1, 1910, 5%. 1:286. 2,500

Soleliac, Chas to COLUMBIA TRUST CO. 49th st, No 44, s s, 107.6 e Madison av, 21.6x100.5. Nov 30, 1908, 2 years, 5%. 5:1284. 6,000

Schwartz, Rosalie N to TITLE GUARANTEE AND TRUST CO. 94th st, No 123, n s, 191.8 e Park av, 16.8x100.8. Nov 30, 1908, due, &c, as per bond. 5:1523. 9,000

Silver, Mamie to Chas A Fisher. 101st st, No 414, s s, 242.6 e 1st av, 42.6x100.11. P M. Prior mort \$30,000. Nov 30, 1908, 1 year, 6%. 6:1694. 5,000

Silver, Mamie to CENTRAL TRUST CO of N Y. 101st st, No 416, s s, 285 e 1st av, 37.6x100.11. Nov 30, 1908, 5 years, 5%. 6:1694. 26,000

Silver, Mamie to Chas A Fisher. 101st st, No 412, s s, 200 e 1st av, 42.6x100.11. P M. Prior mort \$31,132.76. Nov 30, 1908, 1 year, 6%. 6:1694. 4,147.73

Silver, Mamie to Chas A Fisher. 101st st, No 416, s s, 285 e 1st av, 37.6x100.11. P M. Prior mort \$26,000. Nov 30, 1908, 1 year, 6%. 6:1694. 7,000

Schiller, Eugene B to BANKERS LIFE INS CO of City N Y. 110th st, No 336, s s, 200 w 1st av, 25x100.11. Prior mort \$—. Nov 24, 3 years, 5 1/2%. Nov 30, 1908. 6:1681. 19,000

Schiff, Harry to Ranald H Macdonald individ and as exrs, &c, Jos F Egan. 86th st, s s, 100 e Riverside Drive, 100x102.2. P M. Dec 1, 1908, due, &c, as per bond. 4:1247. 139,000

Schwab, Jennie to Yetta Lefkowitz. 100th st, No 403, n s, 50 e 1st av, 50x63.5. P M. Prior mort \$28,000. Dec 1, 1908, 5 years, 6%. 6:1694. 5,500

Silverman (C M) & Son, a corpn to Lewis J Reckendorfer et al. Broadway, s e cor 140th st, 99.11x150. Building loan. Nov 28, 3 years, 5%. Dec 1, 1908. 7:2071. 250,000

Salberg, Emilie with Wilhelmina Farmer. Morningside av East, No 18. Extension of \$4,000 mortgage until Oct 15, 1910, at 6%. Oct 15. Dec 1, 1908. 7:1849. nom

Scott, Wm G to John A Clarke. 3d av, No 1711. Assign rents to amount of \$1,800. Dec 1, 1908. 6:1646. nom

Selg, Joseph H to Mark Doelger. 2d av, No 1646, e s, 108.2 s 86th st, 30x100. Dec 1, 1908, 3 years, 5%. 5:1548. 20,000

Sill, Harold M with Bertha Vorzuner. Attorney st, No 9, w s, 156.3 s Grand st, 18.9x100. Extension of \$13,000 mort until Feb 16, 1912, at 5%. Dec 2, 1908. 1:314. nom

Storner, Anna C to Nathan Kohn. Stanton st, No 12 (10), n s, abt 125 e Bowery, 25x100. P M. Prior mort \$—. Dec 1, 6 years, 6%. Dec 2, 1908. 2:427. 6,500

Satterthwaite, Isabella B wife of Thos E to TITLE GUARANTEE AND TRUST CO. 74th st, No 153, n s, 164.3 e Amsterdam av, 21.3x102.2. Dec 2, 1908, due, &c, as per bond. 4:1146. 18,000

**MAPLEDORAM & CO.**  
REAL ESTATE BROKERS

**Bay Ridge Property**  
**Our Specialty**

**FIFTH AVE. AND 79th ST.**  
**BROOKLYN, N. Y.**

TELEPHONE, 724 BAY RIDGE

Seibt, Emil to Hugo Gorsch. Madison av, No 2070, w s, 83.4 s 131st st, 16.7x75. P M. Dec 1, 3 years, 6%. Dec 2, 1908. 6:1755. 5,500

Schaefer, Philip to Sophia Kemper. 44th st, No 352, s s, 150 e 9th av, 25x100.4. P M. Nov 30, due, &c, as per bond. Dec 3, 1908. 4:1034. 10,000

Shannon, Wm P to LAWYERS TITLE INS & TRUST CO. 14th st, No 422, s s, 294 e 1st av, 25x103.3. Dec 3, 1908, 5 years, 5%. 2:441. 21,500

Shinnick, Mary and Andrew J Krajewski with James Martin Amsterdam av, No 573, e s, 25.8 s 88th st, 25x100. Extension of \$6,000 mort until Feb 1, 1913, at 6%. Nov 9. Dec 1, 1908. 4:1218. nom

Schneider, Rachel L, Jacob and Nathan to Lena Schneider. 3d av, Nos 1097 to 1103, e s, 75.5 s 65th st, 75x105. Prior mort \$131,000. Oct 21, due May 21, 1910, —%. Dec 3, 1908. 5:1419. 3,000

Stettheimer, Morris with Benj H Davis and ano. Madison av, No 1780. Extension of \$5,500 mort until Dec 1, 1911, at 5%. Dec 1. Dec 3, 1908. 6:1622. nom

Salinger, Isak to Chas Bernstein and ano. 7th av, No 2152, w s, 29.11 s 128th st, 23.4x85. Dec 2, 1908, 3 years, 5%. 7:1933. 20,000

Sound Realty Co with Louis Greenblatt. 118th st, Nos 205 to 209, n s, 125 w 7th av, runs n 201.10 to s 119th st, Nos 204 to 212, x w 259.5 to e s St Nicholas av, Nos 164 to 174, x s 236.10 to n s 118th st x e 135.6 to beginning. Extension of \$70,000 mort until Dec 15, 1911, at 6%. Dec 2, 1908. 7:1924. nom

Sass, Samuel to Stuyvesant Mfg & Impt Co. 2d av, No 1959, s w cor 101st st, 25.8x90. Dec 2, due, &c, as per bond. Dec 3, 1908. 6:1650. 1,500

Stiebel, Francis wife Isaac Stiebel to NORTH RIVER SAVINGS BANK. Madison av, n e cor 93d st, No 51, 20.8x74. Prior mort \$15,000. Dec 2, 3 years, 4½%. Dec 3, 1908. 5:1505. 10,000

Stone, Yetta to Bernard L Sheintag. 15th st, Nos 342 and 344, s s, 154 w 1st av, 42x103.3. Prior mort \$63,750. Dec 2, due, &c, as per bond. Dec 3, 1908. 3:921. 2,000

Tomes, Geo, Borough of Richmond, to Edmund J Levine et al exrs, &c, Julius Levine. 58th st, No 238, s s, 160 w 2d av, 30x100.5. Nov 27, 1908, 5 years, 5%. 5:1331. 34,000

Teven, Carrie to TITLE INS CO of N Y. St Marks pl, No 54 (8th st), s s, 250 e 2d av, 25x89.6. Nov 20, 5 years, 4½%. Nov 27, 1908. 2:449. 7,000

Thedford, Geo W with Christian A and Babetta Dietrichs. 53d st, No 111, n s, 200 w 6th av, 25x100.5. Extension of \$18,500 mort until Jan 5, 1914, at 5%. Nov 25. Nov 27, 1908. 4:1006. nom

Theuer, Marie with Tobias Greenebaum. 82d st, No 422, s s, 231.6 w Av A, 25x102.2. Extension of \$4,000 mort until Nov 1, 1911, at 6%. Nov 27. Nov 28, 1908. 5:1561. nom

Tucker, Clarence, Chas A and Arthur C as trustees Geo W Tucker with Felix Cornyn. 135th st, No 17 West. Extension of \$9,000 mort until July 1, 1911, 5½%. Sept 12. Nov 30, 1908. 6:1733. nom

Turner, Barnet to Pa Adolphe. 112th st, Nos 56 to 60 on map Nos 54 and 56, s s, 162.6 w Park av, 39x100.11. Prior mort \$—. Dec 1, 4 years, 6%. Dec 2, 1908. 6:1617. 1,776.60

Turner, Winifred I with Geo H John. 132d st, No 114, s s, 175 w Lenox av, 25x99.11. Extension of \$20,000 mort until Jan 9, 1911, at 5%. Dec 2, 1907. Dec 1, 1908. 7:1916. nom

Unger, Harry with Gustave T Kreppel. 112th st, No 216, s s, 195.6 e 3d av, 19.6x100.5. Extension of \$8,000 mort until Jan 1, 1911, at 5½%. Dec 31. Dec 2, 1908. 6:1661. nom

Uptown Talmud Torah (meaning Bible study) Assoc of the City of N Y to General Society of Mechanics and Tradesmen of the City N Y. 111th st, Nos 132 to 142, s s, 25 w Lexington av, 107.2x100.11. Dec 2, 5 years, 5%. Dec 3, 1908. 6:1638. 100,000

Same to Louis E Kleban. Same property. Prior mort \$100,000. Dec 2, 1 year, 6%. Dec 3, 1908. 6:1638. 10,000

Ughetta, Cath A F of Brooklyn, N Y, to Henry L Ughetta. 19th st, No 257, n s, 170.10 e 8th av, runs e 27.6 x n 75.8 x e 22.6 x n 36.9 x w 51 x s 104.10 to beginning. Prior mort \$11,500. Nov 11, 1 year, 4½%. Dec 2, 1908. 3:769. 4,000

Ughetta, Cath A F of Brooklyn, N Y, to Eliz I Murray. 19th st, No 257, n s, 170.10 e 8th av, runs e 27.6 x n 75.8 x e 22.6 x n 36.9 x w 51 x s 104.10 to beginning. Prior mort \$15,500. Nov 11, 1 year, 6%. Dec 2, 1908. 3:769. 7,000

Ubricaco, Camillo to Samuel Riker, Jr, and Chas M Kirby admrns Joshua Hendricks. 114th st, No 427, n s, 345 e 1st av, 25x100.11. Nov 27, 1908, due Nov 1, 1913, 5%. 6:1708. 12,500

Van Höven, John H H to Bernard Ettlinger trustee for Hattie Bressant. 9th st, No 42, s s, 277.4 e University pl, 25x93.11. Nov 18, 2 years, 5½%. Dec 3, 1908. 2:560. 3,000

Wolf, Josephine F to Julius Heimann. 86th st, No 119, n s, 190 w Columbus av, 20x100.8. P M. Nov 28, due Dec 1, 1913, 4½%. Dec 2, 1908. 4:1217. 34,298

Wendland, Philip and Albert A and Ida Behning with Hugo Gorsch. Madison av, No 2070, w s, 83.4 s 131st st, 16.7x75. Subordination agreement of two mortgs. Dec 1. Dec 2, 1908. 6:1755. nom

Williams, John T to Wm Spencer. Madison av, Nos 778 and 780, w s, 60.5 n 66th st, 40x80. Prior mort \$160,000. Nov 30, 1 year, 6%. Dec 3, 1908. 5:1381. 30,000

Weil, Jonas and Bernhard Mayer with Stephen Duncan. Forsyth st, No 157. Subordination agreement. Nov 23. Dec 1, 1908. 2:420. nom

Wolfman, Martha to Emilie Wollman. 5th st, No 220, s s, 328.10 w 2d av, 21.2x92.1. Prior mort \$13,000. Nov 30, 3 years, 6%. Dec 1, 1908. 2:460. 3,350

West Side Construction Co to TITLE GUARANTEE & TRUST CO. 121st st, n s, 200 e Amsterdam av, runs n 100 x e 146.1 to s w s Morningside Park West, x s e 105.4 to st, x w 176.1 to beginning. Building loan. Nov 30, due Dec 1, 1909, 6%. Dec 1, 1908. 7:1963. 200,000

Same to same. Same property. Certificate as to above mortgage. Nov 30. Dec 1, 1908. 7:1963. —

Wallach, Abraham to BOWERY SAVINGS BANK. 119th st, No 69, n s, 283 e Lenox av, 18x100.11. Dec 1, 1908, 5 years, 4½%. 6:1718. 10,000

Walk, Falk and Saml Eisner to Isidore Shaikowitz. 10th st, No 426, s s, 306 w Av D, 15.4x92.3. P M. Prior mort \$12,500. Nov 27, 3 years, 6%. Nov 30, 1908. 2:379. 1,000

Wallach, Teresa to N Y TRUST CO. Water st, No 582, n s, 152.9 w Montgomery st, runs n 113.9 to Cherry st, No 335, x w 30.8 x s 114 to Water st, x e 30.9 to beginning. Nov 30, 1908. 5 years, 5%. 1:245. 25,000

Williams, John T with Noel Gale. 67th st, No 7 East. Extension of \$30,000 mort until May 28, 1909, at 6%. Nov 28. Nov 30, 1908. 5:1382. nom

Weiss, Edward A to LAWYERS TITLE INS AND TRUST CO. 98th st, No 213, n s, 210 e 3d av, 25x100.11. P M. Nov 30, 1908, 3 years, 5%. 6:1648. 15,000

Zimmermann, Moses to DRY DOCK SAVINGS INSTN. Sullivan st, Nos 121 and 123, e s, 59.6 s Prince st, 41.10x75. Dec 3, 1908, 5 years, 5%. 2:503. 33,000

Zengendal Realty Co to TITLE INS CO of N Y. Broadway, n e cor 135th st, 99.11x120. Nov 30, demand, 6%. Dec 3, 1908. 7:1988. 19,325

Same to same. Same property. Certificate as to above mort. Dec 1. Dec 3, 1908. 7:1988. —

**BOROUGH OF THE BRONX.**

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

Adler, Albert to LAWYERS TITLE INS & TRUST CO. 156th st, n s, 25 w Kelly st, 25x100. Nov 25, 5 years, 5%. Nov 27, 1908. 10:2701. 7,000

Aldrich, Charlotte P, of Yonkers, N Y, with Charles Gruber. Fulton av, No 2019, w s, 54.11 s 174th st, 18x85.6x18x86.2. Extension of mortgage for \$4,500 to Nov 26, 1911, at interest increased from 5% to 5½%. Nov 23. Nov 27, 1908. 11:2930. nom

Avallone, Vincent to Abraham Bernheimer. Norwood av, e s, 330.8 s Gun Hill road, 2 lots, each 25x80. 2 mortgs, each \$7,000. Nov 30, 3 years, 5½%. Dec 1, 1908. 12:3355. 14,000

Alles, Samuel with Gertrude S Davis. 3d av, No 3721. Extension \$7,000 mort until Jan 20, 1909. Nov 30. Dec 3, 1908. 11:2911. nom

\*Brill, Louis to David M Mayerson. 224th st, No 683 (10th av), n s, 140 w White Plains road, 20x114. Prior mort \$—. Nov 27, due May 27, 1910, 6%. Dec 3, 1908. 1:207

Burland, Wolf to TITLE GUARANTEE & TRUST CO. Hughes av, No 2140, e s, 169.9 n 181st st, 16.9x86.6x16.9x86.3. Dec 1, due, &c, as per bond. Dec 3, 1908. 11:3082. 3,500

Bradley, Margt to Hunts Point Realty Co. Seneca av, s s, 25 e Bryant av, 75x100. P M. Dec 1, 3 years, 5%. Dec 2, 1908. 10:2761. 3,000

Brown, Alice F with George Chappell. 3d av, No 3316, and Boston road, No 1003. Agreement to correct mistake in mortgage, also as to extension of same for 5 years, Sept 23. Dec 2, 1908. 10:2607. nom

Barth, Leopold and Gustav Rheinauer to GERMAN SAVINGS BANK. Robbins av, s e cor 151st st, runs e 104 x s 49 x w 44 x n 25 x w 60 to av x n 24 to beginning. Nov 30, 3 years, 5%. Dec 1, 1908. 10:2642. 25,000

Barry, Arthur J to UNION SQUARE SAVINGS BANK. Washington av, Nos 1380 and 1382, e s, abt 135 s 170th st, 50.3x120, except part for av. Nov 27, 1908, 6 years, 5%. 11:2910. 38,000

Same to same. Washington av, No 1376 and 1378, e s, 50.3x120, except part for av. Nov 28, due Feb 15, 1914, 5%. Nov 27, 1908. 11:2910. 38,000

\*Bacon, Frank L to Henry Chamberlaine. 222d st, s s 613.4 w White Plains road, 33.4x89.9. Nov 30, 1908, 3 years, 5½%. 3,500

Bluen, Morris J with TITLE GUARANTEE AND TRUST CO. Crotona av, w s, 225.5 s Tremont av, 25x116. Subordination agreement. Nov 30, 1908. 11:2946. nom

Bedford Boulevard Construction Co to TITLE GUARANTEE & TRUST CO. Bedford Park Boulevard, e s, 35 n Briggs av, 75x100. Building loan. Nov 24, demand, 6%. Nov 28, 1908. 12:3303. 21,000

Same to same. Same property. Certificate as to above mortgage. Nov 24. Nov 28, 1908. 12:3303. —

Same to Wm J Williamson. Same property. Prior mortgage \$21,000. Nov 24, due Feb 24, 1909, 6%. Nov 28, 1908. 12:3303. 350

Babcock, Henry C, Jr, Philip Yockel and Charles Schrott with Austin G Hall. Whitlock av, No 841, w s, 550 s Tiffany st, 25x100. Subordination agreement. Sept 29. Nov 27, 1908. 10:2732. nom

Same with Franklin L Partridge. Whitlock av, No 843, w s, 525 s Tiffany st, 25x100. Subordination agreement. Sept 29. Nov 27, 1908. 10:2732. nom

Same with Samuel Groak guardian Evelyn J and Valerie L Groak. Whitlock av, No 839, w s, 575 s Tiffany st, 25x100. Subordination agreement. Sept 29. Nov 27, 1908. 10:2732. nom

Same with Silvie Lord. Whitlock av, No 845, w s, 500 s Tiffany st, 25x100. Subordination agreement. Sept 29. Nov 27, 1908. 10:2732. nom

Burghard, Edw M with Franklin L Partridge. Whitlock av, No 843, w s, 525 s Tiffany st, 25x100. Subordination agreement. Nov 23. Nov 27, 1908. 10:2732. nom

Same with Austin G Hall. Whitlock av, No 841, w s, 550 s Tiffany st, 25x100. Subordination agreement. Nov 23. Nov 27, 1908. 10:2732. nom

Same with Silvie Lord. Whitlock av, No 845, w s, 500 s Tiffany st, 25x100. Subordination agreement. Nov 23. Nov 27, 1908. 10:2732. nom

Same with Samuel Groak guardian Evelyn J and Valerie L Groak. Whitlock av, No 839, w s, 575 s Tiffany st, 25x100. Subordination agreement. Nov 23. Nov 27, 1908. 10:2732. nom

Buck, Charles to TITLE INS CO of N Y. Sedgwick av, w s, 697 s 171st st, runs n w 305.11 x n 107 x e 24.9 x e 279.6 to av x s 90.1 to beginning. Nov 18, due May 23, 1909, 6%. Nov 30, 1908. 9:2541. 10,000

Cohen, Sarah to Siegfried Weis. Hughes av, e s, 112.10 s Pelham av, late Union av, 50x87.6. Prior mort \$15,500. Nov 28, due, &c, as per bond. Nov 30, 1908. 11:3078. 500

Creagh, Godolphin C to TITLE INS CO of N Y. Boston road, w s, 372 s Spring pl or 166th st, 72x117.8x67.9x116.6, except part for road or av. Nov 12, 3 years, 5½%. Nov 28, 1908. 10:2607. 70,000

Same to Hudson Mortgage Co. Same property; also Franklin av, e s, 165 n e 3d av, 108.10x200. Prior mort \$80,000. Nov 12, 3 years, 6%. Nov 28, 1908. 10:2607. 17,275

Same to TITLE INS CO of N Y. Franklin av, e s, 165 n e 3d av, 108.10x200. Nov 12, 3 years, 5½%. Nov 28, 1908. 10:2607. 10,000

Christophers, Martin L to Martin J Christophers. Wales av, No 685, w s, 162.7 s Westchester av, 25x127.7x29.11x111. Prior mort \$10,000. Dec 1, 1908, due, &c, as per bond. 10:2644. 2,000

Chambers, Mathias and Michl J Cohalan as stockholders of Delaware & Hudson Realty & Impt Co to Smith Williamson. West st, n e s, .06 e Mohegan av, 50x100. Certificate as to mort for \$1,000. Nov 25. Nov 27, 1908. 11:3124. —

**JOHN C. ORR CO.,** India, Java and Huron Sts. and East River  
 SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS  
 City of New York, Borough of Brooklyn  
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Cebrelli, Pavolina to TITLE GUARANTEE AND TRUST CO. Clarke pl, s s. 314.9 e Jerome av, late Central av, 50x200 to 169th st, late Arcularius pl, except part for Clarke pl, and 169th st. Nov 25, due, &c, as per bond. Nov 30, 1908. 11:2839. 5,500

Delaware & Hudson Realty & Impt Co to Smith Williamson. West st, n e s, .06 e Mohegan av, 50x100. Nov 25, demand, 6%. Nov 27, 1908. 11:3124. 1,000

Doctor, Helzl Assoc to Rebecca wife of David Baron. 137th st, No 358, s s, 306.6 w Willis av, 25x100. Nov 27, due Jan 15, 1910, 6%. Dec 2, 1908. 9:2299. 1,500

Same to same. Same property. Certificate as to above mort. Dec 2, 1908. 9:2299.

Deppisch, Alma L and Clara Burdett with Augusta Fiegel. 166th st, No 756 East. Extension of \$3,000 mort until Aug 1, 1911, 5%. Nov 13. Dec 2, 1908. 9:2370. nom

\*Devlin, Michael E to Geo P Esch. Av B, s w cor 9th st, 108x205, Unionport. Dec 1, 3 years, 5 1/2%. Dec 2, 1908. 9,000

D'Ambra, Annie to Abraham Cahn. Norwood av, n w s, 366.7 n e 205th st, 50x100. P M. Prior mort \$2,500. Nov 27, due Jan 6, 1909, 6%. Dec 2, 1908. 12:3312. 1,000

\*Douglas, Harry J, of Mt Vernon, N Y, to Henry D Winans. White Plains road, w s, 168.5 s 237th st, 72.2x152.9x72x147.3. P M. Nov 13, 3 years, 6%. Dec 2, 1908. 5,000

Dacorn Realty Co to Abbie A Merrill and ano trustees Chas Merrill. 156th st, Nos 513 and 515, n s, 36 e German pl, runs n 86.5 x e 41.2 and e 1.7 x s 94.2 to st x w 42 to beginning. Nov 30, due Jan 10, 1912, 5 1/2%. Dec 1, 1908. 9:2360. 30,000

Same to same. Same property. Certificate as to above mort. Nov 28. Dec 1, 1908. 9:2360.

Same and Harris Bernstein with same. Same property. Subordination agreement. Nov 30. Dec 1, 1908. 9:2360. nom

Dacorn Realty Co to TRUST CO of AMERICA. 156th st, Nos 517 and 519, n s, 78 e German pl, 42x99.11x42.1x94.2. Nov 30, due Dec 10, 1911, 5 1/2%. Dec 1, 1908. 9:2360. 30,000

Same to same. Same property. Certificate as to above mort. Nov 23. Dec 1, 1908. 9:2360.

Same and Harris Bernstein with same. Same property. Subordination agreement. Nov 30. Dec 1, 1908. 9:2360. nom

Duminuco or Duminico, Calogero to Wm W Buckley and ano trustees for John L Tucker. Hughes av (Frederick st), n w cor Crescent av, runs n 15.11 x w 87.6 x s 25 x e 80 to Crescent av x n e 11.9 to beginning. Dec 1, 1908, 5 years, 5%. 11:3073. 13,000

Debenture Corp of New York to Ferdinand R Minrath. Merriam av, n e cor 171st st, runs n 116.2 x e 100 x s 25 x w — x s 120.3 x w 49.11 to beginning. P M. Nov 23, 3 years, 6%. Nov 30, 1908. 9:2536. 10,000

Danson, Jacob to Solomon Jacobs. 188th st, late Bayard st, s w s, at s e s Hughes av, late Frederick st, 87x45. Building loan. Prior mort \$—. Nov 25, 1 year, 6%. Nov 27, 1908. 11:3076. 23,000

Same to same. Same property. P M. Prior mort \$—. Nov 25, installs, 6%. Nov 27, 1908. 11:3076. 9,500

Dolan, Mary L to LAWYERS TITLE INS & TRUST CO. 138th st, n s, 500 e St Anns av, 25x100. Nov 27, 1908, 3 years, 5%. 10:2552. 3,000

Egan, Michael A to Harry Sternschuss. 183d st, No 69, n s, 184 w Grand av, 17x100. P M. Prior mort \$4,000. Nov 11, 1 year. —. Nov 27, 1908. 11:3209. 700

Espaumberger, Joseph and Wm J Koch to KNICKERBOCKER TRUST CO. Marion av, e s, 189 n 194th st, 50x168.4x50.1x 171.4. Dec 2, 3 years, 5%. Dec 3, 1908. 12:3282. 22,000

Edwards, Fred M to Sarah E Blair. Bedford Park Boulevard, n s, 95.11 w Webster av, 25x100. Nov 30, 1908, 2 years, 5 1/2%. 12:3280. 6,000

Fordham Realty Co to Central Mortgage Co. Sedgwick av, w s, 835.11 s Kingsbridge road, 25x100. Nov 1, 3 years, 5 1/2%. Dec 1, 1908. 11:3237. 6,000

Fordham Realty Co to Central Mortgage Co. Sedgwick av, w s, 810.11 s Kingsbridge road, 25x100. Nov 1, 3 years, 5 1/2%. Dec 1, 1908. 11:3237. gold, 6,000

Fusco, Giuseppe to Peter Otten. 151st st, n s, 100 w Morris av, 50x118.1x50x117.11. Prior mort \$—. Dec 1, 1 year, 6%. Dec 2, 1908. 9:2441. 3,000

\*Friedberg, Joseph and Harry Klein both of Brooklyn, to the Lamport Realty Co. Burdett av, n s, 209.4 w Fort Schuyler road, 50x100; Fort Schuyler road, w s, 50 s Lampport av, 75x—x —x100.11 and being lots 45, 46 and 54 to 56 map No 1098 of Tremont Heights. P M. Dec 1, due May 15, 1912, 5%. Dec 2, 1908. 3,055

Ford-Webster Construction Co to City Mortgage Co. Lyman pl, e s, 302 s Freeman st, 44.11x80. Nov 27, demand, 6%. Dec 3, 1908. 11:2970. 16,500

Same to same. Same property. Certificate as to above mort. Dec 3, 1908. 11:2970.

Fledderman, Herman H to Mathias Haffen. 138th st, n e s, 25 n w Rider av, 25x100. Prior mort \$2,000. Dec 1, due Dec 1, 1909, 5%. Dec 3, 1908. 9:2340. 1,000

Granville, Thos J to American Mortgage Co. Robbins av, e s, 200 s 147th st, lot 162 map Wilton, Port Morris, &c, 50x100. Nov 28, 3 years, 5 1/2%. Nov 30, 1908. 10:2578. 4,000

Giles, Cath C to Edw Knapp exr Christian Knapp. Montgomery pl, s e cor Oloff st, runs s 490.11 x e 100 x n 41.5 x n e — x e 105.8 to Giles pl x n e 150 x n 111.6 x w — x n e 146.6 to Oloff st x w 150 to beginning. Nov 24, due, &c, as per bond. Nov 27, 1908. 12:3258. 10,000

\*Gould, Marion F trustee Kate S Fiske for Dorothy Fiske with Francesca Parisi. Byron st, s e cor Kossuth av, 168.4x56.9x 155.4x99.3. South Mt Vernon. Extension of \$4,500 mort until Nov 16, 1909. Nov 16. Dec 3, 1908. nom

Grossman, Samuel to Martin Grossman. 136th st, Nos 520 to 532, s s, 100 e Brook av, 4 lots, each 37.6x100. 4 P M mort, each \$9,000; 4 prior mort, each \$23,500. Dec 2, due Jan 1, 1914, 6%. Dec 3, 1908. 9:2263. 36,000

Same to Ignatz Rosenbaum. 136th st, Nos 536 to 540, s s, 250 e Brook av, 2 lots, each 37.6x100. 2 P M mort, each \$9,000; 2 prior mort \$23,500. Dec 2, due Jan 1, 1914, 6%. Dec 3, 1908. 9:2263. 18,000

Grupe, Henry H to Wm H Adelman. Tinton av, late Beach av, e s, 51.11 s 147th st, 50x115x60.4x48.9. Prior mort \$6,000. Dec 1, due, &c, as per bond. Dec 3, 1908. 10:2582. 2,000

Groch, Moses to Heiman Glasser. Crotona av, w s, 225 s Tremont av, 25x116. Prior mort \$6,150. Nov 30, due Oct 1, 1909, 6%. Dec 2, 1908. 11:2946. 1,400

Same to same. 136th st, No 544, s s, 325 e Brook av, —x100x37.6 x100, with all title to lot 1-100 of a foot x100 on east. P M. Prior mort \$23,500. Dec 2, due Jan 1, 1914, 6%. Dec 3, 1908. 9:2263. 9,000

Grebret, Geo H to Frank Reilly. Morris av, No 2255, w s, 243.1 s 183d st, 18.9x103.3x18.9x103.8. Dec 1, due, &c, as per bond. Dec 2, 1908. 11:3182. 700

Groch, Moses to TITLE GUARANTEE AND TRUST CO. Crotona av, No 1917, w s, 225.5 s Tremont av, 25x116. Nov 30, 1908, due, &c, as per bond. 11:2946. 5,000

Graham (Martha) Construction Co to EMPIRE CITY SAVINGS BANK. Home-st, No 959, n e cor Southern Boulevard, 100.8x 25.4x100x36.10. Nov 27, 1908, 3 years, 5 1/2%. 11:2979. 35,000

Same to same. Same property. Certificate as to above mort. Nov 27, 1908. 11:2979.

Hauser, Pauline to Katharina and Wm E Hoffmann exrs John Hoffmann. 137th st, No 734 (1008), s s, 180.5 e Southern Boulevard, 25x100. Dec 1, 1908, 3 years, 5 1/2%. 10:2565. 10,000

Hardie, Grace to William Rankin. Intervale av, Nos 1146 and 1148, s s, 57.5 n e Kelly st, runs s e 80.3 x s 18.8 x e 29.11 x n 18.10 x e 10.4 x n 25 x n w 89.10 to av x s w 50 to beginning. Dec 1, 1908, due, &c, as per bond. 10:2706. 26,000

Same to same. Intervale av, Nos 1150 and 1152, s s, 107.5 n e Kelly st, runs s e 89.10 x e 10.4 x n 25 x e 18.1 x n 17.2 x n w 80 to av x s w 50 to beginning. Dec 1, 1908, due, &c, as per bond. 10:2706. 25,000

Hanson, Alfred E to LAWYERS TITLE INS & TRUST CO. Westchester av, s s, 55.11 w Wales av, runs s 22.7 x e 4.1 x s 40 x w 35.9 x n 48.7 to Westchester av x e 33.2 to beginning. P M. Dec 2, 5 years, 5%. Dec 3, 1908. 10:2644. 15,000

\*Hoffmann Adam to A Hupfels Sons. West Farms road, s e cor Fink st, —x—. Saloon lease. Nov 12, demand, 6%. Dec 3, 1908. 3,300

Irving Construction Co to Manhattan Mortgage Co. Vyse av, w s, 42.6 s 178th st, 100x150.3x100x149.11. Nov 30, due Aug 1, 1909, 6%. Dec 1, 1908. 11:3126. 25,000

Same to same. Same property. Certificate as to above mort. Nov 30. Dec 1, 1908. 11:3126.

Same to same. Garden st, n s, 265.2 w Southern Boulevard, 50x 100. Nov 30, due Aug 1, 1909, 6%. Dec 1, 1908. 11:3100. 9,600

Same to same. Same property. Certificate as to above mort. Nov 30. Dec 1, 1908. 11:3100.

Iahuccilli, Beniamino, Giuseppe Bassano and Michele Pezzullo to John E Eustis and ano exrs Josephine Turner. Clay av, No 1689, n w s, 230 s 174th st, 50x95. P M. Nov 24, 3 years, 5 1/2%. Nov 30, 1908. 11:2790. 5,500

Imhof, Louise to HARLEM SAVINGS BANK. Marion av, s e s, 126.9 n e Southern Boulevard, 50x110. Nov 30, 1908, 5 yrs, 5 1/2%. 12:3285. 12,000

\*Kaysser, Wm F to Chas Massoth. Olinville av, w s, 50 s 235th st, 20x116.7x80.7x100. Prior mort \$—. Nov 27, 1908, due June 1, 1911, 6%. 500

Kine, Richard to Lion Brewery. Cypress av, n w cor 138th st, Saloon lease. Nov 21, demand, 6%. Nov 27, 1908. 10:2553. 3,500

Karlebach, Ida L to LAWYERS TITLE INS & TRUST CO. Prospect av, w s, 48 s 155th st, 23x95. Nov 27, 5 years, 5%. Nov 28, 1908. 10:2675. 4,000

Klug, Henry to John S Bussing. Elton av, No 760, e s, 73.11 s 157th st, 25x123.3x25x124.10. Nov 27, 3 years, 5%. Nov 28, 1908. 9:2378. 15,500

Kight, Alonzo B to The Colored Orphan Asylum and Assoc for the Benefit of Colored Children in City of N Y. 3d av, No 3746, e s, 47.4 n St Pauls pl, 40x100. Dec 1, 1908, 3 years, 5 1/2%. 11:2927. 33,000

Same to EMPIRE CITY SAVINGS BANK. 3d av, n e cor St Pauls pl, 47.4x100x26x102.2. Nov 30, 3 years, 5 1/2%. Dec 1, 1908. 11:2927. 45,000

Kemp-Jones Realty Co to Eliza M Zerega et al trustees Augustus Zerega. Anderson av, No 954, e s, 310.9 n Jerome av, 27.2x130.4 x27.11x119.8. Dec 1, 1908, 3 years, 5%. 9:2504. 17,500

Same to same. Anderson av, No 956, e s, 365 n Jerome av, 27.1x 130.4x27.3x135.2. Dec 1, 1908, 3 years, 5%. 9:2504. 17,500

Same to same. Anderson av, No 958, e s, 392 n Jerome av, 27x 135.2x27.1x137.6. Dec 1, 1908, 3 years, 5%. 9:2504. 17,500

Same to Geo Freifeld trustee John M Bixby. Lind av, e s, 389 s Devoe st, 250x82. Dec 1, 1908, 3 years, 5%. 9:2523. 7,500

Same to same. Anderson av, No 960, e s, 419 n Jerome av, 27x 137.6x27.1x139.10. Dec 1, 1908, 3 years, 5%. 9:2504. 17,500

Kolman, Anna to Gottlieb Kahle. 164th st, No 450 (716), s s, 148.5 w Washington av, 25x100.4. P M. Dec 1, due Jan 1, 1910, 5%. Dec 2, 1908. 9:2385. 1,500

Same to Chas Kolman and ano. Same property. P M. Prior mort \$1,500. Dec 1, due Jan 1, 1910, 5%. Dec 2, 1908. 9:2385. 1,400

Kroehle Realty Co to LAWYERS TITLE INS & TRUST CO. 157th st, n s, 150 w St Anns av, 50x100. Dec 2, 5 years, 5%. Dec 3, 1908. 9:2360. 30,000

Same to same. Same property. Certificate as to above mort. Dec 2, Dec 3, 1908. 9:2360.

\*Kelly, Richard to Chas P Hallock. Louise st, e s, 300 s Columbus av, 56.2x102.6x33.8x100, n s; Dec 3, 1908, 3 years, 6%. 1,000

Lavelle, Cath A wife of and John H to Manhattan Mortgage Co. Bryant av, n e s, 292.8 n w 167th st, runs n e 200 to s w s Longfellow av, x n w 75 x s w 91.7 x w 90.11 to e s West Farms road x s 59.5 to Bryant av x s e 82.7 to beginning. Building loan. Nov 27, 1908, due Aug 1, 1909, 6%. 10:2754. 24,000

Lee, Chas E to Thornton Bros Co. 169th st, No 271, n e cor Morris av, 22.6x90. P M. Prior mort \$6,000. Nov 25, due, &c, as per bond. Nov 27, 1908. 11:2785. 4,500

La Torre, Vincente and Dionysio Basilore to Belmont Bond and Mortgage Co. Hughes av, n e cor 179th st, 66.5x95x80.9x96; Belmont av, n w cor 179th st, runs n e 81.7 x w 11.9 x s 80.9 to st, x e 1.8 to beginning. Nov 24, due, &c, as per bond. Nov 30, 1908. 11:3080. 500

Lupo, Ignazio to Joseph Digiorgio. 138th st, s s, 176.11 w Cypress av, 75x100. Prior mort \$71,000. Nov 7, demand, 6%. Dec 1, 1908. 10:2550. 13,000

Lipman, Lizzie wife of and Nathan to Simon Batt. 169th st, n s, 71.8 w Simpson st, runs n 36.7 x e 36.7 to w s Simpson st x n 25 x w 49.4 x s 49.4 to 169th st x e 25 to beginning. Dec 1, 1908, 5 years, 5 1/2%. 10:2719. 10,000

Laporta, Vincenzo to Pietro Andreoli. Morris av, w s, 75 s 153d st, 25x100. Prior mort \$11,500. Nov 30, due Jan 1, 1909, 6%. Dec 1, 1908. 9:2442. 3,000



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- LAWYERS TITLE INS & TRUST CO with Patrick Gavin. 169th st, s s, 61.7 w Prospect av, 20.3x113.9x19.2x107.2. Extension of mort for \$2,000 to Nov 8, 1911, with interest increased from 5% to 5½%. Nov 11, 1908. 10:2682. nom
- Lennon (Wm F) Construction Co to Andrew F Dalton. 170th st, s s, abt 68 w Park av, and at w s land New York & Harlem R R Co, runs s 24.5 x w 100 to e s Brook av x n 24.5 to st x e 100 to beginning. P M. Nov 27, due, &c, as per bond. Dec 1, 1908. 11:2894. 15,000
- LAWYERS TITLE INS & TRUST CO with Wm E Diller. 162d st, n s, 40 w Teller av, 20x75. Extension of mort for \$7,000 to Oct 31, 1911, at interest reduced from 6% to 5½%. Nov 12, 1908. 9:2422. nom
- LAWYERS TITLE INS & TRUST CO with Annie Cohen. Prospect av, No 631, w s, 25 n 151st st, 25x100. Extension of mort for \$5,000 to June 30, 1911, at interest increased from 5% to 5½%. Oct 19, 1908. Nov 30, 1908. 10:2674. nom
- Leary, John P to TITLE GUARANTEE AND TRUST CO. Bathgate av, No 2092, s e cor 180th st, 31.5x69.10x17.2x71.2. Dec 2, 1908, due, &c, as per bond. 11:3045. 7,000
- Lansen, John H to A Hupfels Sons. 183d st, No 440 East, and Park av, No 4532. Saloon lease. Oct 26, demand, 6%. Dec 3, 1908. 11:3038. 5,000
- Liberti, Carmino and Frank Cusati to Emma Schlag. Hoe av, e s, 75 s 172d st, 25x100. Prior mort \$—. Dec 3, 1908, 3 years, 5½%. 11:2988. 13,500
- Lautz, William to Theodore Becker and ano. Clay av, No 1324, e s, 230 n 169th st, 18x80. Nov 28, 6 years, 6%. Nov 30, 1908. 11:2887. 1,500
- Leve, Philip and Harry Meyers to Park Mortgage Co. Eagle av, No 727, w s, 20 s 156th st, 18x½ blk. Extension mort of \$6,000 mort until Apr 30, 1911. Apr 28. Nov 28, 1908. 10:2617. nom
- \*Miller, John to Bridget Conlan. 208th st, w s, 6.10 n Steuben av, 25x100. Nov 25, 2 years, 6%. Dec 2, 1908. 1,000
- \*Mascolo, Francesco to Emma N Polak. 210th st, n s, 130 w Cedar av, 25x100. P M. Nov 30, 1908, 3 years, 6%. 216.41
- \*Montuori, Marie with Helena C Baker. Lots 77 to 80 map 93 lots at South Mt Vernon. Subordination agreement. Dec 1. Dec 3, 1908. nom
- Mayers, Jacob to Martha Neumann. Washington av, No 1484, e s, 75.2 s 171st st, 25x98.5x25x100.2, except part for av. P M. Prior mort \$6,000. Dec 1. Dec 2, 1908, 3 years, 6%. 11:2911. 800
- \*Mercer, Ella B or Ellen B to Ida B McTurck. Rattle Snake Brook, c l, adj land now or late of Phebe L Willis runs n 68 to right of way 12 ft wide running to Reeds or Mill lane, x w 128 to land Jas Hyde, x s 66 x e along land now or late of Phebe L Willis 134 to beginning; Rattle Snake Brook, c l, adj land Adaline Holly, runs n 68 x w 66 x e 142 to beginning; Eastchester. May 12, 1906, 3 years, 6%. Dec 2, 1908. 600
- Meagher, Carrie F to Augusta A Jefferis. Longfellow av (Elizabeth st), s s, at road known as Rodman pl, late Cross st, runs s e along Cross st, 61.11 x s w 153.10 x n w 90.6 to av, x n e 161.7 to beginning, except part for Longfellow av. Nov 18, 3 years, 5½%. Dec 2, 1908. 11:3016. 4,000
- \*Morstatt, Anna wife of Joseph to Eliz K Dooling. Westchester av, s s, 296.5 w Av C, 24.6x175x24x175.6. Nov 27, 3 yrs, 5½%. Nov 30, 1908. 7,500
- \*Magaldi, Emilio to Manhattan Mortgage Co. 219th st, late 5th av, n s, 430 w 5th av, and 25 w from w s lot 286, runs n 114 x w 25 x s 114 x e 25 to beginning, being part of lot 324 map Wakefield. Nov 25, 4 years, 6%, until May 1, 1909, and 5½% thereafter. Nov 27, 1908. 4,000
- \*Melnik, Ike to Regent Realty Co. Plot begins 340 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. P M. Nov 23, 2 years, 5½%. Nov 27, 1908. 1,150
- Moorehead Realty & Construction Co to Geo J Elliott. 149th st, Nos 536 and 538, s s, 189.4 w St Anns av, 40x100. Nov 27, 1908, 3 years, 6%. 9:2275. 6,000
- Max, Clara and Della with LAWYERS TITLE INS & TRUST CO. 138th st, n s, 125 e St Anns av, 39.3x100. Agreement as to share ownership in mort. July 6, 1906. Nov 27, 1908. 10:2551 and 2552. nom
- Manhattan Mortgage Co with LAWYERS TITLE INS & TRUST CO. Brook av, n e cor 136th st, 40x100. Agreement as to ownership of mort. Oct 31. Dec 1, 1908. 9:2264. nom
- \*Maher, Daniel to Andrew Maher. 217th st, n s, 238.4 w 4th av, 33.4x114, Wakefield. P M. Nov 30, 3 years, 6%. Dec 1, 1908. 600
- Necarsulmer, Edw with Rosa Breitenbach. 133d st, No 543 East. Extension of \$13,000 mort until Feb 27, 1912, at 5½%. Nov 27, 1908. 9:2261. nom
- Neumark, Mary and Hyman Drescher to Bennet Sanberg. 174th st (12th) st, n s, 80 w 3d av, 40x100. Prior mort \$—. Nov 30, 2 years, 6%. Dec 2, 1908. 11:2922. 2,000
- Nathan B Levin Co to Excelsior Mortgage Co. Walton av, e s, 100 n 175th st, 80x69.1x93x116.4. Building loan. Nov 24, 1 year, 6%. Dec 2, 1908. 11:2825 and 2826. 13,500
- \*O'Hara, David G and John J to Stern-Wolf Realty Co. Timpson av, w s, 641.6 n 203d st, 100x100; Timpson av, e s, 641.6 n 203d st, 100x200 to Post av x100x200. P M. Prior mort \$—. Nov 9, due May 9, 1909, 6%. Nov 30, 1908. 1,500
- \*O'Brien, Theresa with Manhattan Mortgage Co. 4th av, n w cor 226th st, late 12th st, 114x105, Wakefield. Subordination agreement. Dec 1. Dec 3, 1908. nom
- O'Leary Realty and Construction Co to City Mortgage Co. Home st, s w cor Vyse av, 82.5x102x81.11x102. Building loan. Nov 25, demand, 6%. Nov 27, 1908. 10:2752. 40,000
- Same to same. Same property. Certificate as to above mort. Nov 25. Nov 27, 1908. 10:2752. —
- \*Parisi, Francisca to Helena C Baker. Byron st, s e cor 239th st (Kossuth av), 168.5x56.1x155.4x99.4. Dec 1, 1 year, 6%. Dec 3, 1908. 1,200
- Pearson, Carl to Kate Habelitz. 178th st, No 224, or Powell pl, No 6, s s, 40 w Cedar av, late Riverview terrace, 20x98. P M. Prior mort \$2,500. Dec 1, installs, 5%. Dec 2, 1908. 11:2883. 750
- Pittelli, James, of Brooklyn, N Y, and Antonio Giura, of N Y, to Wm H Reynolds. Cromwell av, w s, 408 n 165th st, 113.2x120.10 x113.4x116.8. Sept 24, due, &c, as per bond. Dec 2, 1908. 9:2503. 7,000
- Prime, David N to DIME SAVINGS BANK of Brooklyn, N Y. Villa av, w s, 209.11 n Southern Boulevard, 50x100. Dec 2, 1908, 3 years, —%. 12:3321. 500
- \*Pletscher, Martin to Marcus Nathan, North Chestnut Drive, n s, being lot 89 and part of lot 90 amended map No 1038 (Westchester Co) of Bronxwood, 72x96.8x72x96.4. P M. Nov 30, due May 30, 1910, 5½%. Dec 1, 1908. 2,050
- Piccoli, Raphael to Edw V Holland. 208th st, w s, 175 s Kossuth pl, 25x100. Nov 27, due, &c, as per bond. Nov 30, 1908. 12:3326. 1,100
- \*Quinn, Edward J to Cogswell-Taylor Impt Co. Taylor av, w s, 175 n Gleason av, 25x100. Prior mort \$3,500. Nov 23, installs, 6%. Nov 27, 1908. 1,400
- Reid, Hugh to TITLE GUARANTEE AND TRUST CO. 176th st, No 682 (Mott st), s s, 150 w Park av, late Myrtle av, old line, 50 x108, except part for st. P M. Nov 25, due, &c, as per bond. Nov 27, 1908. 11:2900. 3,000
- Reis, Karolina to BROADWAY SAVINGS INSTN, N Y. 151st st, No 221, n s, 400 w Morris av, runs n 59.3 x w 61.4 to e s Park av, No 2910, x s 63.6 to st x e 83.7 to beginning. P M. Dec 1, 1908, due May 1, 1910, 5%. 9:2441. 5,000
- Riddell, John B to Christiana Geibel. Trafalgar pl, No 1819, w s, 174 s 176th st, 25x65. P M. Dec 1, due, &c, as per bond. Dec 2, 1908. 11:2958. 2,800
- Reilly, Ellen to LAWYERS TITLE INS AND TRUST CO. 176th st, n s, 90 w Walton av, 50x125. Dec 1, 5 years, 5½%. Dec 2, 1908. 11:2851. 5,000
- Rosenberg, Bettina and Rosalie to Edw Oppenheimer. Westchester av, s e s, 138 n e 156th st, runs s e 97.10 x n 33.8 x e 87.11 x n e 33.5 x n w 83.6 to av, x s w 150 to beginning. Nov 24, 3 years, 5%. Dec 2, 1908. 10:2676. 45,000
- Reis, Karolina to John J Bell. 151st st, n s, 400 n w Morris av, runs n e 59.3 x n w 61.4 to Park av x s w 63.6 to 151st st x s e 83.7 to beginning. P M. Dec 1, 1908, 2 years, 6%. 9:2441. 3,535.92
- \*Ringhauser, Rosa with Robt F Seiffert. Pelham road, e s, adj land John Flynn, runs s e 137.9 to old road x s e 37.4 x n w 105.4 x s w 25 x n w 11.4 x n 2.6 x n w 11.5 to Pelham road x n e 28 and 17.6 to beginning. Agreement as to share ownership in mort. Dec 1. Dec 2, 1908. nom
- Roff, Thos H to Wm F A Kurz. Concord av, n e cor 145th st, 23.1 x100. P M. Nov 20, 2 years, 6%. Nov 28, 1908. 10:2577. 3,000
- \*Steinmetz, Amelia to POUGHKEEPSIE TRUST CO. Grace av, e s, 350 s Lyon av, 25x130. Building loan. Nov 24, 3 years, 5½%. Nov 27, 1908. 4,500
- \*Seifert, Chas to Lamport Realty Co. Lamport av, n s, 125 e Rosedale lane, 25x100, Tremont Heights. P M. Dec 1, 3 years, 5%. Dec 3, 1908. 175
- Stancliffe, Wm L with Clara D Vreeland. 239th st, n s, 220 w Katonah av, 40x100. Extension of \$1,250 mort until Oct 10, 1911, at 5½%. Nov 10. Dec 1, 1908. 12:3380. nom
- Sanders, Jacob and Hyman Barnett to Maurice Guttman. Tinton av, late Beach av, n w cor 145th st, 75x100, except part for st. Prior mort \$—. Dec 2, 1 year, 6%. Dec 3, 1908. 10:2576. 2,500
- Schwartz, Lena with TITLE GUARANTEE & TRUST CO. Hughes av, No 2140, e s, 169.9 n 181st st, 16.9x86.6x16.9x86.3. Subordination agreement. Dec 1. Dec 3, 1908. 11:3082. nom
- \*Same to Bridget Clare. Same property. Prior mort \$5,000. Dec 3, 1908, 3 years, 5½%. 3,000
- \*Shaw, John T to Mary L Arnow. Green av, s s, 300 e Mapes av, 100x100. Prior mort \$1,700. Dec 1, 1 year, 6%. Dec 2, 1908. 1,500
- Sauber, Edward to TITLE GUARANTEE AND TRUST CO. Stebbins av, No 1275, n w s, 54.1 s w Chisholm st, runs n w 91.9 x n 17.2 x w 29.6 x s 24.10 x s e 109.3 to av, x n e 25 to beginning. Nov 25, due, &c, as per bond. Dec 2, 1908. 11:2970. 2,000
- Same to Victor Gerhards. Same property. P M. Prior mort \$2,000. Nov 25, 3 years, 6%. Dec 2, 1908. 10:2970. 1,150
- Schwenker, William to Charles Kine. 138th st, No 424, s s, 250 e Willis av, 25x100. Prior mort \$18,000. Dec 1, 1908, 3 years, 5%. 9:2282. 5,000
- Same to FRANKLIN SAVINGS BANK. Same property. Dec 1, 1908, 3 years, 5%. 9:2282. 2,000
- Steege, Frederick and Ferdinand F Feddersen to LAWYERS TITLE INS & TRUST CO. 187th st, No 456 (690), s s, 150 e Park av, 16.8x100. Dec 1, 1908, 3 years, 5½%. 11:3062. 3,500
- Steege, Fredk and Ferdinand F Feddersen to LAWYERS TITLE INS & TRUST CO. 187th st, s s, 166.8 e Park av, 2 lots, each 16.8x100. 2 morts, each \$3,500. Dec 1, 1908, 3 years, 5½%. 11:3062. 7,000
- \*Shirmer, Chas D to Allan G Macdonell and ano. Lots 198, 199, 213, 214, 231, 232, 239, 240, 520 and 521 mortgage map Arden property, Westchester. June 4, 1895, demand, 5%. Dec 1, 1908. 2,100
- Simon, Lena to Saml Hess. Webster av, Nos 1522 and 1524, e s, 172.1 n 171st st, runs s e 105.8 to w s Mill Brook x n e and n 38.3 x n w 113 to av x s 37.6 to beginning. P M. Prior mort \$30,000. Nov 25, 3 years, 6%. Dec 1, 1908. 11:2896. 10,000
- Stewart, Jennie C with Louis E Lahens and ano trustees Mary Bradhurst. Longfellow av, e s, 200 n Freeman st, 25x120.7x25x115.11. Extension of \$6,000 mort until Sept 30, 1913, at 5½%. Sept 31. Nov 30, 1908. 11:3007. nom
- \*Smyth, Thomas to American Co-operative Savings & Loan Assoc. 233d st, late 19th st, s e cor 5th av, 50x55, being lots 11 and 12, map Wakefield, except part for 233d st. Nov 27, due, &c, as per bond. Dec 1, 1908. 1,000
- \*Same to same. Same property. Nov 27, installs, 6%. Dec 1, 1908. 1,400
- Short, Geo W with Jennie A Rosenberg, Mary P Searle and Maria White. Davidson av, s e cor Kingsbridge road, runs s 289.1 x e 113.7 x n 325.5 to road, x w 120.11 to beginning. Agreement as to ownership in mort. Jan 15. Nov 30, 1908. 11:3202. nom
- Sorgenfrei, Emil N to John E Eustis. Jerome av, No 1361, or Old Macombs Dam road, w s, 404.11 n Clarke pl and being lot 300 and part of lot 337 map Inwood, 25x125; Inwood av, No 1362, e s, 404.11 n Clarke pl, late Gerard av, 25x100. P M. Nov 30, 1908, due May 30, 1909, 6%. 11:2856. 8,000
- \*Sorgenfrei, Emil N to Patrick Geelan. Taylor st, w s, 225 s Morris Park av, 25x100, except part for Taylor st. P M. Nov 27, 1 year, 5½%. Nov 30, 1908. 900
- Superior Corporation to Victor Stolte. Southern Boulevard, w s, 193.4 s 182d st, 139.11x135.10x132.2x90.2. P M. Nov 27, 5 years, 6%. Nov 28, 1908. 11:3111. 12,000





Lewis st, No 55. Samuel Gordon agt Mary Zisola et al; att'y, B Gordon.

Nov. 30.

4th av, s w cor 1st st, 200.1x50x194.6x17.6. Bronx. Euretta L Clocke agt Abraham Shatzkin et al; att'ys, Clocke & Clocke.

3d av, w s, 56.6 n 181st st, 75x102.11. Lawyers Title Ins & Trust Co et al agt Patrick Monahan et al; att'y, P S Dean.

Attorney st, w s, 200 s East Houston st, 50x100. Sigmund Wechsler agt Isaac Roth et al; att'y, R V Wechsler.

Kingsbridge road, s e cor Davidson av, 120.11 x325.5x113.7x289.1. Jennie A Rosenberg agt John B Haskin et al; att'ys, Lindsay, Kalish & Palmer.

145th st, n s, 140 e 7th av, 80x99.11; two actions. Joseph Goldsmith agt City Real Estate Co; att'y, E S Cahn.

Broomie st, n s, 50 e Norfolk st, 25x100. Rosa Saberski agt Sarah Levine et al; att'ys, Wilson, Barker & Wager.

108th st, No 202 East. William Dutcher et al agt George E Goldsmith et al; att'ys, Carter & Haskell.

Parcel of land beg at a point on w boundary land of lands of estate of Wm W Fox, 43.5 n lot 67, map of Village of Woodstock, runs n 50 x w 122.7 x s 52.5 to a point 100 e of Prospect av, x e 138.4 to beg. Louise V Kunzman agt Teresa Avitabile et al; att'y, R W Todd.

Av A, s e cor 75th st, 50x98; two actions. Edw L Coster agt Ike Weinberg; att'ys, Anderson, Pendelton & Anderson.

47th st, Nos 340 and 342 East. Abraham Roffman agt Ida Powers et al; att'ys, Schenkman & Brown.

Cherry st, No 408. Theresa M H Schotz agt Michael Forman et al; att'y, S N Freedman.

Hudson st, e s, 67.4 s Perry st, runs s 20.7 x e 36 x e 49.5 x n 11.9 x w 12.4 x w 9.11 x w 58.1 to beg. Thomas A McGoldrick agt Andrew J Larkin; att'y, P J McGoldrick.

Dec. 1.

Allen st, No 196. John E Marsh et al agt Hyman Rosenthal et al; att'ys, Marsh, Wever & Wemple.

117th st, No 273 West. Alexander M Schwartz agt Ida H Cohn et al; att'ys, Schenkman & Brown.

129th st, s s, 190 w Park av, 50x99.11. Roman Catholic Orphan Asylum in the City of N Y agt Wilhelmina Nebel et al; amended; att'y, J F Daly.

Park av, e s, 300 s Northern Terrace, 65x100. Geo B Juckett agt John L Pearse et al; att'y, C F Bishop.

103d st, s s, 180 e 3d av, 25x100.9. Daniel C Moynihan agt Samuel Birnbaum et al; att'y, S H Stuart.

Madison av, No 2102. Emeline Pepler agt Jacob Greenfield; att'y, J A O'Leary.

Minford pl, e s, 200 s 172d st, 37.6x100. Hazelwood Corporation agt Industrial Co et al; att'y, J V Irwin.

139th st, s s, 153.6 e Southern Boulevard, 300 x100. Cedar Street Co agt Joseph Cohen et al; att'y, R G Babbage.

Stebbins av, n w cor 165th st, —x—. Louise V Kunzman agt Teresa Avitabile et al; att'y, R W Todd.

Columbia st, Nos 105 and 107. Herman Gottlieb agt Abraham Goldstein et al; att'y, S Honig.

Dec. 2.

Lexington av, No 1745. Israel M Cohen agt Ida Ginsburg et al; att'y, H Cohen.

120th st, Nos 520 to 534 East. State Bank agt Florence Realty & Construction Co et al; att'y, W T Kohn.

167th st, n s, 24.9 w River av, 18.9x80.

167th st, n s, 43.6 w River av, 18.9x80.

167th st, n s, 62.3 w River av, 18.9x80.

Three actions. Geo W McAdam, trustee, agt Morris Rosen et al; att'y, G W McAdam.

Allen st, No 102. Moses Feltenstein agt Abe Licht et al; att'y, A Rosenstein.

River av, n w cor 167th st, 80x24.9. Geo W McAdam, trustee, agt Richard H Jager et al; att'y, G W McAdam.

83d st, s s, 254.2 e 3d av, 17x102.2. Annie McFeat agt Wm H Gardiner; att'y, E F Brown.

New Bowery, No 9.

New Chambers st, Nos 52 & 54.

Bernard F Golden agt Moses Shapiro et al; att'y, A Sutherland.

2d av, s e cor 98th st, 25x100. Samuel Kahn et al agt Max Finkelstein et al; att'y, A A Hovell.

Hughes av, e s, 137.10 s Pelham av, 25x87.6. Richard S Collins agt Nicola Damiano et al; att'y, S W Collins.

Lewis st, No 104. James J Britton et al agt Lillie Weltz et al; att'y, J S Weinberger.

Dec. 2.

9th st, n s, 100 w Av E, 100x103, Bronx. John L Piper agt Wm H Kirchner et al; att'y, D O Williams.

66th st, No 239 West. Abraham Bachrach agt Saul Adams et al; att'ys, Hibbard & Lesinsky.

119th st, No 68 East. Katie Keyv agt Max Lurie et al; att'ys, Engel Bros.

56th st, Nos 419 and 421 East. Business Men's Realty Co agt Mayer Malbin et al; att'y, A Nelson.

Hudson st, e s, 67.4 s Perry st, 20.7x36x irreg. Thomas A McGoldrick agt Andrew J Larkin; att'y, P J McGoldrick.

139th st, Nos 412, 461 and 473 East.

140th st, Nos 423, 472, 474 and 486 East.

141st, Nos 489, 491 East.

142d st, Nos 408, 500 East.

Willis av, No 298.

Eagle Ins Co agt Maurice J O'Gorman et al; att'ys, Sullivan & Cromwell.

102d st, No 70 West. Philip B La Roche agt Mayme Katz et al; att'y, P B La Roche, Jr.

Cannon st, e s, 150 s Houston st, 50x100. Julius Werner agt Adolph Schwartz et al; att'ys, Arnstein & Levy.

Dec. 4.

Cambreling av, e s, 107.2 s Pelham av, 25x100. New York Cooperative Building & Loan Assn agt Catharine L Palmer; att'y, W Langdon.

Jennings st, n e cor Wilkins pl, 100.3x150x100x x156.6. James T Barry agt Herman Koengsberger et al; att'ys, Earley, Weaver & Earley.

Crimmins av, w s, 48.5 n 141st st, 47.10x80x irreg. Eva Stern agt Max Helestein et al; att'y, M Silverstein.

3d av, No 1753. Isador Broadman agt Morris Rothschild; att'y, H Cohen.

Madison st, No 286. Anna M Schultheis et al agt Barnett Fishman et al; att'ys, Wells & Snedecker.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication, do not appear in this column, but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Nov. & Dec.

Table of judgments with columns for debtor name, attorney, and amount. Includes entries for Antmann, Appleton, Arkowicz, etc.

Table of judgments with columns for debtor name, attorney, and amount. Includes entries for Bradschneider, Bernstein, Buchanan, etc.

DYCKERHOFF PORTLAND CEMENT

is made in Germany. The superior quality amply compensates the consumer for its higher price. It is perfect. E. THIELE, Sole Agent, 99 John St., New York.

- 3 Cain, Charles—the same . . . 289.12
3 Carney, Stella—the same . . . 469.47
3 Carroll, Homer B—City of N Y . . . 198.95

- 1 Freyhofer, Frank—the same . . . 29.92
1 Frank, August-C Volcker et al . . . 101.23
1 Fletcher, Harry L-E Regensburg & Sons . . . 79.19

- 2 Hamill, Fred J-R R Lawson . . . 45.66
2 Hamilos, John-L Hoffman . . . 71.33
2 Hall, Chas G-T H Smart et al . . . 107.15

GERMAN  
AND  
AMERICAN  
Sales Offices  
45 B'way, N. Y. City  
WORKS  
MANNING  
ALSEN ON HUDSON RIVER, N. Y.

ANNUAL CAPACITY 3,000,000 BBLS

# ALSEN

"THE ABSOLUTELY SAFE CEMENT"

This Brand

of Portland Cement is  
so favorably known  
in EVERY COUNTRY  
where cement is used  
to need further descrip-  
tion.

4 Landsman, Abraham—L Rosenthal	472.64
4 Lindenber, Joseph—N F Kerr	68.41
4 Lampep, Chris—C Morton	701.67
28 Mintz, Kene—W Kandal	468.35
28 Mott, Chas V—Ferro Machine & Foundry Co	246.07
28 McConnell, James—W H Schmoel	358.67
30 Mainette, Leon P—W T Flanagan	38.53
30 Mayer, Chas W—Gude Bros	22.65
30 Mirsky, Adolph—D Melnick	44.79
30 Millstein, Michael—the same	71.98
30 Maisel, Jacob & Max L Rohman—D Bravin	376.22
30 Morrison, James F—S Abeloff	19.65
30 McLewel, Frederick C—G B Leonard	145.91
30 the same—the same	148.74
30 Morris, Oliver P—S J Bloomingdale et al	33.65
30 Matisse, Albert & Carlo—C H Phelps et al	226.22
30 Montgomery, Walter C—A C James et al	186.82
30 Morris, Samuel & Bessie—Frank Brewery	170.75
30 Mittenal, Ethel K—M H Morse	880.40
1 Minuth, Anita H—L S Bruenn	167.76
1 Millington, Sidney E—B I Allen	1,961.68
1 Mayer, Louis J—W Pinkus	181.47
1 McTherson, William—J Lyons	89.72
1 MacLellan, Henry W—A L MacLellan	44.50
1 McKenna, Patrick—Penn Rubber Co of N Y	75.53
1 Myers, Jesse—H Russell et al	107.35
1 the same—A B Hilton	260.85
1 Meyer, Louis G—D May et al	203.40
1 Mele, Frank & Alberto Tedeschi—G Luisi	40.12
1 McNaughton, James—U F Jehle	230.13
1 McGowan, Elizabeth—A G Evans et al	65.56
2 Mayers, I—F Thorp et al	80.47
2 Menella, Anthony & Vito—N Y Telephone Co	23.91
2 Muller, August—the same	71.29
2 Mackuben, Chas C—S Tillis	47.97
2 Mayham, Henry J—H J Reiling	852.06
2 Mack, Michael J & Alexander Walsh—Northern Bank of N Y	871.31
2 Marx, John & Magdaleno—Raymond-Van Praag Supply Co	228.64
2 Maltinsky, Morris & Samuel Mittleman—J A O'Brien	519.41
2 Marten, Abraham & Theodore Thompson—I Harrison	98.87
2 McCaffery, Owen—N Y Telephone Co	29.65
2 McHughes, Mary—May & Backstein	33.87
2 McCrossin, Edw J & Mirabeau L Towns—Title Ins Co of N Y	1,296.33
2 Magiday, Leo—S J Herrman	170.99
2 Manley, Geogina G—M Maier et al	48.46
2 Maisel, Jacob & Max L Rohman—Olin J Stephens Inc	1,019.50
2 McStravick, Patrick—B Pritz et al	389.51
3 Meyer, Ella Lee or Ella Lee—Aaron Buchsbaum Co	52.45
3 Marino, Louis—J C Coleman	29.92
3 Morello, Anselo—J J Fox	225.47
3 Monaghan, Wm H—L Levine	141.90
3 Mahler, Louis F—B K Bloch	156.73
3 Miller, Edw B—M Canno	37.31
3 Murphy, John—T E Rosebrock & Co	158.91
3 Miller, Frederick A—S Bellick	95.68
3 McCarthy, Caroline—O M Farrand	974.18
3 Mahler, Adolph—D F Rieman	29.91
3 Mainallo, Caladamo—G Fugazzo	34.91
3 Mayer, Mayer L, Morris S, Isidor & Samuel—De Graff & Palmer	255.04
3 McCormick, Catherine—T J Meehan	57.45
4 Mahoney, Lester—Standard Oil Co of N Y	51.08
4 Manahan, Joseph A—Ethridge Co	484.13
4 Murphy, John—E J Gillies et al	24.80
4 Musliner, Milton—Harry S Haupt Co	24.74
4 Monahan, J Archibald—Baltimore Enamel & Novelty Co	63.16
4 Meyn, Henry—A D Viaco	112.36
4 Nullen, Mary A—J M Lyon	39.06
4 Montrose, Geo H—H Heller	103.77
28 Nobis, John C—Cleveland Stamping & Tool Co	171.49
30 Neilson, Oscar—West End Mfg Co	106.01
30 Newman, Morris & Harris Mayer—B Eigner	150.00
2 Novick, Louis & Philip Goldberg—A Horvitz	867.20
2 Nowisky, Joseph & Augusta & Abraham Herbst—F Gellert	139.14
2 Neidel, Jacob—J Stern et al	44.07
3 Navick, Louis & Philip Goldberg—A Agress	362.26
4 Nielson, Ellen or Elin—F B Vandergrift & Co	71.82
30 Osborne, Mary E—D O'Neil, admr	147.20
30 Orently, Abraham—C Smith et al	2,195.09
1 O'Toole, Eugene C—McNulty Bros	1,266.43
2 O'Shea, Chas W—N Y Telephone Co	53.23
2 O'Shea, John—the same	63.60
2 O'Shea, Chas W—the same	53.23
2 O'Connor, Marguerite—Interborough Rapid Transit Co	108.88
3 Osberg, Charles & Joseph Johnson—American Radiator Co	543.26
3 Orr, Joseph K—Brooks Bros	549.60
4 Olsen, John—Swift & Co	41.01
4 O'Shea, Robert—H F Flynn	137.04
28 Poley, Abraham—W I Rosensfeld	45.66
28 Pigueron, Wm G—T E Edmonds & Co	144.68
30 Pollacek, Edward—J Brummer	107.07
30 Pollits, George—S R Lippincott Jr et al	336.54
30 Pelzege, Samuel D—M Locuoco	214.91
30 Pratt, James F & Sumner Healey—Northern Bank of N Y	86.52
30 Packard, Maurice—J D Dissonette	36.91
1 Pantozzi, Vincenzi, Gaetano Di Marsico & Pantozzi & Gibberti Co—G Goduti	480.10
1 Price, Joseph—J R Smith & Co	555.67
1 Peck, Chas M—F C Peck	67.76

3 Shepard, Archie L—the same	210.80
3 Stack, Annette—the same	175.45
3 Siegelstein, Pierre A—E L Winthrop et al	70.42
3 Seinfeld, Samuel—Smith Premier Typewriter Co	177.89
3 Smith, Patrick F—N Y Telephone Co	39.47
3 Smith, Francis E—M G Smith	519.41
4 Scholer, Michael—United Electric Light & Power Co	31.57
4 Schlüssel, Usher—E A Bonling	278.42
4 Staiford, Frank C—H Lindenmeyer Jr et al	482.49
4 Salmowitz, Max & Samuel—D Davis	52.32
4 Schwartzman, Goodman—N F Kerr	29.31
4 Scott, Blair T—Washington Life Ins Co	125.19
4 Strauss, Leon—H Alkan et al	3,383.40
4 Simon, Abraham—J Cohen et al	663.93
4 Sartini, James & Louise—J S Piza	187.17
28 Tischler, Samuel—L Friedenberg	379.72
1 Tremer, Francis C T—National Alumni	126.00
2 Tropp, Bernard—J Schnair	84.78
2 Thau, Frank—N Y City Ry Co	67.88
3 Tempany, Hewlett—Maintenance Co	177.58
3 Tobias, Francis H—W Barthman	42.90
3 Teicholtz, Nathan—M Lux	34.54
3 Tilly, John A—M Tilly	88.03
4 Terenzio, Pietro—N Y Telephone Co	49.24
4 Townes, Willis G—E Hunter	129.70
2 Untermeyer, Sadie—Mutual Life Ins Co	71.20
30 Vlahakis, Castas N—N Y Telephone Co	40.61
30 Volkmar, Henry—the same	77.02
30 Van Naeften, Marie—M De Caserta	893.10
30 Vigorito, Giacchino—Charles Prince Co	519.41
30 Voccoli, Michel—Garman Bros & Co	273.24
1 Vidaver, Maxwell & Natha—S H Wetmore	68.21
2 Vedell, Henry—H G Gabay	66.01
2 Van, Jacob—A Behrman	36.41
2 Von Postan, Chas W Jr—National Alumni	121.34
2 Van, Jacob—M Wellen et al	173.52
4 Von Ohlen, August—Williams & Ullman	27.36
28 Weinstein, Louis J & Joseph Shuro—Ravenswood Paper Mills Co	277.77
28 Winter, Herman—M Baer et al	38.67
28 Wolf, Mary J—E G H Burton et al	156.50
30 Walsh, John P—A Mendelson	248.70
30 Walker, John P—N Y Herald Co	164.98
30 Wilson, May—N Y Telephone Co	35.34
30 Woodridge, James J—S Abeloff	72.65
30 Weeks, Geo E—G P Peityn	247.65
30 Whitney, Linwood—J B Benton et al	61.66
30 Wollman, Jacob—Kalamazoo Corset Co	40.28
30 Wearn, Walter R—C E Straus Jr	66.51
30 Walsh, John A—S J Bloomingdale et al	437.58
30 Whitney, Peter—American Surety Co of N Y	1,504.97
30 Warren, L Francis—McDonald Peggs	169.67
1 Woodward, Hedley R & Wolstan R Brown—P Carpenter	112.41
1 Wilson, Wm B—Pease & Elliman	93.55
1 Winter, Herman—Appomattox Trunk & Bag Co	62.61
1 Weil, Benjamin M—M Grab	191.10
1 Wein, Charles—B Bernstein	844.22
1 Wallenstein, Saul—F J Dahlmeyer	159.64
1 Walkinshaw, Jessie B—Standard Plumbing Supply Co	263.66
1 Williams, John R—W H Smith	40.98
1 Ward, Henry M—I Stern et al	420.81
1 Wallace, Robert—H B Mace	185.65
1 Wolkenberg, Jacob—D Cohn	94.72
1 Wittowski, Isaac M—L Salzer et al	92.98
2 Weil, Benjamin M or Ben & United Tile & Marble Co—Northern Bank of N Y	1,250.73
2 Wolf, Johann A—the same	8,754.31
2 Whitney, Edgar A & Anna Dannies—W D Thompson et al	437.66
2 the same—P Raben	348.17
2 Wagner, Howard E—G F Cushing	138.82
2 Weiss, Max—S Kunstler	34.79
3 Whiting, Augustus H & Fred J Richter—Benedict Bros	426.09
3 the same—the same	421.59
3 Wolf, Leigh J—F B Arnold Co	92.67
3 Weidman, Anton—D H Carstairs et al	172.76
3 Williams, David T—G R Sutherland	325.67
3 White, Geo E—J R Robbins	44.89
3 Weinstein, Louis—J Katzenelson	29.65
3 Walsey, Chas C—N Glanz	31.78
4 Wohl, John & Max Dresdner—N Y Telephone Co	48.12
4 Wagner, Mary T—the same	32.82
4 Ward, Henry M—Macey Co	42.68
4 Wolford, Isaac—W Alberg et al	532.35
4 Wilkinson, Fred H—N Y Telephone Co	26.15
4 Webster, Thomas—Henry H Sheip Mfg Co	46.56
4 Werner, Charles & Katherina—S P Jones et al	237.61
4 Whisten, Stephen A—Jeffrey Mfg Co	774.73
1 Yezebik, Louis—M Perlman	33.07
2 Young, Howard J—F Thorp et al	122.23
4 Young, Chas J—J Grube	76.71
1 Zolty, Lizzie—A Rosendahl	39.41
1 Zimmerman, Ike—M E Toff et al	costs, 27.41
3 Zimmerman, Louis—T Galligan	39.72
3 Zink, Alfred A—C T Harris	154.15
4 Zimmer, Julian—H Pfaltz	115.31

### CORPORATIONS.

28 Buckley Realty Construction Co—Ingersoll Rand Co	205.81
28 Roof Maintenance Co—P Bologh et al	120.99
28 Bailey Piano Co—J Leitner	7,475.13
28 J Goldman Realty & Construction Co—North American Mortgage Co	7,299.09
28 Dammar Mfg Co—Standard Oil Co	136.09
28 Snow Flake Mfg Co—Keystone Pub Co	746.96

# ATLAS PORTLAND CEMENT

## Is the Standard American Brand

### 30 Broad Street (Send for Pamphlet) New York

28 Everall Bros & Francis Co—A Haas et al. 80.97  
 28 Interborough Rapid Transit Co—J M Cooper. 2,066.07  
 28 Cerro Colorado Mining & Milling Co—Wall Street Exchange Bldg Assn. 1,078.27  
 30 R Boesch, Inc—N Y Telephone Co. 32.22  
 30 Crawford Dental Mfg Co—the same. 45.01  
 30 Chicago Brazilian Diamond Co—the same. 41.41  
 30 Manhattan Quality Shop—G R Wood. 172.60  
 30 National Business Show Co—American Newspaper Publishers Ass'n. 135.81  
 30 Phoenix Fire Extinguisher Co—F J Sillery. 1,668.75  
 30 Batdorf Co—N Y Telephone Co. 77.78  
 30 Tenzer-Prager Co—N Y Telephone Co. 38.50  
 30 Toscaroro-Nevada Mines Co—the same. 74.22  
 30 Bay Ridge Lumber Co—J J Kennedy et al. 427.41  
 30 Buckley Realty Construction Co—Goodwin Bros, Inc. 59.65  
 30 Green Island Ice Co—I Cahn. 522.51  
 30 Manufacturers Sewing Machine Co—C F Bille. 119.72  
 30 Superior Electric Co—G F Spencer et al. 39.35  
 30 City of N Y—E S Steese. 258.69  
 30 the same—R Boos. 250.00  
 30 American Slicing Machine Co—A Von Hasel. 17.41  
 30 Concourse Realty Co—I Van Riper. 460.13  
 30 City of N Y—E M Covick. 1,500.00  
 1 Brighton Feed Co—City of N Y. 22.38  
 1 Buffalo Paper Box Co—the same. 36.05  
 1 Brooklyn Security Co—the same. 20.49  
 1 American Life Savings Society—A Probst. 55.59  
 1 Federal Fiscal Agency—N Y Telephone Co. 41.96  
 1 Forty-second Street, Manhattanville & St Nicholas Av Ry Co—S B Tyrell. 200.67  
 1 Metropolitan Roller Rink Co—M H Grossman et al. 59.65  
 1 Parkview Co—N Y Steam Co. 144.41  
 1 Perry Realty & Construction Co—G T Spencer et al. 27.65  
 1 the same—the same. 169.65  
 1 Waterproof Film & Equipment Co & North America Engraving Co—Tentograph Co. 489.65  
 1 Boggs & Stevens Co—T R Thorn. 42.52  
 1 Consolidated Ice Co—T Meyers. 5,484.23  
 1 N Y Credit Guide Co—A Orteilp. 19.81  
 1 Motor Boat Club of America—L Fischer. 486.08  
 1 United Woolen By-Products Co—Browning King & Co. 1,269.19  
 2 Broadway Safe Deposit Co—People, &c. 585.00  
 2 Boston Credit Co—the same. 108.77  
 2 Bristol Laboratories Co—the same. 85.33  
 2 Brown, Garry & Co—the same. 75.02  
 2 Ira Brown Co—the same. 72.34  
 2 Brownsville Fruit Distilling Co—the same. 72.34  
 2 Boys Agency—the same. 144.84  
 2 Brokers Stock Securities Co—the same. 152.96  
 2 A L Kull Automobile Co—N Y Telephone Co. 78.72  
 2 National Soapstone Co—J Kreeb. 1,747.20  
 2 Paul & Krueger Rock Drill Co—N Y Telephone Co. 93.91  
 2 Plumbing Inspection & Maintenance Co—the same. 54.33  
 2 M Edelson Realty & Construction Co—M Goodman. 2,152.45  
 2 Penn-N Y Realty Co—N Y Telephone Co. 68.74  
 2 Knickerbocker Leasing & Realty Co—J D Lee. 234.93  
 2 Union Ry Co of N Y City—V S Filippo. 250.00  
 2 Atlas Fireproofing Co—Walter T Bradley Co. 811.60  
 2 Chamberlin-Johnson Dubose Co—A W Openhym et al. 1,469.10  
 3 Altman Plumbing Co—F N Dubois et al. 144.49  
 3 Atlas Motor Co—J R Roebblings Sons Co of N Y. 19.39  
 3 Beth Hamedrash Hagodel of the Bronx, Louis Friedman & Max Cohen—Manhattan Rolling Mill. 114.58  
 3 Columbus Circle Hotel Co—I Sobrocinski. 27.41  
 3 Interborough Rapid Transit Co—S Rankell. 228.91  
 3 Real Property Leasing Co—N Y Telephone Co. 84.58  
 4 C B Carr Co—City of N Y. 36.51  
 4 Cairo Cigarette Co—the same. 198.95  
 4 A M Crafts Co—the same. 36.65  
 4 Cheshire Chemical Co—the same. 36.65  
 4 Cantburn Tobacco Pipe Co—the same. 198.95

4 Cabinet Cloak Case Co—the same. 62.70  
 4 Central Manhattan Real Estate Co—the same. 920.35  
 4 Colombia Gold Placer Co—R D Morse. 2,251.61  
 4 Detroit Motor Car & Supply Co—B Stiles. 1,277.51  
 4 Electric Cab Co—N Y Edison Co. 222.52  
 4 Fred R Jones & Co—A Pogozeba. 17.41  
 4 Burham Selling Co—R Gair Co. 35.68  
 4 Electrograph Co—Nicholas Power Co. 237.16  
 4 Hawthorne Building Co & American Bonding Co of Baltimore—H Herrmann Lumber Co. 3,436.49  
 4 National Soapstone Co—E H Sayre et al. 109.30  
 4 National Dairy Supply Co—National Discount Co. 124.26  
 4 Portman Realty Co—E Boylston. 2,590.20  
 4 Superior Electric Co—F M Ho-Glen. 57.65  
 4 George H Terry Co—N Y Telephone Co. 41.03  
 4 Wehman Bottling Co—Manhattan Box Co. 92.14  
 4 United Stenographic Office—N Y Telephone Co. 112.28

#### SATISFIED JUDGMENTS.

Nov. 28, 30, Dec. 1, 2, 3, and 4.

Accardi, Salvatore & Alfonso Baratta—People, &c. 1908. 100.00  
 Allen, Geo F—L C Raegener. 1900. 524.94  
 Ayers, Abraham—City of N Y. 1908. 955.93  
 Albanese, Carlo & Leboria Baldanza—D Linderborn. 1908. 27.65  
 Amdue, Morris—City of N Y. 1908. 216.18  
 Burkart, Henry—J Blum. 1908. 29.31  
 Barrett, John M—C P Sanford. 1908. 11.41  
 Bensamon, Max E—J Smulian. 1907. 101.07  
 Barnes, Thornton B—H C Lytton. 1908. 78.82  
 Bidwell, Geo R—H Reardon. 1908. 2,162.90  
 Bidwell, Geo R & Caleb H Jackson—H Reardon. 1908. 12,692.30  
 Biber, Sigmund—L N Hershfield. 1906. 70.31  
 Brande, James E & Michael Voccoli—H Delinsky. 1908. 76.25  
 Bennett, Wm H—American Surety Co of N Y. 1907. 220.85  
 Cohen, Elias A—J C J Langbein. 1907. 331.63  
 Chanler, Robert W—A H Meyer. 1908. 199.90  
 Cool, James W—C Sainber et al. 1905. 101.51  
 Crawford, Carrie—C M O'Connor. 1908. 29.76  
 Chalmers, Chas T—H W Graeber et al. 1908. 39.71  
 Carter, George & Agnes M—People, &c. 1908. 300.00  
 Cool, James W—Kingston Carriage Co. 1906. 45.03  
 Cuyler, Telomon—A R Durkee. 1907. 384.58  
 Cooper, Harry—P Edgars Inc. 1907. 367.01  
 Davidoff, Alexander—C E Teale. 1907. 5,443.69  
 Dodge, Mary S—C K Olsen. 1908. 515.34  
 Dillingham, Wm G—John C Orr & Co. 1899. 237.77  
 Same—E C Jourgenson et al. 1900. 234.80  
 Dinkelmeyer, John—A C Rothstein et al. 1908. 36.99  
 Donohue, Robert & Elizabeth Geoghegan—N J Packard. 1908. 331.16  
 Doro, Marie—C Wishart. 1908. 130.68  
 Fennebresque, Louis—S C Steinhardt. 1905. 64.67  
 Fraenkel, Paul—C Struppman et al. 1908. 203.67  
 Fell, Herbert N—Bard & Calkins. 1908. 3,807.84  
 Farrington, Irving K & Richard A Fitz Gibbon—Judge Co. 1908. 169.75  
 Gordon, Albert—A Meyer. 1908. 369.30  
 Hamill, Thomas & Lawrence Macdonald—P Leonard. 1908. 250.00  
 Gleason, Joseph J—Garfield National Bank. 1908. 10,154.99  
 Gleason, Joseph J—P J Coleman. 1907. 276.69  
 Goldstein, Adolf—J Friedmann. 1908. 36.72  
 Same—same. 1908. 36.72  
 Greenberg, Jacob—J Brandenberg. 1908. 117.00  
 Goodman, Harry—S Robinson. 1905. 259.18  
 Garacean, Charles exr—F Morris. 1908. 3,660.78  
 Ginsburg, Harry—B Ellsworth. 1908. 1,000.00  
 Gleason, Joseph J—Wyckoff, Church & Partridge, Inc. 1907. 189.54  
 Hearn, John J & John J Hearn Construction Co—M F Snowber. 1907. 659.70  
 Hamburger, Barnett—R Perlman Painting & Decorating Co. 1908. 563.30  
 Hearn, John J & John J Hearn Construction Co—M F Snowber. 1907. 294.51  
 Haines, Merritt S—L Moss. 1904. 43.18  
 Hart, Bertha & Morris—H C Botty. 1908. 519.72  
 Hirsch, Wolf, Harry Furst & Mielich Ost—J Guttelman. 1907. 949.54  
 Harrington, Allan W & Montague F Harris—A D Huntington. 1908. 4,097.69  
 Same—H E Huntington. 1908. 4,097.79

Hutchings, Wm R—M E Bristor. 1904. 30.54  
 Hodgkins, Georgiana—Chisholm Realty Co. 1908. 287.21  
 Holtje, John—Goulds Mfg Co. 1908. 69.72  
 Jones, Frances P—E B Hamlin. 1908. 209.50  
 Johnston, Wm A—H L Hildreth. 1908. 161.91  
 Jacobson, Israel—A Levin. 1908. 88.08  
 Jacobs, Harry & Morris Retzky—C E Dowdall. 1908. 100.10  
 Kramer, Ferdinand & Bertha—J M Reinschreiber. 1908. 113.41  
 Kick, Geo F—S Wellershausen. 1895. 293.00  
 Klingenstein, Sol & Louis Kaufman—M Raphael. 1908. 492.39  
 Knorpp, Philip—C F Limbeck. 1907. 104.42  
 Kahr, David, Jacob Simon, Hyman Frank, Ida Simon, Libe Frank & Frank Kahr—Twelfth Ward Bank. 1908. 420.41  
 Keit, Eliza—M Heuman. 1906. 145.83  
 London, Albert & Louis—M Wall. 1908. 144.41  
 Levy, Leo—J King. 1908. 102.37  
 Leipzig, Isidor—B Goulka. 1908. 1,714.34  
 Luck, Paul—J L Gerson et al. 1904. 62.81  
 Lanusse, Frederic—F Gourdeaux. 1908. 72.94  
 Lyons, Margaret—M Goldstein. 1908. 53.72  
 Keit, Eliza—M Herrmann. 1896. 83.70  
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